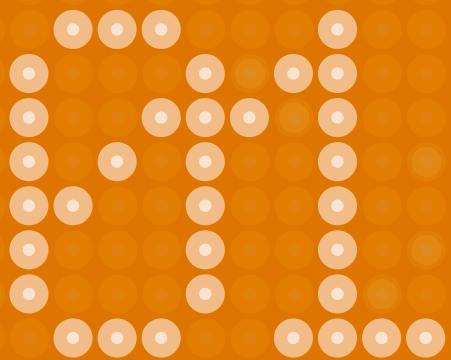


Glasgow and the Clyde Valley Housing Need and Demand Assessment

Technical Report 01



HNDA Tool Methodology and Results

May 2015

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1 Introduction

- 1.1 This technical report accompanies chapter five on Estimating the Need and Demand for New Housing of the GCV HNDA 2015. The processes around the selection of the HNDA Tool assumptions are set out in chapter five along with a summary of the three Core Scenario results.
- 1.2 This accompanying technical report sets out the scenario results fully, including annual results, along with further details of the Scenarios considered.

Table 1: Core and Background Scenarios

Core scenarios	Background scenarios
Scenario A: Planning Scenario	Scenario D: Alternative Tenure Balance
Scenario B: Strong Economic Growth	Scenario E: House Price Variant
Scenario C: Low Migration	Scenario F: Existing Need Variant
	Scenario G: CHMA Default Variant

2 Scenarios and Results

- 2.1 As documented in Chapter 5 of the HNDA, in section 5.2, the GCVHMP agreed that the CHMA's HNDA Tool defaults would be utilised and only varied where there was evidence to justify any departures. In that sense therefore, the CHMA Defaults (Scenario G – CHMA Default Variant) provided the baseline position. In the following, details of the assumptions input for these scenarios are provided in Table 2 and 3 and the detailed results are set out in the Appendices.

Core Scenarios

Scenario A, Planning Scenario

- 2.2 The Planning Scenario contains many of the CHMA baseline assumptions agreed to calibrate the Tool and explores a steady growth in income and recovery in house prices. As detailed in Table 2, this scenario utilises the NRS 2012-base Principal projection and deviates from the Tool defaults in respect of Assumption 3 Existing Need, Assumption 12 Proportion of Market Who Buy and Assumption 13 Upper income-to-rent threshold (Private Rent).

- 2.3 The results for the preferred Planning Scenario are as follows:

- There are projected to be 91,850 new households (net change) in the GCV area for the period 2012-29:
 - 80,125 from newly arising households, and
 - 11,727 from existing need
- Projected household change in the GCV area is 5,400 per year:
 - 3,100 in the Private sector, and
 - 2,300 in the Social Rent and Below Market Rent Sector (SR and BMR) sector
- The tenure balance of the projected new households is:
 - 57% in the Private sector, and
 - 43% in the SR and BMR sector
- The estimated tenure balance of all households in GCV at 2012 and 2029, are
 - 71% in the Private sector at 2012 and 70% a 2029, and
 - 29% in the SR and BMR sector at 2012 and 30% at 2019

Scenario B, Strong Economic Growth

- 2.4 This scenario explores a higher migration scenario where recovery is accelerated with more people moving to the city-region. This scenario is more in line with the 2011 SDP's Agenda for Sustained Growth. As detailed in Table 2, this scenario deviates from Scenario A, Planning Scenario in respect of its use of the NRS 2012-base High Migration Variant projection and Assumption 7, Growth in Household Income and Assumption 9, Projected House Prices, where stronger growth in line economic recovery was explored.
- 2.5 In this scenario there are projected to be 107,400 new households (net change) in the GCV area for the period 2012-29. This is 15,500 more households (+17%) than under the Planning Scenario, 900 additional households per year.
- 2.6 This scenario assumes more optimistic growth in income and recovery in house prices which results in a different tenure balance of projected new households the Planning Scenario, 36% in the SR and BMR sector and 64% in the Private sector.
- 2.7 Projected household change in the GCV area is approx. 6,300 per year: 4,100 in the private sector (+970) and 2,200 (-60) in the SR and BMR sector. This varies considerably between local authorities with 56% of the increase in Glasgow City and 15% in North and South Lanarkshire.

Scenario C, Low Migration

- 2.8 This scenario considers the impact of lower migration to the city-region and slower household growth. As detailed in Table 2, this scenario deviates from Scenario A, Planning Scenario in respect of its use of the NRS 2012-base Low Migration Variant projection.
- 2.9 In this scenario there are projected to be 76,000 new households (net change) in the GCV area for the period 2012-29. This is 15,900 fewer households (-17%) than under the Planning Scenario, 900 fewer households per year.
- 2.10 Although this scenario explores slower household growth it is not considered that there would be a consequential reduction in income or house price growth. Therefore the tenure distribution shown in the Planning Scenario remains the same.
- 2.11 Projected household change in the GCV area is approx. 4,500 per year: 2,500 in the private sector (-600) and 2,000 (-300) in the SR and BMR sector. This varies considerably between LAs with 53% of the decrease in Glasgow City, 17% in North Lanarkshire and 16% in South Lanarkshire.

Background Scenarios

- 2.12 Scenario D is based on an alternative tenure balance methodology, developed outwith the HNDA Tool. This methodology projects future tenure change from tenure change in recent years, after correction for Right-To-Buy (RTB). An additional three background scenarios (i.e. scenarios E, F and G) were also considered. Results shown for the latter three use provisional household projections (these projections were developed during early 2014 and were calculated by applying adjustments to the 2010 base NRS household projections). Results were not updated to reflect the 2012 base NRS national household projections mainly because these scenarios had been discounted by the HMPG by the time the NRS 2012 base projections became available in July 2014.

Scenario D, Alternative Tenure Balance

- 2.13 In response to concerns about the tenure balance projected from the Tool, the GCVHMP considered a fourth scenario which explored an alternative tenure balance, based on tenure change in recent years, after correction for Right-To-Buy (RTB). This scenario was introduced because the tenure balance emerging from the HNDA Tool is considerably different from HNDA1. This scenario does not use the HNDA Tool but is trend-based. The method considers tenure change between 2001 and 2012, adjusts for RTB and projects the tenure balance forward.
- 2.14 Two methods were employed as described below. Although the GCV figure remains approximately the same for both options, there are differences in the results for authorities using different options as set out:
- **Scenario D Option 1** – establishes the change in tenure (after correction for RTB) at the GCV level and applies projected change to all LAs
 - **Scenario D Option 2** – establishes the change in tenure (after correction for RTB) for each authority separately and applies the projected change to the corresponding LA.
- 2.15 The projected number of households is the same as the Planning scenario but the tenure balance is quite different with 82% (+40 percentage points) of households in the Private sector and 18% (-40 percentage points) in the SR and BMR sector.
- 2.16 Excluding existing need, for the Planning Scenario growth in the SR and BMR sector is 27,600 (39,319-11,727) households 2012-29. For Scenario D, excluding existing need, growth is 4,600 households (16,369-11,727) (option 1) or 5,200 households (16,899-11,727) (option 2) 2012-29.
- 2.17 Projected household change in the GCV area is 5,400 per year: 4,400 in the Private sector (+1,350) and 1,000 in the SR and BMR sector (-1,350). The tenure balance varies between LAs using either Option 1 or Option 2.

Reason for disregarding: The Core Group considers the Tool as the agreed and preferred method for generating results. However, the results of this methodology provide an alternative to the Tool results, which may assist the authorities in the development of their Housing Supply Targets.

Scenario E, House Price Variant

- 2.18 The Oxford Economics report indicates that the closest assumptions within the Tool to its baseline forecast for house price growth would be Modest Increase or Office for Budget Responsibility (OBR) estimates. The Tool default is OBR estimates so this scenario therefore runs the Core scenario with Modest Increase.
- OBR shows slower house price growth in the short-term settling at 4.5% 2018-2029.
 - Modest Increase shows faster house price growth in the short-term settling at 5% 2013-20 and reducing to 2.5% 2021-29.

Reason for disregarding: the outputs were not substantially different to those produced by the Planning Scenario. Therefore, it did not offer additional value as a core scenario but would be included as a background scenario for reference.

Scenario F, Existing Need Variant

- 2.19 The GCVHMP Housing Sub Group undertook extensive work to determine how existing need could be modelled effectively, considering a range of methods in consultation with the CHMA. The CHMA recommended one of the alternative methods considered (Homeless households approach 1C), which was not used in the Planning Scenario as

the GCVHMP determined that it did not incorporate fully all the elements of known existing housing need. However, for the purposes of assessment the results are considered here.

Reason for disregarding: the GCVHMP assessed that the Tool outputs do not differ substantially from the Planning Scenario and therefore this is included as a background scenario for reference.

Scenario G, CHMA Default Variant

- 2.20 The GCVHMP considered it appropriate to run the Tool with all of the CHMA's default assumptions. In order to compare like for like (and the impact on tenure split) the GCV Provisional 2012-base Household Projections were used instead of the NRS 2010-base Household Projections due to the difference in the baseline.

