

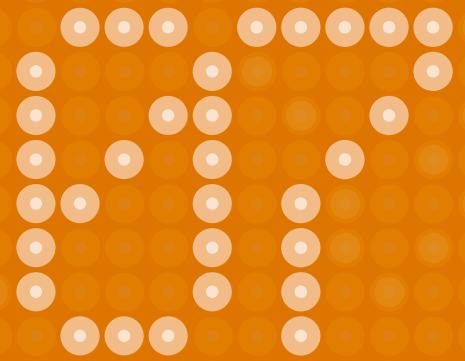
# Glasgow and the Clyde Valley Housing Need and Demand Assessment

Technical Report 07

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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 Scenario<sup>1</sup> 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

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<sup>1</sup> 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)						
2017/18	SDP2 Approval (May 2017)	Year 7 (2017-24)	LDP Preparation and Submission		2013 HLS	Next LHS Review 2016/17-2021/22 or 2017/18-2022/23	
2018/19							
2019/20							
2020/21							
2021/22							
2022/23							
2023/24			LDP Adoption* (May 2019)	Year 5 (2019-24)	4 years UCS		
2024/25							
2025/26				Year 12 (2024-29)		Year 10 (2024-29)	5 years UCS
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**<sup>2</sup> – 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

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<sup>2</sup> 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.

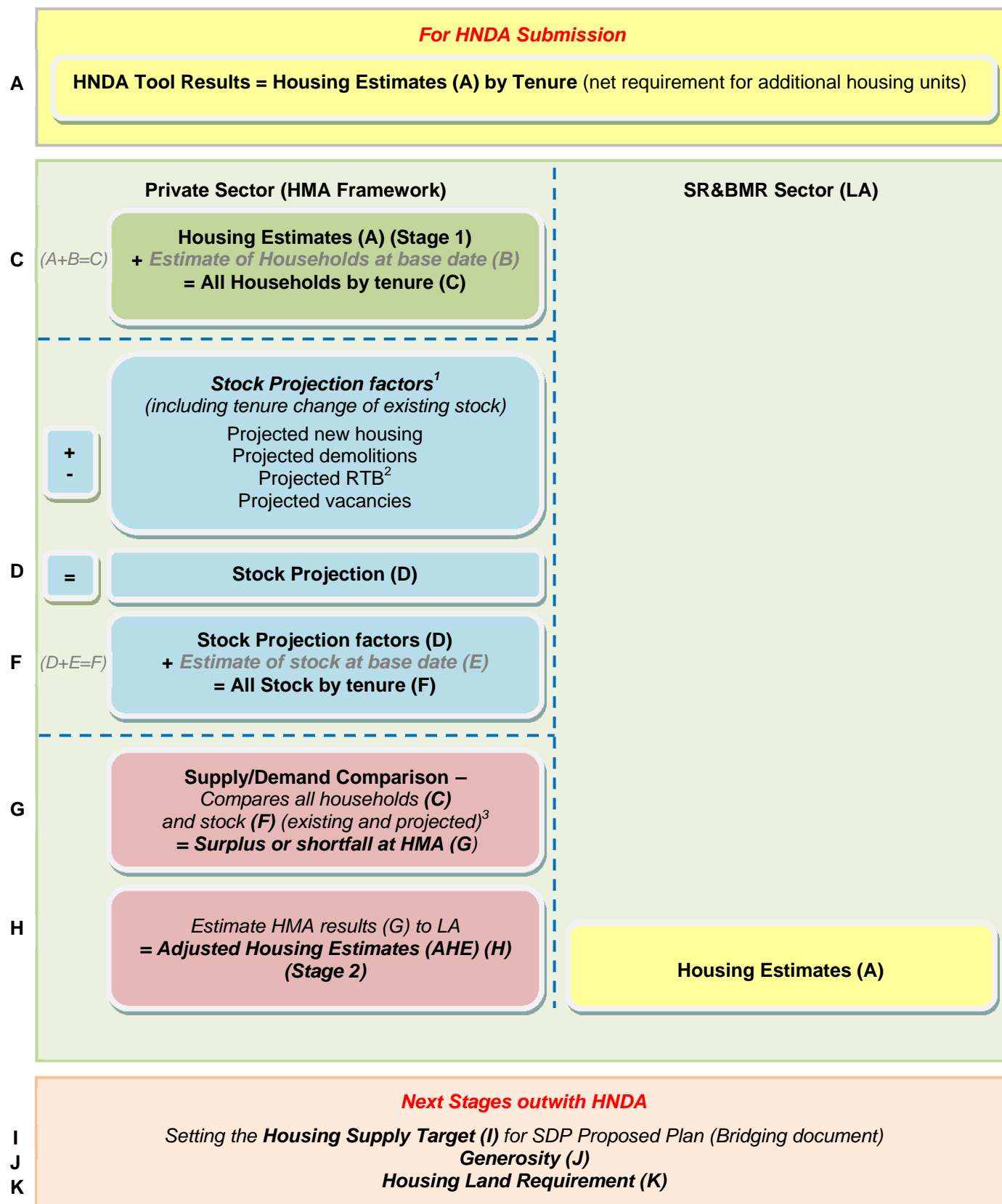
### **Housing Supply Targets**

- 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**



<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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**

<b>LA</b>	<b>Total Population</b>
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
<b>GCV Total</b>	<b>1,789,550</b>

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.



