

Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment

Technical Appendix 01

A Housing Market Area Framework

Final

June 2011

HNDA



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1 Introduction

- 1.1 Strategic Planning Policy (SPP) identifies the need to relate housing supply and demand to housing market areas (HMAs). An “HMA is a geographical area where demand for housing is relatively self contained.” (SPP, 2010, para 68) and are unlikely to coincide with Local authority boundaries. Authorities are therefore encouraged to cooperate regionally to define functional housing market area boundaries to determine housing requirements.
- 1.2 The authorities of the Glasgow and the Clyde Valley have worked together as a city region since 1996 preparing the 2000 and 2006 Structure Plans and now, under the new planning system, the 2011 Strategic Development Plan. The Housing Market Area (HMA) system, defined for the 2000 Structure Plan and reconfirmed for the 2006 Plan, provides the framework for comparing **private sector supply and demand**, based on an analysis of house-buying moves over the 1988-97 and 1996-02 periods respectively. This paper presents in Section A the outcome of an updated analysis of Sasines¹ data covering the period 2002-08 to test the validity of the current HMA system.
- 1.3 Under the new planning and housing systems, the Scottish Government has introduced a new approach to planning for housing based on Housing Need and Demand Assessment Guidance (2008). Alongside SPP (and former SPP3) and Local Housing Strategy Guidance, authorities are asked to work together in a Housing Market Partnership producing an HNDA to provide the evidence base for identifying housing requirements by HMAs across all tenures to inform SDPs, LHSs and LDPs. An established mechanism is in place for the private sector which is reviewed in Section A.
- 1.4 With regard to the consideration of **housing need** (i.e. essentially the requirement for affordable housing including social rented housing), the GCV Housing Market Partnership came to the conclusion that the most appropriate geographical framework remained the 8 Local Authority areas together with 31 sub-areas that nest to local authority boundaries. This is set out in Section B.
- 1.5 This report is set out in two sections structured as follows:
 - This paper presents in Section A the outcome of an updated analysis of Sasines data covering the period 2002-08, and to test the validity of the current HMA system and considers whether any changes are required to the HMA system. This involves a two-stage process: the identification of areas to form the building blocks of the system; and the examination of the inter-relationships between the building blocks to identify housing market operating over a wider area.
 - Section B of this report considers the geography of the Affordable Sector, which includes the social rented sector.

¹ Sasines data refers to the Sasine Register held by the Registers of Scotland which has a statutory requirement to record house sales

Section A - Private Sector

2 Analysis of Sasines Data

Audit Areas

2.1 The authorities of the Glasgow and the Clyde valley identified for the 2000 Structure Plan a housing market area system, providing a framework for comparing private sector supply and demand, based on an analysis of house-buying moves which was reconfirmed for the 2006 Structure Plan. The starting point for the HMA system is the 63 audit areas defined by the eight Councils as geographically contained units to represent communities and settlements. As part of the preparatory work for the SDP a review of Audit Areas, which are used as a building block for a variety of policy areas, was undertaken in 2009 to ascertain the appropriateness of this geography. Some authorities proposed minor boundary changes to Audit Areas to better reflect communities such as using natural geographic boundaries and roads to more appropriately delineate boundaries such as in Glasgow City. A number of authorities made more significant changes such as Inverclyde, West Dunbartonshire and South Lanarkshire (see Diagram 1A). Sixty three audit areas remain but the geography of some of these has changed and the revised audit area list and mapping is shown in Diagram 1B. These are the basic geographic units used in the SDP review of HMAs.

Sasines data

2.2 The review is based on an analysis of house-buying moves (new and second hand sales) over a six-year period (2002-08) sourced from the Register of Sasines. As with the original analyses, the starting point was the construction of an origin/destination matrix for the 63 audit areas (see Table 1). Although the total number of audit areas remains the same, there have been some adjustments by individual local authorities to some of the audit areas under the 2009 Audit Area review (ref 2.1). Postcode information was used to identify the destination audit areas (using a postcode unit to audit area lookup table), but the standard Sasines data acquired each year only provides town/settlement for origin of buyer. This is satisfactory for most of the SDPA, but causes particular problems when it comes to the sub-division of Glasgow into its 11 audit areas. The origin address is often given as 'Glasgow' but Glasgow city straddles four housing sub market areas therefore enhanced Sasines data, that provides the post-code of the buyer, was acquired for the financial year 2007/08. This, together with the previously acquired 2002 enhanced dataset was used to 'book-end' the time-series of Sasines data. The two years of enhanced data was used to sub-divide origins within Glasgow for the intervening years. A similar approach was used for Greenock following its sub-division into two separate audit areas: Greenock West and the remaining Greenock area.

2.3 Sasines data is used to analyse the housing market in terms of each area's self containment and the strength of links between them. These have been measured in two ways that can be expressed in terms of the following questions:

- Destination-based analysis – what is the destination of house-buyers originating from a particular area?
- Origin-based analysis – what is the origin of house-buyers in a particular area?

- 2.4 Sales involving moves from outside the SDPA were excluded to ensure that the origin-based analysis is directly comparable with the destination-based analysis, which does not include moves out of the SDPA.
- 2.5 Self-containment can therefore be expressed as either the percentage of all movers buying in Area X whose origin is Area X (origin-based analysis) or the percentage of all movers whose origin is Area X who buy in Area X (destination-based analysis).
- 2.6 As with the measurement of self-containment, linkages can be measured in relation to both origins and destinations. Four different measures can be obtained by analysing moves in both directions against the total number of origin and destinations for each area.

3 Identification of Building Blocks

- 3.1 The 63 settlement areas used in this analysis vary substantially in terms of both their size and level of self-containment. Table 1 is a matrix of all the house buying moves within and between the 63 areas in the 2002-08 period. It shows that the number of sales varies from only 51 in Uplawmoor to nearly 19,000 in the Southside of Glasgow. Table 2 shows that the percentage self-containment ranges from 5% and 16% in Dalserf to 72% and 75% in Cumbernauld.
- 3.2 Building blocks will either form separate HMAs or the lowest level in a tiered HMA system. In the latter situation, local demand and supply will be compared for each of these areas. This raises the possibility of local shortfalls requiring land release to meet demand specifically at this level. It would only be appropriate that land release decisions are made specifically for areas where levels of self-containment are substantial (as originally set out in PAN 38)². For this reason, it was decided to set a minimum level of self-containment for each building block at 65%, as previously.
- 3.3 The first stage was to identify the areas where self-containment is less than 65% (on one or both measures) and to merge them with other areas with which they have a significant link. The simplest measures of the links between areas are:
 - (a) the absolute numbers moving between them, and
 - (b) those numbers expressed as a percentage of all sales.

Difficulties arise in assessing the significance of these linkages given the substantial variation in the size of each area. To overcome this problem use has been made of an approach which, rather than measuring linkages directly, measures the increase in self-containment which results when two areas merge.

- 3.4 Table 2 shows the level of self-containment in each of the 63 audit areas. Significant links are identified by the increase in self-containment that results when two areas merge. The potential merger of each area with all other areas is tested to identify:

² Level of self-containment originally set out in PAN38 which is now superseded and advice on HMAs is now much more limited. The HNDA Guidance refers to former Communities Scotland research which acknowledges self-containment (Communities Scotland Housing Market Areas in Scotland: definition and review, 2003).

(a) whether self-containment is higher in the new area than found in either of the two original areas, and

(b) mergers that produce the biggest increase in self-containment.

Generally, if more than one potential merger is identified, the merger which produces the largest increase in self-containment is made.

3.5 As areas are merged, the matrix of moves is reformulated for the smaller number of areas, and the process is repeated. The mergers made in the first three stages, or iterations, are set out below.

First Iteration

3.6 The first iteration results in the number of areas reducing from 63 to 30. This involves the merger of 54 areas to form 21 new areas. The other 9 areas did not merge. The areas merged are as follows:

- 1 Vale of Leven **with** Dumbarton **and** Milton/Bowling
- 2 Bearsden **with** Milngavie
- 3 Glasgow West End **with** Glasgow North **and** City Centre **and** Drumchapel
- 4 Springburn **with** Bishopbriggs
- 5 Kirkintilloch **with** Lenzie **and** Northern Villages
- 6 Glasgow East End **with** Easterhouse
- 7 Cumbernauld **with** Kilsyth & Villages
- 8 Glasgow South Side **with** Govan **and** Pollok **and** Castlemilk
- 9 Giffnock, Thornliebank, Clarkston & Busby **with** Newton Mearns **and** Eaglesham & Waterfoot
- 10 Rutherglen **with** Cambuslang
- 11 Barrhead **with** Neilston **and** Uplawmoor
- 12 Paisley/Linwood **with** Renfrew **and** North Renfrewshire **and** Johnstone/Elderslie
- 13 West Renfrewshire **with** Kilmacolm & Quarriers Village
- 14 Port Glasgow **with** Greenock
- 15 Greenock West **with** Gourock **and** Inverkip & Wemyss Bay
- 16 Blantyre **with** Hamilton
- 17 Larkhall **with** Dalsert
- 18 Airdrie **with** Coatbridge
- 19 Bellshill **with** Motherwell **and** Wishaw
- 20 Blackwood/Kirkmuirhill/Lesmahagow **with** Douglas Valley
- 21 Lanark **with** North Clydesdale

3.7 In most cases, mergers occur where the increase in self-containment is maximised for both original areas. For example, Bearsden and Milngavie have significant links with a number of other areas, but the merger with each other produces the biggest increase in self-containment for both of them.

3.8 In some circumstances, mergers involving more than two areas are made. If, for example, the links between three areas are such that the merger of any two increase self-containment, all three areas are merged. One example of this in the first iteration involves Kirkintilloch, Lenzie and the Northern Villages

- 3.9 Mergers do not have to be exclusively between two or more areas with self-containment under 65%. Mergers are made where one area is over 65% if that is the strongest link. For example Coatbridge's strongest link is with Airdrie and the two areas are merged despite self-containment in Airdrie of over 65%.
- 3.10 One merger is made which breaches the 65% rule. Vale of Leven and Dumbarton are merged despite both being over 65% self-contained. The main reason for the merger is the scale of the increase in self-containment (22.3%), the second largest of all the potential mergers in all the iterations.
- 3.11 At the other end of the spectrum, three small areas with low levels of self-containment are merged despite no significant linkages being identified i.e. City Centre, Uplawmoor and Dalserf. The lack of potential mergers for these areas is a result of either very small size or links spread over a number of other areas. They have been merged with the area with which they have the strongest links i.e. Glasgow West End, Barrhead/Neilston and Larkhall respectively.
- 3.12 A number of areas were identified at this stage which have relatively low self-containment and have linkages with other areas, but where the most appropriate merger is not clear cut. No mergers were made at this stage to allow examination of linkages with larger groupings of areas in subsequent iterations. The areas are Moodiesburn, Strathaven and Bothwell & Uddingston.
- 3.13 Apart from the three areas listed in the previous paragraph, a further five areas did not merge at this stage. These are Clydebank, East Kilbride, Stonehouse, Carluke, South Clydesdale. Crossford, a small area with low self-containment but with no clear linkages, is also not merged at this stage.
- 3.14 At this stage, the number of areas with a self-containment level above 65% on both measures has only increased from five to seven. Further mergers are required to ensure all areas are above 65%.

