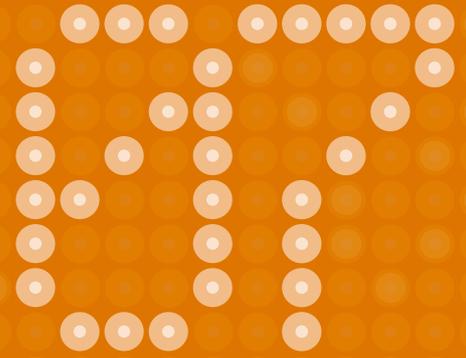


Glasgow and the Clyde Valley Housing Need and Demand Assessment

Technical Report 07

Strategic Housing Estimates:
Methodology and Results

May 2015



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1.0 Introduction

Revised HNDA Guidance

- 1.1 The Glasgow and the Clyde Valley Housing Market Partnership (GCVHMP) has undertaken an assessment of housing need and demand based on the new 2014 HNDA guidance from the Scottish Government for GCV HNDA2. The purpose of this Technical Report is to describe in detail the methodology that the GCVHMP has used in HNDA2 to arrive at its Housing Estimates and to present the results. The approach differs to that set out in the 2008 HNDA guidance and undertaken for GCV HNDA1 (ref 2.19-2.20) and to the approaches adopted in previous assessments.

Previous Approaches to Housing Need and Demand

- 1.2 Following the Planning, etc. (Scotland) Act 2006, under the new planning system, Strategic Development Plans replaced Structure Plans in 2008 and the approach to assessing housing requirements also changed. In 2008, the Scottish Government published alongside revised Scottish Planning Policy (SPP) and Local Housing Strategy (LHS) Guidance, HNDA guidance to encourage local authorities to form housing market partnerships in the four city region SDPA areas, and elsewhere, to view the housing market as a whole and to undertake a strategic assessment of housing need and demand.
- 1.3 This change required the integration of the two approaches to assessing requirements for the private and social sectors into one, to inform both development plans and the LHS process. In order to consider the complex nature of the housing market as a whole the GCVHMP was established to undertake the first HNDA for the GCV (also referred to as Clydeplan) area. Among its first decisions was to commission an affordability study for HNDA1 which was a fundamental data source for assessing the future housing requirements for the private sector and housing need to be addressed largely within the affordable sector. The outcome was an assessment resulting in two different but interlinked methodologies for the private and affordable sectors which were brought together to present an indicative all-tenure housing requirement.

HNDA2 Approach

- 1.4 Under the 2014 refresh of HNDAs the Centre for Housing Market Analysis (CHMA) revised the core processes and outputs for HNDAs and developed the HNDA Tool, an excel workbook which produces estimates of future need and demand for new housing units. The purpose of this Technical Report is to describe in detail the methodology that the GCVHMP has used in HNDA2 to arrive at its Housing Estimates and to present the results, that is Adjusted Housing Estimates for the private (owner-occupied and private rented) sector, and Housing Estimates for the social rented and below market rent sector (SR&BMR). Although a number of scenarios were considered in the HNDA Tool it is the preferred scenario, the Planning Scenario¹ that has been progressed through the supply/demand comparison. The CHMA considers that the Adjusted Housing Estimates (TR07) are outwith the scope of the 'robust and credible' HNDA assessment as set out in the HNDA Guidance and are part of the process of setting Housing Supply Targets noting that "*Technical Report 07 lies outwith the HNDA process. The outputs of the HNDA have informed TR07, and it will be for the Housing Market Partnership to further agree the approach to setting Housing Supply Targets.*" The GCV HMP considers that the work undertaken in TR07 is integral to the HNDA outputs and Development Plan requirements. The HMP will progress the next stage of work on Housing Supply Targets to inform the GCV Strategic Development Plan

¹ Please note that the 'Planning scenario' was the operational title for the GCVHMP in using the HNDA Tool, and has been renamed for the SDP MIR as the 'Sustained Growth Scenario'

Proposed Plan and the corresponding Local Housing Strategies and Local Development Plans.

Time Period for the Assessment

- 1.5 Although the HNDA refresh endeavours to use the same technical assessment of housing need and demand to inform development plans and local housing strategies, this remains a more challenging task in an SDPA area. This is because there are multiple authorities and the SDP's requirement for this evidence base precedes that of the constituent authorities' LHS and LDPs by several years. Acknowledging this fluidity the GCVHMP has undertaken the assessment for the time periods required by Scottish Planning Policy.
- 1.6 Scottish Planning Policy (SPP) determines that a housing supply target and housing land requirement should be set out for two distinct time periods, to provide 10 years land supply for the city region's LDPs see Figure 1. Figure 1 sets out the indicative timeline for housing requirements. Assuming submission of the SDP Proposed Plan in 2016 and Scottish Ministers' approval in 2017, and allowing 2 years for LDP adoption in 2019, there is a need to provide a 5-year view (to 2024) and a 10-year view (to 2029) of housing requirements beyond LDP adoption. Accordingly, the SDP is required to set out land requirements at years 7 and 12 after approval, that is 2024 and 2029 respectively for the Clydeplan SDP. The land supply for the two relevant end-dates are composed of the following supply elements:
- Up to 2024
- a) 2012/2013 actual completions
 - b) 2013-2020 2013 HLA - 7 year effective land supply plus a small number of Urban Capacity sites
 - c) 2020-2024 Urban Capacity sites
- 2024-29
- a) 2024-2029 Urban Capacity sites
- 1.7 LHSs are developed on a five-yearly basis, with the next publication cycle 2016/2017. Currently, the LHS and LDP cycles are not synchronised.

Figure 1 Housing Requirements Timeline

| Year | SDP Key Dates | SDP Housing Requirements | LDP Key Dates | LDP Housing Requirements | Land Supply | LHS Key Dates |
|---------|--------------------------|--------------------------|--------------------------------|--------------------------|--------------------|--|
| 2012/13 | SDP Base (2012) | SDP Lead-in | | | Actual completions | |
| 2013/14 | | | | | | |
| 2014/15 | SDP2 MIR (Jan 2015) | | | | | |
| 2015/16 | | | | | | |
| 2016/17 | SDP2 (May 2016) | Year 7 (2017-24) | LDP Preparation and Submission | | 2013 HLS | Next LHS Review 2016/17-2021/22 or 2017/18-2022/23 |
| 2017/18 | SDP2 Approval (May 2017) | | | | | |
| 2018/19 | | | | | | |
| 2019/20 | | | | | | |
| 2020/21 | | Year 12 (2024-29) | LDP Adoption* (May 2019) | Year 5 (2019-24) | 4 years UCS | |
| 2021/22 | | | | | | |
| 2022/23 | | | | | | |
| 2023/24 | | | | | | |
| 2024/25 | | Year 10 (2024-29) | | | 5 years UCS | |
| 2025/26 | | | | | | |
| 2026/27 | | | | | | |
| 2027/28 | | | | | | |
| 2028/29 | | | | | | |

* anticipated LDP adoption

Loch Lomond and the Trossachs National Park Area

- 1.8 The Housing Need and Demand Assessment is the evidence base for the SDP, LDP and LHS in the GCV area. As the SDP area does not include the Loch Lomond and the Trossachs National Park (LLTNP) area, it would be appropriate to use population and household projections that exclude the National Park area. NRS have prepared projections for the GCVSDP area on that basis. However, the HNDA projections are also to be used for the LHS of West Dunbartonshire Council, which includes a part of the Loch Lomond and the Trossachs National Park area.
- 1.9 With the introduction of the HNDA Tool, West Dunbartonshire Council, the GCVSDPA, the LLTNP and CHMA have liaised on this matter. The HNDA Tool uses datazones as a geographical input and analysis was undertaken by the GCVSDPA which identified three datazones which are fully within the National Park area and could be excluded from the GCVSDP area (S01006292, S01006293 and S01006294). However, although the use of the HNDA Tool has meant in principle that results could be provided separately for that part of the Loch Lomond and the Trossachs National Park that falls within the GCVSDPA area, in practice the area is considered too small to provide meaningful, reliable data and results. For pragmatic reasons, therefore, HNDA2 continues to include the whole of West Dunbartonshire Council, including that part within the National Park, within the GCVSDP area. More detail can be found in *Appendix 1 The GCV HNDA and LLTNP* to the HNDA main report.
- 1.10 Therefore, the HNDA projections, described in this report, are for the 8 Council areas, including part of the National Park area. The difference in figures is set out in 3.4.
- 1.11 Section 2 sets out a summary of the methodology adopted to assess housing need and demand.

2.0 Methodology

2.1 This technical report focusses on the outputs from the HNDA Tool, termed 'Housing Estimates', of the preferred scenario, the 'Planning scenario'. It sets the estimates in the context of all households and translates the results for the Private sector into the established Housing Market Area (HMA) framework for the city region to produce Adjusted Housing Estimates (housing requirements). To achieve this it has been necessary to adopt different approaches for the Private and SR&BMR sectors as set out in Figure 2. Four similar but different terms are used in this Technical Report and they are set out below:

- **Household Projections** – National Records of Scotland 2012-based Household Projections, all households
- **Housing Estimates** – the tenured estimate of additional future housing units output from the HNDA Tool (incorporates net increase in households from the NRS Household Projections and the GCV estimate of Existing Need)
- **Household Estimates** – National Records of Scotland 2012-based Mid-Year Household Estimates, all households
- **Adjusted Housing Estimates**² – For the Private sector the Housing Estimates from the HNDA Tool have been added to the Household Estimates and compared with supply in the HMA framework to produce HMA results.

Private and SR&BMR Sectors

2.2 The Private sector operates in an HMA framework which crosses local authority boundaries. The HMA framework (established for the 2000 Structure Plan) has been reviewed using recent data on house-buying moves the result of which are set out in *TR02 The Housing Market Area Framework (TR02)*. The SR&BMR sector predominantly operates within local authority boundaries and for this sector the relevant geography is local authorities.

2.3 Although the HNDA Tool outputs results in four tenure categories, for the purposes of this assessment two tenure categories are required, the Private and Social Rented & Below Market Rent (SR&BMR) sectors.

Private sector

The owner occupied and private rented sectors are combined to present the Private sector. The HNDA reflects the historic combination in the GCV area of the owner occupied and private rented sectors and the main reasons for this are that:

- Property can move back and forward between owning and renting. Therefore, from the perspective of housing land requirements there is no merit in a separate private rented requirement.
- Owner-occupied and private rented accommodation have the same delivery mechanism i.e. by private house builders, in the private market there is no differentiation between them.
- There is difficulty in predicting the balance between owning and private renting in the future.

SR&BMR Sector

The social rented and below market rented sectors are combined to present the SR&BMR sector.

- They have been grouped principally because the below market rent sector is an emerging sector addressing housing need and there is limited information available on it at this time. As this sector largely makes provision for an element

² The CHMA considers that the methodology for Adjusted Housing Estimates is outwith the remit of the "robust and credible" HNDA assessment (see paragraph 1.4).

of housing need it is more aligned with the social rented sector than the Private sector.

- The SR&BMR sector is not the same of the definition of affordable housing used in PAN 2/2010, nor does it include the products considered to be 'affordable' based around home ownership i.e. Low Cost Home Ownership (subsidised), were included in the affordable sector in HNDA1. In HNDA2 the CHMA has advised that demand for such products will be captured in the HNDA Tool within the Private sector component although it is not possible to extract an estimate of the need for affordable products.

2.4 The HNDA Tool estimates the amount and likely tenure of additional future housing (Housing Estimates) by LA in the GCV area. For the Private sector the Housing Estimates are then used as an input to a comparison of supply and demand in the HMA framework. The outcome of this is the Adjusted Housing Estimates, an assessment of housing **demand** for this sector. For the SR&BMR sector the Housing Estimates, as output from the HNDA Tool, provide an estimate of housing **need** for this sector. The different approaches are set out in Figure 2 and are summarised below:

Private Sector Method - Stage 1 and Stage 2

2.5 Private sector demand is calculated in two stages. In **Stage 1**, the HNDA Tool outputs Housing Estimates for the owner occupied and private rented sectors which have been grouped to form the Private sector. The Housing Estimates are output at local authority level. However, this is not the appropriate geographical framework for this sector. The Private sector should be considered within the HMA framework. A method to disaggregate the HNDA Tool results to LA sub-area was developed and the LA sub-area results are then aggregated to estimates for HMAs as an input to the supply/demand comparison. In Stage 2 **all** projected demand for private housing is compared with **all** projected stock (**all stock and households** within the HMA framework to produce **Stage 2** results, the Adjusted Housing Estimates (AHE)). The GCV AHE results are slightly higher than the Housing Estimates directly from the HNDA Tool because stock changes are also included. The next stage for this sector is to derive HSTs and HLRs which will inform the SDP Proposed Plan and in turn Local Housing Strategies and Local Development Plans.

SR&BMR Sector Method

2.6 The HNDA Tool outputs Housing Estimates for the social rented and below market rent sectors separately. These are grouped to form the SR&BMR sector. The Housing Estimates output is provided at local authority level which is the appropriate geographical framework for this sector. A method to disaggregate the HNDA Tool results to LA sub-areas was developed to provide more detailed information primarily to help inform Local Housing Strategies. As for the Private sector, these estimates will be used to derive HSTs and HLRs required for development plans and Local Housing Strategies.

Links Between the Methodologies

2.7 Although different approaches have been used for both sectors the two approaches are interlinked as they use the same household projections and assumptions on household incomes and affordability to calibrate the HNDA Tool. Therefore, the Housing Estimates are produced using a consistent method to determine the tenure of households and to disaggregate them to LA sub-areas.

The Stages of the Methodology

2.8 The methodological stages undertaken are summarised below:

Household Estimates at Base Date

2.9 To gain an understanding of all households by tenure it is necessary to tenure the household estimates at the base date (2012). This approach is set out in Section 3. The output from the Tool, the projected net increase in households by tenure, can then be added to the tenured household estimates to provide a count of all households at the base date and also for the projection period. This gives a picture of the whole housing market and enables a supply/demand comparison to be undertaken for the Private sector on an all-households basis.

Existing Need

2.10 The GCVHMP has undertaken an assessment of existing need consistent with the new approach outlined in the HNDA Guidance. This provides an input to the HNDA Tool and records households in existing need only where there is a net requirement for a new house. Existing Need is discussed in more detail in Section 4 and *TR06 The Approach to Existing Need (TR06)*.

NRS Projections

2.11 National Records of Scotland (NRS) household projections have been chosen as an input to the HNDA Tool and they are described briefly in Section 5 alongside the corresponding population projections. For more detail on the projections see *TR04 Demographic Change in GCV Area (TR04)*.

HNDA Tool Household Projections by Tenure

2.12 The estimates of housing need and demand are based on NRS household projections and the tenuring of projected households has been modelled within the HNDA Tool. The overall methodology is summarised in Section 6 and further detail can be obtained from *TR01 HNDA Tool Methodology and Results (TR01)*. Separate household projections are required for the Private (Section 8) and SR&BMR sectors (Section 9).

2.13 Data availability requires tenured household projections to be based, initially, on local authority areas, but the results are disaggregated to 25 local authority sub-areas. The Private sector projections are then re-aggregated to 13 Housing Sub-Market Areas (HSMAs), which fit the HMA system. **At this stage the projections are an intermediate stage in the process of estimating demand for the HMA framework. They should not be treated as demand figures for local authority areas as they do not allow for the effect of mobile demand.** Underlying the population (and therefore household) projections is an implicit set of assumptions on housing-led migration within the GCV area. If left unaltered without an allowance for demand that can be met over a wider area (mobile demand), the projections would simply perpetuate past trends in housing-led migration and be inconsistent with a plan-led approach.

2.14 For the above reasons, it is important to view the housing demand projections as a two-stage process (ref 2.5), setting out the projections and then assessing supply and demand in Section 8. The SR&BMR sector is covered separately in Section 9.

Stock Projection

2.15 Projections of private housing stock and vacancies are required to enable the effective housing stock to be compared with projected demand in the Private sector at HMA level. Section 7 sets out the Private sector stock projections for each local authority and the HMA framework looking at projected vacancies, demolitions, RTB and new supply. For the SR&BMR sector only a partial projection of housing stock is given because deriving Housing Supply Targets is a crucial stage for this sector therefore the

outputs from the HNDA Tool will not be compared with a projection of stock for this sector (ref 7.9-7.10).

Supply/Demand Comparison

- 2.16 In Section 8, the effect of past housing-led migration is removed from the Private sector household projections by making the distinction between local and mobile demand. This only applies to the Housing Sub-Market Areas in the two functional Conurbation HMAs and the final stage compares projected supply and demand within the HMA framework with Adjusted Housing Estimates as an output. Section 9 sets out the Housing Estimates in the SR&BMR sector at local authority level.

Summary Results

- 2.17 Section 10 highlights methodological issues, next steps and provides a summary of the Housing Estimates and Adjusted Housing Estimates for the SR&BMR and Private sectors.

Housing Supply Targets

- 2.18 The Housing Estimates/Adjusted Housing Estimates provides a key part of the evidence base for the setting of HSTs, which will be prepared for the SDP Proposed Plan to inform local authorities' LHS and for the LDPs to identify their housing land requirements.

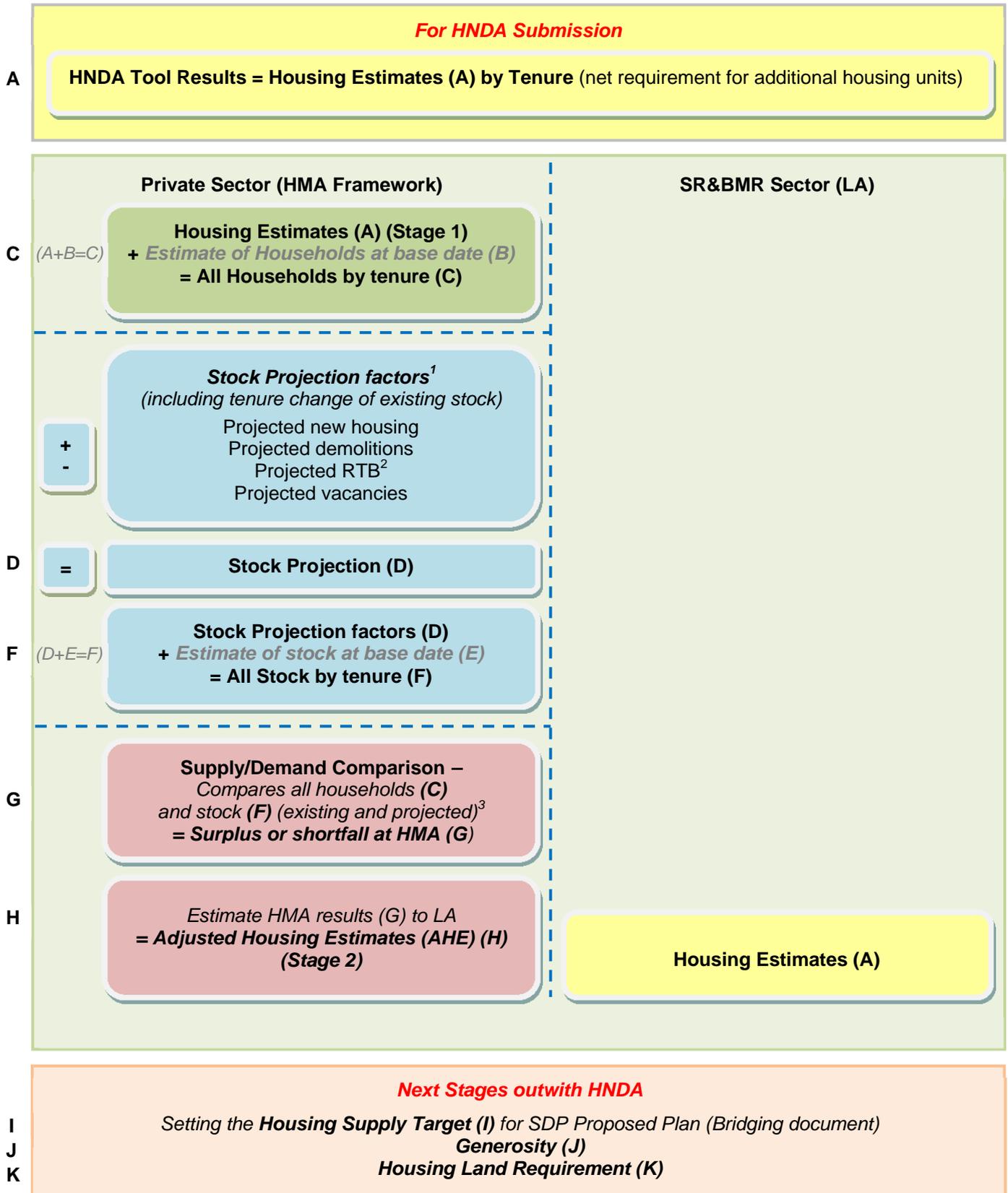
Comparison with HNDA1 Approach

- 2.19 The approaches to HNDA1 and HNDA2 are different due to the changes in the Scottish Government's HNDA Guidance. HNDA2 is designed to be concise and relatively easy to implement. HNDA1 tended to cover many of the elements in considerably more depth than is the case for HNDA2. This makes it difficult to compare the contextual analysis and the results from the two studies. For example, a detailed examination of affordability was undertaken by Tribal/Optimal Economics to provide an understanding of the operation of the housing market to inform HNDA1. This approach was based on gross flows and their impact on the *total number of households*. In comparison, the HNDA Tool only tenures the *net increase in households*. For more information on the differences in the approaches please see *Appendix 2 Comparison of Approaches HNDA1 and HNDA2* of the HNDA2 Report. Local authorities may need to undertake further work for their LHS on the local operation of the housing system. However, this new approach has the advantage of using consistent nationally available data to inform the HNDA Tool and, therefore, the tenured Housing Estimates produced by the HNDA Tool provide a strategic overview and consistent basis to move forward for the setting of HSTs and the calculation of HLRs.

- 2.20 Another difference in approach relates to the projections. For HNDA1, the GCVHMP prepared its own population and household projections, with the population based on NRS Mid-Year estimates and household estimates derived from estimated dwellings and vacancies. For HNDA2, the GCVHMP used NRS population and household projections. This approach created a delay within the project plan, as the most up-to-date (2012-based) projections were not published until end July 2014, well into the preparation and drafting period of HNDA2, and close to the deadline for the first draft of the finished documents (late 2014). For the HNDA1 approach we established in-house the base position in terms of stock and households which meant that there was consistency between data sets and a clear relationship between households and housing stock at the base date. Using the NRS household projections has meant the use of the NRS household estimates, which are Census-based, and not directly related to stock returns. Housing stock estimates, consistent with these household estimates, have been estimated from national data sources. As this information has not been collected from the LAs, there may be discrepancies with HNDA1 and with local information that LAs collect.

- 2.21 Section 3 sets out the Estimates of Stock and Households at the Base Date.

Figure 2 Methodology - From HNDA Tool Results to Housing Supply Targets



¹ Planned new and replacement housing is captured in the HLA/UCS. Housing brought back into effective use is taken into account in the stock projection through the vacancy rate.

² RTB has no impact on supply/demand comparison for the public or Private sector because both households and stock are changing tenure so it is neutral in its impact but it does impact the tenure of stock.

³ Because of the GCVHMPs approach to looking at Private sector demand by HMA and using the concept of local and mobile demand, it is necessary to look at the totality of change in stock and households, not just net change. Boxes in red relate to gross households and stock.

The CHMA considers that the methodology for Adjusted Housing Estimates (TR07) is outwith the remit of the “robust and credible” HNDA assessment (see paragraph 1.4).

3.0 Estimates of Households and Stock at Base Date

- 3.1 For HNDA2, the GCVHMP used the NRS population and household projections and the Scottish Government's Centre for Housing Market Analysis (CHMA) Housing Need and Demand Assessment (HNDA) Tool which, tenures projected net household change. This approach is different to the approach used in HNDA1.
- 3.2 For HNDA1 the approach was to establish the base position in terms of stock and households and then to undertake population and household projections in-house from this consistent base. An Affordability Assessment, undertaken by consultants, was the basis for tenuring the household projections. Because household estimates were derived from estimated stock, there was consistency between estimates of households and housing stock at the base date.
- 3.3 This change in approach for HNDA2 means that to provide consistency with the outputs from the HNDA Tool, NRS household estimates had to be split by tenure and the number of dwellings had to be estimated. This section describes the sources and methodology used to determine population, households and housing stock at the 2012 base.

Population

- 3.4 The population base used is the 2012 Mid-Year Estimates of Population (MYE) produced by NRS. This is considered to be the most accurate available and is consistent with the approach used in HNDA1. The population for the GCV area at the base date, 2012, is 1,789,550. Table 3.1 sets out the population at 2012 for each of the eight authorities. As stated in 1.8-1.10, part of West Dunbartonshire Council area is contained within Loch Lomond and the Trossachs National Park boundary. However, although West Dunbartonshire is no longer the Planning Authority for this area, they remain the Housing Authority. Therefore, as this study is a joint study between planning and housing, this area has been included in the population and household projection to inform the HNDA. There is a difference in population of 2,240 between the NRS published Mid-Year Population Estimates 2012 for the GCV SDP area and the sum of the eight GCV local authority areas.

Table 3.1 - Total Population 2012

| LA | Total Population |
|---|-------------------------|
| East Dunbartonshire | 105,880 |
| East Renfrewshire | 91,030 |
| Glasgow City | 595,080 |
| Inverclyde | 80,680 |
| North Lanarkshire | 337,870 |
| Renfrewshire | 174,310 |
| South Lanarkshire | 314,360 |
| West Dunbartonshire excluding National Park | 88,100 |
| National Park | 2,240 |
| GCV Total | 1,789,550 |

Source: NRS, MYE 2012

Households

- 3.5 The principal source of household projections is NRS. Unfortunately, these data are not broken down by tenure, which creates difficulties in developing estimates for the Private sector, where estimates across local authority boundaries (i.e., in line with housing market areas) may be required.

3.6 Further work has therefore been undertaken to develop an understanding of the tenure breakdown of the household estimates/projections. Census-based household estimates (27 March 2011) have been updated to mid-year 2012 (30 June 2012) to provide the base date position (ref Annex 1). Data sources used for this update include the council tax register and stock returns on council owned stock and housing association stock. The Private sector has been calculated as a residual. The Scottish Household Survey has also been used to split Private sector households into owner occupied and private rented households. Household estimates by tenure at 30 June 2012 are shown in Table 3.2. Household estimates and effective housing stock are assumed to be the same.

Housing Stock

3.7 A snapshot of housing stock has been estimated at the base date to provide data consistent with the household projections and HNDA Tool outputs. Stock information has been obtained from the 2011 Census and stock returns. This has been rolled forward to 30 June 2012 to ensure consistency with the population base date. Estimates of housing stock have been derived using household estimates and adding to this the vacant and other non-effective stock (obtained from Census 2011 and updated using Council Tax register data and stock return information). The stock at 30 June 2012 is shown in Table 3.2 and the methodology is set out in Annex 2.

3.8 The vacancy definition is Census-based and relates to vacancy at a point in time. This definition therefore encompasses very short-term vacancies associated with stock turnover, as well as the longer-term vacancies found particularly in difficult-to-let stock in the social rented sector. Overall, nearly 3% of the total stock in the GCV area is estimated to be vacant in 2012.

3.9 Other non-effective stock comprises second homes and holiday homes. The source used is the 2011 Census and these figures have been used directly in the 2012 calculations. Overall, these elements of non-effective stock are relatively insignificant, accounting for less than 0.2% of the total stock.

Geography

3.10 Household estimates have been prepared by LA and disaggregated to 25 LA sub-areas. The results are shown in Table 3.3. These are the 25 areas identified by local authorities representing local housing areas for which an assessment of housing need is required, and which also nest within the Private sector housing sub-market areas. More detail on LA sub-areas can be found in TR02. For detail on the LA sub-area disaggregation of household estimates ref Annex 1.

3.11 Having established the estimates of stock and households at the base date Section 4 will now set out existing need at the base date.

| Table 3.2 - Estimates of Households, Vacancies and Stock, 30 June 2012 by Local Authority | | | | | | |
|--|---------------|-------------------|----------------------------|------------------|-------------------------|------------------------|
| LA | Tenure | Households | Non-effective stock | | Vacancy Rate (%) | Total Stock (=) |
| | | | vacant (-) | other (-) | | |
| East Dunbartonshire | Social Rented | 5,256 | 194 | 0 | 3.6% | 5,450 |
| | Private | 38,522 | 411 | 32 | 1.1% | 38,965 |
| | Total | 43,778 | 605 | 32 | 1.4% | 44,415 |
| East Renfrewshire | Social Rented | 4,387 | 112 | 0 | 2.5% | 4,499 |
| | Private | 33,188 | 446 | 36 | 1.3% | 33,670 |
| | Total | 37,575 | 558 | 36 | 1.5% | 38,169 |
| Glasgow City | Social Rented | 103,642 | 4,688 | 0 | 4.3% | 108,330 |
| | Private | 182,492 | 3,638 | 570 | 1.9% | 186,700 |
| | Total | 286,134 | 8,326 | 570 | 2.8% | 295,030 |
| Inverclyde | Social Rented | 10,001 | 1194 | 0 | 10.7% | 11,195 |
| | Private | 27,298 | 748 | 66 | 2.7% | 28,112 |
| | Total | 37,299 | 1,942 | 66 | 4.9% | 39,307 |
| North Lanarkshire | Social Rented | 45,485 | 614 | 0 | 1.3% | 46,099 |
| | Private | 101,420 | 2,451 | 54 | 2.4% | 103,925 |
| | Total | 146,905 | 3,065 | 54 | 2.0% | 150,024 |
| Renfrewshire | Social Rented | 19,692 | 902 | 0 | 4.4% | 20,594 |
| | Private | 61,232 | 1,558 | 61 | 2.5% | 62,851 |
| | Total | 80,924 | 2,460 | 61 | 2.9% | 83,445 |
| South Lanarkshire | Social Rented | 31,677 | 570 | 0 | 1.8% | 32,247 |
| | Private | 108,548 | 3,078 | 323 | 2.7% | 111,949 |
| | Total | 140,225 | 3,648 | 323 | 2.5% | 144,196 |
| West Dunbartonshire | Social Rented | 15,689 | 1138 | 0 | 6.8% | 16,827 |
| | Private | 26,417 | 329 | 201 | 1.2% | 26,947 |
| | Total | 42,106 | 1,467 | 201 | 3.4% | 43,774 |
| GCV Total | Social Rented | 235,829 | 9,412 | 0 | 3.8% | 245,241 |
| | Private | 579,117 | 12,659 | 1,343 | 2.1% | 593,119 |
| | Total | 814,946 | 22,071 | 1,343 | 2.6% | 838,360 |

Source: GCVSDPA, 2014. Table 3.3 provides inputs for Section 7 Stock Projections Table 7.2.

Table 3.3 - Estimates of Households, Vacancies and Stock, 30 June 2012 by Local Authority-Sub Areas

| LA-Sub Areas | Tenure | Households | Non-effective stock | | Vacancy | Total |
|---------------------------------|---------------|----------------|---------------------|--------------|-------------|----------------|
| | | | vacant | other | Rate (%) | Stock |
| | | | (-) | (-) | | (=) |
| Bearsden and Milngavie | Social Rented | 1,079 | 45 | 0 | 4.0% | 1,124 |
| | Private | 15,643 | 202 | 21 | 1.3% | 15,866 |
| Strathkelvin | Social Rented | 4,177 | 149 | 0 | 3.4% | 4,326 |
| | Private | 22,879 | 209 | 11 | 0.9% | 23,099 |
| Eastwood | Social Rented | 1,567 | 39 | 0 | 2.4% | 1,606 |
| | Private | 25,430 | 345 | 30 | 1.3% | 25,805 |
| Levern Valley | Social Rented | 2,820 | 73 | 0 | 2.5% | 2,893 |
| | Private | 7,758 | 101 | 6 | 1.3% | 7,865 |
| Glasgow East | Social Rented | 25,667 | 848 | 0 | 3.2% | 26,515 |
| | Private | 36,648 | 786 | 65 | 2.1% | 37,499 |
| Glasgow North East | Social Rented | 8,674 | 805 | 0 | 8.5% | 9,479 |
| | Private | 9,033 | 34 | 17 | 0.4% | 9,084 |
| Glasgow North West | Social Rented | 35,721 | 1,154 | 0 | 3.1% | 36,875 |
| | Private | 66,624 | 1,633 | 343 | 2.4% | 68,600 |
| Glasgow South | Social Rented | 33,580 | 1,881 | 0 | 5.3% | 35,461 |
| | Private | 70,187 | 1,185 | 145 | 1.7% | 71,517 |
| Inverclyde East | Social Rented | 8,869 | 1,014 | 0 | 10.3% | 9,883 |
| | Private | 14,277 | 435 | 24 | 3.0% | 14,736 |
| Inverclyde West | Social Rented | 1,019 | 162 | 0 | 13.7% | 1,181 |
| | Private | 10,832 | 234 | 29 | 2.1% | 11,095 |
| Kilmacolm and Quarriers Village | Social Rented | 113 | 18 | 0 | 13.7% | 131 |
| | Private | 2,189 | 79 | 13 | 3.5% | 2,281 |
| Airdrie and Coatbridge | Social Rented | 14,686 | 185 | 0 | 1.2% | 14,871 |
| | Private | 31,259 | 778 | 15 | 2.4% | 32,052 |
| Cumbernauld | Social Rented | 7,339 | 122 | 0 | 1.6% | 7,461 |
| | Private | 28,839 | 422 | 16 | 1.4% | 29,277 |
| Motherwell | Social Rented | 23,460 | 307 | 0 | 1.3% | 23,767 |
| | Private | 41,322 | 1,251 | 23 | 2.9% | 42,596 |
| Johnstone and Elderslie | Social Rented | 3,467 | 166 | 0 | 4.6% | 3,633 |
| | Private | 7,215 | 127 | 3 | 1.7% | 7,345 |
| North Renfrewshire | Social Rented | 1,063 | 21 | 0 | 1.9% | 1,084 |
| | Private | 8,481 | 135 | 6 | 1.6% | 8,622 |
| Paisley and Linwood | Social Rented | 12,411 | 559 | 0 | 4.3% | 12,970 |
| | Private | 28,908 | 936 | 30 | 3.1% | 29,874 |
| Renfrew | Social Rented | 1,925 | 109 | 0 | 5.4% | 2,034 |
| | Private | 8,537 | 213 | 14 | 2.4% | 8,764 |
| West Renfrewshire | Social Rented | 826 | 47 | 0 | 5.4% | 873 |
| | Private | 8,091 | 147 | 8 | 1.8% | 8,246 |
| Clydesdale | Social Rented | 6,412 | 106 | 0 | 1.6% | 6,518 |
| | Private | 20,854 | 843 | 113 | 3.9% | 21,810 |
| East Kilbride | Social Rented | 6,387 | 67 | 0 | 1.0% | 6,454 |
| | Private | 31,721 | 822 | 103 | 2.5% | 32,646 |
| Hamilton | Social Rented | 11,904 | 146 | 0 | 1.2% | 12,050 |
| | Private | 35,680 | 1,180 | 45 | 3.2% | 36,905 |
| Rutherglen and Cambuslang | Social Rented | 6,974 | 251 | 0 | 3.5% | 7,225 |
| | Private | 20,293 | 233 | 62 | 1.1% | 20,588 |
| Clydebank | Social Rented | 8,865 | 604 | 0 | 6.4% | 9,469 |
| | Private | 11,583 | 129 | 27 | 1.1% | 11,739 |
| Dumbarton and Vale of Leven | Social Rented | 6,824 | 534 | 0 | 7.3% | 7,358 |
| | Private | 14,834 | 200 | 174 | 1.3% | 15,208 |
| GCV Total | Total | 814,946 | 22,071 | 1,343 | 2.6% | 838,360 |

Source: GCSDPA, 2014. Table 3.3 provides inputs for Section 7 Stock Projections Table 7.2.

4.0 Existing Need

4.1 The HNDA Guidance requires an assessment of existing need (backlog need). It states that ‘..an estimate of the existing need for additional housing units should be made. This estimate MUST represent the need for additional homes and NOT detail in-situ or stock management issues which are addressed separately...’ (HNDA Practitioners Guide, 2014, para 4.18).