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

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**

		Households	Non-effective stock		Vacancy	Total
			vacant	other	Rate (%)	Stock
LA-Sub Areas	Tenure		(-)	(-)		(=)
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
<b>GCV Total</b>	<b>Total</b>	<b>814,946</b>	<b>22,071</b>	<b>1,343</b>	<b>2.6%</b>	<b>838,360</b>

Source: GCVSDPA, 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%.

<b>Table 4.1 Total Existing Need</b>				
<b>Local Authority</b>	<b>Homeless Existing Need</b>	<b>Overcrowded and Concealed Existing Need</b>	<b>Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need)</b>	<b>% of Existing (Backlog) Need within GCV Area</b>
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%
<b>GCV Total</b>	<b>4,641</b>	<b>7,086</b>	<b>11,727</b>	<b>100%</b>

*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 projections<sup>3</sup> and household projections<sup>4</sup> 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.

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

<sup>4</sup> <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 scenario<sup>5</sup> which is based on the NRS Principal Projection;
  - Scenario B - Strong Economic Growth<sup>6</sup>;
  - 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.

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<sup>5</sup> 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'

<sup>6</sup> 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**

	<b>Estimated Households 2012</b>	<b>Projected Households 2029</b>	<b>2012-2029 Increase in Households</b>	<b>Annual Change in Households</b>
<b>All Households</b>				
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
<b>Private Sector</b>				
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
<b>SR&amp;BMR Sector</b>				
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
<b>GCV Total</b>	<b>579,117</b>	<b>235,829</b>	<b>814,946</b>	<b>618,922</b>	<b>267,554</b>	<b>886,476</b>	<b>631,652</b>	<b>275,147</b>	<b>906,799</b>	<b>39,805</b>	<b>31,725</b>	<b>71,530</b>	<b>12,730</b>	<b>7,593</b>	<b>20,323</b>	<b>52,535</b>	<b>39,318</b>	<b>91,853</b>

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

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

LA sub-area figures have been estimated from the HNDA 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**

	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		
LA	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
<b>GCV Total</b>	<b>579,117</b>	<b>235,829</b>	<b>814,946</b>	<b>628,433</b>	<b>267,406</b>	<b>895,839</b>	<b>648,158</b>	<b>274,157</b>	<b>922,315</b>	<b>49,316</b>	<b>31,577</b>	<b>80,893</b>	<b>19,725</b>	<b>6,751</b>	<b>26,476</b>	<b>69,041</b>	<b>38,328</b>	<b>107,369</b>

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**

	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		
LA	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
<b>GCV Total</b>	<b>579,117</b>	<b>235,829</b>	<b>814,946</b>	<b>612,690</b>	<b>264,194</b>	<b>876,884</b>	<b>621,479</b>	<b>269,442</b>	<b>890,921</b>	<b>33,573</b>	<b>28,365</b>	<b>61,938</b>	<b>8,789</b>	<b>5,248</b>	<b>14,037</b>	<b>42,362</b>	<b>33,613</b>	<b>75,975</b>

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**

	Estimated number of households 2012			Projected number of households 2017			Net change in households 2012-17		
<b>LA-Sub Areas</b>	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
<b>East Dunbartonshire</b>	<b>38,522</b>	<b>5,256</b>	<b>43,778</b>	<b>39,077</b>	<b>5,736</b>	<b>44,813</b>	<b>555</b>	<b>480</b>	<b>1,035</b>
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
<b>East Renfrewshire</b>	<b>33,188</b>	<b>4,387</b>	<b>37,575</b>	<b>33,982</b>	<b>4,872</b>	<b>38,854</b>	<b>794</b>	<b>485</b>	<b>1,279</b>
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
<b>Glasgow City</b>	<b>182,492</b>	<b>103,642</b>	<b>286,134</b>	<b>189,965</b>	<b>111,837</b>	<b>301,802</b>	<b>7,473</b>	<b>8,195</b>	<b>15,668</b>
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
<b>Inverclyde</b>	<b>27,298</b>	<b>10,001</b>	<b>37,299</b>	<b>27,201</b>	<b>10,081</b>	<b>37,282</b>	<b>-97</b>	<b>80</b>	<b>-17</b>
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
<b>North Lanarkshire</b>	<b>101,420</b>	<b>45,485</b>	<b>146,905</b>	<b>104,637</b>	<b>47,899</b>	<b>152,536</b>	<b>3,217</b>	<b>2,414</b>	<b>5,631</b>
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
<b>Renfrewshire</b>	<b>61,232</b>	<b>19,692</b>	<b>80,924</b>	<b>63,255</b>	<b>21,069</b>	<b>84,324</b>	<b>2,023</b>	<b>1,377</b>	<b>3,400</b>
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
<b>South Lanarkshire</b>	<b>108,548</b>	<b>31,677</b>	<b>140,225</b>	<b>111,695</b>	<b>35,043</b>	<b>146,738</b>	<b>3,147</b>	<b>3,366</b>	<b>6,513</b>
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
<b>West Dunbartonshire</b>	<b>26,417</b>	<b>15,689</b>	<b>42,106</b>	<b>26,703</b>	<b>16,303</b>	<b>43,006</b>	<b>286</b>	<b>614</b>	<b>900</b>
<b>GCV area</b>	<b>579,117</b>	<b>235,829</b>	<b>814,946</b>	<b>596,515</b>	<b>252,840</b>	<b>849,355</b>	<b>17,398</b>	<b>17,011</b>	<b>34,409</b>