Reason for disregarding: run to test the model, but not all the assumptions underpinning the model are appropriate for GCV

3 Geography

- 3.1 In relation to geography, Tool results are presented at LA geography and for the SDPA area. Chapter 5 and related Technical Report 7 (TR07), *Strategic Housing Estimates: Methodology and Results*, deal with the translation of Private sector results to the HMA framework for the Planning scenario. The use of Tool results at LA sub-area geography (25 LA building blocks) was discounted for a number of reasons. Primarily and on the advice of the CHMA, the size of these geographical units was considered too small to produce reliable results within the Tool. It would also be challenging to produce a strategic and concise HNDA report when reporting on 25 areas

- 3.2 There is limited local area data in the HNDA Tool to accurately disaggregate the tenured net increase in households to 25 sub-areas. Technically the Tool can operate at any geography that aggregates from datazones. However, in reality the data is modelled down to the lower-level geography (datazone) and then aggregated up to the higher-level geography. This implies a degree of accuracy in the Tool results that does not necessarily exist because, for the most part, data is not available at the lower-level geography and the higher level geography can cover quite a large area which limits the Tool's ability to reflect local area circumstances.

- 3.3 The specific data issues at lower geographical level are:

- **House price** data is the only data available at the lowest level geography in the Tool, datazone level. There are 2,200 datazones in the GCV area.
- **Income data** is available at postcode sector level and requires to be modelled to LA-sub area. There are 267 postcode sectors in the GCV area.
- **Household projections** are available at LA level and have to be modelled to LA-sub area.
- **Rent data** is available at Broad Rental Market Area (BRMA) level and have to be modelled to LA-sub area. There are 6 BRMAs in the GCV area.
- Together these points are likely to create some distortions for LAs at LA-sub area level

- 3.4 It is therefore considered that generating results from the Tool at LA level is more robust as we are using national data sources that are available at higher level geographies. The Tool results will then be disaggregated to LA sub-areas using a method that reflects local market intelligence which should better inform the LA sub-area results (for more detail on disaggregation please see TR07 Section 5).

4 Scenario Results

- 4.1 Results are presented in the Annex to this report. As detailed in Chapter 2 (Section 2.4, Tool Outputs and Projection Periods) this HNDA was prepared using the NRS 2012-based household projections within the Tool, the base year of the projection being 2012 with the two key projection periods of interest being:
- to 2024 to provide a 5-year view for LDPs assumed to be adopted in 2019; and
 - to 2029 to provide a 10-year view.
- 4.2 The impact of the variations of the assumptions has been measured by looking at cumulative net household growth by tenure for Council areas, as at mid-year 2029. Results have also been presented annually for the three Core Scenarios in tables A7 – A9. It should be noted that the Local Authority results shown in the Annex for the Private sector are HNDA Tool results and as such are intermediate Stage 1 results before mobile demand has been applied to produce final Stage 2 results.
- 4.3 The following tables in the Annex, present the various scenario results generated from the Tool:

Table A1: Stage 1 Projected Household Change by four way Tenure split for all Core Scenarios A, B and C

Table A2: Comparison of Projected Household Change by Tenure for Scenario D Alternative Tenure Balance Option 1 with Scenario A Planning Scenario

Table A3: Comparison of Projected Household Change by Tenure for Scenario D Alternative Tenure Balance Option 2 with Scenario A Planning Scenario

Table A4: Comparison of Projected Household Change by Tenure for Scenario E House Price Variant with Scenario A Planning Scenario

Table A5: Comparison of Projected Household Change by Tenure for Scenario F Existing Need Variant with Scenario A Planning Scenario

Table A6: Comparison of Projected Household Change by Tenure for Scenario G CHMA Default Variant with Scenario A Planning Scenario

Table A7: Planning Scenario

Table A8: Strong Economic Growth Scenario

Table A9: Low Migration Scenario

Table 2: Scenario Assumptions – Core and CHMA Default

HNDA Tool Scenarios and Assumptions Summary							
Stage in HNDA Tool	No	Assumptions in HNDA Tool	Scenario A: Planning Scenario	Scenario B: Strong Economic Growth	Scenario C: Low Migration	CHMA Default*	
			<i>Steady growth in income and recovery in house prices.</i>	<i>Accelerated recovery. Higher migration level. Reasonably optimistic growth in income and modest recovery in house prices</i>	<i>Lower migration level. Migration to the city-region declines.</i>		
Stage 1	Demography Choices	1	Household Projections	NRS 2012-base Principal projection	NRS 2012-base High Migration Variant projection	NRS 2012-base Principal projection	
		2	Household growth adjustment	None	None	None	
Stage 2	Existing Need Choices	3	Existing Need Estimate	GCV Estimate (11,727)	GCV Estimate (11,727)	GCV Estimate (11,727)	
		4	Affordability model applied	No	No	No	
		5	Time period to clear existing need	5 years (10yrs GC and NL)	5 years (10yrs GC and NL)	5 years (10yrs GC and NL)	
Stage 3	Affordability: Income, Growth and Distribution Choices	6	Income data	CACI	CACI	CACI	
		7	Growth in average (median) household income	Modest increase	Reasonable Growth	Modest increase	
		8	Change in income distribution	Flat	Flat	Flat	
Stage 4	Affordability: House Prices	9	Projected House Prices	OBR Estimates	Modest Increases	OBR Estimates	
		10	Point of Interest on House price Distribution	25%	25%	25%	
		11	Income ratio	4	4	4 (income multiplier of 3.2, plus 75% mortgage (includes deposit allowance))	
Stage 5	Affordability: Rental Prices	12	Proportion of market who buy	75% (Assume 75% of those who are able to buy will do so)	75%	75%	
		13	Of the remainder from above, Upper income-to-rent threshold (private rent) (median rent)	35% (to bring in line with social rented sector)	35%	35%	
		14	Lower income-to-rent limit (determines split between social rent and BMR based on LHA (30% of market rents))	35%	35%	35%	
		15	Rent growth assumption	OBR estimates	OBR estimates	OBR estimates	
Assumption differs to CHMA default							
* Scenario G see TR01							

Table 3: Scenario Assumptions – Core and Background Scenarios

Stage	Default	Assumptions
Scenario A – Planning Scenario		
Stage 1 Household Projections	Alternative Default	NRS 2012-base Household Projections – Principal Projection No adjustment to household growth
Stage 2 Existing Need	Alternative Alternative Default	GCV Backlog Need Estimate (Version 2A Homeless plus Concealed and Overcrowded, HSG 30 th April 2014). Homeless 4,641, Overcrowded and Concealed 7,086 = 11,727 No affordability test applied (assume all require social rented housing) Clear existing need over 5 years
Stage 3 Income, Growth and Distribution	Default Default Default	CACI income data Income rising slightly ahead of inflation (modest increase) - <i>Modest Increases</i> (2011 2%, 2012 3%, 2013-2023 4%, 2024-2029 3%) Income distribution flat
Stage 4 Prices and Affordability	Default Default Default	OBR estimate for house price growth - <i>OBR</i> (2011 0.4%, 2012 1.7%, 2013 1.6%, 2014 3.6%, 2015 3.9%, 2016-17 4%, 2018-2029 4.5%) Income household willing to spend on housing costs 25% Income ratio 4 (includes deposit allowance income multiplier of 3.2, plus 75% mortgage)
Stage 5 Split Need into Tenure	Default Alternative Alternative	House/rental growth scenario (OBR estimates) Proportion of Market who buy 75% (Assume 75% of those who are able to buy will do so, default 50%) Upper I-rent income limit 35% (Assume private renter willing to spend 35% of their income on rent bringing them into line with social renters, default 25%)
Scenario B – Strong Economic Growth (As Scenario A except for assumptions highlighted)		
Stage 1 Household Projections	Alternative	NRS 2012-base Household Projections – High Migration variant
Stage 3 Income: Growth and Distribution	Alternative	Reasonably optimistic growth in income, varying 1-3% above the default, Modest Increase - <i>Reasonable Growth</i> (2011 3%, 2012 4%, 2013 5%, 2014-2024 6%, 2025-2026 5%, 2027-29 4%)

Stage 4 Prices and Affordability	Alternative	Modest Increase for house price growth. Slightly higher than the OBR default to 2020, then 2% lower 2021-29 (see HNDA technical Guide for explanation) - <i>Modest Increases (2011 2%, 2012 3%, 2013-20 5%, 2021-29 2.5%)</i>
Scenario C – Low Migration Variant (As Scenario A except for assumptions highlighted)		
Stage 1 Household Projections	Alternative	NRS 2012-base Household Projections – Low Migration variant
Scenario D – Alternative Tenure Balance Option 1		
Household Projections		NRS 2012-base Household Projections – Principal Projection
Existing Need		GCV Backlog Need Estimate (Version 2A Homeless plus Concealed and Overcrowded, HSG 30 th April 2014). Homeless 4,641, Overcrowded and Concealed 7,086 = 11,727. Assume all require social rented housing.
Tenure Balance		Tenure change 2001 and 2012 (after correction for RTB) established and is projected forward. Option 1 establishes the change in tenure at the GCV level and applies the projected change consistently to all LAs.
Scenario D – Alternative Tenure Balance Option 2		
Household Projections		NRS 2012-base Household Projections – Principal Projection
Existing Need		GCV Backlog Need Estimate (Version 2A Homeless plus Concealed and Overcrowded, HSG 30 th April 2014). Homeless 4,641, Overcrowded and Concealed 7,086 = 11,727. Assume all require social rented housing.
Tenure Balance		Tenure change 2001 and 2012 (after correction for RTB) established and is projected forward. Option 2 establishes the change in tenure for each LA and applies the projected change to each LA individually.
Scenario E – House Price Variant (As Scenario A except for Stage 4)		
Stage 1 Household Projections	Alternative Default	GCV Provisional 2012-based Household Projections No adjustment to household growth
Stage 4 Prices and Affordability	Alternative Default	Modest Increase for house price growth - <i>OBR (2011 0.5%, 2012 1.7%, 2013 1.6%, 2014 3.6%, 2015 3.9%, 2016 4%, 2017 4%, 2018-2029 4.5%)</i> - <i>Modest Increase (2011 2%, 2012 3%, 2013-20 5%, 2021-29 2.5%)</i> Income household willing to spend on housing costs 25%

