Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing

Final

June 2011

HNDA

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Results for the preferred population scenario, the Planning Scenario (C2), have been presented in this Technical Appendix. Results for the corresponding affordability scenario can be found in Annex B. Where relevant, corresponding results for the Lower Migration Scenario (A1) can be found in Annex C. Where these results are available a footnote has been inserted to the relevant tables.

Results are shown for local authority area or Housing Sub Market Area where relevant throughout the report. Where results are also available for Local Authority Sub Area these can be found in Annex B. Where these results are available a footnote has been inserted to the relevant tables.

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Table F1.3	Projection C2 Low Affordability - Comparison of Projected Social Rented Households and Housing Stock at 2020 (including Backlog Need)
Table F1.4	Projection C2 Low Affordability - Comparison of Projected Social Rented Households and Housing Stock at 2025 (including Backlog Need)

1.0 Introduction

1.1 Under the new planning system Strategic Development Plans (SDPs) have replaced Structure Plans in city regions and the approach to assessing housing requirements has changed. The Scottish Government in 2008 introduced a new approach to planning for housing based on Housing Need and Demand Assessment (HNDA) Guidance. Alongside SPP (and former SPP3) and Local Housing Strategy Guidance, authorities' planning and housing departments are required to work together in a Housing Market Partnership, to produce an HNDA that will provide the evidence base for identifying future housing requirements by housing market areas, across all tenures, and will inform SDPs, Local Housing Strategies (LHS's) and Local Development Plans (LDPs).

1.2 The Glasgow and the Clyde Valley Structure Plan Joint Committee[1] has for both the 2000 and 2006 Joint Structure Plans undertaken an assessment of supply and demand for housing by producing population and household projections, tenuring the household projections and comparing projected housing demand and housing stock to assess housing land requirements. Although this approach focussed on the owner occupied sector, a wider picture including the social rented sector was presented in the 2006 Joint Structure Plan. However, this view did not represent a full assessment of all housing needs in the social rented sector, or the scale or range of need identified in individual LHS's.

1.3 The Housing (Scotland) Act 2001 placed a statutory requirement on local authorities to prepare a local housing strategy (LHS) supported by an assessment of housing need and demand. The eight GCV local authorities prepared their LHS's in 2004 to provide the strategic direction to tackle housing need and demand across the local authority area. The local needs assessment provided a more detailed spatial and sectoral analysis of housing needs than that undertaken in the Joint Structure Plan.

1.4 The Glasgow and the Clyde Valley 2011 Strategic Development Plan Main Issues Report (MIR) provided an initial assessment of private sector housing land requirements based on comparisons of projected housing demand and housing stock, and an outline of what is termed the 'affordable housing sector'. The GCV SDP Proposed Plan expands on the assessment in the MIR and the purpose of this Technical Appendix is to describe in detail the methodology and to present the results of each stage of the projection process, for both the private (owner-occupied and private rented) sector, and the affordable (social rented and 'intermediate') sector.

1.5 The assessment of the requirement for additional housing land for the private sector covers two distinct time periods, determined through SPP (and former SPP3) by the anticipated adoption of LDPs. This means the SDP is required to set out land requirements at years 7 and 12. To achieve this, the SDP has to plan for a period of 10 years after LDP adoption, which is assumed to be 2015 (allowing 2 years for adoption). Providing a 5 year effective land requirement for the LDPs determines that land requirements should be set out up to 2020 initially (year 7), and, in order to maintain this until the next LDP update, for the period 2020 to 2025 (year 12). Given that the SDP timescale is determined by the anticipated adoption date of LDPs, the lead in time is longer than it has been in the past. The 5 year effective housing land supply for the LDPs will therefore have to include an element of urban capacity. The relevant dates to determine land requirements comprise the following:

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[1] The Glasgow and the Clyde Valley Structure Plan Joint Committee became in 2009 the Glasgow and the Clyde Valley Strategic Development Planning Authority as a result of the Planning etc. (Scotland) Act 2006.

Up to 2020

a) one year of completions 2008/2009
b) seven years effective land supply 2009-2016 (2009 HLA)
c) urban capacity 2016-2020

2020-25

a) urban capacity 2020-2025

1.6 For the affordable housing sector (social rented and ‘intermediate’), to meet LHS requirements the relevant time periods are 2016, 2020 and 2025. It should be noted that for the purposes of this assessment the affordable sector has been defined as the social rented sector and ‘intermediate housing’ products which have been identified as Low Cost Home Ownership (LCHO).

1.7 Sections 3, 5 and 6 set out the position on population, households, tenure and stock at the 2008 base date.

1.8 The Housing Need and Demand Assessment (HNDA) projections are to be used for both the Strategic Development Plan (SDP), and for the Local Housing Strategies (LHS’s) in the GCV area. As the SDP area does not include the Loch Lomond & the Trossachs National Park area, it would be appropriate to use projections that exclude the National Park area. The NRS have prepared projections for the GCV SDP area on that basis. However, the HNDA projections are also to be used for the LHS of West Dunbartonshire, which includes a part of the Loch Lomond and the Trossachs National Park area. For the latter reason the HNDA projections, described in this report, are for the 8 Council areas, including part of the National Park area. The proposed SDP, however, uses figures for the SDP area, excluding the National Park area. Tables in Background Report BR6/11 contain adjusted figures, so that a comparison can be made with the NRS 2008-base projection results for the SDP area.

1.9 The estimates of housing demand are based on a set of population, household and tenure projections for 2016, 2020 and 2025, the final outcomes of which are separate household projections for the private (Section 8) and affordable sectors (Section 9). The methodology to project future tenure change is different from the approach adopted in former Structure Plans. The tenuring of projected households has been undertaken by Tribal/Optimal Economics as part of the HNDA process. The overall methodology and process adopted by Tribal/Optimal Economics are summarised in Section 6 and further detail can be obtained from TA04 Affordability Analysis.

1.10 The tenured projections therefore require output within two different geographies. For the private sector, the geographical framework for the comparison of supply and demand is the Housing Market Area (HMA) system that was developed for the 2000 Joint Structure Plan and re-examined and reaffirmed for the 2006 Plan. This framework of HMAs has been reviewed again using more recent data on house-buying moves, the outcome of which is presented in TA01 ‘A Housing Market Framework’ For the affordable (predominantly social rented) housing sector, the relevant geography is at the level of local authorities, and for the defined LA sub-areas within these boundaries.

1.11 Data availability requires the population, household and tenure projections to be based, initially, on local authority areas, but the results are disaggregated to 31 local authority sub-areas. The private sector housing requirements are then re-aggregated to 13 Housing Sub Market areas, which fit the HMA system. Underlying the population (and therefore household and tenure) 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.

1.12 For the above reasons, it is important to view the housing demand projections as a two-stage process, setting out the projections and then assessing supply and demand in Section 8. The Affordable sector is covered separately in Section 9.

1.13 Before outlining the process and results of this second stage, Sections 5-7 produce a set of household projections that incorporate gross flows, i.e. new and in-migrant households and household terminations. This information was then provided to Tribal/Optimal Economics, who split the new and in-migrant household flows by tenure at LA and LA sub-area level. In addition, Tribal/Optimal Economics split the household terminations by tenure and projected household inter-tenure flows at LA level. This resulted in the projected stock of households by tenure at LA level. The projected private sector households by LA area were disaggregated to LA sub areas and, after aggregation to Housing Sub-Market area level, this represents the private sector housing requirements. **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.** Section 7 sets out the private sector stock projections for each local authority and the HMA framework.

1.14 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 Conurbation HMAs and the final stage compares projected supply and demand within the HMA framework.

1.15 Section 9 sets out the requirements for the Affordable sector at local authority level and makes an assessment of the potential of the Intermediate sector to meet need in the Affordable sector.

1.16 Section 10 highlights the issues arising from the use of different methodologies for the Private and Affordable sectors and presents a summary of housing requirements.

1.17 Section 2 will now set out a summary of the methodology adopted to undertake an assessment of housing land requirements.

2.0 Methodology

2.1 The Glasgow and the Clyde Valley Housing Market Partnership (GCVHMP) has endeavoured to undertake an assessment of housing need and demand based on the HNDA guidance, however, this process has had its complexities for the following reasons:

- The HNDA guidance focuses on a housing needs assessment (HNA) approach as undertaken traditionally for the social rented sector in preparation of councils' LHS's. As a result, there is very little guidance on how to undertake an assessment of demand for the private sector.
- The HNA approach cannot be adopted for the private sector, as the private market operates in a different way to the social rented sector. House prices and private rent levels reflect demand and social rent levels are set to meet social need. Also, for social rented housing there is detailed information on lettings and type of housing required, information which is not available to the same extent and detail for house purchases and private lettings. So it has been necessary to adopt two different methodologies for each sector.
- The private market and affordable sectors operate within different geographical frameworks (see TA01). The private sector operates in a housing market area framework which crosses local authority boundaries, while the affordable sector predominantly operates within local authority boundaries.

Therefore, it has been necessary to adopt different methodologies to assess affordable and private sector requirements.

2.2 The two methodologies are not exclusive and are interlinked in a number of ways as many of the data inputs for each methodology have come from the same data sources. The mechanics of the two methodologies differ to reflect the workings of each sector which in turn has presented the GCVHMP with some complexities that will be addressed throughout this Technical Appendix and are summarised in Section 10. Notwithstanding the complexities of this new approach, the GCVHMP Core Group is confident that the data inputs present a coherent view of current and future housing requirements and that the assessment has been undertaken in the spirit of the HNDA Guidance.

2.3 The GCVSDPA undertook population and household projections for the period 2008-2025 as detailed in Section 5. The population and household projections form a fundamental part of projecting the housing requirements for the private sector and for the affordable sector. It is necessary for the GCVDPA to tenure the household projections because the private market operates in a different housing market area system to the affordable market and the National Records of Scotland (NRS)[2] do not tenure household projections. In previous Structure Plans, the household projections were tenured and the results were presented for the private sector, while the social rented sector was treated as a residual outcome. This assessment was progressed through the planning system with the social rented sector represented by a broad strategic overview; while each local authority undertook more detailed assessments of this sector through their individual Local Housing Strategies.

With the introduction of the HNDA guidance, the Scottish Government has sought to encourage local authorities to form housing market partnerships to view the housing market as whole and to undertake a strategic assessment of housing requirements. This essentially requires the integration of the two assessments into one, to inform

[2] From 1 April 2011 the General Register Office of Scotland (GROS) merged with the National Archives of Scotland to become the National Records of Scotland.

both the planning system and the LHS process. As indicated above, the HNDA Guidance issued by the Scottish Government only presented a methodology to calculate the housing requirement for the affordable sector however it was necessary to have information in place which would allow the GCVHMP to consider the complex nature of the housing market as a whole. In order to achieve this, a more sophisticated model was considered essential and Tribal/Optimal Economics were commissioned to assist with this and undertake an affordability study. The Tribal/Optimal Economics affordability study is the fundamental data source that links the two methodologies for assessing the housing requirement for the private sector and for the affordable sector.

Tribal/Optimal Economics Study

2.4 The Affordability Study (refer TA04) sought to answer two questions:

- How many new and migrant households could/could not afford to meet their housing needs in the market now and in the future?
- Of those unable to meet their needs in the market, how many could afford to meet their needs using ‘intermediate housing’ market products?

These two requirements would form the ‘Stage 1’ results which would feed into the methodology for assessing the requirement for affordable housing and form the basis for the second part of the study. The ‘intermediate sector’ has been defined by the GCVHMP as being subsidised low cost home ownership. The social rented sector and the intermediate sector together make up the affordable housing sector for practical reasons.

In addition, the study considered the components of projected tenure change, setting out the tenure profile for existing households and household dissolutions by tenure. Output was required for the owner occupied sector, private rented sector and social rented sector. This part of the study essentially tenures the household projections and replaces the former Structure Plan method. This is the second stage of the study, ‘Stage 2’ and is fundamental input to assessing the housing requirement for the private sector.

Finally Tribal/Optimal Economics were asked to undertake an affordability assessment of households assessed as Current (Backlog Need) which was assessed through a separate exercise undertaken by the GCVHMP (TA03).

2.5 The study considered the components of projected tenure change and provided an alternative approach to tenuring the household projections. Tribal/Optimal Economics approached this by concluding that an income/house price ratio is an over-simplistic way to determine affordability and have developed an alternative behavioural model. They began their study by observing the choices made by households to seek to identify the factors that influence housing choices: stage in life cycle, employment status, household composition and income. They concluded that income and the age distribution of households are the key drivers of tenure choice among new households. More detail on the methodology can be found in Technical Appendix TA04 ‘Housing Affordability Study’.

2.6 The GCVSDPA provided Tribal/Optimal Economics with two sets of household projections: a high migration Planning scenario (named C2) and a Low migration scenario (named A1), which were required for the SDP. Projected households were provided both in terms of total projected households, and in terms of flows, i.e. new households and household terminations. The difference in the two household projection scenarios relates to the underlying migration and household formation assumptions used.

Stage 1 and Stage 2 Results

2.7 As indicated above, Tribal/Optimal Economics undertook their work in two stages. The first modelled tenure change for new (focussing on younger households, 35 and under) and migrant households for LA and LA sub area (assuming tenure settles by the age of 35), the second stage models tenure flows for all households (ref 2.4):

- Stage 1 models tenure choice for inflows of new and in-migrant households. The share of these households that cannot afford private sector housing has been used as a proxy for calculating the number of newly forming households that require affordable housing, and have been input into the affordable housing assessment which has been completed in line with the HNDA Guidance.
- Stage 2 models inter-tenure flows, as well as the tenure split for household terminations. These are required to calculate the total future private sector households, which have to be compared with future private sector housing stock, based on programmed housing completions from the private sector land supply. The inter-tenure flows modelling also formed the basis for calculating existing households requiring affordable housing in the future which forms part of the assessment for affordable housing.

Private Rented Sector High and Low Affordability Scenarios

2.8 Relatively robust data is available for the owner occupied sector, however, the private rented sector is much smaller and Tribal/Optimal Economics had to adopt an income/house rent ratio for this sector. There is some uncertainty over the proportion of income private rented (PRS) households are prepared to commit to housing costs due to the wide variation of tenants in this sector. Therefore, high and low affordability thresholds of 25%, 33% or 40% have been considered depending on the local authority:

- The low affordability scenario assumes households are able to spend up to 25% of their income on PRS (or 33% if they live in Glasgow or East Dunbartonshire).

- The high affordability scenario assumes that households are able to spend 33% of their income on PRS (or 40% if they live in Glasgow or East Dunbartonshire).

The result for the GCV area under the low affordability scenario is significantly slower growth in owner occupation and growth of 10% in the social rented sector. Under the high affordability scenario there is continued growth in owner occupation, albeit at a slower pace than in the past and more modest changes in social and private renting.

2.9 Even though both levels of affordability show different results the overall finding is of a more stable tenure profile suggesting that growth in owner occupation has levelled and the decline in the social rented sector is slowing. Uncertainty remains due to the behaviour of the private rented sector and it is the level of affordability in this sector which has impacted on the results/outcomes.

Current/Backlog Need

2.10 The GCVHMP has undertaken an assessment of existing need and Tribal/Optimal Economics has applied an affordability test to current (backlog need) to determine how many households could potentially meet their own needs in the market. Backlog Need is discussed in more detail in Section 4.

Tribal/Optimal Economics Results

2.11 In summary, the Tribal/Optimal Economics affordability study produced the following outputs:

- Household tenure projections for the owner occupied sector, private rented sector and the social rented sector by local authority area.
- The household tenure projections were produced for planning scenario (C2) and the lower migration scenario (A1).
- Separate household tenure projections were produced with high and low PRS affordability assumptions.
- Upper and lower estimates of Current (Backlog) Need, based on affordability of private renting and LCHO products.
- Estimates of new households able to afford LCHO products based on the Scottish Government's Low Cost Initiative for First Time Buyers (LIFT).

Private Sector Methodology

2.12 As highlighted earlier, the HNDA Guidance does not provide a methodology for assessing a future housing requirement for the private sector. However, as a prerequisite for the SDP, the LDP and the LHS, there must be an evidence base to inform the requirement for private sector housing. The approach used in the assessment is essentially an update of an approach used in previous Structure Plans where the projected demand for private housing was compared with the project stock. The Tribal/Optimal Economics household tenure projections from Stage 2 of the affordability study provide the basis for this comparison of future demand and projected stock. The tenure projections were produced on a local authority basis due to data constraints and disaggregated/aggregated to the appropriate geographies. The private sector methodology is the 'All Stock/All Households' method. Sections 6, 7 and 8 provide more detail on this approach.

Affordable Sector Methodology

2.13 The HNDA guidance provides the basis for assessing the current and future requirement for affordable housing. The assessment has essentially three components.

- Current/Backlog need assessment was undertaken by the eight local authorities in accordance with the HNDA Guidance (TA03).
- For the newly arising need component inputs, were taken from both stages (Stage 1 and Stage 2) of the Tribal/Optimal Economics Affordability Study.
- Affordable Housing Supply was undertaken by the eight local authorities in accordance with the HNDA Guidance.

The Affordable Sector is predominately made up of the social rented sector and the intermediate housing sector[3]. For the purpose of this assessment, the intermediate sector has been defined as subsidised low cost home ownership and in the affordability study, Tribal/Optimal Economics identified the Scottish Government's Low Cost Initiative for First Time Buyers (LIFT) scheme as the most appropriate way to explore 'intermediate housing' and used Government set price thresholds for open market shared equity in the analysis of the newly forming households and backlog need households. Section 9 provides a detailed explanation of this methodology and the results for the affordable sector.

[3] The intermediate sector broadly covers as subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents (mid-market rent) is considered within the affordable housing category.

Although different methodologies have been adopted for the Private and Affordable sectors there is a residual All Stock/All Households figure for the Affordable sector shown in Annex F.

Links Between the Methodologies

2.14 Although it has been necessary to undertake two approaches for assessing the current and future housing requirements for the private sector and for the affordable housing sector, the two methodologies are not exclusive but are intrinsically linked and share many of the same data sources. The links are summarised below:

- Both methods are underpinned by the same population and household projections.
- An affordability analysis was completed on the household projections and the results were fed into the respective methodologies. The residual new households which could not afford private housing were inputted into the affordable housing assessment.
- The inter-tenure moves which formed the basis of existing households falling into need are linked to the tenure projections which form the basis of the private sector demand projections.
- The households that have been assessed to be in current (backlog) need that could afford private housing have been added to the private sector projections whilst the remainder were considered under the affordable housing assessment.
- The supply figures for the private sector and the affordable housing sector were taken from the same data source of the Housing Land Audit (HLA) 2009 and the Urban Capacity Study (UCS) 2009. Therefore, they benefit from being recorded at the same time under the same method.

Summary Results

2.15 Results will be presented for the following preferred scenarios (ref 6.6):

- Private sector – planning scenario (C2) - high affordability
- Affordable sector – planning scenario (C2) - low affordability
- Including the upper estimate of Backlog Need

These results represent the maximum projected level of housing requirements as identified in the SDP Main Issues Report (MIR). Results for the remaining scenarios are presented in Annex B & C.

Housing Land Re uirements

2.16 The Tribal/Optimal Economics results provide an important step in the HNDA process identifying the demand for housing for the relevant tenures. It is then necessary to compare demand/need and supply to ascertain housing requirements which is set out in Sections 8 and 9. This provides a key part of the evidence base upon which housing supply targets are defined in the LHS and land requirement decisions are made within the development plan process. It should be noted that housing supply targets include new housing supply, replacement housing, empty properties to be brought back into use and conversions. Section 10 provides a summary of the projected housing requirements for the owner occupied sector, affordable sector and potential intermediate sector.

2.17 Section 3 will now set out the Estimates of Stock and Households at the Base Date.

3.0 Estimates of Stock and Households at Base Date

3.1 The initial step in the projection process is to establish the base from which the various elements of the projection are made. There is a need to ensure consistency between data sets so that there is a clear understanding of the relationship between population, households and housing stock at the base date. This section describes the sources and methodology used to determine population, housing stock and households at the 2008 base.

Population

3.2 The population base used is the 2008 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 the approved 2006 Structure Plan. The base date population for the GCV area is 1,755,310. Table 3.1 sets out the population at 2008 for each of the eight authorities. As already stated, in section 1.7A, 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 2,360 between the NRS published Mid Year Population Estimates 2008 for the GCV SDP area and the sum of the eight GCV local authority areas.

Table 3.1 - Total Population 2008

LA	**Total Population**
East Dunbartonshire	104,720
East Renfrewshire	89,220
Glasgow City	584,240
Inverclyde	80,780
North Lanarkshire	325,520
Renfrewshire	169,800
South Lanarkshire	310,090
West Dunbartonshire	90,940
GCV Total	**1,755,310**

Source: NRS, 2008

Housing Stock

3.3 The housing stock data does not just provide a base for the stock projections. It is also a source for household estimates, which

a) are used to calibrate the household projections (see Section 5), and
b) provide a base for the tenure projections undertaken by Tribal/Optimal Economics (see Section 6)

3.4 The Council Tax Register, as the most reliable, up-to-date source, is used to derive a count of the total stock. However, it is not a reliable source for sub-dividing the stock by tenure, and information on social rented stock is provided directly by the Scottish Government and the eight local authorities in the GCV area.

3.5 Landlord Registration data is used to estimate the size of the private rented stock in each LA. In Glasgow, use is also made of ownership data relating to the Council Tax

Register that has been collected over a number of years. Cross checking of these two sources provides a more accurate count of private rented stock in Glasgow, the LA in which the private rental market plays a particularly significant and increasing role. Owner-occupied stock in each LA is then estimated by subtracting all the rented stock (public and private) from the total stock count.

3.6 The stock information relates to 31 March 2008, but this has been rolled forward to 30 June to ensure consistency with the population base date. The stock at 30 June 2008 is shown in Table 3.2. The GCVSDPA are unable to use NRS household estimates because they do not tenure households. Tenuring the stock is a critical component of this work because the private sector operates in a wider housing market area system whilst the affordable sector operates predominantly within local authority boundaries. Therefore, it is not appropriate to use an all-tenure approach only.

Households

3.7 Households are derived from total stock by subtracting vacant and other non-effective stock and adding an allowance for sharing households. The calculations are shown in Table 3.2.

3.8 As with total stock, the Scottish Government and the local authorities provide information on vacancies in the social rented sector. The Post Census Vacant Property Survey (PCVPS) is the only source of information on vacancies in the private sector, although there is no split between private rented and owner-occupied. A private rented vacancy rate of 5% is assumed for each local authority, with the remaining vacancies identified in the PCVPS are allocated to the owner-occupied sector. Vacancy rates in the owner occupied sector have been updated to 2008 by applying a notional 1% vacancy rate (relating to stock turnover) to the increase in stock since the 2001 Census.

3.9 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 2008.

3.10 Other non-effective stock comprises second homes and holiday homes. The source we have used is the 2001 Census and these figures have been used directly in the 2008 calculations. Overall, these elements of non-effective stock are relatively insignificant, accounting for less than 0.2% of the total stock.

3.11 The final stage in deriving a stock-based household estimate is to add an allowance for those households that are currently sharing and are therefore ‘hidden’ in the stock count. The only source is the Census and sharing is measured by the difference between the number of household spaces in shared dwellings and the number of shared dwellings. This allowance has always been insignificant outwith the private rented sector in Glasgow, but even there the 2001 Census identified a very low figure.

Household Types

3.12 The household projections are based on a sub-division by household type. The position at 2008 is established by applying potential headship rate data for 2008 to the 2008 population (see Section 5). The results of this initial exercise are then adjusted to ensure that household totals equal the stock-based household estimates for 2008.

Geography

3.13 Population and Household projections are carried out at LA level. In order to progress the new HNDA methodology it was also necessary to disaggregate the results to LA sub-area level. These are the 31 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 sub market areas. More detail on LA sub-areas can be found in TA01 A Housing Market Area Framework.

Table 3.2 - Estimates of Stock, Vacancies and Households, 30 une 2008

	Tenure	Total Stock	Non-effective stock vacant (-)	other (-)	Sharing allowance (+)	Households (=)	Vacancy Rate (%)
East Dunbartonshire	Council	3,845	64	0	0	3,781	1.7
	Housing Association	1,592	78	0	0	1,514	4.9
	Private Rented	1,320	66	8	1	1,247	5
	Owner-occupied	37,277	394	198	0	36,685	1.1
	Total	**44,034**	**602**	**206**	**1**	**43,227**	**1.4**
East Renfrewshire	Council	3,113	94	0	0	3,019	3
	Housing Association	1,034	8	0	0	1,026	0.8
	Private Rented	1,248	62	12	0	1,174	5
	Owner-occupied	31,352	482	101	0	30,769	1.5
	Total	**36,747**	**646**	**113**	**0**	**35,988**	**1.8**
Glasgow City	Council (now GHA)	69,079	5,812	248	5	63,024	8.4
	Housing Association	44,235	846	3	16	43,402	1.9
	Private Rented	34,687	1,734	273	331	33,011	5
	Owner-occupied	147,949	2,138	721	6	145,096	1.4
	Total	**295,950**	**10,530**	**1,245**	**358**	**284,533**	**3.6**
Inverclyde	Council	0	0	0	0	0	0
	Housing Association	11,469	1,426	0	7	10,050	12.4
	Private Rented	2,213	111	27	28	2,103	5
	Owner-occupied	25,652	437	216	4	25,003	1.7
	Total	**39,334**	**1,974**	**243**	**39**	**37,156**	**5**
North Lanarkshire	Council	37,720	621	0	2	37,101	1.6
	Housing Association	8,270	103	0	1	8,168	1.2
	Private Rented	5,283	264	15	0	5,004	5
	Owner-occupied	95,190	1,465	283	0	93,442	1.5
	Total	**146,463**	**2,453**	**298**	**3**	**143,715**	**1.7**
Renfrewshire	Council	13,893	1,261	0	0	12,632	9.1
	Housing Association	7,243	148	0	3	7,098	2
	Private Rented	4,338	217	31	14	4,104	5
	Owner-occupied	56,793	1,318	274	2	55,203	2.3
	Total	**82,267**	**2,944**	**305**	**19**	**79,037**	**3.6**
South Lanarkshire	Council	25,899	589	0	2	25,312	2.3
	Housing Association	5,514	75	0	3	5,442	1.4
	Private Rented	5,801	290	52	6	5,465	5
	Owner-occupied	104,404	1,860	412	3	102,135	1.8
	Total	**141,618**	**2,814**	**464**	**14**	**138,354**	**2**
West Dunbartonshire	Council	11,626	644	0	4	10,986	5.5
	Housing Association	5,582	192	0	1	5,391	3.4
	Private Rented	1,275	64	8	0	1,203	5
	Owner-occupied	25,631	370	144	2	25,119	1.4
	Total	**44,114**	**1,270**	**152**	**7**	**42,699**	**2.9**
SDPA Total	Council	165,175	9,085	248	13	155,855	5.5
	Housing Association	84,939	2,876	3	31	82,091	3.4
	Private Rented	56,165	2,808	426	380	53,311	5
	Owner-occupied	524,248	8,464	2,349	17	513,452	1.6
	Total	**830,527**	**23,233**	**3,026**	**441**	**804,709**	**2.8**

Source: GCVSDPA, 2011

Table 3.2 provides the inputs for TA06 Section 7 Stock Projections Tables 7.3 and 7.4.