Source: HNDA Tool results 2014 including 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

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
<b>Central Conurbation</b>	<b>2,156</b>	<b>26,388</b>	<b>21,695</b>	<b>18,338</b>	<b>68,577</b>	<b>66,421</b>	<b>22,880</b>	<b>91,457</b>	<b>89,301</b>
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
<b>Eastern Conurbation</b>	<b>705</b>	<b>7,110</b>	<b>7,489</b>	<b>8,303</b>	<b>23,607</b>	<b>22,902</b>	<b>9,116</b>	<b>32,723</b>	<b>32,018</b>
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
<b>Discrete HMAs</b>									
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
<b>Conurbation Total</b>	<b>2,861</b>	<b>33,498</b>	<b>29,184</b>	<b>26,641</b>	<b>92,184</b>	<b>89,323</b>	<b>31,996</b>	<b>124,180</b>	<b>121,319</b>
<b>GCV Total</b>	<b>3,091</b>	<b>35,865</b>	<b>31,878</b>	<b>28,901</b>	<b>99,735</b>	<b>96,644</b>	<b>33,115</b>	<b>132,850</b>	<b>129,759</b>

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**

	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
<b>LA</b>												
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
<b>GCV Total</b>	<b>1,419</b>		<b>9,903</b>	<b>4,380</b>	<b>2,171</b>		<b>17,873</b>	<b>16,454</b>		<b>1,166</b>	<b>19,039</b>	<b>17,620</b>

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
<b>GCV Total</b>	<b>4,510</b>		<b>45,768</b>	<b>36,258</b>	<b>31,072</b>		<b>117,608</b>	<b>113,098</b>		<b>34,281</b>	<b>151,889</b>	<b>147,379</b>

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
	(=TbI 3.3)	(=TbI 3.3)	(=B/ A)	(=TbI 3.3)	(=A-B- D)	(=TbI 7.1A, 7.1B)	(=TbI 7.1A, 7.1B)	(=TbI 7.1A, 7.1B)	(=TbI 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)	(=TbI 7.1A, 7.1B)	from LAs	from LAs	(=L+Q+ R-S)	(=M+((T- L)*0.01))	(=U/ T)	(=D)	(=T-U- W)
<b>Housing Sub-Market Areas</b>																								
Greater Glasgow North and West	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
Strathkelvin and Greater Glasgow North East	32,183	243	0.8%	28	31,912	235	2,432	235	1,397	166	111	36,537	287	0.8%	28	36,222	1,434	0	0	37,971	302	0.8%	28	37,641
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
<b>Central Conurbation</b>	<b>418,717</b>	<b>7,738</b>	<b>1.8%</b>	<b>920</b>	<b>410,059</b>	<b>2,156</b>	<b>26,388</b>	<b>2,639</b>	<b>19,056</b>	<b>1,597</b>	<b>459</b>	<b>470,094</b>	<b>8,252</b>	<b>1.8%</b>	<b>920</b>	<b>460,922</b>	<b>18,338</b>	<b>0</b>	<b>25</b>	<b>488,407</b>	<b>8,435</b>	<b>1.7%</b>	<b>920</b>	<b>479,052</b>
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
<b>Eastern Conurbation</b>	<b>133,363</b>	<b>4,052</b>	<b>3.0%</b>	<b>196</b>	<b>129,115</b>	<b>705</b>	<b>7,110</b>	<b>282</b>	<b>7,207</b>	<b>995</b>	<b>22</b>	<b>149,640</b>	<b>4,215</b>	<b>2.8%</b>	<b>196</b>	<b>145,229</b>	<b>8,303</b>	<b>0</b>	<b>5</b>	<b>157,938</b>	<b>4,298</b>	<b>2.7%</b>	<b>196</b>	<b>153,444</b>
<b>Conurbation</b>	<b>552,080</b>	<b>11,790</b>	<b>2.1%</b>	<b>1,116</b>	<b>539,174</b>	<b>2,861</b>	<b>33,498</b>	<b>2,921</b>	<b>26,263</b>	<b>2,592</b>	<b>481</b>	<b>619,734</b>	<b>12,467</b>	<b>2.0%</b>	<b>1,116</b>	<b>606,151</b>	<b>26,641</b>	<b>0</b>	<b>30</b>	<b>646,345</b>	<b>12,733</b>	<b>2.0%</b>	<b>1,116</b>	<b>632,496</b>
<b>DMA Dumbarton and Vale of Leven</b>	<b>15,208</b>	<b>200</b>	<b>1.3%</b>	<b>174</b>	<b>14,834</b>	<b>137</b>	<b>1,161</b>	<b>208</b>	<b>881</b>	<b>85</b>	<b>0</b>	<b>17,680</b>	<b>225</b>	<b>1.3%</b>	<b>174</b>	<b>17,281</b>	<b>592</b>	<b>0</b>	<b>0</b>	<b>18,272</b>	<b>231</b>	<b>1.3%</b>	<b>174</b>	<b>17,867</b>
<b>DMA Inverclyde</b>	<b>25,831</b>	<b>669</b>	<b>2.6%</b>	<b>53</b>	<b>25,109</b>	<b>93</b>	<b>1,206</b>	<b>0</b>	<b>1,605</b>	<b>212</b>	<b>430</b>	<b>28,517</b>	<b>696</b>	<b>2.4%</b>	<b>53</b>	<b>27,768</b>	<b>1,668</b>	<b>0</b>	<b>0</b>	<b>30,185</b>	<b>713</b>	<b>2.4%</b>	<b>53</b>	<b>29,419</b>
<b>GCV area</b>	<b>593,119</b>	<b>12,659</b>	<b>2.1%</b>	<b>1,343</b>	<b>579,117</b>	<b>3,091</b>	<b>35,865</b>	<b>3,129</b>	<b>28,749</b>	<b>2,889</b>	<b>911</b>	<b>665,931</b>	<b>13,388</b>	<b>2.0%</b>	<b>1,343</b>	<b>651,200</b>	<b>28,901</b>	<b>0</b>	<b>30</b>	<b>694,802</b>	<b>13,677</b>	<b>2.0%</b>	<b>1,343</b>	<b>679,782</b>
<b>Local Authority</b>																								
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
<b>GCV Total</b>	<b>593,119</b>	<b>12,659</b>	<b>2.1%</b>	<b>1,343</b>	<b>579,117</b>	<b>3,091</b>	<b>35,865</b>	<b>3,129</b>	<b>28,749</b>	<b>2,889</b>	<b>911</b>	<b>665,931</b>	<b>13,388</b>	<b>2.0%</b>	<b>1,343</b>	<b>651,200</b>	<b>28,901</b>	<b>0</b>	<b>30</b>	<b>694,802</b>	<b>13,677</b>	<b>2.0%</b>	<b>1,343</b>	<b>679,782</b>