	Default	Income ratio 4 (includes deposit allowance income multiplier of 3.2, plus 75% mortgage)
Scenario F – Existing Need Variant (As Scenario A except for Stage 2)		
Stage 1 Household Projections	Alternative Default	GCV Provisional 2012-based Household Projections No adjustment to household growth
Stage 2 Existing Need	Alternative Default Default	CHMA Backlog Need Estimate (Version 1C Homeless plus Concealed and Overcrowded, HSG 30 th April 2014) Homeless 4,098, Overcrowded and Concealed 7,086 = 11,184, (543 fewer than GCV Approach 2A) No affordability test applied (assume all require social rented housing) Clear existing need over 5 years
Scenario G – CHMA Default Variant		
Stage 1 Household Projections	Alternative Default	GCV Provisional 2012-based Household Projections No adjustment to household growth
Stage 2 Existing Need	Default	HaTaP Method (4,190) (7,537 fewer than GCV Approach 2A)
Stage 3 Income: Growth and Distribution	Default Default Default	CACI income data Income rising slightly ahead of inflation (modest increase) Income distribution flat
Stage 4 Prices and Affordability	Default Default Default	OBR estimate for house price growth Income household willing to spend on housing costs 25% Income ratio 4 (includes deposit allowance income multiplier of 3.2, plus 75% mortgage)
Stage 5 Intermediate Demand	Default Default Default	House/rental growth scenario (OBR estimates) Proportion of Market who buy 50% (Assume 50% of those who are able to buy will do so) Upper I-rent income limit 25% (Assume private renter willing to spend 25% of their income on rent)

ANNEX: SCENARIO RESULTS

Table A1: Stage 1 Projected Household Change by four way Tenure split for all Core Scenarios A, B and C

Tool Results - Projected Household Change by Tenure for All Scenarios																					
LA	Household Change by Tenure 2012 to 2024							Household Change by Tenure 2024 to 2029							Household Change by Tenure 2012 to 2029						
	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total
A - PLANNING SCENARIO																					
East Dunbartonshire	586	40	349	567	626	916	1,542	-6	-1	-6	-8	-7	-14	-21	580	39	343	559	619	902	1,521
East Renfrewshire	825	85	882	1,094	910	1,976	2,886	246	35	321	375	281	696	977	1,071	120	1,203	1,469	1,191	2,672	3,863
Glasgow City	16,464	1,500	2,435	16,496	17,964	18,931	36,895	5,169	544	1,045	6,904	5,713	7,949	13,662	21,633	2,044	3,480	23,400	23,677	26,880	50,557
Inverclyde	-113	-20	-134	-468	-133	-602	-735	-253	-28	-124	-460	-281	-584	-865	-366	-48	-258	-928	-414	-1,186	-1,600
North Lanarkshire	4,588	112	1,084	6,172	4,700	7,256	11,956	737	33	308	1,736	770	2,044	2,814	5,325	145	1,392	7,908	5,470	9,300	14,770
Renfrewshire	1,983	156	229	3,719	2,139	3,948	6,087	350	24	32	840	374	872	1,246	2,333	180	261	4,559	2,513	4,820	7,333
South Lanarkshire	4,565	209	1,547	5,274	4,774	6,821	11,595	706	57	407	1,392	763	1,799	2,562	5,271	266	1,954	6,666	5,537	8,620	14,157
West Dunbartonshire	710	38	105	452	748	557	1,305	-18	-3	-5	-27	-21	-32	-53	692	35	100	425	727	525	1,252
GCV Total	29,608	2,120	6,497	33,306	31,728	39,803	71,531	6,931	661	1,978	10,752	7,592	12,730	20,322	36,539	2,781	8,475	44,058	39,320	52,533	91,853
B - STRONG ECONOMIC GROWTH																					
East Dunbartonshire	606	48	478	708	654	1,186	1,840	35	4	50	91	39	141	180	641	52	528	799	693	1,327	2,020
East Renfrewshire	788	75	1,042	1,271	863	2,313	3,176	209	13	365	589	222	954	1,176	997	88	1,407	1,860	1,085	3,267	4,352
Glasgow City	16,107	1,957	4,609	20,240	18,064	24,849	42,913	3,853	1,165	1,812	10,844	5,018	12,656	17,674	19,960	3,122	6,421	31,084	23,082	37,505	60,587
Inverclyde	-16	-10	-119	-337	-26	-456	-482	-156	-15	-131	-438	-171	-569	-740	-172	-25	-250	-775	-197	-1,025	-1,222
North Lanarkshire	4,410	134	1,386	6,615	4,544	8,001	12,545	610	32	403	2,168	642	2,571	3,213	5,020	166	1,789	8,783	5,186	10,572	15,758
Renfrewshire	1,902	125	493	4,033	2,027	4,526	6,553	294	15	194	1,047	309	1,241	1,550	2,196	140	687	5,080	2,336	5,767	8,103
South Lanarkshire	4,447	222	2,081	6,034	4,669	8,115	12,784	622	40	627	2,019	662	2,646	3,308	5,069	262	2,708	8,053	5,331	10,761	16,092
West Dunbartonshire	749	33	185	597	782	782	1,564	26	4	19	66	30	85	115	775	37	204	663	812	867	1,679
GCV Total	28,993	2,584	10,155	39,161	31,577	49,316	80,893	5,493	1,258	3,339	16,386	6,751	19,725	26,476	34,486	3,842	13,494	55,547	38,328	69,041	107,369
C - LOW MIGRATION																					
East Dunbartonshire	527	34	287	464	561	751	1,312	-38	-5	-38	-58	-43	-96	-139	489	29	249	406	518	655	1,173
East Renfrewshire	770	78	806	1,002	848	1,808	2,656	209	30	272	316	239	588	827	979	108	1,078	1,318	1,087	2,396	3,483
Glasgow City	14,370	1,213	1,964	13,315	15,583	15,279	30,862	3,661	385	740	4,891	4,046	5,631	9,677	18,031	1,598	2,704	18,206	19,629	20,910	40,539
Inverclyde	-189	-25	-181	-626	-214	-807	-1,021	-329	-39	-162	-602	-368	-764	-1,132	-518	-64	-343	-1,228	-582	-1,571	-2,153
North Lanarkshire	4,363	102	982	5,589	4,465	6,571	11,036	568	26	238	1,339	594	1,577	2,171	4,931	128	1,220	6,928	5,059	8,148	13,207
Renfrewshire	1,815	139	203	3,275	1,954	3,478	5,432	236	18	21	569	254	590	844	2,051	157	224	3,844	2,208	4,068	6,276
South Lanarkshire	4,308	186	1,382	4,705	4,494	6,087	10,581	529	43	305	1,043	572	1,348	1,920	4,837	229	1,687	5,748	5,066	7,435	12,501
West Dunbartonshire	647	27	77	329	674	406	1,080	-40	-6	-16	-69	-46	-85	-131	607	21	61	260	628	321	949
GCV Total	26,611	1,754	5,520	28,053	28,365	33,573	61,938	4,796	452	1,360	7,429	5,248	8,789	14,037	31,407	2,206	6,880	35,482	33,613	42,362	75,975

Source: HNDA Tool 2014

Table A2: Comparison of Projected Household Change by Tenure for Scenario D Alternative Tenure Balance Option 1 with Scenario A Planning Scenario