Current Need

4.0 Backlog Need

4.1 The HNDA Guidance requires an assessment of existing (current) need i.e. Backlog Need. 'Partnerships need a good understanding of the scale of current housing need, including any backlog, at the housing market area level' (HNDA, 2008, Section 6). An assessment of Backlog Need was undertaken by local authorities at LA sub area and LA level. The methodology for this assessment is detailed in TA03 Gross Current/Backlog Need. As part of the assessment of Backlog Need, partnerships have to assess how many households in need can afford to meet their need in the market. Tribal/Optimal Economics were asked to apply an affordability test on the households in Backlog Need and subsequently decided to assess a household's ability to pay for private renting and LCHO to help identify those who could/could not afford to meet their own needs in the market. Upper estimates of backlog need have been reached when households who can afford private market renting have been deducted – this corresponds to a lower estimate households being able to meet their needs in the private sector. Lower estimates of Backlog Need have been reached when the number of households who can afford LCHO have been deducted from the gross backlog need figures.

4.2 The total Gross Backlog Need identified is 72,837 across the GCV area (ref Table 4.1). Tribal/Optimal Economics then assessed how many of these households could meet their own need in the market, the outcome of which is shown in Table 4.2. This assessment provides a set of results identifying the proportion of Backlog Need that could be met in the private sector and the remainder which has to be met in the affordable sector. The GCVHMP agreed that the upper estimate of Backlog Need (i.e. fewer people in Backlog Need could meet their needs in the market) should be applied, therefore 66,674 households in Backlog Need would be added to the Affordable sector housing need and 6,163 would be added to the Private sector housing demand over a period of ten years as recommended in the HNDA Guidance (2009-2019).

4.3 Backlog Need as a proportion of households at 2009 ranges from 6% in North Lanarkshire (9,041 household) to 11% in Inverclyde (4,117 households) and West Dunbartonshire (4,517 households). The average proportion of Backlog Need across the GCV area households is 9%.

4.4 There was some discussion within the GCVHMP regarding the potential for double counting between the household projections and Backlog Need. In the affordable sector assessment, there is likely to be double counting between newly forming households from the household projections and households in Backlog Need because the household projections make assumptions about household formation, therefore some people measured in the current Backlog Need will form houses of their own accord in the future and are captured in the household projections. This is a widely recognised issue with this methodology and it is unlikely that the level of double counting can be quantified. The GCVHMP sought advice from the Scottish Government's Centre for Housing Market Analysis (CHMA) who advised the Backlog Need in its entirety should be considered with newly forming households in the HNA method.

Table 4.1: Total Current Need[1]									
Local Authority	**Homeless and in temporary accomm**	**Insecure Tenure**	**Concealed Households**	**Overcrowding**	**Support Needs**	**Poor uality**	**Harassment**	**Other Categories**	**Total Current Need**
East Dunbartonshire	455		1,490	833	712	577	7		4,074
East Renfrewshire	92		267	990	1,259	310			2,918
Glasgow City Council	3,900		7,275	617	1,189	6,494	59	8,894	28,428
Inverclyde Council	243		838	1,653	455	925		3	4,117
North Lanarkshire Council	682	1,735	4,514	253	564	540	22	731	9,041
Renfrewshire Council	210	820	2,401	1,476	414	644		360	6,325
South Lanarkshire Council	1,351	2,827	6,727	342	1,449	493	3	225	13,417
West Dunbartonshire Council	252		369	2,450	1,425	9	12		4,517
Glasgow Clyde Valley SDPA[2]	**7,185**	**5,382**	**23,881**	**8,614**	**7,467**	**9,992**	**103**	**10,213**	**72,837**

Notes

1: The total has already been adjusted by the authorities to remove existing social renters, and households that can adopt in-situ solutions, so this is not a true “gross” current need figure.

2: * Total not identical to HSMA total due to rounding

Source: GCVSDPA Gross Current/ Backlog Need, 2011, TA03 Annex 3.

Table 4.2: Current housing need: total need and excluding those able to address needs in the market/intermediate[1], LA level										
Local Authority	**Total backlog**	**Homeless and temporary accomm**	**Other groups - unable afford own arrangements (upper)**	**Other groups - unable afford own arrangements (lower)**	**Total - Unable to make their own arrangements (upper)**		**Total - Unable to make their own arrangements - max (lower)**		**Total able to afford their own accommodation**	
					No.	**variation from the backlog**	**No.**	**variation from the backlog**	**Lower (market housing)**	**Upper (intermediate housing)**
East Dunbartonshire	4,074	455	3,257	2,714	3,712	-9%	3,169	-22%	362	905
East Renfrewshire	2,918	92	2,543	2,120	2,635	-10%	2,212	-24%	283	707
Glasgow City Council	28,428	3,900	24,528	22,075	28,428	0%	25,975	-9%	0	2,453
Inverclyde Council	4,117	243	3,293	2,518	3,536	-14%	2,761	-33%	581	1,356
North Lanarkshire Council	9,041	682	6,269	5,015	6,951	-23%	5,697	-37%	2,090	3,344
Renfrewshire Council	6,325	210	5,504	4,586	5,714	-10%	4,796	-24%	612	1,529
South Lanarkshire Council	13,417	1,351	10,256	9,050	11,607	-13%	10,401	-22%	1,810	3,017
West Dunbartonshire Council	4,517	252	3,839	2,772	4,091	-9%	3,024	-33%	427	1,493
Glasgow Clyde Valley SDPA	**72,837**	**7,185**	**59,489**	**50,850**	**66,674**	**-8**	**58,035**	-20%	**6,163**	**14,802**

* Total not identical to HSMA total due to rounding

Note 1: Upper estimates of those in the backlog (and corresponding lower estimates of those able to afford to meet their needs in themselves) are reached when we consider whether households can afford market (PRS) accommodation. The lower estimates of those in the backlog (and corresponding higher estimates of those able to afford to meet their needs in themselves) are reached when we consider whether households can afford Intermediate (LIFT) accommodation.

Source: Tribal/Optimal Economics Affordability Study, 2011, TA04. Table SR.4, Page 103. Current Need by LA Sub area can be found in TA04, Table SR.4

Table 4.2 provides the input for Core Output 5 in the HNDA Report 2011 Chapter 5, Figure 5.3.

Future Need/Demand

5.0 Projections of Population and Households – Description of Assumptions and Results

Introduction

5.1 The projections described in this report were undertaken in 2009. The projections had to be completed by November 2009, to feed into an affordability assessment to be carried out by consultants. The affordability assessment has taken a considerable time and, as a result of this, the projections are being reported on significantly later than when they were prepared. The NRS 2008-base sub-national population and household projections were not available in 2009. Therefore GCVSDPA was faced with the choice of either to use the NRS 2006-base projections, or to prepare its' own set of projections, using the latest information. The latter option was chosen, making use of available data sources at the time. Since 2009, NRS have published 2008-base projections for Council areas and for the Glasgow and the Clyde Valley (GCV) SDP area. Also, more data, e.g. time series data on migration estimates by component, have been made available on the NRS website. It appears that there have been revisions to some of the estimates, published before by NRS.

5.2 This Section reviews recent migration trends for the Glasgow and the Clyde Valley (GCV) area, describes the migration assumptions used in the HNDA projections, and reports on the population and household projection results. The migration assumptions take into account (1) the latest view from the NRS on the demographic prospects for **Scotland**, as reflected in the population projections for Scotland (2008-base) published on 21st October 2009, and (2) an assessment of the economic prospects for the GCV area from Oxford Economics in their report "The strategic and economic implications of the recession for Scotland" of May 2009.

5.3 The NRS sub-national population and household projections (2008-base), which have been published on 3 February 2010 and 20 May 2010 respectively, and the more detailed assessment by Oxford Economics (report Economic outlook and scenarios for the Glasgow and Clyde valley region, April 2010) have not been incorporated in the present HNDA projections.

5.4 The comparisons, in this section, of the HNDA projection results are with those of the latest (2008-base) NRS sub-national population and household projections, despite the fact that the latter were not available at the time when the HNDA projections were prepared.

5.5 Two migration scenarios have been defined:

- The **lower migration scenario**, or scenario A, which is an update of the migration assumptions incorporated in the 2006-base principal projections of the National Records of Scotland (NRS);
- The **planning scenario**, or scenario C, which is an update of the migration assumptions incorporated in the 2004-base projections for the Glasgow and Clyde Valley 2006 Structure Plan Alteration (2006 Plan).

5.6 Tables A1 to A17 can be found in the Annex A of this paper. There can be small differences in the figures from the various Tables due to rounding.

5.7 Paragraph 5.12 comments on the new NRS ***fertility and mortality assumptions,*** as compared with the assumptions in the 2006-base projections.

5.8 Paragraphs 5.13 to 5.29 and Tables A1 to A5 in the Annex A describe how the ***migration assumptions*** have been derived, based on recent migration data, and taking into account the latest projection assumptions ***for Scotland*** from the NRS. The migration assumptions for the two HNDA scenarios (lower migration and planning) are compared with the migration assumptions used for the 2006 Plan projections (see Annex A, Table A6).

5.9 Paragraphs 5.30 to 5.33 gives the key results of the ***population projections*** for the above two scenarios. For comparison purposes, the results are also given for the NRS 2008-base projections and for the 2004-base projections from the Glasgow and the Clyde Valley Structure Plan Alteration 2006 (2006 Plan). The latter projection is only for the period to 2018, which limits its' comparability with the current projections. The Annex A gives further detail on the projection results in Tables A7 to A9.

5.10 Paragraphs 5.34 to 5.45 gives the key results of the ***household projections*** for the above two scenarios. With regard to household formation assumptions, the NRS approach has been applied to the population projection results of the lower migration scenario. NRS have based their projected headship rates on household formation trends in the period 1991 to 2001 (the two Census years). There is some evidence that there has been a change in the rate of household formation since 2001, especially for Glasgow City (see Annex A Table A10). For the planning scenario, the projected headship rates have been calibrated so that they reflect household formation trends in the period 1991 to 2008. More detailed household projection results are given in Tables A11 and A12. Table A13 gives the disaggregated household projection results for the 31 Local Authority sub areas.

5.11 Paragraphs 5.46 to 5.53 describe the methodology (see Annex A Table A14) and the results of the calculation of ***new households*** and ***in-migrant households*** by Council area (Table A15). These new and in-migrant households have also been disaggregated to the 31 Local Authority sub areas (Tables A16 and A17).

Fertility and Mortality Rates

5.12 For the HNDA projections the new fertility and mortality rate assumptions from the 2008-base NRS projections have been used. NRS has increased the assumed long-term average completed family size from 1.65 in the 2006-base projection to 1.70 in the 2008-base projection. This has resulted in a higher projected number of births. The mortality rates from the latest NRS projections are only slightly below those of the 2006-base projections.

Migration Assumptions HNDA Projections

Review of Recent Migration

5.13 Table A1 (see Annex A) and Chart 1 show the clear upward trend in the migration position for the GCV area over the last 27 years, 1981 – 2008. The trend shown in Chart 1 implies an average annual rise in net migration of 821, with positive net migration values in 2000/01 and from 2002 onwards.

5.14 Table A1 also contains data for Argyll and Bute, so that migration data can be analysed for the combination of the three (former) Health Board areas Argyll and Clyde, Greater Glasgow and Lanarkshire. The data for Argyll and Bute show no clear rate of change, with net migration at, on average, around +200 per year in 1981-2008.

5.15 NRS has published, for Health Board areas, Tables with a breakdown of migration by component for the same period, 1981 – 2008. In Table A2.1 the net migration for the combination of three (former) Health Board areas is split by “net migration within UK” and “net international migration”. The latter is estimated by subtraction of “net migration within UK” from “total migration”. This estimate includes some overall migration adjustments, which are not necessarily international migration.

5.16 Table A2.2 gives the trend coefficients, or rate of annual change in migration, for each of the components and for the two base periods 1981-2008 and 1991-2008. The total annual increases of 818, estimated for base period 1981-2008, is made up of an annual increases of 488 for “migration within UK” and 330 for “international migration”. Data for the more recent period 1991-2008 suggests that there has been a slowdown in the rate of increases for “migration within UK” (to 279 per year). Care has to be taken with the interpretation of the higher rate of increase for international migration (to 631 per year), as this has been affected by the Asylum seeker contract for Glasgow City and the recent surge in migrants from EU Accession Countries. It is clear that the shorter the base period, the larger the impact of these factors on the trend coefficients. Chart 2 shows the trend values of “migration within UK” for both the 1981-2008 and the 1991-2008 base periods.

NRS 2006-base projections

5.17 As stated in the Introduction, the lower migration scenario is an update of the migration assumptions incorporated in the 2006-base NRS principal projections.

5.18 In response to recent high in-migration into Scotland, NRS assumed a higher net inflow than in the 2004-base projection. NRS also assumed that future migration levels would be below current levels, as recent sizable inflows from EU Accession countries were unlikely to be sustained in the longer term. The move towards a lower net migration level was assumed to be gradual. Therefore the NRS projection included higher, but gradually reducing, net inflows in the first six years of the projection, i.e. till 2012. Beyond 2012, NRS assumed a constant level of migration.

5.19 Generally net migration assumptions by Council area in the NRS projections were based on net migration levels in the previous five years, i.e. 2001-06. For Glasgow City the migration assumption was based on recent net migration excluding asylum seekers, but with an asylum seeker adjustment of +600 per year in the long term migration figure for Glasgow City.

5.20 To reflect the uncertainty over future levels of net inflows, NRS included a high migration variant projection, which assumed a smaller reduction in the long term migration position, as compared with recent migration levels. The planning scenario uses the NRS high migration variant assumptions as a base for the initial years.

Net Migration for Glasgow and the Clyde Valley area as a whole

5.21 The first step in the preparation of the migration assumptions was to assess the likely level of net migration for the GCV area as a whole. Table A3.1 in the Annex A contains the average net migration for Scotland (excluding asylum seekers), split by (1) Glasgow and the Clyde Valley area (GCV area) and (2) Rest of Scotland (R of S), for the two five-year periods 2001-06 and 2003-08.

5.22 NRS had published the net migration assumption by area (GCV area and Rest of Scotland) for the 2006-base projection. At the time when the HNDA migration assumptions were prepared, the NRS 2008-base projection was available at a

Scotland level only. Therefore the split by area has been estimated in Table A3.2 (see Annex A) using the split in the 2006-base projection, resulting in an annual net migration assumption of -1,050 for the ***lower migration scenario*** (rounded value of -1,056 in Table). The ***planning scenario*** reflects the NRS high migration variant assumptions for the initial years, which give a net annual migration of +1,050 (rounded value of 1,044 in Table).

Technical Detail. For the 2006-base projection, the downward adjustment (see row "difference" in Table A3.2) in the migration assumption was -3,865 as compared with the annual migration in the previous 5 years (2001-06). Almost a quarter of this adjustment (-905) was allocated to the GCV area. For the 2008-base projection, the downward adjustment in the migration assumption is -9,553 as compared with the migration in the previous 5 years (2003-08). Allocation of the same proportion gives an adjustment of -2,237 for the GCV area, which results in a long term migration of approximately -1,050. The latter value includes an asylum seekers adjustment of 600 to Glasgow's net migration position (which has also been applied by NRS in the 2006-base projections). Migration levels for the high migration variant are 8,500 above migration levels for the principal projection in both the 2006-base and the 2008-base projection of the NRS. Therefore the difference in migration for the GCV area in the 2006-base projection (2,100 = 150 – (-1,950)) has also been applied in the 2008-base projection. This gives an annual migration of 1,050 (= -1,050 + 2,100).

5.23 The move towards a lower net migration level was assumed to be gradual. Therefore the NRS projection included higher, but gradually reducing, net inflows in the first six years of the projection, i.e. until 2012 for the 2006-base and till 2014 for the 2008-base projection. Beyond 2012 or 2014, NRS assumed a constant level of net-migration.

5.24 As stated in the Introduction, the planning scenario is an update of the migration assumptions incorporated in the 2004-base projections for the Glasgow and Clyde Valley 2006 Structure Plan Alteration (2006 Plan). As has been mentioned already, the migration assumption for the planning scenario takes a base migration position that reflects the NRS high migration variant assumption, and assumes a continuation of the upward trend in migration position seen in recent decades. However, the assessment done by Oxford Economics suggests that this annual rise in migration is likely to be delayed, possibly by ten years. Also, it has been assumed that the rate of increase will be lower than in the past when the net migration resumes its rise in 2018/19. The projected rate of increase is 279 per year, which is the trend coefficient for "within UK migration" estimated from the 1991-2008 period. The lower rate of increase reflects the area's positive net migration position since 2002 and the prospect that recent high migration levels for international migration are unlikely to continue in the longer term.

Net Migration by Council area

5.25 The second step in the preparation of the migration assumptions was to derive net migration assumptions by Council area (see Annex A Table A4). Fundamentally, under the lower migration scenario, the projected net migration for each Council area is based on the average net migration over the previous ten years (1998-2008), with the difference in GCV migration (549 = -1,050 + 1,599) allocated to Council areas based on population levels at 2008.

5.26 For Glasgow City the migration assumption has been based on net migration excluding asylum seekers in 1998-2008, but with an asylum seeker adjustment of +600 per year in the long term migration figure for Glasgow City (-931 = -1,531 + 600).

5.27 As stated above, the migration assumption for the planning scenario reflects, for the initial years, the updated net migration position of the NRS high migration variant. At a

Council level, the net migration assumed is calculated by taking the difference between the longer term migration assumptions for the high migration variant and for the principal projection (from the NRS 2006-base projection) and adding this to the migration assumptions for the lower migration variant. From 2018/19 onwards, a continuation of the upward trend in migration position at a rate of 279 per year has been assumed, which has been allocated to Council areas based on their population share (see Annex A Table A5).

Migration adjustments for initial years 2008-12

5.28 The NRS has assumed, in its' 2006-base projections, that there will be higher net inflows in the short term, i.e. in the years up to 2012. These short term adjustments, which the NRS has applied to their long term migration assumption, have also been applied to the migration assumptions for the lower migration scenario. This gives the proposed net migration by Council area, after adjustment for initial years (see Annex A Table A5).

Comparison with Migration Assumptions 2006 Plan

5.29 A comparison of the migration assumptions for the lower migration and planning scenarios with the migration assumptions used in the 2006 Plan for the ten-year period 2008-2018, is given in Annex A Table A6. This shows that, **for the GCV area**, the annual average migration for the lower migration scenario is over 2,000 below the migration average for the 2006 Plan. The annual average migration for the planning scenario is more than 500 below the migration average for the 2006 Plan.

Population Projection Results

5.30 As stated before, the Tables in this section give the population data for the GCV area, including the Loch Lomond and the Trossachs National Park area. The comparisons are with the latest NRS projections (2008-base), which were not available when the HNDA projections were prepared.

5.31 In terms of population change, Table 5.1 shows that, for 2008-2016, the results for the HNDA lower migration scenario compare with the NRS principal projection and the results for the HNDA planning scenario compare with the NRS high migration variant. For the full period 2008-2025, the projected population change from the HNDA scenarios is somewhat higher than from the NRS projections (23,000 more people for HNDA lower migration and 17,000 more people for NRS principal projection. Similarly, 67,000 more people for HNDA planning scenario and 52,000 more people for NRS (high migration variant).

Table 5.1 - Population Change

	population 2008	population 2025	change 2008-2025	annual 2008-2016	annual 2016-2020	annual 2020-2025
lower migration (A)	1,755,310	1,778,181	22,871	1,798	1,397	581
planning scenario (C)	1,755,310	1,822,048	66,738	3,347	4,108	4,706
NRS - Low Migration	1,755,310	1,719,932	-35,378	-1,119	-2,224	-3,505
NRS - Principal	1,755,310	1,772,696	17,386	1,838	890	-176
NRS - High Migration	1,755,310	1,807,804	52,494	3,558	3,187	2,257

Source: GCVSDPA, 2011

More detailed projection results are given in the Annex A, Tables A7 to A9.

5.32 Natural change is responsible for a sizeable population increase in all projections shown in Table 5.2. These figures are higher than the projected natural change in the 2006-Plan projections (see Annex A Table A8.3). The latter projection (2004-base) did not incorporate the positive changes in fertility rates and in mortality improvement rates from the 2006-base and 2008-base NRS projections.

Table 5.2 - Annual Population Change by Component

	due to natural change			due to net migration		
	2008-2016	2016-2020	2020-2025	2008-2016	2016-2020	2020-2025
lower migration (A)	2,178	2,451	1,629	-380	-1,054	-1,048
planning scenario (C)	2,299	2,846	2,258	1,048	1,262	2,448
NRS - Low Migration	1,843	1,476	195	-2,963	-3,700	-3,700
NRS - Principal	2,120	2,190	1,124	-281	-1,300	-1,300
NRS - High Migration	2,251	2,587	1,657	1,306	600	600

Source: GCVSDPA, 2011

5.33 Table 5.3 shows that population ageing will result in large increases for the population age 60+ and in likely reductions for the population age 16 to 59.

Table 5.3 - Annual Population Change by Age

	age 16-59			age 60+		
	2008-2016	2016-2020	2020-2025	2008-2016	2016-2020	2020-2025
lower migration (A)	-2,231	-7,352	-7,394	4,479	7,855	9,135
planning scenario (C)	-1,009	-5,447	-4,579	4,553	8,018	9,414
NRS - Low Migration	-4,292	-9,647	-9,741	4,215	7,569	8,781
NRS - Principal	-2,074	-7,647	-7,734	4,353	7,748	9,034
NRS - High Migration	-743	-6,057	-6,133	4,434	7,875	9,187

Source: GCVSDPA, 2011

Household Projection Results

NRS household formation assumptions and recent household change

5.34 For their household projections, NRS uses projected headship rates based on household formation between 1991 and 2001, the two Census years. To adjust for differences from this projected trend, NRS constrain their headship rates based projections to the household estimates at the projection base year, by applying a calibration factor. A comparison of the actual stock-based estimates of households for 2001 and 2008 with the change that would have occurred if the projected headship rates for 2008 (before calibration) had proved to be accurate, shows that the estimated change, at 34,312 for the GCV area, was 3,178 lower than the projected change, at 37,490 (see Table 5.4). This shortfall was entirely due to a lower than projected household growth for Glasgow City: an estimated change of 8,771, compared with a projected change of 18,198. For the other 7 Council areas the estimated change has been higher than the projected change.

Table 5.4 - Households - Comparison of estimated and projected change 2001-2008

	proj change 2001-2008 based on headship rates	stock-based estimated change 2001-2008	estim change minus proj change 2001-2008
East Dunbartonshire	316	812	496
East Renfrewshire	593	752	159
Glasgow City	**18,198**	**8,771**	**-9,427**
Inverclyde	78	95	17
North Lanarkshire	7,840	9,399	1,559
Renfrewshire	1,390	2,230	840
South Lanarkshire	8,461	11,110	2,649
West Dunbartonshire	615	1,143	528
Glasgow & Clyde Valley	**37,490**	**34,312**	**-3,178**

Source: GCVSDPA, 2011

5.35 An examination of household changes over the same period 2001-2008, using data from the Scottish Household Survey (SHS), indicates a virtually constant average household size (at 2.09) for Glasgow City over that period, compared with a projected reduction in the average household size from 2.05 in 2001 to 1.94 in 2008, based on NRS projected headship rates. For the Rest of the GCV area, SHS data indicates a reduction in average household size (from 2.40 in 2001 to 2.29 in 2008), which corresponds more closely to the projected reduction (from 2.35 in 2001 to 2.26 in 2008). The above raises questions about the validity of using the NRS projected headship rates, based on 1991-2001 data, for the HNDA household projections. A more sophisticated method of calibration, than the one used by NRS, may be required to address this. However, it is uncertain whether the changes found in 2001-2008 reflect a permanent change in household formation trends or a temporary difference due to e.g. higher house prices in 2001-2008.

Adjustment to household formation assumptions for planning scenario

5.36 Given that the purpose of the lower migration scenario is to anticipate the NRS 2008-base projections, it has been decided to apply the NRS household projection methodology to this option without any adjustment. Implicitly it has been assumed that, following the recent (2001-2008) changes, household formation will get back on track with the trends seen in the 1990s.

5.37 For the planning scenario, a different approach has been chosen to address the above issues. Future household formation trends have been based on household formation in the **1991-2008** period, rather than **1991-2001**, as currently used for NRS projected headship rates. This did not involve a recalculation of all of NRS headship rates. Instead, a series of calibration factors have been applied to the initial projections of ***total*** households based on these headship rates.

5.38 The advantage of applying the above adjustments to the household formation assumptions of the planning scenario, is, that use is made of the most up-to-date information in a consistent way for all Council areas. By taking 1991-2008 as a base period there is less room for criticism that a particular set of circumstances, i.e. household formation under higher house prices in 2001-2008, is projected into the future.