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 Survey<sup>7</sup>. 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

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<sup>7</sup> 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)
<b>Central Conurbation</b>									
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%
		Mobile Demand				Mobile Demand as a % of Projected Private Households at 2017			
	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
<b>Eastern Conurbation</b>									
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%
<b>Conurbation Totals</b>	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
		(Tb I 6.3+RTB Tb I 7.2)	(Tb I 8.4 F)	(Tb I 8.4 G)	(Tb I 8.4 H)	(=A*B)	(=A*C)	(=A*D)	(=E+F+G)	(=A-H)
<b>Central Conurbation</b>										
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
<b>Eastern Conurbation</b>										
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	<b>Conurbation Totals</b>	581,997				7,376	8,206	2,585	18,167	563,830
15							Central Conurbation		12,873	(5,707+7,166)
16							Eastern Conurbation		3,412	(1,669+1,743)
17							Conurbation		1,882	(842+1,040)
18							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
		(TbI 6.3+RTB TbI 7.2)	(TbI 8.4 F)	(TbI 8.4 G)	(TbI 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
Conurbation Totals		595,362				7,556	8,410	2,639	18,605	576,757

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.

<b>Table 8.7 Comparison of Private Sector Supply and Demand at 2024 - Planning Scenario</b>					
<b>STAGE1</b>					
	<b>Housing Sub-Market Area</b>	Locally Targeted Demand at 2024	Effective Stock at 2024	Local Shortfall	Local Surplus
		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
		<i>(TbI 8.5 I)</i>	<i>(TbI 7.2)</i>	<i>(=A-B)</i>	<i>(=B-A)</i>
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	<b>Central Conurbation</b>	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	<b>Eastern Conurbation</b>	134,412	145,229	0	10,817
<b>STAGE 2</b>					
	<b>2nd Tier Market Area</b>	Mobile Demand at 2024	Local Surpluses at 2024 (from Stage 1)	Mobile Shortfall	Mobile Surplus
		<i>(TbI 8.5 I15, I16)</i>	<i>(TbI 8.7 D8, D13)</i>	<i>(=A-B)</i>	<i>(=B-A)</i>
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
<b>STAGE 3</b>					
	<b>1st Tier Market Area</b>	Mobile Demand at 2024	Mobile Surplus at 2024 (from Stage 2)	Mobile Shortfall	Mobile Surplus
		<i>(TbI 8.5 I17)</i>	<i>(TbI 8.7 F16)</i>	<i>(=A-B)</i>	<i>(=B-A)</i>
17	Conurbation	1,882	26,036	0	24,154
	<b>Individual HMA</b>	Demand at 2024	Effective Stock at 2024	Shortfall	Surplus
		<i>(TbI 6.3+ RTB TbI 7.2)</i>	<i>(TbI 8.7 F16)</i>	<i>(=A-B)</i>	<i>(=B-A)</i>
18	Dumbarton and Vale of Leven	15,265	17,281	0	2,016
19	Inverclyde	24,549	27,768	0	3,219
<b>GCV-wide position (S/D Comparison at 2024)</b>					
20	Projected completions (12-24) included in above projected stock figures	70,834	<i>(Completions+H LA +UCS TbI 7.2)</i>		
21	Sum of above surpluses/shortfalls	29,389	<i>(=C8+C13+C16+ C17+D17+C18+ D18+C19+D19)</i>		
22	Required completions (12-24)	41,445	<i>(=A20-A21)</i>		
23	Required completions - annual	3,454	<i>(=A22/12)</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 8.5, 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					
STAGE1					
	Sub-Market Area	Locally Targeted Demand at 2029	Effective Stock at 2029	Local Shortfall	Local Surplus