Second Iteration

- 3.15 Table 3 shows the reformulated matrix of moves between the new set of 30 areas and Table 4 shows their levels of self-containment. The new set of areas was tested for potential mergers, resulting in a reduction in the number of areas from 30 to 23. This involves the merger of 14 areas to form 7 new areas. The other 16 areas did not merge. The areas merged are as follows:

- 1 Bearsden/Milngavie **with** Glasgow West End/North/City Centre/Drumchapel
- 2 Springburn/Bishopbriggs **with** Kirkintilloch/Lenzie/Northern Villages
- 3 Glasgow South Side/Pollok/Govan/Castlemilk **with** Giffnock/NewtonMearns/Eaglesham
- 4 Paisley/Linwood/Renfrew/North Renfrewshire/Johnstone/Elderslie **with** West Renfrewshire/Kilmacolm
- 5 Greenock/Port Glasgow **with** Greenock West/Gourock/Wemyss Bay & Inverkip
- 6 Blantyre/Hamilton **with** Larkhall/Dalserf
- 7 Carluke **with** Lanark/North Clydesdale

3.16 One area was identified at this stage which has relatively low self-containment and has linkages with other areas, but the most appropriate merger is not clear cut. No merger was therefore made at this stage for Blackwood/Kirkmuirhill/Lesmahagow/Douglas Valley to allow examination of linkages with larger groupings of areas in subsequent iterations.

Third Iteration

3.17 Table 5 shows the reformulated matrix of moves between the new set of 23 areas and Table 6 shows their levels of self-containment. The new set of areas was tested for potential mergers, resulting in a reduction in the number of areas from 23 to 17. This involves the merger of 11 areas to form 5 new areas. The other 12 areas did not merge. The areas merged are as follows:

- 1 Clydebank **with** Bearsden/Milngavie/Glasgow West End/North/City Centre/Drumchapel
- 2 Rutherglen/Cambuslang **with** Glasgow South Side/Pollok/Govan/Castlemilk/Giffnock/Newton Mearns/Eaglesham
- 3 Barrhead/Neilston/Uplawmoor **with** Paisley/Linwood/Renfrew/North Renfrewshire/Johnstone/Elderslie/West Renfrewshire/Kilmacolm
- 4 Stonehouse **with** Blantyre/Hamilton/Larkhall/Dalserf
- 5 South Clydesdale **and** Crossford **with** Carluke/Lanark/North Clydesdale

Fourth Iteration

3.18 Tables 3, 5 and 7 show the reformulated matrix of moves following each of the first three iterations, while tables 4, 6 and 8 set out the revised level of self-containment. At this stage there are 17 areas (Table 8). Four areas have self-containment levels well below 65%. As in the previous analyses, these areas (Moodiesburn, Strathaven, Bothwell & Uddingston, and Blackwood/Kirkmuirhill/Lesmahagow/Douglas Valley) have been deliberately kept separate to test for potential mergers at each stage of the process.

3.19 Moodiesburn has links with Cumbernauld, Glasgow East End and Springburn/Strathkelvin. Examination of these links led to the conclusion that, on balance, Moodiesburn should continue to be merged with Cumbernauld. Evidence since the 2000 Structure Plan is, however, showing increasing links with Springburn/Strathkelvin and this will be monitored for the next SDP.

3.20 The other three areas listed in paragraph 3.21 have been merged as follows:

- a) Strathaven with East Kilbride although there are also significant links with Hamilton/Blantyre/Larkhall/Stonehouse
- b) Bothwell & Uddingston with Hamilton/Larkhall/Blantyre/Stonehouse, although there are also significant links with the Bellshill area in particular
- c) Blackwood/Kirkmuirhill/Lesmahagow/Douglas Valley with the rest of Clydesdale although there are also significant link with Hamilton sub-market area

3.21 The new matrix of moves between the remaining 13 areas and their self-containment are shown in Tables 9 and 10. Table 11 compares self-containment levels derived from the 2002-08 data with the previous exercises based on 1988-1997 and 1996-02 data. In the original exercise, all 13 areas had self-containment levels above 65%. However, subsequent updates have identified both Strathkelvin & Springburn (on one self-

containment measure) and Glasgow East (on both measures) falling below 65%. On the evidence of 2002-08 data on it own, these areas show a stronger link with Moodiesburn, and this is an issue that will be examined for the next SDP. It would not be appropriate to make such significant alteration on the basis of only one set of data, albeit the most recent.

4 Identification of Housing Market Areas (HMAs)

- 4.1 Having established the thirteen building blocks that will form the basis of the HMA system, the next stage was to determine whether they are self-contained or form part of a wider market area i.e to test whether the assumptions on the wider market area system identified in 2000 and 2006 remain valid. This involved examining the inter-relationships between building blocks in terms of the self-containment of each building block and the linkages between them.

Self-containment

- 4.2 As was mentioned in para 3.2, Government advice in PAN 38 referred to HMAs as “areas in which self-contained housing market operates” but the only reference to the defining level of self-containment is the phrase “substantial majority”. Continuing previous practice first used by SRC and subsequently for the GCVSP, 80% self-containment was used as the benchmark against which linkages with other areas were considered.

Linkages

- 4.3 The most significant linkages between building blocks were identified using the methodology used in the previous stage, i.e. where their merger would produce an increase in self-containment. Linkages were also examined in terms of both the percentage of all sales and the absolute volume of sales.
- 4.4 The matrices in Tables 9, 12 and 13 show, respectively, the number of sales, the destination-based analysis and the origin-based analysis of percentage self-containment and links. Table 14 identifies those pairings of building blocks that would produce an increase in self-containment if merged.
- 4.5 Consideration of this information led to the following conclusions:

(A) Dumbarton & Vale of Leven and Inverclyde should continue to be treated as separate self-contained HMAs.

These areas have the highest level of self-containment (over 80% on both measures) and, based on the methodology used to define the building blocks, have no significant linkages with other areas.

(B) There is a wider HMA operating in the eastern part of the conurbation. Hamilton, Motherwell and Clydesdale continue to form the core of the wider market operating in the Eastern Conurbation.

Percentage self-containment in Hamilton, Motherwell and Clydesdale ranges from 65 to 75% and each area has significant linkages with the other two. Self-containment in these areas has reduced from 70-78% range observed in 2000.

(C) There is a wider HMA operating in the central part of the conurbation. Greater Glasgow North & West, Strathkelvin & Springburn, Glasgow East and Greater Glasgow South continue to form the core of the wider market operating in the Central Conurbation.

In Greater Glasgow North & West, Strathkelvin & Springburn, Glasgow East and Greater Glasgow South percentage self-containment ranges from 55% to 75% and each area has significant links with one or two of the other areas. Self-containment in these areas has reduced from 67-80% range observed in 2000

- 4.6 As in 2000 and 2006, further consideration was given to the position in the remaining areas as follows:
- Renfrewshire has a high level of self-containment (77% and 81%), but has a significant linkage with Greater Glasgow South.
 - Airdrie & Coatbridge also has a high level of self-containment (74% and 81%), but has a significant link with Motherwell.
 - Cumbernauld has lower self-containment (68% and 72%) and has a significant link with Strathkelvin & Springburn.
 - East Kilbride has similar levels of self-containment (73% and 72%), but it has linkages with both Greater Glasgow South and Hamilton.
- 4.7 At this stage the four core building blocks in the Central Conurbation and the three core building blocks in the Eastern Conurbation were merged to allow testing for links between them and the four areas in question. Matrices (a) to (c) in Table 15 show the number of sales, the destination-based analysis and the origin-based analysis of percentage self-containment and percentage links. Matrix (d) in Table 15 identifies those pairings that would produce an increase in self-containment if merged.
- 4.8 Table 15 shows that Airdrie & Coatbridge has significant links with both Central and Eastern Conurbation areas, but the strongest link is with the latter. Both Cumbernauld and Renfrewshire have significant links with only the Central Conurbation. In the case of East Kilbride, significant links are identified with both Central and Eastern Conurbation areas. Table 15 Matrix (b) shows that 19% of buyers in East Kilbride come from the core of the Central Conurbation compared to 6% from the Eastern Conurbation – a very similar pattern to that identified in the 1996-02 analysis. Matrix (c) shows that, in terms of moves from East Kilbride, the equivalent figures are 14% and 12%, both up from the 1996-02 analysis, but substantially so for the moves to the Eastern Conurbation.
- 4.9 It is clear that Cumbernauld and Renfrewshire should continue to be included in the Central Conurbation HMA and Airdrie & Coatbridge in the Eastern Conurbation HMA. For East Kilbride, despite increasing links with the Eastern Conurbation, there remains a clear case for continued inclusion in the Central Conurbation.
- 4.10 The final consideration concerned the relationship between the Central and Eastern Conurbation HMAs. The updated analysis shows a slight increase, both in numerical and percentage terms, in the linkages between the two areas. On that basis, the conclusion that the HMA system requires to recognise the wider HMA operating across the Conurbation remains valid.

- 4.11 Analysis of the updated Sasines dataset shows that there are some differences in the patterns and strength of linkages compared with the two previous analyses, but they tend to be marginal. Where marginal changes occur in areas in which the earlier data was ambiguous, e.g Moodiesburn, they can have implications for the HMA system. However, in general terms, there is a substantial degree of consistency over time in the strength of the linkages between each part of the SDPA. This outcome provides a greater degree of confidence in the robustness of the Housing Market Area system. Apart from minor amendments the pattern of the HMAs has not changed.
- 4.12 Table 16 and Diagram 2 show the structure of the GCV HMA system. The way in which the comparison of supply and demand is managed in the new system is explained in TA07 'Review of Supply and Demand/Need for Housing'.

Section B of this report considers the geography of the Affordable Sector, including the social rented sector.

Section B - Affordable Sector

5 Affordable Sector

- 5.1 It was outlined in the introduction to this paper that the GCV HMP separates the housing market into the Private and Affordable sectors and these sectors each have their own market areas. Demand for market housing and need for social rented housing are complementary components of the GCV housing system, but with quite different dynamics.
- 5.2 HNDA Guidance identifies affordable housing as comprising social rented; subsidised low cost housing for sale (discounted, shared ownership or shared equity); low cost housing without subsidy (entry level housing for sale); and private rented accommodation at mid-market rent. The term intermediate housing product is used to cover all types of affordable housing which are not social rented. The HMPCG in developing its methodology to undertake the HNDA identified that there is insufficient information available to separate the above elements from private sector market housing and concluded that it is only possible to identify subsidised low cost home ownership as an intermediate product. The decision was taken that the market would be split into the Private and Affordable sectors with the latter comprising of the social rented sector and those who could potentially afford subsidised low cost home ownership if the product was available to them. The Affordable sector, therefore, as well as containing the social rented sector also includes the 'Intermediate sector'. The GCV HMP has identified the '**Intermediate sector**' as publicly subsidised low cost housing for sale, predominantly shared equity/ownership, available at a cost below full market value. This is a relatively new sector in the housing market and there is limited information available, particularly its role in the future as this is restricted by the availability of public funding. Due to its reliance on public funding it is also appropriate to consider this sector within the local authority market area.
- 5.3 The most appropriate framework for comparing supply and demand in the private sector is the three tier market area system set out in Section A of this report. For the **Affordable sector**, the most appropriate geographical framework is the individual local authority with nested sub areas below. It is considered that in regard to housing need (i.e. essentially the requirement for affordable housing including social rented housing) this sector is restricted by the operation of housing policy within administrative boundaries. This reflects the practical reality of the way in which application and allocation systems for most social rented housing are currently operated by local authorities. For many in housing need, their housing choices are constrained by low incomes, but also by allocation policies. This approach also recognises that demand for market housing and need for social rented housing are complementary components of the GCV housing system, but with quite different dynamics.
- 5.4 Although there is some cross-boundary movement of tenants, unlike the private sector there is insufficient data currently available on which to base a housing market area framework operating beyond local authority boundaries.
- 5.5 Diagram 3 shows the Affordable sector market areas (i.e. local authority boundaries) and the 31 local authority sub areas. The use of Local Authority areas and sub-areas is consistent with the approach commonly adopted in the past for local Housing Needs Assessments. For some authorities, these conveniently coincide with the Housing sub Market Area boundaries used in the private sector.