5.39 For this projection the projected households ***by type*** from the NRS headship rates have been calibrated to the projected total number of households. ***In view of the changes in household formation that have taken place in 2001-2008, these projections by household type have to be used with caution and interpreted in the light of the differences as presented in Table A10 (see Annex A).***

Household Projection Results

5.40 In terms of household change, Table 5.5 shows that the range of outcomes from the HNDA lower migration and planning scenarios (96,000 to 114,000 more households) is somewhat above the range of outcomes from the NRS principal and higher migration variant projections (88,000 to 104,000 more households). The difference between these two ranges of outcomes is greater than one would expect, given the similarity, noted before, for the population projections. One reason may be the use, in the HNDA projections, of 2006 values for the proportions of people living in Communal Establishments. NRS have updated these proportions in their 2008-base projections. Another reason is that NRS constrain the results for individual Council areas to a Scotland-wide total, which has reduced projected household figures for Council areas in the GCV area.

5.41 The household projections for the GCV Structure Plan Alteration 2006 showed a relatively high rate of annual household growth: 7,611 per year in 2008-2016 (see Annex A Table A11). This higher rate of growth is partly due to the use of a different set of projected headship rates (derived from 1991 and 2001 Census data for a different breakdown of household types).

Table 5.5 - Household Change

	households 2008	households 2025	change 2008-2025	annual 2008-2016	annual 2016-2020	annual 2020-2025
lower migration (A)	804,708	901,052	96,344	6,276	5,495	4,830
planning scenario (C)	804,708	918,408	113,700	6,805	6,576	6,591
NRS - Low Migration	795,410	860,130	64,720	4,614	3,735	2,574
NRS - Principal	795,410	882,980	87,570	5,810	5,160	4,090
NRS - High Migration	795,410	899,728	104,318	6,584	6,287	5,300

Source: GCVSDPA, 2011

5.42 Population ageing will result in large increases in the number of households “headed” by a person age 60+ and in very limited growth or reductions in the number of households “headed” by a younger person (see Table 5.6).

Table 5.6 - Annual Household Change by Age of Household Representative

	age 16-59			age 60+		
	2008-2016	2016-2020	2020-2025	2008-2016	2016-2020	2020-2025
lower migration (A)	3,438	438	-1,269	2,838	5,057	6,100
planning scenario (C)	3,922	1,409	306	2,882	5,168	6,285
NRS - Low Migration	2,185	-1,035	-2,928	2,429	4,770	5,502
NRS - Principal	3,321	275	-1,566	2,489	4,885	5,656
NRS - High Migration	4,057	1,318	-462	2,527	4,969	5,761

Source: GCVSDPA, 2011

5.43 More detail on the household projection results is given in the Annex A, Tables A11 and A12.

Projected Households by LA sub area

5.44 The projected change in households by Council area has been allocated to the Local Authority sub areas, using a pro-rata allocation method based on number of households in 2008. Consideration has been given to the use of a method based on recent change in the number of households. However, particularly for smaller areas, recent change could have been influenced by a disproportionately higher or lower level of housing completions or demolitions, which do not necessarily provide a fair reflection of demand in that area. Therefore it has been decided to use a pro-rata allocation method, based on the total number of households in 2008.

5.45 Tables A13.1 and A13.2 (see Annex A) give the projected number of households, both for the planning scenario and for the lower migration scenario.

Calculation of New Households and Household Terminations

New Households and Household Terminations by Council area

5.46 Household projections are obtained by applying headship rates to future populations. These population levels are the result of flows, i.e. births, deaths, in- and out-migration, in the preceding periods. Therefore, headship rates have been applied to these population flows. Table A14 in the Annex A specifies the detailed calculations involved and Tables A15.1 and A15.2 give the results for the 8 Council areas for the first year (2008/09) and the last year (2024/25) of the projection period.

5.47 In general, there is a greater propensity to form households as the population ages, leading to new households. New households are also formed through population inflows and through greater household formation (i.e. higher headship rates lead to more households for the same population). Household terminations take place as a result of deaths and out migration.

5.48 Headship rates have been applied to ***all population*** flows and not just to ***population in households***. This necessitates an adjustment for population in Communal Establishments.

5.49 New households can also be broken down by age-group, as is clear from the detailed calculations given in Table A14.

5.50 The results (see Table A15) show some different patterns by Council area. The ageing of the population is expected to have an increasing impact on new households for East Renfrewshire (for planning scenario: from 771 in 2008/09 to 904 in 2024/25) and a decreasing impact on new households for Glasgow City (from 7,974 in 2008/09 to 6,707 in 2024/25) and for Inverclyde (from 871 in 2008/09 to 745 in 2024/25). Household terminations due to death are projected to increase for East Dunbartonshire (from 688 in 2008/09 to 762 in 2024/25) and to decrease for Glasgow City (from 5,246 in 2008/09 to 4,308 in 2024/25).

Some Observations on this Methodology to calculate New Households

5.51 This is the first time that new households and household terminations have been derived from the household projections for strategic planning in the GCV area. As part of the above methodology, the following assumptions have been made:

a. The methodology used assumes that headship rates for migrants are the same as for the resident population. There have been indications that, for some types of migrants, household sizes are larger. This has not been taken account of in the results.

b. Migrant moves lead to a new household for in migrants and to a household termination for out migrants. Moves have been recognised as a migrant move, when and only when this involves a move across a Council area boundary. This implies that moves within a Council area do not result in a new household for Local Authority sub areas, when, in fact, the move would result in a new household for the Local Authority sub area.

New and In-Migrant Households by Local Authority sub area

5.52 The allocation of **new** and **in-migrant** households by Council area to Local Authority sub areas has been done using the same pro-rata method, as applied in the dis-aggregation of projected households by Local Authority sub areas. Tables A16 and A17 give the projected new households and in-migrant households by age band for the Local Authority sub areas for the first year (2008/09) and the last year (2024/25) of the projection period.

6.0 Household Tenure Projections to 2016, 2020 and 2025

Introduction

6.1 As mentioned in Section 2 the previous Structure Plan tenuring methodology has been replaced by an Affordability Study undertaken by Tribal/Optimal Economics. Results are presented in Tables 6.1-6.4 for local authority areas. Detailed results for all tenures are presented in Tribal/Optimal Economics report TA04, however, for the purposes of the comparison of supply and demand two tenure categories are required, the private and affordable sectors. The owner occupied and private rented sectors are combined to present the private sector. The 2006 Structure Plan combined the owner occupied and private rented sectors and the HNDA also reflects this approach. 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 although projections are available for the private rented market to assist the preparation of local housing strategies.
- 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.

Private Rented Sector High and Low Affordability Scenarios

6.2 Two affordability scenarios have been applied to the household tenure projections Low and High Affordability (as detailed in 2.8). The high affordability scenario assumes new households would have a willingness to spend a higher proportion of income on private rent, which results in a larger private sector, and low affordability assumes that new households will only spend a lower proportion of their income on private rent. This results in a smaller private rented sector and a correspondingly larger social rented sector.

Household Tenure Projection Summary

6.3 Overall the GCV area is seeing a projected increase in households under the Planning scenario from 805,000 at the 2008 base date to 918,000 in 2025, an increase of 113,000 households over the projection period. A summary of the household tenure projection results is given below for both affordability scenarios and results are shown in Table 6.5.

<u>Private Sector</u>

- Planning scenario (C2) high affordability: the private sector increases from 567,000 households in 2008 to 684,000 in 2025, an increase of 117,000 households.
- Planning scenario (C2) low affordability: the private sector increases from 567,000 households in 2008 to 658,000 in 2025, an increase of 92,000 households.

<u>Affordable Sector</u>

- Planning scenario (C2) high affordability: social rented sector households decrease from 238,000 households in 2008 to 235,000 in 2025, a decrease of around 3,000 households with some fluctuation in the intervening years. This shows a slowing decline in the social rented sector, and indicates that the sector is stabilising.
- Planning scenario (C2) low affordability: social rented sector households increase from 238,000 households in 2008 to 260,000 in 2025, an increase of 22,000 households. This results in a corresponding lower increase in private sector households for the low affordability scenario.

TABLE 6.1 PRO ECTION C2 (HIGH AFFORDABILITY)
TRIBAL STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR

	2008-16					2016-20					2020-25				
	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows
East Dunbartonshire	1,574	400	541	588	3,103	794	206	290	297	1,587	1,017	266	369	374	2,027
East Renfrewshire	972	248	450	501	2,171	519	124	224	259	1,126	674	158	286	334	1,452
Glasgow City	21,969	7,989	13,940	12,574	56,471	10,064	4,201	7,218	7,045	28,529	12,005	5,503	9,171	9,369	36,048
Inverclyde	2,127	802	966	402	4,297	984	418	522	204	2,127	1,175	544	659	256	2,635
North Lanarkshire	6,054	2,870	5,291	1,559	15,774	2,990	1,500	3,104	842	8,437	3,776	1,967	4,043	1,109	10,895
Renfrewshire	2,991	1,206	1,935	895	7,027	1,452	627	1,079	462	3,620	1,783	815	1,383	591	4,572
South Lanarkshire	5,554	2,352	3,482	1,686	13,074	2,819	1,222	2,084	898	7,024	3,558	1,591	2,751	1,179	9,079
West Dunbartonshire	2,582	1,821	839	404	5,646	1,263	946	544	208	2,961	1,526	1,231	712	268	3,736
GCV Total	43,823	17,688	27,443	18,609	107,563	20,884	9,245	15,065	10,216	55,410	25,514	12,073	19,375	13,481	70,443

TABLE 6.2 PRO ECTION C2 (LOW AFFORDABILITY)
TRIBAL STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR

	2008-16					2016-20					2020-25				
	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows
East Dunbartonshire	2,360	400	459	587	3,807	1,191	206	223	294	1,914	1,526	266	282	369	2,443
East Renfrewshire	1,631	248	380	500	2,759	865	124	165	257	1,411	1,072	158	210	329	1,769
Glasgow City	28,246	7,989	13,258	12,536	62,029	12,939	4,201	6,698	6,971	30,809	15,435	5,503	8,555	9,230	38,723
Inverclyde	3,190	802	851	400	5,244	1,475	418	430	201	2,523	1,763	544	544	251	3,102
North Lanarkshire	12,107	2,870	2,461	1,544	18,983	5,980	1,500	1,439	822	9,741	7,553	1,967	1,909	1,074	12,502
Renfrewshire	5,982	1,206	1,610	890	9,689	2,904	627	808	453	4,792	3,565	815	1,035	573	5,988
South Lanarkshire	11,108	2,352	2,786	1,677	17,922	5,638	1,222	1,506	880	9,246	7,115	1,591	1,993	1,143	11,842
West Dunbartonshire	3,873	1,821	699	402	6,795	1,894	946	426	204	3,470	2,289	1,231	558	260	4,337
GCV Total	68,499	17,688	22,504	18,537	127,227	32,887	9,245	11,693	10,082	63,907	40,318	12,073	15,086	13,229	80,707

Source: Tribal/Optimal Economics Affordability Study, 2011, TA04 (See also TA06 Table 9.5 - 9.12 for annual results). Stage 1 results are used for the HNA model detailed in TA06 Section 9.
Results for Scenario A1 are available in Annex C. Results for LA sub-area's are available in Annex B.

TABLE 6.3 PRO ECTION C2 (HIGH AFFORDABILITY)
TRIBAL STAGE 2: PRO ECTED TENURE SPLIT OF TOTAL HOUSEHOLDS, 2008-25

	2008			2016			2020			2025		
	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households*	Total Households	Private Sector Households	Social Rented Sector Households*	Total Households	Private Sector Households	Social Rented Sector Households*	Total Households
East Dunbartonshire	37,932	5,295	43,227	38,470	6,132	44,602	38,730	6,521	45,251	39,167	6,972	46,139
East Renfrewshire	31,943	4,045	35,988	33,241	4,547	37,788	34,066	4,805	38,871	35,239	5,138	40,377
Glasgow City	178,107	106,426	284,533	207,851	96,947	304,798	219,030	95,055	314,085	231,289	94,109	325,398
Inverclyde	27,106	10,050	37,156	27,971	9,875	37,846	28,187	9,868	38,055	28,374	9,857	38,231
North Lanarkshire	98,446	45,269	143,715	110,946	44,859	155,805	116,351	45,263	161,614	122,696	46,360	169,056
Renfrewshire	59,307	19,730	79,037	62,566	19,346	81,912	63,935	19,378	83,313	65,568	19,468	85,036
South Lanarkshire	107,600	30,754	138,354	118,911	32,670	151,581	124,338	33,995	158,333	131,193	35,722	166,915
West Dunbartonshire	26,322	16,377	42,699	28,438	16,370	44,808	29,254	16,664	45,918	30,149	17,097	47,246
GCV Total	566,763	237,946	804,709	628,394	230,746	859,140	653,891	231,549	885,440	683,675	234,723	918,398

TABLE 6.4 PRO ECTION C2 (LOW AFFORDABILITY)
TRIBAL STAGE 2: PRO ECTED TENURE SPLIT OF TOTAL HOUSEHOLDS, 2008-25

	2008			2016			2020			2025		
	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households*	Total Households	Private Sector Households	Social Rented Sector Households*	Total Households	Private Sector Households	Social Rented Sector Households*	Total Households
East Dunbartonshire	37,932	5,295	43,227	37,876	6,726	44,602	37,938	7,314	45,252	38,169	7,970	46,139
East Renfrewshire	31,943	4,045	35,988	32,744	5,045	37,789	33,389	5,483	38,872	34,410	5,966	40,376
Glasgow City	178,107	106,426	284,533	203,756	101,043	304,799	214,077	100,007	314,084	225,695	99,703	325,398
Inverclyde	27,106	10,050	37,156	27,214	10,633	37,847	27,231	10,825	38,056	27,249	10,982	38,231
North Lanarkshire	98,446	45,269	143,715	108,173	47,634	155,807	112,729	48,886	161,615	118,182	50,875	169,057
Renfrewshire	59,307	19,730	79,037	60,348	21,563	81,911	61,030	22,283	83,313	62,000	23,036	85,036
South Lanarkshire	107,600	30,754	138,354	114,784	36,797	151,581	118,791	39,542	158,333	124,168	42,746	166,914
West Dunbartonshire	26,322	16,377	42,699	27,487	17,320	44,807	28,000	17,918	45,918	28,609	18,635	47,244
GCV Total	566,763	237,946	804,709	612,382	246,761	859,143	633,185	252,258	885,443	658,482	259,913	918,395

* Please note that the Stage 2 social rented sector figures are an input to the All Stock/All Households supply/need model. Stage 1 results are used for the HNA model

Source: Tribal/Optimal Economics Affordability Study, 2011, TA04 (GCV Results Page 30, Table 7.1 and LA Results Pages 31 – 62, Tables 7.3 - 7.33). Stage 2 results are used for the Private sector comparison of supply and demand in TA06 Section 8.
Results for Scenario A1 are available in Annex C.

6.4 Although the SDP is adopting the preferred Planning scenario C2, results have also been produced in the HNDA Annex C for the Lower Migration scenario (A1). Under this scenario there is a projected increase in households from 805,000 at the 2008 base date to 901,000 in 2025, an increase of 96,000 households over the projection period.

Private Sector

- Lower migration scenario (A1) high affordability: the private sector increases from 567,000 households in 2008 to 669,000 in 2025, an increase of 102,000 households.
- Lower migration scenario (A1) low affordability: the private sector increases from 567,000 households in 2008 to 644,000 in 2025, an increase of 77,000 households.

Affordable Sector

- Lower migration scenario (A1) high affordability: social rented sector households decrease from 238,000 households in 2008 to 232,000 in 2025, a decrease of around 6,000 households with some fluctuation in the intervening years. This shows a slowing decline in the social rented sector, and indicates that the sector is stabilising.
- Planning scenario (C2) low affordability: social rented sector households increase from 238,000 households in 2008 to 257,000 in 2025, an increase of 19,000 households. This results in a corresponding lower increase in private sector households for the low affordability scenario.

Planning Scenario (C2)

The vision of the SDP Proposed Plan is to pursue an economic scenario aimed towards creating a low carbon sustainable economy for the city-region. This approach reflects the Scottish Government's 'A Low Carbon Economic Strategy for Scotland' (December 2010) and will focus, in part, a shift away from the city-regions service economy towards a growth in specialist high-value products and related services associated with 'green technology' sectors, 'green environmental' sectors, tourism and leisure. On this basis Planning Scenario C2 is considered to be as the most appropriate demographic scenario to support the economic aspirations of the SDP.

6.5 The private sector tenure projections have been input straight into the private sector methodology and parts of the affordable sector projections have been input into the affordable sector methodology. As indicated earlier, the All Stock/All Households method was undertaken for affordable sector which directly uses the Tribal/Optimal Economic results which are presented and discussed at Annex F.

Table 6.5 Summary of Household Projections for GCV Area 2008-25

	2008	**2025**	**2008-2025 Change**
All Households	805,000	918,000	+113,000
Private Sector			
Private sector C2 High	567,000	684,000	+117,000
Private sector C2 Low	567,000	658,000	+92,000
Affordable (Social Rented) Sector			
Social rented sector C2 High	238,000	235,000	- 3,000
Social rented sector C2 Low	238,000	260,000	+22,000

** figures may not total due to rounding*

Source: Tribal/Optimal Economics Affordability Study, 2011, TA04 (Page 30, Table 7.1)

Table 6.5 provides the input for Core Output 3 in HNDA Report 2011, Chapter 5 Figure 5.2.

6.6 When the two affordability scenarios were applied, it was found that under the high affordability scenario the results for the affordable sector did not reflect results previously used in local housing strategies or through the Bramley[4] model whilst using the low affordability inputs the results, for the most part, were more in keeping with the local authorities understanding of the affordable sector. When low affordability results were input to the private sector supply/demand comparisons the results were unfeasibly low, running counter to the Government's objective to plan for a generous supply of land. Low affordability results predicted annual completions of 4,500 per anum to 2025 (ref Annex B), some 40% below 2007/08 completions rate (7,600) and significantly lower than the annual housing land audit programming for the period 2009/2016 (averaging 5,600 per anum across the GCV area, however, this varies significantly over the period with low completions programmed for the first few years). Consequently, to better reflect our understanding of the private and affordable sectors in the GCV area two different affordability assumptions have been used and the consequence of this is double counting of at least 26,000 households (ref Table 6.6).

6.7 Although both sets of results are presented, the private sector from this point on adopts planning scenario (C2) high affordability and the affordable sector planning scenario (C2) low affordability (ref Sections 8 and 9). Then the total private sector demand and social rented sector need would exceed the overall number of households from the household projections by 26,000 households. Results for scenario A can be found in Annex C.

Table 6.6 Household Projections - Preferred Scenario by Tenure

Year	**All Households**		**Private Sector**		**Affordable Sector**		**Sum of Private and Affordable Sectors**	
	C2	increase in hhs	C2 High Affordability	increase in hhs	C2 Low Affordability	increase in hhs	C2 High & Low Affordability	increase in hhs
2008 (Base)	805,000		567,000		238,000		*805,000*	
2016	859,000	54,000	628,000	61,000	247,000	9,000	*875,000*	*70,000*
2020	885,000	26,000	654,000	26,000	252,000	5,000	*906,000*	*31,000*
2025	918,000	33,000	684,000	30,000	260,000	8,000	*944,000*	*38,000*
2008-25		113,000		117,000		22,000		*139,000*
Double Count of households (139,000-113,000) - 26,000								
There is a double count between the High and Low Affordability scenarios for the Private and Affordable Sectors of 26,000 households at 2025								

Source: Tribal/ Optimal Economics Affordability Study, 2011, TA04, 2011 (Page 30, Table 7.1)

[4] Professor Glen Bramley's report – "*Local Housing Need and affordability model for Scotland – Update*" (2004)

Stage 1 and Stage 2 Results

6.8 As mentioned in paragraph 2.7, Tribal/Optimal Economics undertook their tenure split of household projections in two stages. Stage 1 models tenure choice for new and in-migrant households and the households that were unable to afford market housing were used as a proxy for part of the newly arising need which was then fed into the affordable housing assessment along with backlog need and affordable housing supply (ref Tables 6.1 and 6.2). Stage 1 results are used as the input to the Housing Needs Assessment model explained in Section 9.

6.9 Stage 2 models inter-tenure flows and the tenure split of household terminations and the tenure of out-migrants. This results in a projected tenure split for the total number of households, which is required for the private sector giving a projection of total future households by inflows and outflows (ref Tables 6.3 and 6.4). The outflows from the private sector to the affordable sector have also been included in housing needs assessment proformas in line with HNDA guidance (ref Table 6.1 and 6.2). Stage 2 results are used as the input to the Private Sector Supply/Demand comparison in Section 8 and also to the Affordable sector All Stock/All Households Supply/Need comparison in Annex F.

7.0 Stock Projections

7.1 Projections of housing stock are required to enable a comparison with projected demand in the private sector (Part A) and with projected need in the affordable sector (Part B). Both sectors will be addressed separately in the following sections.

A Private Sector Housing Stock Projections to 2020 and 2025

7.2 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. The housing market area system provides the geographical framework for comparing supply and demand and stock projections are required for these areas. Stock projections have been collected on a LA sub-area basis and aggregated to local authority and HMA level (this data has been presented at HMA level for the private sector and LA level for the Affordable sector).

Private Sector Stock Projections

7.3 The most significant component of the increase in private sector stock is the level of new housing completions. For the 2020 projection, this is based on one year actual completions 2008/09, the programmed output from sites in each local authority's finalised 2009 effective housing land supply (2009-16), and the anticipated output from years 2009-20 of the Urban Capacity Study.

7.4 For the 2025 projection, possible sources of additional housing are identified in the UCS (see BR 12 Urban Capacity Study 2009). 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 7.1 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 In Tables 7.2 and 7.3 the base stock at June 2008 has been reduced by the number of completions between 31 March and 30 June to avoid double counting with the completions data that have a 31 March 2008 base date.

7.7 The sale of rented stock to sitting tenants through the 'Right-to Buy' (RTB) is also 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.

7.8 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. Vacant stock at 2020 has been estimated by adding the vacancies that will arise in the new owner-occupied stock to the number of vacancies in 2008. 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.

B Affordable Sector Housing Stock Projections to 2016, 2020 and 2025

7.9 Projections of social rented stock at 2016, 2020 and 2025 for local authorities are shown in Table 7.3. The stock projections show the base stock at June 2008, completions 2008/09, land supply from the HLA and UCS, RTB sales, demolitions and also take into account vacancy rates. This 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. In particular, the known land supply for social rented housing is closely related to council's Strategic Housing Investment Plans (SHIPs) and their relatively short-term nature of the 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 to four years.

7.10 The programmed completions included in the stock projections, therefore, are limited to: (a) the known sites in the 2009 land supply for the 2009/16 period and (b) potential social rented sector sites identified in the UCS for the longer term period to 2025. These figures do not, therefore, take full account of likely, future new build in the social rented sector. On the other hand, for most of the local authorities, future demolition estimates provide a longer-term view, for example, the planned demolition of over 16,000 RSL properties between 2008 and 2025. Overall, there is likely to be an undercount of projected stock changes for this sector, which should be borne in mind when comparing these estimates against projected households in need.

Table 7.1 Housing Land Supply 2009-25 - Housing Land Audit and Urban Capacity Study - Private and Intermediate Sectors (SE/SO) by HSMA

HSMA	2009/16 HLA Effective Supply			2009/20 Urban Capacity Study			2020/25 Urban Capacity Study			2009/25 Housing Land Audit and Urban Capacity Study Total		
	Private Sector	*Shared Equity/ Shared Ownership**	Total	Private Sector	*Shared Equity/ Shared Ownership**	Total	Private Sector	*Shared Equity/ Shared Ownership**	Total	Private Sector	*Shared Equity/ Shared Ownership**	Total
Central Conurbation	**26,254**	***1,269***	**27,523**	**26,063**	***740***	**26,803**	**22,758**	***374***	**23,132**	**75,075**	**2,383**	**77,458**
Greater Glasgow North/West	5,936	*407*	6,343	4,514	*347*	4,861	5,599	*262*	5,861	16,049	1,016	17,065
Strathkelvin/Springburn	1,858	*97*	1,955	2,290	*44*	2,334	2,131	*13*	2,144	6,279	154	6,433
Glasgow East	3,733	*213*	3,946	4,527	*83*	4,610	4,835	*54*	4,889	13,095	350	13,445
Cumbernauld	1,360	*0*	1,360	2,909	*0*	2,909	1,311	*0*	1,311	5,580	0	5,580
Greater Glasgow South	6,220	*526*	6,746	5,199	*66*	5,265	5,105	*0*	5,105	16,524	592	17,116
Renfrewshire	4,275	*26*	4,301	4,983	*200*	5,183	2,935	*45*	2,980	12,193	271	12,464
East Kilbride	2,872	*0*	2,872	1,641	*0*	1,641	842	*0*	842	5,355	0	5,355
Eastern Conurbation	**9,981**	***0***	**9,981**	**8,726**	***0***	**8,726**	**6,396**	***0***	**6,396**	**25,103**	**0**	**25,103**
Airdrie/Coatbridge	2,333	*0*	2,333	2,014	*0*	2,014	1,442	*0*	1,442	5,789	0	5,789
Motherwell	2,686	*0*	2,686	3,843	*0*	3,843	3,674	*0*	3,674	10,203	0	10,203
Clydesdale	2,265	*0*	2,265	987	*0*	987	106	*0*	106	3,358	0	3,358
Hamilton	2,697	*0*	2,697	1,882	*0*	1,882	1,174	*0*	1,174	5,753	0	5,753
Discrete HSMAs												
Dumbarton/Vale of Leven	1,725	*25*	1,750	616	*185*	801	899	*160*	1,059	3,240	370	3,610
Inverclyde	1,335	*365*	1,700	1,777	*265*	2,042	1,451	*285*	1,736	4,563	915	5,478
Conurbation Total	**36,235**	***1,269***	**37,504**	**34,789**	***740***	**35,529**	**29,154**	***374***	**29,528**	**100,178**	**2,383**	**102,561**
GCV Total	**39,295**	***1,659***	**40,954**	**37,182**	***1,190***	**38,372**	**31,504**	***819***	**32,323**	**107,981**	**3,668**	**111,649**

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study 2009 and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. In Section 9 SE/SO intermediate supply and has been set against affordable housing need in the HNAs.*
Source: GCVSDPA, 2011. Housing Land Supply provides inputs for both the Private and Affordable Sector Supply and Demand/Need calculations in TA06 Sections 8 and 9 as well as the HNDA Report Chapter 5, Core Outputs 6, 7 and 8.