LA	Household Change by Tenure 2012 to 2029						Annual Household Change by Tenure 2012 to 2029						% Tenure Balance			
	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR&BMR%	Priv%
A - PLANNING SCENARIO																
East Dunbartonshire	580	39	343	559	619	902	1,521	34	2	20	33	36	53	89	41%	59%
East Renfrewshire	1,071	120	1,203	1,469	1,191	2,672	3,863	63	7	71	86	70	157	227	31%	69%
Glasgow City	21,633	2,044	3,480	23,400	23,677	26,880	50,557	1,273	120	205	1,376	1,393	1,581	2,974	47%	53%
Inverclyde	-366	-48	-258	-928	-414	-1,186	-1,600	-22	-3	-15	-55	-25	-70	-95	26%	74%
North Lanarkshire	5,325	145	1,392	7,908	5,470	9,300	14,770	313	9	82	465	322	547	869	37%	63%
Renfrewshire	2,333	180	261	4,559	2,513	4,820	7,333	137	11	15	268	148	283	431	34%	66%
South Lanarkshire	5,271	266	1,954	6,666	5,537	8,620	14,157	310	16	115	392	326	507	833	39%	61%
West Dunbartonshire	692	35	100	425	727	525	1,252	41	2	6	25	43	31	74	58%	42%
GCV Total	36,539	2,781	8,475	44,058	39,320	52,533	91,853	2,149	164	499	2,590	2,313	3,089	5,402	43%	57%
ALTERNATIVE TENURE BALANCEv1																
East Dunbartonshire	-96			1,617	-96	1,617	1,521	-6	0	0	95	-6	95	89	-6%	106%
East Renfrewshire	261			3,603	261	3,603	3,864	15	0	0	212	15	212	227	7%	93%
Glasgow City	13,206			37,351	13,206	37,351	50,557	777	0	0	2,197	777	2,197	2,974	26%	74%
Inverclyde	-1,327			-277	-1,327	-277	-1,604	-78	0	0	-16	-78	-16	-94	83%	17%
North Lanarkshire	2,232			12,539	2,232	12,539	14,771	131	0	0	738	131	738	869	15%	85%
Renfrewshire	540			6,795	540	6,795	7,335	32	0	0	400	32	400	432	7%	93%
South Lanarkshire	2,193			11,961	2,193	11,961	14,154	129	0	0	704	129	704	833	15%	85%
West Dunbartonshire	-639			1,893	-639	1,893	1,254	-38	0	0	111	-38	111	73	-51%	151%
GCV Total	16,369	0	0	75,483	16,369	75,483	91,852	962	0	0	4,441	962	4,441	5,403	18%	82%
D1 DIFFERENCE FROM PLANNING SCENARIO																
East Dunbartonshire	-676	-39	-343	1,058	-715	715	0	-40	-2	-20	62	-42	42	0		
East Renfrewshire	-810	-120	-1,203	2,134	-930	931	1	-48	-7	-71	126	-55	55	0		
Glasgow City	-8,430	-2,044	-3,480	13,951	-10,474	10,471	-3	-496	-120	-205	821	-616	616	0		
Inverclyde	-961	48	258	651	-913	909	-4	-56	3	15	39	-53	54	1		
North Lanarkshire	-3,093	-145	-1,392	4,631	-3,238	3,239	1	-182	-9	-82	273	-191	191	0		
Renfrewshire	-1,793	-180	-261	2,236	-1,973	1,975	2	-105	-11	-15	132	-116	117	1		
South Lanarkshire	-3,078	-266	-1,954	5,295	-3,344	3,341	-3	-181	-16	-115	312	-197	197	0		
West Dunbartonshire	-1,331	-35	-100	1,468	-1,366	1,368	2	-79	-2	-6	86	-81	80	-1		
GCV Total	-20,173	-2,781	-8,475	31,425	-22,954	22,950	-4	-1,187	-164	-499	1,851	-1,351	1,352	1		

Source: HNDA Tool Results, 2014 and GCVSDPA, 2014

Table A3: Comparison of Projected Household Change by Tenure for Scenario D Alternative Tenure Balance Option 2 with Scenario A Planning Scenario

LA	Household Change by Tenure 2012 to 2029							Annual Household Change by Tenure 2012 to 2029							% Tenure Balance	
	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR&BMR%	Priv%
A - PLANNING SCENARIO																
East Dunbartonshire	580	39	343	559	619	902	1,521	34	2	20	33	36	53	89	41%	59%
East Renfrewshire	1,071	120	1,203	1,469	1,191	2,672	3,863	63	7	71	86	70	157	227	31%	69%
Glasgow City	21,633	2,044	3,480	23,400	23,677	26,880	50,557	1,273	120	205	1,376	1,393	1,581	2,974	47%	53%
Inverclyde	-366	-48	-258	-928	-414	-1,186	-1,600	-22	-3	-15	-55	-25	-70	-95	26%	74%
North Lanarkshire	5,325	145	1,392	7,908	5,470	9,300	14,770	313	9	82	465	322	547	869	37%	63%
Renfrewshire	2,333	180	261	4,559	2,513	4,820	7,333	137	11	15	268	148	283	431	34%	66%
South Lanarkshire	5,271	266	1,954	6,666	5,537	8,620	14,157	310	16	115	392	326	507	833	39%	61%
West Dunbartonshire	692	35	100	425	727	525	1,252	41	2	6	25	43	31	74	58%	42%
GCV Total	36,539	2,781	8,475	44,058	39,320	52,533	91,853	2,149	164	499	2,590	2,313	3,089	5,402	43%	57%
ALTERNATIVE TENURE BALANCEv2																
East Dunbartonshire	61		1,460		61	1,460	1,521	4	0	0	86	4	86	90	4%	96%
East Renfrewshire	1,087		2,777		1,087	2,777	3,864	64	0	0	163	64	163	227	28%	72%
Glasgow City	8,451		42,106		8,451	42,106	50,557	497	0	0	2,477	497	2,477	2,974	17%	83%
Inverclyde	-1,465		-139		-1,465	-139	-1,604	-86	0	0	-8	-86	-8	-94	91%	9%
North Lanarkshire	3,682		11,089		3,682	11,089	14,771	217	0	0	652	217	652	869	25%	75%
Renfrewshire	1,282		6,053		1,282	6,053	7,335	75	0	0	356	75	356	431	17%	83%
South Lanarkshire	3,269		10,885		3,269	10,885	14,154	192	0	0	640	192	640	832	23%	77%
West Dunbartonshire	532		722		532	722	1,254	31	0	0	42	31	42	73	42%	58%
GCV Total	16,899	0	0	74,953	16,899	74,953	91,852	994	0	0	4,408	994	4,408	5,402	18%	82%
DIFFERENCE FROM PLANNING SCENARIO																
East Dunbartonshire	-519	-39	-343	901	-558	558	0	-30	-2	-20	53	-32	33	1		
East Renfrewshire	16	-120	-1,203	1,308	-104	105	1	1	-7	-71	77	-6	6	0		
Glasgow City	-13,185	-2,044	-3,480	18,706	-15,229	15,226	-3	-776	-120	-205	1,101	-896	896	0		
Inverclyde	-1,099	48	258	789	-1,051	1,047	-4	-64	3	15	47	-61	62	1		
North Lanarkshire	-1,643	-145	-1,392	3,181	-1,788	1,789	1	-96	-9	-82	187	-105	105	0		
Renfrewshire	-1,051	-180	-261	1,494	-1,231	1,233	2	-62	-11	-15	88	-73	73	0		
South Lanarkshire	-2,002	-266	-1,954	4,219	-2,268	2,265	-3	-118	-16	-115	248	-134	133	-1		
West Dunbartonshire	-160	-35	-100	297	-195	197	2	-10	-2	-6	17	-12	11	-1		
GCV Total	-19,643	-2,781	-8,475	30,895	-22,424	22,420	-4	-1,155	-164	-499	1,818	-1,319	1,319	0		

Source: HNDA Tool Results, 2014 and GCVSDPA, 2014

Table A4 - Comparison of Projected Household Change by Tenure for Scenario E House Price Variant with Scenario A Planning Scenario

LA	Household Change by Tenure 2012 to 2029							Annual Household Change by Tenure 2012 to 2029							% Tenure Balance	
	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR&BMR%	Priv%
A - PLANNING SCENARIO																
East Dunbartonshire	1,060	100	859	1,363	1,160	2,222	3,382	62	6	51	80	68	131	199	34%	66%
East Renfrewshire	1,087	123	1,227	1,500	1,210	2,727	3,937	64	7	72	88	71	160	232	31%	69%
Glasgow City	22,571	2,176	3,715	24,897	24,747	28,612	53,359	1,328	128	219	1,465	1,456	1,683	3,139	46%	54%
Inverclyde	-301	-45	-221	-802	-346	-1,023	-1,369	-18	-3	-13	-47	-20	-60	-81	25%	75%
North Lanarkshire	5,232	140	1,350	7,665	5,372	9,015	14,387	308	8	79	451	316	530	846	37%	63%
Renfrewshire	2,212	169	241	4,228	2,381	4,469	6,850	130	10	14	249	140	263	403	35%	65%
South Lanarkshire	5,854	313	2,319	7,894	6,167	10,213	16,380	344	18	136	464	363	601	964	38%	62%
West Dunbartonshire	808	57	145	634	865	779	1,644	48	3	9	37	51	46	97	53%	47%
GCV Total	38,523	3,033	9,635	47,379	41,556	57,014	98,570	2,266	178	567	2,787	2,444	3,354	5,798	42%	58%
F - HOUSE PRICE VARIANT																
East Dunbartonshire	1,060	100	975	1,248	1,160	2,223	3,383	62	6	57	73	68	131	199	34%	66%
East Renfrewshire	1,087	123	1,306	1,420	1,210	2,726	3,936	64	7	77	84	71	160	232	31%	69%
Glasgow City	22,571	2,176	4,838	23,771	24,747	28,609	53,356	1,328	128	285	1,398	1,456	1,683	3,139	46%	54%
Inverclyde	-301	-45	-239	-787	-346	-1,026	-1,372	-18	-3	-14	-46	-20	-60	-81	25%	75%
North Lanarkshire	5,232	140	1,549	7,467	5,372	9,016	14,388	308	8	91	439	316	530	846	37%	63%
Renfrewshire	2,212	169	261	4,208	2,381	4,469	6,850	130	10	15	248	140	263	403	35%	65%
South Lanarkshire	5,854	313	2,566	7,647	6,167	10,213	16,380	344	18	151	450	363	601	964	38%	62%
West Dunbartonshire	808	57	173	607	865	780	1,645	48	3	10	36	51	46	97	53%	47%
GCV Total	38,523	3,033	11,429	45,581	41,556	57,010	98,566	2,266	178	672	2,681	2,444	3,354	5,798	42%	58%
DIFFERENCE FROM PLANNING SCENARIO																
East Dunbartonshire	0	0	116	-115	0	1	1	0	0	7	-7	0	0	0		
East Renfrewshire	0	0	79	-80	0	-1	-1	0	0	5	-5	0	0	0		
Glasgow City	0	0	1,123	-1,126	0	-3	-3	0	0	66	-66	0	0	0		
Inverclyde	0	0	-18	15	0	-3	-3	0	0	-1	1	0	0	0		
North Lanarkshire	0	0	199	-198	0	1	1	0	0	12	-12	0	0	0		
Renfrewshire	0	0	20	-20	0	0	0	0	0	1	-1	0	0	0		
South Lanarkshire	0	0	247	-247	0	0	0	0	0	15	-15	0	0	0		
West Dunbartonshire	0	0	28	-27	0	1	1	0	0	2	-2	0	0	0		
GCV Total	0	0	1,794	-1,798	0	-4	-4	0	0	106	-106	0	0	0		

(Note – comparison undertaken using the provisional 2012-based household projections.)