6 Conclusions

- 6.1 The GCV HMP has identified two different housing sectors, the Private and Affordable sectors operating within two distinct functional market areas.
- The most appropriate framework for the private sector is the three tier housing market area system consisting of
 - Tier 1 – Conurbation
 - Tier 2 – Central and Eastern Conurbation
 - Tier 3 – 11 Housing Sub Market areas and two discrete market areas
 - The Affordable sector consists of the social rented and intermediate sectors and the most appropriate framework for this sector is the 8 local authority boundaries and at the local level within 31 local authority sub areas.

TABLE 1 Matrix of House-Buying Moves 2002-08																					
Original 63 Audit Areas																					
LA	Destination Area	Origin Area																			
		WD	WD	WD	WD	ED	ED	GC	GC	GC	GC	GC	GC	ED	ED	ED	ED	GC	GC	NL	NL
		Vale of Leven	Dumbarton	Milton/Bowling	Clydebank	Bearsden	Milngavie	Drumchapel	West	North	City Centre	Springburn	Bishopbriggs	Kirkintilloch	Lenzie	Northern Villages	East End	Easterhouse	Kilsyth/Villages	Cumbernauld	Moodiesburn
WD	Vale of Leven	1,856	371	16	97	28	10	9	56	12	0	3	3	0	1	7	17	6	1	11	0
WD	Dumbarton	325	1,567	35	136	26	8	9	83	16	6	3	3	3	0	3	9	0	0	4	1
WD	Milton/Bowling	4	22	26	48	5	1	0	21	0	8	0	0	0	0	1	0	0	0	0	1
WD	Clydebank	46	73	22	2,560	161	78	128	571	60	6	8	9	10	4	6	27	2	5	22	6
ED	Bearsden	5	13	6	75	1,177	201	20	761	155	26	8	36	17	14	25	32	0	2	13	11
ED	Milngavie	2	6	1	35	267	528	0	188	91	7	5	18	11	8	19	32	0	0	5	9
GC	Drumchapel	2	4	0	76	34	11	145	191	43	0	4	2	1	0	2	10	4	0	3	1
GC	West	52	77	13	344	1,157	318	132	9,326	1,012	201	111	158	36	88	78	248	27	16	82	62
GC	North	7	21	3	61	273	96	17	1,119	2,131	97	172	158	29	33	44	158	11	3	51	25
GC	City Centre	4	5	0	25	82	27	6	338	51	301	38	41	9	27	8	87	10	5	45	9
GC	Springburn	5	4	2	17	23	5	12	162	245	64	1,335	576	68	44	52	243	69	13	37	133
ED	Bishopbriggs	0	1	2	13	32	12	6	134	183	14	342	1,238	58	32	50	79	6	6	30	31
ED	Kirkintilloch	1	0	0	14	30	20	0	44	44	6	68	125	1,235	295	150	35	6	44	82	71
ED	Lenzie	1	0	0	1	19	5	0	53	15	3	31	36	125	262	28	9	3	7	24	34
ED	Northern Villages	1	7	1	10	48	41	5	53	41	12	35	65	150	35	527	35	0	23	23	18
GC	East End	14	16	3	49	112	38	12	698	166	257	211	118	59	78	33	5,949	509	24	173	191
GC	Easterhouse	0	2	0	9	11	2	3	83	37	25	141	35	19	6	4	492	600	4	17	104
NL	Kilsyth/Villages	0	0	0	2	6	1	0	8	5	1	8	8	30	2	11	5	0	269	43	10
NL	Cumbernauld	3	2	1	20	18	13	4	146	55	22	87	59	223	66	70	117	49	179	4,886	197
NL	Moodiesburn	0	1	2	15	15	8	0	141	56	24	294	108	144	110	25	207	99	24	225	1,080
GC	Govan	7	7	1	48	86	43	12	523	140	37	28	28	9	12	10	127	15	0	28	12
GC	Pollok	1	2	1	16	8	3	2	160	58	14	20	14	10	3	0	97	2	0	15	7
GC	Southside	13	30	3	57	172	46	6	1,580	426	287	121	91	47	56	20	520	71	10	97	51
GC	Castlemilk	0	1	0	2	0	3	0	33	1	0	6	3	1	0	0	26	7	1	1	0
ER	Giffnock/Thornliebank/Clarkston/Busby	0	2	0	8	13	3	0	198	37	22	20	12	3	2	2	52	0	0	9	4
ER	Newton Mearns	0	5	0	8	12	5	0	104	22	7	13	9	2	2	3	46	0	1	12	2
ER	Eaglesham/Waterfoot	1	0	0	1	1	0	0	13	5	5	0	0	0	0	0	5	0	0	2	0
SL	Rutherglen	8	2	0	12	22	2	6	93	31	18	31	12	6	1	12	184	18	5	19	18
SL	Cambuslang	1	2	2	12	16	7	0	116	47	22	43	18	4	2	4	378	28	1	16	15
ER	Barrhead	0	0	1	4	7	1	3	42	9	3	5	2	2	1	0	3	0	0	2	2
ER	Neilston	0	0	0	2	0	1	0	13	2	0	2	2	1	0	0	6	0	0	1	0
ER	Uplawmoor	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
RF	Renfrew	6	5	0	21	14	9	1	132	29	6	19	18	5	4	2	19	12	0	11	4
RF	Paisley/Linwood	27	24	3	56	62	18	11	307	86	30	30	35	16	15	11	63	13	3	20	17
RF	North Renfrewshire	4	13	1	64	24	8	13	59	15	0	0	9	5	2	0	28	0	0	5	4
RF	Johnstone/Elderslie	3	3	1	11	13	1	0	30	14	2	8	6	1	1	2	22	0	0	3	3
RF	West Renfrewshire	5	7	0	16	17	10	4	114	17	6	6	4	1	1	2	17	12	1	9	5
IC	Kilmacolm & Quarriers Village	2	1	0	2	8	3	0	49	8	0	0	0	2	0	2	8	0	0	2	0
IC	Port Glasgow	0	3	0	3	4	1	0	12	4	0	1	0	0	0	1	1	0	1	3	0
IC	Greenock	3	1	0	7	5	0	0	43	0	0	3	3	3	0	0	2	2	0	0	0
IC	Greenock West	1	1	0	0	4	0	0	18	5	0	0	0	1	0	0	0	0	0	0	0
IC	Gourock	2	1	0	1	5	2	5	24	5	0	0	2	1	1	0	0	0	0	2	0
IC	Inverkip & Wemyss Bay	1	1	1	3	4	5	0	10	10	6	0	0	1	1	1	1	0	0	2	1
SL	East Kilbride	3	2	0	15	21	6	6	117	23	12	18	13	4	4	7	70	6	1	32	5
SL	Strathaven	2	0	0	0	0	1	0	14	6	2	2	1	1	2	1	14	0	0	3	5
SL	Bothwell/Uddingston	0	0	0	2	5	3	0	40	15	6	0	9	2	1	0	137	11	1	12	9
SL	Blantyre	1	2	1	3	7	0	0	14	25	8	6	6	1	0	1	75	8	3	12	3
SL	Hamilton	5	5	0	12	19	3	0	107	47	51	5	22	17	11	5	153	12	3	46	30
SL	Larkhall	0	0	0	3	1	0	0	7	7	0	0	6	1	2	3	20	1	1	9	4
SL	Dalsert	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	4	0	0	1	0
SL	Stonehouse	1	1	0	1	0	1	0	10	0	0	5	0	2	0	1	5	5	1	5	1
NL	Airdrie	3	1	0	7	10	5	0	59	19	7	18	8	14	9	4	117	29	12	109	36
NL	Coatbridge	1	2	0	11	15	4	0	102	44	21	51	34	19	9	7	354	115	6	81	100
NL	Bellshill	0	6	0	8	7	3	0	41	20	5	29	11	8	2	3	225	25	4	28	23
NL	Motherwell	1	5	0	8	4	3	0	70	29	23	25	18	13	2	3	113	18	4	32	13
NL	Wishaw	1	2	0	3	10	0	4	22	22	10	15	3	3	1	2	51	26	4	26	9
SL	Blackwood/Kirkmuirhill/Lesmahagow	0	2	0	3	1	0	0	0	3	0	3	6	2	0	1	21	7	2	7	5
SL	Douglas Valley	0	1	0	0	2	0	0	2	0	0	2	0	0	0	2	2	0	1	0	2
SL	Crossford	0	0	0	0	2	1	0	3	7	0	0	0	2	0	0	8	2	0	6	1
SL	Carlisle	0	1	0	3	1	1	0	17	7	0	11	1	2	0	0	11	12	0	3	4
SL	Lanark	0	1	0	0	0	0	0	25	0	0	0	2	2	0	1	11	4	1	1	1
SL	North Clydesdale	0	1	0	1	2	0	0	8	0	0	0	0	2	1	0	8	8	0	5	0
SL	South Clydesdale	0	0	0	1	3	1	0	0	0	0	0	1	1	0	1	18	0	1	3	2
	TOTAL	2,431	2,335	148	4,043	4,131	1,626	581	18,507	5,664	1,690	3,450	3,205	2,444	1,253	1,256	10,813	1,871	692	6,454	2,395