		A	B	C	D
		(Tbl 8.6 I)	(Tbl 7.2)	(=A-B)	(=B-A)
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
		(Tbl 8.6 I15, I16)	(Tbl 8.8 D8, D13)	(=A-B)	(=B-A)
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
		(Tbl 8.6 I17)	(Tbl 8.8 F16)	(=A-B)	(=B-A)
17	Conurbation	1,926	39,060	0	37,134
	Individual HMA	Demand at 2029	Effective Stock at 2029	Shortfall	Surplus
		(Tbl 6.3+ RTB Tbl 7.2)	(Tbl 8.8 F16)	(=A-B)	(=B-A)
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	(Completions+HLA +UCS Tbl 7.2)		
21	Sum of above surpluses/shortfalls	45,241	(=C8+C13+C16+C17+D17+C18+D18 +C19+D19)		
22	Required completions (12-29)	54,494	(=A20-A21)		
23	Required completions - annual	3,206	(=A22/17)		

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.

**Table 8.9 Private Sector New Build Requirements 2012-29  
GCV Area Summary - Planning Scenario**

	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.

**Table 8.10 Private Sector Adjusted Housing Estimate LA<sup>1</sup> Summary 2012-2029**

	HMA Adjusted Housing Estimate approximated to LAs <sup>1</sup> 2012-2024	HMA Adjusted Housing Estimate approximated to LAs <sup>1</sup> 2024-2029	HMA Adjusted Housing Estimate approximated to LAs <sup>1</sup> 2012-2029
<b>Local Authority</b>			
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
<b>GCV Total</b>	<b>41,760</b>	<b>13,647</b>	<b>55,407</b>

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.

**Table 9.1 SR&BMR Sector Housing Estimate<sup>1</sup> LA Summary 2012-2029**

<b>SR&amp;BMR Sector</b>	<b>Housing Estimate 2012-24</b>	<b>Housing Estimate 2024-29</b>	<b>Housing Estimate 2012-29</b>
East Dunbartonshire	626	-7	619
East Renfrewshire	910	281	1,191
Glasgow City	17,964	5,712	23,676
Inverclyde <sup>2</sup>	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
<b>GCV Total</b>	<b>31,859</b>	<b>7,873</b>	<b>39,732</b>

Source: GCVSDPA, 2014.

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

<sup>2</sup> 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.

<b>Table 10.1 All-Tenure Housing Estimates/Adjusted Housing Estimates Summary by LA 2012-2029</b>			
	<b>HMA Adjusted Housing Estimates approximated to LAs<sup>1</sup> 2012-2024</b>	<b>HMA Adjusted Housing Estimates approximated to LAs<sup>1</sup> 2024-2029</b>	<b>HMA Adjusted Housing Estimates approximated to LAs<sup>1</sup> 2012-2029</b>
<b>Private Sector</b>			
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
<b>GCV Total</b>	<b>41,760</b>	<b>13,647</b>	<b>55,407</b>
	<b>Housing Estimates<sup>2</sup> 2012-24</b>	<b>Housing Estimates<sup>2</sup> 2024-29</b>	<b>Housing Estimates<sup>2</sup> 2012-29</b>
<b>SR&amp;BMR Sector</b>			
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
<b>GCV Total</b>	<b>31,859</b>	<b>7,873</b>	<b>39,732</b>
	<b>Private Sector Adjusted Housing Estimates + SR&amp;BMR Housing Estimates 2012-24</b>	<b>Private Sector Adjusted Housing Estimates + SR&amp;BMR Housing Estimates 2024-29</b>	<b>Private Sector Adjusted Housing Estimates + SR&amp;BMR Housing Estimates 2012-29</b>
<b>All-Tenure<sup>3</sup></b>			
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
<b>GCV Total</b>	<b>73,619</b>	<b>21,520</b>	<b>95,139</b>

Source: GCVSDPA, 2014

<sup>1</sup> 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.

<sup>2</sup> SR&BMR sector figures are Housing Estimates from the HNDA Tool.