4.2 In order to measure existing need consistent for use in the HNDA Tool it has been necessary to alter the approach adopted in HNDA1. Existing need is an input to the HNDA Tool only where there is a net requirement for a new house. Other elements of housing need (support needs, stock mismatch, poor condition) are not taken account of within the Tool but are considered in the HNDA outwith the Tool and are reflected in the narrative of the HNDA (specifically linked to Outputs 1 and 3) which will be used to inform LHSs.

4.3 The default method for estimating existing need within the HNDA Tool is the Homelessness and Temporary Accommodation Pressure (HaTAP) (HNDA Tool Instructions 2014, Section 2). The HMP considered that the HaTAP approach did not accurately reflect existing need in the GCV area. An alternative approach was, therefore developed in dialogue with the CHMA. This is based on the level of the homeless backlog and the number of concealed and overcrowded households requiring an additional housing unit. The analysis is undertaken at LA level and uses nationally available data to provide a consistent approach across the GCV authorities. The approach is detailed in TR06 and is summarised below.

Homeless Estimate

4.4 The number of homeless households has been estimated using data on the number of live homeless cases at the end March over 3 years and averaged to provide a homeless household average figure. The source of this data is Local Authority: Annual Homeless HL1 and Housing Stock Returns. The percentage of homeless applicants rehoused in a social tenancy (i.e. Council or RSL tenancy) was ascertained over three years to provide an annual average of the proportion of homeless households likely to be rehoused. This percentage was then applied to the number of live cases (average) to give an approximation of the potential number of live homeless cases which may be housed. The remainder of the homeless households were deemed to be unlikely to be housed, and therefore, were assessed as being in existing need. In total there are 4,641 such households across the GCV area.

Concealed and Overcrowded Estimate

4.5 Households which were both concealed and overcrowded have been estimated from the Scottish Household Survey and Scottish House Condition Survey. The Scottish Government undertook a bespoke analysis on GCV’s behalf to produce the required information using 2010-2012 data to produce a large enough sample, which was then averaged to give an annual estimate. It was considered that those households who were both concealed and overcrowded were likely to generate a need for an additional housing unit as they are unlikely to be counted within the household projections and they will not release a home for another households use when they move on. In total there are 7,086 such households across the GCV area.

Affordability Model

4.6 The HMP considered that the vast majority of the households in existing need will require social or below market rent accommodation and would be unlikely to meet their needs in the Private sector. They were therefore, allocated to the social rented sector in the HNDA Tool.

Time period to Clear Existing Need

- 4.7 The HNDA Tool default time period to clear existing need is five years. However, this can be varied in the Tool as required. It is considered that most LAs in the GCV area existing need will be cleared in five years. However, both Glasgow City and North Lanarkshire councils consider that ten years is a more realistic time period for them to clear existing need given its scale and this has been incorporated into the HNDA Tool.

Total Existing Need

- 4.8 The total existing need identified and used in the HNDA Tool is 11,727 as is set out in Table 4.1. Existing Need as a proportion of the GCV total ranges from 48% in Glasgow City (5,677 households) to 1% in Inverclyde (120 households). The average proportion of existing need across the GCV area households is 13%.

| Local Authority | Homeless Existing Need | Overcrowded and Concealed Existing Need | Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need) | % of Existing (Backlog) Need within GCV Area |
|-----------------------------|-------------------------------|--|---|---|
| East Dunbartonshire | 258 | 0 | 258 | 2% |
| East Renfrewshire | 48 | 154 | 202 | 2% |
| Glasgow City Council | 2,507 | 3170 | 5,677 | 48% |
| Inverclyde Council | 120 | 0 | 120 | 1% |
| North Lanarkshire Council | 548 | 1,675 | 2,223 | 19% |
| Renfrewshire Council | 206 | 372 | 578 | 5% |
| South Lanarkshire Council | 629 | 1,561 | 2,190 | 19% |
| West Dunbartonshire Council | 325 | 154 | 479 | 4% |
| GCV Total | 4,641 | 7,086 | 11,727 | 100% |

Source: Scottish Government, Local Authorities 2013

- 4.9 The position at the base date has now been established for households, stock and existing need. The next stage, set out in Section 5, is to consider projections of population and households into the future.

5.0 Future Need/Demand - Projections of Population and Households

Introduction

- 5.1 NRS 2012-based population and household projections form the basis of HNDA2 and they are explored further in *Technical Report 4 Demographic Change in the GCV Area* and *Chapter 3 Key Housing Market Drivers*, Section 3 Demographic and Social Trends. A summary of the results are set out in paragraphs 5.2 to 5.12. More information on NRS population projections³ and household projections⁴ can be found on the NRS website.

Population Projection

- 5.2 The Tables in this section give the population data for the GCV area, including the Loch Lomond and the Trossachs National Park area within West Dunbartonshire (ref 3.4). The comparisons are with the latest NRS 2012-based projections. The NRS Principal Projection is the basis of the Planning scenario for HNDA2 (ref 6.4).
- 5.3 In terms of population change, Table 5.1 shows that the population in the GCV area is projected to increase by 60,053 over the period 2012-2029, from 1,789,550 in 2012 to 1,849,603 in 2029. This represents a population growth of 3,533 per annum, which is similar to the rate for the recent period (3,600 per year 2001-2012 ref TR04, 1.2.1). The projected increase in population is 10% lower than identified in HNDA1.
- 5.4 The projected total population change is the result of accumulated natural population change (that is the number of births minus the number of deaths) of 32,000 and accumulated net migration gains of 28,000 (ref TR04, 1.2.2).

Table 5.1 - Population Change

| | Population 2012 | population 2029 | change 2012-2029 | annual 2012-2029 |
|----------------------|--------------------|--------------------|---------------------|---------------------|
| NRS - Low Migration | 1,789,550 | 1,812,371 | 22,821 | 1,342 |
| NRS - Principal | 1,789,550 | 1,849,603 | 60,053 | 3,533 |
| NRS - High Migration | 1,789,550 | 1,886,631 | 97,081 | 5,711 |

Source: National Records of Scotland, 2012

- 5.5 Table 5.1 also gives a comparison of the principal projection with NRS low and high migration projections.

Low migration

For the low migration variant 2012-2029, the population in the GCV area is projected to increase by 22,821, from 1,789,550 in 2012 to 1,812,371 in 2029. The represents a population growth of 1,342 per year. This is significantly lower than the Principal projection by 37,232 over the period and 2,190 annually.

High migration

For the high migration variant 2012-2029, the population in the GCV area is projected to increase by 97,081, from 1,789,550 in 2012 to 1,886,631 in 2029. This represents a population growth of 5,711 per year. This is significantly higher than the Principal projection by 37,028 over the period and 2,178 annually.

³ <http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2012-based>

⁴ <http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections/household-projections-for-scotland-2012-based>

- 5.6 For more information on demographic change in the GCV area and a comparison with HNDA1 please see TR04. For Local authority figures please see TR04 Table A1.2, A1.4, A1.5 and A1.6.

Household Projection

- 5.7 The number of households in the GCV area is projected to increase by 80,125, from 814,946 in 2012 to 895,071 in 2029. This represents a household growth of 4,713 per year, which is similar to the rate for the recent period (4,900 per year in 2001-2012). (ref TR04, 1.2.3). In HNDA1 there was a projected increase of 113,700 households 2008-2025. The planned increase in households is 30% lower than identified in HNDA1 (33,500 fewer households).

Table 5.2 - Household Change

| | households 2012 | households 2029 | change 2012-2029 | annual 2012-2029 |
|----------------------|--------------------|--------------------|---------------------|---------------------|
| NRS - Low Migration | 814,946 | 879,186 | 64,240 | 3,779 |
| NRS - Principal | 814,946 | 895,071 | 80,125 | 4,713 |
| NRS - High Migration | 814,946 | 910,579 | 95,633 | 5,625 |

Source: National Records of Scotland, 2012

- 5.8 Table 5.2 also gives a comparison of the principal projection with NRS low and high migration projections.

Low migration

For the low migration variant 2012-2029, households in the GCV area are projected to increase by 64,240, from 814,946 in 2012 to 879,186 in 2029. This represents household growth of 3,779 per year. This is lower than the Principal projection by 15,885 households over the period and 934 households annually.

High migration

For the high migration variant 2012-2029, households in the GCV area are projected to increase by 95,633, from 814,946 in 2012 to 910,579 in 2029. This represents household growth of 5,625 per year. This is higher than the Principal projection by 15,508 households over the period and 912 households annually.

- 5.9 For more information on household change in the GCV area and a comparison with HNDA1 please see TR04. For Local authority figures please see TR04 Table A1.11.

Disaggregation of Projected Households by LA Sub-Area

- 5.10 The projected change in households by tenure has been disaggregated from Council area to LA sub-areas at 2024 and 2029 (ref 2.5).
- 5.11 The disaggregation of the household projections to LA sub-areas has been undertaken by calculating change factors for (1) the total number of households and (2) the percentage of households in the social rented sector (tenure change). The Private sector is a residual element of these calculations.
- 5.12 Two different methods for the disaggregation have been used by LAs to reflect local understanding of sub-areas. The overall household figures are the same for the council area, the distribution to the sub areas differs under each method.
- a) The proportional method calculates the two change factors by Council area and applies these factors to the 2012 base positions for each of the Council sub areas within that Council area and then applies it to households at 2024 and 2029. This

method has been used for East Dunbartonshire, Glasgow City, South Lanarkshire and West Dunbartonshire councils.

- b) The mixed method uses a trend-based method for total household change taking into consideration recent changes in households (calculating household change 2001-12 and applying it to sub areas at 2012); and the proportional method for percentage of households in the social rented sector. This method has been used for East Renfrewshire, Inverclyde Council, North Lanarkshire, Renfrewshire

These results are calibrated so that the 2024 and 2029 figures for sub areas sum to the household total and the sector split for each of the corresponding Council areas. The results for the Planning scenario by LA sub-areas are shown in Table 6.3. For detail on the LA sub-area disaggregation methodology for projected households please see Annex 3.

- 5.13 The household projections alongside existing need are input into the HNDA Tool where the net increase in households is tenured. Section 6 sets out a summary of the HNDA Tool results.

6.0 Household Tenure Projections to 2024 and 2029

Introduction

- 6.1 The HNDA Tool takes the projected number of households and existing need as inputs to the HNDA Tool and the output is the projected net change in households by tenure. Results presented in Tables 6.1-6.5 therefore include the net change in households (80,125) and existing need (11,727). All of existing need has been added to the social rented sector (ref 4.6).
- 6.2 Detailed results for all tenures are presented in TR01, however, for the purposes of the comparison of supply and demand two tenure categories are required, the Private and Social Rented & Below Market Rent (SR&BMR) sectors.

Geography

- 6.3 Results are presented at LA level and for the Planning scenario at LA sub-area level. Details on how the household tenure projections by LA sub-area level were derived can be found in Annex 3.

Preferred Scenario

- 6.4 Three scenarios have been explored for use in the HNDA Tool. The GCVHMP have chosen a preferred scenario, the Planning scenario which will be taken through the supply/demand comparison:
- Scenario A - Planning scenario⁵ which is based on the NRS Principal Projection;
 - Scenario B - Strong Economic Growth⁶;
 - Scenario C - Lower Migration scenario.
 - Other scenarios were also explored. Results for these scenarios can be found in TR01.

The vision of the Clydeplan SDP is to pursue economic recovery, creating a resilient healthy city region where people wish to live, work and invest. This approach reflects the Scottish Government's National Planning Framework 3. On this basis the Planning scenario is considered to be the most appropriate demographic scenario to support the economic aspirations of the SDP as it explores a steady growth in income and recovery in house prices. As it is the preferred scenario of the SDP MIR and the GCVHMP, the Planning scenario has been progressed to final estimates and used at this stage as the basis for the supply and demand comparison for the Private sector. The Strong Economic Growth and Lower Migration scenarios have not been taken forward through this process due to the level of work involved, being as it will be only indicative at this stage prior to taking the HNDA evidence that stage further with the setting of HSTs (ref Section 2), and in the spirit of the new HNDA guidance to keep the HNDA proportionate.

Household Tenure Projection Summary - Planning Scenario

- 6.5 The projected increase in households is set out in paragraph 5.7. However, in order to present tenured household projections it is necessary to also include existing need (11,727) (as this was an input to the HNDA Tool). The results for the Planning scenario are outlined below and a summary of the household tenure projection results is given in Table 6.1. Detailed results are shown in Tables 6.2 for LA and 6.3 for LA-sub area. Results at 2017 are given in Table 6.6 as this is an input to the supply/demand comparison in Table 8.4.

⁵ Please note that the 'Planning scenario' was the operational title for the GCVHMP in using the HNDA Tool, and has been renamed for the SDP MIR as the 'Sustained Growth Scenario'

⁶ Similarly, the 'Strong Economic Growth Scenario' has been renamed the 'High Migration Scenario' in the SDP MIR

All-Tenure

- Planning scenario: there is an increase of 91,853 households 2012-2029 from 814,946 households in 2012 to 906,799 in 2029. Projected household change is 5,400 per year: 3,100 in the Private sector and 2,300 in the SR&BMR sector. The projected tenure balance of new households is 57% Private, 43% SR&BMR.
- The tenure balance at 2012 is 71% Private and 29% SR&BMR. Incorporating projected new households the tenure balance at 2029 is 70% Private and 30% SR&BMR. This implies that, for the first time in decades, the proportion of households in the Private sector will be falling. By way of comparison, changes in Private sector households at 3,100 per year are only 52% of the level projected in HNDA1 (6,000 per year). The HNDA Tool outputs a tenure profile suggesting muted growth in the Private sector and significant growth in the SR&BMR sector. This differs from HNDA1 which set out a more stable tenure profile than previous studies suggesting that growth in owner occupation had levelled-out and the decline in the social rented sector was slowing.

Private sector

- Planning scenario: the Private sector increases by 52,535 households from 579,117 in 2012 to 631,652 in 2029.

SR&BMR Sector

- Planning scenario: the SR&BMR sector increases by 39,318 households from 235,829 in 2012 to 275,147 in 2029.

Table 6.1 Summary of Household Projections for GCV Area Scenarios 2012-2029

| | Estimated Households 2012 | Projected Households 2029 | 2012-2029 Increase in Households | Annual Change in Households |
|-------------------------------------|---------------------------|---------------------------|----------------------------------|-----------------------------|
| All Households | | | | |
| Scenario A - Planning Scenario | 814,946 | 906,799 | 91,853 | 5,403 |
| Scenario B - Strong Economic Growth | 814,946 | 922,315 | 107,369 | 6,316 |
| Scenario C - Low Migration | 814,946 | 890,921 | 75,975 | 4,469 |
| Private Sector | | | | |
| Scenario A - Planning Scenario | 579,117 | 631,652 | 52,535 | 3,090 |
| Scenario B - Strong Economic Growth | 579,117 | 648,158 | 69,041 | 4,061 |
| Scenario C - Low Migration | 579,117 | 621,479 | 42,362 | 2,492 |
| SR&BMR Sector | | | | |
| Scenario A - Planning Scenario | 235,829 | 275,147 | 39,318 | 2,313 |
| Scenario B - Strong Economic Growth | 235,829 | 274,157 | 38,328 | 2,255 |
| Scenario C - Low Migration | 235,829 | 269,442 | 33,613 | 1,977 |

Source: HNDA Tool results 2014, including net increase in households and existing need
Totals may vary due to rounding

Alternative Scenarios

- 6.6 Although the HNDA and SDP MIR have adopted the Planning scenario, local authority results have also been produced for Scenario B Strong Economic Growth and Scenario C Low Migration at local authority level shown in Tables 6.4 and 6.5 and summarised as follows.

All-Tenure

- Scenario B Strong Economic Growth: there is an increase of 107,369 households 2012-2029, 15,516 more households than the Planning scenario. The projected tenure balance of new households is 64% Private, 36% SR&BMR.

- Scenario C Lower Migration scenario: there is an increase of 75,975 households 2012-2029, 15,878 fewer households than the Planning scenario. The projected tenure balance of new households is 56% Private, 44% SR&BMR.

Private sector

- Scenario B Strong Economic Growth: the Private sector increases by 69,041 households 2012-2029, 16,506 more households than the Planning scenario.
- Scenario C Lower Migration scenario: the Private sector increases by 42,362 households 2012-2029, 10,173 fewer households than the Planning scenario.

SR&BMR Sector

- Scenario B Strong Economic Growth: SR&BMR sector households increase by 38,328, 990 fewer households than the Planning scenario. This sector decreases under this scenario because it is not only that the NRS high migration variant household projections have been used in the HNDA Tool, changes have also been made to other assumptions within the Tool reflecting improvements in affordability (ref TR01, Table 3)
- Scenario C Lower migration scenario: SR&BMR sector households increase by 33,613 households 2012-2029, 5,702 fewer households than the Planning scenario.

Stage 1 and Stage 2 Results

- 6.7 As has been mentioned in paragraph 2.5 Private sector household projections (the HNDA Tool Housing Estimates) are incomplete Stage 1 results, as they have not been considered in the appropriate cross boundary Housing Market Area (HMA) framework. Data availability and constraints of the HNDA Tool (ref TR01, Section 3) requires tenured household projections to be based, initially, on local authority areas, but the results are required to be disaggregated to the aforementioned 25 LA sub-areas. The Private sector projections are then re-aggregated to the 13 Housing Sub-Market areas, which fit within the HMA system. **At this stage the projections are an intermediate stage in the process of estimating demand for the HMA framework. They should not be treated as demand figures for local authority areas or LA sub-areas as they do not allow for the effect of mobile demand.** Underlying the population (and therefore household) projections is an implicit set of assumptions on housing-led migration within the GCV area. If left in this form and without an allowance for demand that can be met over a wider area (mobile demand), the projections would simply perpetuate past trends in housing-led migration and be inconsistent with a plan-led approach. For final Stage 2 Private sector results estimating demand in the HMA framework please see Section 8 and for more information on the HMA framework please see TR02.
- 6.8 The methodology for dealing with the Private and SR&BMR sectors diverges at this point. The HNDA Tool results have tenured the *net* increase in households. Adding this result to the estimates of households at the base date (Section 3) provides a count of all households in each sector. For the SR&BMR sector this is the Housing Estimates which is considered further in Section 9. For the Private sector the Housing Estimates from the HNDA Tool is an intermediate stage in the process (Stage 1) of estimating demand in the HMA framework (Stage 2) which is undertaken in Section 8. However, before being able to do this the next stage, Section 7 outlines the methodology for the stock projection. This then allows a comparison to be made between projected Private sector demand with projected stock in Section 8.

Table 6.2 Household Tenure Projection - Planning Scenario by LA, 2024 and 2029

| LA | Estimated number of households 2012 | | | Projected number of households 2024 | | | Projected number of households 2029 | | | Net change in households 2012-24 | | | Net change in households 2024-29 | | | Net change in households 2012-29 | | |
|---------------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|----------------------------------|---------------|---------------|----------------------------------|--------------|---------------|----------------------------------|---------------|---------------|
| | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total |
| East Dunbartonshire | 38,522 | 5,256 | 43,778 | 39,438 | 5,882 | 45,320 | 39,424 | 5,875 | 45,299 | 916 | 626 | 1,542 | -14 | -7 | -21 | 902 | 619 | 1,521 |
| East Renfrewshire | 33,188 | 4,387 | 37,575 | 35,164 | 5,297 | 40,461 | 35,860 | 5,578 | 41,438 | 1,976 | 910 | 2,886 | 696 | 281 | 977 | 2,672 | 1,191 | 3,863 |
| Glasgow City | 182,492 | 103,642 | 286,134 | 201,423 | 121,606 | 323,029 | 209,373 | 127,318 | 336,691 | 18,931 | 17,964 | 36,895 | 7,950 | 5,712 | 13,662 | 26,881 | 23,676 | 50,557 |
| Inverclyde | 27,298 | 10,001 | 37,299 | 26,696 | 9,867 | 36,563 | 26,112 | 9,587 | 35,699 | -602 | -134 | -736 | -584 | -280 | -864 | -1,186 | -414 | -1,600 |
| North Lanarkshire | 101,420 | 45,485 | 146,905 | 108,675 | 50,184 | 158,859 | 110,720 | 50,954 | 161,674 | 7,255 | 4,699 | 11,954 | 2,045 | 770 | 2,815 | 9,300 | 5,469 | 14,769 |
| Renfrewshire | 61,232 | 19,692 | 80,924 | 65,181 | 21,830 | 87,011 | 66,052 | 22,205 | 88,257 | 3,949 | 2,138 | 6,087 | 871 | 375 | 1,246 | 4,820 | 2,513 | 7,333 |
| South Lanarkshire | 108,548 | 31,677 | 140,225 | 115,371 | 36,451 | 151,822 | 117,169 | 37,214 | 154,383 | 6,823 | 4,774 | 11,597 | 1,798 | 763 | 2,561 | 8,621 | 5,537 | 14,158 |
| West Dunbartonshire | 26,417 | 15,689 | 42,106 | 26,974 | 16,437 | 43,411 | 26,942 | 16,416 | 43,358 | 557 | 748 | 1,305 | -32 | -21 | -53 | 525 | 727 | 1,252 |
| GCV Total | 579,117 | 235,829 | 814,946 | 618,922 | 267,554 | 886,476 | 631,652 | 275,147 | 906,799 | 39,805 | 31,725 | 71,530 | 12,730 | 7,593 | 20,323 | 52,535 | 39,318 | 91,853 |

Source: HNDA Tool results 2014 including net increase in households 2012-29 (80,125) and existing need (11,727)

HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7). See Tables 8.7-8.10 for Stage 2 Private sector results

Totals may vary due to rounding

Table 6.3 Household Tenure Projection - Planning Scenario by LA Sub-Area, 2024 and 2029

| LA-Sub Areas | Estimated number of households 2012 | | | Projected number of households 2024 | | | Projected number of households 2029 | | | Net change in households 2012-24 | | | Net change in households 2024-29 | | | Net change in households 2012-29 | | |
|---------------------------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|----------------------------------|---------------|---------------|----------------------------------|--------------|---------------|----------------------------------|---------------|---------------|
| | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total |
| Bearsden and Milngavie | 15,643 | 1,079 | 16,722 | 16,103 | 1,208 | 17,311 | 16,097 | 1,206 | 17,303 | 460 | 129 | 589 | -6 | -2 | -8 | 454 | 127 | 581 |
| Strathkelvin | 22,879 | 4,177 | 27,056 | 23,335 | 4,674 | 28,009 | 23,327 | 4,669 | 27,996 | 456 | 497 | 953 | -8 | -5 | -13 | 448 | 492 | 940 |
| East Dunbartonshire | 38,522 | 5,256 | 43,778 | 39,438 | 5,882 | 45,320 | 39,424 | 5,875 | 45,299 | 916 | 626 | 1,542 | -14 | -7 | -21 | 902 | 619 | 1,521 |
| Eastwood | 25,430 | 1,567 | 26,997 | 27,078 | 1,862 | 28,940 | 27,635 | 1,947 | 29,582 | 1,648 | 295 | 1,943 | 557 | 85 | 642 | 2,205 | 380 | 2,585 |
| Levern Valley | 7,758 | 2,820 | 10,578 | 8,086 | 3,435 | 11,521 | 8,225 | 3,631 | 11,856 | 328 | 615 | 943 | 139 | 196 | 335 | 467 | 811 | 1,278 |
| East Renfrewshire | 33,188 | 4,387 | 37,575 | 35,164 | 5,297 | 40,461 | 35,860 | 5,578 | 41,438 | 1,976 | 910 | 2,886 | 696 | 281 | 977 | 2,672 | 1,191 | 3,863 |
| Glasgow East | 36,648 | 25,667 | 62,315 | 40,234 | 30,116 | 70,350 | 41,795 | 31,530 | 73,325 | 3,586 | 4,449 | 8,035 | 1,561 | 1,414 | 2,975 | 5,147 | 5,863 | 11,010 |
| Glasgow North East | 9,033 | 8,674 | 17,707 | 9,813 | 10,177 | 19,990 | 10,180 | 10,656 | 20,836 | 780 | 1,503 | 2,283 | 367 | 479 | 846 | 1,147 | 1,982 | 3,129 |
| Glasgow North West | 66,624 | 35,721 | 102,345 | 73,629 | 41,913 | 115,542 | 76,547 | 43,881 | 120,428 | 7,005 | 6,192 | 13,197 | 2,918 | 1,968 | 4,886 | 9,923 | 8,160 | 18,083 |
| Glasgow South | 70,187 | 33,580 | 103,767 | 77,747 | 39,400 | 117,147 | 80,851 | 41,251 | 122,102 | 7,560 | 5,820 | 13,380 | 3,104 | 1,851 | 4,955 | 10,664 | 7,671 | 18,335 |
| Glasgow City | 182,492 | 103,642 | 286,134 | 201,423 | 121,606 | 323,029 | 209,373 | 127,318 | 336,691 | 18,931 | 17,964 | 36,895 | 7,950 | 5,712 | 13,662 | 26,881 | 23,676 | 50,557 |
| Inverclyde East | 14,277 | 8,869 | 23,146 | 12,804 | 8,453 | 21,257 | 12,079 | 8,079 | 20,158 | -1,473 | -416 | -1,889 | -725 | -374 | -1,099 | -2,198 | -790 | -2,988 |
| Inverclyde West | 10,832 | 1,019 | 11,851 | 11,533 | 1,260 | 12,793 | 11,641 | 1,338 | 12,979 | 701 | 241 | 942 | 108 | 78 | 186 | 809 | 319 | 1,128 |
| Kilmacolm and Quarriers Village | 2,189 | 113 | 2,302 | 2,359 | 154 | 2,513 | 2,392 | 170 | 2,562 | 170 | 41 | 211 | 33 | 16 | 49 | 203 | 57 | 260 |
| Inverclyde | 27,298 | 10,001 | 37,299 | 26,696 | 9,867 | 36,563 | 26,112 | 9,587 | 35,699 | -602 | -134 | -736 | -584 | -280 | -864 | -1,186 | -414 | -1,600 |
| Airdrie and Coatbridge | 31,259 | 14,686 | 45,945 | 34,268 | 16,583 | 50,851 | 35,252 | 17,001 | 52,253 | 3,009 | 1,897 | 4,906 | 984 | 418 | 1,402 | 3,993 | 2,315 | 6,308 |
| Cumbernauld | 28,839 | 7,339 | 36,178 | 30,771 | 8,031 | 38,802 | 31,226 | 8,125 | 39,351 | 1,932 | 692 | 2,624 | 455 | 94 | 549 | 2,387 | 786 | 3,173 |
| Motherwell | 41,322 | 23,460 | 64,782 | 43,636 | 25,570 | 69,206 | 44,242 | 25,828 | 70,070 | 2,314 | 2,110 | 4,424 | 606 | 258 | 864 | 2,920 | 2,368 | 5,288 |
| North Lanarkshire | 101,420 | 45,485 | 146,905 | 108,675 | 50,184 | 158,859 | 110,720 | 50,954 | 161,674 | 7,255 | 4,699 | 11,954 | 2,045 | 770 | 2,815 | 9,300 | 5,469 | 14,769 |
| Johnstone and Elderslie | 7,215 | 3,467 | 10,682 | 7,699 | 3,880 | 11,579 | 7,819 | 3,962 | 11,781 | 484 | 413 | 897 | 120 | 82 | 202 | 604 | 495 | 1,099 |
| North Renfrewshire | 8,481 | 1,063 | 9,544 | 8,910 | 1,161 | 10,071 | 8,958 | 1,174 | 10,132 | 429 | 98 | 527 | 48 | 13 | 61 | 477 | 111 | 588 |
| Paisley and Linwood | 28,908 | 12,411 | 41,319 | 30,150 | 13,557 | 43,707 | 30,315 | 13,700 | 44,015 | 1,242 | 1,146 | 2,388 | 165 | 143 | 308 | 1,407 | 1,289 | 2,696 |
| Renfrew | 8,537 | 1,925 | 10,462 | 9,913 | 2,328 | 12,241 | 10,403 | 2,455 | 12,858 | 1,376 | 403 | 1,779 | 490 | 127 | 617 | 1,866 | 530 | 2,396 |
| West Renfrewshire | 8,091 | 826 | 8,917 | 8,509 | 904 | 9,413 | 8,557 | 914 | 9,471 | 418 | 78 | 496 | 48 | 10 | 58 | 466 | 88 | 554 |
| Renfrewshire | 61,232 | 19,692 | 80,924 | 65,181 | 21,830 | 87,011 | 66,052 | 22,205 | 88,257 | 3,949 | 2,138 | 6,087 | 871 | 375 | 1,246 | 4,820 | 2,513 | 7,333 |
| Clydesdale | 20,854 | 6,412 | 27,266 | 22,143 | 7,378 | 29,521 | 22,486 | 7,533 | 30,019 | 1,289 | 966 | 2,255 | 343 | 155 | 498 | 1,632 | 1,121 | 2,753 |
| East Kilbride | 31,721 | 6,387 | 38,108 | 33,909 | 7,350 | 41,259 | 34,452 | 7,503 | 41,955 | 2,188 | 963 | 3,151 | 543 | 153 | 696 | 2,731 | 1,116 | 3,847 |
| Hamilton | 35,680 | 11,904 | 47,584 | 37,822 | 13,698 | 51,520 | 38,404 | 13,985 | 52,389 | 2,142 | 1,794 | 3,936 | 582 | 287 | 869 | 2,724 | 2,081 | 4,805 |
| Rutherglen and Cambuslang | 20,293 | 6,974 | 27,267 | 21,497 | 8,025 | 29,522 | 21,827 | 8,193 | 30,020 | 1,204 | 1,051 | 2,255 | 330 | 168 | 498 | 1,534 | 1,219 | 2,753 |
| South Lanarkshire | 108,548 | 31,677 | 140,225 | 115,371 | 36,451 | 151,822 | 117,169 | 37,214 | 154,383 | 6,823 | 4,774 | 11,597 | 1,798 | 763 | 2,561 | 8,621 | 5,537 | 14,158 |
| Clydebank | 11,583 | 8,865 | 20,448 | 11,794 | 9,288 | 21,082 | 11,780 | 9,276 | 21,056 | 211 | 423 | 634 | -14 | -12 | -26 | 197 | 411 | 608 |
| Dumbarton and Vale of Leven | 14,834 | 6,824 | 21,658 | 15,180 | 7,149 | 22,329 | 15,162 | 7,140 | 22,302 | 346 | 325 | 671 | -18 | -9 | -27 | 328 | 316 | 644 |
| West Dunbartonshire | 26,417 | 15,689 | 42,106 | 26,974 | 16,437 | 43,411 | 26,942 | 16,416 | 43,358 | 557 | 748 | 1,305 | -32 | -21 | -53 | 525 | 727 | 1,252 |
| GCV Total | 579,117 | 235,829 | 814,946 | 618,922 | 267,554 | 886,476 | 631,652 | 275,147 | 906,799 | 39,805 | 31,725 | 71,530 | 12,730 | 7,593 | 20,323 | 52,535 | 39,318 | 91,853 |

Source: HNSA Tool results 2014 including net increase in households 2012-29 (80,125) and existing need (11,727)

HNSA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7). See Tables 8.7-8.10 for Stage 2 Private sector results

LA sub-area figures have been estimated from the HNSA Tool LA housing estimates output using a GCV wide disaggregation method (ref paragraphs 5.10-5.11). In informing local policy for the SR&BMR sector, LAs may use local information specific to their sub areas to inform their local figures.