Source: HNDA Tool 2014

Table A5 - Comparison of Projected Household Change by Tenure for Scenario F Existing Need Variant with Scenario A Planning Scenario

LA	Household Change by Tenure 2012 to 2029							Annual Household Change by Tenure 2012 to 2029							% Tenure Balance	
	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR&BMR%	Priv%
A - PLANNING SCENARIO																
East Dunbartonshire	1,060	100	859	1,363	1,160	2,222	3,382	62	6	51	80	68	131	199	34%	66%
East Renfrewshire	1,087	123	1,227	1,500	1,210	2,727	3,937	64	7	72	88	71	160	232	31%	69%
Glasgow City	22,571	2,176	3,715	24,897	24,747	28,612	53,359	1,328	128	219	1,465	1,456	1,683	3,139	46%	54%
Inverclyde	-301	-45	-221	-802	-346	-1,023	-1,369	-18	-3	-13	-47	-20	-60	-81	25%	75%
North Lanarkshire	5,232	140	1,350	7,665	5,372	9,015	14,387	308	8	79	451	316	530	846	37%	63%
Renfrewshire	2,212	169	241	4,228	2,381	4,469	6,850	130	10	14	249	140	263	403	35%	65%
South Lanarkshire	5,854	313	2,319	7,894	6,167	10,213	16,380	344	18	136	464	363	601	964	38%	62%
West Dunbartonshire	808	57	145	634	865	779	1,644	48	3	9	37	51	46	97	53%	47%
GCV Total	38,523	3,033	9,635	47,379	41,556	57,014	98,570	2,266	178	567	2,787	2,444	3,354	5,798	42%	58%
G - EXISTING NEED VARIANT																
East Dunbartonshire	935	100	859	1,363	1,035	2,222	3,257	55	6	51	80	61	131	192	32%	68%
East Renfrewshire	1,096	123	1,227	1,500	1,219	2,727	3,946	64	7	72	88	72	160	232	31%	69%
Glasgow City	22,150	2,176	3,715	24,897	24,326	28,612	52,938	1,303	128	219	1,465	1,431	1,683	3,114	46%	54%
Inverclyde	-357	-45	-221	-802	-402	-1,023	-1,425	-21	-3	-13	-47	-24	-60	-84	28%	72%
North Lanarkshire	5,372	140	1,350	7,665	5,512	9,015	14,527	316	8	79	451	324	530	855	38%	62%
Renfrewshire	2,254	169	241	4,228	2,423	4,469	6,892	133	10	14	249	143	263	405	35%	65%
South Lanarkshire	5,797	313	2,319	7,894	6,110	10,213	16,323	341	18	136	464	359	601	960	37%	63%
West Dunbartonshire	733	57	145	634	790	779	1,569	43	3	9	37	46	46	92	50%	50%
GCV Total	37,980	3,033	9,635	47,379	41,013	57,014	98,027	2,234	178	567	2,787	2,413	3,354	5,766	42%	58%
DIFFERENCE FROM PLANNING SCENARIO																
East Dunbartonshire	-125	0	0	0	-125	0	-125	-7	0	0	0	-7	0	-7		
East Renfrewshire	9	0	0	0	9	0	9	1	0	0	0	1	0	1		
Glasgow City	-421	0	0	0	-421	0	-421	-25	0	0	0	-25	0	-25		
Inverclyde	-56	0	0	0	-56	0	-56	-3	0	0	0	-3	0	-3		
North Lanarkshire	140	0	0	0	140	0	140	8	0	0	0	8	0	8		
Renfrewshire	42	0	0	0	42	0	42	2	0	0	0	2	0	2		
South Lanarkshire	-57	0	0	0	-57	0	-57	-3	0	0	0	-3	0	-3		
West Dunbartonshire	-75	0	0	0	-75	0	-75	-4	0	0	0	-4	0	-4		
GCV Total	-543	0	0	0	-543	0	-543	-32	0	0	0	-32	0	-32		

(Note – comparison undertaken using the provisional 2012-based household projections.)

Source: HNDA Tool 2014

Table A6 - Comparison of Projected Household Change by Tenure for Scenario G CHMA Default Variant with Scenario A Planning Scenario

LA	Household Change by Tenure 2012 to 2029							Annual Household Change by Tenure 2012 to 2029							% Tenure Balance	
	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR	BMR	PRS	OO	SR&BMR	Private	Total	SR&BMR%	Priv%
A - PLANNING SCENARIO																
East Dunbartonshire	1,060	100	859	1,363	1,160	2,222	3,382	62	6	51	80	68	131	199	34%	66%
East Renfrewshire	1,087	123	1,227	1,500	1,210	2,727	3,937	64	7	72	88	71	160	232	31%	69%
Glasgow City	22,571	2,176	3,715	24,897	24,747	28,612	53,359	1,328	128	219	1,465	1,456	1,683	3,139	46%	54%
Inverclyde	-301	-45	-221	-802	-346	-1,023	-1,369	-18	-3	-13	-47	-20	-60	-81	25%	75%
North Lanarkshire	5,232	140	1,350	7,665	5,372	9,015	14,387	308	8	79	451	316	530	846	37%	63%
Renfrewshire	2,212	169	241	4,228	2,381	4,469	6,850	130	10	14	249	140	263	403	35%	65%
South Lanarkshire	5,854	313	2,319	7,894	6,167	10,213	16,380	344	18	136	464	363	601	964	38%	62%
West Dunbartonshire	808	57	145	634	865	779	1,644	48	3	9	37	51	46	97	53%	47%
GCV Total	38,523	3,033	9,635	47,379	41,556	57,014	98,570	2,266	178	567	2,787	2,444	3,354	5,798	42%	58%
H - CHMA DEFAULT																
East Dunbartonshire	1,412	599	814	909	2,011	1,723	3,734	83	35	48	53	118	101	220	54%	46%
East Renfrewshire	936	710	1,139	999	1,646	2,138	3,784	55	42	67	59	97	126	223	43%	57%
Glasgow City	18,775	8,849	5,342	16,599	27,624	21,941	49,565	1,104	521	314	976	1,625	1,291	2,916	56%	44%
Inverclyde	-321	-281	-255	-536	-602	-791	-1,393	-19	-17	-15	-32	-35	-47	-82	43%	57%
North Lanarkshire	3,458	1,958	2,087	5,110	5,416	7,197	12,613	203	115	123	301	319	423	742	43%	57%
Renfrewshire	1,853	936	883	2,821	2,789	3,704	6,493	109	55	52	166	164	218	382	43%	57%
South Lanarkshire	4,274	2,120	3,142	5,265	6,394	8,407	14,801	251	125	185	310	376	495	871	43%	57%
West Dunbartonshire	598	241	173	425	839	598	1,437	35	14	10	25	49	35	85	58%	42%
GCV Total	30,985	15,132	13,325	31,592	46,117	44,917	91,034	1,823	890	784	1,858	2,713	2,642	5,355	51%	49%
DIFFERENCE FROM PLANNING SCENARIO																
East Dunbartonshire	352	499	-45	-454	851	-499	352	21	29	-3	-27	50	-29	21		
East Renfrewshire	-151	587	-88	-501	436	-589	-153	-9	35	-5	-29	26	-35	-9		
Glasgow City	-3,796	6,673	1,627	-8,298	2,877	-6,671	-3,794	-223	393	96	-488	169	-392	-223		
Inverclyde	-20	-236	-34	266	-256	232	-24	-1	-14	-2	16	-15	14	-1		
North Lanarkshire	-1,774	1,818	737	-2,555	44	-1,818	-1,774	-104	107	43	-150	3	-107	-104		
Renfrewshire	-359	767	642	-1,407	408	-765	-357	-21	45	38	-83	24	-45	-21		
South Lanarkshire	-1,580	1,807	823	-2,629	227	-1,806	-1,579	-93	106	48	-155	13	-106	-93		
West Dunbartonshire	-210	184	28	-209	-26	-181	-207	-12	11	2	-12	-2	-11	-12		
GCV Total	-7,538	12,099	3,690	-15,787	4,561	-12,097	-7,536	-443	712	217	-929	268	-712	-443		

(Note – comparison undertaken using the provisional 2012-based household projections.)