TABLE 1 Matrix of House-Buying Moves 2002-08		Original 63 Audit Areas																										
LA	Destination Area	IC	IC	SL	SL	SL	SL	SL	SL	SL	SL	SL	SL	SL	NL	NL	NL	NL	NL	NL	SL	SL	SL	SL	SL	SL	SL	TOTAL
		Gourock	Inverkip & Wemyss Bay	East Kilbride	Strathaven	Bothwell/Uddingston	Blantyre	Hamilton	Larkhall	Dalserf	Stonehouse	Airdrie	Coatbridge	Bellshill	Motherwell	Wishaw	Blackwood/Kirkmuirhill/Lesmahagow	Douglas Valley	Crosford	Carluke	Lanark	North Clydesdale	South Clydesdale					
WD	Vale of Leven	1	0	4	1	3	0	3	1	0	0	1	1	0	3	1	0	0	0	0	0	0	0	0	0	0	0	2,661
WD	Dumbarton	0	0	5	1	0	1	1	0	0	1	1	1	4	1	4	1	0	0	3	0	0	0	0	0	0	0	2,367
WD	Milton/Bowling	0	0	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	146
WD	Clydebanks	1	1	6	0	3	6	3	2	0	0	2	3	0	3	1	0	1	0	1	0	1	0	0	0	0	0	4,056
ED	Bearsden	2	0	5	0	7	2	4	0	0	0	5	3	0	1	3	0	0	0	0	1	2	1	1	1	1	2,841	
ED	Milngavie	0	1	2	2	0	0	1	0	0	0	3	2	1	4	1	0	0	0	0	1	0	0	1	0	0	1,360	
GC	Drumchapel	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	585	
GC	West	25	16	120	27	78	15	86	10	2	8	53	44	20	46	30	7	5	6	48	22	12	15	15	15	15	16,643	
GC	North	7	3	29	11	23	7	13	6	0	1	13	15	11	15	13	3	1	3	10	2	2	4	3	3	3	5,363	
GC	City Centre	7	9	48	24	32	12	41	3	0	2	22	15	8	20	14	3	0	3	28	9	2	3	2	3	2	2,056	
GC	Springburn	1	1	29	3	15	5	12	2	0	1	9	11	11	9	10	2	2	2	5	0	0	0	0	0	0	3,578	
ED	Bishopbriggs	3	0	9	2	5	0	1	1	0	0	3	6	5	3	0	1	0	0	1	0	0	0	0	0	0	2,461	
ED	Kirkintilloch	2	2	6	0	4	3	2	1	0	0	1	7	1	2	5	1	0	0	0	2	0	0	2	0	2	2,417	
ED	Lenzie	0	1	1	0	2	0	1	0	0	0	3	3	0	1	0	1	0	0	2	0	0	0	0	0	0	734	
ED	Northern Villages	0	0	4	0	6	0	6	0	0	0	5	5	0	0	0	0	0	11	0	1	0	0	0	0	0	1,243	
GC	East End	19	11	130	26	277	42	89	36	1	9	93	138	76	69	54	40	6	7	37	12	4	13	13	13	13	11,642	
GC	Easterhouse	1	1	13	1	27	4	9	2	0	1	15	27	14	11	9	0	2	0	3	1	0	2	1	0	2	1,953	
NL	Kilsyth/Villages	0	0	3	0	0	0	1	0	0	0	2	1	0	2	0	0	0	0	0	0	0	0	0	0	0	430	
NL	Cumbernauld	1	1	42	11	23	2	21	6	0	2	72	48	20	19	16	6	2	1	4	2	1	2	1	2	1	6,775	
NL	Moodiesburn	3	2	7	0	16	1	11	0	0	1	21	56	10	9	6	1	2	0	3	0	1	1	1	1	1	2,937	
GC	Govan	4	1	64	5	8	6	14	2	0	1	10	11	10	19	2	3	3	2	7	2	0	1	1	1	1	6,147	
GC	Pollak	1	4	46	0	11	1	6	2	0	1	9	11	2	7	5	1	0	2	4	7	1	1	1	1	1	4,404	
GC	Southside	27	17	348	63	66	43	88	12	1	7	53	41	52	62	60	17	4	5	34	16	7	12	12	12	18,978		
GC	Castlemilk	0	0	37	2	3	6	2	0	0	0	1	2	3	2	2	1	0	0	0	0	0	0	0	0	0	1,115	
ER	Giffnock/Thornliebank/Clarkston/Busby	3	4	123	8	7	3	3	1	0	1	4	4	1	4	4	2	0	1	2	1	0	1	0	1	0	3,973	
ER	Newton Mearns	1	2	88	4	5	3	11	2	0	0	4	1	3	2	4	0	0	0	2	0	0	2	0	0	2	3,177	
ER	Eaglesham/Waterfoot	1	0	33	3	2	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	497	
SL	Rutherglen	0	0	144	9	22	28	21	2	0	1	4	15	11	15	3	0	1	0	4	0	1	3	4	3	4	4,038	
SL	Cambuslang	1	1	143	12	41	88	48	3	1	2	3	20	27	12	11	3	0	0	3	2	1	1	1	1	1	3,956	
ER	Barrhead	0	1	8	1	1	1	3	0	0	0	3	1	1	1	0	0	0	0	0	0	0	0	0	0	0	1,543	
ER	Neilston	0	1	3	1	1	0	1	0	0	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	510	
ER	Uplawmoor	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	
RF	Renfrew	7	4	9	2	5	0	2	3	0	0	0	4	4	3	0	0	0	2	1	1	0	1	1	0	1	3,083	
RF	Paisley/Linwood	11	11	52	4	17	23	19	6	1	1	13	12	8	27	7	2	0	1	4	1	0	7	1	0	7	11,298	
RF	North Renfrewshire	11	5	5	0	3	0	2	1	0	0	2	1	1	2	2	0	0	0	1	2	1	1	1	1	1	2,512	
RF	Johnstone/Elderslie	2	2	5	0	3	4	1	0	0	1	4	2	2	2	2	0	0	0	1	0	0	1	0	0	1	2,266	
RF	West Renfrewshire	8	7	8	1	9	0	2	0	0	0	2	3	0	3	1	0	0	1	0	0	0	0	0	0	0	2,607	
IC	Kilmacoll & Quarriers Village	6	2	0	1	0	0	0	0	0	0	2	2	0	0	1	0	0	0	0	1	0	1	0	1	0	730	
IC	Port Glasgow	23	20	1	1	1	2	1	1	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	1,156	
IC	Greenock	312	152	4	0	6	0	2	0	0	0	8	1	0	0	0	0	0	0	1	1	1	1	0	0	0	3,161	
IC	Greenock West	157	84	4	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1,091	
IC	Gourock	687	114	2	0	1	1	1	0	0	0	1	2	1	1	0	0	0	0	0	2	0	0	0	0	0	1,500	
IC	Inverkip & Wemyss Bay	104	231	7	1	1	0	0	0	1	0	0	1	2	0	1	0	0	1	0	1	0	0	0	0	0	771	
SL	East Kilbride	1	1	7,238	162	40	95	150	17	2	18	25	19	29	29	17	20	5	10	7	9	3	4	4	4	4	10,000	
SL	Strathaven	0	1	126	699	12	5	67	25	2	46	6	3	8	9	4	10	2	0	2	1	2	2	2	2	2	1,233	
SL	Bothwell/Uddingston	0	0	33	7	860	25	135	21	1	1	19	26	218	48	20	5	0	1	9	6	1	1	1	1	1	1,831	
SL	Blantyre	0	0	104	5	52	666	235	9	0	7	16	13	38	29	11	7	2	2	3	1	2	0	0	0	0	1,673	
SL	Hamilton	3	2	489	151	275	493	4,437	197	5	50	94	81	180	326	129	62	18	10	58	22	13	23	23	23	8,314		
SL	Larkhall	0	0	29	25	21	24	171	1,082	7	72	12	6	20	44	54	51	7	4	17	7	2	2	2	2	1,784		
SL	Dalserf	0	0	4	1	8	4	6	36	6	2	0	2	4	3	5	3	3	2	7	1	0	0	0	0	0	116	
SL	Stonehouse	0	0	36	86	13	8	45	61	1	255	5	1	12	12	14	19	4	4	8	4	2	2	2	2	2	675	
NL	Airdrie	1	2	41	7	57	16	78	13	0	4	3,746	745	126	99	100	6	1	2	14	7	5	4	4	4	4	5,712	
NL	Coatbridge	1	0	39	4	93	18	66	10	0	3	751	3,329	147	61	35	6	2	0	10	8	5	2	2	2	2	5,845	
NL	Bellshill	1	0	46	7	357	53	133	31	1	5	96	172	2,165	326	96	4	4	7	11	16	3	0	0	0	4,191		
NL	Motherwell	2	2	84	15	149	57	312	49	1	10	148	84	665	2,601	676	33	15	7	73	18	31	14	14	14	5,699		
NL	Wishaw	3	0	42	18	36	22	95	64	1	6	112	58	155	516	2,847	11	10	8	169	23	52	11	11	11	4,587		
SL	Blackwood/Kirkmuirhill/Lesmahagow	0	0	25	22	15	13	57	53	1	23	14	7	10	16	23	372	33	15	14	27	4	5	5	5	898		
SL	Douglas Valley	0	0	10	4	1	3	8	6	0	3	2	1	0	8	5	43	81	2	5	12	4	12	4	12	247		
SL	Crosford	0	0	11	13	6	1	38	28	1	3	7	2	5	15	11	40	6	46	12	20	5	1	1	1	342		
SL	Carluke	1	0	17	7	17	7	43	35	1	7	22	13	24	62	221	10	5	29	1,186	114	64	36	36	36	2,044		
SL	Lanark	0	1	9	10	10	5	20	7	0	3	9	6	15	17	42	11	18	70	85	619	79	61	61	61	1,185		
SL	North Clydesdale	0	0	6	2	5	1	14	2	0	1	4	3	8	5	20	5	5	6	35	71	265	44	44	44	558		
SL	South Clydesdale	0	2	5	4	5	2	9	4	0	2	3	3	2	4	6	8	6	8	7	13	48	324	324	324	518		
	TOTAL	1,452	723	9,996	1,476	2,767	1,829	6,655	1,856	37	563	5,531	5,															

TABLE 2 Percentage Self-containment - Original 63 Audit Areas				
			Origin-based	Destination-based
	LA	Audit Areas	Self-containment	Self-containment
1	WD	Vale of Leven	69.7	76.3
2	WD	Dumbarton	66.2	67.1
3	WD	Milton/Bowling	17.8	17.6
4	WD	Clydebank	63.1	63.3
5	ED	Bearsden	41.4	28.5
6	ED	Milngavie	38.8	32.5
7	GC	Drumchapel	24.8	25.0
8	GC	West	56.0	50.4
9	GC	North	39.7	37.6
10	GC	City Centre	14.6	17.8
11	GC	Springburn	37.3	38.7
12	ED	Bishopbriggs	50.3	38.6
13	ED	Kirkintilloch	51.1	50.5
14	ED	Lenzie	35.7	20.9
15	ED	Northern Villages	42.4	42.0
16	GC	East End	51.1	55.0
17	GC	Easterhouse	30.7	32.1
18	NL	Kilsyth/Villages	62.6	38.9
19	NL	Cumbernauld	72.1	75.7
20	NL	Moodiesburn	36.8	45.1
21	GC	Govan	44.7	45.1
22	GC	Pollok	33.0	42.0
23	GC	Southside	50.6	47.2
24	GC	Castlemilk	23.3	26.8
25	ER	Giffnock/Thornliebank/Clarkston/Busby	37.4	28.2
26	SL	Newton Mearns	46.9	35.2
27	SL	Eaglesham/Waterfoot	33.8	30.5
28	ER	Rutherglen	37.8	40.1
29	ER	Cambuslang	36.2	46.9
30	ER	Barrhead	49.1	47.9
31	ER	Neilston	39.6	41.6
32	ER	Uplawmoor	39.2	23.8
33	RF	Renfrew	50.6	58.1
34	RF	Paisley/Linwood	59.1	67.4
35	RF	North Renfrewshire	57.9	50.5
36	RF	Johnstone/Elderslie	45.8	57.8
37	RF	West Renfrewshire	50.5	43.9
38	IC	Kilmacolm & Quarriers Village	38.4	36.3
39	IC	Port Glasgow	58.0	58.3
40	IC	Greenock	59.6	60.3
41	IC	Greenock West	31.9	33.5
42	IC	Gourock	45.8	47.3
43	IC	Inverkip & Wemyss Bay	30.0	32.0
44	SL	East Kilbride	72.4	72.4
45	NL	Strathaven	56.7	47.4
46	NL	Bothwell/Uddingston	47.0	31.1
47	NL	Blantyre	39.8	36.4
48	NL	Hamilton	53.4	66.7
49	NL	Larkhall	60.7	58.3
50	NL	Dalserf	5.2	16.2
51	SL	Stonehouse	37.8	45.3
52	SL	Airdrie	65.6	67.7
53	SL	Coatbridge	57.0	65.3
54	SL	Bellshill	51.7	52.2
55	SL	Motherwell	45.6	56.4
56	SL	Wishaw	62.1	61.8
57	SL	Blackwood/Kirkmuirhill/Lesmahagow	41.4	45.2
58	SL	Douglas Valley	32.8	31.4
59	SL	Crossford	13.5	16.4
60	SL	Carluke	58.0	61.1
61	SL	Lanark	52.2	56.7
62	SL	North Clydesdale	47.5	42.4
63	SL	South Clydesdale	62.5	51.8