Table 7.2 Private Sector Housing Stock Projections for LA and Housing Market Areas 2008 to 2020 and 2025

TOTAL PRIVATE SECTOR STOCK	2008 Stock	2008/09 Completions	2009/16 Completions (HLA)	2009/20 Completions (UCS)	2008/20 RTB Sales	2008/20 Demolitions	2020 Stock	2020 Vacant Stock	2020 Vacancy Rate	Other non-effective stock	**2020 Effective Stock**	2020/25 Completions (UCS)	2020/25 RTB Sales	2020/25 Demolitions	2025 Stock	2025 Vacant Stock	2025 Vacancy Rate	Other non-effective stock	**2025 Effective Stock**
Local Authority																			
East Dunbartonshire	38,597	142	1,457	1,262	411	0	41,869	492	1.2%	206	**41,171**	408	105	0	42,382	497	1.2%	206	**41,679**
East Renfrewshire	32,600	99	1,373	829	279	73	35,107	570	1.6%	113	**34,424**	277	75	25	35,434	573	1.6%	113	**34,748**
Glasgow City	182,636	1,755	12,518	12,808	6,899	629	215,987	4,207	1.9%	994	**210,786**	15,906	2,749	0	234,642	4,394	1.9%	994	**229,254**
Inverclyde	27,865	150	1,414	1,777	425	206	31,425	583	1.9%	243	**30,599**	1,451	110	0	32,986	599	1.8%	243	32,144
North Lanarkshire	100,473	1,115	6,379	8,766	5,558	427	121,864	1,943	1.6%	298	**119,623**	6,427	2,125	0	130,416	2,028	1.6%	298	**128,090**
Renfrewshire	61,131	635	3,684	4,554	1,047	22	71,029	1,633	2.3%	305	**69,091**	2,745	425	0	74,199	1,665	2.2%	305	72,229
South Lanarkshire	110,205	1,134	10,019	5,769	1,752	31	128,848	2,334	1.8%	464	**126,050**	2,544	730	12	132,110	2,367	1.8%	464	129,279
West Dunbartonshire	26,905	184	2,451	1,417	761	0	31,718	482	1.5%	152	**31,084**	1,746	217	0	33,681	502	1.5%	152	33,027
GCV Total	**580,412**	**5,214**	**39,295**	**37,182**	**17,132**	**1,388**	**677,847**	**12,244**	**1.8**	**2,775**	**662,828**	**31,504**	**6,536**	**37**	**715,850**	**12,625**	**1.8**	**2,775**	**700,450**
Housing Market Area/ Sub Market Area																			
Greater Glasgow North & West	93,310	967	5,936	4,514	2,857	180	107,404	2,035	1.9%	726	**104,643**	5,599	1,090	0	114,093	2,103	1.8%	726	**111,264**
Strathkelvin & Springburn	31,951	147	1,858	2,290	770	191	36,825	493	1.3%	141	**36,191**	2,131	259	0	39,215	517	1.3%	141	**38,557**
Glasgow East	36,433	499	3,733	4,527	1,644	127	46,709	817	1.7%	120	**45,772**	4,835	639	0	52,183	872	1.7%	120	**51,191**
Cumbernauld	29,032	222	1,360	2,909	834	427	33,930	552	1.6%	87	**33,291**	1,311	321	0	35,562	568	1.6%	87	**34,907**
Greater Glasgow South	116,886	781	6,732	5,199	2,904	203	132,299	2,428	1.8%	453	**129,418**	5,105	1,154	25	138,533	2,490	1.8%	453	**135,590**
Renfrewshire	70,885	665	4,275	4,983	1,208	33	81,983	1,817	2.2%	350	**79,816**	2,935	472	5	85,385	1,851	2.2%	350	**83,184**
East Kilbride	32,306	201	2,872	1,641	372	3	37,389	687	1.8%	137	**36,565**	842	155	0	38,386	697	1.8%	137	**37,552**
Airdrie & Coatbridge	29,759	512	2,333	2,014	2,043	0	36,661	575	1.6%	88	**35,998**	1,442	771	0	38,874	597	1.5%	88	**38,189**
Motherwell	41,682	381	2,686	3,843	2,681	0	51,273	816	1.6%	123	**50,334**	3,674	1,033	0	55,980	863	1.5%	123	**54,994**
Hamilton	36,538	277	2,185	1,882	696	6	41,572	764	1.8%	154	**40,654**	1,174	290	2	43,034	779	1.8%	154	**42,101**
Clydesdale	21,044	319	2,265	987	324	12	24,927	446	1.8%	88	**24,393**	106	135	5	25,163	448	1.8%	88	**24,627**
Dumbarton & Vale of Leven	14,984	93	1,725	616	374	0	17,792	275	1.5%	84	**17,433**	899	107	0	18,798	285	1.5%	84	**18,429**
Inverclyde	25,602	150	1,335	1,777	425	206	29,083	539	1.9%	224	**28,320**	1,451	110	0	30,644	555	1.8%	224	**29,865**
GCV Total	**580,412**	**5,214**	**39,295**	**37,182**	**17,132**	**1,388**	**677,847**	**12,244**	**1.8**	**2,775**	**662,828**	**31,504**	**6,536**	**37**	**715,850**	**12,625**	**1.8**	**2,775**	**700,450**

** excluding 31 March - 30 June completions*

Source: GCVSDPA, 2011. Private Sector Housing Stock Projections are an input for the Private Sector Supply and Demand comparison in TA06 Section 8.

Table 7.3 Social Rented Housing Stock Projections for LA 2008 to 2016, 2020 and 2025

TOTAL SOCIAL RENTED STOCK

Local Authority	June 2008 Stock	2008/09 Completions	2009/16 Completions (HLA)	2009/16 Completions (UCS)	2009/16 RTB Sales	2009/16 Demolitions	2016 Stock	2016 Vacancies	2016 Vacancy Rate	Other non-effective stock	**2016 Effective Stock**	2016/20 Completions (UCS)	2016/20 RTB Sales	2016/20 Demolitions	2020 Stock	2020 Vacancies	2020 Vacancy Rate	Other non-effective stock	**2020 Effective Stock**
East Dunbartonshire	5,437	88	261	0	305	370	5,111	37	0.72%	0	**5,074**	74	106	0	5,079	37	0.73%	0	**5,042**
East Renfrewshire	4,147	17	275	0	200	4	4,235	85	2.01%	0	**4,150**	120	79	0	4,276	86	2.01%	0	**4,190**
Glasgow City	113,314	827	6,308	898	4,657	12,448	104,242	3,424	3.28%	248	**100,570**	1,962	2,242	2,511	101,451	2,433	2.40%	248	**98,770**
Inverclyde	11,469	93	1,199	53	319	2,920	9,575	352	3.68%	0	**9,223**	434	106	400	9,503	349	3.67%	0	**9,154**
North Lanarkshire	45,990	235	826	0	3,622	513	42,916	671	1.56%	0	**42,245**	636	1,936	155	41,461	647	1.56%	0	**40,814**
Renfrewshire	21,136	91	637	205	707	1,252	20,110	495	2.46%	0	**19,615**	120	340	0	19,890	485	2.44%	0	**19,405**
South Lanarkshire	31,413	199	579	187	1,168	649	30,561	315	1.03%	0	**30,246**	1,131	584	76	31,032	323	1.04%	0	**30,709**
West Dunbartonshire	17,208	121	788	25	548	697	16,897	249	1.47%	0	**16,648**	278	213	900	16,062	238	1.48%	0	**15,049**
GCV Total	**250,114**	**1,671**	**10,873**	**1,368**	**11,526**	**18,853**	**233,647**	**5,628**	**2.41**	**248**	**227,771**	**4,755**	**5,606**	**4,042**	**228,754**	**4,598**	**2.01**	**248**	**223,908**

Local Authority	2020/25 Completions (UCS)	2020/25 RTB Sales	2020/25 Demolitions	2025 Stock	2025 Vacancies	2025 Vacancy Rate	Other non-effective stock	**2025 Effective Stock**
East Dunbartonshire	0	105	0	4,974	37	0.74%	0	**4,937**
East Renfrewshire	78	75	0	4,279	84	1.96%	0	**4,195**
Glasgow City	559	2,749	1,573	97,688	2,338	2.39%	248	**95,102**
Inverclyde	389	110	500	9,282	341	3.67%	0	**8,941**
North Lanarkshire	477	2,125	150	39,663	620	1.56%	0	**39,043**
Renfrewshire	0	425	0	19,465	473	2.43%	0	**18,992**
South Lanarkshire	690	730	95	30,897	324	1.05%	0	**30,573**
West Dunbartonshire	436	217	533	15,748	234	1.49%	0	**15,514**
GCV Total	**2,629**	**6,536**	**2,851**	**221,996**	**4,451**	**2.00**	**248**	**217,297**

** excluding 31 March - 30 June completions.*

Source: GCVSDPA, 2011 Social Rented Sector Stock Projections are an input for the Affordable Sector Supply and Need comparison in TA06 Section 9.

8.0 Private Sector

A. Local and Mobile Demand at 2020 and 2025

8.1 For most of the GCV area, the HMA framework is a tiered system that recognises local areas (Housing Sub–Market Areas) that have a degree of self-containment, but which are linked to wider market areas.

8.2 Inverclyde (excluding Kilmacolm) and the Dumbarton / Vale of Leven area are identified as discrete HMAs where the concepts of local and mobile demand are not applicable. For these two areas, projected stock and households are compared with no further adjustments.

8.3 Mobility is an inherent characteristic of metropolitan housing market areas and this was recognised in SPP 3 and PAN 38, although this is omitted from SPP and PAN 2/2010. 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. 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. 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) <u>Local</u> - households whose search area for housing is limited to one particular Sub Market Area;
- (b) <u>Mobile</u> - 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 (2002-08) of house-buying moves in conjunction with new evidence of housing search patterns from the 2007/08 Housing Choice Survey[5]. 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 derived from Sasines data covering the 2002-08 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 2002-08 period would continue in the future.

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

8.8 The previous Housing Choice Survey (2000), used in the 2006 GCV Structure Plan, showed that the proportion of movers whose housing search area was not limited to one particular Sub-Market Area was 40% in the Central Conurbation and 50% in the Eastern Conurbation.

8.9 For the 2007/08 Housing Choice Survey, the opportunity was taken to streamline the survey and improve the quality of the results through the use of a more focussed set of questions on housing search patterns. The survey shows a slightly higher proportion of movers searching in more than one Sub-Market Area than previously identified: 50% in the Central Conurbation and 60% in the Eastern Conurbation (ref Table 8.1). These latest figures are used in the calculation of mobile demand.

Table 8.1 Percentage of house-buying movers who searched in more than one Sub-Market Area

	2000 Housing Choice Survey	2007/08 Housing Choice Survey
Central Conurbation	40%	50%
Eastern Conurbation	50%	60%

Source: GCVSDPA, Housing Choice Survey 2000 and 2007/08

8.10 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.

8.11 The household projections already implicitly contain a set of assumptions on housing-led migration by virtue of the fact that the underlying population projections have been based on past migration trends. Although the projection assumes an improving migration position overall, the relationship between local authorities is still firmly based on past 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.

8.12 The level of mobile demand is based on an analysis of house-buying moves (Sasines) covering the period to 2008. This is generally consistent with the mobile demand estimates used in the 2006 Plan which were based on the period 1996 to 2002. 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.

8.13 The calculation of mobile demand needs to cover the whole projection period from 2008 to 2025. However, to simply sum 17 years-worth of past evidence of mobile demand would significantly exaggerate the proportion of projected households at 2025 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.

8.14 To overcome this problem, the relationship between mobile demand and projected households has been established for a period of only five years beyond the 2008 base date, i.e. 2013. This relationship is expressed in terms of mobile demand as a percentage of projected households at 2013, as shown in Table 8.2. The percentages derived at 2013 are then applied to projected households at 2020 and 2025 (see tables 8.3 and 8.4). This methodology results in the estimated level of mobile demand of 28,728 at 2013 rising only slightly to 31,391 at 2020 and 32,936 at 2025, reflecting the overall growth in private sector households in that period.

8.15 Tables 8.3 (2020) and 8.4 (2025) 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 C2 (High Affordability) projection only. 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).

8.16 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 8.3 shows, although total mobile demand in the Conurbation at 2020 amounts to 31,391 households, only a small proportion (3,353 households) is mobile across the whole Conurbation HMA. The vast majority is mobile solely within either the Central Conurbation (22,329 households) or the Eastern Conurbation (5,710 households).

Table 8.2 Private Households - 2013 Projection - Mobile and Local Demand

		Mobile Demand				**Mobile Demand as a of Projected Private Households at 2013**			
	Projected Private Households at 2013	50% of In-Migrant Households from outside GCVSPA	50% of In-Migrant Households from Central Conurbation	50% of In-Migrant Households from Eastern Conurbation	Total Mobile Demand	50% of In-Migrant Households from outside GCVSPA	50% of In-Migrant Households from Central Conurbation	50% of In-Migrant Households from Eastern Conurbation	Total Mobile Demand
Central Conurbation									
Greater Glasgow North & West	97,436	3,507	2,140	0	5,647	3.6%	2.2%	0.0%	5.8%
Strathkelvin & Springburn	32,330	322	1,020	0	1,342	1.0%	3.2%	0.0%	4.2%
Glasgow East	39,351	1,131	1,838	418	3,387	2.9%	4.7%	1.1%	8.6%
Cumbernauld	30,316	403	718	84	1,205	1.3%	2.4%	0.3%	4.0%
Greater Glasgow South	122,255	2,118	3,828	309	6,255	1.7%	3.1%	0.3%	5.1%
Renfrewshire	71,486	1,088	1,287	0	2,375	1.5%	1.8%	0.0%	3.3%
East Kilbride	33,545	307	741	200	1,248	0.9%	2.2%	0.6%	3.7%
Total	426,719	8,876	11,572	1,011	21,459	2.1%	2.7%	0.2%	5.0%
		Mobile Demand				**Mobile Demand as a of Projected Private Households at 2013**			
	Projected Private Households at 2013	60% of In-Migrant Households from outside GCVSPA	60% of In-Migrant Households from Central Conurbation	60% of In-Migrant Households from Eastern Conurbation	Total Mobile Demand	60% of In-Migrant Households from outside GCVSPA	60% of In-Migrant Households from Central Conurbation	60% of In-Migrant Households from Eastern Conurbation	Total Mobile Demand
Eastern Conurbation									
Airdrie & Coatbridge	31,623	493	479	284	1,256	1.6%	1.5%	0.9%	4.0%
Motherwell	44,222	686	229	1,286	2,201	1.6%	0.5%	2.9%	5.0%
Hamilton	38,064	643	1,229	781	2,653	1.7%	3.2%	2.1%	7.0%
Clydesdale	21,912	560	109	490	1,159	2.6%	0.5%	2.2%	5.3%
Total	135,821	2,382	2,046	2,841	7,269	1.8%	1.5%	2.1%	5.4%
Conurbation Totals	562,540	11,258	13,618	3,852	28,728	2.0%	2.4%	0.7%	5.1%

Source: GCVSDPA, 2011

Table 8.3 Private Households - 2020 Projection - Mobile and Local Demand

		Mobile Demand as a of Projected Private Households			Mobile Demand				
	Projected Private Households at 2020	% Mobile - In-Migrant Households from outside GCVSPA	% Mobile – In-Migrant Households from Central Conurbation	% Mobile – In-Migrant Households from Eastern Conurbation	In-Migrant Households from outside GCVSPA	In-Migrant Households from Central Conurbation	In-Migrant Households from Eastern Conurbation	Total Mobile Demand	Local Demand
Central Conurbation									
Greater Glasgow North & West	106,988	3.6%	2.2%	0.0%	3,851	2,350	0	6,201	100,787
Strathkelvin & Springburn	34,477	1.0%	3.2%	0.0%	343	1,088	0	1,431	33,046
Glasgow East	44,824	2.9%	4.7%	1.1%	1,288	2,094	476	3,858	40,966
Cumbernauld	32,837	1.3%	2.4%	0.3%	437	778	91	1,305	31,532
Greater Glasgow South	133,936	1.7%	3.1%	0.3%	2,320	4,194	339	6,853	127,083
Renfrewshire	73,815	1.5%	1.8%	0.0%	1,123	1,329	0	2,452	71,363
East Kilbride	36,322	0.9%	2.2%	0.6%	332	802	217	1,351	34,971
Total	**463,199**				**9,695**	**12,634**	**1,122**	**23,451**	**439,748**
Eastern Conurbation									
Airdrie & Coatbridge	34,840	1.6%	1.5%	0.9%	543	528	313	1,384	33,456
Motherwell	48,674	1.6%	0.5%	2.9%	755	252	1,415	2,423	46,251
Hamilton	41,283	1.7%	3.2%	2.1%	697	1,333	847	2,877	38,406
Clydesdale	23,754	2.6%	0.5%	2.2%	607	118	531	1,256	22,498
Total	**148,551**				**2,603**	**2,231**	**3,107**	**7,940**	**140,611**
Conurbation Totals	**611,750**				**12,298**	**14,865**	**4,229**	**31,391**	**580,359**

	Mobile Demand at 2020	
Central Conurbation	22,329	(9,695+12,634)
Eastern Conurbation	5,710	(2,603+3,107)
Conurbation	3,353	(1,122+2,231)
Total	31,319	

Source: GCVSDPA, 2011. Table 8.3 provides an input to the Private Sector Supply/Demand Comparison in TA06 Table 8.5 and also Core Output 7 in the HNDA Report 2011 Chapter 5, Figure 5.7.

Table 8.4 Private Households - 2025 Projection - Mobile and Local Demand

		Mobile Demand as a of Projected Private Households			Mobile Demand				
	Projected Private Households at 2025	% Mobile - In-Migrant Households from outside GCVSPA	% Mobile – In-Migrant Households from Central Conurbation	% Mobile – In-Migrant Households from Eastern Conurbation	In-Migrant Households from outside GCVSPA	In-Migrant Households from Central Conurbation	In-Migrant Households from Eastern Conurbation	Total Mobile Demand	Local Demand
Central Conurbation									
Greater Glasgow North & West	111,939	3.6%	2.2%	0.0%	4,029	2,459	0	6,488	105,451
Strathkelvin & Springburn	35,428	1.0%	3.2%	0.0%	353	1,118	0	1,471	33,957
Glasgow East	47,478	2.9%	4.7%	1.1%	1,365	2,218	504	4,087	43,391
Cumbernauld	34,497	1.3%	2.4%	0.3%	459	817	96	1,371	33,126
Greater Glasgow South	140,720	1.7%	3.1%	0.3%	2,438	4,406	356	7,200	133,520
Renfrewshire	75,659	1.5%	1.8%	0.0%	1,152	1,362	0	2,514	73,145
East Kilbride	38,312	0.9%	2.2%	0.6%	351	846	228	1,425	36,887
Total	484,033				10,145	13,225	1,184	24,555	459,478
Eastern Conurbation									
Airdrie & Coatbridge	36,813	1.6%	1.5%	0.9%	574	558	331	1,462	35,351
Motherwell	51,387	1.6%	0.5%	2.9%	797	266	1,494	2,558	48,829
Hamilton	43,564	1.7%	3.2%	2.1%	736	1,407	894	3,036	40,528
Clydesdale	25,061	2.6%	0.5%	2.2%	640	125	560	1,326	23,735
Total	156,825				2,747	2,355	3,279	8,382	148,443
Conurbation Totals	640,858				12,893	15,580	4,463	32,936	607,922

	Mobile Demand at 2025	
Central Conurbation	23,370	(10,145+13,225)
Eastern Conurbation	6,026	(2,747+3,729)
Conurbation	3,539	(1,184+2,355)
Total	32,936	

Source: GCVSDPA, 2011. Table 8.4 provides an input to the Private Sector Supply/Demand Comparison in TA06 Table 8.6 and also Core Output 7 in the HNDA Report 2011 Chapter 5, Figure 5.8.

B. Private Sector Comparison of Demand and Supply at 2020 and 2025

8.17 In order to establish if there is a requirement for additional land for private housing at 2020 and 2025, the projected effective stock is compared with projected demand. Planning Scenario C2 High Affordability is the preferred scenario for the Private sector. The comparisons are set out in Table 8.5 and 8.6. Please note that demand figures in these tables differ to those shown in 8.3 and 8.4 because these include the lower estimate of backlog need (6,163 additional households) while tables 8.3 and 8.4 do not. A comparison of demand and supply for the private sector is required by SPP for 2020 and 2025. Although the LHS sets out a five year requirement at 2016 this is not appropriate for the private sector.

8.18 **Dumbarton Vale of Leven** and **Inverclyde** HMAs are treated as self-contained market areas and the concept of mobile demand is not applicable. The comparison is therefore simply between total demand and effective stock. Tables 8.5 and 8.6 show that in both Dumbarton & Vale of Leven and Inverclyde no shortfall in supply emerges by 2020 or 2025. There is, therefore, an adequate supply of land already identified in the existing supply. The surplus stock at 2020 is carried forward to help meet demand in the 2020-25 period, and, consequently, the balance of supply and demand shown at 2025 is a cumulative one covering both periods. Table 8.6 shows that the surplus in both areas increases between 2020 and 2025. This indicates that, based on the potential capacity identified in the Urban Capacity Study, an adequate supply of housing land can be identified.

8.19 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 in meeting 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 Conurbation 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.

8.20 In fact, as Table 8.5 shows, at 2025 there are no projected shortfalls in supply at any stage of the supply/demand comparison. The only shortfall identified is a strategically insignificant 94 in the Conurbation HMA as a whole at 2020 (see Table 8.4). A significant factor in the increasing surplus of stock over demand projected between 2020 and 2025 is the impact of backlog need. In accordance with HNDA Guidance, it is assumed that backlog need should be met over a ten-year period: 2009 to 2019. Consequently, the level of completions required to meet both the increase in private demand and backlog need by 2020 is significantly higher than that required to meet private demand only in the following five years.

8.21 For the purposes of this assessment, and recognising the role of intermediate housing products in helping to meet affordable housing needs, any sites in the Housing Land Audit and Urban Capacity Study that are identified for shared equity or shared ownership have been excluded from the projections of private sector supply and are compared against need in the Affordable sector.

TABLE 8.5 PRO ECTION C2 HIGH AFFORDABILITY
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2020

STAGE1

Sub-Market Area	Locally Targeted Demand at 2020	Effective Stock at 2020	Local Shortfall	Local Surplus
Greater Glasgow North & West	101,150	104,643	0	3,493
Strathkelvin & Springburn	33,296	36,191	0	2,895
Glasgow East	40,966	45,772	0	4,806
Cumbernauld	32,071	33,291	0	1,220
Greater Glasgow South	127,717	129,418	0	1,701
Renfrewshire	72,047	79,816	0	7,769
East Kilbride	35,363	36,565	0	1,202
Central Conurbation	442,610	465,696	0	23,086
Airdrie & Coatbridge	34,121	35,998	0	1,877
Motherwell	47,137	50,334	0	3,197
Hamilton	39,138	40,654	0	1,516
Clydesdale	22,772	24,393	0	1,621
Eastern Conurbation	143,168	151,379	0	8,211

STAGE 2

2nd Tier Market Area	Mobile Demand at 2020	Local Surpluses at 2020 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	22,329	23,086	0	757
Eastern Conurbation	5,709	8,211	0	2,502
	28,038	31,297	0	3,259

STAGE 3

1st Tier Market Area	Mobile Demand at 2020	Mobile Surplus at 2020 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,353	3,259	94	0

Individual HMA	Demand at 2020	Effective Stock at 2020	Shortfall	Surplus
Dumbarton & Vale of Leven	16,391	17,433	0	1,042
Inverclyde	26,500	28,320	0	1,820

GCV-wide position	
Projected completions (09-20) included in above projected stock figures	76,477
Sum of above surpluses/shortfalls	2,768
Required completions (09-20)	73,709
Required completions - annual	6,701

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*
Corresponding table for C2 Low affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.
Source: GCVSDPA, 2011. This table uses inputs derived from Tribal/Optimal Economics and GCVSDPA.
- Demand: Tribal/Optimal Economics Affordability Study, 2011, TA04 (Page 30, Table 7.1 Owners+PRS) plus lower estimate of Backlog Need TA06 Table 4.2
- Mobile and Local Demand: TA06 Table 8.3
- Stock: GCVSDPA Estimates of Stock and Households at base date TA06 Table 3.2 and Stock Projections TA06 Table 7.1
Table 8.5 provides the input for Core Output 7 in the HNDA Report 2011 Chapter 5, Figure 5.7.