Source: HNDA Tool 2014

Table A7: Planning Scenario

GCVSDPA (Calculated)		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2012-29
Tenure Grouped	SR&BMR	1,556	2,654	3,306	3,318	3,432	2,744	2,564	2,461	2,413	2,473	1,690	1,575	1,545	1,497	1,476	1,564	1,540	1,515	39,323
	Private	0	2,557	3,570	3,563	3,773	3,934	3,571	3,385	3,174	3,191	3,215	2,957	2,913	2,640	2,558	2,611	2,514	2,407	52,533
	Total	1,556	5,211	6,876	6,881	7,205	6,678	6,135	5,846	5,587	5,664	4,905	4,532	4,458	4,137	4,034	4,175	4,054	3,922	91,856
Tenure Breakdown	Social rent	1,556	2,561	3,117	3,128	3,228	2,532	2,371	2,280	2,251	2,280	1,500	1,403	1,404	1,327	1,349	1,429	1,437	1,389	36,542
	BMR	0	93	189	190	204	212	193	181	162	193	190	172	141	170	127	135	103	126	2,781
	PRS	0	474	589	574	605	630	579	558	528	502	504	468	486	401	403	411	387	376	8,475
	Buyers	0	2,083	2,981	2,989	3,168	3,304	2,992	2,827	2,646	2,689	2,711	2,489	2,427	2,239	2,155	2,200	2,127	2,031	44,058
1. East Dunbartonshire																				
Tenure Grouped	SR&BMR	52	146	89	83	82	28	28	29	18	22	18	16	15	0	1	-5	-1	-2	619
Private	0	230	97	80	78	70	70	75	46	53	44	37	36	0	3	-10	-3	-4	902	
Total	52	376	186	163	160	98	98	104	64	75	62	53	51	0	4	-15	-4	-6	1,521	
Tenure Breakdown	Social rent	52	136	85	80	79	25	25	26	16	19	16	14	13	0	1	-4	-1	-2	580
	BMR	0	10	4	3	3	3	3	2	3	2	2	2	0	0	-1	0	0	39	
	PRS	0	89	37	30	29	26	26	29	18	20	17	14	14	0	1	-4	-1	-2	343
	Buyers	0	141	60	50	49	44	44	46	28	33	27	23	22	0	2	-6	-2	-2	559
2. East Renfrewshire																				
Tenure Grouped	SR&BMR	40	102	98	93	93	59	64	62	60	53	61	64	61	58	52	58	58	55	1,191
Private	0	167	162	149	149	167	183	176	169	152	164	173	165	151	133	143	141	128	2,672	
Total	40	269	260	242	242	226	247	238	229	205	225	237	226	209	185	201	199	183	3,863	
Tenure Breakdown	Social rent	40	95	91	87	87	52	57	55	53	47	52	55	54	50	46	50	52	48	1,071
	BMR	0	7	7	6	6	7	7	7	6	9	9	7	8	6	8	6	7	120	
	PRS	0	76	72	66	66	74	81	78	75	69	73	77	75	69	62	66	59	1,203	
	Buyers	0	91	90	83	83	93	102	98	94	83	91	96	90	82	71	77	76	69	1,469
3. Glasgow City																				
Tenure Grouped	SR&BMR	568	831	1,620	1,652	1,738	1,786	1,677	1,600	1,618	1,682	1,097	1,064	1,034	1,075	1,104	1,178	1,193	1,163	23,680
Private	0	395	1,646	1,695	1,831	1,905	1,735	1,615	1,642	1,672	1,647	1,597	1,551	1,546	1,588	1,626	1,647	1,542	26,880	
Total	568	1,226	3,266	3,347	3,569	3,691	3,412	3,215	3,260	3,354	2,744	2,661	2,585	2,621	2,692	2,804	2,840	2,705	50,560	
Tenure Breakdown	Social rent	568	805	1,485	1,513	1,588	1,630	1,535	1,468	1,510	1,543	960	931	931	944	996	1,066	1,108	1,055	21,636
	BMR	0	26	135	139	150	156	142	132	108	139	137	133	103	131	108	112	85	108	2,044
	PRS	0	54	209	215	233	242	220	205	229	209	206	200	213	190	215	217	220	203	3,480
	Buyers	0	341	1,437	1,480	1,598	1,663	1,515	1,410	1,413	1,463	1,397	1,338	1,356	1,373	1,409	1,427	1,339	23,400	
4. Inverclyde																				
Tenure Grouped	SR&BMR	24	35	10	10	16	-15	-28	-24	-27	-24	-33	-41	-36	-46	-51	-57	-64	-63	-414
Private	0	27	-35	-35	-18	-36	-67	-57	-66	-58	-78	-95	-84	-84	-102	-110	-121	-129	-122	-1,186
Total	24	62	-25	-25	-2	-51	-95	-81	-93	-82	-111	-136	-120	-148	-161	-178	-193	-185	-1,600	
Tenure Breakdown	Social rent	24	34	11	11	17	-14	-26	-22	-25	-22	-30	-37	-34	-42	-45	-52	-58	-56	-366
	BMR	0	1	-1	-1	-1	-1	-2	-2	-2	-3	-4	-2	-4	-6	-5	-6	-7	-48	
	PRS	0	6	-8	-8	-4	-8	-15	-13	-15	-13	-17	-21	-18	-22	-23	-26	-28	-25	-258
	Buyers	0	21	-27	-27	-14	-28	-52	-44	-51	-45	-61	-74	-66	-80	-87	-95	-101	-97	-928
5. North Lanarkshire																				
Tenure Grouped	SR&BMR	222	391	450	446	450	455	439	435	418	419	201	186	188	164	148	156	149	153	5,470
Private	0	480	683	672	684	699	649	638	556	559	572	530	534	443	401	421	384	395	9,300	
Total	222	871	1,133	1,118	1,134	1,154	1,088	1,073	974	978	773	716	722	607	549	577	533	548	14,770	
Tenure Breakdown	Social rent	222	385	441	437	441	446	430	426	403	404	193	179	181	152	143	150	144	148	5,325
	BMR	0	6	9	9	9	9	9	9	15	15	8	7	7	5	6	5	5	5	145
	PRS	0	71	102	101	103	105	97	96	83	83	85	79	79	65	59	66	56	62	1,392
	Buyers	0	409	581	571	581	594	552	542	473	476	487	451	455	378	342	355	328	333	7,908

GCVSDPA			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2012-29
6. Renfrewshire																					
Tenure Grouped	SR&BMR	116	366	239	248	254	153	135	115	103	106	116	99	89	77	79	78	74	66	2,513	
	Private	0	613	319	342	355	394	347	295	267	272	283	243	218	190	187	184	164	147	4,820	
	Total	116	979	558	590	609	547	482	410	370	378	399	342	307	267	266	262	238	213	7,333	
Tenure Breakdown	Social rent	116	340	226	234	239	137	121	103	96	98	104	89	80	72	74	73	69	62	2,333	
	BMR	0	26	13	14	15	16	14	12	7	8	12	10	9	5	5	5	5	4	180	
	PRS	0	30	20	21	22	25	22	18	17	17	14	12	11	9	7	7	4	5	261	
	Buyers	0	583	299	321	333	369	325	277	250	255	269	231	207	181	180	177	160	142	4,559	
7. South Lanarkshire																					
Tenure Grouped	SR&BMR	438	691	670	655	666	246	218	219	199	197	216	176	183	164	150	161	137	151	5,537	
	Private	0	651	627	585	616	667	588	593	512	506	554	450	472	402	368	375	320	334	8,620	
	Total	438	1,342	1,297	1,240	1,282	913	806	812	711	703	770	626	655	566	518	536	457	485	14,157	
Tenure Breakdown	Social rent	438	673	653	639	649	228	202	203	178	176	193	163	170	147	140	150	128	141	5,271	
	BMR	0	18	17	16	17	18	16	16	21	21	23	13	13	17	10	11	9	10	266	
	PRS	0	149	144	134	141	153	135	136	112	111	121	103	108	88	84	86	73	76	1,954	
	Buyers	0	502	483	451	475	514	453	457	400	395	433	347	364	314	284	289	247	258	6,666	
8. West Dunbartonshire																					
Tenure Grouped	SR&BMR	96	92	130	131	133	32	31	25	24	18	14	11	11	5	-7	-5	-6	-8	727	
	Private	0	-6	71	75	78	68	66	50	48	35	29	22	21	10	-12	-7	-10	-13	525	
	Total	96	86	201	206	211	100	97	75	72	53	43	33	32	15	-19	-12	-16	-21	1,252	
Tenure Breakdown	Social rent	96	93	125	127	128	28	27	21	20	15	12	9	9	4	-6	-4	-5	-7	692	
	BMR	0	-1	5	4	5	4	4	4	4	3	2	2	2	1	-1	-1	-1	-1	35	
	PRS	0	-1	13	15	15	13	13	9	9	6	5	4	4	2	-2	-1	-2	-2	100	
	Buyers	0	-5	58	60	63	55	53	41	39	29	24	18	17	8	-10	-6	-8	-11	425	

Source: HNDA Tool Results 2014

Note: Totals may not sum due to rounding

Backlog Need Notes:

The base year of the projection (2012) includes backlog need but does not include newly arising need for housing which is projected from 13/14 onwards.

Backlog need is assumed to have been met at year 5 (2016) and therefore these estimates decline from 2017 onwards, except in the case of GCC and NLC, who chose to meet backlog need over 10 years.