Totals may vary due to rounding. These results are an input to the Private sector supply/demand comparison Tables 8.5, 8.6, 8.7, 8.8

Table 6.4 Household Tenure Projection - Strong Economic Growth by LA, 2024 and 2029

| LA | Estimated number of households 2012 | | | Projected number of households 2024 | | | Projected number of households 2029 | | | Net change in households 2012-24 | | | Net change in households 2024-29 | | | Net change in households 2012-29 | | |
|---------------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|----------------------------------|---------------|---------------|----------------------------------|--------------|---------------|----------------------------------|---------------|----------------|
| | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total |
| East Dunbartonshire | 38,522 | 5,256 | 43,778 | 39,708 | 5,910 | 45,618 | 39,849 | 5,949 | 45,798 | 1,186 | 654 | 1,840 | 141 | 39 | 180 | 1,327 | 693 | 2,020 |
| East Renfrewshire | 33,188 | 4,387 | 37,575 | 35,501 | 5,250 | 40,751 | 36,455 | 5,472 | 41,927 | 2,313 | 863 | 3,176 | 954 | 222 | 1,176 | 3,267 | 1,085 | 4,352 |
| Glasgow City | 182,492 | 103,642 | 286,134 | 207,341 | 121,706 | 329,047 | 219,997 | 126,724 | 346,721 | 24,849 | 18,064 | 42,913 | 12,656 | 5,018 | 17,674 | 37,505 | 23,082 | 60,587 |
| Inverclyde | 27,298 | 10,001 | 37,299 | 26,842 | 9,975 | 36,817 | 26,273 | 9,804 | 36,077 | -456 | -26 | -482 | -569 | -171 | -740 | -1,025 | -197 | -1,222 |
| North Lanarkshire | 101,420 | 45,485 | 146,905 | 109,421 | 50,029 | 159,450 | 111,992 | 50,671 | 162,663 | 8,001 | 4,544 | 12,545 | 2,571 | 642 | 3,213 | 10,572 | 5,186 | 15,758 |
| Renfrewshire | 61,232 | 19,692 | 80,924 | 65,758 | 21,719 | 87,477 | 66,999 | 22,028 | 89,027 | 4,526 | 2,027 | 6,553 | 1,241 | 309 | 1,550 | 5,767 | 2,336 | 8,103 |
| South Lanarkshire | 108,548 | 31,677 | 140,225 | 116,663 | 36,346 | 153,009 | 119,309 | 37,008 | 156,317 | 8,115 | 4,669 | 12,784 | 2,646 | 662 | 3,308 | 10,761 | 5,331 | 16,092 |
| West Dunbartonshire | 26,417 | 15,689 | 42,106 | 27,199 | 16,471 | 43,670 | 27,284 | 16,501 | 43,785 | 782 | 782 | 1,564 | 85 | 30 | 115 | 867 | 812 | 1,679 |
| GCV Total | 579,117 | 235,829 | 814,946 | 628,433 | 267,406 | 895,839 | 648,158 | 274,157 | 922,315 | 49,316 | 31,577 | 80,893 | 19,725 | 6,751 | 26,476 | 69,041 | 38,328 | 107,369 |

Source: HNDA Tool results 2014 including net increase in households 2012-29 (95,633) and existing need (11,727)
 HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7)
 Totals may vary due to rounding

Table 6.5 Household Tenure Projection - Low Migration Scenario by LA, 2024 and 2029

| LA | Estimated number of households 2012 | | | Projected number of households 2024 | | | Projected number of households 2029 | | | Net change in households 2012-24 | | | Net change in households 2024-29 | | | Net change in households 2012-29 | | |
|---------------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|----------------------------------|---------------|---------------|----------------------------------|--------------|---------------|----------------------------------|---------------|---------------|
| | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total |
| East Dunbartonshire | 38,522 | 5,256 | 43,778 | 39,273 | 5,817 | 45,090 | 39,177 | 5,774 | 44,951 | 751 | 561 | 1,312 | -96 | -43 | -139 | 655 | 518 | 1,173 |
| East Renfrewshire | 33,188 | 4,387 | 37,575 | 34,996 | 5,235 | 40,231 | 35,584 | 5,474 | 41,058 | 1,808 | 848 | 2,656 | 588 | 239 | 827 | 2,396 | 1,087 | 3,483 |
| Glasgow City | 182,492 | 103,642 | 286,134 | 197,771 | 119,225 | 316,996 | 203,402 | 123,271 | 326,673 | 15,279 | 15,583 | 30,862 | 5,631 | 4,046 | 9,677 | 20,910 | 19,629 | 40,539 |
| Inverclyde | 27,298 | 10,001 | 37,299 | 26,491 | 9,787 | 36,278 | 25,727 | 9,419 | 35,146 | -807 | -214 | -1,021 | -764 | -368 | -1,132 | -1,571 | -582 | -2,153 |
| North Lanarkshire | 101,420 | 45,485 | 146,905 | 107,991 | 49,950 | 157,941 | 109,568 | 50,544 | 160,112 | 6,571 | 4,465 | 11,036 | 1,577 | 594 | 2,171 | 8,148 | 5,059 | 13,207 |
| Renfrewshire | 61,232 | 19,692 | 80,924 | 64,710 | 21,646 | 86,356 | 65,300 | 21,900 | 87,200 | 3,478 | 1,954 | 5,432 | 590 | 254 | 844 | 4,068 | 2,208 | 6,276 |
| South Lanarkshire | 108,548 | 31,677 | 140,225 | 114,635 | 36,171 | 150,806 | 115,983 | 36,743 | 152,726 | 6,087 | 4,494 | 10,581 | 1,348 | 572 | 1,920 | 7,435 | 5,066 | 12,501 |
| West Dunbartonshire | 26,417 | 15,689 | 42,106 | 26,823 | 16,363 | 43,186 | 26,738 | 16,317 | 43,055 | 406 | 674 | 1,080 | -85 | -46 | -131 | 321 | 628 | 949 |
| GCV Total | 579,117 | 235,829 | 814,946 | 612,690 | 264,194 | 876,884 | 621,479 | 269,442 | 890,921 | 33,573 | 28,365 | 61,938 | 8,789 | 5,248 | 14,037 | 42,362 | 33,613 | 75,975 |

Source: HNDA Tool results 2014 including net increase in households 2012-29 (64,240) and existing need (11,727)
 HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7)
 Totals may vary due to rounding

Table 6.6 Household Tenure Projection - Planning Scenario by LA Sub-Area, 2017

| LA-Sub Areas | Estimated number of households 2012 | | | Projected number of households 2017 | | | Net change in households 2012-17 | | |
|---------------------------------|-------------------------------------|----------------|----------------|-------------------------------------|----------------|----------------|----------------------------------|---------------|---------------|
| | Private | SR&BMR | Total | Private | SR&BMR | Total | Private | SR&BMR | Total |
| Bearsden and Milngavie | 15,643 | 1,079 | 16,722 | 15,939 | 1,178 | 17,117 | 296 | 99 | 395 |
| Strathkelvin | 22,879 | 4,177 | 27,056 | 23,138 | 4,558 | 27,696 | 259 | 381 | 640 |
| East Dunbartonshire | 38,522 | 5,256 | 43,778 | 39,077 | 5,736 | 44,813 | 555 | 480 | 1,035 |
| Eastwood | 25,430 | 1,567 | 26,997 | 26,135 | 1,729 | 27,864 | 705 | 162 | 867 |
| Levern Valley | 7,758 | 2,820 | 10,578 | 7,847 | 3,143 | 10,990 | 89 | 323 | 412 |
| East Renfrewshire | 33,188 | 4,387 | 37,575 | 33,982 | 4,872 | 38,854 | 794 | 485 | 1,279 |
| Glasgow East | 36,648 | 25,667 | 62,315 | 38,031 | 27,696 | 65,727 | 1,383 | 2,029 | 3,412 |
| Glasgow North East | 9,033 | 8,674 | 17,707 | 9,317 | 9,360 | 18,677 | 284 | 686 | 970 |
| Glasgow North West | 66,624 | 35,721 | 102,345 | 69,403 | 38,546 | 107,949 | 2,779 | 2,825 | 5,604 |
| Glasgow South | 70,187 | 33,580 | 103,767 | 73,214 | 36,235 | 109,449 | 3,027 | 2,655 | 5,682 |
| Glasgow City | 182,492 | 103,642 | 286,134 | 189,965 | 111,837 | 301,802 | 7,473 | 8,195 | 15,668 |
| Inverclyde East | 14,277 | 8,869 | 23,146 | 13,715 | 8,819 | 22,534 | -562 | -50 | -612 |
| Inverclyde West | 10,832 | 1,019 | 11,851 | 11,209 | 1,131 | 12,340 | 377 | 112 | 489 |
| Kilmacolm and Quarriers Village | 2,189 | 113 | 2,302 | 2,277 | 131 | 2,408 | 88 | 18 | 106 |
| Inverclyde | 27,298 | 10,001 | 37,299 | 27,201 | 10,081 | 37,282 | -97 | 80 | -17 |
| Airdrie and Coatbridge | 31,259 | 14,686 | 45,945 | 32,555 | 15,616 | 48,171 | 1,296 | 930 | 2,226 |
| Cumbernauld | 28,839 | 7,339 | 36,178 | 29,736 | 7,702 | 37,438 | 897 | 363 | 1,260 |
| Motherwell | 41,322 | 23,460 | 64,782 | 42,346 | 24,581 | 66,927 | 1,024 | 1,121 | 2,145 |
| North Lanarkshire | 101,420 | 45,485 | 146,905 | 104,637 | 47,899 | 152,536 | 3,217 | 2,414 | 5,631 |
| Johnstone and Elderslie | 7,215 | 3,467 | 10,682 | 7,445 | 3,725 | 11,170 | 230 | 258 | 488 |
| North Renfrewshire | 8,481 | 1,063 | 9,544 | 8,739 | 1,130 | 9,869 | 258 | 67 | 325 |
| Paisley and Linwood | 28,908 | 12,411 | 41,319 | 29,571 | 13,199 | 42,770 | 663 | 788 | 1,451 |
| Renfrew | 8,537 | 1,925 | 10,462 | 9,157 | 2,136 | 11,293 | 620 | 211 | 831 |
| West Renfrewshire | 8,091 | 826 | 8,917 | 8,343 | 879 | 9,222 | 252 | 53 | 305 |
| Renfrewshire | 61,232 | 19,692 | 80,924 | 63,255 | 21,069 | 84,324 | 2,023 | 1,377 | 3,400 |
| Clydesdale | 20,854 | 6,412 | 27,266 | 21,439 | 7,093 | 28,532 | 585 | 681 | 1,266 |
| East Kilbride | 31,721 | 6,387 | 38,108 | 32,812 | 7,066 | 39,878 | 1,091 | 679 | 1,770 |
| Hamilton | 35,680 | 11,904 | 47,584 | 36,626 | 13,169 | 49,795 | 946 | 1,265 | 2,211 |
| Rutherglen and Cambuslang | 20,293 | 6,974 | 27,267 | 20,818 | 7,715 | 28,533 | 525 | 741 | 1,266 |
| South Lanarkshire | 108,548 | 31,677 | 140,225 | 111,695 | 35,043 | 146,738 | 3,147 | 3,366 | 6,513 |
| Clydebank | 11,583 | 8,865 | 20,448 | 11,673 | 9,212 | 20,885 | 90 | 347 | 437 |
| Dumbarton and Vale of Leven | 14,834 | 6,824 | 21,658 | 15,030 | 7,091 | 22,121 | 196 | 267 | 463 |
| West Dunbartonshire | 26,417 | 15,689 | 42,106 | 26,703 | 16,303 | 43,006 | 286 | 614 | 900 |
| GCV area | 579,117 | 235,829 | 814,946 | 596,515 | 252,840 | 849,355 | 17,398 | 17,011 | 34,409 |

Source: HNSA Tool results 2014 including existing need (11,727)

HNSA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7). See Tables 8.7-8.10 for Stage 2 Private sector results

This table provides an input to the Private sector supply/demand comparison in Section 8, Table 8.4

Totals may vary due to rounding

7.0 Stock Projections

7.1 Projections of private housing stock and vacancies are required to enable the effective housing stock to be compared with projected demand in the Private sector at HMA level. This is detailed in Part A. For the SR&BMR sector a partial projection of housing stock is given in Part B.

A Private Sector Housing Stock Projections to 2024 and 2029

7.2 Supply and demand are compared at the HMA level, therefore, stock projections are required for these areas. Stock projections have been developed on an LA sub-area basis and aggregated to LA and HMA level.

7.3 The most significant component of the increase in Private sector stock is the level of new housing completions. For the 2024 projection, this is based on one year of actual completions, 2012/13, the programmed output from sites in each local authority's finalised 2013 effective housing land supply (2013-20), and the anticipated output from years 2020-24 of the Urban Capacity Study (UCS). There are also a small number of UCS units for the period 2013-20.

7.4 For the 2029 projection, possible sources of additional housing are identified in the UCS (ref *Background Report 8 Urban Capacity Study 2013* to the SDP2 MIR). The sources of sites in the UCS include housing sites as well as, for example, vacant and derelict land, industrial and business areas and public sector housing demolition areas. Table 7.1A summarises the data for each Housing Sub-Market Area (HSMA).

7.5 Projections of private stock for HMAs and local authorities are shown in Table 7.2. Within the Central Conurbation and Eastern Conurbation HMAs, projected Private sector stock is required for each of the Housing Sub-Market Areas to allow comparisons with estimated local demand.

7.6 The sale of rented stock to sitting tenants through the 'Right to Buy' (RTB) is less significant than in previous years because RTB will end for all council and housing association tenants on 1 August 2016 in Scotland as a result of the Housing (Scotland) Act 2014. Preceding this, it has been significant in terms of the increase in Private sector stock. RTB is, however, completely neutral in its effect on the balance between supply and demand because an equal number of households change tenure. Each local authority has provided RTB projections, which show a falling level of sales.

7.7 It cannot be assumed that all stock is available to satisfy housing demand. Effective stock excludes vacant and other non-effective stock such as second homes and holiday homes. Paragraph 3.9 in Section 3 detailed that vacancies have been estimated at 2012 using Census-based data. Vacant stock at 2024 has been estimated by adding the vacancies that will arise in the new owner-occupied stock to the number of vacancies in 2012. The additional vacancies have been calculated by applying a 1% 'frictional' vacancy rate to the increase in stock to allow for the short-term vacancies associated with stock turnover. Other non-effective stock is assumed to remain constant. Therefore, demand is compared with 'effective' stock.

7.8 The stock projection for the Private sector allows a comparison of projected demand with projected stock in Section 8. For the SR&BMR sector there is only a partial picture of projected stock and this sector is considered further in Section 9

B Social Rented Sector Housing Stock Projections

- 7.9 The SR&BMR sector includes local authority and RSL stock. However, based on currently known data, it is only possible to present a partial assessment of future stock changes in this sector. The known land supply for social rented housing is closely related to council's Strategic Housing Investment Plan (SHIP) and their related relatively short-term funding horizons. The SHIPs are reviewed annually and generally a confident view of future new building and other investment can only be provided for up to three and at most five years. In addition stock change pressures such as regeneration requirements, levels of voids, mismatch and shortages of certain stock differ greatly in each local authority and are not reflected in the land supply.
- 7.10 The programmed completions, therefore, are limited to: (a) the known 2012/13 completions, (b) the known sites in the 2013 land supply for the 2013/20 period and (c) potential social rented sector sites identified in the UCS for the longer term period to 2029. These figures do not, therefore, take full account of likely, future new build in the social rented sector or acquisitions. RTB sales, demolitions and vacancies will be considered as part of the HST stage therefore only a partial picture of projected stock changes can be presented for this sector. Therefore, the outputs from the HNDA Tool will not be compared with a projection of SR&BMR stock. Table 7.1B sets out for the SR&BMR sector, land supply from the HLA and UCS for local authorities. Table 7.1C sets out the all-tenure land supply for the GCV area.

Table 7.1A Housing Land Supply 2012-29 - Housing Land Audit and Urban Capacity Study - Private Sector by HSMA

| HSMA | 2012/13 Completions | 2013/20 HLA Supply | 2013/24 UCS Supply | 2024/29 UCS Supply | 2012/29 Completions, HLA and UCS Supply Total | 2013/29 HLA and UCS Supply Total | 2029/37 UCS Supply | 2012/37 Completions, HLA and UCS Supply Total | 2013/37 HLA and UCS Supply Total |
|-------------------------------------|------------------------|--------------------------|--------------------------|--------------------------|--|--|--------------------------|--|--|
| Central Conurbation | 2,156 | 26,388 | 21,695 | 18,338 | 68,577 | 66,421 | 22,880 | 91,457 | 89,301 |
| Greater Glasgow North and West | 380 | 4,310 | 3,852 | 4,633 | 13,175 | 12,795 | 8,452 | 21,627 | 21,247 |
| Strathkelvin and Galsgow North East | 235 | 2,432 | 1,632 | 1,434 | 5,733 | 5,498 | 1,433 | 7,166 | 6,931 |
| Glasgow East | 240 | 4,144 | 4,447 | 3,130 | 11,961 | 11,721 | 4,573 | 16,534 | 16,294 |
| Cumbernauld | 137 | 2,941 | 1,955 | 1,208 | 6,241 | 6,104 | 431 | 6,672 | 6,535 |
| Greater Glasgow South | 675 | 6,035 | 4,153 | 3,618 | 14,481 | 13,806 | 4,143 | 18,624 | 17,949 |
| Renfrewshire | 259 | 4,981 | 4,005 | 2,592 | 11,837 | 11,578 | 3,228 | 15,065 | 14,806 |
| East Kilbride | 230 | 1,545 | 1,651 | 1,723 | 5,149 | 4,919 | 620 | 5,769 | 5,539 |
| Eastern Conurbation | 705 | 7,110 | 7,489 | 8,303 | 23,607 | 22,902 | 9,116 | 32,723 | 32,018 |
| Airdrie and Coatbridge | 212 | 1,550 | 1,830 | 1,322 | 4,914 | 4,702 | 2,024 | 6,938 | 6,726 |
| Motherwell | 280 | 2,937 | 2,351 | 4,280 | 9,848 | 9,568 | 4,407 | 14,255 | 13,975 |
| Clydesdale | 39 | 712 | 1,574 | 1,307 | 3,632 | 3,593 | 1,360 | 4,992 | 4,953 |
| Hamilton | 174 | 1,911 | 1,734 | 1,394 | 5,213 | 5,039 | 1,325 | 6,538 | 6,364 |
| Discrete HMAs | | | | | | | | | |
| Dumbarton and Vale of Leven | 137 | 1,161 | 1,089 | 592 | 2,979 | 2,842 | 120 | 3,099 | 2,962 |
| Inverclyde | 93 | 1,206 | 1,605 | 1,668 | 4,572 | 4,479 | 999 | 5,571 | 5,478 |
| Conurbation Total | 2,861 | 33,498 | 29,184 | 26,641 | 92,184 | 89,323 | 31,996 | 124,180 | 121,319 |
| GCV Total | 3,091 | 35,865 | 31,878 | 28,901 | 99,735 | 96,644 | 33,115 | 132,850 | 129,759 |

Source: GCVSDPA, Housing Land Audit 2013 and Urban Capacity Study 2013. The Housing Land Supply provides inputs to the Private sector stock projection (Table 7.2) and the Private sector Supply/Demand comparison Section 8.

Table 7.1B Housing Land Supply 2012-29 - Housing Land Audit and Urban Capacity Study - Social Rented Sector by LA

| LA | 2012/13 Completions | 2013/20 HLA Supply | 2013/24 UCS Supply | 2024/29 UCS Supply | 2012/29 Completions, HLA and UCS Supply Total | 2013/29 HLA and UCS Supply Total | 2029/37 UCS Supply | 2012/37 Completions, HLA and UCS Supply Total | 2013/37 HLA and UCS Supply Total |
|---------------------|--------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|---|-----------------------------------|--|---|
| East Dunbartonshire | 176 | 401 | 453 | 61 | 1,091 | 915 | 0 | 1,091 | 915 |
| East Renfrewshire | 86 | 185 | 0 | 0 | 271 | 185 | 0 | 271 | 185 |
| Glasgow City | 473 | 5,816 | 2,246 | 680 | 9,215 | 8,742 | 424 | 9,639 | 9,166 |
| Inverclyde | 116 | 577 | 201 | 300 | 1,194 | 1,078 | 185 | 1,379 | 1,263 |
| North Lanarkshire | 194 | 1,299 | 781 | 520 | 2,794 | 2,600 | 177 | 2,971 | 2,777 |
| Renfrewshire | 173 | 305 | 0 | 165 | 643 | 470 | 315 | 958 | 785 |
| South Lanarkshire | 150 | 494 | 305 | 350 | 1,299 | 1,149 | 65 | 1,364 | 1,214 |
| West Dunbartonshire | 51 | 826 | 394 | 95 | 1,366 | 1,315 | 0 | 1,366 | 1,315 |
| GCV Total | 1,419 | 9,903 | 4,380 | 2,171 | 17,873 | 16,454 | 1,166 | 19,039 | 17,620 |

Source: GCVSDPA, Housing Land Audit 2013 and Urban Capacity Study 2013. The Housing Land Supply provides inputs to the Private sector stock projection (Table 7.2) and the Private sector Supply/Demand comparison Section 8.

Table 7.1C Housing Land Supply 2012-29 - Housing Land Audit and Urban Capacity Study - All-Tenure by GCV

| | 2012/13 Completions | 2013/20 HLA Supply | 2013/24 UCS Supply | 2024/29 UCS Supply | 2012/29 Completions, HLA and UCS Supply Total | 2013/29 HLA and UCS Supply Total | 2029/37 UCS Supply | 2012/37 Completions, HLA and UCS Supply Total | 2013/37 HLA and UCS Supply Total |
|------------------|--------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|---|-----------------------------------|--|---|
| GCV Total | 4,510 | 45,768 | 36,258 | 31,072 | 117,608 | 113,098 | 34,281 | 151,889 | 147,379 |

Source: GCVSDPA, Housing Land Audit 2013 and Urban Capacity Study 2013.

Table 7.2 Private Sector Housing Stock Projections for LA and Housing Market Areas 2012 to 2024 and 2029

| TOTAL PRIVATE SECTOR STOCK | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------|-------------------|-------------------|---------------------------|----------------------|---------------------|---------------------------|---------------------------|---------------------------|-------------------|---------------------|------------------|-------------------|-------------------|---------------------------|----------------------|---------------------------|-------------------|---------------------|----------------|-------------------|-------------------|---------------------------|----------------------|
| | 2012 Stock | 2012 Vacant Stock | 2012 Vacancy Rate | Other non-effective stock | 2012 Effective Stock | 2012/13 Completions | 2013/20 Completions (HLA) | 2013/20 Completions (UCS) | 2020/24 Completions (UCS) | 2012/24 RTB Sales | 2012/24 Demolitions | 2024 Stock | 2024 Vacant Stock | 2024 Vacancy Rate | Other non-effective stock | 2024 Effective Stock | 2025/29 Completions (UCS) | 2025/29 RTB Sales | 2025/29 Demolitions | 2029 Stock | 2029 Vacant Stock | 2029 Vacancy Rate | Other non-effective stock | 2029 Effective Stock |
| | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X |
| | (=Tb/3.3) | (=Tb/3.3) | (=B/A) | (=Tb/3.3) | (=A-B-D) | (=Tb/7.1A, 7.1B) | (=Tb/7.1A, 7.1B) | (=Tb/7.1A, 7.1B) | (=Tb/7.1A, 7.1B) | from LAs | from LAs | (=A+F+G+H+I+J-K) | (=B+((L-A)*0.01)) | (=M/L) | (=D) | (=L-M-O) | (=Tb/7.1A, 7.1B) | from LAs | from LAs | (=L+Q+R-S) | (=M+((T-L)*0.01)) | (=U/T) | (=D) | (=T-U-W) |
| Housing Sub-Market Areas | | | | | | | | | | | | | | | | | | | | | | | | |
| Greater Glasgow North and West Strathkelvin and Greater Glasgow North East | 96,205 | 1,964 | 2.0% | 391 | 93,850 | 380 | 4,310 | 277 | 3,575 | 353 | 95 | 105,005 | 2,051 | 2.0% | 391 | 102,563 | 4,633 | 0 | 0 | 109,638 | 2,097 | 1.9% | 391 | 107,150 |
| Glasgow East | 37,499 | 786 | 2.1% | 65 | 36,648 | 240 | 4,144 | 1,640 | 2,807 | 180 | 36 | 46,474 | 876 | 1.9% | 65 | 45,533 | 3,130 | 0 | 0 | 49,604 | 907 | 1.8% | 65 | 48,632 |
| Cumbernauld | 29,277 | 422 | 1.4% | 16 | 28,839 | 137 | 2,941 | 0 | 1,955 | 0 | 88 | 34,222 | 471 | 1.4% | 16 | 33,735 | 1,208 | 0 | 0 | 35,430 | 483 | 1.4% | 16 | 34,931 |
| Greater Glasgow South | 117,910 | 1,763 | 1.5% | 237 | 115,910 | 675 | 6,035 | 232 | 3,921 | 339 | 87 | 129,025 | 1,875 | 1.5% | 237 | 126,913 | 3,618 | 0 | 20 | 132,623 | 1,911 | 1.4% | 237 | 130,475 |
| Renfrew shire | 72,997 | 1,738 | 2.4% | 80 | 71,179 | 259 | 4,981 | 85 | 3,920 | 403 | 41 | 82,604 | 1,834 | 2.2% | 80 | 80,690 | 2,592 | 0 | 5 | 85,191 | 1,860 | 2.2% | 80 | 83,251 |
| East Kilbride | 32,646 | 822 | 2.5% | 103 | 31,721 | 230 | 1,545 | 170 | 1,481 | 156 | 1 | 36,227 | 858 | 2.4% | 103 | 35,266 | 1,723 | 0 | 0 | 37,950 | 875 | 2.3% | 103 | 36,972 |
| Central Conurbation | 418,717 | 7,738 | 1.8% | 920 | 410,059 | 2,156 | 26,388 | 2,639 | 19,056 | 1,597 | 459 | 470,094 | 8,252 | 1.8% | 920 | 460,922 | 18,338 | 0 | 25 | 488,407 | 8,435 | 1.7% | 920 | 479,052 |
| Airdrie and Coatbridge | 32,052 | 778 | 2.4% | 15 | 31,259 | 212 | 1,550 | 0 | 1,830 | 274 | 0 | 35,918 | 817 | 2.3% | 15 | 35,086 | 1,322 | 0 | 0 | 37,240 | 830 | 2.2% | 15 | 36,395 |
| Motherwell | 42,596 | 1,251 | 2.9% | 23 | 41,322 | 280 | 2,937 | 0 | 2,351 | 274 | 0 | 48,438 | 1,309 | 2.7% | 23 | 47,106 | 4,280 | 0 | 0 | 52,718 | 1,352 | 2.6% | 23 | 51,343 |
| Hamilton | 36,905 | 1,180 | 3.2% | 45 | 35,680 | 174 | 1,911 | 75 | 1,659 | 301 | 22 | 41,003 | 1,221 | 3.0% | 45 | 39,737 | 1,394 | 0 | 5 | 42,392 | 1,235 | 2.9% | 45 | 41,112 |
| Clydesdale | 21,810 | 843 | 3.9% | 113 | 20,854 | 39 | 712 | 207 | 1,367 | 146 | 0 | 24,281 | 868 | 3.6% | 113 | 23,300 | 1,307 | 0 | 0 | 25,588 | 881 | 3.4% | 113 | 24,594 |
| Eastern Conurbation | 133,363 | 4,052 | 3.0% | 196 | 129,115 | 705 | 7,110 | 282 | 7,207 | 995 | 22 | 149,640 | 4,215 | 2.8% | 196 | 145,229 | 8,303 | 0 | 5 | 157,938 | 4,298 | 2.7% | 196 | 153,444 |
| Conurbation | 552,080 | 11,790 | 2.1% | 1,116 | 539,174 | 2,861 | 33,498 | 2,921 | 26,263 | 2,592 | 481 | 619,734 | 12,467 | 2.0% | 1,116 | 606,151 | 26,641 | 0 | 30 | 646,345 | 12,733 | 2.0% | 1,116 | 632,496 |
| DMA Dumbarton and Vale of Leven | 15,208 | 200 | 1.3% | 174 | 14,834 | 137 | 1,161 | 208 | 881 | 85 | 0 | 17,680 | 225 | 1.3% | 174 | 17,281 | 592 | 0 | 0 | 18,272 | 231 | 1.3% | 174 | 17,867 |
| DMA Inverclyde | 25,831 | 669 | 2.6% | 53 | 25,109 | 93 | 1,206 | 0 | 1,605 | 212 | 430 | 28,517 | 696 | 2.4% | 53 | 27,768 | 1,668 | 0 | 0 | 30,185 | 713 | 2.4% | 53 | 29,419 |
| GCV area | 593,119 | 12,659 | 2.1% | 1,343 | 579,117 | 3,091 | 35,865 | 3,129 | 28,749 | 2,889 | 911 | 665,931 | 13,388 | 2.0% | 1,343 | 651,200 | 28,901 | 0 | 30 | 694,802 | 13,677 | 2.0% | 1,343 | 679,782 |
| Local Authority | | | | | | | | | | | | | | | | | | | | | | | | |
| East Dunbartonshire | 38,965 | 411 | 1.1% | 32 | 38,522 | 241 | 1,544 | 182 | 580 | 161 | 0 | 41,673 | 438 | 1.1% | 32 | 41,203 | 185 | 0 | 0 | 41,858 | 440 | 1.1% | 32 | 41,386 |
| East Renfrew shire | 33,670 | 446 | 1.3% | 36 | 33,188 | 168 | 2,119 | 12 | 924 | 71 | 47 | 36,917 | 479 | 1.3% | 36 | 36,402 | 1,122 | 0 | 20 | 38,019 | 490 | 1.3% | 36 | 37,493 |
| Glasgow City | 186,700 | 3,638 | 1.9% | 570 | 182,492 | 924 | 12,158 | 2,060 | 8,624 | 677 | 281 | 210,862 | 3,880 | 1.8% | 570 | 206,412 | 10,775 | 0 | 0 | 221,637 | 3,988 | 1.8% | 570 | 217,079 |
| Inverclyde | 28,112 | 748 | 2.7% | 66 | 27,298 | 93 | 1,240 | 0 | 1,617 | 215 | 430 | 30,847 | 775 | 2.5% | 66 | 30,006 | 1,668 | 0 | 0 | 32,515 | 792 | 2.4% | 66 | 31,657 |
| North Lanarkshire | 103,925 | 2,451 | 2.4% | 54 | 101,420 | 629 | 7,428 | 0 | 6,136 | 548 | 88 | 118,578 | 2,597 | 2.2% | 54 | 115,927 | 6,810 | 0 | 0 | 125,388 | 2,665 | 2.1% | 54 | 122,669 |
| Renfrew shire | 62,851 | 1,558 | 2.5% | 61 | 61,232 | 251 | 4,159 | 85 | 3,371 | 351 | 30 | 71,038 | 1,640 | 2.3% | 61 | 69,337 | 1,815 | 0 | 0 | 72,853 | 1,658 | 2.3% | 61 | 71,134 |
| South Lanarkshire | 111,949 | 3,078 | 2.7% | 323 | 108,548 | 642 | 5,382 | 582 | 5,938 | 702 | 35 | 125,160 | 3,211 | 2.6% | 323 | 121,626 | 5,297 | 0 | 10 | 130,447 | 3,264 | 2.5% | 323 | 126,860 |
| West Dunbartonshire | 26,947 | 329 | 1.2% | 201 | 26,417 | 143 | 1,835 | 208 | 1,559 | 164 | 0 | 30,856 | 368 | 1.2% | 201 | 30,287 | 1,229 | 0 | 0 | 32,085 | 380 | 1.2% | 201 | 31,504 |
| GCV Total | 593,119 | 12,659 | 2.1% | 1,343 | 579,117 | 3,091 | 35,865 | 3,129 | 28,749 | 2,889 | 911 | 665,931 | 13,388 | 2.0% | 1,343 | 651,200 | 28,901 | 0 | 30 | 694,802 | 13,677 | 2.0% | 1,343 | 679,782 |

Source: GCVSDPA, 2014. The Private sector stock projection is an input to the Private sector supply/demand comparison in Section 8

8.0 Private Sector

A Local and Mobile Demand at 2024 and 2029

- 8.1 For most of the GCV area, the HMA framework is a tiered system that recognises local areas (Housing Sub-Market Areas) have a degree of self-containment, but are linked to wider market areas. (For more detail on the HMA framework see TR02)
- 8.2 Inverclyde (excluding Kilmacolm and Quarrier's Village) and the Dumbarton and Vale of Leven area are identified as discrete HMAs where the concepts of local and mobile demand are not applicable. In these two areas, projected stock and households are compared with no further adjustments.
- 8.3 Mobility is an inherent characteristic of city region HMAs and this is recognised in SPP. Functional HMAs are "...geographical areas where demand for housing is relatively self-contained. These areas may significantly overlap and will rarely coincide with local authority boundaries. They can be dynamic and complex, and can contain different tiers of sub-market area, overlain by mobile demand, particularly in city regions." (SPP, 2014, para 111). The twin concepts of mobile demand and a tiered system of HMAs have been a feature of the way in which the comparison of supply and demand has been managed in the 'Conurbation' first by Strathclyde Regional Council and subsequently for the GCV Structure Plan and HNDA1/SDP1. This approach is based on the premise that while most demand is localised, there is an element that cannot simply be allocated to a particular area and can be considered to be mobile.
- 8.4 Sasines evidence of house-buying moves provides the basis for the calculation of mobile demand (ref Table 8.1). There are two categories of movers that potentially can be considered as mobile:
- (a) incoming households from outside the GCV area (SDPA); and
 - (b) households moving within the GCV area between Sub-Market Areas.
- 8.5 It cannot be assumed that all such movers are genuinely mobile in the sense that they search in more than one area and that their destination could be influenced by the distribution of housing opportunities. Housing search patterns are crucial in differentiating between mobile and local demand, i.e.
- (a) Local - households whose search area for housing is limited to one particular Sub-Market Area;
 - (b) Mobile - households whose search area for housing is wider than any one Sub-Market Area.
- Raw Sasines data, however, only gives the outcome of housing search patterns.
- 8.6 Projected mobile demand is therefore based on updated Sasines evidence (2007-2012) of house-buying moves in conjunction with evidence of housing search patterns from the 2007/08 Housing Choice Survey⁷. A refresh of the Housing Choice Survey was not undertaken for HNDA2. It was concluded that the patterns from an updated survey would be unlikely to be significantly different from the results of the 2007/08 survey. It was felt that the resource commitment in terms of time and cost was not proportionate to the likely benefits from such an exercise in terms of any likely difference in HNDA outcomes. Each stage in the process of splitting the Private sector household projections between local and mobile demand is described below.
- 8.7 Evidence of the number of households moving into each Housing Sub-Market Area (HSMA), either from outside the GCV area or from other Sub-Market Areas, has been

⁷ A full report on the 2007/08 Housing Choice Survey can be found on the GCVSDPA website.

derived from Sasines data covering the 2007-12 period. Moves between Sub-Market Areas that have a significant link or are contiguous are included. Other moves have been excluded to allow for the possibility that some of the longer-distance moves within the GCV Area are not housing-led. There are no discernible trends in the overall level of cross-boundary moves and it is therefore assumed that the levels of mobility seen in the 2007-12 period would continue in the future.

- 8.8 The 2007/08 Housing Choice Survey showed that the proportion of movers whose housing search area was not limited to one particular Sub-Market Area was 50% in the Central Conurbation and 60% in the Eastern Conurbation (ref Table 8.2). These are the figures used in the calculation of mobile demand.

Table 8.2 Percentage of house-buying movers who searched in more than one Sub-Market Area

| | 2007/08 Housing Choice Survey |
|---------------------|-------------------------------|
| Central Conurbation | 50% |
| Eastern Conurbation | 60% |

*Source: GCVSDPA, Housing Choice Survey 2007/08.
This is an input to Table 8.3 column D*

- 8.9 Local demand in each Sub-Market Area is calculated by subtracting mobile demand from the projected Private sector households. The logic behind this procedure is set out in the following paragraph.
- 8.10 The household projections already implicitly contain assumptions on housing-led migration as the underlying NRS population projection, upon which they are founded and take account of past migration trends. If no allowance were made for mobile demand, the projection would simply perpetuate past trends in housing-led migration, thereby building in an undesirable policy bias. This would not allow for the possibility that a different distribution of housing opportunities could change the pattern of housing-led migration.
- 8.11 The level of mobile demand is based on an analysis of house-buying moves (Sasines) covering the period to 2012. This is generally consistent with the mobile demand estimates used in HNDA1 which were based on the period 2002 to 2008. This consistency provides a degree of confidence in the assumption that this level of mobile demand will continue. It can then be reasonably assumed that the pattern of moves identified in the Sasines is, implicitly, included in the population and household projections. Subtracting mobile demand from the projected Private sector households thereby provides a neutral estimate of local demand in each Sub-Market Area uninfluenced by the past distribution of housing opportunities in the Conurbation.
- 8.12 The calculation of mobile demand needs to cover the whole projection period from 2012 to 2029. However, to simply sum 17 years-worth of past evidence of mobile demand would significantly exaggerate the proportion of projected households at 2029 that could be considered to have been “mobile” during that period. Historically, home owners have tended to move house every five to seven years and, over a 17-year period, many households will move more than once.
- 8.13 To overcome this problem, the relationship between mobile demand and projected households has been established for a period of only five years beyond the 2012 base date (ref Table 8.3), i.e. 2017. This relationship is expressed in terms of mobile demand as a percentage of projected households at 2017, as shown in Table 8.4. The

percentages derived at 2017 are then applied to projected households at 2024 and 2029 (ref Tables 8.3 and 8.4). This methodology results in the estimated level of mobile demand of 17,428 at 2017 rising only slightly to 18,164 at 2024 and 18,606 at 2029, reflecting the overall growth in Private sector households in that period.

- 8.14 Tables 8.5 (2024) and 8.6 (2029) show the mobile demand estimates and how these are used to calculate local demand for each Sub-Market Area. The figures shown in these tables relate to the Planning scenario projection only, for the reasons outlined in 6.4. Three sets of mobile demand figures are shown:
- a) moves from outside the GCV area;
 - b) moves between Sub-Market Areas (origin Central Conurbation); and
 - c) moves between Sub-Market Areas (origin Eastern Conurbation).
- 8.15 The distinction between the latter two enables mobile demand to be calculated separately for each of the two second-tier HMAs (Central Conurbation and Eastern Conurbation) and the first-tier Conurbation HMA. As Table 8.5 shows, although total mobile demand in the Conurbation at 2024 amounts to 18,167 households, only a small proportion (1,882 households) is mobile across the whole Conurbation HMA. The vast majority is mobile solely within either the Central Conurbation (12,873 households) or the Eastern Conurbation (3,412 households). Similarly, Table 8.6 shows that although total mobile demand in the Conurbation at 2029 amounts to 18,605 households, only a small proportion (1,926 households) is mobile across the whole Conurbation HMA. The vast majority is mobile solely within either the Central Conurbation (13,212 households) or the Eastern Conurbation (3,467 households).