TABLE 8.6 PRO ECTION C2 HIGH AFFORDABILITY
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2025

STAGE1				
Sub-Market Area	Locally Targeted Demand at 2025	Effective Stock at 2025	Local Shortfall	Local Surplus
Greater Glasgow North & West	105,814	111,264	0	5,450
Strathkelvin & Springburn	34,207	38,557	0	4,350
Glasgow East	43,391	51,191	0	7,800
Cumbernauld	33,665	34,907	0	1,242
Greater Glasgow South	134,154	135,590	0	1,436
Renfrewshire	73,829	83,184	0	9,355
East Kilbride	37,279	37,552	0	273
Central Conurbation	462,340	492,245	0	29,905
Airdrie & Coatbridge	36,016	38,189	0	2,173
Motherwell	49,715	54,994	0	5,279
Hamilton	41,260	42,101	0	841
Clydesdale	24,009	24,627	0	618
Eastern Conurbation	151,000	159,911	0	8,911

STAGE 2				
2nd Tier Market Area	Mobile Demand at 2025	Local Surpluses at 2025 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	23,371	29,905	0	6,534
Eastern Conurbation	6,027	8,911	0	2,884
	29,397	38,815	0	9,418

STAGE 3				
1st Tier Market Area	Mobile Demand at 2025	Mobile Surplus at 2025 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,539	9,418	0	5,879

Individual HMA	Demand at 2025	Effective Stock at 2025	Shortfall	Surplus
Dumbarton & Vale of Leven	16,892	18,429	0	1,537
Inverclyde	26,677	29,865	0	3,188

GCV-wide position	
Projected completions (09-25) included in above projected stock figures	107,981
Sum of above surpluses/shortfalls	10,604
Required completions (09-25)	97,377
Required completions - annual	6,086

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*
Corresponding table for C2 Low affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.
Source: GCVSDPA, 2011. This table uses inputs derived from Tribal/Optimal Economics and GCVSDPA.
- Demand: Tribal/Optimal Economics Affordability Study, 2011, TA04 (Page 30, Table 7.1 Owners+PRS) plus lower estimate of Backlog Need TA06 Table 4.2
- Mobile and Local Demand: TA06 Table 8.4
- Stock: GCVSDPA Estimates of Stock and Households at base date TA06 Table 3.2 and Stock Projections TA06 Table 7.1
Table 8.6 provides the input for Core Output 7 in the HNDA Report 2011 Chapter 5, Figure 5.8.

8.22 Across the GCV area there is a requirement for 97,000 private sector households 2009-25 equating to 6,000 private sector completions per anum (ref Table 8.7). There are 108,000 projected completions resulting in a surplus of 11,000 units across the GCV area to 2025. Although the GCV private sector operates in a housing market area system as detailed earlier in this section, there is a requirement to set out results at local authority level. These results are presented in Tables 8.8A and 8.8B for C2 high affordability, however, the appropriate geography to consider private sector requirements is within the HMA framework ref Tables 8.5 and 8.6. The appropriate time period to consider the private sector is 2009-25, however, to allow presentation of summary results for all tenures in Table 10.1, results are also provided for the period 2008-20 and 25 (ref Table 8.8B). These have been calculated by adding the 2008/09 completions (Table 7.2) to the 2009-25 figures shown in Table 8.8A.

Table 8.7 Private Sector Housing Re uirements 2009-25 GCV Area Summary Projection C2 High Affordability (including Lower Estimate of Backlog Need)

	2009-25
Net private sector new housing completions required	97,000
Total private sector completions	108,000
Comparison of new housing requirements and completions	11,000 (surplus)
Average annual private sector completions to 2025	6,000

Source: GCVSDPA, 2011. Summarised from TA06 Table 8.6

Table 8.8A Private Sector New Build Re uirements 2009-25 LA Summary C2 High Affordability (including Lower Estimate of Backlog Need)

LA	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2009-20	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2020-25	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2009-25
East Dunbartonshire	2,723	404	3,127
East Renfrewshire	2,205	274	2,479
Glasgow City	25,360	9,993	35,353
Inverclyde	1,371	83	1,454
North Lanarkshire	15,165	6,407	21,572
Renfrewshire	8,249	2,734	10,983
South Lanarkshire	15,809	2,523	18,332
West Dunbartonshire	2,828	1,249	4,077
GCV Total	**73,710**	**23,667**	**97,377**

The appropriate timeperiod to consider the private sector is 2009-25, however, to allow presentation of results for all tenures in Table 10.1 results are shown for the period 2008-20 and 25 (ref Table 8.8B). These have been calculated by adding the 2008/09 completions (TA06 Table 7.2) to the 2009-25 figures shown here.

[1] Private sector figures are assessed in the Housing Market Area system. The results are then approximated to LA. The appropriate geography to consider private sector requirements is HSMA ref Section 8 Tables 8.5 & 8.6.

Backlog Need is included for the years 2009-19. Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.

Private sector LA results are available for Scenario C2 High Affordability.

Source: GCVSDPA, 2011

Table 8.8B Private Sector New Build Re uirements 2009-25 ***(2008-25)*** **LA Summary**
C2 High Affordability (including Lower Estimate of Backlog Need)

LA	*2008/09 Private sector Completions (HLA)*	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2009-20	*Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2008-20*	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2020-25	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2009-25	*Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2008-25*
	A	*B*	*C (A+B)*	*D*	*E (B+D)*	*F (A+E)*
East Dunbartonshire	*140*	2,700	*2,840*	400	3,100	*3,240*
East Renfrewshire	*100*	2,200	*2,300*	300	2,500	*2,600*
Glasgow City	*1,800*	25,300	*27,100*	10,000	35,300	*37,100*
Inverclyde	*150*	1,400	*1,550*	100	1,500	*1,650*
North Lanarkshire	*1,100*	15,200	*16,300*	6,400	21,600	*22,700*
Renfrewshire	*630*	8,300	*8,930*	2,700	11,000	*11,630*
South Lanarkshire	*1,100*	15,800	*16,900*	2,500	18,300	*19,400*
West Dunbartonshire	*180*	2,800	*2,980*	1,200	4,000	*4,180*
GCV Total	*5,200*	**73,700**	*78,900*	**23,600**	**97,300**	***102,500***

The appropriate timeperiod to consider the private sector is 2009-25, however, to allow presentation of results for all tenures in Table 10.1 results are shown for the period 2008-20 and 25 (ref Table 8.8B). These have been calculated by adding the 2008/09 completions (Table 7.2) to the 2009-25 figures shown here.

[1] Private sector figures are assessed in the Housing Market Area system. The results are then approximated to LA. The appropriate geography to consider private sector requirements ref Tables 8.5 & 8.6.

Backlog Need is included for the years 2009-19. Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.

Source: GCVSDPA, 2011

9.0 Affordable Sector

A. Social Rented Sector Comparison of Need and Supply

9.1 The SDP, local authority LHS's and LDPs, under HNDA Guidance, are required to provide an assessment of housing requirements for all tenures. The HNDA Guidance sets out the approach for assessing the housing requirement for the affordable sector. The framework of comparing current (backlog) need and newly arising need with affordable housing supply is widely recognised amongst housing professionals and has been used for a number of years in the UK to develop estimates of housing need and to help inform LHS's.

9.2 Tribal/Optimal Economics' affordability analysis provided a set of future household tenure outcomes which can form the basis of two alternative approaches to the assessment of housing needs in the affordable sector. Tribal/Optimal Economics' Stage 2 outputs of the total number of projected households in the affordable/social rented sector can be compared with total projected stock. This is similar to the approach used for the private sector, the main difference being the geographical basis on which the comparisons are made. The results for this approach, 'All Stock/All Households' Method, are set out in Annex F. However, this approach, although consistent with the approach adopted for the Private sector, is not consistent with the approach outlined in the HNDA guidance.

9.3 The preferred approach for assessing the requirement for the affordable housing sector is the established method set out in the HNDA Guidance which is based on a comparison of projected household inflows and housing re-lets in the social rented sector. This approach, the Housing Needs Assessment Method, considers the complexities of the affordable sector, it is a widely recognised approach that has been used to underpin LHS's in the past and it is a Scottish Government endorsed methodology.

9.4 The Housing Market Area system developed for the 2000 Structure Plan provides the geographical framework for comparing supply and demand in the private sector. In the social rented sector, there is insufficient data on which to base an HMA system as the sector is operated within local authority administrative boundaries. In the absence of a wider framework, the need and stock projections for the affordable sector are presented at the local authority level. These are subsequently disaggregated to the 31 LA Sub-Areas identified by each Council as the most appropriate geography for more localised housing needs assessments.

Housing Needs Assessment Method to 2016, 2020 and 2025

9.5 As outlined in the introduction and methodology, the HNDA guidance outlines a method to assess the requirement for the affordable sector - this is essentially the 'Housing Needs Assessment' method. As outlined in the HNDA Guidance, the assessment of the affordable housing requirement is made up of the three separate components: current (backlog) housing need, future housing need and future affordable housing supply.

Current (Backlog) housing need

9.6 As explained in Section 4, the assessment of current housing (backlog) need has been undertaken in accordance with the HNDA Guidance and full details of the approach can be found at Technical Annex 3 'Backlog Need'. In situ solutions and social renters were netted out and Tribal/Optimal Economics applied two affordability tests to give an upper estimate and lower estimate of net backlog need.

Future Housing Need

9.7 This comprises of new households falling into need and existing households falling into need. The affordability study produced by Tribal/Optimal Economics provide the estimates for both parts of future housing need; Stage 1 of the Tribal/Optimal Economics study provides the proxy for new households requiring affordable housing and Stage 2 of the study provides the proxy for existing households falling into need i.e. existing households requiring affordable housing. Tables 6.1 and 6.2 give detail on the projected inflows of the affordable housing sector for each local authority.

Affordable Housing Supply

9.8 In order to project housing supply, constituent authorities developed and populated a Housing Supply Template (HST) for LA and LA Sub-Area (ref Annex D). Developed in line with HNDA Guidance the HST presents information on social rented new build (2009 HLA and UCS), demolitions and right-to-buy (RTB) (from LA estimates) to determine the end-year social rented stock. Future void rates are estimated from past stock data and are then projected forward to determine the end-year total lettable stock. Local authorities collected past letting information on social rented stock in their area for the past three years which included lets to new tenants (households from outside the sector and homeless households) and social rented transfer households. An average turnover rate was calculated for lets to new tenants – lets to transfer tenants were not included in the calculation. The average turnover rate was applied to the end-year total lettable stock to give annual projected re-lets available to meet future need. It should be noted that to maintain consistency the HST social rented new build figures 2009-16 are taken from the 2009 Housing Land Audit undertaken annually by local authorities and post 2016 from the Urban Capacity Study 2009. All other information is provided by local authorities.

Comparison of Housing Supply against Need - Housing Needs Assessment

9.9 The end-year total lettable stock, the turnover rates and the projected relets from the HST are then input to the Housing Needs Assessment Proforma (ref Tables 9.5-9.12 and Annex E). This supply is set against need, the outputs from the Tribal Affordability Study – Backlog Need and newly arising need. Net annual housing need is estimated by summing the annual quota of current housing need to the annual newly arising need and by then subtracting the future annual supply of affordable housing from this total. A negative figure implies a net surplus of affordable housing. In the HNA proformas, the results are presented for both the high and low estimates of Backlog Need, however, it is the high estimate of Backlog Need that is being used in the Affordable sector (results for Scenario A are available in Annex C). Tribal/Optimal Economics applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Upper Estimate of Backlog Need means that fewer households could meet their needs in the private market, therefore, more are assumed to require affordable housing (the corresponding lower level of Backlog Need has been included in the Private sector demand). The upper estimate of backlog need includes households that could afford and potentially access LCHO products. Projected Intermediate supply is considered in Section 9B.

9.10 The HNDA Guidance stipulates that HMPs must take into account future annual supply of Intermediate housing therefore the HST contains the potential projected number of completions for new build shared equity and new build shared ownership units recorded in the 2009 HLA. In March 2011, the Scottish Government announced there would be changes in the way the investment in affordable housing would be funded and as the intermediates numbers recorded in the HLA are reliant on Government subsidy it is therefore unlikely that these numbers will come to fruition. In light of this, the intermediate sector completions in the HLA could be optimistic therefore there should be caution when considering intermediate supply. As at April 2011, there is uncertainty about the delivery of future intermediate products, as there is with future delivery of social rented supply. Consequently, the results of the affordable sector assessment are presented with and without the identified intermediate housing supply. The potential intermediate housing sector will be considered in more detail in Section 9B.

Affordable Housing Need

9.11 The summary results are set out by GCV area and local authority for 2016, 2020 and 2025 in Table 9.1A. Results including Intermediate supply are shown in Table 9.3A. Corresponding annual figures by LA can be seen in Tables 9.2A and 9.4A. For the city region the results (excluding intermediate supply) show a net housing need for 51,000 affordable households by 2016, and an additional 24,000 in net housing need by 2020 and an additional 13,000 by 2025 – in total there are an estimated 88,000 households with a net housing need over the period 2008-25. Table 9.3A shows the results including Intermediate supply. For the city region the results (including intermediate supply) show a net housing need for 49,000 affordable households by 2016, and an additional 24,000 in net housing need by 2020 and an additional 12,000 by 2025 – in total there is an estimated 85,000 households with a net housing need over the period 2008-25. Local authority affordable need figures contained in the figures and tables in this section/document may contain shortfalls/surpluses within individual sub-areas. These shortfalls/surpluses are shown at Annex E of this document. It should also be noted that this assessment sets out results for the entire projection period, LHS time periods will differ. Backlog Need is included for the years 2009-19.

9.12 Individual local authorities' Housing Needs Assessment Proformas and their inputs can be seen in tables 9.5 - 9.12.

9.13 It should be noted that a net housing need does not directly translate into a new build housing requirement for affordable housing. As indicated in the HNDA Guidance, information about net need and the resulting housing requirement should be presented with evidence from the other stages of the needs assessment to inform decisions about appropriate policy interventions. This process will occur through the individual LAs Local Housing Strategies and be processed through the Local Development Plan.

Table 9.1A Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 Low Affordability (25/33) inc Upper Estimate of Backlog Need

C2 Low Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	4,374	4,374	2,038	2,038	1,221	1,221	7,634	7,634
East Renfrewshire	2,134	2,134	954	954	204	204	3,292	3,292
Glasgow City	31,904	31,904	15,689	15,689	9,990	9,990	57,583	57,583
Inverclyde	3,028	3,028	1,395	1,395	410	410	4,834	4,834
North Lanarkshire	-1,537	0	-152	0	-1,879	0	-3,568	0
Renfrewshire	835	835	174	174	-1,793	0	-784	0
South Lanarkshire	9,000	9,000	4,302	4,302	1,279	1,279	14,582	14,582
West Dunbartonshire	-364	0	-154	0	-1,517	0	-2,034	0
GCV area		**51,275**		**24,553**		**13,104**		**87,924**

This table does not take account of Intermediate supply

Table 9.3A Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 Low Affordability (25/33) inc Upper Estimate of Backlog Need and Intermediate Supply

C2 Low Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	4,374	4,374	2,038	2,038	1,221	1,221	7,634	7,634
East Renfrewshire	2,076	2,076	954	954	204	204	3,234	3,234
Glasgow City	30,757	30,757	15,349	15,349	9,891	9,891	55,997	55,997
Inverclyde	2,648	2,648	1,145	1,145	125	125	3,919	3,919
North Lanarkshire	-1,537	0	-152	0	-1,879	0	-3,568	0
Renfrewshire	670	670	139	139	-1,838	0	-1,029	0
South Lanarkshire	9,000	9,000	4,302	4,302	1,279	1,279	14,582	14,582
West Dunbartonshire	-453	0	-539	0	-1,907	0	-2,898	0
GCV area		**49,526**		**23,928**		**12,720**		**85,365**

This table includes Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.

Source: GCVSDPA, 2011. Summarised from TA06 Tables 9.2A and 9.4A.

Table 9.3A provides the input for Core Output 6 in the HNDA Report 2011 Chapter 5, Figure 5.10.

Table 9.2A GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 Low Affordability (25/33) inc Upper Estimate of Backlog Need

C2 Low Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Surplus/ Shortfall 2008-16	Shortfall** 2008-16	2016-2017	2017-18	2018-19	2019-20	Surplus/ Shortfall 2016-20	Shortfall** 2016-20
East Dunbartonshire	208	587	585	594	590	597	606	606	4,374	4,374	598	602	605	232	2,038	2,038
East Renfrewshire	46	301	295	292	293	306	302	299	2,134	2,134	301	301	309	43	954	954
Glasgow City	843	4,367	4,390	4,399	4,468	4,414	4,490	4,531	31,904	31,904	4,661	4,643	4,580	1,805	15,689	15,689
Inverclyde	88	281	447	444	444	431	441	452	3,028	3,028	441	437	436	82	1,395	1,395
North Lanarkshire	-1,115	-205	-164	-88	-52	-6	27	66	-1,537	0	108	108	164	-531	-152	0
Renfrewshire	-391	141	169	193	185	161	178	199	835	835	187	186	186	-385	174	174
South Lanarkshire	-119	1,251	1,268	1,290	1,300	1,295	1,348	1,367	9,000	9,000	1,380	1,369	1,371	183	4,302	4,302
West Dunbartonshire	-532	16	25	23	25	21	33	25	-364	0	43	61	65	-323	-154	0
GCV Total										51,275						24,553

C2 Low Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	Surplus/ Shortfall 2020-25	Shortfall** 2020-25	Surplus/ Shortfall 2008-25	Shortfall** 2008-25
East Dunbartonshire	243	246	248	252	234	1,221	1,221	7,634	7,634
East Renfrewshire	33	44	43	43	41	204	204	3,292	3,292
Glasgow City	1,830	2,000	2,024	2,034	2,103	9,990	9,990	57,583	57,583
Inverclyde	85	93	79	82	73	410	410	4,834	4,834
North Lanarkshire	-460	-370	-370	-327	-352	-1,879	0	-3,568	0
Renfrewshire	-383	-344	-350	-351	-365	-1,793	0	-784	0
South Lanarkshire	220	280	250	272	257	1,279	1,279	14,582	14,582
West Dunbartonshire	-308	-291	-296	-311	-310	-1,517	0	-2,034	0
GCV Total							13,104		87,924

This table does not take account of Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.

Source: GCVSDPA, 2011. Detailed LA inputs can be viewed in the Housing Needs Assessments in TA06 Tables 9.5 - 9.12.

Table 9.4A GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 Low Affordability (25/33) inc Upper Estimate of Backlog Need and Intermediate Supply

C2 Low Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*Surplus/ Shortfall 2008-16*	*Shortfall** 2008-16*	2016-2017	2017-18	2018-19	2019-20	*Surplus/ Shortfall 2016-20*	*Shortfall** 2016-20*
East Dunbartonshire	208	587	585	594	590	597	606	606	***4,374***	**4,374**	598	602	605	232	***2,038***	**2,038**
East Renfrewshire	46	283	287	276	277	306	302	299	***2,076***	**2,076**	301	301	309	43	***954***	**954**
Glasgow City	843	4,186	4,236	4,152	4,377	4,312	4,373	4,276	***30,757***	**30,757**	4,574	4,557	4,496	1,722	***15,349***	**15,349**
Inverclyde	88	202	410	430	391	351	383	393	***2,648***	**2,648**	378	374	374	20	***1,145***	**1,145**
North Lanarkshire	-1,115	-205	-164	-88	-52	-6	27	66	***-1,537***	**0**	108	108	164	-531	***-152***	**0**
Renfrewshire	-391	116	144	170	162	138	155	176	***670***	**670**	178	177	177	-393	***139***	**139**
South Lanarkshire	-119	1,251	1,268	1,290	1,300	1,295	1,348	1,367	***9,000***	**9,000**	1,380	1,369	1,371	183	***4,302***	**4,302**
West Dunbartonshire	-532	-2	25	23	21	-14	1	25	***-453***	**0**	-54	-35	-31	-419	***-539***	**0**
GCV Total										***49,526***						***23,928***

C2 Low Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	*Surplus/ Shortfall 2020-25*	*Shortfall** 2020-25*	*Surplus/ Shortfall 2008-25*	*Shortfall** 2008-25*
East Dunbartonshire	243	246	248	252	234	***1,221***	**1,221**	***7,634***	***7,634***
East Renfrewshire	33	44	43	43	41	***204***	**204**	***3,234***	***3,234***
Glasgow City	1,809	1,979	2,004	2,015	2,085	***9,891***	**9,891**	***55,997***	***55,997***
Inverclyde	28	36	22	25	16	***125***	**125**	***3,919***	***3,919***
North Lanarkshire	-460	-370	-370	-327	-352	***-1,879***	**0**	***-3,568***	***0***
Renfrewshire	-392	-353	-359	-360	-374	***-1,838***	**0**	***-1,029***	***0***
South Lanarkshire	220	280	250	272	257	***1,279***	**1,279**	***14,582***	***14,582***
West Dunbartonshire	-386	-369	-374	-389	-388	***-1,907***	**0**	***-2,898***	***0***
GCV Total							***12,720***		***85,365***

This table includes Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.

Source: GCVSDPA, 2011. Detailed LA inputs can be viewed in the Housing Needs Assessments in Tables 9.5 - 9.12.
*Table 9.4A provides the data inputs to inform **Core Output 6 in the HNDA Report 2011 Chapter 5, Figure 5.10** and TA06 Table 9.3A.*

Table 9.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (33)
Local Authority: East Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		407	407	407	407	407	407	407		407	407	407									
Net Current Housing Need - High Estimate(Affordability test applied)		371	371	371	371	371	371	371		371	371	371									
Net Current Housing Need - Low Estimate (Affordability test applied)		317	317	317	317	317	317	317		317	317	317									
Newly Arising Need - newly forming households (Affordability test applied)	279	294	287	296	293	299	308	305		296	298	300	298		307	308	309	310	291		
Newly Arising Need - migrants moving into social renting	49	50	50	50	50	50	50	51		51	51	52	52		52	53	53	54	54		
Newly Arising Need - existing households falling into need (owners)	73	73	73	73	73	73	73	73		74	74	74	74		74	74	74	74	74		
Newly Arising Need - existing households falling into need (private renters)	62	60	58	57	56	56	55	55		55	56	56	56		56	56	56	57	57		
Total Annual Housing Need (high estimate)	463	848	839	847	843	849	857	855		847	850	853	480		489	491	492	495	476		
Total Annual Housing Need (low estimate)	463	794	785	793	789	795	803	801		793	796	799	480		489	491	492	495	476		
Total Social Rented Lettable Stock	5,104	5,011	4,879	4,859	4,857	4,849	4,819	4,791		4,781	4773	4,766	4,760		4,738	4,718	4,698	4,679	4,661		
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%		
Total annual supply (new social rented lets)	255	261	254	253	253	252	251	249		249	248	248	248		246	245	244	243	242		
Net Annual Housing Need (high estimate)	208	587	585	594	590	597	606	606	*4,374*	598	602	605	232	*2,038*	243	246	248	252	234	*1,221*	*7,634*
Net Annual Housing Need (low estimate)	208	533	531	540	536	543	552	552	*3,996*	544	548	551	232	*1,876*	243	246	248	252	234	*1,221*	*7,094*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	208	587	585	594	590	597	606	606	*4,374*	598	602	605	232	*2,038*	243	246	248	252	234	*1,221*	*7,634*
Net Annual Housing Need (low estimate)	208	533	531	540	536	543	552	552	*3,996*	544	548	551	232	*1,876*	243	246	248	252	234	*1,221*	*7,094*

Table 9.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (25)
Local Authority: East Renfrewshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		292	292	292	292	292	292	292		292	292	292									
Net Current Housing Need - High Estimate(Affordability test applied)		264	264	264	264	264	264	264		264	264	264									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	197	198	199	198	203	216	211	208		212	212	221	219		209	219	216	216	212		
Newly Arising Need - migrants moving into social renting	31	31	31	31	31	31	31	31		31	31	31	31		31	31	32	32	32		
Newly Arising Need - existing households falling into need (owners)	62	62	62	64	63	63	63	64		64	64	64	65		65	65	66	66	67		
Newly Arising Need - existing households falling into need (private renters)	59	53	49	47	45	43	42	42		41	41	41	41		41	42	42	42	43		
Total Annual Housing Need (high estimate)	349	608	605	604	606	617	611	609		612	612	621	356		346	357	356	356	354		
Total Annual Housing Need (low estimate)	349	565	562	561	563	574	568	566		569	569	578	356		346	357	356	356	354		
Total Social Rented Lettable Stock	4,091	4,147	4,190	4,220	4,228	4,202	4,181	4,189		4,198	4,206	4,216	4,230		4,230	4,229	4,229	4,230	4,233		
Social Rented Turnover Rate (new lets as % of all Stock)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	303	307	310	312	313	311	309	310		311	311	312	313		313	313	313	313	313		
Net Annual Housing Need (high estimate)	46	301	295	292	293	306	302	299	*2,134*	301	301	309	43	*954*	33	44	43	43	41	*204*	*3,292*
Net Annual Housing Need (low estimate)	46	258	252	249	250	263	259	256	*1,833*	258	258	266	43	*825*	33	44	43	43	41	*204*	*2,862*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	8	16	16	0	0	0		0	0	0	0		0	0	0	0	0		58
Net Annual Housing Need (high estimate)	46	283	287	276	277	306	302	299	*2,076*	301	301	309	43	*954*	33	44	43	43	41	*204*	*3,234*
Net Annual Housing Need (low estimate)	46	240	244	233	234	263	259	256	*1,775*	258	258	266	43	*825*	33	44	43	43	41	*204*	*2,804*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C. Results for LA Sub-Area are available in Annex E.