TABLE 3 Matrix of House-Buying Moves 2002-08

Iteration 1 - 30 Areas		Origin Area															
Destination Area		1	2	3	4	5	6	7	8	9	10	12	11	13	14	15	16
		Vale of Leven/ Dumbarton/ Milton&Bowling	Clydebank	Bearsden/ Milngavie	Drumchapel/ West/ North/ CityCentre	Bishopbriggs/ Springburn	Kirkintilloch/ Lenzie/ Northern Villages	East End/ Easterhouse	Cumbernauld/ Kilsyth/Villages	Moodiesburn	Govan/ Pollok/ Southside/ Castlemilk	Giffnock/ NewtonMearns/ Eaglesham	Rutherglen/ Cambuslang	Barrhead/ Neilston/ Uplawmoor	Renfrew/ Paisley/ Johnstone/ NorthRenfrewshire	West Renfrewshire/ Kilmacolm	Port Glasgow/ Greenock
1	Vale of Leven/ Dumbarton/ Milton&Bowling	4,222	281	78	220	12	15	32	16	2	115	16	12	10	71	14	7
2	Clydebank	141	2,560	239	765	17	20	29	27	6	109	15	7	2	74	5	3
3	Bearsden/ Milngavie	33	110	2,173	1,248	67	94	64	20	20	180	49	15	1	52	16	3
4	Drumchapel/ West/ North/ CityCentre	188	506	1,998	15,110	684	355	555	205	97	1,934	752	190	67	460	285	33
5	Bishopbriggs/ Springburn	14	30	72	820	3,491	304	397	86	164	326	42	45	9	56	8	5
6	Kirkintilloch/ Lenzie/ Northern Villages	11	25	163	276	360	2,807	88	203	123	154	31	17	3	30	8	1
7	East End/ Easterhouse	35	58	163	1,281	505	199	7,550	218	295	1,088	256	347	23	173	48	16
8	Cumbernauld/ Kilsyth/Villages	6	22	38	241	162	402	171	5,377	207	107	48	44	5	44	15	5
9	Moodiesburn	3	15	23	221	402	279	306	249	1,080	120	16	24	4	37	7	0
10	Govan/ Pollok/ Southside/ Castlemilk	66	123	361	3,279	311	168	865	152	70	18,482	2,928	882	251	1,037	203	48
12	Giffnock/ NewtonMearns/ Eaglesham	8	17	34	413	54	14	103	24	6	2,116	4,125	121	67	143	38	7
11	Rutherglen/ Cambuslang	15	24	47	333	104	29	608	41	33	1,821	203	3,910	20	78	11	6
13	Barrhead/ Neilston/ Uplawmoor	1	6	9	73	11	4	9	3	2	318	118	19	1,168	314	12	4
14	Renfrew/ Paisley/ Johnstone/ NorthRenfrewshire	90	152	149	735	125	64	157	42	28	1,895	355	80	445	13,386	963	132
15	West Renfrewshire/ Kilmacolm	15	18	38	198	10	8	37	12	5	232	53	17	20	682	1,871	52
16	Port Glasgow/ Greenock	7	10	10	59	7	3	6	1	3	37	16	7	2	126	127	3,014
17	Greenock West/ Gourock/ Inverkip/WemyssBay	8	4	20	83	2	6	1	4	1	88	21	10	5	127	71	900
18	East Kilbride	5	15	27	158	31	15	76	33	5	668	661	323	15	55	7	5
19	Strathaven	2	0	1	22	3	4	14	3	5	69	33	24	2	13	6	0
20	Bothwell/Uddingston	0	2	8	61	9	3	148	13	9	59	13	49	1	10	8	1
21	Blantyre/ Hamilton	14	15	29	252	39	35	248	64	33	324	115	404	11	69	8	7
22	Larkhall/ Dalserf	0	4	1	14	6	6	25	11	4	33	19	12	2	8	1	0
23	Stonehouse	2	1	1	10	5	3	10	6	1	15	1	14	1	11	1	1
24	Airdrie/ Coatbridge	7	18	34	252	111	62	615	208	136	239	40	65	3	78	21	4
25	Bellshill/ Motherwell/ Wishaw	15	19	27	246	101	37	458	98	45	226	89	163	12	82	9	11
26	Blackwood/Kirkmuirhill/Lesmahagow/ DouglasValley	3	3	3	5	11	5	30	10	7	58	9	19	1	18	3	1
27	Crossford	0	0	3	10	0	2	10	6	1	17	4	11	1	4	1	1
28	Carluke	1	3	2	24	12	2	23	3	4	18	9	10	1	7	1	3
29	Lanark/ NorthClydesdale	2	1	2	33	2	6	31	7	1	23	15	12	1	5	2	1
30	South Clydesdale	0	1	4	0	1	2	18	4	2	4	2	7	0	6	2	0
	TOTAL	4,914	4,043	5,757	26,442	6,655	4,953	12,684	7,146	2,395	30,875	10,054	6,860	2,153	17,256	3,772	4,271

TABLE 3 Matrix of House-Buying Moves 2002-08																
Iteration 1 - 30 Areas																
		17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Destination Area	Greenock West/ Gourock/ Inverkip/WemyssBay	East Kilbride	Strathaven	Bothwell/Uddingston	Blantyre/ Hamilton	Larkhall/ Dalserf	Stonehouse	Airdrie/ Coatbridge	Bellshill/ Motherwell/ Wishaw	Blackwood/Kirkmuirhill/Lesmahagow/ DouglasValley	Crossford	Carluke	Lanark/ NorthClydesdale	South Clydesdale	TOTAL	
1	Vale of Leven/ Dumbarton/ Milton&Bowling	4	9	2	3	6	2	1	4	14	2	0	3	1	0	5,174
2	Clydebank	6	6	0	3	9	2	0	5	4	1	0	1	0	0	4,056
3	Bearsden/ Milngavie	3	7	2	7	7	0	0	13	10	0	0	1	4	2	4,201
4	Drumchapel/ West/ North/ CityCentre	98	201	62	133	174	21	11	162	177	20	12	86	49	22	24,647
5	Bishopbriggs/ Springburn	5	38	5	20	18	3	1	29	38	5	2	6	0	0	6,039
6	Kirkintilloch/ Lenzie/ Northern Villages	5	11	0	12	12	1	0	24	9	2	11	2	3	2	4,394
7	East End/ Easterhouse	40	143	27	304	144	39	10	273	233	48	7	40	17	15	13,595
8	Cumbernauld/ Kilsyth/Villages	2	45	11	23	24	6	2	123	57	8	1	4	3	2	7,205
9	Moodiesburn	5	7	0	16	12	0	1	77	25	3	0	3	1	1	2,937
10	Govan/ Pollok/ Southside/ Castlemilk	79	495	70	88	166	17	9	138	226	29	9	45	33	14	30,644
12	Giffnock/ NewtonMearns/ Eaglesham	13	244	15	14	25	3	1	13	18	2	1	4	1	3	7,647
11	Rutherglen/ Cambuslang	6	287	21	63	185	6	3	42	79	4	0	7	4	4	7,994
13	Barrhead/ Neilston/ Uplawmoor	2	12	2	2	5	0	1	4	4	1	0	0	0	0	2,104
14	Renfrew/ Paisley/ Johnstone/ NorthRenfrewshire	67	71	6	28	51	11	2	38	60	2	3	7	5	10	19,159
15	West Renfrewshire/ Kilmacollm	31	8	2	9	2	0	0	9	5	0	1	0	1	1	3,337
16	Port Glasgow/ Greenock	849	5	1	7	5	1	0	8	2	0	0	1	3	0	4,317
17	Greenock West/ Gourock/ Inverkip/WemyssBay	1,974	13	1	3	2	1	0	5	6	1	1	0	3	1	3,362
18	East Kilbride	2	7,238	162	40	245	19	18	44	75	25	10	7	12	4	10,000
19	Strathaven	1	126	699	12	72	27	46	9	21	12	0	2	3	2	1,233
20	Bothwell/Uddingston	0	33	7	860	160	22	1	45	286	5	1	9	7	1	1,831
21	Blantyre/ Hamilton	5	593	156	327	5,831	211	57	204	713	89	12	61	38	23	9,987
22	Larkhall/ Dalserf	0	33	26	29	205	1,131	74	20	130	64	6	24	10	2	1,900
23	Stonehouse	0	36	86	13	53	62	255	6	38	23	4	8	6	2	675
24	Airdrie/ Coatbridge	4	80	11	150	178	23	7	8,571	568	15	2	24	25	6	11,557
25	Bellshill/ Motherwell/ Wishaw	8	172	40	542	672	147	21	670	10,047	77	22	253	143	25	14,477
26	Blackwood/Kirkmuirhill/Lesmahagow/ DouglasValley	0	35	26	16	81	60	26	24	62	529	17	19	47	17	1,145
27	Crossford	0	11	13	6	39	29	3	9	31	46	46	12	25	1	342
28	Carluk	1	17	7	17	50	36	7	35	307	15	29	1,186	178	36	2,044
29	Lanark/ NorthClydesdale	1	15	12	15	40	9	4	22	107	39	76	120	1,034	105	1,743
30	South Clydesdale	2	5	4	5	11	4	2	6	12	14	8	7	61	324	518
	TOTAL	3,213	9,996	1,476	2,767	8,484	1,893	563	10,632	13,364	1,081	281	1,942	1,717	625	208,264