Table 8.1 2007-2012 House Sales Data - All Sales (new and second hand) by HMA

| Destination Area | Origin Area | Dumbarton and Vale of Leven | Inverclyde | Greater Glasgow North and West | Strathkelvin and Greater Glasgow North East | Glasgow East | Cumbernauld | Greater Glasgow South | Renfrewshire | East Kilbride | Airdrie and Coatbridge | Motherwell | Hamilton | Clydesdale | INTERNAL TOTAL | EXTERNAL |
|---|--------------------|-----------------------------|--------------|--------------------------------|---|--------------|--------------|-----------------------|---------------|---------------|------------------------|--------------|--------------|--------------|----------------|---------------|
| Dumbarton and Vale of Leven | | 2,042 | 16 | 259 | 25 | 8 | 14 | 59 | 47 | 8 | 3 | 9 | 6 | 2 | 2,498 | 455 |
| Inverclyde | | 14 | 3,464 | 92 | 11 | 2 | 5 | 85 | 239 | 6 | 1 | 5 | 8 | 12 | 3,944 | 559 |
| Greater Glasgow North and West | | 253 | 104 | 12,801 | 703 | 371 | 324 | 1,509 | 645 | 192 | 113 | 114 | 250 | 192 | 17,571 | 4,251 |
| Strathkelvin and Greater Glasgow North East | | 22 | 12 | 768 | 3,635 | 284 | 342 | 310 | 70 | 32 | 49 | 30 | 50 | 19 | 5,623 | 440 |
| Glasgow East | | 35 | 37 | 715 | 360 | 3,426 | 258 | 741 | 144 | 76 | 157 | 143 | 346 | 106 | 6,544 | 1,374 |
| Cumbernauld | | 9 | 5 | 214 | 540 | 214 | 3,473 | 169 | 58 | 46 | 124 | 47 | 38 | 7 | 4,944 | 552 |
| Greater Glasgow South | | 69 | 91 | 2,154 | 324 | 789 | 219 | 16,802 | 1,007 | 634 | 88 | 168 | 379 | 134 | 22,858 | 2,508 |
| Renfrewshire | | 54 | 159 | 649 | 101 | 79 | 64 | 1,406 | 9,185 | 61 | 26 | 40 | 65 | 26 | 11,915 | 1,418 |
| East Kilbride | | 6 | 10 | 148 | 27 | 58 | 28 | 932 | 81 | 4,052 | 20 | 53 | 321 | 55 | 5,791 | 380 |
| Airdrie and Coatbridge | | 7 | 6 | 134 | 59 | 213 | 219 | 117 | 40 | 36 | 4,259 | 268 | 225 | 48 | 5,631 | 532 |
| Motherwell | | 8 | 7 | 114 | 53 | 157 | 69 | 179 | 54 | 81 | 283 | 4,736 | 817 | 245 | 6,803 | 747 |
| Hamilton | | 10 | 11 | 165 | 34 | 165 | 64 | 398 | 72 | 388 | 120 | 460 | 4,510 | 202 | 6,599 | 600 |
| Clydesdale | | 2 | 6 | 53 | 27 | 56 | 32 | 130 | 31 | 64 | 57 | 271 | 265 | 2,270 | 3,264 | 805 |
| TOTAL | | 2,531 | 3,928 | 18,266 | 5,899 | 5,822 | 5,111 | 22,837 | 11,673 | 5,676 | 5,300 | 6,344 | 7,280 | 3,318 | 103,985 | 14,621 |

Source: Propvals and GCVSDPA 2014

Note that the table represents data for 5 years: 2007/08 financial year and 2009-2012 calendar years. Shaded cells represent significant or adjacent linkages. The matrix of house buying moves by HSMA is the result of the HMA review, please see TR02 Table 2A. It is an input to the Private sector supply/demand comparison. The results feed into Table 8.3.

| Table 8.3 Private Sector Households - Mobile Demand Calculations for 5-year period | | | | | | | |
|---|---|---------------------|--------------------------------|--|---|---------------------|--------------------------------|
| | Initial Mobile Demand Calculations | | | % Mobile | Revised Mobile Demand Calculations | | |
| | Moves from other SMAs | | Moves from outside SDPA | Percentages derived from 2008 Housing Choice Survey | Moves from other SMAs | | Moves from outside SDPA |
| | Central Conurbation | Eastern Conurbation | | | Central Conurbation | Eastern Conurbation | |
| | A | B | C | D | E | F | G |
| | (Tbl 8.1) | (Tbl 8.1) | (Tbl 8.1) | (Tbl 8.2) | (=A*D) | (=B*D) | (=C*D) |
| Central Conurbation | | | | | | | |
| Greater Glasgow North and West | 2,583 | 0 | 4,251 | 50% | 1,292 | 0 | 2,126 |
| Strathkelvin and Greater Glasgow North East | 1,394 | 0 | 440 | 50% | 697 | 0 | 220 |
| Glasgow East | 2,074 | 646 | 1,374 | 50% | 1,037 | 323 | 687 |
| Cumbernauld | 754 | 124 | 552 | 50% | 377 | 62 | 276 |
| Greater Glasgow South | 4,584 | 513 | 2,508 | 50% | 2,292 | 257 | 1,254 |
| Renfrewshire | 1,406 | 0 | 1,418 | 50% | 703 | 0 | 709 |
| East Kilbride | 932 | 321 | 380 | 50% | 466 | 161 | 190 |
| Total | 13,727 | 1,604 | 10,923 | 50% | 6,864 | 803 | 5,462 |
| Eastern Conurbation | | | | | | | |
| Airdrie and Coatbridge | 432 | 268 | 532 | 60% | 259 | 161 | 319 |
| Motherwell | 157 | 1,345 | 747 | 60% | 94 | 807 | 448 |
| Hamilton | 951 | 662 | 600 | 60% | 571 | 397 | 360 |
| Clydesdale | 130 | 536 | 805 | 60% | 78 | 322 | 483 |
| Total | 1,670 | 2,811 | 2,684 | 60% | 1,002 | 1,687 | 1,610 |

Source: GCVSDPA, 2014

Data for columns A, B and C come from Table 8.1. Data for column D comes from Table 8.2. The results in columns E, F and G feed into Table 8.4.

| Table 8.4 Private Households - 2017 Projection - Mobile and Local Demand | | | | | | | | | |
|---|--------------------------------------|---|---|---|---------------------|---|---|---|---------------------|
| | | Mobile Demand | | | | Mobile Demand as a % of Projected Private Households at 2017 | | | |
| | Projected Private Households at 2017 | 50% of In-Mig Households from outside GCVSDPA | 50% of In-Mig Households from Central Conurbation | 50% of In-Mig Households from Eastern Conurbation | Total Mobile Demand | 50% of In-Mig Households from outside GCVSDPA | 50% of In-Mig Households from Central Conurbation | 50% of In-Mig Households from Eastern Conurbation | Total Mobile Demand |
| | A | B | C | D | E | F | G | H | I |
| | (Tbl 6.6+RTB Tbl 7.2) | (Tbl 8.3 G) | (Tbl 8.3 E) | (Tbl 8.3 F) | (=B+C+D) | (=A*B) | (=A*C) | (=A*D) | (=A*F) |
| Central Conurbation | | | | | | | | | |
| Greater Glasgow North and West | 97,368 | 2,126 | 1,292 | 0 | 3,418 | 2.2% | 1.3% | 0.0% | 3.5% |
| Strathkelvin and Greater Glasgow North East | 32,621 | 220 | 697 | 0 | 917 | 0.7% | 2.1% | 0.0% | 2.8% |
| Glasgow East | 38,211 | 687 | 1,037 | 323 | 2,047 | 1.8% | 2.7% | 0.8% | 5.4% |
| Cumbernauld | 29,736 | 276 | 377 | 62 | 715 | 0.9% | 1.3% | 0.2% | 2.4% |
| Greater Glasgow South | 120,506 | 1,254 | 2,292 | 257 | 3,803 | 1.0% | 1.9% | 0.2% | 3.2% |
| Renfrewshire | 73,782 | 709 | 703 | 0 | 1,412 | 1.0% | 1.0% | 0.0% | 1.9% |
| East Kilbride | 32,968 | 190 | 466 | 161 | 817 | 0.6% | 1.4% | 0.5% | 2.5% |
| Total | 425,192 | 5,462 | 6,864 | 803 | 13,129 | 1.3% | 1.6% | 0.2% | 3.1% |
| Eastern Conurbation | | | | | | | | | |
| | Projected Private Households at 2017 | 60% of In-Mig Households from outside GCVSDPA | 60% of In-Mig Households from Central Conurbation | 60% of In-Mig Households from Eastern Conurbation | Total Mobile Demand | 60% of In-Mig Households from outside GCVSDPA | 60% of In-Mig Households from Central Conurbation | 60% of In-Mig Households from Eastern Conurbation | Total Mobile Demand |
| Airdrie and Coatbridge | 32,829 | 319 | 259 | 161 | 739 | 1.0% | 0.8% | 0.5% | 2.3% |
| Motherwell | 42,620 | 448 | 94 | 807 | 1,349 | 1.1% | 0.2% | 1.9% | 3.2% |
| Hamilton | 36,927 | 360 | 571 | 397 | 1,328 | 1.0% | 1.5% | 1.1% | 3.6% |
| Clydesdale | 21,585 | 483 | 78 | 322 | 883 | 2.2% | 0.4% | 1.5% | 4.1% |
| Total | 133,961 | 1,610 | 1,002 | 1,687 | 4,299 | 1.2% | 0.7% | 1.3% | 3.2% |
| Conurbation Totals | 559,153 | 7,072 | 7,866 | 2,490 | 17,428 | 1.3% | 1.4% | 0.4% | 3.1% |

Source: GCVSDPA, 2014

Data for column A comes from Table 6.6 plus RTB from Table 7.2. Data for columns B-E come from Table 8.3. The results in columns F, G and H feed into Table 8.5.

| Table 8.5 Private Households - 2024 Projection - Mobile and Local Demand | | | | | | | | | | |
|---|---|---|---|---|--|--|--|---------------------|------------------------------|----------------------|
| | | | Mobile Demand as a % of Projected Private Households at 2017 | | | Mobile Demand | | | | |
| | Projected Private Households at 2024 | % Mobile - In-Mig Households from outside GCVSDPA | % Mobile - In-Mig Households from Central Conurbation | % Mobile - In-Mig Households from Eastern Conurbation | In-Mig Households from outside GCVSDPA | In-Mig Households from Central Conurbation | In-Mig Households from Eastern Conurbation | Total Mobile Demand | Local Demand | |
| | A | B | C | D | E | F | G | H | I | |
| | (Tb1 6.3+RTB Tb1 7.2) | (Tb1 8.4 F) | (Tb1 8.4 G) | (Tb1 8.4 H) | (=A*B) | (=A*C) | (=A*D) | (=E+F+G) | (=A-H) | |
| Central Conurbation | | | | | | | | | | |
| 1 | Greater Glasgow North and West Strathkelvin and Greater Glasgow | 101,879 | 2.2% | 1.3% | 0.0% | 2,224 | 1,352 | 0 | 3,576 | 98,303 |
| 2 | North East | 33,314 | 0.7% | 2.1% | 0.0% | 225 | 712 | 0 | 937 | 32,377 |
| 3 | Glasgow East | 40,414 | 1.8% | 2.7% | 0.8% | 727 | 1,097 | 342 | 2,166 | 38,248 |
| 4 | Cumbernauld | 30,771 | 0.9% | 1.3% | 0.2% | 286 | 390 | 64 | 740 | 30,031 |
| 5 | Greater Glasgow South | 126,661 | 1.0% | 1.9% | 0.2% | 1,318 | 2,409 | 270 | 3,997 | 122,664 |
| 6 | Renfrewshire | 76,029 | 1.0% | 1.0% | 0.0% | 731 | 724 | 0 | 1,455 | 74,574 |
| 7 | East Kilbride | 34,065 | 0.6% | 1.4% | 0.5% | 196 | 482 | 166 | 844 | 33,221 |
| 8 | Total | 443,133 | | | | 5,707 | 7,166 | 842 | 13,715 | 429,418 |
| Eastern Conurbation | | | | | | | | | | |
| 9 | Airdrie and Coatbridge | 34,542 | 1.0% | 0.8% | 0.5% | 336 | 273 | 169 | 778 | 33,764 |
| 10 | Motherwell | 43,910 | 1.1% | 0.2% | 1.9% | 462 | 97 | 831 | 1,390 | 42,520 |
| 11 | Hamilton | 38,123 | 1.0% | 1.5% | 1.1% | 372 | 589 | 410 | 1,371 | 36,752 |
| 12 | Clydesdale | 22,289 | 2.2% | 0.4% | 1.5% | 499 | 81 | 333 | 913 | 21,376 |
| 13 | Total | 138,864 | | | | 1,669 | 1,040 | 1,743 | 4,452 | 134,412 |
| 14 | Conurbation Totals | 581,997 | | | | 7,376 | 8,206 | 2,585 | 18,167 | 563,830 |
| 15 | | | | | | | | | Mobile Demand at 2024 | |
| 16 | | | | | | | | | Central Conurbation | 12,873 (5,707+7,166) |
| 17 | | | | | | | | | Eastern Conurbation | 3,412 (1,669+1,743) |
| 18 | | | | | | | | | Conurbation | 1,882 (842+1,040) |
| | | | | | | | | | Total | 18,167 |

Source: GCVSDPA, 2014

Data for column A comes from Table 6.3 plus RTB from Table 7.2. Data for columns B-D comes from Table 8.4. The results in column I feed into Table 8.7.

| Table 8.6 Private Households - 2029 Projection - Mobile and Local Demand | | | | | | | | | | |
|---|---|---|---|---|--|--|--|------------------------------|---------------|----------------|
| | | Mobile Demand as a % of Projected Private Households at 2017 | | | Mobile Demand | | | | | |
| | Projected Private Households at 2029 | % Mobile - In-Mig Households from outside GCVSDPA | % Mobile - In-Mig Households from Central Conurbation | % Mobile - In-Mig Households from Eastern Conurbation | In-Mig Households from outside GCVSDPA | In-Mig Households from Central Conurbation | In-Mig Households from Eastern Conurbation | Total Mobile Demand | Local Demand | |
| | A | B | C | D | E | F | G | H | I | |
| | (Tbl 6.3+RTB Tbl 7.2) | (Tbl 8.4 F) | (Tbl 8.4 G) | (Tbl 8.4 H) | (=A*B) | (=A*C) | (=A*D) | (=E+F+G) | (=A-H) | |
| Central Conurbation | | | | | | | | | | |
| 1 | Greater Glasgow North and West Strathkelvin and Greater Glasgow | 104,777 | 2.2% | 1.3% | 0.0% | 2,288 | 1,390 | 0 | 3,678 | 101,099 |
| 2 | North East | 33,673 | 0.7% | 2.1% | 0.0% | 227 | 719 | 0 | 946 | 32,727 |
| 3 | Glasgow East | 41,975 | 1.8% | 2.7% | 0.8% | 755 | 1,139 | 355 | 2,249 | 39,726 |
| 4 | Cumbernauld | 31,226 | 0.9% | 1.3% | 0.2% | 290 | 396 | 65 | 751 | 30,475 |
| 5 | Greater Glasgow South | 130,652 | 1.0% | 1.9% | 0.2% | 1,360 | 2,485 | 279 | 4,124 | 126,528 |
| 6 | Renfrewshire | 77,072 | 1.0% | 1.0% | 0.0% | 741 | 734 | 0 | 1,475 | 75,597 |
| 7 | East Kilbride | 34,608 | 0.6% | 1.4% | 0.5% | 199 | 489 | 169 | 857 | 33,751 |
| 8 | Total | 453,983 | | | | 5,860 | 7,352 | 868 | 14,080 | 439,903 |
| Eastern Conurbation | | | | | | | | | | |
| 9 | Airdrie and Coatbridge | 35,526 | 1.0% | 0.8% | 0.5% | 345 | 280 | 174 | 799 | 34,727 |
| 10 | Motherwell | 44,516 | 1.1% | 0.2% | 1.9% | 468 | 98 | 843 | 1,409 | 43,107 |
| 11 | Hamilton | 38,705 | 1.0% | 1.5% | 1.1% | 377 | 598 | 416 | 1,391 | 37,314 |
| 12 | Clydesdale | 22,632 | 2.2% | 0.4% | 1.5% | 506 | 82 | 338 | 926 | 21,706 |
| 13 | Total | 141,379 | | | | 1,696 | 1,058 | 1,771 | 4,525 | 136,854 |
| 14 | Conurbation Totals | 595,362 | | | | 7,556 | 8,410 | 2,639 | 18,605 | 576,757 |
| | | | | | | | | Mobile Demand at 2029 | | |
| 15 | | | | | | | Central Conurbation | 13,212 | (5,860+7,352) | |
| 16 | | | | | | | Eastern Conurbation | 3,467 | (1,696+1,771) | |
| 17 | | | | | | | Conurbation | 1,926 | (868+1,058) | |
| 18 | | | | | | | Total | 18,605 | | |

Source: GCVSDPA, 2014

Data for column A comes from Table 6.3 plus RTB from Table 7.2. Data for columns B-D comes from Table 8.4. The results in column I feed into Table 8.8.

B Private Sector Comparison of Supply and Demand at 2024 and 2029

- 8.16 A comparison of demand and supply for the private sector is required by SPP for 2024 and 2029 (ref 1.5-1.7). In order to establish if there is a requirement for additional land for private housing at 2024 and 2029, the projected effective stock is compared with projected demand. The Planning scenario is the preferred scenario for the Private sector. The comparisons are set out in Table 8.7 and 8.8. The outcome of the supply/demand comparison is the Adjusted Housing Estimate, which will be taken forward through the setting of HSTs and thereafter, concluding on what the housing land requirements should be.
- 8.17 **Dumbarton and Vale of Leven** and **Inverclyde** HMAs, as indicated, are treated as self-contained market areas in which the concept of mobile demand is not applicable. The comparison is therefore simply between total demand and effective stock. Tables 8.7 and 8.8 show that in both Dumbarton and Vale of Leven and Inverclyde no shortfall in supply emerges by 2024 or 2029. There is, therefore, an adequate supply of land already identified in the existing supply. The surplus stock at 2024 is carried forward to help meet demand in the 2024-29 period, and, consequently, the balance of supply and demand shown at 2029 is a cumulative one covering both periods. Table 8.8 shows that the surplus in both areas increases between 2024 and 2029. This indicates that, based on the potential capacity identified in the Urban Capacity Study, an adequate supply of housing land can be identified.
- 8.18 In the **wider conurbation** HMA the comparison involves a three-stage process:
- a) The first stage is a test of the adequacy of the projected stock to meet local demand. Local demand is compared with the effective stock in each Sub-Market Area.
 - b) The second stage involves the comparison of supply and mobile demand for each of the two second-tier HMAs. The local surpluses of stock that emerge from the first stage are summed for the Central Conurbation and the Eastern Conurbation separately and compared with mobile demand that is specific to those areas.
 - c) The third and final stage involves the comparison of supply and mobile demand for the whole Conurbation, the first-tier HMA. If any surpluses emerge from the second stage they are summed and compared with the estimate of demand that is mobile across the wider Conurbation.
- Any shortfalls in supply that emerge from each stage in the comparison should be remedied at the relevant tier in the HMA system.
- 8.19 On the evidence provided by this assessment using the HNDA Tool for GCV HNDA2, as Tables 8.7 and 8.8 show, at 2024 and 2029 there are no projected shortfalls in supply at any stage of the supply/demand comparison.

| Table 8.7 Comparison of Private Sector Supply and Demand at 2024 - Planning Scenario | | | | |
|---|---|--|---|----------------|
| STAGE 1 | | | | |
| Housing Sub-Market Area | Locally Targeted Demand at 2024 | Effective Stock at 2024 | Local Shortfall | Local Surplus |
| | A | B | C | D |
| | (Tb1 8.5 I) | (Tb1 7.2) | (=A-B) | (=B-A) |
| 1 Greater Glasgow North and West | 98,303 | 102,563 | 0 | 4,260 |
| 2 Strathkelvin and Greater Glasgow North East | 32,377 | 36,222 | 0 | 3,845 |
| 3 Glasgow East | 38,248 | 45,533 | 0 | 7,285 |
| 4 Cumbernauld | 30,031 | 33,735 | 0 | 3,704 |
| 5 Greater Glasgow South | 122,664 | 126,913 | 0 | 4,249 |
| 6 Renfrewshire | 74,574 | 80,690 | 0 | 6,116 |
| 7 East Kilbride | 33,221 | 35,266 | 0 | 2,045 |
| 8 Central Conurbation | 429,418 | 460,922 | 0 | 31,504 |
| 9 Airdrie and Coatbridge | 33,764 | 35,086 | 0 | 1,322 |
| 10 Motherwell | 42,520 | 47,106 | 0 | 4,586 |
| 11 Hamilton | 36,752 | 39,737 | 0 | 2,985 |
| 12 Clydesdale | 21,376 | 23,300 | 0 | 1,924 |
| 13 Eastern Conurbation | 134,412 | 145,229 | 0 | 10,817 |
| STAGE 2 | | | | |
| 2nd Tier Market Area | Mobile Demand at 2024 | Local Surpluses at 2024 (from Stage 1) | Mobile Shortfall | Mobile Surplus |
| | (Tb1 8.5 I15, I16) | (Tb1 8.7 D8, D13) | (=A-B) | (=B-A) |
| 14 Central Conurbation | 12,873 | 31,504 | 0 | 18,631 |
| 15 Eastern Conurbation | 3,412 | 10,817 | 0 | 7,405 |
| 16 | 16,285 | 42,321 | 0 | 26,036 |
| STAGE 3 | | | | |
| 1st Tier Market Area | Mobile Demand at 2024 | Mobile Surplus at 2024 (from Stage 2) | Mobile Shortfall | Mobile Surplus |
| | (Tb1 8.5 I17) | (Tb1 8.7 F16) | (=A-B) | (=B-A) |
| 17 Conurbation | 1,882 | 26,036 | 0 | 24,154 |
| Individual HMA | | | | |
| | Demand at 2024 | Effective Stock at 2024 | Shortfall | Surplus |
| | (Tb1 6.3+ RTB Tb1 7.2) | (Tb1 8.7 F16) | (=A-B) | (=B-A) |
| 18 Dumbarton and Vale of Leven | 15,265 | 17,281 | 0 | 2,016 |
| 19 Inverclyde | 24,549 | 27,768 | 0 | 3,219 |
| GCV-wide position (S/D Comparison at 2024) | | | | |
| 20 | Projected completions (12-24) included in above projected stock figures | 70,834 | (Completions+H LA +UCS Tb1 7.2) | |
| 21 | Sum of above surpluses/shortfalls | 29,389 | (=C8+C13+C16+ C17+D17+C18+ D18+C19+D19) | |
| 22 | Required completions (12-24) | 41,445 | (=A20-A21) | |
| 23 | Required completions - annual | 3,454 | (=A22/12) | |

Source: GCVSDPA, 2014. This table uses inputs derived from the HNDA Tool and GCVSDPA and is linked through the series of tables in Section 8 (linkages are shown throughout the tables).

Data for column A comes from Table 8.5, Table 6.3 plus RTB from Table 7.2. Data for column B comes from Table 7.2 plus internal calculations to Table 8.7. These results are the Adjusted Housing Estimates for the HMA framework. These results feed into estimates in Table 8.9, 8.10, 10.1 and Annex 4.

Table 8.7 provides the input for Core Output 2 in the HNDA Report 2015 Chapter 5, Figure 5.9.

| Table 8.8 Comparison of Private Sector Supply and Demand at 2029 - Planning Scenario | | | | |
|---|---|--|---|----------------|
| STAGE 1 | | | | |
| Sub-Market Area | Locally Targeted Demand at 2029 | Effective Stock at 2029 | Local Shortfall | Local Surplus |
| | <i>A</i> | <i>B</i> | <i>C</i> | <i>D</i> |
| | <i>(Tb1 8.6 I)</i> | <i>(Tb1 7.2)</i> | <i>(=A-B)</i> | <i>(=B-A)</i> |
| 1 Greater Glasgow North and West | 101,099 | 107,150 | 0 | 6,051 |
| 2 Strathkelvin and Greater Glasgow North East | 32,727 | 37,641 | 0 | 4,914 |
| 3 Glasgow East | 39,726 | 48,632 | 0 | 8,906 |
| 4 Cumbernauld | 30,475 | 34,931 | 0 | 4,456 |
| 5 Greater Glasgow South | 126,528 | 130,475 | 0 | 3,947 |
| 6 Renfrewshire | 75,597 | 83,251 | 0 | 7,654 |
| 7 East Kilbride | 33,751 | 36,972 | 0 | 3,221 |
| 8 Central Conurbation | 439,903 | 479,052 | 0 | 39,149 |
| 9 Airdrie and Coatbridge | 34,727 | 36,395 | 0 | 1,668 |
| 10 Motherwell | 43,107 | 51,343 | 0 | 8,236 |
| 11 Hamilton | 37,314 | 41,112 | 0 | 3,798 |
| 12 Clydesdale | 21,706 | 24,594 | 0 | 2,888 |
| 13 Eastern Conurbation | 136,854 | 153,444 | 0 | 16,590 |
| STAGE 2 | | | | |
| 2nd Tier Market Area | Mobile Demand at 2029 | Local Surpluses at 2029 (from Stage 1) | Mobile Shortfall | Mobile Surplus |
| | <i>(Tb1 8.6 I15, I16)</i> | <i>(Tb1 8.8 D8, D13)</i> | <i>(=A-B)</i> | <i>(=B-A)</i> |
| 14 Central Conurbation | 13,212 | 39,149 | 0 | 25,937 |
| 15 Eastern Conurbation | 3,467 | 16,590 | 0 | 13,123 |
| 16 | 16,679 | 55,739 | 0 | 39,060 |
| STAGE 3 | | | | |
| 1st Tier Market Area | Mobile Demand at 2029 | Mobile Surplus at 2029 (from Stage 2) | Mobile Shortfall | Mobile Surplus |
| | <i>(Tb1 8.6 I17)</i> | <i>(Tb1 8.8 F16)</i> | <i>(=A-B)</i> | <i>(=B-A)</i> |
| 17 Conurbation | 1,926 | 39,060 | 0 | 37,134 |
| Individual HMA | Demand at 2029 | Effective Stock at 2029 | Shortfall | Surplus |
| | <i>(Tb1 6.3+ RTB Tb1 7.2)</i> | <i>(Tb1 8.8 F16)</i> | <i>(=A-B)</i> | <i>(=B-A)</i> |
| 18 Dumbarton and Vale of Leven | 15,247 | 17,867 | 0 | 2,620 |
| 19 Inverclyde | 23,932 | 29,419 | 0 | 5,487 |
| GCV-wide position | | | | |
| 20 | Projected completions (12-29) included in above projected stock figures | 99,735 | <i>(Completions+HLA +UCS Tb1 7.2)</i> | |
| 21 | Sum of above surpluses/shortfalls | 45,241 | <i>(=C8+C13+C16+C17+D17+C18+D18 +C19+D19)</i> | |
| 22 | Required completions (12-29) | 54,494 | <i>(=A20-A21)</i> | |
| 23 | Required completions - annual | 3,206 | <i>(=A22/17)</i> | |

Source: GCVSDPA, 2014. This table uses inputs derived from the HNDA Tool and GCVSDPA and is linked through the series of tables in Section 8 (linkages are shown throughout the tables).

Data for column A comes from Table 8.6, Table 6.3 plus RTB from Table 7.2. Data for column B comes from Table 7.2 plus internal calculations to Table 8.8. These results are the Adjusted Housing Estimates for the HMA framework. These results feed into estimates in Table 8.9, 8.10, 10.1 and Annex 4.

Table 8.8 provides the input for Core Output 2 in the HNDA Report 2015 Chapter 5, Figure 5.10.

8.20 Across the GCV area there is an estimated requirement between 2012 and 2029 to meet demand from 54,500 Private sector households, which equates to 3,200 Private sector completions per year (ref Table 8.9). Given that there are 99,750 projected completions in this sector over this time period, there is a surplus of land to accommodate 45,250 units across the GCV area to 2029.

| | 2012-29 |
|--|---------------------|
| Net Private Sector new build requirements (demand) | 54,500 |
| Projected Private sector completions (supply) | 99,750 |
| Comparison of new build requirements (demand) and projected completions (supply) | 45,250 (surplus) |
| Average annual Private sector completions required | 3,200 |

Source: GCVSDPA, 2014. Summarised from Table 8.8

8.21 In HNDA1, the number of Private sector completions required to meet estimated demand between 2008 and 2025 was 97,000. That equated to around 6,000 Private sector completions per year. However, as indicated, HNDA2 results are significantly different due primarily to two factors. The first is that the recent slowdown in household formation has been included in the latest household projections (via the incorporation of 2011 Census results) resulting in a lower overall rate of household growth. Second, the results of the tenure split of the household projection, using the HNDA Tool, show a lower rate of growth in the Private sector and significant growth for the social rented sector.

8.22 Although the GCV Private sector operates in a HMA system as detailed earlier in this section, there is also a requirement to also set out results at local authority level. These results are estimated and are presented in Table 8.10; **however, the appropriate geography to consider Private sector requirements is within the HMA framework** ref Tables 8.7 and 8.8. The detail of how these figures have been estimated is set out in Annex 4.

| | HMA Adjusted Housing Estimate approximated to LAs ¹ 2012-2024 | HMA Adjusted Housing Estimate approximated to LAs ¹ 2024-2029 | HMA Adjusted Housing Estimate approximated to LAs ¹ 2012-2029 |
|------------------------|--|--|--|
| Local Authority | | | |
| East Dunbartonshire | 1,608 | 23 | 1,631 |
| East Renfrewshire | 2,035 | 560 | 2,595 |
| Glasgow City | 15,008 | 5,619 | 20,627 |
| Inverclyde | 29 | -2 | 27 |
| North Lanarkshire | 8,963 | 3,579 | 12,542 |
| Renfrewshire | 4,967 | 814 | 5,781 |
| South Lanarkshire | 7,921 | 2,733 | 10,654 |
| West Dunbartonshire | 1,229 | 321 | 1,550 |
| GCV Total | 41,760 | 13,647 | 55,407 |

Source: GCVSDPA, 2014. Summarised from Table 8.7 and Table 8.8 and Annex 4

Please note that the GCV total in Table 8.10 (55,400) is 900 higher than the GCV total in Table 8.8 and 8.9 (54,500) due to a positive adjustment of +900 in Inverclyde when the LA results were estimated from HMA results, see Annex 4

8.23 The supply/demand comparison has output an Adjusted Housing Estimates (Stage 2 results) for the Private sector in the HMA framework. Section 9 considers the approach for the SR&BMR sector and all-tenure results are summarised in Section 10.

9.0 Social Rent and Below Market Rent Sector

9.1 The summary results from the HNDA Tool Housing Estimates for the SR&BMR sector are set out in Table 9.1 for the GCV area and local authorities. Across the GCV area the HNDA Tool results show a net Housing Estimate of 39,732 SR&BMR units for the period 2012-2029; 31,859 for the period 2012-2024 and 7,873 for the period 2024-2029. The Housing Estimate does not translate into a new build housing requirement.

| SR&BMR Sector | Housing Estimate 2012-24 | Housing Estimate 2024-29 | Housing Estimate 2012-29 |
|--------------------------|---------------------------------|---------------------------------|---------------------------------|
| East Dunbartonshire | 626 | -7 | 619 |
| East Renfrewshire | 910 | 281 | 1,191 |
| Glasgow City | 17,964 | 5,712 | 23,676 |
| Inverclyde ² | 0 | 0 | 0 |
| North Lanarkshire | 4,699 | 770 | 5,469 |
| Renfrewshire | 2,138 | 375 | 2,513 |
| South Lanarkshire | 4,774 | 763 | 5,537 |
| West Dunbartonshire | 748 | -21 | 727 |
| GCV Total | 31,859 | 7,873 | 39,732 |

Source: GCVSDPA, 2014.

¹ SR&BMR sector figures are Housing Estimates from the HNDA Tool ref Table 6.2.

² Inverclyde's Housing Estimate 2012-29 was -414, this has been set to zero. This accounts for the difference between the HNDA Tool total of 39,318 and the results in this table.

Totals may vary due to rounding

- 9.2 As indicated in the HNDA Guidance, housing need and demand estimates derived from HNDAs are required to be refined in the setting of HSTs. Setting HSTs, will have particular importance for the SR&BMR sector due partly to its greater reliance on public sector funding.
- 9.3 The methodology for HNDA2 and the approach to this sector differs considerably to HNDA1 and traditional housing needs assessments. In HNDA1 households were considered to be in housing need if they were unable to meet their needs in the market and had no in-situ solution (these are not quantified in the Tool although they are discussed in Chapters 4 and 6). This differs in HNDA2 where households are only considered to be in need if they have a requirement for a new unit. This change in approach means that some of the issues traditionally addressed in earlier housing needs assessments and HNDA1 require to be considered at the HST stage or in local authorities' LHSs.
- 9.4 Section 10 summarises the Housing Estimates for the SR&BMR sector and the Adjusted Housing Estimates for the Private sector to estimate an all-tenure position, required by SPP.

10.0 All-Tenure Housing Estimates, Methodology Issues and Housing Supply Targets

All-Tenure Housing Estimates

- 10.1 Table 10.1 outlines the GCV Summary of Housing Estimates/Adjusted Housing Estimates for the Planning scenario for the period 2012-29.

| | HMA Adjusted Housing Estimates approximated to LAs¹ 2012-2024 | HMA Adjusted Housing Estimates approximated to LAs¹ 2024-2029 | HMA Adjusted Housing Estimates approximated to LAs¹ 2012-2029 |
|-------------------------------|---|---|---|
| Private Sector | | | |
| East Dunbartonshire | 1,608 | 23 | 1,631 |
| East Renfrewshire | 2,035 | 560 | 2,595 |
| Glasgow City | 15,008 | 5,619 | 20,627 |
| Inverclyde | 29 | -2 | 27 |
| North Lanarkshire | 8,963 | 3,579 | 12,542 |
| Renfrewshire | 4,967 | 814 | 5,781 |
| South Lanarkshire | 7,921 | 2,733 | 10,654 |
| West Dunbartonshire | 1,229 | 321 | 1,550 |
| GCV Total | 41,760 | 13,647 | 55,407 |
| | Housing Estimates² 2012-24 | Housing Estimates² 2024-29 | Housing Estimates² 2012-29 |
| SR&BMR Sector | | | |
| East Dunbartonshire | 626 | -7 | 619 |
| East Renfrewshire | 910 | 281 | 1,191 |
| Glasgow City | 17,964 | 5,712 | 23,676 |
| Inverclyde | 0 | 0 | 0 |
| North Lanarkshire | 4,699 | 770 | 5,469 |
| Renfrewshire | 2,138 | 375 | 2,513 |
| South Lanarkshire | 4,774 | 763 | 5,537 |
| West Dunbartonshire | 748 | -21 | 727 |
| GCV Total | 31,859 | 7,873 | 39,732 |
| | Private Sector Adjusted Housing Estimates + SR&BMR Housing Estimates 2012-24 | Private Sector Adjusted Housing Estimates + SR&BMR Housing Estimates 2024-29 | Private Sector Adjusted Housing Estimates + SR&BMR Housing Estimates 2012-29 |
| All-Tenure³ | | | |
| East Dunbartonshire | 2,234 | 16 | 2,250 |
| East Renfrewshire | 2,945 | 841 | 3,786 |
| Glasgow City | 32,972 | 11,331 | 44,303 |
| Inverclyde | 29 | -2 | 27 |
| North Lanarkshire | 13,662 | 4,349 | 18,011 |
| Renfrewshire | 7,105 | 1,189 | 8,294 |
| South Lanarkshire | 12,695 | 3,496 | 16,191 |
| West Dunbartonshire | 1,977 | 300 | 2,277 |
| GCV Total | 73,619 | 21,520 | 95,139 |

Source: GCVSDPA, 2014

¹ Private sector figures are assessed in the HMA system. The results are then approximated to LA. The Adjusted Housing Estimates have taken account of available land supply through the supply/demand comparison. The appropriate geography to consider Private sector Housing Estimates is at HMA level ref Tables 8.7 and 8.8.

² SR&BMR sector figures are Housing Estimates from the HNDA Tool.

³ All-Tenure Housing Estimates/Adjusted Housing Estimates are indicative as Private sector results have been estimated to LA level.

Totals may vary due to rounding

Table 10.1 provides the input for Core Output 2 in the HNDA Report 2015 Chapter 5, Figure 5.13 using inputs from Tables 8.10 and 9.1.

- 10.2 The assessment of housing need and demand is summarised in Table 10.1 has identified in the GCV area:
- For the Private sector, housing requirements (Adjusted Housing Estimates) of 55,400 units resulting in a surplus of 45,000 units.
 - For the SR&BMR sector, Housing Estimates of 39,700 units.
 - All-Tenure Housing Estimates/Adjusted Housing Estimates of 95,100 units.

- 10.3 Please note that to give LA summary results, the all-tenure summary for the Private sector uses the LA estimated results (Table 8.10) rather than the HMA results (Table 8.7-8.9). The appropriate results for the Private sector are the HMA results.

Issues Arising from the Use of Different Methodologies

- 10.4 The approaches to the Private and SR&BMR sectors are necessarily different. As the HNDA Tool covering the GCV area produces results for local authority areas, these required to be adjusted to accommodate the Private sector HMA framework which crosses local authority boundaries. To generate these Adjusted Housing Estimates it has been necessary to undertake a supply/demand comparison at HMA level which involves looking at both the existing and projected stock. For the SR&BMR sector it is neither appropriate nor realistic to undertake a supply/need comparison for a number of reasons, including that a full account of supply into the medium and long term is not available (ref 7.9 and 7.10). Therefore the Housing Estimates reported for the SR&BMR sector purely to the HNDA Tool results.