Source: GCVSDPA, 2011. Tables 9.5 - 9.12 provide the data inputs to inform ***Core Output 6 in the HNDA Report 2011 Chapter 5, Figure 5.1.*** *The results are summarised in TA06 Tables 9.3A and 9.4A.*

Table 9.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (33)

Local Authority: Glasgow City Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - High Estimate(Affordability test applied)		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - Low Estimate (Affordability test applied)		2598	2598	2598	2598	2598	2598	2598		2598	2598	2598									
Newly Arising Need - newly forming households (Affordability test applied)	3,588	3,709	3,638	3,607	3,561	3,421	3,364	3,357		3,358	3,277	3,151	3,153		3,093	3,176	3,113	3,035	3,018		
Newly Arising Need - migrants moving into social renting	969	978	987	995	1,003	1,011	1,019	1,028		1,036	1,044	1,054	1,067		1,077	1,090	1,101	1,112	1,123		
Newly Arising Need - existing households falling into need (owners)	1,451	1,484	1,520	1,553	1,586	1,618	1,648	1,676		1,704	1,731	1,756	1,780		1,803	1,825	1,847	1,868	1,888		
Newly Arising Need - existing households falling into need (private renters)	1,651	1,651	1,654	1,655	1,658	1,661	1,663	1,665		1,668	1,672	1,676	1,682		1,690	1,699	1,710	1,722	1,734		
Total Annual Housing Need (high estimate)	7,659	10,665	10,642	10,653	10,651	10,554	10,537	10,569		10,609	10,567	10,480	7,682		7,663	7,790	7,771	7,737	7,763		
Total Annual Housing Need (low estimate)	7,659	10,420	10,397	10,408	10,406	10,309	10,292	10,324		10,364	10,322	10,235	7,682		7,663	7,790	7,771	7,737	7,763		
Total Social Rented Lettable Stock	109,756	107,660	106,864	106,898	105,692	104,960	103,359	103,210		101,672	101,260	100,862	100,461		99,717	98,978	98,236	97,494	96,754		
Social Rented Turnover Rate (new lets as % of all Stock)	6.2%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	6,816	6,298	6,252	6,254	6,183	6,140	6,047	6,038		5,948	5,924	5,900	5,877		5,833	5,790	5,747	5,703	5,660	*28,734*	
Net Annual Housing Need (high estimate)	843	4,367	4,390	4,399	4,468	4,414	4,490	4,531	*31,904*	4,661	4,643	4,580	1,805	*15,689*	1,830	2,000	2,024	2,034	2,103	*9,990*	*57,583*
Net Annual Housing Need (low estimate)	843	4,122	4,145	4,154	4,223	4,169	4,245	4,286	*30,189*	4,416	4,398	4,335	1,805	*14,954*	1,830	2,000	2,024	2,034	2,103	*9,990*	*55,133*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	181	154	247	91	102	117	255		87	86	84	83		21	21	20	19	18		1,586
Net Annual Housing Need (high estimate)	843	4,186	4,236	4,152	4,377	4,312	4,373	4,276	*30,757*	4,574	4,557	4,496	1,722	*15,349*	1,809	1,979	2,004	2,015	2,085	*9,891*	*55,997*
Net Annual Housing Need (low estimate)	843	3,941	3,991	3,907	4,132	4,067	4,128	4,031	*29,042*	4,329	4,312	4,251	1,722	*14,614*	1,809	1,979	2,004	2,015	2,085	*9,891*	*53,547*

Table 9.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (25)

Local Authority: Inverclyde Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		412	412	412	412	412	412	412		412	412	412									
Net Current Housing Need - High Estimate(Affordability test applied)		354	354	354	354	354	354	354		354	354	354									
Net Current Housing Need - Low Estimate (Affordability test applied)		276	276	276	276	276	276	276		276	276	276									
Newly Arising Need - newly forming households (Affordability test applied)	392	409	414	401	405	390	391	389		375	370	366	365		363	367	349	349	335		
Newly Arising Need - migrants moving into social renting	98	98	99	100	101	101	102	102		103	104	105	106		107	108	109	110	111		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	50	50		50	50	50	50		50	50	50	50	50		
Newly Arising Need - existing households falling into need (private renters)	105	105	106	106	107	107	107	107		107	107	107	108		108	108	109	109	110		
Total Annual Housing Need (high estimate)	645	1,017	1,023	1,011	1,017	1,002	1,004	1,003		990	985	983	628		628	634	617	618	606		
Total Annual Housing Need (low estimate)	645	939	945	933	939	924	926	925		912	907	905	628		628	634	617	618	606		
Total Social Rented Lettable Stock	10,117	9,984	9,762	9,611	9,710	9,684	9,541	9,324		9,305	9,288	9,271	9,254		9,210	9,167	9,124	9,083	9,041		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	7.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	557	736	576	567	573	571	563	550		549	548	547	546		543	541	538	536	533		
Net Annual Housing Need (high estimate)	88	281	447	444	444	431	441	452	*3,028*	441	437	436	82	*1,395*	85	93	79	82	73	*410*	*4,834*
Net Annual Housing Need (low estimate)	88	203	369	366	366	353	363	374	*2,482*	363	359	358	82	*1,161*	85	93	79	82	73	*410*	*4,054*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	79	37	14	53	80	58	59		63	63	62	62		57	57	57	57	57		915
Net Annual Housing Need (high estimate)	88	202	410	430	391	351	383	393	*2,648*	378	374	374	20	*1,145*	28	36	22	25	16	*125*	*3,919*
Net Annual Housing Need (low estimate)	88	124	332	352	313	273	305	315	*2,102*	300	296	296	20	*911*	28	36	22	25	16	*125*	*3,139*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C. Results for LA Sub-Area are available in Annex E.

Source: GCVSDPA, 2011. Tables 9.5 - 9.12 provide the data inputs to inform ***Core Output 6 in the HNDA Report 2011 Chapter 5, Figure 5.10.*** *The results are summarised in TA06 Tables 9.3A and 9.4A.*

Table 9.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (25)

Local Authority: North Lanarkshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	904	904	904	904	904	904	904		904	904	904	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	695	695	695	695	695	695	695		695	695	695	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	570	570	570	570	570	570	570		570	570	570	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	1,481	1,519	1,517	1,529	1,516	1,520	1,510	1,515		1,520	1,487	1,505	1,468		1,499	1,553	1,515	1,523	1,463		
Newly Arising Need - migrants moving into social renting	350	353	355	358	360	363	365	368		370	372	377	380		385	389	393	397	402		
Newly Arising Need - existing households falling into need (owners)	187	188	190	192	194	196	198	200		202	204	206	209		211	213	215	217	219		
Newly Arising Need - existing households falling into need (private renters)	250	274	292	308	321	331	339	346		352	358	362	367		372	376	382	387	392		
Total Annual Housing Need (high estimate)	2,268	3,029	3,049	3,082	3,086	3,105	3,107	3,124		3,139	3,116	3,145	2,424		2,467	2,531	2,505	2,524	2,476		
Total Annual Housing Need (low estimate)	2,268	2,904	2,924	2,957	2,961	2,980	2,982	2,999		3,014	2,991	3,020	2,424		2,467	2,531	2,505	2,524	2,476		
Total Social Rented Lettable Stock	45,067	44,974	44,620	44,032	43,579	43,207	42,784	42,477		42,102	41,783	41,396	41,047		40,657	40,285	39,932	39,597	39,279		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	3,383	3,234	3,213	3,170	3,138	3,111	3,080	3,058		3,031	3,008	2,981	2,955		2,927	2,901	2,875	2,851	2,828		
Net Annual Housing Need (high estimate)	-1,115	-205	-164	-88	-52	-6	27	66	*-1,537*	108	108	164	-531	*-152*	-460	-370	-370	-327	-352	*-1,879*	*-3,568*
Net Annual Housing Need (low estimate)	-1,115	-330	-289	-213	-177	-131	-98	-59	*-2,412*	-17	-17	39	-531	*-527*	-460	-370	-370	-327	-352	*-1,879*	*-4,818*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-1,115	-205	-164	-88	-52	-6	27	66	*-1,537*	108	108	164	-531	*-152*	-460	-370	-370	-327	-352	*-1,879*	*-3,568*
Net Annual Housing Need (low estimate)	-1,115	-330	-289	-213	-177	-131	-98	-59	*-2,412*	-17	-17	39	-531	*-527*	-460	-370	-370	-327	-352	*-1,879*	*-4,818*

Table 9.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (25)

Local Authority: Renfrewshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	632	632	632	632	632	632	632		632	632	632									
Net Current Housing Need - High Estimate(Affordability test applied)	0	571	571	571	571	571	571	571		571	571	571									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	480	480	480	480	480	480	480		480	480	480									
Newly Arising Need - newly forming households (Affordability test applied)	733	750	747	769	755	732	740	756		736	729	724	715		709	738	721	710	687		
Newly Arising Need - migrants moving into social renting	148	148	149	150	152	152	153	154		155	156	157	159		160	162	163	165	166		
Newly Arising Need - existing households falling into need (owners)	110	111	111	111	111	112	112	112		113	113	113	114		114	114	115	115	115		
Newly Arising Need - existing households falling into need (private renters)	205	203	201	200	200	200	200	200		201	202	202	203		204	205	207	208	210		
Total Annual Housing Need (high estimate)	1,196	1,783	1,779	1,801	1,789	1,767	1,776	1,793		1,776	1,771	1,767	1,191		1,187	1,219	1,206	1,198	1,178		
Total Annual Housing Need (low estimate)	1,196	1,692	1,688	1,710	1,698	1,676	1,685	1,702		1,685	1,680	1,676	1,191		1,187	1,219	1,206	1,198	1,178		
Total Social Rented Lettable Stock	20,134	19,947	19,878	19,856	19,802	19,823	19,730	19,675		19,621	19,568	19,514	19,461		19,377	19,294	19,212	19,129	19,045		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	8.2%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%	8.1%		
Total annual supply (new social rented lets)	1,587	1,642	1,610	1,608	1,604	1,606	1,598	1,594		1,589	1,585	1,581	1,576		1,570	1,563	1,556	1,549	1,543		
Net Annual Housing Need (high estimate)	-391	141	169	193	185	161	178	199	*835*	187	186	186	-385	*174*	-383	-344	-350	-351	-365	*-1,793*	*-784*
Net Annual Housing Need (low estimate)	-391	50	78	102	94	70	87	108	*198*	96	95	95	-385	*-99*	-383	-344	-350	-351	-365	*-1,793*	*-1,694*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-391	116	144	170	162	138	155	176	*670*	178	177	177	-393	*139*	-392	-353	-359	-360	-374	*-1,838*	*-1,029*
Net Annual Housing Need (low estimate)	-391	25	53	79	71	47	64	85	*33*	87	86	86	-393	*-134*	-392	-353	-359	-360	-374	*-1,838*	*-1,939*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C. Results for LA Sub-Area are available in Annex E.

*Source: GCVSDPA, 2011. Tables 9.5 - 9.12 provide the data inputs to inform **Core Output 6 in the HNDA Report 2011 Chapter 5, Figure 5.10.** The results are summarised in TA06 Tables 9.3A and 9.4A.*

Table 9.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (25)																					
Local Authority: South Lanarkshire Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	1,161	1,161	1,161	1,161	1,161	1,161	1,161		1,161	1,161	1,161	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	1,040	1,040	1,040	1,040	1,040	1,040	1,040		1,040	1,040	1,040	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	1,360	1,388	1,382	1,394	1,393	1,372	1,409	1,411		1,425	1,413	1,415	1,386		1,411	1,459	1,417	1,427	1,400		
Newly Arising Need - migrants moving into social renting	288	290	292	293	295	296	298	300		302	304	306	309		312	316	318	321	324		
Newly Arising Need - existing h/holds falling into need (owners)	204	206	207	209	210	212	214	215		217	219	221	223		225	227	229	231	233		
Newly Arising Need - existing h/holds falling into need (private renters)	328	335	341	347	352	357	361	366		370	374	378	383		388	393	399	404	409		
Total Annual Housing Need (high estimate)	2,180	3,380	3,383	3,404	3,411	3,398	3,443	3,453		3,475	3,471	3,481	2,301		2,336	2,395	2,363	2,383	2,366		
Total Annual Housing Need (low estimate)	2,180	3,259	3,262	3,283	3,290	3,277	3,322	3,332		3,354	3,350	3,360	2,301		2,336	2,395	2,363	2,383	2,366		
Total Social Rented Lettable Stock	31,499	31,312	31,104	31,081	31,039	30,921	30,803	30,683		30,802	30,919	31,036	31,149		31,124	31,098	31,073	31,044	31,016		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	2,299	2,129	2,115	2,114	2,111	2,103	2,095	2,086		2,095	2,102	2,110	2,118		2,116	2,115	2,113	2,111	2,109		
Net Annual Housing Need (high estimate)	-119	1,251	1,268	1,290	1,300	1,295	1,348	1,367	*9,000*	1,380	1,369	1,371	183	*4,302*	220	280	250	272	257	*1,279*	*14,582*
Net Annual Housing Need (low estimate)	-119	1,130	1,147	1,169	1,179	1,174	1,227	1,246	*8,153*	1,259	1,248	1,250	183	*3,939*	220	280	250	272	257	*1,279*	*13,372*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-119	1,251	1,268	1,290	1,300	1,295	1,348	1,367	*9,000*	1,380	1,369	1,371	183	*4,302*	220	280	250	272	257	*1,279*	*14,582*
Net Annual Housing Need (low estimate)	-119	1,130	1,147	1,169	1,179	1,174	1,227	1,246	*8,153*	1,259	1,248	1,250	183	*3,939*	220	280	250	272	257	*1,279*	*13,372*

Table 9.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 Low Affordability (25)																					
Local Authority: West Dunbartonshire Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need		452	452	452	452	452	452	452		452	452	452									
Net Current Housing Need - High Estimate(Affordability test applied)		409	409	409	409	409	409	409		409	409	409									
Net Current Housing Need - Low Estimate (Affordability test applied)		302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied	480	491	491	482	485	477	489	480		481	479	467	468		465	476	465	444	439		
Newly Arising Need - migrants moving into social renting	223	225	226	226	228	230	231	233		233	236	236	240		242	244	246	248	251		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	50	51		51	51	51	51		52	52	52	52	52		
Newly Arising Need - existing households falling into need (private renters	60	73	82	89	94	98	101	103		105	106	107	108		109	110	112	113	114		
Total Annual Housing Need (high estimate)	813	1,248	1,258	1,256	1,266	1,264	1,280	1,276		1,279	1,281	1,270	867		868	882	875	857	856		
Total Annual Housing Need (low estimate)	813	1,141	1,151	1,149	1,159	1,157	1,173	1,169		1,172	1,174	1,163	867		868	882	875	857	856		
Total Social Rented Lettable Stock	16,401	16,425	16,436	16,439	16,547	16,571	16,629	16,685		16,477	16,270	16,065	15,862		15,677	15,644	15,610	15,578	15,551		
Social Rented Turnover Rate (new lets as % of all Stock)	8.2%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	1,345	1,232	1,233	1,233	1,241	1,243	1,247	1,251		1,236	1,220	1,205	1,190		1,176	1,173	1,171	1,168	1,166		
Net Annual Housing Need (high estimate)	-532	16	25	23	25	21	33	25	*-364*	43	61	65	-323	*-154*	-308	-291	-296	-311	-310	*-1,517*	*-2,034*
Net Annual Housing Need (low estimate)	-532	-91	-82	-84	-82	-86	-74	-82	*-1,113*	-64	-46	-42	-323	*-475*	-308	-291	-296	-311	-310	*-1,517*	*-3,104*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	0	0	4	35	32	0		97	96	96	96		78	78	78	78	78		864
Net Annual Housing Need (high estimate)	-532	-2	25	23	21	-14	1	25	*-453*	-54	-35	-31	-419	*-539*	-386	-369	-374	-389	-388	*-1,907*	*-2,898*
Net Annual Housing Need (low estimate)	-532	-109	-82	-84	-86	-121	-106	-82	*-1,202*	-161	-142	-138	-419	*-860*	-386	-369	-374	-389	-388	*-1,907*	*-3,968*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C. Results for LA Sub-Area are available in Annex E.

Source: GCVSDPA, 2011. Tables 9.5 - 9.12 provide the data inputs to inform ***Core Output 6 in the HNDA Report 2011 Chapter 5, Figure 5.10.*** *The results are summarised in TA06 Tables 9.3A and 9.4A.*

9.0 Affordable Sector

B Intermediate Sector

9.14 As indicated earlier, the affordable sector is made up of predominately the social rented sector and the 'intermediate' sector. For the purposes of straight forward analysis in the HNDA, the GCVHMP defined the Intermediate Sector as LCHO however recognising there are other intermediate products available to meet identified need. In undertaking their Affordability Study, Tribal/Optimal Economics were also asked to identify "of those households unable to meet their housing need in the open market, how many could afford to meet their need using intermediate housing products" thus the modelling just considers the **potential** intermediate sector from new households that could not afford market housing (private renting and owner occupation). Tribal/Optimal Economics in their study identified the Scottish Government's Low Cost Initiative for First Time Buyers (LIFT) scheme as the most appropriate way to explore 'intermediate housing' as this would be the most applicable product to new households i.e. first time buyers. LIFT provides a range of assistance to first time buyers including new supply shared equity, open market shared equity and shared ownership. Tribal/Optimal Economics used the price thresholds set by the Scottish Government for open market shared equity for two apartment properties for each local authority area. Full details of the modelling can be found at TA04.

9.15 Although Tribal/Optimal Economics modelled the intermediate sector as those who could afford LCHO products, the ability of this sector to meet affordable housing needs is dependent on a number of factors:

- The availability of government grant to help finance the development of intermediate housing;
- Access to mortgage finance; and
- Households choice – i.e. even if a household could *afford* an intermediate product would they *choose* it (as this is a relatively new sector there is little data available to help model household choice).

9.16 Tribal/Optimal Economics modelled the potential intermediate sector as those newly-forming households that could access LCHO products if they were available, but excluding those who could afford either owner-occupation or private renting. Thus the modelling assumed that LCHO products were more affordable than market housing (owner occupation and private renting) and that proportion of households that were originally identified as being unable to afford market housing could afford LCHO products. Affordable housing needs can therefore be expressed in terms of the minimum and maximum contribution that social renting and LCHO products could make

The minimum social rented requirement assumes that all of those who could potentially meet their needs in LCHO do so because there is no supply constraint, they have a desire to so and the household has unrestricted access to mortgage finance. The maximum social rented requirement assumes that there is restricted access to LCHO products and therefore those households would have to be housed in the social rented sector with no households being housed through LCHO products.

A key issue with the intermediate sector was how to incorporate the modelling work of Tribal/Optimal Economics into the assessment of the affordable housing requirements which was undertaken in accordance with HNDA Guidance. Table 9.1 identifies the affordable housing requirements as a result of the affordable sector assessment without the planned potential intermediate supply taken off. The key question is how many of these households could have their need met through the intermediate sector based on the modelling Tribal/Optimal Economics had undertaken in the affordability study.

Table 9.13 Maximum Potential Intermediate Sector (LCHO) to 2008-25 GCV Area C2 Low Affordability - Alternative Methods (excluding Intermediate supply)

	Additional Affordable Housing Requirements	New Households - Maximum Potential LCHO Tribal*1	New Households - Minimum Potential LCHO Tribal*1	Potential LCHO Tribal as % Requirement	Maximum Potential LCHO Alternative*2	Mimimum Potential LCHO Alternative*2	Potential LCHO Alternative as % Requirement
2008-16	51,275	27,110	0	53%	14,026	0	27%
2016-20	24,553	13,292	0	54%	6,530	0	27%
2020-25	13,104	16,464	0	126%	2,664	0	20%
2008-25	**87,924**	**56,866**	**0**	**65**	**22,601**	**0**	**26**

**1: Tribal's potential LCHO assessment of the tenure of newly forming households*

**2: % LCHO share based on Tribal's assessment of the tenure of newly forming households applied to Additional Affordable Housing Requirements*

Source: GCVSDPA, 2011

9.17 Table 9.13 shows the maximum potential number of households that have been assessed as being unable to access market housing (private rented and owner occupation) but who could afford LCHO. This identified that under Planning scenario C2 (low affordability) at 2025 the ‘intermediate sector’ could range from zero to 57,000 households if there was no constraint on supply, a desire for the LCHO product and unrestricted access to mortgage finance. However, it is not possible to compare these results to the Additional Affordable Housing Requirements identified in the HNA because they are two different methodologies. The affordable housing requirement is a net position after comparing need and supply, the potential LCHO is a potential level of new households that could afford LCHO products. It is not appropriate to mix gross flows and net outcomes and it is likely that some of the new households that LCHO potential refers to have been accounted for in the affordable sector assessment. Comparing the two figures would suggest that if LCHO products were available then a maximum of 65% of the affordable need at the GCV level could potentially be met through LCHO products, which is highly unlikely.

9.18 An alternative pragmatic method to assess the potential LCHO contribution is to take the percentage LCHO share Tribal modelled for new households i.e. those households in the affordable sector who could potentially access LCHO products as a share of the affordable sector, and apply this percentage to the Additional Affordable Housing Requirements. Although Tribal’s percentage LCHO was calculated on new households this method is more appropriate to gauge the potential contribution of LCHO to meet Additional Affordable Housing Requirements consistent with the HNA results. This method identifies that under Planning scenario C2 (low affordability) at 2025 the ‘intermediate sector’ could range from zero to 22,000 households, potentially contributing to 26% of the Additional Affordable Housing Requirements identified.

9.19 These results have been considered against the identified housing need outlined in 9.1A and 9.2A, including and excluding Intermediate supply. Table 9.14A shows for the city region (excluding intermediate supply) the minimum and maximum potential LCHO contribution. The minimum potential LCHO contribution to 2025 is zero if no intermediate products are available and the corresponding 88,000 affordable sector need would be met in the social rented sector. There is the potential for a maximum contribution of 14,000 affordable households to meet need by 2016, an additional 6,000 by 2020 and an additional 3,000 by 2025 – in total there is an estimated maximum potential LCHO contribution of 23,000 households 2008-25, potentially contributing to 26% of the Additional Affordable Housing Requirements identified. If this need was met in full there would be a requirement for 65,000 households in the social rented sector. Table 9.15A shows for the city region (including intermediate supply) the minimum and maximum potential LCHO contribution. The minimum potential LCHO contribution to 2025 is zero if no intermediate products are available and the corresponding 85,000 affordable sector need would be met in the social rented sector. There is the potential for a maximum contribution of 13,500 affordable households to meet need by 2016, an additional 6,000 by 2020 and an additional 2,500 by 2025 – in total there is an estimated maximum potential LCHO contribution of 22,000 households 2008-25, potentially contributing to 26% of the Additional Affordable Housing Requirements identified. If this need was met in full there would be a requirement for 63,000 households in the social rented sector.

9.20 There are a number of qualifications with this approach which are important to note. The Tribal/Optimal Economics LCHO modelling was undertaken on the household income of newly forming households and the households in the affordable housing requirement are a mixture of new current (backlog) need households, newly forming household requiring affordable housing and existing households requiring affordable housing in the future. It is unlikely that all of the households in the affordable housing requirement will have the same household income as newly forming households and in the affordability study, Tribal/Optimal Economics study used a lower household income for the households in the current (backlog) need. However, the method set out presents a pragmatic approach to ascertaining a maximum potential for the intermediate sector and the end result gives a potential maximum for all households in need not just newly forming households.

9.21 The initial modelling and the analysis of the potential intermediate sector have a number of qualifications which the reader should bear in mind when considering the results and the housing requirement for the intermediate sector:

- Tribal/Optimal Economics used open market shared equity price thresholds for two apartment properties issued by the Scottish Government as part of the LIFT scheme;
- Two apartment properties represent the most affordable option for LIFT therefore a larger proportion of households are able to afford this option compared to being able to afford larger sized properties;
- Open market (second hand) shared equity values and new build shared equity vary greatly across the local authorities; it is important to note that the potential identified is for all LCHO products identified in LIFT and not just new supply shared equity;
- There are other intermediate housing products available which have not been considered in this analysis such as mid market rent and non-subsided LCHO;
- The Tribal/Optimal Economics initial modelling just focused on new households that could not afford market housing. Intermediate sector housing may be attractive to existing households who may or may not be in housing need. Thus, it could free up currently occupied social rented or private rented houses, as well as meeting some of the housing requirements of new households;
- Access to mortgage finance may hinder households wishing to purchase intermediate products;
- Access to wealth (i.e. initial deposit) has not been taken into account in the analysis;
- Planned supply is subject to market conditions and is dependant on a degree of Scottish Government subsidy;
- There is a lack of real understanding of the choices people will make even if intermediate products are available households may not choose to take up the product;
- The intermediate sector is a relatively new sector so statistical information on the sector is limited.

Table 9.14A Affordable Housing Re uirements (Additional to Existing Supply) - C2 Low Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Excluding Intermediate Supply

C2 Low Affordability	2008-16							2016-20						
	Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements		Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max		Min	Max	Min	Max	Min	Max
East Dunbartonshire	4,374	0.0%	33.3%	0	1,457	2,918	4,374	2,038	0.0%	33.3%	0	679	1,359	2,038
East Renfrewshire	2,134	0.0%	40.4%	0	862	1,272	2,134	954	0.0%	40.0%	0	382	572	954
Glasgow City	31,904	0.0%	11.1%	0	3,541	28,363	31,904	15,689	0.0%	11.1%	0	1,741	13,948	15,689
Inverclyde	3,028	0.0%	66.7%	0	2,020	1,008	3,028	1,395	0.0%	66.7%	0	931	465	1,395
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0	0.0%	62.5%	0	0	0	0
Renfrewshire	835	0.0%	62.5%	0	522	313	835	174	0.0%	62.5%	0	109	65	174
South Lanarkshire	9,000	0.0%	62.5%	0	5,625	3,375	9,000	4,302	0.0%	62.5%	0	2,689	1,613	4,302
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0	0.0%	55.6%	0	0	0	0
GCV	**51,275**			**0**	**14,026**	**37,249**	**51,275**	**24,553**			**0**	**6,530**	**18,023**	**24,553**

C2 Low Affordability	2020-25							2008-25 TOTAL						
	Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements		Additional Affordable Housing Re uirements			Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max				Min	Max	Min	Max
East Dunbartonshire	1,221	0.0%	33.3%	0	407	815	1,221	7,634			0	2,542	5,092	7,634
East Renfrewshire	204	0.0%	37.2%	0	76	128	204	3,292			0	1,329	1,962	3,292
Glasgow City	9,990	0.0%	11.1%	0	1,109	8,881	9,990	57,583			0	6,392	51,191	57,583
Inverclyde	410	0.0%	66.7%	0	273	137	410	4,834			0	3,224	1,610	4,834
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
South Lanarkshire	1,279	0.0%	62.5%	0	799	480	1,279	14,582			0	9,114	5,468	14,582
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0			0	0	0	0
GCV	**13,104**			**0**	**2,664**	**10,440**	**13,104**	**87,924**			**0**	**22,601**	**65,323**	**87,924**

This table excludes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.