TABLE 4 Percentage Self-containment - Iteration 1 - 30 Areas

			Origin-based Self-containment	Destination-based Self-containment
	LA	Audit Areas		
1	WD	Vale of Leven	81.6	85.9
	WD	Dumbarton		
	WD	Milton/Bowling		
2	WD	Clydebank	63.1	63.3
3	ED	Bearsden	51.7	37.7
	ED	Milngavie		
4	GC	Drumchapel	61.3	57.1
	GC	West		
	GC	North		
	GC	City Centre		
5	GC	Springburn	57.8	52.5
	ED	Bishopbriggs		
6	ED	Kirkintilloch	63.9	56.7
	ED	Lenzie		
	ED	Northern Villages		
7	GC	East End	55.5	59.5
	GC	Easterhouse		
8	NL	Kilsyth/Villages	74.6	75.2
	NL	Cumbernauld		
9	NL	Moodiesburn	36.8	45.1
10	GC	Govan	60.3	59.9
	GC	Pollok		
	GC	Southside		
	GC	Castlemilk		
12	ER	Giffnock/Thornliebank/Clarkston/Busby	53.9	41.0
	SL	Newton Mearns		
	SL	Eaglesham/Waterfoot		
11	ER	Rutherglen	48.9	57.0
	ER	Cambuslang		
13	ER	Barrhead	55.5	54.2
	ER	Neilston		
	ER	Uplawmoor		
14	RF	Renfrew	69.9	77.6
	RF	Paisley/Linwood		
	RF	North Renfrewshire		
	RF	Johnstone/Elderslie		
15	RF	West Renfrewshire	56.1	49.6
	IC	Kilmacolm & Quarriers Village		
16	IC	Port Glasgow	69.8	70.6
	IC	Greenock		
17	IC	Greenock West	58.7	61.4
	IC	Gourock		
	IC	Inverkip & Wemyss Bay		
18	SL	East Kilbride	72.4	72.4
19	NL	Strathaven	56.7	47.4
20	NL	Bothwell/Uddingston	47.0	31.1
21	NL	Blantyre	58.4	68.7
	NL	Hamilton		
22	NL	Larkhall	59.5	59.7
	NL	Dalserf		
23	SL	Stonehouse	37.8	45.3
24	SL	Airdrie	74.2	80.6
	SL	Coatbridge		
25	SL	Bellshill	69.4	75.2
	SL	Motherwell		
	SL	Wishaw		
26	SL	Blackwood/Kirkmuirhill/Lesmahagow	46.2	48.9
	SL	Douglas Valley		
27	SL	Crossford	13.5	16.4
28	SL	Carluke	58.0	61.1
29	SL	Lanark	59.3	60.2
	SL	North Clydesdale		
30	SL	South Clydesdale	62.5	51.8

TABLE 5 Matrix of House-Buying Moves 2002-08

Iteration 2 - 23 Areas

		Origin Area																							
		1	2	3	4	5	6	7	8	9	12	13	14	10	11	15	16	17	18	19	20	21	22	23	
Destination Area		Vale of Leven/ Dumbarton/ Milton&Bowling	Clydebank	GlasgowNW & Bearsden/Milngavie	Strathkelvin & Springburn	Cumbernauld/ Kilsyth/Villages	Moodiesburn	East End/ Easterhouse	Glasgow South & Eastwood	Rutherglen/ Cambuslang	Barrhead/ Neilston/ Uplawmoor	Renfrewshire & Kilmacolm	Inverclyde	East Kilbride	Strathaven	Bothwell/Uddingston	Blantyre/ Hamilton & Larkhall	Stonehouse	Airdrie/ Coatbridge	Bellshill/ Motherwell/ Wishaw	Blackwood/Kirkmuirhill/Lesmahagow/ DouglasValley	Crossford	Carluk & Lanark/NClydesdale	South Clydesdale	TOTAL
1	Vale of Leven/ Dumbarton/ Milton&Bowling	4,222	281	298	27	16	2	32	131	12	10	85	11	9	2	3	8	1	4	14	2	0	4	0	5,174
2	Clydebank	141	2,560	1,004	37	27	6	29	124	7	2	79	9	6	0	3	11	0	5	4	1	0	1	0	4,056
3	GlasgowNW & Bearsden/Milngavie	221	616	20,529	1,200	225	117	619	2,915	205	68	813	137	208	64	140	202	11	175	187	20	12	140	24	28,848
4	Strathkelvin & Springburn	25	55	1,331	6,962	289	287	485	553	62	12	102	16	49	5	32	34	1	53	47	7	13	11	2	10,433
5	Cumbernauld/ Kilsyth/Villages	6	22	279	564	5,377	207	171	155	44	5	59	7	45	11	23	30	2	123	57	8	1	7	2	7,205
6	Moodiesburn	3	15	244	681	249	1,080	306	136	24	4	44	5	7	0	16	12	1	77	25	3	0	4	1	2,937
7	East End/ Easterhouse	35	58	1,444	704	218	295	7,550	1,344	347	23	221	56	143	27	304	183	10	273	233	48	7	57	15	13,595
8	Glasgow South & Eastwood	74	140	4,087	547	176	76	968	27,651	1,003	318	1,421	147	739	85	102	211	10	151	244	31	10	83	17	38,291
9	Rutherglen/ Cambuslang	15	24	380	133	41	33	608	2,024	3,910	20	89	12	287	21	63	191	3	42	79	4	0	11	4	7,994
12	Barrhead/ Neilston/ Uplawmoor	1	6	82	15	3	2	9	436	19	1,168	326	6	12	2	2	5	1	4	4	1	0	0	0	2,104
13	Renfrewshire & Kilmacolm	105	170	1,120	207	54	33	194	2,535	97	465	16,902	282	79	8	37	64	2	47	65	2	4	13	11	22,496
14	Inverclyde	15	14	172	18	5	4	7	162	17	7	451	6,737	18	2	10	9	0	13	8	1	1	7	1	7,679
10	East Kilbride	5	15	185	46	33	5	76	1,329	323	15	62	7	7,238	162	40	264	18	44	75	25	10	19	4	10,000
11	Strathaven	2	0	23	7	3	5	14	102	24	2	19	1	126	699	12	99	46	9	21	12	0	5	2	1,233
15	Bothwell/Uddingston	0	2	69	12	13	9	148	72	49	1	18	1	33	7	860	182	1	45	286	5	1	16	1	1,831
16	Blantyre/ Hamilton & Larkhall	14	19	296	86	75	37	273	491	416	13	86	12	626	182	356	7,378	131	224	843	153	18	133	25	11,887
17	Stonehouse	2	1	11	8	6	1	10	16	14	1	12	1	36	86	13	115	255	6	38	23	4	14	2	675
18	Airdrie/ Coatbridge	7	18	286	173	208	136	615	279	65	3	99	8	80	11	150	201	7	8,571	568	15	2	49	6	11,557
19	Bellshill/ Motherwell/ Wishaw	15	19	273	138	98	45	458	315	163	12	91	19	172	40	542	819	21	670	10,047	77	22	396	25	14,477
20	Blackwood/Kirkmuirhill/Lesmahagow/ DouglasValley	3	3	8	16	10	7	30	67	19	1	21	1	35	26	16	141	26	24	62	529	17	66	17	1,145
21	Crossford	0	0	13	2	6	1	10	21	11	1	5	1	11	13	6	68	3	9	31	46	46	37	1	342
22	Carluk & Lanark/NClydesdale	3	4	61	22	10	5	54	65	22	2	15	6	32	19	32	135	11	57	414	54	105	2,518	141	3,787
23	South Clydesdale	0	1	4	3	4	2	18	6	7	0	8	2	5	4	5	15	2	6	12	14	8	68	324	518
	TOTAL	4,914	4,043	32,199	11,608	7,146	2,395	12,684	40,929	6,860	2,153	21,028	7,484	9,996	1,476	2,767	10,377	563	10,632	13,364	1,081	281	3,659	625	208,264

TABLE 6 Percentage Self-containment - Iteration 2 - 23 Areas				
			Origin-based	Destination-based
	LA	Audit Areas	Self-containment	Self-containment
1	WD	Vale of Leven	81.6	85.9
	WD	Dumbarton		
	WD	Milton/Bowling		
2	WD	Clydebank	63.1	63.3
3	ED	Bearsden	71.2	63.8
	ED	Milngavie		
	GC	Drumchapel		
	GC	West		
	GC	North		
	GC	City Centre		
4	GC	Springburn	66.7	60.0
	ED	Bishopbriggs		
	ED	Kirkintilloch		
	ED	Lenzie		
	ED	Northern Villages		
5	GC	East End	55.5	59.5
	GC	Easterhouse		
6	NL	Kilsyth/Villages	74.6	75.2
	NL	Cumbernauld		
7	NL	Moodiesburn	36.8	45.1
8	GC	Govan	72.2	67.6
	GC	Pollok		
	GC	Southside		
	GC	Castlemilk		
	ER	Giffnock/Thornliebank/Clarkston/Busby		
	SL	Newton Mearns		
	SL	Eaglesham/Waterfoot		
9	ER	Rutherglen	48.9	57.0
	ER	Cambuslang		
10	ER	Barrhead	55.5	54.2
	ER	Neilston		
	ER	Uplawmoor		
11	RF	Renfrew	75.1	80.4
	RF	Paisley/Linwood		
	RF	North Renfrewshire		
	RF	Johnstone/Elderslie		
	RF	West Renfrewshire		
	IC	Kilmacoll & Quarriers Village		
12	IC	Port Glasgow	87.7	90.0
	IC	Greenock		
	IC	Greenock West		
	IC	Gourock		
	IC	Inverkip & Wemyss Bay		
13	SL	East Kilbride	72.4	72.4
14	NL	Strathaven	56.7	47.4
15	NL	Bothwell/Uddingston	47.0	31.1
16	NL	Blantyre	62.1	71.1
	NL	Hamilton		
	NL	Larkhall		
	NL	Dalserf		
17	SL	Stonehouse	37.8	45.3
18	SL	Airdrie	74.2	80.6
	SL	Coatbridge		
19	SL	Bellshill	69.4	75.2
	SL	Motherwell		
	SL	Wishaw		
20	SL	Blackwood/Kirkmuirhill/Lesmahagow	46.2	48.9
	SL	Douglas Valley		
21	SL	Crossford	13.5	16.4
22	SL	Carluke	66.5	68.8
	SL	Lanark		
	SL	North Clydesdale		
23	SL	South Clydesdale	62.5	51.8