<sup>3</sup> 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	11.3%
2011 Census	2,372,777	312,745	263,674	1,470,986	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	11.3%
2011 Census	2,372,777	312,745	263,674	1,470,986	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
2011 Census	2,372,777	312,745	263,674	1,470,986	325,372
					11.3%
					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
Kilmacoll & 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
<b>Inverclyde East</b>						
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%
<b>Inverclyde West</b>						
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%
<b>Kilmacoll &amp; Quarriers V</b>						
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
2011 Census	2,372,777	312,745	263,674	1,470,986	325,372
					11.3%
					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
<b>Airdrie and Coatbridge</b>						
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%
<b>Cumbernauld</b>						
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%
<b>Motherwell</b>						
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	11.3%
2011 Census	2,372,777	312,745	263,674	1,470,986	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:  $19.1\%$  (from SHS 2012, see Table C) -  $18.1\%$  (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:  $0.1154 = 15.2\%$  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	11.3%
2011 Census	2,372,777	312,745	263,674	1,470,986	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
2011 Census	2,372,777	312,745	263,674	1,470,986	325,372
					11.3%
					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)
<b>GCVSDP Area</b>	<b>833,781</b>	<b>812,080</b>	<b>812,080</b>	<b>833,765</b>	<b>833,781</b>
<b>Council Areas</b>					
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
<b>LA Sub-Areas</b>					
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)
<b>GCVSDP Area</b>	<b>93,508</b>	<b>2,462</b>	<b>151,971</b>	<b>6,978</b>	<b>8,490</b>
<b>Council Areas</b>					
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
<b>LA Sub-Areas</b>					
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)
<b>GCVSDP Area</b>	<b>833,781</b>	<b>236,928</b>	<b>575,152</b>	<b>8,490</b>	<b>13,211</b>
<b>Council Areas</b>					
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
<b>LA Sub-Areas</b>					
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)
<b>GCVSDP Area</b>	<b>833,781</b>	<b>838,982</b>	<b>842,008</b>	<b>846,091</b>	<b>838,360</b>
<b>Council Areas</b>					
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
<b>LA Sub-Areas</b>					
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)
<b>GCVSDP Area</b>	<b>93,508</b>	<b>93,267</b>	<b>92,960</b>	<b>-318</b>
<b>Council Areas</b>				
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
<b>LA Sub-Areas</b>				
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)
<b>GCVSDP Area</b>	<b>151,971</b>	<b>152,421</b>	<b>151,178</b>	<b>139</b>
<b>Council Areas</b>				
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
<b>LA Sub-Areas</b>				
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)
<b>GCVSDP Area</b>	<b>245,418</b>	<b>-318</b>	<b>139</b>	<b>245,240</b>
<b>Council Areas</b>				
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
<b>LA Sub-Areas</b>				
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)
<b>GCVSDP Area</b>	<b>838,360</b>	<b>235,829</b>	<b>579,117</b>	<b>9,411</b>	<b>14,004</b>
<b>Council Areas</b>					
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
<b>LA Sub-Areas</b>					
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)
<b>GCVSDP Area</b>	<b>245,240</b>	<b>235,829</b>	<b>9,411</b>	<b>3.8%</b>
<b>Council Areas</b>				
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%
<b>LA Sub-Areas</b>				
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)
<b>GCVSDP Area</b>	<b>593,121</b>	<b>579,117</b>	<b>1,343</b>	<b>12,661</b>	<b>2.1%</b>
<b>Council Areas</b>					
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%
<b>LA Sub-Areas</b>					
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
<b>East Dunbartonshire</b>	<b>42,206</b>	<b>6,054</b>	<b>761</b>	<b>34,171</b>	<b>1,220</b>

**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
<b>East Dunbartonshire</b>	<b>43,778</b>	<b>3,634</b>	<b>1,622</b>	<b>35,371</b>	<b>3,151</b>	<b>0.1201</b>

**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
<b>East Dunbartonshire</b>	<b>1.0033</b>	<b>1.0029</b>	<b>1.0352</b>	<b>1.0020</b>	<b>1.0347</b>
% 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
<b>year 2024</b>						
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
<b>East Dunbartonshire</b>	<b>45,320</b>	<b>45,320</b>	<b>5,882</b>	<b>39,438</b>	<b>5,882</b>	<b>39,438</b>
<b>year 2029</b>						
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
<b>East Dunbartonshire</b>	<b>45,299</b>	<b>45,299</b>	<b>5,875</b>	<b>39,424</b>	<b>5,875</b>	<b>39,424</b>

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
<b>East Renfrewshire</b>	<b>34,950</b>	<b>3,934</b>	<b>777</b>	<b>29,143</b>	<b>1,096</b>

**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
<b>East Renfrewshire</b>	<b>37,575</b>	<b>3,065</b>	<b>1,322</b>	<b>30,604</b>	<b>2,584</b>	<b>0.1168</b>

**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
<b>East Renfrewshire</b>	<b>1.0066</b>	<b>1.0062</b>	<b>1.0768</b>	<b>1.0058</b>	<b>1.1028</b>
% 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
<b>year 2024</b>						
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
<b>East Renfrewshire</b>	<b>40,463</b>	<b>40,461</b>	<b>5,328</b>	<b>35,133</b>	<b>5,297</b>	<b>35,164</b>
<b>year 2029</b>						
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
<b>East Renfrewshire</b>	<b>41,442</b>	<b>41,438</b>	<b>5,624</b>	<b>35,814</b>	<b>5,578</b>	<b>35,860</b>