Results may differ to summary results due to rounding

Table A8: Strong Economic Growth Scenario

		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2012-29	
GCVS DPA (Calculated)		1,556	2,634	3,355	3,349	3,460	2,758	2,590	2,514	2,420	2,405	1,611	1,496	1,429	1,366	1,322	1,366	1,346	1,351	38,328	
Tenure Grouped		SR&BMR	1,556	2,579	3,801	3,934	4,303	4,627	4,406	4,365	4,221	4,329	4,386	4,174	4,191	3,953	3,931	4,051	3,948	3,842	69,041
Private		0	0	2,579	3,801	3,934	4,303	4,627	4,406	4,365	4,221	4,329	4,386	4,174	4,191	3,953	3,931	4,051	3,948	3,842	69,041
Total		1,556	5,213	7,156	7,283	7,763	7,385	6,996	6,879	6,641	6,734	5,997	5,670	5,620	5,319	5,253	5,417	5,294	5,193	107,369	
Tenure Breakdown		Social rent	1,556	2,533	3,147	3,148	3,231	2,524	2,368	2,297	2,199	2,188	1,360	1,244	1,198	1,110	1,097	1,087	1,111	1,088	34,486
BMR		0	101	208	201	229	234	222	217	221	217	251	252	231	256	225	279	235	263	3,842	
PRS		0	498	727	792	869	964	943	968	934	957	903	823	777	686	702	694	664	593	13,494	
Buyers		0	2,081	3,074	3,142	3,434	3,663	3,463	3,397	3,287	3,372	3,483	3,351	3,414	3,267	3,229	3,357	3,284	3,249	55,547	
1. East Dunbartonshire																					
Tenure Grouped		SR&BMR	52	143	89	87	85	31	30	32	22	25	21	19	18	9	10	5	8	7	693
Private		0	234	102	100	100	92	93	100	74	84	73	66	68	32	37	22	27	23	1,327	
Total		52	377	191	187	185	123	123	132	96	109	94	85	86	41	47	27	35	30	2,020	
Tenure Breakdown		Social rent	52	133	85	83	81	27	26	28	19	22	18	16	16	8	9	5	7	6	641
BMR		0	10	4	4	4	4	4	4	3	3	3	3	2	1	1	0	1	1	52	
PRS		0	95	42	41	41	38	38	41	30	33	29	25	25	12	13	8	9	8	528	
Buyers		0	139	60	59	59	54	55	59	44	51	44	41	43	20	24	14	18	15	799	
2. East Renfrewshire																					
Tenure Grouped		SR&BMR	40	100	93	93	95	56	58	61	53	52	56	54	52	46	42	47	44	43	1,085
Private		0	169	159	166	172	190	206	216	201	196	210	218	210	198	182	200	191	183	3,267	
Total		40	269	252	259	267	246	264	277	254	248	266	272	262	244	224	247	235	226	4,352	
Tenure Breakdown		Social rent	40	93	87	86	88	49	50	53	48	47	51	49	47	44	40	42	42	41	997
BMR		0	7	6	7	7	7	8	8	5	5	5	5	5	2	2	5	2	2	88	
PRS		0	78	75	79	80	88	97	100	92	88	90	91	84	79	71	76	71	68	1,407	
Buyers		0	91	84	87	92	102	109	116	109	108	120	127	126	119	111	124	120	115	1,860	
3. Glasgow City																					
Tenure Grouped		SR&BMR	568	824	1,655	1,680	1,772	1,816	1,722	1,661	1,645	1,652	1,073	1,024	972	986	975	1,009	1,023	1,025	23,082
Private		0	402	1,775	1,894	2,142	2,319	2,240	2,218	2,291	2,412	2,388	2,388	2,380	2,412	2,507	2,596	2,631	2,510	37,505	
Total		568	1,226	3,430	3,574	3,914	4,135	3,962	3,879	3,936	4,064	3,461	3,412	3,352	3,398	3,482	3,605	3,654	3,535	60,587	
Tenure Breakdown		Social rent	568	798	1,512	1,530	1,605	1,638	1,552	1,495	1,477	1,477	865	819	771	748	766	757	804	778	19,960
BMR		0	26	143	150	167	178	170	166	168	175	208	205	201	238	209	252	219	247	3,122	
PRS		0	61	293	338	385	446	433	455	472	498	441	418	369	348	392	379	384	309	6,421	
Buyers		0	341	1,482	1,556	1,757	1,873	1,807	1,763	1,819	1,914	1,947	1,970	2,011	2,064	2,115	2,217	2,247	2,201	31,084	
4. Inverclyde																					
Tenure Grouped		SR&BMR	24	35	19	16	23	-8	-16	-14	-17	-15	-22	-28	-23	-30	-31	-34	-38	-197	
Private		0	27	-15	-20	-3	-23	-46	-43	-53	-47	-69	-88	-76	-99	-101	-114	-127	-128	-1,025	
Total		24	62	4	-4	20	-31	-62	-57	-70	-62	-91	-116	-99	-129	-132	-148	-165	-166	-1,222	
Tenure Breakdown		Social rent	24	34	19	17	23	-7	-15	-13	-16	-14	-20	-26	-22	-27	-28	-31	-35	-172	
BMR		0	1	0	-1	0	-1	-1	-1	-1	-1	-2	-2	-1	-3	-3	-3	-3	-25		
PRS		0	6	-4	-5	-1	-6	-12	-11	-14	-13	-18	-22	-19	-24	-24	-26	-29	-250		
Buyers		0	21	-11	-15	-2	-17	-34	-32	-39	-34	-51	-66	-57	-75	-77	-88	-98	-100	-775	
5. North Lanarkshire																					
Tenure Grouped		SR&BMR	222	391	451	442	439	447	427	424	405	394	177	165	160	137	125	132	123	125	5,186
Private		0	480	686	695	725	752	727	715	646	648	668	620	639	548	503	526	491	503	10,572	
Total		222	871	1,137	1,137	1,164	1,199	1,154	1,139	1,051	1,042	845	785	799	685	628	658	614	628	15,758	
Tenure Breakdown		Social rent	222	378	433	433	430	437	418	415	388	386	169	149	152	130	119	125	117	119	5,020
BMR		0	13	18	9	9	10	9	9	17	8	8	16	8	7	6	7	6	6	166	
PRS		0	71	110	119	132	129	133	131	118	119	116	102	106	86	79	82	77	79	1,789	
Buyers		0	409	576	576	593	623	594	584	528	529	552	518	533	462	424	444	414	424	8,783	

GCVSDPA			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2012-29
6. Renfrewshire																					
Tenure Grouped	SR&BMR	116	357	242	244	243	141	127	106	98	96	98	83	76	65	65	64	59	56	2,336	
	Private	0	622	343	364	383	447	401	357	327	337	349	310	286	261	262	258	236	224	5,767	
	Total	116	979	585	608	626	588	528	463	425	433	447	393	362	326	327	322	295	280	8,103	
Tenure Breakdown	Social rent	116	340	228	234	233	129	116	97	89	87	89	75	69	62	62	61	56	53	2,196	
	BMR	0	17	14	10	10	12	11	9	9	9	9	8	7	3	3	3	3	3	140	
	PRS	0	39	26	32	38	50	45	44	40	45	47	45	42	41	41	40	37	35	687	
	Buyers	0	583	317	332	345	397	356	313	287	292	302	265	244	220	221	218	199	189	5,080	
7. South Lanarkshire																					
Tenure Grouped	SR&BMR	438	691	671	653	669	238	210	218	187	183	191	161	159	143	133	137	121	128	5,331	
	Private	0	651	664	647	691	755	702	731	664	646	718	609	637	571	531	546	484	514	10,761	
	Total	438	1,342	1,335	1,300	1,360	993	912	949	851	829	909	770	796	714	664	683	605	642	16,092	
Tenure Breakdown	Social rent	438	664	653	636	641	218	192	199	170	166	173	146	151	136	126	123	115	122	5,069	
	BMR	0	27	18	17	28	20	18	19	17	17	18	15	8	7	7	14	6	6	262	
	PRS	0	149	166	168	173	196	189	190	179	174	186	152	159	137	128	131	112	119	2,708	
	Buyers	0	502	498	479	518	559	513	541	485	472	532	457	478	434	403	415	372	395	8,053	
8. West Dunbartonshire																					
Tenure Grouped	SR&BMR	96	93	135	134	134	37	32	26	27	18	17	18	15	10	3	6	6	5	812	
	Private	0	-6	87	88	93	95	83	71	71	53	49	51	47	30	10	17	15	13	867	
	Total	96	87	222	222	227	132	115	97	98	71	66	69	62	40	13	23	21	18	1,679	
Tenure Breakdown	Social rent	96	93	130	129	130	33	29	23	24	17	15	16	14	9	3	5	5	4	775	
	BMR	0	0	5	5	4	4	3	3	3	1	2	2	1	1	0	1	1	1	37	
	PRS	0	-1	19	20	21	23	20	18	17	13	12	12	11	7	2	4	3	3	204	
	Buyers	0	-5	68	68	72	72	63	53	54	40	37	39	36	23	8	13	12	10	663	

Source: HNDA Tool Results 2014

Note: Totals may not sum due to rounding

Backlog Need Notes:

The base year of the projection (2012) includes backlog need but does not include newly arising need for housing which is projected from 13/14 onwards.

Backlog need is assumed to have been met at year 5 (2016) and therefore these estimates decline from 2017 onwards, except in the case of GCC and NLC, who chose to meet backlog need over 10 years.