TABLE 7 Matrix of House-Buying Moves 2002-08																			
Iteration 3 - 17 Areas																			
Origin Area																			
Destination Area																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
	Vale of Leven/ Dumbarton/ Milton&Bowling	Greater Glasgow NW	Strathkelvin & Springburn	East End/ Easterhouse	Cumbernauld/ Kilsyth/Villages	Moodiesburn	Greater Glasgow South	Renfrewshire	Inverclyde	East Kilbride	Strathaven	Bothwell/Uddingston	Hamilton	Airdrie/ Coatbridge	Bellshill/ Motherwell/ Wishaw	Blackwood/Kirkmuirhill/ Lesmahagow/ DouglasValley	Clydesdale	TOTAL	
1	Vale of Leven/ Dumbarton/ Milton&Bowling	4,222	579	27	32	16	2	143	95	11	9	2	3	9	4	14	2	4	5,174
2	Greater Glasgow NW	362	24,709	1,237	648	252	123	3,251	962	146	214	64	143	224	180	191	21	177	32,904
3	Strathkelvin & Springburn	25	1,386	6,962	485	289	287	615	114	16	49	5	32	35	53	47	7	26	10,433
4	East End/ Easterhouse	35	1,502	704	7,550	218	295	1,691	244	56	143	27	304	193	273	233	48	79	13,595
5	Cumbernauld/ Kilsyth/Villages	6	301	564	171	5,377	207	199	64	7	45	11	23	32	123	57	8	10	7,205
6	Moodiesburn	3	259	681	306	249	1,080	160	48	5	7	0	16	13	77	25	3	5	2,937
7	Greater Glasgow South	89	4,631	680	1,576	217	109	34,588	1,848	159	1,026	106	165	415	193	323	35	125	46,285
8	Renfrewshire	106	1,378	222	203	57	35	3,087	18,861	288	91	10	39	72	51	69	3	28	24,600
9	Inverclyde	15	186	18	7	5	4	179	458	6,737	18	2	10	9	13	8	1	9	7,679
10	East Kilbride	5	200	46	76	33	5	1,652	77	7	7,238	162	40	282	44	75	25	33	10,000
11	Strathaven	2	23	7	14	3	5	126	21	1	126	699	12	145	9	21	12	7	1,233
12	Bothwell/Uddingston	0	71	12	148	13	9	121	19	1	33	7	860	183	45	286	5	18	1,831
13	Hamilton	16	327	94	283	81	38	937	112	13	662	268	369	7,879	230	881	176	196	12,562
14	Airdrie/ Coatbridge	7	304	173	615	208	136	344	102	8	80	11	150	208	8,571	568	15	57	11,557
15	Bellshill/ Motherwell/ Wishaw	15	292	138	458	98	45	478	103	19	172	40	542	840	670	10,047	77	443	14,477
16	Blackwood/Kirkmuirhill/ Lesmahagow/ DouglasValley	3	11	16	30	10	7	86	22	1	35	26	16	167	24	62	529	100	1,145
17	Clydesdale	3	83	27	82	20	8	132	31	9	48	36	43	234	72	457	114	3,248	4,647
	TOTAL	4,914	36,242	11,608	12,684	7,146	2,395	47,789	23,181	7,484	9,996	1,476	2,767	10,940	10,632	13,364	1,081	4,565	208,264

TABLE 8 Percentage Self-containment - Iteration 3 - 17 Areas

			Origin-based Self-containment	Destination-based Self-containment
	LA	Audit Areas		
1	WD	Vale of Leven	81.6	85.9
	WD	Dumbarton		
	WD	Milton/Bowling		
2	WD	Clydebank	75.1	68.2
	ED	Bearsden		
	ED	Milngavie		
	GC	Drumchapel		
	GC	West		
	GC	North		
	GC	City Centre		
3	GC	Springburn	66.7	60.0
	ED	Bishopbriggs		
	ED	Kirkintilloch		
	ED	Lenzie		
	ED	Northern Villages		
4	GC	East End	55.5	59.5
	GC	Easterhouse		
5	NL	Kilsyth/Villages	74.6	75.2
	NL	Cumbernauld		
6	NL	Moodiesburn	36.8	45.1
7	GC	Govan	74.7	72.4
	GC	Pollok		
	GC	Southside		
	GC	Castlemilk		
	ER	Giffnock/Thornliebank/Clarkston/Busby		
	SL	Newton Mearns		
	SL	Eaglesham/Waterfoot		
	ER	Rutherglen		
	ER	Cambuslang		
8	ER	Barrhead	76.7	81.4
	ER	Neilston		
	ER	Uplawmoor		
	RF	Renfrew		
	RF	Paisley/Linwood		
	RF	North Renfrewshire		
	RF	Johnstone/Elderslie		
	RF	West Renfrewshire		
	IC	Kilmacolm & Quarriers Village		
9	IC	Port Glasgow	87.7	90.0
	IC	Greenock		
	IC	Greenock West		
	IC	Gourock		
	IC	Inverkip & Wemyss Bay		
10	SL	East Kilbride	72.4	72.4
11	NL	Strathaven	56.7	47.4
12	NL	Bothwell/Uddingston	47.0	31.1
13	NL	Blantyre	62.7	72.0
	NL	Hamilton		
	NL	Larkhall		
	NL	Dalserf		
	SL	Stonehouse		
14	SL	Airdrie	74.2	80.6
	SL	Coatbridge		
15	SL	Bellshill	69.4	75.2
	SL	Motherwell		
	SL	Wishaw		
16	SL	Blackwood/Kirkmuirhill/Lesmahagow	46.2	48.9
	SL	Douglas Valley		
17	SL	Crossford	69.9	71.2
	SL	Carluke		
	SL	Lanark		
	SL	North Clydesdale		
	SL	South Clydesdale		

TABLE 9 Matrix of House-Buying Moves 2002-08															
Iteration 4 - Final 13 Building Blocks															
		Origin Area													
		1	2	3	4	5	6	7	8	9	10	11	12	13	
Destination Area		Vale of Leven/ Dumbarton	Greater Glasgow NW	Strathkelvin & Springburn	Glasgow East	Cumbernauld	Greater Glasgow South	Renfrewshire	Inverclyde	East Kilbride	Hamilton	Airdrie/ Coatbridge	Motherwell	Clydesdale	TOTAL
1	Vale of Leven/ Dumbarton	4,222	579	27	32	18	143	95	11	11	12	4	14	6	5,174
2	Greater Glasgow NW	362	24,709	1,237	648	375	3,251	962	146	278	367	180	191	198	32,904
3	Strathkelvin & Springburn	25	1,386	6,962	485	576	615	114	16	54	67	53	47	33	10,433
4	Glasgow East	35	1,502	704	7,550	513	1,691	244	56	170	497	273	233	127	13,595
5	Cumbernauld	9	560	1,245	477	6,913	359	112	12	63	84	200	82	26	10,142
6	Greater Glasgow South	89	4,631	680	1,576	326	34,588	1,848	159	1,132	580	193	323	160	46,285
7	Renfrewshire	106	1,378	222	203	92	3,087	18,861	288	101	111	51	69	31	24,600
8	Inverclyde	15	186	18	7	9	179	458	6,737	20	19	13	8	10	7,679
9	East Kilbride	7	223	53	90	46	1,778	98	8	8,225	479	53	96	77	11,233
10	Hamilton	16	398	106	431	141	1,058	131	14	970	9,291	275	1,167	395	14,393
11	Airdrie/ Coatbridge	7	304	173	615	344	344	102	8	91	358	8,571	568	72	11,557
12	Motherwell	15	292	138	458	143	478	103	19	212	1,382	670	10,047	520	14,477
13	Clydesdale	6	94	43	112	45	218	53	10	145	460	96	519	3,991	5,792
	TOTAL	4,914	36,242	11,608	12,684	9,541	47,789	23,181	7,484	11,472	13,707	10,632	13,364	5,646	208,264

TABLE 10 Percentage Self-containment - Iteration 4 - Final 13 Building Blocks					
			Origin-based	Destination-based	Housing Market Area
	LA	Audit Areas	Self-containment	Self-containment	Building Blocks
1	WD	Vale of Leven	81.6	85.9	Dumbarton & Vale of Leven
	WD	Dumbarton			
	WD	Milton/Bowling			
2	WD	Clydebank	75.1	68.2	Greater Glasgow North & West
	ED	Bearsden			
	ED	Milngavie			
	GC	Drumchapel			
	GC	West			
	GC	North			
	GC	City Centre			
3	GC	Springburn	66.7	60.0	Strathkelvin & Springburn
	ED	Bishopbriggs			
	ED	Kirkintilloch			
	ED	Lenzie			
	ED	Northern Villages			
4	GC	East End	55.5	59.5	Glasgow East
	GC	Easterhouse			
5	NL	Kilsyth/Villages	68.2	72.5	Cumbernauld
	NL	Cumbernauld			
	NL	Moodiesburn			
6	GC	Govan	74.7	72.4	Greater Glasgow South
	GC	Pollok			
	GC	Southside			
	GC	Castlemilk			
	ER	Giffnock/Thornliebank/Clarkston/Busby			
	SL	Newton Mearns			
	SL	Eaglesham/Waterfoot			
	ER	Rutherglen			
	ER	Cambuslang			
7	ER	Barrhead	76.7	81.4	Renfrewshire
	ER	Neilston			
	ER	Uplawmoor			
	RF	Renfrew			
	RF	Paisley/Linwood			
	RF	North Renfrewshire			
	RF	Johnstone/Elderslie			
	RF	West Renfrewshire			
	IC	Kilmacolm & Quarriers Village			
8	IC	Port Glasgow	87.7	90.0	Inverclyde
	IC	Greenock			
	IC	Greenock West			
	IC	Gourock			
	IC	Inverkip & Wemyss Bay			
9	SL	East Kilbride	73.2	71.7	East Kilbride
	NL	Strathaven			
10	NL	Bothwell/Uddingston	64.6	67.8	Hamilton
	NL	Blantyre			
	NL	Hamilton			
	NL	Larkhall			
	NL	Dalserf			
	SL	Stonehouse			
11	SL	Airdrie	74.2	80.6	Airdrie & Coatbridge
	SL	Coatbridge			
12	SL	Bellshill	69.4	75.2	Motherwell
	SL	Motherwell			
	SL	Wishaw			
13	SL	Blackwood/Kirkmuirhill/Lesmahagow	68.9	70.7	Clydesdale
	SL	Douglas Valley			
	SL	Crossford			
	SL	Carluke			
	SL	Lanark			
	SL	North Clydesdale			
	SL	South Clydesdale			

TABLE 11 Changes in Percentage Self-containment 1988-2008 - Final 13 Building Blocks							
	1988-97 Data		1996-2002 Data		2002-08 Data		
Housing Market Area Building Blocks	Origin-based Self-containment	Destination-based Self-containment	Origin-based Self-containment	Destination-based Self-containment	Origin-based Self-containment	Destination-based Self-containment	
1 Inverclyde	92.1	90.4	91.8	90.1	87.7	90.0	
2 Dumbarton & Vale of Leven	85.2	86.2	83.9	86.4	81.6	85.9	
3 Renfrewshire	79.7	86.2	78.6	85.0	76.7	81.4	
4 Airdrie & Coatbridge	84.4	77.7	80.4	83.1	74.2	80.6	
5 Greater Glasgow South	78.9	77.4	74.6	76.4	74.7	72.4	
6 East Kilbride	71.1	79.2	72.7	79.3	73.2	71.7	
7 Motherwell	73.6	75.5	74.7	76.1	69.4	75.2	
8 Greater Glasgow North & West	80.3	72.7	81.0	69.2	75.1	68.2	
9 Cumbernauld	67.7	80.1	65.6	80.6	68.2	72.5	
10 Clydesdale	69.5	77.5	72.3	75.1	68.9	70.7	
11 Hamilton	70.4	73.5	69.3	71.3	64.6	67.8	
12 Strathkelvin & Springburn	68.5	67.1	66.4	64.8	66.7	60.0	
13 Glasgow East	70.2	68.1	66.6	61.7	55.5	59.5	