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
<b>Glasgow City</b>	<b>271,596</b>	<b>78,046</b>	<b>39,137</b>	<b>131,828</b>	<b>22,585</b>

**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
<b>Glasgow City</b>	<b>286,134</b>	<b>0</b>	<b>103,642</b>	<b>127,654</b>	<b>54,838</b>	<b>0.3622</b>

**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 HNDA 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
<b>Glasgow City</b>	<b>1.0048</b>	<b>1.0102</b>	<b>1.1289</b>	<b>1.0096</b>	<b>1.1767</b>
% 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
<b>year 2024</b>						
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
<b>Glasgow City</b>	<b>323,029</b>	<b>323,029</b>	<b>121,606</b>	<b>201,423</b>	<b>121,606</b>	<b>201,423</b>
<b>year 2029</b>						
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
<b>Glasgow City</b>	<b>336,691</b>	<b>336,691</b>	<b>127,319</b>	<b>209,372</b>	<b>127,319</b>	<b>209,372</b>

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
Kilmacoll and Quarriers Villages	2,041	116	5	1,782	138
<b>Inverclyde</b>	<b>36,691</b>	<b>9,831</b>	<b>2,666</b>	<b>22,134</b>	<b>2,060</b>

**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
Kilmacoll and Quarriers Villages	2,302	0	113	1,797	392	0.0491
<b>Inverclyde</b>	<b>37,299</b>	<b>0</b>	<b>10,001</b>	<b>22,846</b>	<b>4,452</b>	<b>0.2681</b>

**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
Kilmacoll and Quarriers Villages	1.0110	1.0078	1.0983	1.0069	1.1246
<b>Inverclyde</b>	<b>1.0015</b>	<b>0.9983</b>	<b>0.9803</b>	<b>0.9974</b>	<b>0.9571</b>
% 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
<b>year 2024</b>						
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
Kilmacoll and Quarriers Villages	2,528	2,513	124	2,389	154	2,359
<b>Inverclyde</b>	<b>36,785</b>	<b>36,564</b>	<b>9,430</b>	<b>27,134</b>	<b>9,868</b>	<b>26,696</b>
<b>year 2029</b>						
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
Kilmacoll and Quarriers Villages	2,589	2,562	126	2,436	170	2,392
<b>Inverclyde</b>	<b>36,075</b>	<b>35,699</b>	<b>8,980</b>	<b>26,719</b>	<b>9,587</b>	<b>26,112</b>

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
<b>North Lanarkshire</b>	<b>132,619</b>	<b>46,200</b>	<b>5,897</b>	<b>77,154</b>	<b>3,368</b>

**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
<b>North Lanarkshire</b>	<b>146,905</b>	<b>37,321</b>	<b>8,164</b>	<b>88,460</b>	<b>12,960</b>	<b>0.3096</b>

**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	2012-2024	2012-2024	2012-2029	2012-2029
	annual change	annual change	total change	annual change	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
<b>North Lanarkshire</b>	<b>1.0093</b>	<b>1.0065</b>	<b>1.0814</b>	<b>1.0057</b>	<b>1.1005</b>
% 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
<b>year 2024</b>						
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
<b>North Lanarkshire</b>	<b>158,898</b>	<b>158,860</b>	<b>50,185</b>	<b>108,675</b>	<b>50,184</b>	<b>108,676</b>
<b>year 2029</b>						
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
<b>North Lanarkshire</b>	<b>161,741</b>	<b>161,674</b>	<b>50,956</b>	<b>110,718</b>	<b>50,954</b>	<b>110,720</b>

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
<b>Renfrewshire</b>	<b>75,355</b>	<b>17,854</b>	<b>4,858</b>	<b>49,012</b>	<b>3,631</b>

**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
<b>Renfrewshire</b>	<b>80,924</b>	<b>12,399</b>	<b>7,293</b>	<b>51,896</b>	<b>9,336</b>	<b>0.2433</b>

**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
<b>Renfrewshire</b>	<b>1.0065</b>	<b>1.0061</b>	<b>1.0752</b>	<b>1.0051</b>	<b>1.0906</b>
% 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
<b>year 2024</b>						
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
<b>Renfrewshire</b>	<b>87,107</b>	<b>87,011</b>	<b>21,789</b>	<b>65,222</b>	<b>21,831</b>	<b>65,180</b>
<b>year 2029</b>						
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
<b>Renfrewshire</b>	<b>88,427</b>	<b>88,257</b>	<b>22,143</b>	<b>66,114</b>	<b>22,205</b>	<b>66,052</b>

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
<b>South Lanarkshire</b>	<b>126,496</b>	<b>33,162</b>	<b>3,877</b>	<b>85,083</b>	<b>4,374</b>

**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
<b>South Lanarkshire</b>	<b>140,225</b>	<b>25,438</b>	<b>6,239</b>	<b>94,670</b>	<b>13,878</b>	<b>0.2259</b>