- 10.5 When considering the all-tenure Housing Estimates and Adjusted Housing Estimates results it is important to note that the methodologies for both sectors are not consistent:

- Private sector Adjusted Housing Estimates have taken the Housing Estimates from the HNDA tool, estimated LA results to the HMA framework and undertaken a supply/demand comparison at HMA taking account of changes in projected stock.
- SR&BMR sector Housing Estimates are the HNDA Tool results.
- When totalled, these two sets of estimates provide an overall indication of housing need and demand in the GCV area which is the first stage in the process. The next stage, outwith the remit of the HNDA, is to derive Housing Supply Targets before determining the Housing Land Requirement.

Housing Supply Targets

- 10.6 The HNDA is the first stage in the process of identifying housing land requirements. The second stage is to derive Housing Supply Targets (HSTs) from the housing need and demand estimates identified in the HNDA.

- 10.7 The HST is a policy-based interpretation of the HNDA outputs on the number of homes that may be delivered in each area that takes account of local and wider economic, social and environmental factors, issues of capacity, resources and deliverability, stock changes and the likely pace and scale of delivery based on completion rates and recent development levels. As a consequence the HST may be higher or lower than the Housing Estimates and both quantitative and qualitative evidence from elsewhere in the HNDA (e.g. Chapter 4 Stock Profile, Pressures and Management Issues, and Chapter 6 Specialist Provision) and other local sources will inform the HST.

- 10.8 A report on the GCV HMPs proposed approach to HSTs is set out in a background report to the SDP MIR (*Background Report 7 Beyond the HNDA – The Proposed Approach to Setting Housing Supply Targets and the Strategic Housing Land Requirement*). Following publication of the MIR the HMP will develop its methodology for HSTs, approach to generosity, and set housing land requirements for inclusion in the SDP Proposed Plan.

Annex 1

Methodology for Estimating Households by Tenure for Council Areas and LA Sub-Areas

Methodology for Estimating Households by Tenure for Council Areas and LA Sub-Areas

Council area: **EAST DUNBARTONSHIRE**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

| East Dunbartonshire | total dwellings | occupied | vacant | 2nd homes |
|------------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 44,184 | 43,284 | 655 | 245 |
| "Sept 2011 | 44,332 | 43,459 | 633 | 240 |
| "Sept 2012 | 44,564 | 43,773 | 580 | 211 |
| "Sept 2013 | 44,864 | 44,099 | 563 | 202 |
| Bearsden and Milngavie | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 16,874 | 16,560 | 189 | 125 |
| "Sept 2011 | 16,933 | 16,615 | 198 | 120 |
| "Sept 2012 | 16,999 | 16,708 | 181 | 110 |
| Strathkelvin | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 27,310 | 26,721 | 469 | 120 |
| "Sept 2011 | 27,399 | 26,842 | 437 | 120 |
| "Sept 2012 | 27,561 | 27,058 | 402 | 101 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| East Dunbartonshire | total dwellings | occupied | households prov. | households final |
|------------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 44,270 | 43,384 | | 43,473 |
| "30 June 2012 | 44,525 | 43,715 | | 43,778 |
| Bearsden and Milngavie | | | | |
| "1 April 2011 | 16,908 | 16,592 | | 16,631 |
| "30 June 2012 | 16,988 | 16,693 | 16,732 | 16,722 |
| Strathkelvin | | | | |
| "1 April 2011 | 27,362 | 26,792 | | 26,842 |
| "30 June 2012 | 27,534 | 27,022 | 27,073 | 27,056 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $44,270 = 44,184 * (5/12) + 44,332 * (7/12)$ and $44,525 = 44,332 * (2/12) + 44,564 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 43,778 is from NRS.

For sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $16,732 = 16,631 * 16,693 / 16,592$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: EAST DUNBARTONSHIRE

Phase 2: Tenure split - calculation estimates for Council area

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %'s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %'s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 44,270 | 43,386 | 642 | 242 |
| "1 April 2012 | 44,467 | 43,642 | 602 | 223 |
| "1 April 2013 | 44,739 | 43,963 | 570 | 206 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 3,572 | 61 | 1,766 | 182 |
| "1 April 2012 | 3,621 | 172 | 1,670 | 17 |
| "1 April 2013 | 3,606 | 162 | 1,827 | 36 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.0809 | 0.0365 | 0.8826 |
| "1 April 2012 | 1.0000 | 0.0790 | 0.0379 | 0.8831 |
| "1 April 2013 | 1.0000 | 0.0783 | 0.0407 | 0.8809 |

E.g. $0.0809 = (3,572 - 61) / 43,386$ and $0.0365 = (1,766 - 182) / 43,386$. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 42,206 | 6,054 | 761 | 34,171 | 1,220 | 3.4% |
| 2011 Census | 43,473 | 3,699 | 1,520 | 35,364 | 2,890 | 7.6% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.0851 | 0.0350 | 0.8135 | 0.0665 | 7.6% |
| mid-year 2012 | 1.0000 | 0.0830 | 0.0370 | 0.8079 | 0.0720 | 8.2% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for Council owned dwellings: $0.0830 = 0.0851 + (0.0790 - 0.0809) + (0.0783 - 0.0790) * 3/12$

for RSL owned dwellings: $0.0370 = 0.0350 + (0.0379 - 0.0365) + (0.0407 - 0.0379) * 3/12$

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rented via pr rent share
Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: $8.2\% = 7.6\% + (19.1\% - 18.1\%) * (7.6 - 3.4) / (18.1 - 11.3)$

Private rented proportion: $0.0720 = 8.2\%$ of $(1.0000 - 0.0830 - 0.0370)$

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 43,778 | 3,634 | 1,622 | 35,371 | 3,151 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: EAST DUNBARTONSHIRE

Phase 3: Tenure split - calculation estimates for Council sub areas

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| 2011 Census | 43,473 | 3,699 | 1,520 | 35,364 | 2,890 |
| mid-year 2012 | 43,778 | 3,634 | 1,622 | 35,371 | 3,151 |

Figures are from Tables E1 and E3

Table G - Private Landlord Register data, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|------------------------|-------|-------|-------|---------------|
| East Dunbartonshire | 2,010 | 2,361 | 2,819 | 2,476 |
| Bearsden and Milngavie | 804 | 944 | 1,128 | 990 |
| Strathkelvin | 1,206 | 1,417 | 1,691 | 1,486 |

Source: East Dunbartonshire Council

Mid year figures have been estimated from 1 April values. E.g. 2,476 = 2,361 * (9/12) + 2,819 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Bearsden and Milngavie | | | | | | |
| 2001 Census | 16,069 | 1,312 | 146 | 14,182 | 429 | 2.9% |
| 2011 Census | 16,631 | 915 | 169 | 14,664 | 883 | 5.7% |
| mid-year 2012 provisional | | | | | 1,087 | |
| mid-year 2012 final | 16,722 | 899 | 180 | 14,680 | 963 | 6.2% |
| Strathkelvin | | | | | | |
| 2001 Census | 26,137 | 4,742 | 615 | 19,989 | 791 | 3.8% |
| 2011 Census | 26,842 | 2,784 | 1,351 | 20,700 | 2,007 | 8.8% |
| mid-year 2012 provisional | | | | | 2,472 | |
| mid-year 2012 final | 27,056 | 2,735 | 1,442 | 20,691 | 2,188 | 9.6% |

The 2012 total household estimates are from Table B.

Council wide changes have been applied to obtain the 2012 household estimates for Council owned and RSL owned dwellings:

E.g. 899 = 915 * 3,634 / 3,699 and 180 = 169 * 1,622 / 1,520

Provisional estimates for private rented have been derived from PL Register data (see Table G). E.g. 1,087 = 883 * 990 / 804

Calibration of provisional estimates to the Council area estimate of 3,151 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: EAST RENFREWSHIRE

Phase 1: Estimation total households Council sub areas

Table A - CTAXbase data

| East Renfrewshire | total dwellings | occupied | vacant | 2nd homes |
|-------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 37,063 | 36,373 | 690 | 0 |
| "Sept 2011 | 37,231 | 36,539 | 692 | 0 |
| "Sept 2012 | 37,448 | 36,834 | 433 | 181 |
| "Sept 2013 | 37,639 | 37,040 | 418 | 181 |
| Eastwood | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 26,586 | 26,093 | 489 | 0 |
| "Sept 2011 | 26,664 | 26,176 | 485 | 0 |
| "Sept 2012 | 26,915 | 26,464 | 287 | 160 |
| Levern Valley | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 10,476 | 10,281 | 192 | 0 |
| "Sept 2011 | 10,563 | 10,364 | 197 | 0 |
| "Sept 2012 | 10,526 | 10,360 | 137 | 26 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| East Renfrewshire | total dwellings | occupied | households prov. | households final |
|-------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 37,161 | 36,471 | | 37,225 |
| "30 June 2012 | 37,412 | 36,777 | | 37,575 |
| Eastwood | | | | |
| "1 April 2011 | 26,632 | 26,141 | | 26,690 |
| "30 June 2012 | 26,873 | 26,416 | 26,970 | 26,997 |
| Levern Valley | | | | |
| "1 April 2011 | 10,527 | 10,329 | | 10,535 |
| "30 June 2012 | 10,532 | 10,361 | 10,567 | 10,578 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $37,161 = 37,063 * (5/12) + 37,231 * (7/12)$ and $37,412 = 37,231 * (2/12) + 37,448 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 37,575 is from NRS.

For sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $26,970 = 26,690 * 26,416 / 26,141$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: EAST RENFREWSHIRE

Phase 2: Tenure split - calculation estimates for Council area

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 37,161 | 36,470 | 691 | 0 |
| "1 April 2012 | 37,358 | 36,711 | 541 | 106 |
| "1 April 2013 | 37,559 | 36,954 | 424 | 181 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 3,059 | 63 | 1,191 | 20 |
| "1 April 2012 | 3,046 | 109 | 1,292 | 15 |
| "1 April 2013 | 3,027 | 67 | 1,344 | 38 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.0822 | 0.0321 | 0.8857 |
| "1 April 2012 | 1.0000 | 0.0800 | 0.0348 | 0.8852 |
| "1 April 2013 | 1.0000 | 0.0801 | 0.0353 | 0.8846 |

E.g. $0.0822 = (3,059 - 63) / 36,470$ and $0.0321 = (1,191 - 20) / 36,470$. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 34,950 | 3,934 | 777 | 29,143 | 1,096 | 3.6% |
| 2011 Census | 37,225 | 3,115 | 1,205 | 30,524 | 2,381 | 7.2% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.0837 | 0.0324 | 0.8200 | 0.0640 | 7.2% |
| mid-year 2012 | 1.0000 | 0.0816 | 0.0352 | 0.8145 | 0.0688 | 7.8% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for Council owned dwellings: $0.0816 = 0.0837 + (0.0800 - 0.0822) + (0.0801 - 0.0800) * 3/12$

for RSL owned dwellings: $0.0352 = 0.0324 + (0.0348 - 0.0321) + (0.0353 - 0.0348) * 3/12$

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rented via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: $7.8\% = 7.2\% + (19.1\% - 18.1\%) * (7.2 - 3.6) / (18.1 - 11.3)$

Private rented proportion: $0.0688 = 7.8\%$ of $(1.0000 - 0.0816 - 0.0352)$

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 37,575 | 3,065 | 1,322 | 30,604 | 2,584 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: EAST RENFREWSHIRE

Phase 3: Tenure split - calculation estimates for Council sub areas

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| 2011 Census | 37,225 | 3,115 | 1,205 | 30,524 | 2,381 |
| mid-year 2012 | 37,575 | 3,065 | 1,322 | 30,604 | 2,584 |

Figures are from Tables E1 and E3

Table G1 - Council-owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-------------------|-------|-------|-------|---------------|
| East Renfrewshire | 3,059 | 3,046 | 3,027 | 3,041 |
| Eastwood | 1,064 | 1,059 | 1,055 | 1,058 |
| Levern Valley | 1,995 | 1,987 | 1,972 | 1,983 |

Source: East Renfrewshire Council

Table G2 - RSL-owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-------------------|-------|-------|-------|---------------|
| East Renfrewshire | 1,252 | 1,353 | 1,381 | 1,360 |
| Eastwood | 367 | 453 | 453 | 453 |
| Levern Valley | 885 | 900 | 928 | 907 |

Source: East Renfrewshire Council

Table G3 - Private Landlord Register data, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-------------------|-------|-------|-------|---------------|
| East Renfrewshire | 1,641 | 1,821 | 2,065 | 1,882 |
| Eastwood | 1,125 | 1,214 | 1,385 | 1,257 |
| Levern Valley | 516 | 607 | 680 | 625 |

Source: East Renfrewshire Council

Mid year figures have been estimated from 1 April values. E.g. 3,041 = 3,046 * (9/12) + 3,027 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Eastwood | | | | | | |
| 2001 Census | 25,214 | 1,440 | 276 | 22,715 | 783 | 3.3% |
| 2011 Census | 26,690 | 1,146 | 352 | 23,606 | 1,586 | 6.3% |
| mid-year 2012 provisional | | 1,140 | 434 | | 1,772 | |
| mid-year 2012 final | 26,997 | 1,128 | 439 | 23,756 | 1,674 | 6.6% |
| Levern Valley | | | | | | |
| 2001 Census | 9,736 | 2,494 | 501 | 6,428 | 313 | 4.6% |
| 2011 Census | 10,535 | 1,969 | 853 | 6,918 | 795 | 10.3% |
| mid-year 2012 provisional | | 1,957 | 874 | | 963 | |
| mid-year 2012 final | 10,578 | 1,937 | 883 | 6,848 | 910 | 11.7% |

The 2012 total household estimates are from Table B.

Provisional estimates for Council owned have been derived from stock data (see Table G1). E.g. 1,140 = 1,146 * 1,058 / 1,064

Calibration of provisional estimates to the Council area estimate of 3,065 (see Table F) gives the final estimates for Council owned

Provisional estimates for RSL owned have been derived from stock data (see Table G2). E.g. 434 = 352 * 453 / 367

Calibration of provisional estimates to the Council area estimate of 1,322 (see Table F) gives the final estimates for RSL owned

Provisional estimates for private rented have been derived from PL Register data (see Table G3) E.g. 1,772 = 1,586 * 1,257 / 1,125

Calibration of provisional estimates to the Council area estimate of 2,584 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: **GLASGOW CITY**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

| Glasgow City | total dwellings | occupied | vacant | 2nd homes |
|--------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 299,160 | 288,488 | 9,380 | 1292 |
| "Sept 2011 | 299,882 | 288,781 | 9,685 | 1416 |
| "Sept 2012 | 301,513 | 288,977 | 11,008 | 1528 |
| "Sept 2013 | 301,633 | 289,762 | 10,966 | 905 |
| Glasgow East | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 64,691 | 62,066 | 2,478 | 147 |
| "Sept 2011 | 64,960 | 62,282 | 2,500 | 181 |
| "Sept 2012 | 65,362 | 62,552 | 2,637 | 173 |
| Glasgow North East | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 19,644 | 18,227 | 1,353 | 64 |
| "Sept 2011 | 19,167 | 17,806 | 1,301 | 60 |
| "Sept 2012 | 19,232 | 17,487 | 1,704 | 41 |
| Glasgow North West | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 107,591 | 104,682 | 2,200 | 709 |
| "Sept 2011 | 108,296 | 105,133 | 2,406 | 766 |
| "Sept 2012 | 109,029 | 105,396 | 2,750 | 886 |
| Glasgow South | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 107,241 | 103,520 | 3,349 | 372 |
| "Sept 2011 | 107,440 | 103,556 | 3,478 | 409 |
| "Sept 2012 | 107,875 | 103,530 | 3,917 | 428 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| Glasgow City | total dwellings | occupied | households prov. | households final |
|--------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 299,581 | 288,660 | | 285,693 |
| "30 June 2012 | 301,241 | 288,934 | | 286,134 |
| Glasgow East | | | | |
| "1 April 2011 | 64,848 | 62,192 | | 61,961 |
| "30 June 2012 | 65,295 | 62,507 | 62,275 | 62,315 |
| Glasgow North East | | | | |
| "1 April 2011 | 19,366 | 17,981 | | 18,141 |
| "30 June 2012 | 19,221 | 17,540 | 17,696 | 17,707 |
| Glasgow North West | | | | |
| "1 April 2011 | 108,002 | 104,945 | | 101,884 |
| "30 June 2012 | 108,907 | 105,352 | 102,279 | 102,345 |
| Glasgow South | | | | |
| "1 April 2011 | 107,357 | 103,541 | | 103,707 |
| "30 June 2012 | 107,803 | 103,534 | 103,700 | 103,767 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $299,581 = 299,160 * (5/12) + 299,882 * (7/12)$ and $301,241 = 299,882 * (2/12) + 301,513 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 286,134 is from NRS.

For the sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $62,275 = 61,961 * 62,507 / 62,192$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: **GLASGOW CITY**

Phase 2: **Tenure split - calculation estimates for Council area**

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 299,581 | 288,659 | 9,558 | 1,364 |
| "1 April 2012 | 300,833 | 288,895 | 10,457 | 1,481 |
| "1 April 2013 | 301,583 | 289,435 | 10,984 | 1,165 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 0 | 0 | 109,914 | 4,910 |
| "1 April 2012 | 0 | 0 | 109,608 | 5,532 |
| "1 April 2013 | 0 | 0 | 108,344 | 5,395 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.0000 | 0.3638 | 0.6362 |
| "1 April 2012 | 1.0000 | 0.0000 | 0.3603 | 0.6397 |
| "1 April 2013 | 1.0000 | 0.0000 | 0.3557 | 0.6443 |

E.g. 0.3638 = (109,914 - 4,910) / 288,659. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|---------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 271,596 | 78,046 | 39,137 | 131,828 | 22,585 | 14.6% |
| 2011 Census | 285,693 | 0 | 104,811 | 130,217 | 50,665 | 28.0% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.0000 | 0.3669 | 0.4558 | 0.1773 | 28.0% |
| mid-year 2012 | 1.0000 | 0.0000 | 0.3622 | 0.4461 | 0.1917 | 30.0% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for RSL owned dwellings: 0.3622 = 0.3669 + (0.3603 - 0.3638) + (0.3557 - 0.3603) * 3/12

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rent via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: 30.0% = 28.0% + (19.1% - 18.1%) * (28.0 - 14.6) / (18.1 - 11.3)

Private rented proportion: 0.1917 = 30.0% of (1.0000 - 0.0000 - 0.3622)

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|---------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 286,134 | 0 | 103,642 | 127,654 | 54,838 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: **GLASGOW CITY**

Phase 3: **Tenure split - calculation estimates for Council sub areas**

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|---------|---------------|-----------|----------------|----------------|
| 2011 Census | 285,693 | 0 | 104,811 | 130,217 | 50,665 |
| mid-year 2012 | 286,134 | 0 | 103,642 | 127,654 | 54,838 |

Figures are from Tables E1 and E3

Table G1 - Occupied RSL-owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|--------------------|---------|---------|---------|---------------|
| Glasgow City | 104,346 | 103,958 | 102,431 | 103,576 |
| Glasgow East | 26,025 | 26,015 | 25,866 | 25,978 |
| Glasgow North East | 9,267 | 8,887 | 8,391 | 8,763 |
| Glasgow North West | 35,594 | 35,665 | 35,369 | 35,591 |
| Glasgow South | 33,460 | 33,391 | 32,805 | 33,245 |

Source: Glasgow City Council

Table G2 - Occupied private rented stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|--------------------|--------|--------|--------|---------------|
| Glasgow City | 46,055 | 53,820 | 54,790 | 54,063 |
| Glasgow East | 8,767 | 10,122 | 10,414 | 10,195 |
| Glasgow North East | 1,432 | 1,712 | 1,798 | 1,734 |
| Glasgow North West | 18,879 | 22,626 | 22,853 | 22,683 |
| Glasgow South | 16,977 | 19,360 | 19,725 | 19,451 |

Source: Glasgow City Council

Mid year figures have been estimated from 1 April values. E.g. $103,576 = 103,958 * (9/12) + 102,431 * (3/12)$

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------------------|---------|---------------|-----------|----------------|----------------|---------------|
| Glasgow East | | | | | | |
| 2001 Census | 58,683 | 18,120 | 10,913 | 26,719 | 2,931 | 9.9% |
| 2011 Census | 61,961 | 0 | 25,813 | 26,714 | 9,434 | 26.1% |
| mid-year 2012 provisional | | | 25,766 | | 10,971 | |
| mid-year 2012 final | 62,315 | 0 | 25,667 | 26,548 | 10,100 | 27.6% |
| Glasgow North East | | | | | | |
| 2001 Census | 19,266 | 8,836 | 2,468 | 7,404 | 558 | 7.0% |
| 2011 Census | 18,141 | 0 | 9,208 | 7,227 | 1,706 | 19.1% |
| mid-year 2012 provisional | | | 8,707 | | 2,065 | |
| mid-year 2012 final | 17,707 | 0 | 8,674 | 7,132 | 1,901 | 21.0% |
| Glasgow North West | | | | | | |
| 2001 Census | 93,064 | 24,917 | 13,980 | 43,520 | 10,647 | 19.7% |
| 2011 Census | 101,884 | 0 | 35,862 | 43,658 | 22,364 | 33.9% |
| mid-year 2012 provisional | | | 35,859 | | 26,870 | |
| mid-year 2012 final | 102,345 | 0 | 35,721 | 41,888 | 24,736 | 37.1% |
| Glasgow South | | | | | | |
| 2001 Census | 100,583 | 26,173 | 11,776 | 54,185 | 8,449 | 13.5% |
| 2011 Census | 103,707 | 0 | 33,928 | 52,618 | 17,161 | 24.6% |
| mid-year 2012 provisional | | | 33,709 | | 19,662 | |
| mid-year 2012 final | 103,767 | 0 | 33,580 | 52,086 | 18,101 | 25.8% |

The 2012 total household estimates are from Table B.

Prov. estimates RSL owned have been derived from occupied stock data (see Table G1). E.g. $25,766 = 25,813 * 25,978 / 26,025$

Calibration of provisional estimates to Council area estimate of 103,642 (see Table F) gives the final estimates for Council owned

Prov. estimates private rented have been derived from occupied stock data (see Table G2). E.g. $10,971 = 9,434 * 10,195 / 8,767$

Calibration of provisional estimates to the Council area estimate of 54,838 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: **INVERCLYDE**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

| Inverclyde | total dwellings | occupied | vacant | 2nd homes |
|-------------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 39,377 | 36,815 | 2,299 | 263 |
| "Sept 2011 | 39,457 | 36,759 | 2,381 | 317 |
| "Sept 2012 | 39,590 | 36,722 | 2,589 | 279 |
| "Sept 2013 | 38,791 | 36,778 | 1,816 | 197 |
| Inverclyde East | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 25,067 | 23,086 | 1,865 | 122 |
| "Sept 2011 | 25,166 | 23,073 | 1,943 | 152 |
| "Sept 2012 | 25,205 | 22,919 | 2,163 | 124 |
| Inverclyde West | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 11,996 | 11,525 | 357 | 117 |
| "Sept 2011 | 11,958 | 11,470 | 362 | 128 |
| "Sept 2012 | 12,036 | 11,562 | 350 | 125 |
| Kilmacolm & Quarriers V | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 2,313 | 2,206 | 81 | 27 |
| "Sept 2011 | 2,318 | 2,203 | 83 | 33 |
| "Sept 2012 | 2,328 | 2,221 | 77 | 30 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| Inverclyde | total dwellings | occupied | households prov. | households final |
|-------------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 39,424 | 25,283 | | 37,434 |
| "30 June 2012 | 39,568 | 25,163 | | 37,299 |
| Inverclyde East | | | | |
| "1 April 2011 | 25,125 | 23,078 | | 23,324 |
| "30 June 2012 | 25,199 | 22,945 | 23,189 | 23,146 |
| Inverclyde West | | | | |
| "1 April 2011 | 11,974 | 11,493 | | 11,818 |
| "30 June 2012 | 12,023 | 11,547 | 11,873 | 11,851 |
| Kilmacolm & Quarriers V | | | | |
| "1 April 2011 | 2,316 | 2,204 | | 2,292 |
| "30 June 2012 | 2,326 | 2,218 | 2,306 | 2,302 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $39,424 = 39,377 * (5/12) + 39,457 * (7/12)$ and $39,568 = 39,457 * (2/12) + 39,590 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 37,299 is from NRS.

For sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $23,189 = 23,324 * 22,945 / 23,078$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: INVERCLYDE

Phase 2: Tenure split - calculation estimates for Council area

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 39,424 | 36,782 | 2,347 | 295 |
| "1 April 2012 | 39,535 | 36,737 | 2,502 | 295 |
| "1 April 2013 | 39,124 | 36,755 | 2,138 | 231 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 0 | 0 | 11,100 | 1,403 |
| "1 April 2012 | 0 | 0 | 11,167 | 1,514 |
| "1 April 2013 | 0 | 0 | 10,415 | 848 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.0000 | 0.2636 | 0.7364 |
| "1 April 2012 | 1.0000 | 0.0000 | 0.2628 | 0.7372 |
| "1 April 2013 | 1.0000 | 0.0000 | 0.2603 | 0.7397 |

E.g. 0.2636 = (11,100 - 1,403) / 36,782. Private sector proportion is a residual.

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 36,691 | 9,831 | 2,666 | 22,134 | 2,060 | 8.5% |
| 2011 Census | 37,434 | 0 | 10,093 | 23,164 | 4,177 | 15.3% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.0000 | 0.2696 | 0.6188 | 0.1116 | 15.3% |
| mid-year 2012 | 1.0000 | 0.0000 | 0.2681 | 0.6125 | 0.1194 | 16.3% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for RSL owned dwellings: 0.2681 = 0.2696 + (0.2628 - 0.2636) + (0.2603 - 0.2628) * 3/12

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rent via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: 16.3% = 15.3% + (19.1% - 18.1%) * (15.3 - 8.5) / (18.1 - 11.3)

Private rented proportion: 0.1194 = 16.3% of (1.0000 - 0.0000 - 0.2681)

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 37,299 | 0 | 10,001 | 22,846 | 4,452 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: INVERCLYDE

Phase 3: Tenure split - calculation estimates for Council sub areas

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| 2011 Census | 37,434 | 0 | 10,093 | 23,164 | 4,177 |
| mid-year 2012 | 37,299 | 0 | 10,001 | 22,846 | 4,452 |

Figures are from Tables E1 and E3

Table G - Private Landlord Register data, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-------------------------|-------|-------|-------|---------------|
| Inverclyde | 2,479 | 3,264 | 3,751 | 3,386 |
| Inverclyde East | 1,525 | 2,009 | 2,185 | 2,053 |
| Inverclyde West | 850 | 1,084 | 1,353 | 1,151 |
| Kilmacolm & Quarriers V | 104 | 171 | 213 | 182 |

Source: Inverclyde Council

Mid year figures have been estimated from 1 April values. E.g. 3,386 = 3,264 * (9/12) + 3,751 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|------------------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Inverclyde East | | | | | | |
| 2001 Census | 24,034 | 8,979 | 2,421 | 11,487 | 1,147 | 9.1% |
| 2011 Census | 23,324 | 0 | 8,951 | 11,981 | 2,392 | 16.6% |
| mid-year 2012 provisional | | | | | 3,220 | |
| mid-year 2012 final | 23,146 | 0 | 8,869 | 11,784 | 2,493 | 17.5% |
| Inverclyde West | | | | | | |
| 2001 Census | 10,616 | 736 | 240 | 8,865 | 775 | 8.0% |
| 2011 Census | 11,818 | 0 | 1,028 | 9,295 | 1,495 | 13.9% |
| mid-year 2012 provisional | | | | | 2,025 | |
| mid-year 2012 final | 11,851 | 0 | 1,019 | 9,265 | 1,567 | 14.5% |
| Kilmacolm & Quarriers V | | | | | | |
| 2001 Census | 2,041 | 116 | 5 | 1,782 | 138 | 7.2% |
| 2011 Census | 2,292 | 0 | 114 | 1,888 | 290 | 13.3% |
| mid-year 2012 provisional | | | | | 506 | |
| mid-year 2012 final | 2,302 | 0 | 113 | 1,797 | 392 | 17.9% |

The 2012 total household estimates are from Table B.

Council wide changes have been applied to obtain the 2012 household estimates for RSL owned dwellings:

E.g. 8,869 = 8,951 * 10,001 / 10,093

Provisional estimates for private rented have been derived from PL Register data (see Table G). E.g. 3,220 = 2,392 * 2,053 / 1,525

Calibration of provisional estimates to the Council area estimate of 4,452 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: **NORTH LANARKSHIRE**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

| North Lanarkshire | total dwellings | occupied | vacant | 2nd homes |
|------------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 148,553 | 145,919 | 2,308 | 326 |
| "Sept 2011 | 149,190 | 146,543 | 2,331 | 316 |
| "Sept 2012 | 149,763 | 147,334 | 2,102 | 327 |
| "Sept 2013 | 150,541 | 147,950 | 2,546 | 45 |
| Airdrie and Coatbridge | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 46,217 | 45,522 | 588 | 124 |
| "Sept 2011 | 46,462 | 45,745 | 623 | 92 |
| "Sept 2012 | 46,699 | 46,007 | 592 | 101 |
| Cumbernauld | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 36,668 | 35,954 | 662 | 69 |
| "Sept 2011 | 36,661 | 35,979 | 592 | 90 |
| "Sept 2012 | 36,843 | 36,128 | 629 | 86 |
| Motherwell | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 65,678 | 64,444 | 1,126 | 134 |
| "Sept 2011 | 66,063 | 64,813 | 1,114 | 134 |
| "Sept 2012 | 66,220 | 65,200 | 882 | 139 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| North Lanarkshire | total dwellings | occupied | households prov. | households final |
|------------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 148,925 | 110,311 | | 145,998 |
| "30 June 2012 | 149,668 | 111,099 | | 146,905 |
| Airdrie and Coatbridge | | | | |
| "1 April 2011 | 46,360 | 45,652 | | 45,638 |
| "30 June 2012 | 46,660 | 45,963 | 45,949 | 45,945 |
| Cumbernauld | | | | |
| "1 April 2011 | 36,664 | 35,969 | | 36,046 |
| "30 June 2012 | 36,813 | 36,103 | 36,181 | 36,178 |
| Motherwell | | | | |
| "1 April 2011 | 65,903 | 64,659 | | 64,314 |
| "30 June 2012 | 66,194 | 65,136 | 64,788 | 64,782 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $148,925 = 148,553 * (5/12) + 149,190 * (7/12)$ and $149,668 = 149,190 * (2/12) + 149,763 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 146,905 is from NRS.

For sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates

to obtain a provisional household estimate for mid-year 2012. E.g. $45,949 = 45,638 * 45,963 / 45,652$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: NORTH LANARKSHIRE

Phase 2: Tenure split - calculation estimates for Council area

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 148,925 | 146,283 | 2,321 | 320 |
| "1 April 2012 | 149,524 | 147,004 | 2,197 | 322 |
| "1 April 2013 | 150,217 | 147,693 | 2,361 | 163 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 37,126 | 415 | 8,735 | 96 |
| "1 April 2012 | 37,048 | 346 | 8,958 | 236 |
| "1 April 2013 | 36,952 | 417 | 9,162 | 316 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.2510 | 0.0591 | 0.6900 |
| "1 April 2012 | 1.0000 | 0.2497 | 0.0593 | 0.6910 |
| "1 April 2013 | 1.0000 | 0.2474 | 0.0599 | 0.6927 |

E.g. $0.2510 = (37,126 - 415) / 146,283$ and $0.0591 = (8,735 - 96) / 146,283$. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|---------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 132,619 | 46,200 | 5,897 | 77,154 | 3,368 | 4.2% |
| 2011 Census | 145,998 | 37,363 | 8,053 | 88,872 | 11,710 | 11.6% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.2559 | 0.0552 | 0.6087 | 0.0802 | 11.6% |
| mid-year 2012 | 1.0000 | 0.2540 | 0.0556 | 0.6022 | 0.0882 | 12.8% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for Council owned dwellings: $0.2540 = 0.2559 + (0.2497 - 0.2510) + (0.2474 - 0.2497) * 3/12$

for RSL owned dwellings: $0.0556 = 0.0552 + (0.0593 - 0.0591) + (0.0599 - 0.0593) * 3/12$

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rent via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: $12.8\% = 11.6\% + (19.1\% - 18.1\%) * (11.6 - 4.2) / (18.1 - 11.3)$

Private rented proportion: $0.0882 = 12.8\%$ of $(1.0000 - 0.2540 - 0.0556)$

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|---------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 146,905 | 37,321 | 8,164 | 88,460 | 12,960 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: **NORTH LANARKSHIRE**

Phase 3: **Tenure split - calculation estimates for Council sub areas**

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|---------|---------------|-----------|----------------|----------------|
| 2011 Census | 145,998 | 37,363 | 8,053 | 88,872 | 11,710 |
| mid-year 2012 | 146,905 | 37,321 | 8,164 | 88,460 | 12,960 |

Figures are from Tables E1 and E3

Table G1 - Council-owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|------------------------|--------|--------|--------|---------------|
| North Lanarkshire | 37,088 | 36,913 | 36,884 | 36,906 |
| Airdrie and Coatbridge | 12,998 | 12,951 | 12,928 | 12,945 |
| Cumbernauld | 4,194 | 4,214 | 4,209 | 4,213 |
| Motherwell | 19,896 | 19,748 | 19,747 | 19,748 |

Source: North Lanarkshire Council

Table G2 - RSL-owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|------------------------|-------|-------|-------|---------------|
| North Lanarkshire | 8,931 | 8,683 | 8,770 | 8,705 |
| Airdrie and Coatbridge | 2,077 | 1,994 | 1,994 | 1,994 |
| Cumbernauld | 3,100 | 2,950 | 3,032 | 2,971 |
| Motherwell | 3,754 | 3,739 | 3,744 | 3,740 |

Source: North Lanarkshire Council

Table G3 - Private Landlord Register data, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|------------------------|-------|-------|--------|---------------|
| North Lanarkshire | 7,277 | 8,995 | 10,203 | 9,297 |
| Airdrie and Coatbridge | 2,211 | 2,755 | 3,156 | 2,855 |
| Cumbernauld | 2,020 | 2,549 | 2,873 | 2,630 |
| Motherwell | 3,046 | 3,691 | 4,174 | 3,812 |

Source: North Lanarkshire Council

Mid year figures have been estimated from 1 April values. E.g. 36,906 = 36,913 * (9/12) + 36,884 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Airdrie and Coatbridge | | | | | | |
| 2001 Census | 40,597 | 15,737 | 1,435 | 22,563 | 862 | 3.7% |
| 2011 Census | 45,638 | 12,731 | 1,965 | 27,193 | 3,749 | 12.1% |
| mid-year 2012 provisional | | 12,679 | 1,886 | | 4,841 | |
| mid-year 2012 final | 45,945 | 12,726 | 1,960 | 27,069 | 4,190 | 13.4% |
| Cumbernauld | | | | | | |
| 2001 Census | 32,899 | 6,310 | 1,976 | 23,425 | 1,188 | 4.8% |
| 2011 Census | 36,046 | 4,785 | 2,526 | 25,388 | 3,347 | 11.6% |
| mid-year 2012 provisional | | 4,806 | 2,420 | | 4,358 | |
| mid-year 2012 final | 36,178 | 4,824 | 2,515 | 25,067 | 3,772 | 13.1% |
| Motherwell | | | | | | |
| 2001 Census | 59,123 | 24,153 | 2,486 | 31,166 | 1,318 | 4.1% |
| 2011 Census | 64,314 | 19,847 | 3,562 | 36,291 | 4,614 | 11.3% |
| mid-year 2012 provisional | | 19,699 | 3,549 | | 5,774 | |
| mid-year 2012 final | 64,782 | 19,771 | 3,689 | 36,324 | 4,998 | 12.1% |

The 2012 total household estimates are from Table B.