TABLE 13 1996-2002 SASINES (ALL SALES) Percentage self-containment and linkages - Origin-based														
Destination Area	Vale of Leven/ Dumbarton	Greater Glasgow NW	Strathkelvin & Springburn	Glasgow East	Cumbernauld	Greater Glasgow South	Renfrewshire	Inverclyde	East Kilbride	Hamilton	Airdrie/ Coatbridge	Motherwell	Clydesdale	Total
Vale of Leven/ Dumbarton	81.6	11.2	0.5	0.6	0.3	2.8	1.8	0.2	0.2	0.2	0.1	0.3	0.1	100.0
Greater Glasgow NW	1.1	75.1	3.8	2.0	1.1	9.9	2.9	0.4	0.8	1.1	0.5	0.6	0.6	100.0
Strathkelvin & Springburn	0.2	13.3	66.7	4.6	5.5	5.9	1.1	0.2	0.5	0.6	0.5	0.5	0.3	100.0
Glasgow East	0.3	11.0	5.2	55.5	3.8	12.4	1.8	0.4	1.3	3.7	2.0	1.7	0.9	100.0
Cumbernauld	0.1	5.5	12.3	4.7	68.2	3.5	1.1	0.1	0.6	0.8	2.0	0.8	0.3	100.0
Greater Glasgow South	0.2	10.0	1.5	3.4	0.7	74.7	4.0	0.3	2.4	1.3	0.4	0.7	0.3	100.0
Renfrewshire	0.4	5.6	0.9	0.8	0.4	12.5	76.7	1.2	0.4	0.5	0.2	0.3	0.1	100.0
Inverclyde	0.2	2.4	0.2	0.1	0.1	2.3	6.0	87.7	0.3	0.2	0.2	0.1	0.1	100.0
East Kilbride	0.1	2.0	0.5	0.8	0.4	15.8	0.9	0.1	73.2	4.3	0.5	0.9	0.7	100.0
Hamilton	0.1	2.8	0.7	3.0	1.0	7.4	0.9	0.1	6.7	64.6	1.9	8.1	2.7	100.0
Airdrie/ Coatbridge	0.1	2.6	1.5	5.3	3.0	3.0	0.9	0.1	0.8	3.1	74.2	4.9	0.6	100.0
Motherwell	0.1	2.0	1.0	3.2	1.0	3.3	0.7	0.1	1.5	9.5	4.6	69.4	3.6	100.0
Clydesdale	0.1	1.6	0.7	1.9	0.8	3.8	0.9	0.2	2.5	7.9	1.7	9.0	68.9	100.0

TABLE 16 Housing Market Area Framework

Conurbation Housing Market Areas

1st Tier HMA	2nd Tier HMA	3rd Tier Sub-Market Area
Conurbation	Central Conurbation	Greater Glasgow North & West Strathkelvin & Springburn Glasgow East End Cumbernauld Greater Glasgow South Renfrewshire East Kilbride
	Eastern Conurbation	Airdrie & Coatbridge Motherwell Clydesdale Hamilton

Discrete (self-contained) Housing Market Areas

Dumbarton & Vale of Leven
Inverclyde

Diagram 1A

Audit Areas 2002 & Revised Audit Areas 2009

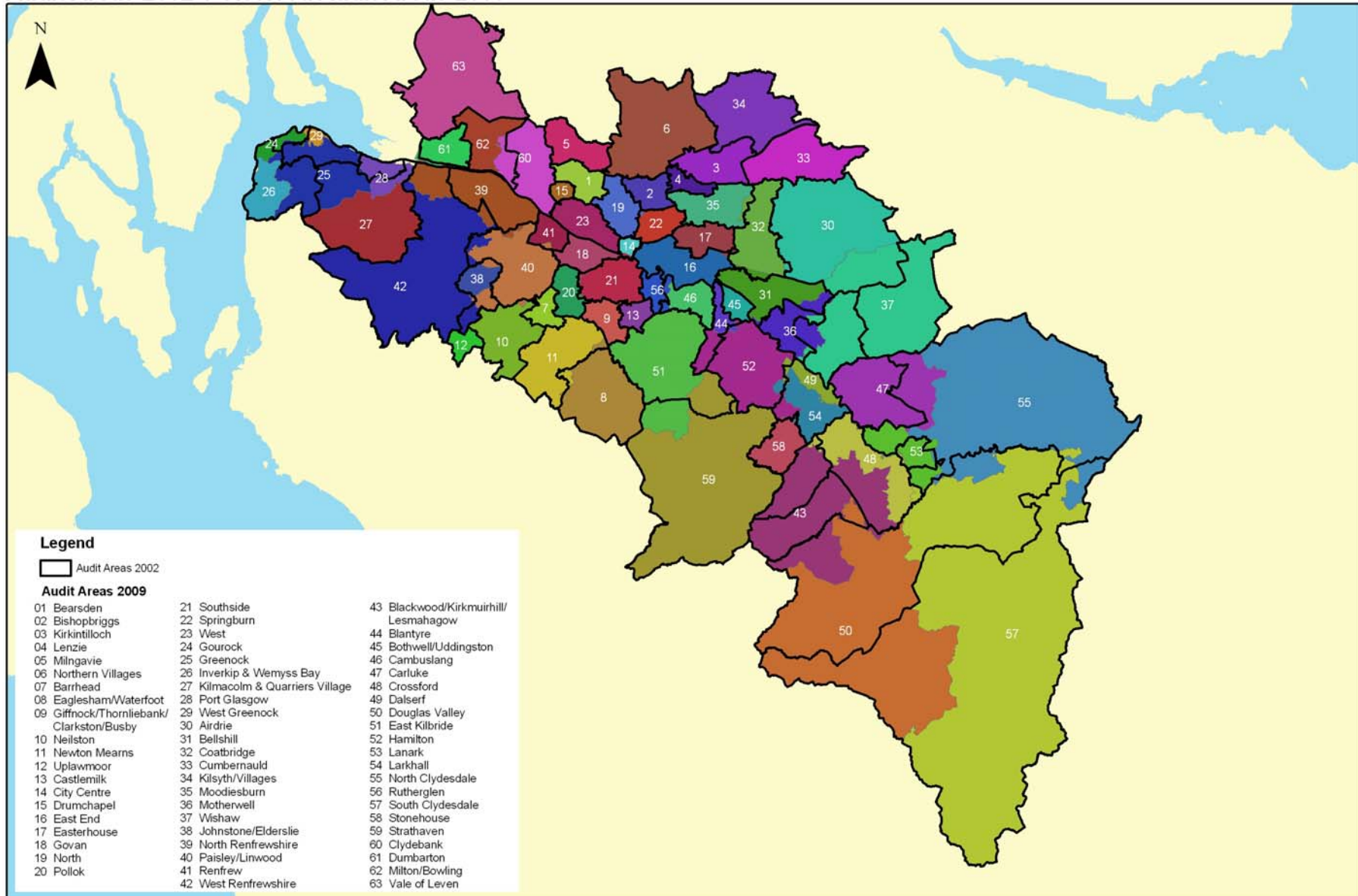


Diagram 1B

Audit Areas 2009



Diagram 2

Housing Market Areas

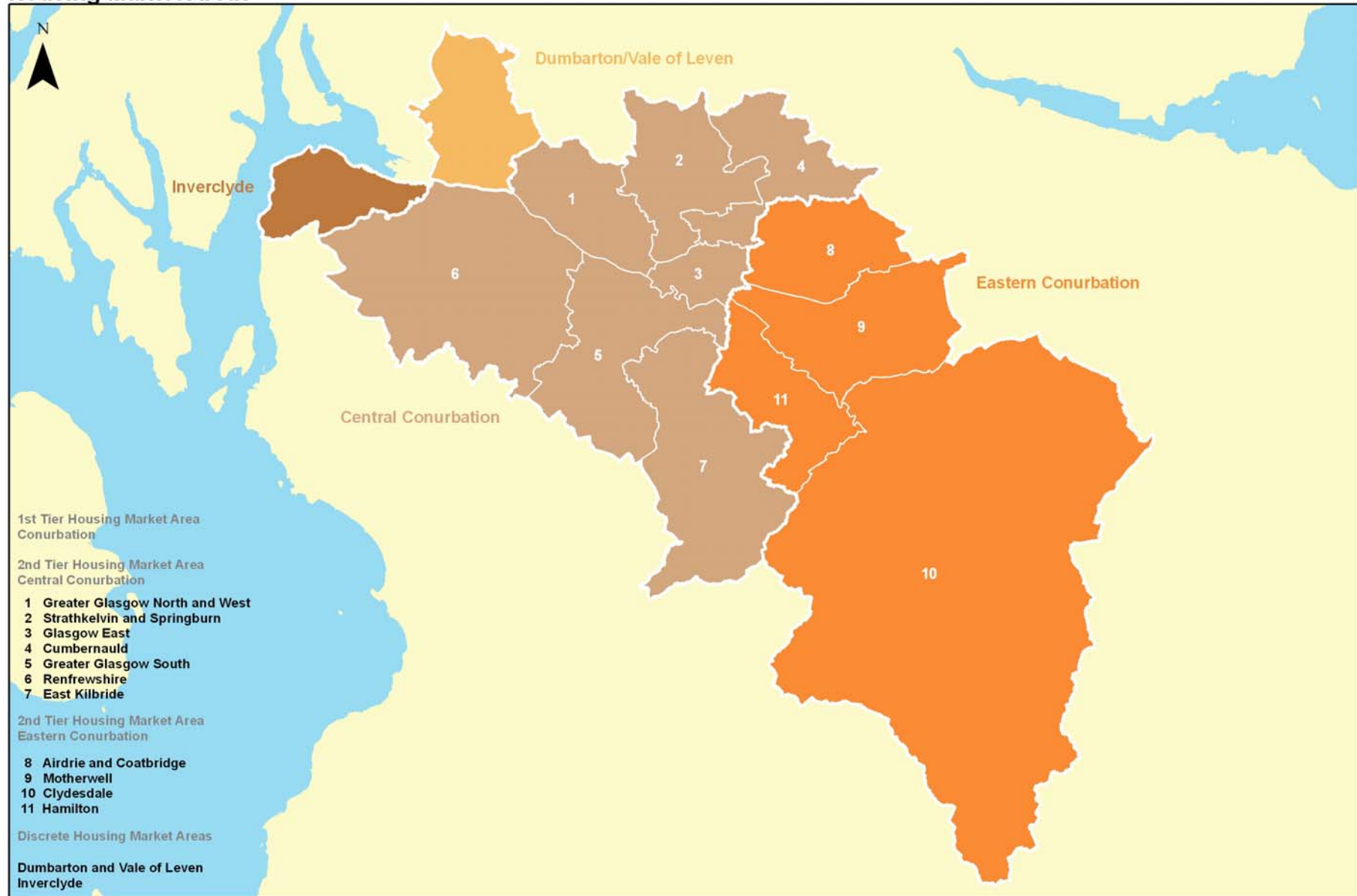


Diagram 3

Local Authority Sub Areas and Local Authority Boundaries







GLASGOW *and*
the CLYDE VALLEY
strategic development
planning authority

Glasgow and the Clyde Valley Strategic Development Planning Authority

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