Source: GCVSDPA, 2011

Table 9.15A Affordable Housing Re uirements (Additional to Existing Supply) - C2 Low Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Including Intermediate Supply

C2 Low Affordability	2008-16 Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements		2016-20 Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max		Min	Max	Min	Max	Min	Max
East Dunbartonshire	4,374	0.0%	33.3%	0	1,457	2,918	4,374	2,038	0.0%	33.3%	0	679	1,359	2,038
East Renfrewshire	2,076	0.0%	40.4%	0	838	1,237	2,076	954	0.0%	40.0%	0	382	572	954
Glasgow City	30,757	0.0%	11.1%	0	3,414	27,343	30,757	15,349	0.0%	11.1%	0	1,704	13,645	15,349
Inverclyde	2,648	0.0%	66.7%	0	1,766	882	2,648	1,145	0.0%	66.7%	0	764	381	1,145
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0	0.0%	62.5%	0	0	0	0
Renfrewshire	670	0.0%	62.5%	0	419	251	670	139	0.0%	62.5%	0	87	52	139
South Lanarkshire	9,000	0.0%	62.5%	0	5,625	3,375	9,000	4,302	0.0%	62.5%	0	2,689	1,613	4,302
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0	0.0%	55.6%	0	0	0	0
GCV	**49,526**			**0**	**13,520**	**36,006**	**49,526**	**23,928**			**0**	**6,304**	**17,624**	**23,928**

C2 Low Affordability	2020-25 Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements		2008-25 TOTAL Additional Affordable Housing Re uirements			Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max				Min	Max	Min	Max
East Dunbartonshire	1,221	0.0%	33.3%	0	407	815	1,221	7,634			0	2,542	5,092	7,634
East Renfrewshire	204	0.0%	37.2%	0	76	128	204	3,234			0	1,306	1,928	3,234
Glasgow City	9,891	0.0%	11.1%	0	1,098	8,793	9,891	55,997			0	6,216	49,781	55,997
Inverclyde	125	0.0%	66.7%	0	84	42	125	3,919			0	2,614	1,305	3,919
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
South Lanarkshire	1,279	0.0%	62.5%	0	799	480	1,279	14,582			0	9,114	5,468	14,582
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0			0	0	0	0
GCV	**12,720**			**0**	**2,463**	**10,257**	**12,720**	**85,365**			**0**	**21,791**	**63,574**	**85,365**

This table includes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Corresponding results for C2 High Affordability can be found in Annex B. Results for Scenario A1 are available in Annex C.

Source: GCVSDPA, 2011

Table 9.15A provides an input for ***Core Output 6 in GCV HNDA Report 2011 Chapter 5, Figure 5.11****.*

10.0 Issues Arising from the Use of Different Methodologies

10.1 The assessment of housing requirements in the GCV area has identified a surplus of 11,000 units in the private sector at 2009-25 (10,000 2008-25).

10.2 For the affordable sector, the Housing Needs Assessment Model is consistent with HNDA Guidance and the approach traditionally undertaken in LHS's identifying a need in the affordable sector of 85,000 to 2008-25. Although this approach is not consistent with the private sector approach it is in line with the HNDA Guidance and housing authority practice and is the preferred approach. The alternative approach (All Stock/All Households) has been outlined in Annex F for completeness.

10.3 The GCVHMP were aware at the beginning of the HNDA process that we would have to adopt different methodologies for the Private and Affordable sectors to satisfy the requirements of both sectors. The methodology for the Private sector provides a residual position for the Affordable sector even though this approach is not consistent with HNDA guidance and the group wanted to gain a better understanding of why these results differed. To help understand why these methodologies provide different results, Tribal/Optimal Economics were asked to consider both approaches with a view to help to reconcile the results.

10.4 Tribal/Optimal Economics concluded that the difference in the results could almost entirely be attributed to the fact that the All Stock/All Households approach uses all of the Tribal/Optimal Economics inputs to undertake the Supply/Need comparison, i.e. we take account of inflows to the affordable sector as well as outflows from the sector. In the Housing Needs Assessment model the inflows from Tribal/Optimal Economics' work are included but a turnover (re-let) rate is then applied which is a proxy for outflows. Tribal/Optimal Economics replaced the turnover (re-let) rate in the HNA model with the outflows from their model and the resultant net need figures were very close to the All Stock/All Households results.

10.5 At the time the Tribal study was undertaken, local authorities had not undertaken their housing needs assessment or an assessment of re-lets. Tribal, therefore, developed a proxy for outflows from the affordable sector. When compared against the actual relets assessed by local authorities there is a difference in the figures which mostly accounts for the difference in the results between the HNA and ASAH approach to assessing housing need. If the information had been available at the time it may have been more appropriate to use local authorities re-lets figures rather than Tribal's proxy for outflows.

10.5 The GCVHMP, in line with the HNDA Guidance, intend to progress the Housing Needs Assessment Model through the LHS process and as such the results of the HNA model are the preferred approach for assessing affordable housing requirements.

10.6 When considering the all tenure results of the GCV HNA it is important to note that the methodologies for both sectors are not consistent and that:

- Private sector is based on the planning scenario (C2) High affordability PRS
- Affordable sector is based on the planning scenario (C2) Low affordability PRS
- When totalled by tenure using Tribal/Optimal Economics' figures then the total private sector demand and social rented sector need exceeds the overall number of households from the household projections by 26,000. This is because there is an overlap of households in high and low affordability scenarios.
- Backlog Need, on advice from the CHMA, has been added in addition to the household projections i.e. there are 72,000 households accounted for in addition to the GCV household projections. Of these 6,000 are estimated to be able to meet

their needs in the private market and have been added to the private sector supply/demand comparison. It is possible that there is the potential for double counting between elements of backlog need and the household projections; however, it is unlikely that the level of double counting can be quantified (ref 4.4).

10.7 The consequence of these inconsistencies is that the all tenure summary has to be approached with caution and cannot be considered without understanding the inconsistencies in the models used for the private and affordable sectors. Furthermore, it would be inappropriate to directly translate affordable housing requirements into new build housing requirements. LAs, through their LHSs, will derive housing supply targets for the affordable sector taking into account new housing supply, replacement housing, empty properties to be brought back into use and conversions.

10.8 Table 10.1 outlines the GCV Summary of Housing Requirements for Planning Scenario C2 for the period 2008-25.

Table 10.1 GCV Summary of Housing Re uirements 2008-25 by Tenure and Local Authority

LA	PRIVATE SECTOR			AFFORDABLE SECTOR							
				AFFORDABLE SECTOR				POTENTIAL INTERMEDIATE SECTOR			
	New Build Requirements			Maximum Assessed Requirements				Maximum Potential Assessed Requirements			
	C2 High Affordability inc Lower Estimate of Backlog Need[4]			C2 Low Affordability inc Upper Estimate of Backlog Need[4]				C2 Low Affordability inc Upper Estimate of Backlog Need[4]			
	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1]			Housing Needs Assessment Maximum Shortfalls by LA[2]				Potential Contribution of LCHO to Meeting Affordable Requirements[3]			
	2008-20	2020-25	2008-25	2008-16	2016-20	2020-25	2008-25	2008-16	2016-20	2020-25	2008-25
East Dunbartonshire	2,900	400	3,300	4,400	2,000	1,200	7,600	1,500	700	400	2,600
East Renfrewshire	2,300	300	2,600	2,000	1,000	200	3,200	800	400	100	1,300
Glasgow City	27,100	9,900	37,000	30,800	15,300	9,900	56,000	3,400	1,700	1,100	6,200
Inverclyde	1,500	100	1,600	2,600	1,200	100	3,900	1,800	700	100	2,600
North Lanarkshire	16,300	6,400	22,700	0	0	0	0	0	0	0	0
Renfrewshire	8,900	2,700	11,600	700	100	0	0	400	100	0	0
South Lanarkshire	17,000	2,500	19,500	9,000	4,300	1,300	14,600	5,600	2,700	800	9,100
West Dunbartonshire	3,000	1,200	4,200	0	0	0	0	0	0	0	0
GCV Total[5]	79,000	23,500	102,500	49,000	24,000	12,000	85,000	13,500	6,000	2,500	22,000

[1] Private sector figures are assessed in the Housing Market Area system. The results are then approximated to LA. The appropriate geography to consider private sector requirements is HSMA ref Section 8. Section 8 shows Private sector supply/demand comparison for the period 2009-25, to allow presentation of results for all tenures in this summary results are shown for the period 2008-20 and 25 (ref Table 8.8B and Table 8.10 Annex B). These have been calculated by adding the 2008/09 HLA (Table 7.2) to the 2009-25 figures shown in Table 8.8.

[2] Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.

[3] The Potential Intermedaite sector represents a potential if intermediate products were available and households had the means and the desire to access intermediate products, otherwise it is assumed these households will remain in the social rented sector. LCHO share is based on Tribal's assessment of the tenure of newly forming households which was applied to all housholds in need.

[4] Backlog Need is included for the years 2009-19. Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.

[5] GCV Total rounded to nearest 500

- The affordable sector requirement includes Intermediate supply which was taken from the 2009 HLA and UCS.

- The appropriate time period for comparing supply and demand in the Private sector are 2020 and 2025. For the affordable sector the first period is 2016.

- Private sector uses Planning Scenario C2 High Affordability, the Affordable Sector uses C2 Low affordability ref Section 6 (para 6.6).

- For the Affordable Sector only shortfalls are shown. These represent the maximum requirement. For more detailed figures please see Section 9A (Tables 9.1A and 9.3A)

- Intermediate supply identified for SE/SO has been subtracted from Affordable sector need see Section 9B (Table 9.15A).

- Caution should be to be applied to the Potential Intermediate Sector due to the difficulties of obtaining information for this sector ref Section 9B.

- Local authorities with a surplus i.e. zero affordable housing requirement, may still have a requirement for intermediate housing.

- A maximum potential for intermediate housing does not directly translate to a requirement for new build housing.

- There is less certainty projecting housing requirements in the longer term compared to assessing housing requirements in the shorter term.

Source: GCVSDPA, 2011

Table 10.1 provides the input ***for Core Output 8 in the HNDA Report 2011 Chapter 5, Figure 5.13*** *using inputs from TA06 Tables 8.8A; 9.3A and 9.15A.*

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Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing
Annex A Projections of Population and Households Tables

Final

June 2011

HNDA

Table A1 - Net migration and other changes by Council area for 3 Health Board Areas in Glasgow and the Clyde Valley area in 1981-2008

	East Dunbarton-shire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrew-shire	South Lanarkshire	West Dunbarton-shire	GCV Structure Plan Area	Argyll and Bute	3 Health Board areas
1981/82	47	29	-8,386	-624	-2,624	-1,069	-2,191	-1,331	-16,149	112	-16,037
1982/83	85	-214	-8,494	-787	-1,618	-2,097	-2,097	-1,431	-16,653	841	-15,812
1983/84	-3	97	-6,591	-1,237	-2,391	-1,777	-1,653	-1,253	-14,808	636	-14,172
1984/85	-173	434	-7,916	-1,075	-3,011	-679	-2,294	-1,334	-16,048	564	-15,484
1985/86	-799	84	-6,001	-1,043	-3,817	-561	-1,864	-1,260	-15,261	-57	-15,318
1986/87	-298	431	-8,415	-1,005	-2,276	-1,932	-988	-966	-15,449	368	-15,081
1987/88	-784	1,225	-11,298	-1,349	-3,597	-1,355	-1,389	-715	-19,262	521	-18,741
1988/89	-571	676	-7,795	-1,028	-1,207	-151	-204	-1,258	-11,538	341	-11,197
1989/90	-353	519	-7,281	-905	-530	447	-272	-32	-8,407	-302	-8,709
1990/91	-659	-124	-1,699	-615	-2,815	-1,571	-980	-525	-8,988	53	-8,935
1991/92	-847	-22	-7,043	-512	-1976	-566	43	-386	-11,309	-1,835	-13,144
1992/93	-594	220	-4,849	-795	-2012	-67	177	-29	-7,949	-304	-8,253
1993/94	-7	-107	-3,402	-376	-834	109	913	-277	-3,981	988	-2,993
1994/95	66	657	-7,368	-551	-870	922	-547	-1002	-8,693	227	-8,466
1995/96	-817	-227	-3,770	-1,378	-1433	-72	-191	-475	-8,363	107	-8,256
1996/97	-104	308	-7,713	-421	-360	-718	-447	-61	-9,516	293	-9,223
1997/98	-424	195	-2,830	-370	-862	-578	-1047	-244	-6,160	332	-5,828
1998/99	-482	86	-2,445	-363	-547	-778	-661	-380	-5,570	347	-5,223
1999/00	-19	413	-4,516	-383	-901	-545	-170	-344	-6,465	-163	-6,628
2000/01	-385	264	2,695	-240	-557	-767	197	-453	754	553	1,307
2001/02	-949	150	-214	-186	-97	-668	14	-281	-2,231	158	-2,073
2002/03	-246	19	982	-295	262	-611	1158	-293	976	678	1,654
2003/04	-340	-61	1,343	-339	521	-195	2500	-193	3,236	239	3,475
2004/05	-518	-84	1,626	-169	150	-484	981	-405	1,097	64	1,161
2005/06	-485	-361	2,169	-403	-35	-272	1249	-107	1,755	819	2,574
2006/07	-484	-43	1,414	-317	347	60	1675	-95	2,557	297	2,854
2007/08	-118	-72	1,903	-189	212	142	428	-147	2,159	-514	1,645

Source: **National Records of Scotland - CROWN COPYRIGHT RESERVED**

Note 1: **Other changes include asylum seekers and movements of prisoners and armed forces**

Note 2: **The 3 Health Board areas are: Argyll and Clyde, Greater Glasgow and Lanarkshire**

Chart 1 - Net Migration Glasgow and the Clyde Valley area 1981-2008

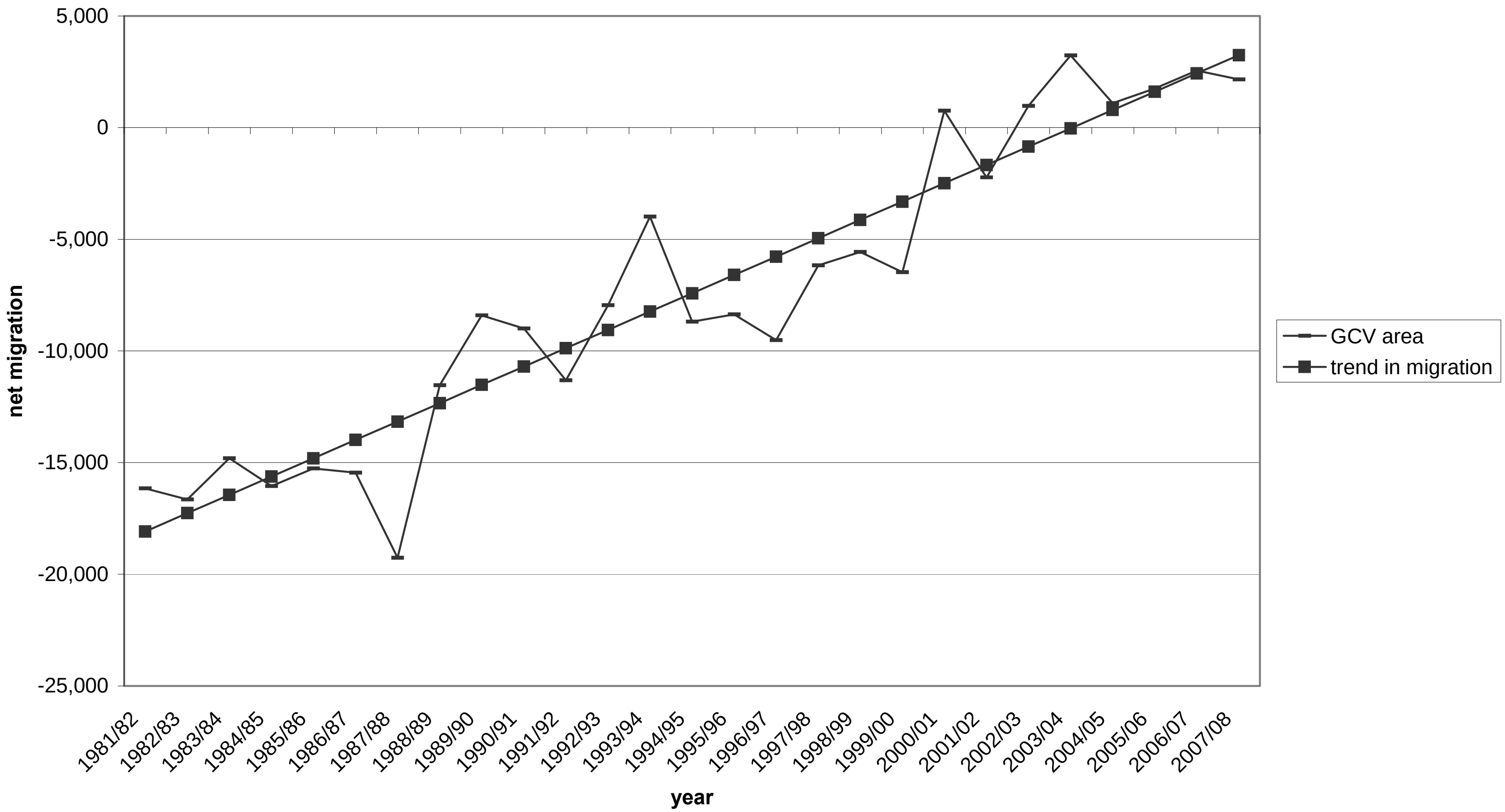

Table A2.1 - Net Migration by Component for 3 Health Board Areas in Glasgow and the Clyde Valley area in 1981-2008

Year	net migration with rest of Scotland	Net migration with rest of UK	Armed Forces	Net migration within UK (source: NHSCR)	Derived estimate of net international migration	Total migration 3 Health Board areas
1981/82	-5,637	-4,503	216	-9,924	-6,113	-16,037
1982/83	-6,133	-5,805	-48	-11,986	-3,826	-15,812
1983/84	-5,646	-7,572	3	-13,215	-957	-14,172
1984/85	-5,406	-8,927	-158	-14,491	-993	-15,484
1985/86	-4,997	-7,653	-106	-12,756	-2,562	-15,318
1986/87	-5,238	-8,187	-216	-13,641	-1,440	-15,081
1987/88	-4,617	-9,425	-385	-14,427	-4,314	-18,741
1988/89	-945	-5,719	-584	-7,248	-3,949	-11,197
1989/90	-6,337	-3,111	-627	-10,075	1,366	-8,709
1990/91	-2,017	1,426	-94	-685	-8,250	-8,935
1991/92	-4,355	-1,001	261	-5,095	-8,049	-13,144
1992/93	-3,865	-894	335	-4,424	-3,829	-8,253
1993/94	-3,093	-206	426	-2,873	-120	-2,993
1994/95	-2,697	-2,382	418	-4,661	-3,805	-8,466
1995/96	-1,859	-3,556	284	-5,131	-3,125	-8,256
1996/97	-3,391	-4,226	214	-7,403	-1,820	-9,223
1997/98	-1,744	-1,890	0	-3,634	-2,194	-5,828
1998/99	-2,185	-2,291	-81	-4,557	-666	-5,223
1999/00	-2,028	-4,077	56	-6,049	-579	-6,628
2000/01	-1,575	-1,075	157	-2,493	3,800	1,307
2001/02	-2,466	-1,204	23	-3,647	1,574	-2,073
2002/03	-2,780	-1,198	40	-3,938	5,592	1,654
2003/04	-2,697	891	161	-1,645	5,120	3,475
2004/05	-2,911	751	263	-1,897	3,058	1,161
2005/06	-1,857	-136	159	-1,834	4,408	2,574
2006/07	-1,950	696	245	-1,009	3,863	2,854
2007/08	-1,610	1,785	179	354	1,291	1,645

Table A2.2 - Trend coefficients by component for different base periods

Base period	1981-2008	1991-2008
Rest Scotland	154	96
Rest UK	320	194
Armed forces	14	-11
Within UK	488	279
International	330	631
Total	818	910

Trend coefficients have been derived
by regression analysis against time
(year = 1, 2, 3, … etc.)
for the variables in Table A2.1

Source: **National Records of Scotland - CROWN COPYRIGHT RESERVED**
Tables: Movements of patient registration at the National Health Service Central Register (as available in early 2009)
Information now available on the NRS website shows some small differences, probably due to revision of estimates by NRS

Chart 2 - Net Migration within UK for Three Health Board areas 1981-2008

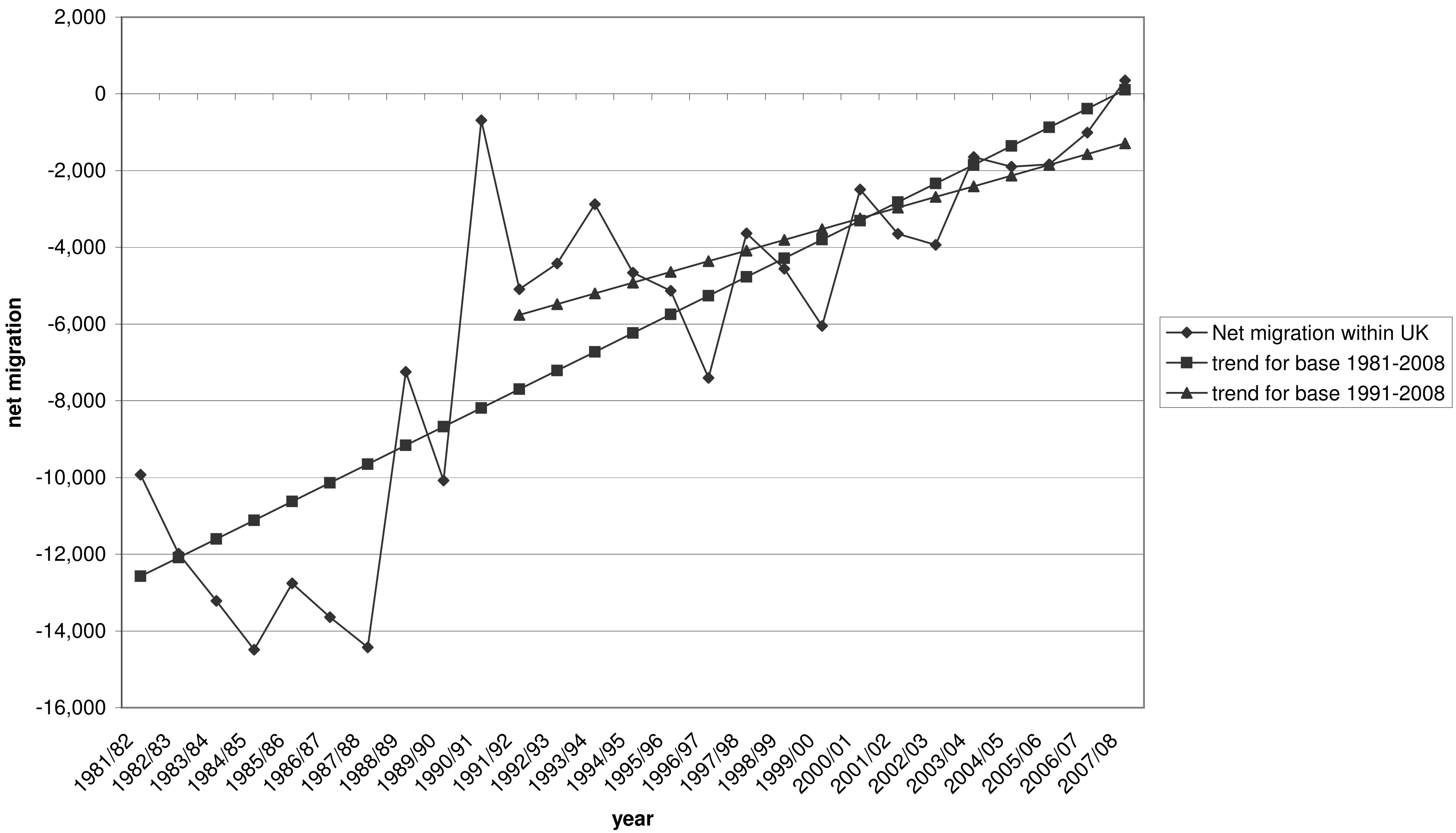

Table A3.1 - Net Migration (excluding asylum seekers) for Glasgow and the Clyde Valley area and Rest of Scotland in 2001-2008

Year	Scotland	Glasgow and the Clyde Valley area	Rest of Scotland
2001/02	-6,992	-5,888	-1,104
2002/03	5,929	-2,224	8,153
2003/04	22,712	936	21,776
2004/05	16,579	-1,003	17,582
2005/06	20,595	-45	20,640
2006/07	25,524	1,857	23,667
2007/08	19,353	1,159	18,194
averages			
2001-06	11,765	-1,645	13,409
2003-08	20,953	581	20,372

Source:
National Records of Scotland
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Table A3.2 - Derivation of migration assumptions HNDA projection

NRS 2006-base long term migration assumptions
Principal Projection

	Scotland	GCV area	Rest of Scotland
net migration	8,500	-1,950	10,450
asylum seekers	600	600	0
net migration adjusted	7,900	-2,550	10,450
average 2001-06	11,765	-1,645	13,409
difference	-3,865	-905	-2,959

NRS 2006-base long term migration assumptions
High Migration Variant

	Scotland	GCV area	Rest of Scotland
net migration	17,000	150	16,850
asylum seekers	600	600	0
net migration adjusted	16,400	-450	16,850
average 2001-06	11,765	-1,645	13,409
difference	4,635	1,195	3,441

NRS 2008-base long term migration assumptions
Principal Projection with estimated split GCV area/Rest of Scotland

	Scotland	GCV area	Rest of Scotland
net migration	12,000	-1,056	13,056
asylum seekers	600	600	0
net migration adjusted	11,400	-1,656	13,056
average 2003-08	20,953	581	20,372
difference	-9,553	-2,237	-7,316

NRS 2008-base long term migration assumptions
High Migration Variant with estimated split GCV area/Rest of Scotland

	Scotland	GCV area	Rest of Scotland
net migration	20,500	1,044	19,456
asylum seekers	600	600	0
net migration adjusted	19,900	444	19,456
average 2003-08	20,953	581	20,372
difference	-1,053	-137	-916