Provisional estimates for Council owned have been derived from stock data (see Table G1). E.g. 12,679 = 12,731 * 12,945/12,998

Calibration of provisional estimates to Council area estimate of 37,321 (see Table F) gives the final estimates for Council owned

Provisional estimates for RSL owned have been derived from stock data (see Table G2). E.g. 1,886 = 1,965 * 1,994 / 2,077

Calibration of provisional estimates to the Council area estimate of 8,164 (see Table F) gives the final estimates for RSL owned

Provisional estimates for private rented have been derived from PL Register data (see Table G3). E.g. 4,841 = 3,749 * 2,855/2,211

Calibration of provisional estimates to Council area estimate of 12,960 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: **RENFREWSHIRE**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

| Renfrewshire | total dwellings | occupied | vacant | 2nd homes |
|-------------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 82,760 | 79,741 | 3,019 | 0 |
| "Sept 2011 | 82,944 | 79,780 | 3,164 | 0 |
| "Sept 2012 | 83,166 | 79,795 | 3,371 | 0 |
| "Sept 2013 | 83,933 | 80,855 | 2,693 | 385 |
| Johnstone and Elderslie | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 10,942 | 10,565 | 377 | 0 |
| "Sept 2011 | 10,924 | 10,559 | 365 | 0 |
| "Sept 2012 | 10,928 | 10,536 | 392 | 0 |
| North Renfrewshire | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 9,542 | 9,370 | 172 | 0 |
| "Sept 2011 | 9,556 | 9,362 | 194 | 0 |
| "Sept 2012 | 9,583 | 9,381 | 202 | 0 |
| Paisley and Linwood | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 42,717 | 40,920 | 1,797 | 0 |
| "Sept 2011 | 42,817 | 40,893 | 1,924 | 0 |
| "Sept 2012 | 42,933 | 40,853 | 2,080 | 0 |
| Renfrew | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 10,516 | 10,089 | 427 | 0 |
| "Sept 2011 | 10,594 | 10,162 | 432 | 0 |
| "Sept 2012 | 10,664 | 10,238 | 426 | 0 |
| West Renfrewshire | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 9,042 | 8,796 | 246 | 0 |
| "Sept 2011 | 9,042 | 8,794 | 248 | 0 |
| "Sept 2012 | 9,059 | 8,788 | 271 | 0 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| Renfrewshire | total dwellings | occupied | households prov. | households final |
|-------------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 82,867 | 79,758 | | 80,902 |
| "30 June 2012 | 83,129 | 79,792 | | 80,924 |
| Johnstone and Elderslie | | | | |
| "1 April 2011 | 10,932 | 10,562 | | 10,706 |
| "30 June 2012 | 10,927 | 10,540 | 10,684 | 10,682 |
| North Renfrewshire | | | | |
| "1 April 2011 | 9,550 | 9,365 | | 9,533 |
| "30 June 2012 | 9,579 | 9,378 | 9,546 | 9,544 |
| Paisley and Linwood | | | | |
| "1 April 2011 | 42,775 | 40,904 | | 41,371 |
| "30 June 2012 | 42,914 | 40,860 | 41,326 | 41,319 |
| Renfrew | | | | |
| "1 April 2011 | 10,562 | 10,132 | | 10,368 |
| "30 June 2012 | 10,652 | 10,225 | 10,464 | 10,462 |
| West Renfrewshire | | | | |
| "1 April 2011 | 9,042 | 8,795 | | 8,924 |
| "30 June 2012 | 9,056 | 8,789 | 8,918 | 8,917 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $82,867 = 82,760 * (5/12) + 82,944 * (7/12)$ and $83,129 = 82,944 * (2/12) + 83,166 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 80,924 is from NRS.

For sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $10,684 = 10,706 * 10,540 / 10,562$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: **RENFREWSHIRE**

Phase 2: **Tenure split - calculation estimates for Council area**

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 82,867 | 79,764 | 3,104 | 0 |
| "1 April 2012 | 83,074 | 79,789 | 3,285 | 0 |
| "1 April 2013 | 83,613 | 80,413 | 2,976 | 225 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 12,867 | 592 | 7,591 | 154 |
| "1 April 2012 | 12,784 | 823 | 7,624 | 68 |
| "1 April 2013 | 12,728 | 650 | 7,777 | 116 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.1539 | 0.0932 | 0.7529 |
| "1 April 2012 | 1.0000 | 0.1499 | 0.0947 | 0.7554 |
| "1 April 2013 | 1.0000 | 0.1502 | 0.0953 | 0.7545 |

E.g. $0.1539 = (12,867 - 592) / 79,764$ and $0.0932 = (7,591 - 154) / 79,764$. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 75,355 | 17,854 | 4,858 | 49,012 | 3,631 | 6.9% |
| 2011 Census | 80,902 | 12,712 | 7,161 | 52,398 | 8,631 | 14.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.1571 | 0.0885 | 0.6477 | 0.1067 | 14.1% |
| mid-year 2012 | 1.0000 | 0.1532 | 0.0901 | 0.6413 | 0.1154 | 15.2% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for Council owned dwellings: $0.1532 = 0.1571 + (0.1499 - 0.1539) + (0.1502 - 0.1499) * 3/12$

for RSL owned dwellings: $0.0901 = 0.0885 + (0.0947 - 0.0932) + (0.0953 - 0.0947) * 3/12$

The tenure proportion for private sector as a whole is a residual, to be split into owner occupied/private rented via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: $19.1\% \text{ (from SHS 2012, see Table C) - } 18.1\% \text{ (from 2011 Census, see Table C)}$.

Pr rent share for 2012: $15.2\% = 14.1\% + (19.1\% - 18.1\%) * (14.1 - 6.9) / (18.1 - 11.3)$

Private rented proportion: $0.1154 = 15.2\% \text{ of } (1.0000 - 0.1532 - 0.0901)$

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 80,924 | 12,399 | 7,293 | 51,896 | 9,336 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: **RENFREWSHIRE**

Phase 3: **Tenure split - calculation estimates for Council sub areas**

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| 2011 Census | 80,902 | 12,712 | 7,161 | 52,398 | 8,631 |
| mid-year 2012 | 80,924 | 12,399 | 7,293 | 51,896 | 9,336 |

Figures are from Tables E1 and E3

Table G1 - Council owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-------------------------|--------|--------|--------|---------------|
| Renfrewshire | 12,867 | 12,776 | 12,728 | 12,764 |
| Johnstone and Elderslie | 2,446 | 2,428 | 2,426 | 2,428 |
| North Renfrewshire | 131 | 131 | 131 | 131 |
| Paisley and Linwood | 7,903 | 7,868 | 7,825 | 7,857 |
| Renfrew | 1,683 | 1,661 | 1,657 | 1,660 |
| West Renfrewshire | 704 | 688 | 689 | 688 |

Source: Renfrewshire Council

Table G2 - RSL owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-------------------------|-------|-------|-------|---------------|
| Renfrewshire | 7,317 | 7,596 | 7,767 | 7,639 |
| Johnstone and Elderslie | 1,276 | 1,274 | 1,274 | 1,274 |
| North Renfrewshire | 864 | 863 | 952 | 885 |
| Paisley and Linwood | 4,771 | 5,053 | 5,135 | 5,074 |
| Renfrew | 322 | 322 | 322 | 322 |
| West Renfrewshire | 84 | 84 | 84 | 84 |

Source: Renfrewshire Council

Mid year figures have been estimated from 1 April values. E.g. 12,764 = 12,776 * (9/12) + 12,728 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Johnstone and Elderslie | | | | | | |
| 2001 Census | 9,863 | 3,289 | 695 | 5,523 | 356 | 6.1% |
| 2011 Census | 10,706 | 2,434 | 1,122 | 6,196 | 954 | 13.3% |
| mid-year 2012 provisional | | 2,416 | 1,120 | | 1,043 | 14.5% |
| mid-year 2012 final | 10,682 | 2,375 | 1,092 | 6,171 | 1,044 | 14.5% |
| North Renfrewshire | | | | | | |
| 2001 Census | 9,032 | 376 | 683 | 7,709 | 264 | 3.3% |
| 2011 Census | 9,533 | 247 | 821 | 7,933 | 532 | 6.3% |
| mid-year 2012 provisional | | 247 | 841 | | 571 | 6.7% |
| mid-year 2012 final | 9,544 | 243 | 820 | 7,909 | 572 | 6.7% |
| Paisley and Linwood | | | | | | |
| 2001 Census | 39,017 | 11,001 | 3,218 | 22,547 | 2,251 | 9.1% |
| 2011 Census | 41,371 | 7,649 | 4,759 | 23,753 | 5,210 | 18.0% |
| mid-year 2012 provisional | | 7,605 | 5,061 | | 5,593 | 19.3% |
| mid-year 2012 final | 41,319 | 7,477 | 4,934 | 23,310 | 5,598 | 19.4% |
| Renfrew | | | | | | |
| 2001 Census | 9,007 | 2,205 | 184 | 6,256 | 362 | 5.5% |
| 2011 Census | 10,368 | 1,638 | 345 | 7,194 | 1,191 | 14.2% |
| mid-year 2012 provisional | | 1,616 | 345 | | 1,326 | 15.5% |
| mid-year 2012 final | 10,462 | 1,589 | 336 | 7,209 | 1,328 | 15.6% |
| West Renfrewshire | | | | | | |
| 2001 Census | 8,436 | 983 | 78 | 6,977 | 398 | 5.4% |
| 2011 Census | 8,924 | 744 | 114 | 7,322 | 744 | 9.2% |
| mid-year 2012 provisional | | 727 | 114 | | 793 | 9.8% |
| mid-year 2012 final | 8,917 | 715 | 111 | 7,297 | 794 | 9.8% |

The 2012 total household estimates are from Table B.

Provisional estimates for Council owned have been derived from stock data (see Table G1). E.g. 2,416 = 2,434 * 2,428 / 2,446

Calibration of provisional estimates to Council area estimate of 12,399 (see Table F) gives the final estimates for Council owned

Provisional estimates for RSL owned have been derived from stock data (see Table G2). E.g. 1,120 = 1,122 * 1,274 / 1,276

Calibration of provisional estimates to the Council area estimate of 7,293 (see Table F) gives the final estimates for RSL owned

Pr rent share is estimated via same method as in phase 2. E.g. 14.5% = 13.3% + (19.1% - 18.1%) * (13.3 - 6.1) / (18.1 - 11.3)

Application of estimated pr rent share to private sector gives prov. private rented. E.g. 1,043 = 14.5% of (10,682 - 2,375 - 1,092)

Calibration of provisional estimates to the Council area estimate of 9,336 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: **SOUTH LANARKSHIRE**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

| South Lanarkshire | total dwellings | occupied | vacant | 2nd homes |
|-----------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 143,470 | 139,560 | 3,486 | 424 |
| "Sept 2011 | 144,386 | 140,560 | 3,381 | 445 |
| "Sept 2012 | 145,257 | 141,465 | 3,322 | 470 |
| "Sept 2013 | 146,110 | 142,377 | 3,244 | 489 |
| Clydesdale | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 27,898 | 26,843 | 883 | 157 |
| "Sept 2011 | 28,059 | 27,064 | 826 | 156 |
| "Sept 2012 | 28,380 | 27,392 | 816 | 169 |
| East Kilbride | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 39,138 | 38,375 | 668 | 76 |
| "Sept 2011 | 39,511 | 38,667 | 737 | 92 |
| "Sept 2012 | 39,535 | 38,655 | 769 | 106 |
| Hamilton | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 49,187 | 48,032 | 1,022 | 109 |
| "Sept 2011 | 49,401 | 48,249 | 1,004 | 124 |
| "Sept 2012 | 49,456 | 48,309 | 1,009 | 136 |
| Rutherglen/Cambuslang | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 27,240 | 26,309 | 853 | 62 |
| "Sept 2011 | 27,416 | 26,584 | 766 | 59 |
| "Sept 2012 | 27,892 | 27,107 | 724 | 64 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| South Lanarkshire | total dwellings | occupied | households prov. | households final |
|-----------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 144,004 | 140,145 | | 139,188 |
| "30 June 2012 | 145,112 | 141,313 | | 140,225 |
| Clydesdale | | | | |
| "1 April 2011 | 27,992 | 26,972 | | 26,927 |
| "30 June 2012 | 28,327 | 27,337 | 27,292 | 27,266 |
| East Kilbride | | | | |
| "1 April 2011 | 39,356 | 38,545 | | 38,034 |
| "30 June 2012 | 39,531 | 38,657 | 38,144 | 38,108 |
| Hamilton | | | | |
| "1 April 2011 | 49,312 | 48,159 | | 47,490 |
| "30 June 2012 | 49,447 | 48,299 | 47,628 | 47,584 |
| Rutherglen/Cambuslang | | | | |
| "1 April 2011 | 27,343 | 26,469 | | 26,737 |
| "30 June 2012 | 27,813 | 27,020 | 27,293 | 27,267 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $144,004 = 143,470 * (5/12) + 144,386 * (7/12)$ and $145,112 = 144,386 * (2/12) + 145,257 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 140,225 is from NRS.

For the sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $27,292 = 26,927 * 27,337 / 26,972$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: **SOUTH LANARKSHIRE**

Phase 2: **Tenure split - calculation estimates for Council area**

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 144,004 | 140,143 | 3,425 | 436 |
| "1 April 2012 | 144,894 | 141,088 | 3,347 | 460 |
| "1 April 2013 | 145,755 | 141,997 | 3,277 | 481 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 25,561 | 447 | 6,046 | 104 |
| "1 April 2012 | 25,486 | 456 | 6,317 | 127 |
| "1 April 2013 | 25,396 | 312 | 6,453 | 120 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.1792 | 0.0424 | 0.7784 |
| "1 April 2012 | 1.0000 | 0.1774 | 0.0439 | 0.7787 |
| "1 April 2013 | 1.0000 | 0.1767 | 0.0446 | 0.7787 |

E.g. $0.1792 = (25,561 - 447) / 140,143$ and $0.0424 = (6,046 - 104) / 140,143$. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|---------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 126,496 | 33,162 | 3,877 | 85,083 | 4,374 | 4.9% |
| 2011 Census | 139,188 | 25,526 | 5,962 | 95,055 | 12,645 | 11.7% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.1834 | 0.0428 | 0.6829 | 0.0908 | 11.7% |
| mid-year 2012 | 1.0000 | 0.1814 | 0.0445 | 0.6751 | 0.0990 | 12.8% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for Council owned dwellings: $0.1814 = 0.1834 + (0.1774 - 0.1792) + (0.1767 - 0.1774) * 3/12$

for RSL owned dwellings: $0.0445 = 0.0428 + (0.0439 - 0.0424) + (0.0446 - 0.0439) * 3/12$

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rented via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: $12.8\% = 11.7\% + (19.1\% - 18.1\%) * (11.7 - 4.9) / (18.1 - 11.3)$

Private rented proportion: $0.0990 = 12.8\%$ of $(1.0000 - 0.1814 - 0.0445)$

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|---------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 140,225 | 25,438 | 6,239 | 94,670 | 13,878 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: SOUTH LANARKSHIRE

Phase 3: Tenure split - calculation estimates for Council sub areas

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|---------|---------------|-----------|----------------|----------------|
| 2011 Census | 139,188 | 25,526 | 5,962 | 95,055 | 12,645 |
| mid-year 2012 | 140,225 | 25,438 | 6,239 | 94,670 | 13,878 |

Figures are from Tables E1 and E3

Table G - Council owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-----------------------|--------|--------|--------|---------------|
| South Lanarkshire | 25,114 | 25,030 | 25,084 | 25,044 |
| Clydesdale | 4,972 | 4,960 | 4,935 | 4,954 |
| East Kilbride | 5,251 | 5,235 | 5,263 | 5,242 |
| Hamilton | 9,888 | 9,886 | 9,881 | 9,885 |
| Rutherglen/Cambuslang | 5,003 | 4,949 | 5,005 | 4,963 |

Source: South Lanarkshire Council

Mid year figures have been estimated from 1 April values. E.g. 25,044 = 25,030 * (9/12) + 25,084 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|------------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Clydesdale | | | | | | |
| 2001 Census | 23,980 | 6,651 | 757 | 15,386 | 1,186 | 7.2% |
| 2011 Census | 26,927 | 5,073 | 1,301 | 18,237 | 2,316 | 11.3% |
| mid-year 2012 provisional | | 5,054 | | | 2,481 | 11.9% |
| mid-year 2012 final | 27,266 | 5,051 | 1,361 | 18,372 | 2,482 | 11.9% |
| East Kilbride | | | | | | |
| 2001 Census | 35,363 | 6,946 | 531 | 26,733 | 1,153 | 4.1% |
| 2011 Census | 38,034 | 5,517 | 844 | 28,060 | 3,613 | 11.4% |
| mid-year 2012 provisional | | 5,508 | | | 3,970 | 12.5% |
| mid-year 2012 final | 38,108 | 5,504 | 883 | 27,749 | 3,972 | 12.5% |
| Hamilton | | | | | | |
| 2001 Census | 42,838 | 13,342 | 838 | 27,312 | 1,346 | 4.7% |
| 2011 Census | 47,490 | 10,007 | 1,822 | 31,240 | 4,421 | 12.4% |
| mid-year 2012 provisional | | 10,004 | | | 4,842 | 13.6% |
| mid-year 2012 final | 47,584 | 9,997 | 1,907 | 30,836 | 4,844 | 13.6% |
| Rutherglen/Cambuslang | | | | | | |
| 2001 Census | 24,315 | 6,223 | 1,751 | 15,652 | 689 | 4.2% |
| 2011 Census | 26,737 | 4,929 | 1,995 | 17,518 | 2,295 | 11.6% |
| mid-year 2012 provisional | | 4,890 | | | 2,578 | 12.7% |
| mid-year 2012 final | 27,267 | 4,886 | 2,088 | 17,713 | 2,580 | 12.7% |

The 2012 total household estimates are from Table B.

Provisional estimates for Council owned have been derived from stock data (see Table G). E.g. 5,054 = 5,073 * 4,954 / 4,972

Calibration of provisional estimates to Council area estimate of 25,438 (see Table F) gives the final estimates for Council owned

Council wide changes have been applied to obtain the 2012 household estimates for RSL owned dwellings:

E.g. 1,361 = 1,301 * 6,239 / 5,962

Pr rent share is estimated via same method as in phase 2. E.g. 11.9% = 11.3% + (19.1% - 18.1%) * (11.3 - 7.2) / (18.1 - 11.3)

Application of estimated pr rent share to private sector gives prov. private rented. E.g. 2,481 = 11.9% of (27,266 - 5,051 - 1,361)

Calibration of provisional estimates to the Council area estimate of 13,878 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Council area: WEST DUNBARTONSHIRE

Phase 1: Estimation total households Council sub areas

Table A - CTAXbase data

| West Dunbartonshire | total dwellings | occupied | vacant | 2nd homes |
|-----------------------|-----------------|----------|--------|-----------|
| "Sept 2010 | 44,415 | 43,021 | 1,137 | 257 |
| "Sept 2011 | 44,586 | 42,962 | 1,356 | 268 |
| "Sept 2012 | 44,790 | 42,966 | 1,528 | 296 |
| "Sept 2013 | 44,880 | 42,953 | 1,597 | 330 |
| Clydebank | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 21,650 | 21,013 | 551 | 89 |
| "Sept 2011 | 21,648 | 20,933 | 634 | 84 |
| "Sept 2012 | 21,655 | 20,881 | 680 | 100 |
| Dumbarton/Vale of Lev | total dwellings | occupied | vacant | 2nd homes |
| "Sept 2010 | 22,760 | 22,000 | 600 | 165 |
| "Sept 2011 | 22,938 | 22,019 | 735 | 184 |
| "Sept 2012 | 23,136 | 22,074 | 862 | 200 |

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

| West Dunbartonshire | total dwellings | occupied | households prov. | households final |
|-----------------------|-----------------|----------|------------------|------------------|
| "1 April 2011 | 44,515 | 42,977 | | 42,167 |
| "30 June 2012 | 44,756 | 42,955 | | 42,106 |
| Clydebank | | | | |
| "1 April 2011 | 21,649 | 20,966 | | 20,542 |
| "30 June 2012 | 21,654 | 20,890 | 20,467 | 20,448 |
| Dumbarton/Vale of Lev | | | | |
| "1 April 2011 | 22,864 | 22,011 | | 21,625 |
| "30 June 2012 | 23,103 | 22,065 | 21,678 | 21,658 |

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.

E.g. $44,515 = 44,415 * (5/12) + 44,586 * (7/12)$ and $44,756 = 44,586 * (2/12) + 44,790 * (10/12)$

1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)

For the Council area the mid-year 2012 household estimate at 42,106 is from NRS.

For the sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates to obtain a provisional household estimate for mid-year 2012. E.g. $20,467 = 20,542 * 20,890 / 20,966$

These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.

Council area: **WEST DUNBARTONSHIRE**

Phase 2: **Tenure split - calculation estimates for Council area**

Table C - Tenure split for households in Scotland

| | total | social rented | owner occupied | private rented and other | pr rent share | |
|----------------------|-----------|---------------|----------------|--------------------------|---------------|-------|
| Sc. Household Survey | | | | | | |
| %s Scotland 2011 | 100.0 | 23.2 | 63.9 | 12.9 | 16.8% | |
| %s Scotland 2012 | 99.9 | 22.6 | 62.5 | 14.8 | 19.1% | |
| 2001 Census | 2,192,246 | 514,980 | 129,809 | 1,372,103 | 175,354 | 11.3% |
| 2011 Census | 2,372,777 | 312,745 | 263,674 | 1,470,986 | 325,372 | 18.1% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table D1 - estimates for Council area as per 1 April from CTAXbase data in Table A

| | total dwellings | occupied | vacant | 2nd homes |
|---------------|-----------------|----------|--------|-----------|
| "1 April 2011 | 44,515 | 42,987 | 1,265 | 263 |
| "1 April 2012 | 44,705 | 42,964 | 1,456 | 284 |
| "1 April 2013 | 44,843 | 42,958 | 1,568 | 316 |

Table D2 - Total and vacancy figures from Stock Return and APSR on Council and RSL dwellings

| | Council dwellings | Council vacant | RSL dwellings | RSL vacant |
|---------------|-------------------|----------------|---------------|------------|
| "1 April 2011 | 11,323 | 884 | 5,628 | 109 |
| "1 April 2012 | 11,282 | 959 | 5,785 | 122 |
| "1 April 2013 | 11,251 | 1,107 | 5,856 | 145 |

Table D3 - Estimated Tenure Proportions from Table D1 and D2 figures

| | occupied dwellings total | occupied Council owned | occupied RSL owned | occupied private sector |
|---------------|--------------------------|------------------------|--------------------|-------------------------|
| "1 April 2011 | 1.0000 | 0.2428 | 0.1284 | 0.6288 |
| "1 April 2012 | 1.0000 | 0.2403 | 0.1318 | 0.6279 |
| "1 April 2013 | 1.0000 | 0.2361 | 0.1329 | 0.6309 |

E.g. $0.2428 = (11,323 - 884) / 42,987$ and $0.1284 = (5,628 - 109) / 42,987$. Private sector proportion is a residual

Table E1 - Household estimates by tenure for Council area from the 2001 and 2011 Census

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|-------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2001 Census | 40,781 | 13,099 | 4,659 | 21,847 | 1,176 | 5.1% |
| 2011 Census | 42,167 | 10,332 | 5,376 | 23,407 | 3,052 | 11.5% |

The last column gives the private rented sector as a percentage of the total private sector (owner occupied and private rented)

Table E2 - Estimated tenure proportions for households from the 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|---------------|--------|---------------|-----------|----------------|----------------|---------------|
| 2011 Census | 1.0000 | 0.2450 | 0.1275 | 0.5551 | 0.0724 | 11.5% |
| mid-year 2012 | 1.0000 | 0.2414 | 0.1312 | 0.5489 | 0.0785 | 12.5% |

The tenure proportions for mid-year 2012 are an update of the 2011 Census proportions using Table D3 data.

E.g. for Council owned dwellings: $0.2414 = 0.2450 + (0.2403 - 0.2428) + (0.2361 - 0.2403) * 3/12$

for RSL owned dwellings: $0.1312 = 0.1275 + (0.1318 - 0.1284) + (0.1329 - 0.1318) * 3/12$

The tenure proportion for the private sector as a whole is a residual, to be split into owner occupied/private rented via pr rent share

Estimated pr rent share value for 2012 is an update of 2011 Census figure, taking into account rate of increase for Council area in 2001-2011, in relation to national rate of increase (see Tables C and E1), and applying this to the estimated change for Scotland from 2011 Census date to mid-year 2012: 19.1% (from SHS 2012, see Table C) - 18.1% (from 2011 Census, see Table C).

Pr rent share for 2012: $12.5\% = 11.5\% + (19.1\% - 18.1\%) * (11.5 - 5.1) / (18.1 - 11.3)$

Private rented proportion: $0.0785 = 12.5\%$ of $(1.0000 - 0.2414 - 0.1312)$

Table E3 - Household estimates by tenure as per mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| mid-year 2012 | 42,106 | 10,165 | 5,524 | 23,111 | 3,306 |

The household estimates by tenure are obtained by multiplying the NRS 2012 total household estimate by the tenure proportions.

Council area: WEST DUNBARTONSHIRE

Phase 3: Tenure split - calculation estimates for Council sub areas

Table F - Household estimates by tenure for Council area from 2011 Census and for mid-year 2012

| | total | Council owned | RSL owned | owner occupied | private rented |
|---------------|--------|---------------|-----------|----------------|----------------|
| 2011 Census | 42,167 | 10,332 | 5,376 | 23,407 | 3,052 |
| mid-year 2012 | 42,106 | 10,165 | 5,524 | 23,111 | 3,306 |

Figures are from Tables E1 and E3

Table G - Council owned stock estimates, as per 1 April of that year (except for last column)

| | 2011 | 2012 | 2013 | mid year 2012 |
|-----------------------|--------|--------|--------|---------------|
| West Dunbartonshire | 11,323 | 11,282 | 11,251 | 11,274 |
| Clydebank | 5,785 | 5,771 | 5,752 | 5,766 |
| Dumbarton/Vale of Lev | 5,538 | 5,511 | 5,499 | 5,508 |

Source: West Dunbartonshire Council

Mid year figures have been estimated from 1 April values. E.g. 11,274 = 11,282 * (9/12) + 11,251 * (3/12)

Table H - Household estimates by Tenure for sub areas from 2001 and 2011 Census and estimates for 2012

| | total | Council owned | RSL owned | owner occupied | private rented | pr rent share |
|------------------------------|--------|---------------|-----------|----------------|----------------|---------------|
| Clydebank | | | | | | |
| 2001 Census | 20,201 | 6,888 | 3,215 | 9,660 | 438 | 4.3% |
| 2011 Census | 20,542 | 5,345 | 3,505 | 10,490 | 1,202 | 10.3% |
| mid-year 2012 provisional | | 5,328 | | | 1,296 | 11.2% |
| mid-year 2012 final | 20,448 | 5,264 | 3,601 | 10,288 | 1,295 | 11.2% |
| Dumbarton/Vale of Lev | | | | | | |
| 2001 Census | 20,580 | 6,211 | 1,444 | 12,187 | 738 | 5.7% |
| 2011 Census | 21,625 | 4,987 | 1,871 | 12,917 | 1,850 | 12.5% |
| mid-year 2012 provisional | | 4,960 | | | 2,013 | 13.6% |
| mid-year 2012 final | 21,658 | 4,901 | 1,923 | 12,823 | 2,011 | 13.6% |

The 2012 total household estimates are from Table B.

Provisional estimates for Council owned have been derived from stock data (see Table G). E.g. 5,328 = 5,345 * 5,766 / 5,785

Calibration of provisional estimates to Council area estimate of 10,165 (see Table F) gives the final estimates for Council owned

Council wide changes have been applied to obtain the 2012 household estimates for RSL owned dwellings:

E.g. 3,601 = 3,505 * 5,524 / 5,376

Pr rent share is estimated via same method as in phase 2. E.g. 11.2% = 10.3% + (19.1% - 18.1%) * (10.3 - 4.3) / (18.1 - 11.3)

Application of estimated pr rent share to private sector gives prov. private rented. E.g. 1,296 = 11.2% of (20,448 - 5,264 - 3,601)

Calibration of provisional estimates to the Council area estimate of 3,306 (see Table F) gives the final estimates for private rented

The estimated number of owner occupied households is calculated as a residual.

Annex 2

Methodology for Estimating Dwellings by Tenure for Council Areas and LA Sub-Areas

Methodology to estimate dwellings by tenure for Council areas and LA sub-areas

Table 1 - Estimation of total number of dwellings as per Census date (27 March 2011)

| | total number of dwellings | occupied household spaces | household estimates | provisional dwelling estimates | final dwelling estimates |
|---------------------------------|------------------------------|---------------------------------|------------------------|--------------------------------------|--------------------------------|
| | (A) | (B) | (C) | (D) | (E) |
| GCVSDP Area | 833,781 | 812,080 | 812,080 | 833,765 | 833,781 |
| Council Areas | | | | | |
| East Dunbartonshire | 44,166 | 43,473 | 43,473 | 44,166 | 44,166 |
| East Renfrewshire | 37,922 | 37,225 | 37,225 | 37,922 | 37,922 |
| Glasgow City | 293,446 | 285,693 | 285,693 | 293,445 | 293,446 |
| Inverclyde | 39,166 | 37,434 | 37,434 | 39,154 | 39,166 |
| North Lanarkshire | 149,275 | 145,998 | 145,998 | 149,275 | 149,275 |
| Renfrewshire | 83,186 | 80,902 | 80,902 | 83,185 | 83,186 |
| South Lanarkshire | 143,084 | 139,188 | 139,188 | 143,081 | 143,084 |
| West Dunbartonshire | 43,536 | 42,167 | 42,167 | 43,537 | 43,536 |
| LA Sub-Areas | | | | | |
| Bearsden and Milngavie | 16,784 | 16,508 | 16,631 | 16,909 | 16,909 |
| Strathkelvin | 27,382 | 26,965 | 26,842 | 27,257 | 27,257 |
| Eastwood | 27,181 | 26,690 | 26,690 | 27,181 | 27,181 |
| Levern Valley | 10,741 | 10,535 | 10,535 | 10,741 | 10,741 |
| Glasgow East | 63,326 | 61,717 | 61,961 | 63,576 | 63,576 |
| Glasgow North East | 18,825 | 18,212 | 18,141 | 18,752 | 18,752 |
| Glasgow North West | 104,746 | 102,057 | 101,884 | 104,568 | 104,569 |
| Glasgow South | 106,549 | 103,707 | 103,707 | 106,549 | 106,549 |
| Inverclyde East | 25,327 | 24,088 | 23,324 | 24,524 | 24,532 |
| Inverclyde West | 11,511 | 11,123 | 11,818 | 12,230 | 12,233 |
| Kilmacolm and Quarriers Village | 2,328 | 2,223 | 2,292 | 2,400 | 2,401 |
| Airdrie and Coatbridge | 46,018 | 45,048 | 45,638 | 46,621 | 46,621 |
| Cumbernauld | 36,901 | 36,338 | 36,046 | 36,604 | 36,604 |
| Motherwell | 66,356 | 64,612 | 64,314 | 66,050 | 66,050 |
| Johnstone/Elderslie | 10,589 | 10,321 | 10,706 | 10,984 | 10,984 |
| North Renfrewshire | 9,679 | 9,533 | 9,533 | 9,679 | 9,679 |
| Paisley/Linwood | 42,993 | 41,646 | 41,371 | 42,709 | 42,710 |
| Renfrew | 10,707 | 10,368 | 10,368 | 10,707 | 10,707 |
| West Renfrewshire | 9,218 | 9,034 | 8,924 | 9,106 | 9,106 |
| Clydesdale | 28,008 | 26,927 | 26,927 | 28,008 | 28,008 |
| East Kilbride | 38,340 | 37,489 | 38,034 | 38,897 | 38,898 |
| Hamilton | 49,251 | 47,921 | 47,490 | 48,808 | 48,809 |
| Rutherglen and Cambuslang | 27,485 | 26,851 | 26,737 | 27,368 | 27,369 |
| Clydebank | 21,316 | 20,650 | 20,542 | 21,205 | 21,205 |
| Dumbarton/Vale of Leven | 22,220 | 21,517 | 21,625 | 22,332 | 22,331 |

Sources:

Column (A) "total number of dwellings": from 2011 Census - Table KS401SC

Column (B) "occupied household spaces": from 2011 Census - Table KS401SC

Column (C) "household estimates": from 2011 Census - Table QS405SC

Column (D) "provisional dwelling estimates": formula = (C) * (A) / (B)

Column (E): "final dwelling estimates": equals provisional estimates calibrated to dwelling estimates for Council areas

Note: The household estimates (column C) for LA sub-areas are an amalgamation of data zone figures

The dwelling and occupied household spaces (columns A and B) are an amalgamation of Census OA figures

Table 2 - Estimation of number of vacant social rented dwellings as per 31 March 2011

| | Council owned dwellings | Council owned vacant dwellings | RSL owned dwellings | RSL owned vacant dwellings | total social rented dwellings unoccupied |
|---------------------------------|-------------------------|--------------------------------|---------------------|----------------------------|--|
| | (A) | (B) | (C) | (D) | (E) |
| GCVSDP Area | 93,508 | 2,462 | 151,971 | 6,978 | 8,490 |
| Council Areas | | | | | |
| East Dunbartonshire | 3,572 | 61 | 1,766 | 182 | 243 |
| East Renfrewshire | 3,059 | 63 | 1,191 | 20 | 83 |
| Glasgow City | 0 | 0 | 109,914 | 4,910 | 4,141 |
| Inverclyde | 0 | 0 | 11,100 | 1,403 | 1,222 |
| North Lanarkshire | 37,126 | 415 | 8,735 | 96 | 511 |
| Renfrewshire | 12,867 | 592 | 7,591 | 154 | 746 |
| South Lanarkshire | 25,561 | 447 | 6,046 | 104 | 551 |
| West Dunbartonshire | 11,323 | 884 | 5,628 | 109 | 993 |
| LA Sub-Areas | | | | | |
| Bearsden and Milngavie | 884 | 15 | 196 | 20 | 35 |
| Strathkelvin | 2,688 | 46 | 1570 | 162 | 208 |
| Eastwood | 1,064 | 22 | 349 | 6 | 28 |
| Levern Valley | 1,995 | 41 | 842 | 14 | 55 |
| Glasgow East | 0 | 0 | 27470 | 1,275 | 1,022 |
| Glasgow North East | 0 | 0 | 10267 | 894 | 515 |
| Glasgow North West | 0 | 0 | 36741 | 994 | 1,030 |
| Glasgow South | 0 | 0 | 35436 | 1,747 | 1,574 |
| Inverclyde East | 0 | 0 | 10200 | 1,246 | 1,065 |
| Inverclyde West | 0 | 0 | 831 | 141 | 141 |
| Kilmacolm and Quarriers Village | 0 | 0 | 69 | 16 | 16 |
| Airdrie and Coatbridge | 13,011 | 145 | 2031 | 22 | 167 |
| Cumbernauld | 4,198 | 47 | 3032 | 33 | 80 |
| Motherwell | 19,917 | 223 | 3672 | 41 | 264 |
| Johnstone/Elderslie | 2,446 | 113 | 1324 | 27 | 140 |
| North Renfrewshire | 131 | 6 | 896 | 18 | 24 |
| Paisley/Linwood | 7,903 | 364 | 4950 | 100 | 464 |
| Renfrew | 1,683 | 77 | 334 | 7 | 84 |
| West Renfrewshire | 704 | 32 | 87 | 2 | 34 |
| Clydesdale | 5,048 | 76 | 1319 | 23 | 99 |
| East Kilbride | 5,302 | 51 | 856 | 15 | 66 |
| Hamilton | 10,015 | 127 | 1848 | 32 | 159 |
| Rutherglen and Cambuslang | 5,196 | 193 | 2023 | 34 | 227 |
| Clydebank | 5,785 | 452 | 3669 | 71 | 523 |
| Dumbarton/Vale of Leven | 5,538 | 432 | 1959 | 38 | 470 |

Sources:

Column (A) "Council owned dwellings": stock return 31/03/2011 and local information

Column (B) "Council owned vacant dwellings": stock return 31/03/2011 and local information

Column (C) "RSL owned dwellings": APSR 31/03/2011 and local information

Column (D) "RSL owned vacant dwellings": APSR 31/03/2011 and local information

Column (E) "total social rented dwellings unoccupied": formula = (B) + (D)

Note: grey boxes in columns (A) to (D) indicate that local information was not available for LA sub-areas.