**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 HNDA 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
<b>South Lanarkshire</b>	<b>1.0094</b>	<b>1.0066</b>	<b>1.0827</b>	<b>1.0057</b>	<b>1.1010</b>
% 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
<b>year 2024</b>						
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
<b>South Lanarkshire</b>	<b>151,820</b>	<b>151,820</b>	<b>36,451</b>	<b>115,369</b>	<b>36,451</b>	<b>115,369</b>
<b>year 2029</b>						
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
<b>South Lanarkshire</b>	<b>154,382</b>	<b>154,382</b>	<b>37,214</b>	<b>117,168</b>	<b>37,214</b>	<b>117,168</b>

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
<b>West Dunbartonshire</b>	<b>40,781</b>	<b>13,099</b>	<b>4,659</b>	<b>21,847</b>	<b>1,176</b>

**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
<b>West Dunbartonshire</b>	<b>42,106</b>	<b>10,165</b>	<b>5,524</b>	<b>23,111</b>	<b>3,306</b>	<b>0.3726</b>

**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
<b>West Dunbartonshire</b>	<b>1.0029</b>	<b>1.0025</b>	<b>1.0310</b>	<b>1.0017</b>	<b>1.0297</b>
% 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	final	provisional values		final values	
	total hhs	total hhs	social	private	social	private
<b>year 2024</b>						
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
<b>West Dunbartonshire</b>	<b>43,411</b>	<b>43,411</b>	<b>16,437</b>	<b>26,974</b>	<b>16,437</b>	<b>26,974</b>
<b>year 2029</b>						
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
<b>West Dunbartonshire</b>	<b>43,358</b>	<b>43,358</b>	<b>16,416</b>	<b>26,942</b>	<b>16,416</b>	<b>26,942</b>

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)
<b>Conurbation HMA</b>						
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
<b>Conurbation HMA Total</b>	<b>36,359</b>	<b>29,184</b>	<b>65,543</b>	<b>24,154</b>	<b>41,389</b>	<b>41,389</b>
	Projected New Build in discrete HMAs 2012-24			Surplus of Supply in discrete HMAs at 2024	Total Projected New Build minus Surplus 2012-24 <sup>1</sup>	HMA Adjusted Housing Estimate in discrete HMAs approximated to LAs 2012-24
	2012 completions + 2013 HLS	2013-24 UCS	Total			
<b>Discrete HMAs</b>						
Inverclyde	1,299	1,605	2,904	3,219	-315	0
West Dunbartonshire	1,298	1,089	2,387	2,016	371	371
<b>Discrete HMA Total</b>	<b>2,597</b>	<b>2,694</b>	<b>5,291</b>	<b>5,235</b>	<b>56</b>	<b>371</b>
	Projected New Build in all HMAs 2012-24				Total Projected New Build minus Surplus 2012-24 <sup>1</sup>	HMA Adjusted Housing Estimate approximated to LAs 2012-24
	2012 completions + 2013 HLS	2013-24 UCS	Total			
<b>GCV Area</b>						
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
<b>GCV Total</b>	<b>38,956</b>	<b>31,878</b>	<b>70,834</b>		<b>41,445</b>	<b>41,760</b>
B PRIVATE SECTOR ADJUSTED HOUSING ESTIMATE 2024-2029						
					Total Projected New Build minus Surplus 2024-29 <sup>1</sup>	HMA Adjusted Housing Estimate approximated to LAs 2024-29
<b>GCV Area</b>						
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
<b>GCV Total</b>					<b>13,047</b>	<b>13,647</b>

Source: GCVSDPA 2014

<sup>1</sup> 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

<b>C PRIVATE SECTOR ADJUSTED HOUSING ESTIMATE 2012-2029</b>						
	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)
<b>Conurbation HMA</b>	2012 completions + 2013 HLS	2013-29 UCS	Total			
East Dunbartonshire	1,785	947	2,732	1,101	1,631	1,631
East Renfrewshire	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
Renfrewshire	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
<b>Conurbation HMA Total</b>	<b>36,359</b>	<b>55,825</b>	<b>92,184</b>	<b>37,134</b>	<b>55,048</b>	<b>55,048</b>
	Projected New Build in discrete HMAs 2012-29			Surplus of Supply in discrete HMAs at 2029	Total Projected New Build minus Surplus 2012-29 <sup>1</sup>	HMA Adjusted Housing Estimate in discrete HMAs approximated to LAs 2012-29
<b>Discrete HMAs</b>	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
<b>Discrete HMA Total</b>	<b>2,597</b>	<b>4,954</b>	<b>7,551</b>	<b>8,107</b>	<b>-556</b>	<b>359</b>
	Projected New Build in all HMAs 2012-29				Total Projected New Build minus Surplus 2012-29 <sup>1</sup>	HMA Adjusted Housing Estimate approximated to LAs 2012-29
<b>All HMAs</b>	2012 completions + 2013 HLS	2013-29 UCS	Total			
East Dunbartonshire	1,785	947	2,732		1,631	1,631
East Renfrewshire	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
Renfrewshire	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
<b>GCV Total</b>	<b>38,956</b>	<b>60,779</b>	<b>99,735</b>		<b>54,492</b>	<b>55,407</b>

Source: GCVSDPA 2014

<sup>1</sup> 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

HNDA 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



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