Results may differ to summary results due to rounding

Table A9: Low Migration Scenario		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2012-29
GCVSDPA (Calculated)																				
Tenure Grouped	SR&BMR	1,556	2,654	3,215	3,171	3,241	2,502	2,265	2,101	2,031	2,071	1,283	1,156	1,119	1,054	1,020	1,099	1,063	1,012	33,613
	Private	0	2,557	3,398	3,289	3,415	3,481	3,010	2,705	2,457	2,460	2,475	2,193	2,133	1,867	1,769	1,832	1,721	1,600	42,362
	Total	1,556	5,211	6,613	6,460	6,656	5,983	5,275	4,806	4,488	4,531	3,758	3,349	3,252	2,921	2,789	2,931	2,784	2,612	75,975
Tenure Breakdown	Social rent	1,556	2,561	3,037	2,997	3,058	2,317	2,105	1,960	1,907	1,926	1,139	1,031	1,017	934	935	1,005	992	930	31,407
	BMR	0	93	178	174	183	185	160	141	124	145	144	125	102	120	85	94	71	82	2,206
	PRS	0	474	561	534	550	558	492	453	409	389	393	349	358	285	279	287	262	247	6,880
	Buyers	0	2,083	2,837	2,755	2,865	2,923	2,518	2,252	2,048	2,071	2,082	1,844	1,775	1,582	1,490	1,545	1,459	1,353	35,482
1. East Dunbartonshire																				
Tenure Grouped	SR&BMR	52	146	84	77	77	21	25	24	12	15	12	8	8	-6	-6	-11	-9	-11	518
	Private	0	230	83	66	64	53	62	62	31	37	27	18	18	-14	-13	-25	-20	-24	655
	Total	52	376	167	143	141	74	87	86	43	52	39	26	26	-20	-19	-36	-29	-35	1,173
Tenure Breakdown	Social rent	52	136	81	74	74	19	22	21	11	13	10	7	7	-5	-5	-10	-8	-10	489
	BMR	0	10	3	3	3	2	3	3	1	2	2	1	1	-1	-1	-1	-1	-1	29
	PRS	0	89	32	25	24	20	23	24	12	14	10	7	7	-5	-5	-10	-8	-10	249
	Buyers	0	141	51	41	40	33	39	38	19	23	17	11	11	-9	-8	-15	-12	-14	406
2. East Renfrewshire																				
Tenure Grouped	SR&BMR	40	102	98	93	90	53	58	55	52	47	54	54	52	50	45	50	49	45	1,087
	Private	0	167	163	149	140	152	163	158	147	134	146	148	141	129	113	121	119	106	2,396
	Total	40	269	261	242	230	205	221	213	199	181	200	202	193	179	158	171	168	151	3,483
Tenure Breakdown	Social rent	40	95	91	87	84	47	51	49	46	42	46	46	46	43	40	43	44	39	979
	BMR	0	7	7	6	6	6	7	6	6	5	8	8	6	7	5	7	5	6	108
	PRS	0	76	72	66	62	67	72	70	65	61	65	66	64	59	53	56	55	49	1,078
	Buyers	0	91	91	83	78	85	91	88	82	73	81	82	77	70	60	65	64	57	1,318
3. Glasgow City																				
Tenure Grouped	SR&BMR	568	831	1,556	1,552	1,596	1,607	1,461	1,346	1,351	1,402	809	770	734	760	781	843	853	809	19,629
	Private	0	395	1,545	1,541	1,608	1,627	1,396	1,218	1,226	1,253	1,214	1,155	1,101	1,093	1,124	1,165	1,177	1,072	20,910
	Total	568	1,226	3,101	3,093	3,204	3,234	2,857	2,564	2,577	2,655	2,023	1,925	1,835	1,853	1,905	2,008	2,030	1,881	40,539
Tenure Breakdown	Social rent	568	805	1,429	1,426	1,464	1,474	1,346	1,246	1,271	1,298	708	674	661	667	705	763	792	734	18,031
	BMR	0	26	127	126	132	133	115	100	80	104	101	96	73	93	76	80	61	75	1,598
	PRS	0	54	196	196	204	207	177	155	171	157	152	144	151	134	152	156	157	141	2,704
	Buyers	0	341	1,349	1,345	1,404	1,420	1,219	1,063	1,055	1,096	1,062	1,011	950	959	972	1,009	1,020	931	18,206
4. Inverclyde																				
Tenure Grouped	SR&BMR	24	35	11	9	18	-14	-31	-34	-41	-39	-48	-54	-50	-62	-69	-73	-81	-83	-582
	Private	0	27	-32	-36	-17	-35	-78	-83	-100	-95	-112	-128	-118	-139	-146	-153	-165	-161	-1,571
	Total	24	62	-21	-27	1	-49	-109	-117	-141	-134	-160	-182	-168	-201	-215	-226	-246	-244	-2,153
Tenure Breakdown	Social rent	24	34	12	10	18	-13	-29	-32	-38	-36	-43	-49	-47	-56	-60	-66	-74	-73	-518
	BMR	0	1	-1	-1	0	-1	-2	-2	-3	-3	-5	-5	-3	-6	-9	-7	-7	-10	-64
	PRS	0	6	-7	-8	-4	-8	-18	-19	-23	-22	-24	-28	-26	-30	-30	-33	-36	-33	-343
	Buyers	0	21	-25	-28	-13	-27	-60	-64	-77	-73	-88	-100	-92	-109	-116	-120	-129	-128	-1,228
5. North Lanarkshire																				
Tenure Grouped	SR&BMR	222	391	443	438	442	443	423	406	388	390	170	154	155	131	114	120	114	115	5,059
	Private	0	480	661	647	657	661	602	553	472	477	483	437	441	353	310	325	293	296	8,148
	Total	222	871	1,104	1,085	1,099	1,104	1,025	959	860	867	653	591	596	484	424	445	407	411	13,207
Tenure Breakdown	Social rent	222	385	434	429	433	434	415	399	375	377	163	148	149	121	110	116	110	111	4,931
	BMR	0	6	9	9	9	9	8	7	13	13	7	6	6	10	4	4	4	4	128
	PRS	0	71	99	97	99	99	90	83	70	71	72	65	66	52	46	51	43	46	1,220
	Buyers	0	409	562	550	558	562	512	470	402	406	411	372	375	301	264	274	250	250	6,928

GCVSDPA			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2012-29
6. Renfrewshire																					
Tenure Grouped	SR&BMR	116	366	239	238	239	138	115	96	85	87	93	75	67	55	57	54	47	41	2,208	
	Private	0	613	318	314	319	355	297	249	218	223	226	183	163	135	133	126	105	91	4,068	
	Total	116	979	557	552	558	493	412	345	303	310	319	258	230	190	190	180	152	132	6,276	
Tenure Breakdown	Social rent	116	340	226	225	226	123	103	86	79	81	83	67	60	51	53	50	44	38	2,051	
	BMR	0	26	13	13	13	15	12	10	6	6	10	8	7	4	4	4	3	3	157	
	PRS	0	30	20	20	20	22	19	16	14	14	11	9	8	7	5	4	2	3	224	
	Buyers	0	583	298	294	299	333	278	233	204	209	215	174	155	128	128	122	103	88	3,844	
7. South Lanarkshire																					
Tenure Grouped	SR&BMR	438	691	660	643	653	224	193	190	165	160	185	143	149	128	113	124	98	109	5,066	
	Private	0	651	602	553	581	605	523	513	424	411	475	368	381	314	275	289	228	242	7,435	
	Total	438	1,342	1,262	1,196	1,234	829	716	703	589	571	660	511	530	442	388	413	326	351	12,501	
Tenure Breakdown	Social rent	438	673	644	628	637	207	179	176	147	143	165	133	138	115	105	116	91	102	4,837	
	BMR	0	18	16	15	16	17	14	14	18	17	20	10	11	13	8	8	7	7	229	
	PRS	0	149	138	127	133	139	120	118	93	90	104	84	87	69	63	66	52	55	1,687	
	Buyers	0	502	464	426	448	466	403	395	331	321	371	284	294	245	212	223	176	187	5,748	
8. West Dunbartonshire																					
Tenure Grouped	SR&BMR	96	92	124	121	126	30	21	18	19	9	8	6	4	-2	-15	-8	-8	-13	628	
	Private	0	-6	58	55	63	63	45	35	39	20	16	12	6	-4	-27	-16	-16	-22	321	
	Total	96	86	182	176	189	93	66	53	58	29	24	18	10	-6	-42	-24	-24	-35	949	
Tenure Breakdown	Social rent	96	93	120	118	122	26	18	15	16	8	7	5	3	-2	-13	-7	-7	-11	607	
	BMR	0	-1	4	3	4	4	3	3	3	1	1	1	1	0	-2	-1	-1	-2	21	
	PRS	0	-1	11	11	12	12	9	6	7	4	3	2	1	-1	-5	-3	-3	-4	61	
	Buyers	0	-5	47	44	51	51	36	29	32	16	13	10	5	-3	-22	-13	-13	-18	260	

Source: HNDA Tool Results 2014

Note: Totals may not sum due to rounding

Backlog Need Notes:

The base year of the projection (2012) includes backlog need but does not include newly arising need for housing which is projected from 13/14 onwards.

Backlog need is assumed to have been met at year 5 (2016) and therefore these estimates decline from 2017 onwards, except in the case of GCC and NLC, who chose to meet backlog need over 10 years.

Results may differ to summary results due to rounding



Inverclyde
council