Default values have been calculated by apportioning the Council area figure for the number of dwellings to the LA sub-areas based on 2011 Census information on the LA sub area split for the tenure.

Vacant stock was estimated by applying the Council area vacancy rate to the LA sub-area stock figure supplied.

In column E the figures for Glasgow reflect the total vacant stock split by tenure based on info from the DRS Housing Stock database. The figure for Inverclyde East is the total vacant stock minus private sector vacancies, estimated at 1% of total private sector stock.

Table 3 - Estimation of number of vacant private dwellings as per 31 March 2011

| | total number of dwellings | households in social rented stock | households in private sector stock | social rented dwellings unoccupied | private sector dwellings unoccupied |
|---------------------------------|------------------------------|---|--|---|--|
| | (A) | (B) | (C) | (D) | (E) |
| GCVSDP Area | 833,781 | 236,928 | 575,152 | 8,490 | 13,211 |
| Council Areas | | | | | |
| East Dunbartonshire | 44,166 | 5,219 | 38,254 | 243 | 450 |
| East Renfrewshire | 37,922 | 4,320 | 32,905 | 83 | 614 |
| Glasgow City | 293,446 | 104,811 | 180,882 | 4,141 | 3,612 |
| Inverclyde | 39,166 | 10,093 | 27,341 | 1,222 | 510 |
| North Lanarkshire | 149,275 | 45,416 | 100,582 | 511 | 2,766 |
| Renfrewshire | 83,186 | 19,873 | 61,029 | 746 | 1,538 |
| South Lanarkshire | 143,084 | 31,488 | 107,700 | 551 | 3,345 |
| West Dunbartonshire | 43,536 | 15,708 | 26,459 | 993 | 376 |
| LA Sub-Areas | | | | | |
| Bearsden and Milngavie | 16,909 | 1,084 | 15,547 | 35 | 243 |
| Strathkelvin | 27,257 | 4,135 | 22,707 | 208 | 207 |
| Eastwood | 27,181 | 1,498 | 25,192 | 28 | 463 |
| Levern Valley | 10,741 | 2,822 | 7,713 | 55 | 151 |
| Glasgow East | 63,576 | 25,813 | 36,148 | 1,022 | 593 |
| Glasgow North East | 18,752 | 9,208 | 8,933 | 515 | 96 |
| Glasgow North West | 104,569 | 35,862 | 66,022 | 1,030 | 1,655 |
| Glasgow South | 106,549 | 33,928 | 69,779 | 1,574 | 1,268 |
| Inverclyde East | 24,532 | 8,951 | 14,373 | 1,065 | 143 |
| Inverclyde West | 12,233 | 1,028 | 10,790 | 141 | 274 |
| Kilmacolm and Quarriers Village | 2,401 | 114 | 2,178 | 16 | 93 |
| Airdrie and Coatbridge | 46,621 | 14,696 | 30,942 | 167 | 816 |
| Cumbernauld | 36,604 | 7,311 | 28,735 | 80 | 478 |
| Motherwell | 66,050 | 23,409 | 40,905 | 264 | 1,472 |
| Johnstone/Elderslie | 10,984 | 3,556 | 7,150 | 140 | 138 |
| North Renfrewshire | 9,679 | 1,068 | 8,465 | 24 | 122 |
| Paisley/Linwood | 42,710 | 12,408 | 28,963 | 464 | 875 |
| Renfrew | 10,707 | 1,983 | 8,385 | 84 | 255 |
| West Renfrewshire | 9,106 | 858 | 8,066 | 34 | 148 |
| Clydesdale | 28,008 | 6,374 | 20,553 | 99 | 982 |
| East Kilbride | 38,898 | 6,361 | 31,673 | 66 | 798 |
| Hamilton | 48,809 | 11,829 | 35,661 | 159 | 1,160 |
| Rutherglen and Cambuslang | 27,369 | 6,924 | 19,813 | 227 | 405 |
| Clydebank | 21,205 | 8,850 | 11,692 | 523 | 140 |
| Dumbarton/Vale of Leven | 22,331 | 6,858 | 14,767 | 470 | 236 |

Sources:

Column (A) "total number of dwellings": from Table 1 - column E

Column (B) "households in social rented stock": from 2011 Census - Table QS405SC

Column (C) "households in private sector stock": from 2011 Census - Table QS405SC

Column (D) "social rented dwellings unoccupied": from Table 2 - column E

Column (E): "private sector dwellings unoccupied": formula = (A) - (B) - (C) - (D)

Table 4 - Estimation of total number of dwellings as per mid-year 2012

| | total number of dwellings 31/03/2011 | CTR dwelling estimates Sept 2010 | CTR dwelling estimates Sept 2011 | CTR dwelling estimates Sept 2012 | total number of dwellings 30/06/2012 |
|---------------------------------|--|---|---|---|--|
| | (A) | (B) | (C) | (D) | (E) |
| GCVSDP Area | 833,781 | 838,982 | 842,008 | 846,091 | 838,360 |
| Council Areas | | | | | |
| East Dunbartonshire | 44,166 | 44,184 | 44,332 | 44,564 | 44,415 |
| East Renfrewshire | 37,922 | 37,063 | 37,231 | 37,448 | 38,169 |
| Glasgow City | 293,446 | 299,160 | 299,882 | 301,513 | 295,030 |
| Inverclyde | 39,166 | 39,377 | 39,457 | 39,590 | 39,307 |
| North Lanarkshire | 149,275 | 148,553 | 149,190 | 149,763 | 150,024 |
| Renfrewshire | 83,186 | 82,760 | 82,944 | 83,166 | 83,445 |
| South Lanarkshire | 143,084 | 143,470 | 144,386 | 145,257 | 144,196 |
| West Dunbartonshire | 43,536 | 44,415 | 44,586 | 44,790 | 43,774 |
| LA Sub-Areas | | | | | |
| Bearsden and Milngavie | 16,909 | 16,874 | 16,933 | 17,001 | 16,990 |
| Strathkelvin | 27,257 | 27,310 | 27,399 | 27,563 | 27,425 |
| Eastwood | 27,181 | 26,587 | 26,667 | 26,920 | 27,411 |
| Levern Valley | 10,741 | 10,476 | 10,564 | 10,528 | 10,758 |
| Glasgow East | 63,576 | 64,689 | 64,964 | 65,365 | 64,014 |
| Glasgow North East | 18,752 | 19,644 | 19,168 | 19,233 | 18,563 |
| Glasgow North West | 104,569 | 107,589 | 108,303 | 109,035 | 105,475 |
| Glasgow South | 106,549 | 107,238 | 107,447 | 107,880 | 106,978 |
| Inverclyde East | 24,532 | 25,068 | 25,175 | 25,219 | 24,619 |
| Inverclyde West | 12,233 | 11,996 | 11,963 | 12,042 | 12,276 |
| Kilmacolm and Quarriers Village | 2,401 | 2,313 | 2,319 | 2,329 | 2,412 |
| Airdrie and Coatbridge | 46,621 | 46,214 | 46,463 | 46,699 | 46,923 |
| Cumbernauld | 36,604 | 36,666 | 36,662 | 36,843 | 36,738 |
| Motherwell | 66,050 | 65,673 | 66,065 | 66,221 | 66,363 |
| Johnstone/Elderslie | 10,984 | 10,942 | 10,925 | 10,928 | 10,978 |
| North Renfrewshire | 9,679 | 9,542 | 9,557 | 9,583 | 9,706 |
| Paisley/Linwood | 42,710 | 42,718 | 42,824 | 42,932 | 42,844 |
| Renfrew | 10,707 | 10,516 | 10,595 | 10,664 | 10,798 |
| West Renfrewshire | 9,106 | 9,042 | 9,043 | 9,059 | 9,119 |
| Clydesdale | 28,008 | 27,899 | 28,059 | 28,379 | 28,328 |
| East Kilbride | 38,898 | 39,140 | 39,511 | 39,533 | 39,100 |
| Hamilton | 48,809 | 49,190 | 49,400 | 49,454 | 48,955 |
| Rutherglen and Cambuslang | 27,369 | 27,241 | 27,416 | 27,891 | 27,813 |
| Clydebank | 21,205 | 21,652 | 21,648 | 21,655 | 21,208 |
| Dumbarton/Vale of Leven | 22,331 | 22,763 | 22,938 | 23,135 | 22,566 |

Sources:

Column (A) "total number of dwellings 31/03/2011": from Table 1 - column E

Column (B) "CTR dwelling estimates Sept 2010": from 2010 Council Tax Base return and NRS data

Column (C) "CTR dwelling estimates Sept 2011": from 2011 Council Tax Base return and NRS data

Column (D) "CTR dwelling estimates Sept 2012": from 2012 Council Tax Base return and NRS data

Column (E) "total number of dwellings 30/06/2012": formula = (A) + (3 * (C) + 9 * (D) - 6 * (B) - 6 * (C)) / 12

Note: with regard to the formula in column E, mid-year 2012 is 9 months after 31 September 2011 and 31 March 2011 is 6 months after 31 September 2010.

Table 5 - Estimation of change in number of Council owned dwellings 2011-2012

| | Council owned dwellings 31/03/2011 | Council owned dwellings 31/03/2012 | Council owned dwellings 31/03/2013 | change in Council owned dwellings 2011-2012 |
|---------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| | (A) | (B) | (C) | (D) |
| GCVSDP Area | 93,508 | 93,267 | 92,960 | -318 |
| Council Areas | | | | |
| East Dunbartonshire | 3,572 | 3,621 | 3,606 | 45 |
| East Renfrewshire | 3,059 | 3,046 | 3,027 | -18 |
| Glasgow City | 0 | 0 | 0 | 0 |
| Inverclyde | 0 | 0 | 0 | 0 |
| North Lanarkshire | 37,126 | 37,048 | 36,952 | -102 |
| Renfrewshire | 12,867 | 12,784 | 12,728 | -97 |
| South Lanarkshire | 25,561 | 25,486 | 25,396 | -98 |
| West Dunbartonshire | 11,323 | 11,282 | 11,251 | -49 |
| LA Sub-Areas | | | | |
| Bearsden and Milngavie | 884 | 896 | 892 | 11 |
| Strathkelvin | 2,688 | 2,725 | 2,714 | 34 |
| Eastwood | 1,064 | 1,059 | 1,055 | -6 |
| Levern Valley | 1,995 | 1,987 | 1,972 | -12 |
| Glasgow East | 0 | 0 | 0 | 0 |
| Glasgow North East | 0 | 0 | 0 | 0 |
| Glasgow North West | 0 | 0 | 0 | 0 |
| Glasgow South | 0 | 0 | 0 | 0 |
| Inverclyde East | 0 | 0 | 0 | 0 |
| Inverclyde West | 0 | 0 | 0 | 0 |
| Kilmacolm and Quarriers Village | 0 | 0 | 0 | 0 |
| Airdrie and Coatbridge | 13,011 | 12,998 | 12,952 | -25 |
| Cumbernauld | 4,198 | 4,229 | 4,217 | 28 |
| Motherwell | 19,917 | 19,821 | 19,783 | -106 |
| Johnstone/Elderslie | 2,446 | 2,430 | 2,426 | -17 |
| North Renfrewshire | 131 | 131 | 131 | 0 |
| Paisley/Linwood | 7,903 | 7,873 | 7,825 | -42 |
| Renfrew | 1,683 | 1,662 | 1,657 | -22 |
| West Renfrewshire | 704 | 688 | 689 | -16 |
| Clydesdale | 5,048 | 5,030 | 5,014 | -22 |
| East Kilbride | 5,302 | 5,284 | 5,293 | -16 |
| Hamilton | 10,015 | 9,984 | 9,985 | -31 |
| Rutherglen and Cambuslang | 5,196 | 5,188 | 5,104 | -29 |
| Clydebank | 5,785 | 5,771 | 5,752 | -19 |
| Dumbarton/Vale of Leven | 5,538 | 5,511 | 5,499 | -30 |

Sources:

Column (A) "Council owned dwellings 31/03/2011": from Stock Return 31/03/2011 and local information

Column (B) "Council owned dwellings 31/03/2012": from Stock Return 31/03/2012 and local information

Column (C) "Council owned dwellings 31/03/2013": from Stock Return 31/03/2013 and local information

Column (D) "change in Council owned dwellings 2011-2012": formula = $(9 * (B) + 3 * (C)) / 12 - (A)$

Note: grey boxes in columns (A) to (C) indicate that local information was not available for LA sub-areas.

Default values have been calculated by apportioning the Council area figure for the number of dwellings to the LA sub-areas based on 2011 Census information on the LA sub area split for the tenure.

Note: with regard to the formula in column D, mid-year 2012 is 3 months after 31 March 2012

Table 6 - Estimation of change in number of RSL owned dwellings 2011-2012

| | RSL owned dwellings 31/03/2011 | RSL owned dwellings 31/03/2012 | RSL owned dwellings 31/03/2013 | change in RSL owned dwellings 2011-2012 |
|---------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|
| | (A) | (B) | (C) | (D) |
| GCVSDP Area | 151,971 | 152,421 | 151,178 | 139 |
| Council Areas | | | | |
| East Dunbartonshire | 1,766 | 1,670 | 1,827 | -57 |
| East Renfrewshire | 1,191 | 1,292 | 1,344 | 114 |
| Glasgow City | 109,914 | 109,608 | 108,344 | -622 |
| Inverclyde | 11,100 | 11,167 | 10,415 | -121 |
| North Lanarkshire | 8,735 | 8,958 | 9,162 | 274 |
| Renfrewshire | 7,591 | 7,624 | 7,777 | 71 |
| South Lanarkshire | 6,046 | 6,317 | 6,453 | 305 |
| West Dunbartonshire | 5,628 | 5,785 | 5,856 | 175 |
| LA Sub-Areas | | | | |
| Bearsden and Milngavie | 196 | 186 | 203 | -6 |
| Strathkelvin | 1570 | 1484 | 1624 | -51 |
| Eastwood | 349 | 433 | 441 | 86 |
| Levern Valley | 842 | 859 | 903 | 28 |
| Glasgow East | 27470 | 27165 | 27106 | -320 |
| Glasgow North East | 10267 | 10117 | 9742 | -244 |
| Glasgow North West | 36741 | 36777 | 36564 | -17 |
| Glasgow South | 35436 | 35549 | 34932 | -41 |
| Inverclyde East | 10200 | 10261 | 9484 | -133 |
| Inverclyde West | 831 | 836 | 862 | 12 |
| Kilmacolm and Quarriers Village | 69 | 70 | 69 | 1 |
| Airdrie and Coatbridge | 2031 | 2057 | 2083 | 33 |
| Cumbernauld | 3032 | 3043 | 3168 | 42 |
| Motherwell | 3672 | 3858 | 3911 | 199 |
| Johnstone/Elderslie | 1324 | 1279 | 1276 | -46 |
| North Renfrewshire | 896 | 866 | 953 | -8 |
| Paisley/Linwood | 4950 | 5072 | 5142 | 140 |
| Renfrew | 334 | 323 | 322 | -11 |
| West Renfrewshire | 87 | 84 | 84 | -3 |
| Clydesdale | 1319 | 1378 | 1408 | 67 |
| East Kilbride | 856 | 894 | 914 | 43 |
| Hamilton | 1848 | 1930 | 1972 | 93 |
| Rutherglen and Cambuslang | 2023 | 2115 | 2159 | 103 |
| Clydebank | 3669 | 3772 | 3818 | 115 |
| Dumbarton/Vale of Leven | 1959 | 2013 | 2038 | 60 |

Sources:

Column (A) "RSL owned dwellings 31/03/2011": from APSR 31/03/2011 and local information

Column (B) "RSL owned dwellings 31/03/2012": from APSR 31/03/2012 and local information

Column (C) "RSL owned dwellings 31/03/2013": from APSR 31/03/2013 and local information

Column (D) "change in RSL owned dwellings 2011-2012": formula = $(9 * (B) + 3 * (C)) / 12 - (A)$

Note: grey boxes in columns (A) to (C) indicate that local information was not available for LA sub-areas.

Default values have been calculated by apportioning the Council area figure for the number of dwellings to the LA sub-areas based on 2011 Census information on the LA sub area split for the tenure.

Note: with regard to the formula in column D, mid-year 2012 is 3 months after 31 March 2012

Table 7 - Estimation of number of social rented dwellings as per mid-year 2012

| | social rented dwellings in 2011 | change in Council owned dwellings 2011-2012 | change in RSL owned dwellings 2011-2012 | social rented dwellings in 2012 |
|---------------------------------|--|---|--|--|
| | (A) | (B) | (C) | (D) |
| GCVSDP Area | 245,418 | -318 | 139 | 245,240 |
| Council Areas | | | | |
| East Dunbartonshire | 5,462 | 45 | -57 | 5,451 |
| East Renfrewshire | 4,403 | -18 | 114 | 4,499 |
| Glasgow City | 108,952 | 0 | -622 | 108,330 |
| Inverclyde | 11,315 | 0 | -121 | 11,194 |
| North Lanarkshire | 45,927 | -102 | 274 | 46,099 |
| Renfrewshire | 20,619 | -97 | 71 | 20,593 |
| South Lanarkshire | 32,039 | -98 | 305 | 32,247 |
| West Dunbartonshire | 16,701 | -49 | 175 | 16,827 |
| LA Sub-Areas | | | | |
| Bearsden and Milngavie | 1,119 | 11 | -6 | 1,124 |
| Strathkelvin | 4,343 | 34 | -51 | 4,326 |
| Eastwood | 1,526 | -6 | 86 | 1,606 |
| Levern Valley | 2,877 | -12 | 28 | 2,893 |
| Glasgow East | 26,835 | 0 | -320 | 26,515 |
| Glasgow North East | 9,723 | 0 | -244 | 9,479 |
| Glasgow North West | 36,892 | 0 | -17 | 36,875 |
| Glasgow South | 35,502 | 0 | -41 | 35,461 |
| Inverclyde East | 10,016 | 0 | -133 | 9,883 |
| Inverclyde West | 1,169 | 0 | 12 | 1,181 |
| Kilmacolm and Quarriers Village | 130 | 0 | 1 | 131 |
| Airdrie and Coatbridge | 14,863 | -25 | 33 | 14,871 |
| Cumbernauld | 7,391 | 28 | 42 | 7,461 |
| Motherwell | 23,673 | -106 | 199 | 23,767 |
| Johnstone/Elderslie | 3,696 | -17 | -46 | 3,633 |
| North Renfrewshire | 1,092 | 0 | -8 | 1,084 |
| Paisley/Linwood | 12,872 | -42 | 140 | 12,970 |
| Renfrew | 2,067 | -22 | -11 | 2,034 |
| West Renfrewshire | 892 | -16 | -3 | 873 |
| Clydesdale | 6,473 | -22 | 67 | 6,518 |
| East Kilbride | 6,427 | -16 | 43 | 6,454 |
| Hamilton | 11,988 | -31 | 93 | 12,050 |
| Rutherglen and Cambuslang | 7,151 | -29 | 103 | 7,225 |
| Clydebank | 9,373 | -19 | 115 | 9,469 |
| Dumbarton/Vale of Leven | 7,328 | -30 | 60 | 7,358 |

Sources:

Column (A) "social rented dwellings in 2011": formula = Table 3 (column B) + Table 3 (column D)

Column (B) "change in Council owned dwellings": from Table 5 - column (D)

Column (C) "change in RSL owned dwellings": from Table 6 - column (D)

Column (D) "social rented dwellings in 2012": formula = (A) + (B) + (C)

Table 8 - Estimation of total number of dwellings as per mid-year 2012

| | total number of dwellings | households in social rented stock | households in private sector stock | social rented dwellings unoccupied | private sector dwellings unoccupied |
|---------------------------------|------------------------------|---|--|---|--|
| | (A) | (B) | (C) | (D) | (E) |
| GCVSDP Area | 838,360 | 235,829 | 579,117 | 9,411 | 14,004 |
| Council Areas | | | | | |
| East Dunbartonshire | 44,415 | 5,256 | 38,522 | 195 | 443 |
| East Renfrewshire | 38,169 | 4,387 | 33,188 | 112 | 482 |
| Glasgow City | 295,030 | 103,642 | 182,492 | 4,688 | 4,208 |
| Inverclyde | 39,307 | 10,001 | 27,298 | 1,193 | 815 |
| North Lanarkshire | 150,024 | 45,485 | 101,420 | 614 | 2,505 |
| Renfrewshire | 83,445 | 19,692 | 61,232 | 901 | 1,620 |
| South Lanarkshire | 144,196 | 31,677 | 108,548 | 570 | 3,402 |
| West Dunbartonshire | 43,774 | 15,689 | 26,417 | 1,138 | 530 |
| LA Sub-Areas | | | | | |
| Bearsden and Milngavie | 16,990 | 1,079 | 15,643 | 45 | 223 |
| Strathkelvin | 27,425 | 4,177 | 22,879 | 149 | 220 |
| Eastwood | 27,411 | 1,567 | 25,430 | 39 | 375 |
| Levern Valley | 10,758 | 2,820 | 7,758 | 73 | 107 |
| Glasgow East | 64,014 | 25,667 | 36,648 | 848 | 851 |
| Glasgow North East | 18,563 | 8,674 | 9,033 | 805 | 51 |
| Glasgow North West | 105,475 | 35,721 | 66,624 | 1,154 | 1,976 |
| Glasgow South | 106,978 | 33,580 | 70,187 | 1,881 | 1,330 |
| Inverclyde East | 24,619 | 8,869 | 14,277 | 1,014 | 459 |
| Inverclyde West | 12,276 | 1,019 | 10,832 | 162 | 264 |
| Kilmacolm and Quarriers Village | 2,412 | 113 | 2,189 | 18 | 92 |
| Airdrie and Coatbridge | 46,923 | 14,686 | 31,259 | 185 | 793 |
| Cumbernauld | 36,738 | 7,339 | 28,839 | 122 | 438 |
| Motherwell | 66,363 | 23,460 | 41,322 | 307 | 1,274 |
| Johnstone/Elderslie | 10,978 | 3,467 | 7,215 | 166 | 130 |
| North Renfrewshire | 9,706 | 1,063 | 8,481 | 21 | 141 |
| Paisley/Linwood | 42,844 | 12,411 | 28,908 | 559 | 967 |
| Renfrew | 10,798 | 1,925 | 8,537 | 109 | 228 |
| West Renfrewshire | 9,119 | 826 | 8,091 | 47 | 155 |
| Clydesdale | 28,328 | 6,412 | 20,854 | 106 | 957 |
| East Kilbride | 39,100 | 6,387 | 31,721 | 67 | 925 |
| Hamilton | 48,955 | 11,904 | 35,680 | 146 | 1,225 |
| Rutherglen and Cambuslang | 27,813 | 6,974 | 20,293 | 251 | 295 |
| Clydebank | 21,208 | 8,865 | 11,583 | 604 | 156 |
| Dumbarton/Vale of Leven | 22,566 | 6,824 | 14,834 | 534 | 374 |

Sources:

Column (A) "total number of dwellings": from Table 4 - column E

Column (B) "households in social rented stock": from Appendix 1

Column (C) "households in private sector stock": from Appendix 1

Column (D) "social rented dwellings unoccupied": formula = Table 7 column (D) - Table 8 column (B)

Column (E): "private sector dwellings unoccupied": formula = (A) - (B) - (C) - (D)

Table 9 - Estimation social rented dwellings and vacancy rates as per mid-year 2012

| | social rented dwellings | households in social rented stock | social rented vacant dwellings | social rented % vacant stock |
|---------------------------------|-------------------------------|---|---|---------------------------------------|
| | (A) | (B) | (C) | (D) |
| GCVSDP Area | 245,240 | 235,829 | 9,411 | 3.8% |
| Council Areas | | | | |
| East Dunbartonshire | 5,451 | 5,256 | 195 | 3.6% |
| East Renfrewshire | 4,499 | 4,387 | 112 | 2.5% |
| Glasgow City | 108,330 | 103,642 | 4,688 | 4.3% |
| Inverclyde | 11,194 | 10,001 | 1,193 | 10.7% |
| North Lanarkshire | 46,099 | 45,485 | 614 | 1.3% |
| Renfrewshire | 20,593 | 19,692 | 901 | 4.4% |
| South Lanarkshire | 32,247 | 31,677 | 570 | 1.8% |
| West Dunbartonshire | 16,827 | 15,689 | 1,138 | 6.8% |
| LA Sub-Areas | | | | |
| Bearsden and Milngavie | 1,124 | 1,079 | 45 | 4.0% |
| Strathkelvin | 4,326 | 4,177 | 149 | 3.4% |
| Eastwood | 1,606 | 1,567 | 39 | 2.4% |
| Levern Valley | 2,893 | 2,820 | 73 | 2.5% |
| Glasgow East | 26,515 | 25,667 | 848 | 3.2% |
| Glasgow North East | 9,479 | 8,674 | 805 | 8.5% |
| Glasgow North West | 36,875 | 35,721 | 1,154 | 3.1% |
| Glasgow South | 35,461 | 33,580 | 1,881 | 5.3% |
| Inverclyde East | 9,883 | 8,869 | 1,014 | 10.3% |
| Inverclyde West | 1,181 | 1,019 | 162 | 13.7% |
| Kilmacolm and Quarriers Village | 131 | 113 | 18 | 13.6% |
| Airdrie and Coatbridge | 14,871 | 14,686 | 185 | 1.2% |
| Cumbernauld | 7,461 | 7,339 | 122 | 1.6% |
| Motherwell | 23,767 | 23,460 | 307 | 1.3% |
| Johnstone/Elderslie | 3,633 | 3,467 | 166 | 4.6% |
| North Renfrewshire | 1,084 | 1,063 | 21 | 1.9% |
| Paisley/Linwood | 12,970 | 12,411 | 559 | 4.3% |
| Renfrew | 2,034 | 1,925 | 109 | 5.3% |
| West Renfrewshire | 873 | 826 | 47 | 5.4% |
| Clydesdale | 6,518 | 6,412 | 106 | 1.6% |
| East Kilbride | 6,454 | 6,387 | 67 | 1.0% |
| Hamilton | 12,050 | 11,904 | 146 | 1.2% |
| Rutherglen and Cambuslang | 7,225 | 6,974 | 251 | 3.5% |
| Clydebank | 9,469 | 8,865 | 604 | 6.4% |
| Dumbarton/Vale of Leven | 7,358 | 6,824 | 534 | 7.3% |

Sources:

Column (A) "social rented dwellings": formula = Table 8 column (B) + Table 8 column (D)

Column (B) "households in social rented stock": from Table 8 column (B)

Column (C) "social rented vacant dwellings": formula = (A) - (B)

Column (D) "social rented % vacant stock": formula = (C) / (A)

Table 10 - Estimation private sector dwellings and vacancy rates as per mid-year 2012

| | private sector dwellings | households in private sector stock | private sector second homes | private sector vacant dwellings | private sector % vacant stock |
|---------------------------------|--------------------------|------------------------------------|-----------------------------|---------------------------------|-------------------------------|
| | (A) | (B) | (C) | (D) | (E) |
| GCVSDP Area | 593,121 | 579,117 | 1,343 | 12,661 | 2.1% |
| Council Areas | | | | | |
| East Dunbartonshire | 38,965 | 38,522 | 32 | 411 | 1.1% |
| East Renfrewshire | 33,670 | 33,188 | 36 | 446 | 1.3% |
| Glasgow City | 186,700 | 182,492 | 570 | 3,638 | 1.9% |
| Inverclyde | 28,113 | 27,298 | 66 | 749 | 2.7% |
| North Lanarkshire | 103,925 | 101,420 | 54 | 2,451 | 2.4% |
| Renfrewshire | 62,852 | 61,232 | 61 | 1,559 | 2.5% |
| South Lanarkshire | 111,950 | 108,548 | 323 | 3,079 | 2.7% |
| West Dunbartonshire | 26,947 | 26,417 | 201 | 329 | 1.2% |
| LA Sub-Areas | | | | | |
| Bearsden and Milngavie | 15,866 | 15,643 | 21 | 202 | 1.3% |
| Strathkelvin | 23,099 | 22,879 | 11 | 209 | 0.9% |
| Eastwood | 25,805 | 25,430 | 30 | 345 | 1.3% |
| Levern Valley | 7,865 | 7,758 | 6 | 101 | 1.3% |
| Glasgow East | 37,499 | 36,648 | 65 | 786 | 2.1% |
| Glasgow North East | 9,084 | 9,033 | 17 | 34 | 0.4% |
| Glasgow North West | 68,600 | 66,624 | 343 | 1,633 | 2.4% |
| Glasgow South | 71,517 | 70,187 | 145 | 1,185 | 1.7% |
| Inverclyde East | 14,736 | 14,277 | 24 | 435 | 3.0% |
| Inverclyde West | 11,096 | 10,832 | 29 | 235 | 2.1% |
| Kilmacolm and Quarriers Village | 2,281 | 2,189 | 13 | 79 | 3.5% |
| Airdrie and Coatbridge | 32,052 | 31,259 | 15 | 778 | 2.4% |
| Cumbernauld | 29,277 | 28,839 | 16 | 422 | 1.4% |
| Motherwell | 42,596 | 41,322 | 23 | 1,251 | 2.9% |
| Johnstone/Elderslie | 7,345 | 7,215 | 3 | 127 | 1.7% |
| North Renfrewshire | 8,622 | 8,481 | 6 | 135 | 1.6% |
| Paisley/Linwood | 29,875 | 28,908 | 30 | 937 | 3.1% |
| Renfrew | 8,765 | 8,537 | 14 | 214 | 2.4% |
| West Renfrewshire | 8,246 | 8,091 | 8 | 147 | 1.8% |
| Clydesdale | 21,811 | 20,854 | 113 | 844 | 3.9% |
| East Kilbride | 32,646 | 31,721 | 103 | 822 | 2.5% |
| Hamilton | 36,905 | 35,680 | 45 | 1,180 | 3.2% |
| Rutherglen and Cambuslang | 20,588 | 20,293 | 62 | 233 | 1.1% |
| Clydebank | 11,739 | 11,583 | 27 | 129 | 1.1% |
| Dumbarton/Vale of Leven | 15,208 | 14,834 | 174 | 200 | 1.3% |

Sources:

Column (A) "private sector dwellings": formula = Table 8 column (C) + Table 8 column (E)

Column (B) "households in private sector stock": from Table 8 column (C)

Column (C) "private sector second homes": from 2011 Census - Table KS401SC

Column (D) "private sector vacant dwellings": formula = (A) - (B) - (C)

Column (E) "private sector % vacant stock": formula = (D) / (A)

Annex 3

Methodology for Disaggregating Household Projections by LA Sub-Areas

Methodology for Disaggregating Household Projections by LA Sub-Areas

Council area: EAST DUNBARTONSHIRE

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in East Dunbartonshire

| | total | Council owned | RSL owned | owner occup. | private rented |
|----------------------------|---------------|---------------|------------|---------------|----------------|
| Bearsden and Milngavie | 16,069 | 1,312 | 146 | 14,182 | 429 |
| Strathkelvin | 26,137 | 4,742 | 615 | 19,989 | 791 |
| East Dunbartonshire | 42,206 | 6,054 | 761 | 34,171 | 1,220 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in East Dunbartonshire

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|----------------------------|---------------|---------------|--------------|---------------|----------------|---------------|
| Bearsden and Milngavie | 16,722 | 899 | 180 | 14,680 | 963 | 0.0645 |
| Strathkelvin | 27,056 | 2,735 | 1,442 | 20,691 | 2,188 | 0.1544 |
| East Dunbartonshire | 43,778 | 3,634 | 1,622 | 35,371 | 3,151 | 0.1201 |

Table C - Estimated and projected households by social/private sector in East Dunbartonshire

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|--------|--------|--------|--------|
| total households | 42,206 | 43,778 | 45,320 | 45,299 |
| social rented sector | 6,815 | 5,256 | 5,882 | 5,875 |
| private sector | 35,391 | 38,522 | 39,438 | 39,424 |
| proportion social rented | 0.1615 | 0.1201 | 0.1298 | 0.1297 |

The figures for 2024 and 2029 are outputs from the HNDA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in East Dunbartonshire

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|----------------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Bearsden and Milngavie | 1.0036 | 1.0029 | 1.0352 | 1.0020 | 1.0347 |
| Strathkelvin | 1.0031 | 1.0029 | 1.0352 | 1.0020 | 1.0347 |
| East Dunbartonshire | 1.0033 | 1.0029 | 1.0352 | 1.0020 | 1.0347 |
| % social rented | | | 1.0810 | | 1.0802 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0036 = (16,722 / 16,069)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.0352 = 45,320/43,778$. This is converted to an annual rate: $1.0029 = (1.0352)^{(1/12)}$

As the proportional method is used, the change factors for the sub areas are the same as for the Council area.

Change factors for "% social rented" are calculated from Table C: $1.0810 = 0.1298 / 0.1201$ and $1.0802 = 0.1297 / 0.1201$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|----------------------------|---------------|---------------|--------------------|---------------|--------------|---------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Bearsden and Milngavie | 17,311 | 17,311 | 1,208 | 16,103 | 1,208 | 16,103 |
| Strathkelvin | 28,009 | 28,009 | 4,674 | 23,335 | 4,674 | 23,335 |
| East Dunbartonshire | 45,320 | 45,320 | 5,882 | 39,438 | 5,882 | 39,438 |
| year 2029 | | | | | | |
| Bearsden and Milngavie | 17,303 | 17,303 | 1,206 | 16,097 | 1,206 | 16,097 |
| Strathkelvin | 27,996 | 27,996 | 4,669 | 23,327 | 4,669 | 23,327 |
| East Dunbartonshire | 45,299 | 45,299 | 5,875 | 39,424 | 5,875 | 39,424 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $17,311 = 16,722 * 1.0352$

Households are calibrated to Council area figures (45,320 for 2024 and 45,299 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $1,208 = 17,311 * 0.0645 * 1.0810$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **EAST RENFREWSHIRE**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in East Renfrewshire

| | total | Council owned | RSL owned | owner occup. | private rented |
|--------------------------|---------------|---------------|------------|---------------|----------------|
| Eastwood | 25,214 | 1,440 | 276 | 22,715 | 783 |
| Levern Valley | 9,736 | 2,494 | 501 | 6,428 | 313 |
| East Renfrewshire | 34,950 | 3,934 | 777 | 29,143 | 1,096 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in East Renfrewshire

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|--------------------------|---------------|---------------|--------------|---------------|----------------|---------------|
| Eastwood | 26,997 | 1,128 | 439 | 23,756 | 1,674 | 0.0580 |
| Levern Valley | 10,578 | 1,937 | 883 | 6,848 | 910 | 0.2666 |
| East Renfrewshire | 37,575 | 3,065 | 1,322 | 30,604 | 2,584 | 0.1168 |

Table C - Estimated and projected households by social/private sector in East Renfrewshire

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|--------|--------|--------|--------|
| total households | 34,950 | 37,575 | 40,461 | 41,438 |
| social rented sector | 4,711 | 4,387 | 5,297 | 5,578 |
| private sector | 30,239 | 33,188 | 35,164 | 35,860 |
| proportion social rented | 0.1348 | 0.1168 | 0.1309 | 0.1346 |

The figures for 2024 and 2029 are outputs from the HNDA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in East Renfrewshire

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|--------------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Eastwood | 1.0062 | 1.0058 | 1.0720 | 1.0054 | 1.0958 |
| Levern Valley | 1.0076 | 1.0071 | 1.0892 | 1.0067 | 1.1209 |
| East Renfrewshire | 1.0066 | 1.0062 | 1.0768 | 1.0058 | 1.1028 |
| % social rented | | | 1.1213 | | 1.1530 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0062 = (26,997 / 25,214)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.0768 = 40,461/37,575$. This is converted to an annual rate: $1.0062 = (1.0768)^{(1/12)}$

Use of mixed method: change factors for the sub areas reflect the pattern in 2001-2012, e.g. $1.0058 = 1.0062 + (1.0062 - 1.0066)$

Change factors for "% social rented" are calculated from Table C: $1.1213 = 0.1309 / 0.1168$ and $1.1530 = 0.1346 / 0.1168$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|--------------------------|---------------|---------------|--------------------|---------------|--------------|---------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Eastwood | 28,941 | 28,940 | 1,884 | 27,056 | 1,862 | 27,078 |
| Levern Valley | 11,522 | 11,521 | 3,444 | 8,077 | 3,435 | 8,086 |
| East Renfrewshire | 40,463 | 40,461 | 5,328 | 35,133 | 5,297 | 35,164 |
| year 2029 | | | | | | |
| Eastwood | 29,585 | 29,582 | 1,980 | 27,602 | 1,947 | 27,635 |
| Levern Valley | 11,857 | 11,856 | 3,644 | 8,212 | 3,631 | 8,225 |
| East Renfrewshire | 41,442 | 41,438 | 5,624 | 35,814 | 5,578 | 35,860 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $28,941 = 26,997 * 1.0720$

Households are calibrated to Council area figures (40,461 for 2024 and 41,438 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $1,884 = 28,940 * 0.0580 * 1.1213$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **GLASGOW CITY**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in Glasgow City

| | total | Council owned | RSL owned | owner occup. | private rented |
|---------------------|----------------|---------------|---------------|----------------|----------------|
| Glasgow East | 58,683 | 18,120 | 10,913 | 26,719 | 2,931 |
| Glasgow North East | 19,266 | 8,836 | 2,468 | 7,404 | 558 |
| Glasgow North West | 93,064 | 24,917 | 13,980 | 43,520 | 10,647 |
| Glasgow South | 100,583 | 26,173 | 11,776 | 54,185 | 8,449 |
| Glasgow City | 271,596 | 78,046 | 39,137 | 131,828 | 22,585 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in Glasgow City

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|---------------------|----------------|---------------|----------------|----------------|----------------|---------------|
| Glasgow East | 62,315 | 0 | 25,667 | 26,548 | 10,100 | 0.4119 |
| Glasgow North East | 17,707 | 0 | 8,674 | 7,132 | 1,901 | 0.4899 |
| Glasgow North West | 102,345 | 0 | 35,721 | 41,888 | 24,736 | 0.3490 |
| Glasgow South | 103,767 | 0 | 33,580 | 52,086 | 18,101 | 0.3236 |
| Glasgow City | 286,134 | 0 | 103,642 | 127,654 | 54,838 | 0.3622 |

Table C - Estimated and projected households by social/private sector in Glasgow City

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|---------|---------|---------|---------|
| total households | 271,596 | 286,134 | 323,029 | 336,691 |
| social rented sector | 117,183 | 103,642 | 121,606 | 127,319 |
| private sector | 154,413 | 182,492 | 201,423 | 209,372 |
| proportion social rented | 0.4315 | 0.3622 | 0.3765 | 0.3781 |

The figures for 2024 and 2029 are outputs from the HNSA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in Glasgow City

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|---------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Glasgow East | 1.0055 | 1.0102 | 1.1289 | 1.0096 | 1.1767 |
| Glasgow North East | 0.9924 | 1.0102 | 1.1289 | 1.0096 | 1.1767 |
| Glasgow North West | 1.0087 | 1.0102 | 1.1289 | 1.0096 | 1.1767 |
| Glasgow South | 1.0028 | 1.0102 | 1.1289 | 1.0096 | 1.1767 |
| Glasgow City | 1.0048 | 1.0102 | 1.1289 | 1.0096 | 1.1767 |
| % social rented | | | 1.0393 | | 1.0440 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0055 = (62,315 / 58,683)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.1289 = 323,029/286,134$. This is converted to an annual rate: $1.0102 = (1.1289)^{(1/12)}$

As the proportional method is used, the change factors for the sub areas are the same as for the Council area.

Change factors for "% social rented" are calculated from Table C: $1.0393 = 0.3765 / 0.3622$ and $1.0440 = 0.3781 / 0.3622$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|---------------------|----------------|----------------|--------------------|----------------|----------------|----------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Glasgow East | 70,350 | 70,350 | 30,116 | 40,234 | 30,116 | 40,234 |
| Glasgow North East | 19,990 | 19,990 | 10,177 | 9,813 | 10,177 | 9,813 |
| Glasgow North West | 115,542 | 115,542 | 41,913 | 73,629 | 41,913 | 73,629 |
| Glasgow South | 117,147 | 117,147 | 39,400 | 77,747 | 39,400 | 77,747 |
| Glasgow City | 323,029 | 323,029 | 121,606 | 201,423 | 121,606 | 201,423 |
| year 2029 | | | | | | |
| Glasgow East | 73,325 | 73,325 | 31,530 | 41,795 | 31,530 | 41,795 |
| Glasgow North East | 20,836 | 20,836 | 10,656 | 10,180 | 10,656 | 10,180 |
| Glasgow North West | 120,428 | 120,428 | 43,881 | 76,547 | 43,881 | 76,547 |
| Glasgow South | 122,102 | 122,102 | 41,251 | 80,851 | 41,252 | 80,850 |
| Glasgow City | 336,691 | 336,691 | 127,319 | 209,372 | 127,319 | 209,372 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $70,350 = 62,315 * 1.1289$

Households are calibrated to Council area figures (323,029 for 2024 and 336,691 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $30,116 = 70,350 * 0.4119 * 1.0393$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **INVERCLYDE**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in Inverclyde

| | total | Council owned | RSL owned | owner occup. | private rented |
|--------------------------------|---------------|---------------|--------------|---------------|----------------|
| Inverclyde East | 24,034 | 8,979 | 2,421 | 11,487 | 1,147 |
| Inverclyde West | 10,616 | 736 | 240 | 8,865 | 775 |
| Kilmacolm and Quarriers Villag | 2,041 | 116 | 5 | 1,782 | 138 |
| Inverclyde | 36,691 | 9,831 | 2,666 | 22,134 | 2,060 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in Inverclyde

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|--------------------------------|---------------|---------------|---------------|---------------|----------------|---------------|
| Inverclyde East | 23,146 | 0 | 8,869 | 11,784 | 2,493 | 0.3832 |
| Inverclyde West | 11,851 | 0 | 1,019 | 9,265 | 1,567 | 0.0860 |
| Kilmacolm and Quarriers Villag | 2,302 | 0 | 113 | 1,797 | 392 | 0.0491 |
| Inverclyde | 37,299 | 0 | 10,001 | 22,846 | 4,452 | 0.2681 |

Table C - Estimated and projected households by social/private sector in Inverclyde

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|--------|--------|--------|--------|
| total households | 36,691 | 37,299 | 36,564 | 35,699 |
| social rented sector | 12,497 | 10,001 | 9,868 | 9,587 |
| private sector | 24,194 | 27,298 | 26,696 | 26,112 |
| proportion social rented | 0.3406 | 0.2681 | 0.2699 | 0.2686 |

The figures for 2024 and 2029 are outputs from the HNDA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in Inverclyde

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|--------------------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Inverclyde East | 0.9966 | 0.9934 | 0.9240 | 0.9925 | 0.8801 |
| Inverclyde West | 1.0101 | 1.0069 | 1.0860 | 1.0060 | 1.1067 |
| Kilmacolm and Quarriers Villag | 1.0110 | 1.0078 | 1.0983 | 1.0069 | 1.1246 |
| Inverclyde | 1.0015 | 0.9983 | 0.9803 | 0.9974 | 0.9571 |
| % social rented | | | 1.0065 | | 1.0016 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $0.9966 = (23,146 / 24,034)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $0.9803 = 36,564/37,299$. This is converted to an annual rate: $0.9983 = (0.9803)^{(1/12)}$

Use of mixed method: change factors for the sub areas reflect the pattern in 2001-2012, e.g. $0.9934 = 0.9983 + (0.9966 - 1.0015)$

Change factors for "% social rented" are calculated from Table C: $1.0065 = 0.2699 / 0.2681$ and $1.0016 = 0.2686 / 0.2681$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|--------------------------------|---------------|---------------|--------------------|---------------|--------------|---------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Inverclyde East | 21,386 | 21,257 | 8,198 | 13,059 | 8,453 | 12,804 |
| Inverclyde West | 12,871 | 12,794 | 1,107 | 11,687 | 1,261 | 11,533 |
| Kilmacolm and Quarriers Villag | 2,528 | 2,513 | 124 | 2,389 | 154 | 2,359 |
| Inverclyde | 36,785 | 36,564 | 9,430 | 27,134 | 9,868 | 26,696 |
| year 2029 | | | | | | |
| Inverclyde East | 20,370 | 20,158 | 7,736 | 12,422 | 8,079 | 12,079 |
| Inverclyde West | 13,116 | 12,979 | 1,118 | 11,861 | 1,338 | 11,641 |
| Kilmacolm and Quarriers Villag | 2,589 | 2,562 | 126 | 2,436 | 170 | 2,392 |
| Inverclyde | 36,075 | 35,699 | 8,980 | 26,719 | 9,587 | 26,112 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $21,386 = 23,146 * 0.9240$

Households are calibrated to Council area figures (36,564 for 2024 and 35,699 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $8,198 = 21,257 * 0.3832 * 1.0065$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **NORTH LANARKSHIRE**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in North Lanarkshire

| | total | Council owned | RSL owned | owner occup. | private rented |
|--------------------------|----------------|---------------|--------------|---------------|----------------|
| Airdrie and Coatbridge | 40,597 | 15,737 | 1,435 | 22,563 | 862 |
| Cumbernauld | 32,899 | 6,310 | 1,976 | 23,425 | 1,188 |
| Motherwell | 59,123 | 24,153 | 2,486 | 31,166 | 1,318 |
| North Lanarkshire | 132,619 | 46,200 | 5,897 | 77,154 | 3,368 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in North Lanarkshire

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|--------------------------|----------------|---------------|--------------|---------------|----------------|---------------|
| Airdrie and Coatbridge | 45,945 | 12,726 | 1,960 | 27,069 | 4,190 | 0.3196 |
| Cumbernauld | 36,178 | 4,824 | 2,515 | 25,067 | 3,772 | 0.2029 |
| Motherwell | 64,782 | 19,771 | 3,689 | 36,324 | 4,998 | 0.3621 |
| North Lanarkshire | 146,905 | 37,321 | 8,164 | 88,460 | 12,960 | 0.3096 |

Table C - Estimated and projected households by social/private sector in North Lanarkshire

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|---------|---------|---------|---------|
| total households | 132,619 | 146,905 | 158,860 | 161,674 |
| social rented sector | 52,097 | 45,485 | 50,184 | 50,954 |
| private sector | 80,522 | 101,420 | 108,676 | 110,720 |
| proportion social rented | 0.3928 | 0.3096 | 0.3159 | 0.3152 |

The figures for 2024 and 2029 are outputs from the HNDA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in North Lanarkshire

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|--------------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Airdrie and Coatbridge | 1.0113 | 1.0085 | 1.1070 | 1.0076 | 1.1378 |
| Cumbernauld | 1.0087 | 1.0059 | 1.0728 | 1.0050 | 1.0881 |
| Motherwell | 1.0083 | 1.0055 | 1.0686 | 1.0047 | 1.0821 |
| North Lanarkshire | 1.0093 | 1.0065 | 1.0814 | 1.0057 | 1.1005 |
| % social rented | | | 1.0203 | | 1.0179 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0113 = (45,945 / 40,597)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.0814 = 158,860/146,905$. This is converted to an annual rate: $1.0065 = (1.0814)^{(1/12)}$

Use of mixed method: change factors for the sub areas reflect the pattern in 2001-2012, e.g. $1.0085 = 1.0065 + (1.0113 - 1.0093)$

Change factors for "% social rented" are calculated from Table C: $1.0203 = 0.3159 / 0.3096$ and $1.0179 = 0.3152 / 0.3096$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|--------------------------|----------------|----------------|--------------------|----------------|---------------|----------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Airdrie and Coatbridge | 50,863 | 50,851 | 16,584 | 34,267 | 16,583 | 34,268 |
| Cumbernauld | 38,811 | 38,802 | 8,031 | 30,771 | 8,031 | 30,771 |
| Motherwell | 69,224 | 69,207 | 25,571 | 43,636 | 25,570 | 43,637 |
| North Lanarkshire | 158,898 | 158,860 | 50,185 | 108,675 | 50,184 | 108,676 |
| year 2029 | | | | | | |
| Airdrie and Coatbridge | 52,274 | 52,253 | 17,001 | 35,252 | 17,001 | 35,252 |
| Cumbernauld | 39,367 | 39,351 | 8,126 | 31,225 | 8,125 | 31,226 |
| Motherwell | 70,100 | 70,070 | 25,829 | 44,241 | 25,828 | 44,242 |
| North Lanarkshire | 161,741 | 161,674 | 50,956 | 110,718 | 50,954 | 110,720 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $50,863 = 45,945 * 1.1070$

Households are calibrated to Council area figures (158,860 for 2024 and 161,674 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $16,584 = 50,851 * 0.3196 * 1.0203$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **RENFREWSHIRE**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in Renfrewshire

| | total | Council owned | RSL owned | owner occup. | private rented |
|---------------------|---------------|---------------|--------------|---------------|----------------|
| Johnstone/Elderslie | 9,863 | 3,289 | 695 | 5,523 | 356 |
| North Renfrewshire | 9,032 | 376 | 683 | 7,709 | 264 |
| Paisley/Linwood | 39,017 | 11,001 | 3,218 | 22,547 | 2,251 |
| Renfrew | 9,007 | 2,205 | 184 | 6,256 | 362 |
| West Renfrewshire | 8,436 | 983 | 78 | 6,977 | 398 |
| Renfrewshire | 75,355 | 17,854 | 4,858 | 49,012 | 3,631 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in Renfrewshire

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|---------------------|---------------|---------------|--------------|---------------|----------------|---------------|
| Johnstone/Elderslie | 10,682 | 2,375 | 1,092 | 6,171 | 1,044 | 0.3246 |
| North Renfrewshire | 9,544 | 243 | 820 | 7,909 | 572 | 0.1114 |
| Paisley/Linwood | 41,319 | 7,477 | 4,934 | 23,310 | 5,598 | 0.3004 |
| Renfrew | 10,462 | 1,589 | 336 | 7,209 | 1,328 | 0.1840 |
| West Renfrewshire | 8,917 | 715 | 111 | 7,297 | 794 | 0.0926 |
| Renfrewshire | 80,924 | 12,399 | 7,293 | 51,896 | 9,336 | 0.2433 |

Table C - Estimated and projected households by social/private sector in Renfrewshire

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|--------|--------|--------|--------|
| total households | 75,355 | 80,924 | 87,011 | 88,257 |
| social rented sector | 22,712 | 19,692 | 21,831 | 22,205 |
| private sector | 52,643 | 61,232 | 65,180 | 66,052 |
| proportion social rented | 0.3014 | 0.2433 | 0.2509 | 0.2516 |

The figures for 2024 and 2029 are outputs from the HNDA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in Renfrewshire

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|---------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Johnstone/Elderslie | 1.0073 | 1.0068 | 1.0852 | 1.0059 | 1.1050 |
| North Renfrewshire | 1.0050 | 1.0046 | 1.0564 | 1.0036 | 1.0637 |
| Paisley/Linwood | 1.0052 | 1.0048 | 1.0589 | 1.0038 | 1.0673 |
| Renfrew | 1.0137 | 1.0133 | 1.1713 | 1.0123 | 1.2314 |
| West Renfrewshire | 1.0051 | 1.0046 | 1.0568 | 1.0037 | 1.0642 |
| Renfrewshire | 1.0065 | 1.0061 | 1.0752 | 1.0051 | 1.0906 |
| % social rented | | | 1.0311 | | 1.0339 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0073 = (10,682 / 9,863)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.0752 = 87,011/80,924$. This is converted to an annual rate: $1.0061 = (1.0752)^{(1/12)}$

Use of mixed method: change factors for the sub areas reflect the pattern in 2001-2012, e.g. $1.0068=1.0061+(1.0073-1.0065)$

Change factors for "% social rented" are calculated from Table C: $1.0311 = 0.2509 / 0.2433$ and $1.0339 = 0.2516 / 0.2433$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|---------------------|---------------|---------------|--------------------|---------------|---------------|---------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Johnstone/Elderslie | 11,592 | 11,579 | 3,875 | 7,704 | 3,881 | 7,698 |
| North Renfrewshire | 10,082 | 10,071 | 1,157 | 8,914 | 1,161 | 8,910 |
| Paisley/Linwood | 43,754 | 43,707 | 13,536 | 30,171 | 13,557 | 30,150 |
| Renfrew | 12,254 | 12,241 | 2,322 | 9,919 | 2,328 | 9,913 |
| West Renfrewshire | 9,423 | 9,413 | 899 | 8,514 | 904 | 8,509 |
| Renfrewshire | 87,107 | 87,011 | 21,789 | 65,222 | 21,831 | 65,180 |
| year 2029 | | | | | | |
| Johnstone/Elderslie | 11,804 | 11,781 | 3,953 | 7,828 | 3,962 | 7,819 |
| North Renfrewshire | 10,152 | 10,132 | 1,167 | 8,965 | 1,174 | 8,958 |
| Paisley/Linwood | 44,099 | 44,015 | 13,669 | 30,346 | 13,700 | 30,315 |
| Renfrew | 12,883 | 12,858 | 2,446 | 10,412 | 2,455 | 10,403 |
| West Renfrewshire | 9,489 | 9,471 | 907 | 8,564 | 914 | 8,557 |
| Renfrewshire | 88,427 | 88,257 | 22,143 | 66,114 | 22,205 | 66,052 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $11,592 = 10,682 * 1.0852$

Households are calibrated to Council area figures (87,011 for 2024 and 88,257 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $3,875 = 11,579 * 0.3246 * 1.0311$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **SOUTH LANARKSHIRE**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in South Lanarkshire

| | total | Council owned | RSL owned | owner occup. | private rented |
|---------------------------|----------------|---------------|--------------|---------------|----------------|
| Clydesdale | 23,980 | 6,651 | 757 | 15,386 | 1,186 |
| East Kilbride | 35,363 | 6,946 | 531 | 26,733 | 1,153 |
| Hamilton | 42,838 | 13,342 | 838 | 27,312 | 1,346 |
| Rutherglen and Cambuslang | 24,315 | 6,223 | 1,751 | 15,652 | 689 |
| South Lanarkshire | 126,496 | 33,162 | 3,877 | 85,083 | 4,374 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in South Lanarkshire

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|---------------------------|----------------|---------------|--------------|---------------|----------------|---------------|
| Clydesdale | 27,266 | 5,051 | 1,361 | 18,372 | 2,482 | 0.2352 |
| East Kilbride | 38,108 | 5,504 | 883 | 27,749 | 3,972 | 0.1676 |
| Hamilton | 47,584 | 9,997 | 1,907 | 30,836 | 4,844 | 0.2502 |
| Rutherglen and Cambuslang | 27,267 | 4,886 | 2,088 | 17,713 | 2,580 | 0.2558 |
| South Lanarkshire | 140,225 | 25,438 | 6,239 | 94,670 | 13,878 | 0.2259 |

Table C - Estimated and projected households by social/private sector in South Lanarkshire

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|---------|---------|---------|---------|
| total households | 126,496 | 140,225 | 151,820 | 154,382 |
| social rented sector | 37,039 | 31,677 | 36,451 | 37,214 |
| private sector | 89,457 | 108,548 | 115,369 | 117,168 |
| proportion social rented | 0.2928 | 0.2259 | 0.2401 | 0.2411 |

The figures for 2024 and 2029 are outputs from the HNSA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in South Lanarkshire

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|---------------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Clydesdale | 1.0117 | 1.0066 | 1.0827 | 1.0057 | 1.1010 |
| East Kilbride | 1.0068 | 1.0066 | 1.0827 | 1.0057 | 1.1010 |
| Hamilton | 1.0096 | 1.0066 | 1.0827 | 1.0057 | 1.1010 |
| Rutherglen and Cambuslang | 1.0105 | 1.0066 | 1.0827 | 1.0057 | 1.1010 |
| South Lanarkshire | 1.0094 | 1.0066 | 1.0827 | 1.0057 | 1.1010 |
| % social rented | | | 1.0628 | | 1.0671 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0117 = (27,266 / 23,980)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.0827 = 151,820/140,225$. This is converted to an annual rate: $1.0066 = (1.0827)^{(1/12)}$

As the proportional method is used, the change factors for the sub areas are the same as for the Council area.

Change factors for "% social rented" are calculated from Table C: $1.0628 = 0.2401 / 0.2259$ and $1.0671 = 0.2411 / 0.2259$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional | final | provisional values | | final values | |
|---------------------------|----------------|----------------|--------------------|----------------|---------------|----------------|
| | total hhs | total hhs | social | private | social | private |
| year 2024 | | | | | | |
| Clydesdale | 29,521 | 29,520 | 7,378 | 22,142 | 7,378 | 22,142 |
| East Kilbride | 41,259 | 41,259 | 7,350 | 33,909 | 7,350 | 33,909 |
| Hamilton | 51,519 | 51,519 | 13,698 | 37,821 | 13,698 | 37,821 |
| Rutherglen and Cambuslang | 29,522 | 29,522 | 8,025 | 21,497 | 8,025 | 21,497 |
| South Lanarkshire | 151,820 | 151,820 | 36,451 | 115,369 | 36,451 | 115,369 |
| year 2029 | | | | | | |
| Clydesdale | 30,019 | 30,019 | 7,533 | 22,486 | 7,533 | 22,486 |
| East Kilbride | 41,955 | 41,955 | 7,503 | 34,452 | 7,503 | 34,452 |
| Hamilton | 52,388 | 52,388 | 13,985 | 38,403 | 13,985 | 38,403 |
| Rutherglen and Cambuslang | 30,020 | 30,020 | 8,193 | 21,827 | 8,193 | 21,827 |
| South Lanarkshire | 154,382 | 154,382 | 37,214 | 117,168 | 37,214 | 117,168 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $29,521 = 27,266 * 1.0827$

Households are calibrated to Council area figures (151,820 for 2024 and 154,382 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $7,378 = 29,521 * 0.2352 * 1.0628$ with subsequent calibration to Council area figures via adjusted proportions.

Council area: **WEST DUNBARTONSHIRE**

Table A - Estimated number of households by tenure in 2001 for Council sub-areas in West Dunbartonshire

| | total | Council owned | RSL owned | owner occup. | private rented |
|----------------------------|---------------|---------------|--------------|---------------|----------------|
| Clydebank | 20,201 | 6,888 | 3,215 | 9,660 | 438 |
| Dumbarton/Vale of Leven | 20,580 | 6,211 | 1,444 | 12,187 | 738 |
| West Dunbartonshire | 40,781 | 13,099 | 4,659 | 21,847 | 1,176 |

Table B - Estimated number of households by tenure in 2012 for Council sub-areas in West Dunbartonshire

| | total | Council owned | RSL owned | owner occup. | private rented | % social rent |
|----------------------------|---------------|---------------|--------------|---------------|----------------|---------------|
| Clydebank | 20,448 | 5,264 | 3,601 | 10,288 | 1,295 | 0.4335 |
| Dumbarton/Vale of Leven | 21,658 | 4,901 | 1,923 | 12,823 | 2,011 | 0.3151 |
| West Dunbartonshire | 42,106 | 10,165 | 5,524 | 23,111 | 3,306 | 0.3726 |

Table C - Estimated and projected households by social/private sector in West Dunbartonshire

| | 2001 | 2012 | 2024 | 2029 |
|--------------------------|--------|--------|--------|--------|
| total households | 40,781 | 42,106 | 43,411 | 43,358 |
| social rented sector | 17,758 | 15,689 | 16,437 | 16,416 |
| private sector | 23,023 | 26,417 | 26,974 | 26,942 |
| proportion social rented | 0.4354 | 0.3726 | 0.3786 | 0.3786 |

The figures for 2024 and 2029 are outputs from the HNDA Tool and include existing need.

Table D - Annual and total change factors for Council sub-areas in West Dunbartonshire

| | 2001-2012 annual change | 2012-2024 annual change | 2012-2024 total change | 2012-2029 annual change | 2012-2029 total change |
|----------------------------|----------------------------|----------------------------|---------------------------|----------------------------|---------------------------|
| Clydebank | 1.0011 | 1.0025 | 1.0310 | 1.0017 | 1.0297 |
| Dumbarton/Vale of Leven | 1.0047 | 1.0025 | 1.0310 | 1.0017 | 1.0297 |
| West Dunbartonshire | 1.0029 | 1.0025 | 1.0310 | 1.0017 | 1.0297 |
| % social rented | | | 1.0162 | | 1.0161 |

Annual change factors 2001-2012 (11 years) are calculated from Tables A and B. E.g. $1.0011 = (20,448 / 20,201)^{(1/11)}$

For the Council area the change factors for 2012-2024 and 2012-2029 are calculated from Table C.

E.g. $1.0310 = 43,411/42,106$. This is converted to an annual rate: $1.0025 = (1.0310)^{(1/12)}$

As the proportional method is used, the change factors for the sub areas are the same as for the Council area.

Change factors for "% social rented" are calculated from Table C: $1.0162 = 0.3786 / 0.3726$ and $1.0161 = 0.3786 / 0.3726$

Table E - Projected households by social/private sector in 2024 and 2029

| | provisional total hhs | final total hhs | provisional values | | final values | |
|----------------------------|--------------------------|--------------------|--------------------|---------------|---------------|---------------|
| | | | social | private | social | private |
| year 2024 | | | | | | |
| Clydebank | 21,082 | 21,082 | 9,288 | 11,794 | 9,288 | 11,794 |
| Dumbarton/Vale of Leven | 22,329 | 22,329 | 7,149 | 15,180 | 7,149 | 15,180 |
| West Dunbartonshire | 43,411 | 43,411 | 16,437 | 26,974 | 16,437 | 26,974 |
| year 2029 | | | | | | |
| Clydebank | 21,056 | 21,056 | 9,276 | 11,780 | 9,276 | 11,780 |
| Dumbarton/Vale of Leven | 22,302 | 22,302 | 7,140 | 15,162 | 7,140 | 15,162 |
| West Dunbartonshire | 43,358 | 43,358 | 16,416 | 26,942 | 16,416 | 26,942 |

Projected household numbers are calculated by multiplying 2012 figures by change factors. E.g. $21,082 = 20,448 * 1.0310$
Households are calibrated to Council area figures (43,411 for 2024 and 43,358 for 2029).

Calculation social/private split via applying % social rented (from Table B, multiplied by change factor) to total households.

E.g. $9,288 = 21,082 * 0.4335 * 1.0162$ with subsequent calibration to Council area figures via adjusted proportions.

Annex 4

**Private Sector Housing Market Area
Adjusted Housing Estimates
Approximated to Local Authority Areas**

Private Sector Housing Market Area Adjusted Housing Estimates Approximated to Local Authority Areas

| A PRIVATE SECTOR ADJUSTED HOUSING ESTIMATE 2012-2024 | | | | | | |
|---|--|---------------|---------------|--|--|--|
| | A | B | C | D | E | F |
| Local Authority | Projected New Build in Conurbation HMA 2012-24 | | | Surplus of Supply in Conurbation HMA at 2024 (pro-rata allocation) | Total Projected New Build minus Surplus 2012-24 | HMA Adjusted Housing Estimate in Conurbation HMA approximated to LAs 2012-24 |
| | 2012 completions + 2013 HLS | 2013-24 UCS | (A+B) Total | | (C-D) | (=E, if negative=0) |
| Conurbation HMA | | | | | | |
| East Dunbartonshire | 1,785 | 762 | 2,547 | 939 | 1,608 | 1,608 |
| East Renfrew shire | 2,287 | 936 | 3,223 | 1,188 | 2,035 | 2,035 |
| Glasgow City | 13,082 | 10,684 | 23,766 | 8,758 | 15,008 | 15,008 |
| Inverclyde (part) | 34 | 12 | 46 | 17 | 29 | 29 |
| North Lanarkshire | 8,057 | 6,136 | 14,193 | 5,230 | 8,963 | 8,963 |
| Renfrew shire | 4,410 | 3,456 | 7,866 | 2,899 | 4,967 | 4,967 |
| South Lanarkshire | 6,024 | 6,520 | 12,544 | 4,623 | 7,921 | 7,921 |
| West Dunbartonshire (part) | 680 | 678 | 1,358 | 500 | 858 | 858 |
| Conurbation HMA Total | 36,359 | 29,184 | 65,543 | 24,154 | 41,389 | 41,389 |
| | Projected New Build in discrete HMAs 2012-24 | | | Surplus of Supply in discrete HMAs at 2024 | Total Projected New Build minus Surplus 2012-24 ¹ | HMA Adjusted Housing Estimate in discrete HMAs approximated to LAs 2012-24 |
| Discrete HMAs | 2012 completions + 2013 HLS | 2013-24 UCS | Total | | | |
| Inverclyde | 1,299 | 1,605 | 2,904 | 3,219 | -315 | 0 |
| West Dunbartonshire | 1,298 | 1,089 | 2,387 | 2,016 | 371 | 371 |
| Discrete HMA Total | 2,597 | 2,694 | 5,291 | 5,235 | 56 | 371 |
| | Projected New Build in all HMAs 2012-24 | | | | Total Projected New Build minus Surplus 2012-24 ¹ | HMA Adjusted Housing Estimate approximated to LAs 2012-24 |
| GCV Area | 2012 completions + 2013 HLS | 2013-24 UCS | Total | | | |
| East Dunbartonshire | 1,785 | 762 | 2,547 | | 1,608 | 1,608 |
| East Renfrew shire | 2,287 | 936 | 3,223 | | 2,035 | 2,035 |
| Glasgow City | 13,082 | 10,684 | 23,766 | | 15,008 | 15,008 |
| Inverclyde | 1,333 | 1,617 | 2,950 | (Sum of above) | -286 | 29 |
| North Lanarkshire | 8,057 | 6,136 | 14,193 | | 8,963 | 8,963 |
| Renfrew shire | 4,410 | 3,456 | 7,866 | | 4,967 | 4,967 |
| South Lanarkshire | 6,024 | 6,520 | 12,544 | | 7,921 | 7,921 |
| West Dunbartonshire | 1,978 | 1,767 | 3,745 | (Sum of above) | 1,229 | 1,229 |
| GCV Total | 38,956 | 31,878 | 70,834 | | 41,445 | 41,760 |
| B PRIVATE SECTOR ADJUSTED HOUSING ESTIMATE 2024-2029 | | | | | | |
| | | | | | Total Projected New Build minus Surplus 2024-29 ¹ | HMA Adjusted Housing Estimate approximated to LAs 2024-29 |
| GCV Area | | | | | | |
| East Dunbartonshire | | | | | 23 | 23 |
| East Renfrew shire | | | | | 560 | 560 |
| Glasgow City | | | | | 5,619 | 5,619 |
| Inverclyde | | | | | -602 | -2 |
| North Lanarkshire | | | | | 3,579 | 3,579 |
| Renfrew shire | | | | | 814 | 814 |
| South Lanarkshire | | | | | 2,733 | 2,733 |
| West Dunbartonshire | | | | | 321 | 321 |
| GCV Total | | | | | 13,047 | 13,647 |

Source: GCVSDPA 2014

¹ For IC there is a negative result for new build minus surplus due to a projected decline in households. This has been set to zero in column F
Source of projected new build (A-C) Tables 7.1A and 7.2

Source of Conurbation (F17) and Discrete HMA surpluses (F18, F19) Tables 8.7 and 8.8

Table B 2024-2029 figures are calculated subtracting 2012-2024 figures from 2012-2029 figures

Totals may vary due to rounding

| C PRIVATE SECTOR ADJUSTED HOUSING ESTIMATE 2012-2029 | | | | | | |
|---|--|---------------|---------------|--|--|--|
| | A | B | C | D | E | F |
| Local Authority | Projected New Build in Conurbation HMA 2012-29 | | | Surplus of Supply in Conurbation HMA at 2029 (pro-rata allocation) | Total Projected New Build minus Surplus 2012-29 | HMA Adjusted Housing Estimate in Conurbation HMA approximated to LAs 2012-29 |
| | | | (A+B) | | (C-D) | (=E, if negative=0) |
| Conurbation HMA | 2012 completions + 2013 HLS | 2013-29 UCS | Total | | | |
| East Dunbartonshire | 1,785 | 947 | 2,732 | 1,101 | 1,631 | 1,631 |
| East Renfrew shire | 2,287 | 2,058 | 4,345 | 1,750 | 2,595 | 2,595 |
| Glasgow City | 13,082 | 21,459 | 34,541 | 13,914 | 20,627 | 20,627 |
| Inverclyde (part) | 34 | 12 | 46 | 19 | 27 | 27 |
| North Lanarkshire | 8,057 | 12,946 | 21,003 | 8,461 | 12,542 | 12,542 |
| Renfrew shire | 4,410 | 5,271 | 9,681 | 3,900 | 5,781 | 5,781 |
| South Lanarkshire | 6,024 | 11,817 | 17,841 | 7,187 | 10,654 | 10,654 |
| West Dunbartonshire (part) | 680 | 1,315 | 1,995 | 804 | 1,191 | 1,191 |
| Conurbation HMA Total | 36,359 | 55,825 | 92,184 | 37,134 | 55,048 | 55,048 |
| | Projected New Build in discrete HMAs 2012-29 | | | Surplus of Supply in discrete HMAs at 2029 | Total Projected New Build minus Surplus 2012-29 ¹ | HMA Adjusted Housing Estimate in discrete HMAs approximated to LAs 2012-29 |
| Discrete HMAs | 2012 completions + 2013 HLS | 2013-29 UCS | Total | | | |
| Inverclyde | 1,299 | 3,273 | 4,572 | 5,487 | -915 | 0 |
| West Dunbartonshire | 1,298 | 1,681 | 2,979 | 2,620 | 359 | 359 |
| Discrete HMA Total | 2,597 | 4,954 | 7,551 | 8,107 | -556 | 359 |
| | Projected New Build in all HMAs 2012-29 | | | | Total Projected New Build minus Surplus 2012-29 ¹ | HMA Adjusted Housing Estimate approximated to LAs 2012-29 |
| All HMAs | 2012 completions + 2013 HLS | 2013-29 UCS | Total | | | |
| East Dunbartonshire | 1,785 | 947 | 2,732 | | 1,631 | 1,631 |
| East Renfrew shire | 2,287 | 2,058 | 4,345 | | 2,595 | 2,595 |
| Glasgow City | 13,082 | 21,459 | 34,541 | | 20,627 | 20,627 |
| Inverclyde | 1,333 | 3,285 | 4,618 | | -888 | 27 |
| North Lanarkshire | 8,057 | 12,946 | 21,003 | | 12,542 | 12,542 |
| Renfrew shire | 4,410 | 5,271 | 9,681 | | 5,781 | 5,781 |
| South Lanarkshire | 6,024 | 11,817 | 17,841 | | 10,654 | 10,654 |
| West Dunbartonshire | 1,978 | 2,996 | 4,974 | | 1,550 | 1,550 |
| GCV Total | 38,956 | 60,779 | 99,735 | | 54,492 | 55,407 |

Source: GCVSDPA 2014

¹ For IC there is a negative result for new build minus surplus due to a projected decline in households. This has been set to zero in column F Source of projected new build (A-C) Tables 7.1A and 7.2

Source of Conurbation (F17) and Discrete HMA surpluses (F18, F19) Tables 8.7 and 8.8

HNSA Tool Private sector Housing Estimates is 52,535. Stock changes of 1,959 = 54,494. The Adjusted Housing Estimates is 55,407. The difference of 913 can be mainly attributed to positive adjustments to Inverclyde's figures in column F

Totals may vary due to rounding

Method

Although the GCV Private sector operates in an HMA system, as detailed at paragraph 8.23 there is a requirement to also set out results at local authority level.

These results are estimated from HMA results using projected land supply. The surpluses (in this case) have simply been split proportionately between the LAs by LAs projected land supply.

Please note that the appropriate geography to consider Private sector requirements remains within the HMA framework ref Tables 8.7 and 8.8.

Source of surplus:

Table A 2012-24 Table 8.7 Stage 3 Mobile Surplus F17 (24,154), Individual HMA Surplus F18 plus F19 (5,235)

Table C 2012-29 Table 8.8 Stage 3 Mobile Surplus F17 (37,134), Individual HMA Surplus F18 plus F19 (8,107)

Source of land supply: Table 7.2



Clydeplan

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