Table A4 - Derivation of Net Migration Assumptions by Council Area

	East Dunbarton-shire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrew-shire	South Lanarkshire	West Dunbarton-shire	GCV Area
1991/92	-847	-22	-7,043	-512	-1976	-566	43	-386	-11,309
1992/93	-594	220	-4,849	-795	-2012	-67	177	-29	-7,949
1993/94	-7	-107	-3,402	-376	-834	109	913	-277	-3,981
1994/95	66	657	-7,368	-551	-870	922	-547	-1002	-8,693
1995/96	-817	-227	-3,770	-1,378	-1433	-72	-191	-475	-8,363
1996/97	-104	308	-7,713	-421	-360	-718	-447	-61	-9,516
1997/98	-424	195	-2,830	-370	-862	-578	-1047	-244	-6,160
1998/99	-482	86	-2,445	-363	-547	-778	-661	-380	-5,570
1999/00	-19	413	-4,516	-383	-901	-545	-170	-344	-6,465
2000/01	-385	264	-2,810	-240	-557	-767	197	-453	-4,751
2001/02	-949	150	-3,871	-186	-97	-668	14	-281	-5,888
2002/03	-246	19	-2,218	-295	262	-611	1158	-293	-2,224
2003/04	-340	-61	-957	-339	521	-195	2500	-193	936
2004/05	-518	-84	-474	-169	150	-484	981	-405	-1,003
2005/06	-485	-361	369	-403	-35	-272	1249	-107	-45
2006/07	-484	-43	714	-317	347	60	1675	-95	1,857
2007/08	-118	-72	903	-189	212	142	428	-147	1,159
migration assumptions									
lower migration scenario (A)									
population 2008	104,720	89,220	584,240	80,780	325,520	169,800	310,090	90,940	1,755,310
aver. mig. 1998-08	-403	31	-931	-288	-65	-412	737	-270	-1,599
migration assumption by Council area									**-1,050**
scenario A	**-370**	**59**	**-747**	**-263**	**37**	**-359**	**834**	**-241**	**-1,050**
planning scenario (C)									
longer term migration assumption NRS (2006-base)									
principal	-550	-100	-1,300	-300	50	-500	1,050	-300	-1,950
high migration	-450	0	-200	-250	250	-350	1,350	-200	150
difference	100	100	1,100	50	200	150	300	100	2,100
migration assumption by Council area for years 2008-2018									
scenario C	**-270**	**159**	**353**	**-213**	**237**	**-209**	**1,134**	**-141**	**1,050**

Table A5 - Net migration assumptions by Council area for Scenarios A and C - after adjustment for initial years

	East Dunbarton-shire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrew-shire	South Lanarkshire	West Dunbarton-shire	GCV Area
net migration lower migration scenario (A)									
2008/09	-354	59	250	-263	37	-297	896	-179	150
2009/10	-337	59	586	-263	37	-259	901	-174	550
2010/11	-337	59	240	-263	37	-260	900	-175	200
2011/12	-370	59	13	-263	37	-264	882	-194	-100
2012/13	-370	59	-555	-263	37	-340	853	-222	-800
2013/14	-370	59	-664	-263	37	-342	834	-241	-950
2014-2025	-370	59	-747	-263	37	-359	834	-241	-1,050
net migration planning scenario (C)									
2008/09	-270	159	353	-213	237	-209	1,134	-141	1,050
2009/10	-270	159	353	-213	237	-209	1,134	-141	1,050
2010/11	-270	159	353	-213	237	-209	1,134	-141	1,050
2011/12	-270	159	353	-213	237	-209	1,134	-141	1,050
2012/13	-270	159	353	-213	237	-209	1,134	-141	1,050
2013/14	-270	159	353	-213	237	-209	1,134	-141	1,050
2014/15	-270	159	353	-213	237	-209	1,134	-141	1,050
2015/16	-270	159	353	-213	237	-209	1,134	-141	1,050
2016/17	-270	159	353	-213	237	-209	1,134	-141	1,050
2017/18	-270	159	353	-213	237	-209	1,134	-141	1,050
2018/19	-253	173	446	-200	289	-182	1,183	-127	1,329
2019/20	-237	187	539	-187	340	-155	1,233	-112	1,608
2020/21	-220	202	632	-174	392	-128	1,282	-98	1,888
2021/22	-203	216	724	-162	444	-101	1,331	-83	2,166
2022/23	-187	230	817	-149	496	-74	1,380	-69	2,444
2023/24	-170	244	910	-136	547	-47	1,430	-54	2,724
2024/25	-153	258	1,003	-123	599	-20	1,479	-40	3,003

Table A6 - Comparison NRS and SDP migration assumptions with assumptions 2006 Plan

	East Dunbarton-shire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrew-shire	South Lanarkshire	West Dunbarton-shire	GCV Area
Migration assumptions for 2006 Plan									
2008/09	-29	160	-672	-39	-52	-27	158	-27	-528
2009/10	-5	180	-145	-21	19	11	225	-7	257
2010/11	18	200	-17	-2	90	49	291	14	643
2011/12	42	219	110	16	161	87	358	34	1,027
2012/13	66	239	237	35	231	125	424	55	1,412
2013/14	89	259	364	53	302	163	491	75	1,796
2014/15	113	279	492	72	373	200	558	96	2,183
2015/16	137	298	619	90	444	238	624	116	2,566
2016/17	160	318	747	109	515	276	691	137	2,953
2017/18	184	338	874	127	586	314	758	157	3,338
annual average 2008-2018									
2006 Plan	78	249	261	44	267	144	458	65	1,565
NRS									
principal projection	-545	-120	-995	-305	45	-465	1,070	-280	-1,595
high migration variant	-445	-45	205	-255	230	-330	1,355	-180	535
SDP									
lower migration (A)	-362	59	-312	-263	37	-320	860	-215	-515
planning scenario (C)	-270	159	353	-213	237	-209	1,134	-141	1,050
difference with 2006 Plan									
NRS									
principal projection	-623	-369	-1,256	-349	-222	-609	612	-345	-3,160
high migration variant	-523	-294	-56	-299	-37	-474	897	-245	-1,030
SDP									
lower migration (A)	-439	-190	-573	-307	-230	-463	402	-280	-2,080
planning scenario (C)	-348	-90	92	-257	-30	-353	676	-206	-515

Table A7 - Population Projections Glasgow and the Clyde Valley area by Council area

Lower migration scenario (A)									
YEAR	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008	1,755,310	104,720	89,220	584,240	80,780	325,520	169,800	310,090	90,940
2016	1,769,690	102,043	90,618	591,298	77,754	331,727	167,801	318,947	89,502
2020	1,775,276	100,594	91,597	593,850	76,222	334,489	166,627	323,155	88,742
2025	1,778,181	98,488	92,974	595,415	74,038	337,131	164,793	327,815	87,527
annual change									
2008-2016	1,798	-335	175	882	-378	776	-250	1,107	-180
2016-2020	1,397	-362	245	638	-383	691	-294	1,052	-190
2020-2025	581	-421	275	313	-437	528	-367	932	-243
Planning scenario (C)									
YEAR	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008	1,755,310	104,720	89,220	584,240	80,780	325,520	169,800	310,090	90,940
2016	1,782,088	102,823	91,501	596,036	78,213	333,452	168,671	321,250	90,142
2020	1,798,519	101,914	93,042	603,933	77,000	337,321	168,298	327,053	89,958
2025	1,822,048	100,869	95,482	614,795	75,510	342,563	168,112	334,868	89,849
annual change									
2008-2016	3,347	-237	285	1,475	-321	992	-141	1,395	-100
2016-2020	4,108	-227	385	1,974	-303	967	-93	1,451	-46
2020-2025	4,706	-209	488	2,172	-298	1,048	-37	1,563	-22
GCV Structure Plan Alteration 2006									
YEAR	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008	1,734,944	105,832	90,324	570,111	80,744	322,648	169,427	304,893	90,965
2016	1,741,084	105,748	92,060	575,785	78,817	324,736	168,444	304,839	90,655
2018	1,747,684	106,044	92,724	579,611	78,571	325,937	168,579	305,358	90,860
annual change									
2008-2016	768	-11	217	709	-241	261	-123	-7	-39
2016-2018	3,300	148	332	1,913	-123	601	68	260	103

Table A8.1 - Population Projection Glasgow and the Clyde Valley area by Component - HNDA lower migration scenario (A)

year	population at start	births	deaths	natural change	net migration	total change	population at end
2008-09	1,755,310	21,166	19,402	1,764	136	1,900	1,757,210
2009-10	1,757,210	20,740	18,791	1,949	547	2,496	1,759,706
2010-11	1,759,706	20,565	18,536	2,030	220	2,250	1,761,956
2011-12	1,761,956	20,443	18,302	2,141	-89	2,052	1,764,008
2012-13	1,764,008	20,353	18,108	2,245	-835	1,410	1,765,418
2013-14	1,765,418	20,280	17,943	2,337	-952	1,385	1,766,803
2014-15	1,766,803	20,251	17,814	2,436	-1,031	1,405	1,768,208
2015-16	1,768,208	20,238	17,711	2,527	-1,045	1,482	1,769,690
2016-17	1,769,690	20,192	17,641	2,551	-1,047	1,504	1,771,194
2017-18	1,771,194	20,108	17,588	2,521	-1,052	1,469	1,772,663
2018-19	1,772,663	19,991	17,556	2,435	-1,064	1,371	1,774,034
2019-20	1,774,034	19,846	17,549	2,297	-1,055	1,242	1,775,276
2020-21	1,775,276	19,678	17,566	2,112	-1,034	1,078	1,776,354
2021-22	1,776,354	19,499	17,606	1,892	-1,064	828	1,777,182
2022-23	1,777,182	19,311	17,660	1,650	-1,017	633	1,777,815
2023-24	1,777,815	19,117	17,731	1,386	-1,073	313	1,778,128
2024-25	1,778,128	18,927	17,823	1,105	-1,052	53	1,778,181

	Glasgow and Clyde Valley	East Dun-bartonshire	East Ren-frewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dun-bartonshire
annual total change									
2008-2016	1,798	-335	175	882	-378	776	-250	1,107	-180
2016-2020	1,397	-362	245	638	-383	691	-294	1,052	-190
2020-2025	581	-421	275	313	-437	528	-367	932	-243
annual natural change									
2008-2016	2,178	25	116	1,085	-115	739	59	241	28
2016-2020	2,451	9	187	1,384	-118	653	68	217	52
2020-2025	1,629	-53	216	1,062	-176	491	-8	98	-2
annual net migration									
2008-2016	-381	-360	59	-203	-263	37	-309	866	-208
2016-2020	-1,054	-371	58	-746	-265	38	-361	835	-242
2020-2025	-1,048	-369	60	-749	-261	37	-358	834	-241

Table A8.2 Population Projection Glasgow and the Clyde Valley area by Component - HNDA planning scenario (C)

year	population at start	births	deaths	natural change	net migration	total change	population at end
2008-09	1,755,310	21,166	19,402	1,764	1,054	2,818	1,758,128
2009-10	1,758,128	20,775	18,793	1,981	1,036	3,017	1,761,145
2010-11	1,761,145	20,625	18,537	2,087	1,088	3,175	1,764,320
2011-12	1,764,320	20,534	18,308	2,226	1,014	3,240	1,767,560
2012-13	1,767,560	20,483	18,116	2,367	1,058	3,425	1,770,985
2013-14	1,770,985	20,465	17,958	2,508	1,064	3,572	1,774,557
2014-15	1,774,557	20,493	17,836	2,657	1,039	3,696	1,778,253
2015-16	1,778,253	20,540	17,740	2,800	1,035	3,835	1,782,088
2016-17	1,782,088	20,552	17,677	2,875	1,060	3,935	1,786,023
2017-18	1,786,023	20,523	17,631	2,892	1,070	3,962	1,789,985
2018-19	1,789,985	20,459	17,606	2,853	1,302	4,155	1,794,140
2019-20	1,794,140	20,371	17,608	2,764	1,615	4,379	1,798,519
2020-21	1,798,519	20,264	17,634	2,629	1,878	4,507	1,803,026
2021-22	1,803,026	20,148	17,685	2,463	2,182	4,645	1,807,671
2022-23	1,807,671	20,027	17,751	2,276	2,444	4,720	1,812,391
2023-24	1,812,391	19,905	17,834	2,071	2,729	4,800	1,817,191
2024-25	1,817,191	19,790	17,941	1,849	3,008	4,857	1,822,048

	Glasgow and Clyde Valley	East Dun-bartonshire	East Ren-frewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dun-bartonshire
annual total change									
2008-2016	3,347	-237	285	1,475	-321	992	-141	1,395	-100
2016-2020	4,108	-227	385	1,974	-303	967	-93	1,451	-46
2020-2025	4,706	-209	488	2,172	-298	1,048	-37	1,563	-22
annual natural change									
2008-2016	2,299	33	127	1,121	-108	755	68	263	40
2016-2020	2,846	29	215	1,553	-99	692	95	275	86
2020-2025	2,258	-22	257	1,355	-150	550	37	184	47
annual net migration									
2008-2016	1,049	-270	158	354	-213	237	-209	1,132	-140
2016-2020	1,262	-256	170	422	-204	275	-188	1,175	-132
2020-2025	2,448	-187	231	817	-148	499	-74	1,379	-69

Table A8.3 Population Projection Glasgow and the Clyde Valley area by Component - 2006 Structure Plan Alteration

year	population at start	births	deaths	natural change	net migration	total change	population at end
2008-09	1,734,944	18,010	18,997	-987	-530	-1,517	1,733,427
2009-10	1,733,427	18,060	18,857	-797	257	-540	1,732,887
2010-11	1,732,887	18,151	18,753	-602	643	41	1,732,928
2011-12	1,732,928	18,254	18,699	-445	1,028	583	1,733,511
2012-13	1,733,511	18,353	18,654	-301	1,412	1,111	1,734,622
2013-14	1,734,622	18,448	18,618	-170	1,798	1,628	1,736,250
2014-15	1,736,250	18,579	18,613	-34	2,183	2,149	1,738,399
2015-16	1,738,399	18,726	18,608	118	2,567	2,685	1,741,084
2016-17	1,741,084	18,821	18,658	163	2,953	3,116	1,744,200
2017-18	1,744,200	18,867	18,722	145	3,339	3,484	1,747,684

	Glasgow and Clyde Valley	East Dun-bartonshire	East Ren-frewshire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dun-bartonshire
annual total change									
2008-2016	768	-11	217	709	-241	261	-123	-7	-39
2016-2018	3,300	148	332	1,913	-123	601	68	260	103
annual natural change									
2008-2016	-402	-64	-12	586	-266	65	-229	-398	-83
2016-2018	154	-24	4	1,103	-241	50	-228	-465	-45
annual net migration									
2008-2016	1,170	54	229	124	26	196	106	391	45
2016-2018	3,146	172	328	811	118	551	295	725	147

Table A9 - Population Projections Glasgow and the Clyde Valley area by Age

lower migration scenario (A)							
YEAR	total	0 to 15	16 to 29	30 to 44	45 to 59	60 to 74	75+
2008	1,755,310	315,002	345,578	369,575	356,558	244,304	124,293
2016	1,769,690	311,393	323,306	348,797	381,763	264,269	140,162
2020	1,775,276	314,967	304,436	356,926	363,095	284,921	150,931
2025	1,778,181	309,168	293,185	365,430	328,871	308,246	173,281
annual change							
2008-2016	1,798	-451	-2,784	-2,597	3,151	2,496	1,984
2016-2020	1,397	894	-4,718	2,032	-4,667	5,163	2,692
2020-2025	581	-1,160	-2,250	1,701	-6,845	4,665	4,470
planning scenario (C)							
YEAR	total	0 to 15	16 to 29	30 to 44	45 to 59	60 to 74	75+
2008	1,755,310	315,002	345,578	369,575	356,558	244,304	124,293
2016	1,782,088	313,425	326,953	353,680	383,007	264,730	140,293
2020	1,798,519	319,575	310,063	366,097	365,691	285,888	151,205
2025	1,822,048	318,931	302,449	381,795	334,712	310,230	173,931
annual change							
2008-2016	3,347	-197	-2,328	-1,987	3,306	2,553	2,000
2016-2020	4,108	1,538	-4,223	3,104	-4,329	5,290	2,728
2020-2025	4,706	-129	-1,523	3,140	-6,196	4,868	4,545
GCV Structure Plan Alteration 2006							
YEAR	GCV	0 to 15	16 to 29	30 to 44	45 to 59	60 to 74	75+
2008	1,734,944	306,179	336,790	366,314	355,870	246,099	123,692
2016	1,741,084	290,890	316,119	344,047	384,515	266,498	139,015
2018	1,747,681	292,426	307,291	348,375	379,897	276,330	143,362
annual change							
2008-2016	768	-1,911	-2,584	-2,783	3,581	2,550	1,915
2016-2018	3,299	768	-4,414	2,164	-2,309	4,916	2,174

Table A10 - Estimated Annual Changes by Household Type 2001-2008

	1 adult	2 adults	3+ adults	1 adult with child(ren)	2+ adults with child(ren)	total households
East Dunbartonshire						
based on headship rates	229	154	-37	28	-258	116
based on SHS data	108	311	-31	68	-340	116
difference	-121	157	6	40	-82	0
East Renfrewshire						
based on headship rates	160	102	-31	32	-155	107
based on SHS data	250	-155	73	-60	0	107
difference	90	-258	104	-92	155	0
Glasgow City						
based on headship rates	1,822	-260	-144	520	-686	1,253
based on SHS data	174	1,036	963	-726	-193	1,253
difference	-1,649	1,296	1,107	-1,246	493	0
Inverclyde						
based on headship rates	213	26	-52	22	-195	14
based on SHS data	106	19	-43	-75	6	14
difference	-107	-6	10	-97	201	0
North Lanarkshire						
based on headship rates	1,176	520	-130	306	-528	1,343
based on SHS data	723	890	-122	113	-262	1,343
difference	-452	370	8	-193	266	0
Renfrewshire						
based on headship rates	508	151	-106	86	-320	319
based on SHS data	534	-99	-38	-159	80	319
difference	26	-250	68	-245	400	0
South Lanarkshire						
based on headship rates	1,163	608	-87	277	-374	1,587
based on SHS data	848	784	168	-122	-91	1,587
difference	-315	176	255	-399	283	0
West Dunbartonshire						
based on headship rates	295	65	-56	38	-180	163
based on SHS data	217	-58	196	-33	-160	163
difference	-78	-123	252	-71	19	0
Glasgow and Clyde Valley						
based on headship rates	5,567	1,365	-644	1,310	-2,696	4,902
based on SHS data	2,961	2,728	1,167	-994	-961	4,902
difference	-2,606	1,363	1,811	-2,303	1,736	0

Table A11 - Household Projections Glasgow and the Clyde Valley area by Council area

Lower migration scenario (A)									
YEAR	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008	804,709	43,227	35,988	284,533	37,156	143,715	79,037	138,354	42,699
2016	854,917	44,065	37,349	307,175	37,632	154,186	81,077	149,154	44,279
2020	876,897	44,381	38,159	316,360	37,696	159,025	81,883	154,394	44,999
2025	901,048	44,693	39,192	326,281	37,560	164,655	82,554	160,467	45,646
annual change									
2008-2016	6,276	105	170	2,830	60	1,309	255	1,350	198
2016-2020	5,495	79	203	2,296	16	1,210	202	1,310	180
2020-2025	4,830	62	207	1,984	-27	1,126	134	1,215	129
Planning scenario (C)									
YEAR	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008	804,709	43,227	35,988	284,533	37,156	143,715	79,037	138,354	42,699
2016	859,147	44,607	37,789	304,798	37,846	155,806	81,912	151,581	44,808
2020	885,452	45,260	38,872	314,085	38,055	161,615	83,314	158,332	45,919
2025	918,408	46,149	40,377	325,398	38,231	169,057	85,036	166,915	47,245
annual change									
2008-2016	6,805	173	225	2,533	86	1,511	359	1,653	264
2016-2020	6,576	163	271	2,322	52	1,452	351	1,688	278
2020-2025	6,591	178	301	2,263	35	1,488	344	1,717	265
GCV Structure Plan Alteration 2006									
YEAR	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008	808,635	43,551	36,812	288,137	38,117	143,686	79,187	136,578	42,567
2016	869,521	46,194	39,530	313,365	39,776	155,367	83,256	146,624	45,409
2018	885,508	46,916	40,239	320,050	40,150	158,447	84,316	149,185	46,205
annual change									
2008-2016	7,611	330	340	3,154	207	1,460	509	1,256	355
2016-2018	7,994	361	355	3,343	187	1,540	530	1,281	398

Table A12 - Household Projections Glasgow and the Clyde Valley area by Household Type and by Age of Representative

Lower migration scenario (A)										
YEAR	Total	one adult	two+ adults	one adult and child(ren)	two+ adults and child(ren)	age 16-29	age 30-44	age 45-59	age 60-74	age 75+
2008	804,709	305,517	284,696	68,721	145,775	102,942	228,169	222,231	159,594	91,773
2016	854,918	358,093	293,283	78,773	124,769	104,858	228,595	247,395	171,142	102,928
2020	876,899	382,088	294,812	83,701	116,298	102,823	240,095	239,682	183,628	110,671
2025	901,052	410,370	294,123	89,470	107,089	101,166	252,689	222,400	197,939	126,858
annual change										
2008-2016	6,276	6,572	1,073	1,257	-2,626	240	53	3,146	1,444	1,394
2016-2020	5,495	5,999	382	1,232	-2,118	-509	2,875	-1,928	3,122	1,936
2020-2025	4,831	5,656	-138	1,154	-1,842	-331	2,519	-3,456	2,862	3,237
Planning scenario (C)										
YEAR	Total	one adult	two+ adults	one adult and child(ren)	two+ adults and child(ren)	age 16-29	age 30-44	age 45-59	age 60-74	age 75+
2008	804,709	305,517	284,696	68,721	145,775	102,942	228,169	222,231	159,594	91,773
2016	859,147	359,174	294,624	79,422	125,927	105,887	230,978	247,856	171,404	103,022
2020	885,452	384,730	297,362	85,037	118,323	104,537	244,997	240,821	184,155	110,942
2025	918,408	416,564	298,975	92,234	110,635	104,176	262,372	225,338	198,979	127,543
annual change										
2008-2016	6,805	6,707	1,241	1,338	-2,481	368	351	3,203	1,476	1,406
2016-2020	6,576	6,389	685	1,404	-1,901	-338	3,505	-1,759	3,188	1,980
2020-2025	6,591	6,367	323	1,439	-1,538	-72	3,475	-3,097	2,965	3,320

Table A13.1 - Household Projections by Local Authority Sub Area - HNDA lower migration scenario (A)

	2008	2016	2020	2025	annual change 2008-2016	2016-2020	2020-2025
Bearsden & Milngavie	16,344	16,661	16,780	16,898	40	30	24
Strathkelvin	26,883	27,404	27,601	27,795	65	49	39
East Dunbartonshire	**43,227**	**44,065**	**44,381**	**44,693**	**105**	**79**	**62**
Eastwood	25,940	26,921	27,505	28,249	123	146	149
Levern Valley	10,048	10,428	10,654	10,943	48	57	58
East Renfrewshire	**35,988**	**37,349**	**38,159**	**39,192**	**170**	**203**	**207**
West CPP	27,441	29,624	30,510	31,467	273	222	191
Central & West CPP	44,279	47,803	49,232	50,776	441	357	309
Maryhill Kelvin & Canal CPP	28,015	30,244	31,149	32,125	279	226	195
North East CPP	18,862	20,363	20,972	21,630	188	152	132
East Centre & Calton CPP	27,116	29,274	30,149	31,095	270	219	189
Baillieston Shettleston & Easterhouse CPP	34,711	37,473	38,594	39,804	345	280	242
Govan & Craigton CPP	29,577	31,931	32,885	33,917	294	239	206
Greater Pollok & Newlands/Auldburn CPP	24,311	26,246	27,030	27,878	242	196	170
Pollokshields & Southside Central CPP	24,886	26,866	27,670	28,537	248	201	173
Langside & Linn CPP	25,335	27,351	28,169	29,052	252	205	177
Glasgow City	**284,533**	**307,175**	**316,360**	**326,281**	**2,830**	**2,296**	**1,984**
Inverclyde East	23,749	24,053	24,094	24,007	38	10	-17
Inverclyde West	11,133	11,276	11,295	11,254	18	5	-8
Kilmacolm	2,274	2,303	2,307	2,299	4	1	-2
Inverclyde	**37,156**	**37,632**	**37,696**	**37,560**	**60**	**16**	**-27**
Cumbernauld	35,532	38,121	39,317	40,709	324	299	278
Airdrie & Coatbridge	44,237	47,460	48,950	50,683	403	373	347
Motherwell	63,946	68,605	70,758	73,264	582	538	501
North Lanarkshire	**143,715**	**154,186**	**159,025**	**164,656**	**1,309**	**1,210**	**1,126**
Paisley & Linwood	41,267	42,332	42,753	43,104	133	105	70
Renfrew	9,473	9,718	9,814	9,895	31	24	16
Johnstone & Elderslie	10,188	10,451	10,555	10,641	33	26	17
West Renfrewshire	8,870	9,099	9,189	9,265	29	23	15
North Renfrewshire	9,239	9,477	9,572	9,650	30	24	16
Renfrewshire	**79,037**	**81,077**	**81,883**	**82,555**	**255**	**202**	**134**
Rutherglen & Cambuslang	26,520	28,590	29,594	30,759	259	251	233
East Kilbride	37,377	40,295	41,711	43,351	365	354	328
Hamilton	47,428	51,130	52,927	55,009	463	449	416
Clydesdale	27,029	29,139	30,163	31,349	264	256	237
South Lanarkshire	**138,354**	**149,154**	**154,395**	**160,468**	**1,350**	**1,310**	**1,215**
Clydebank & Old Kilpatrick	20,911	21,686	22,038	22,355	97	88	63
Dumbarton & Vale of Leven	21,787	22,594	22,962	23,292	101	92	66
West Dunbartonshire	**42,698**	**44,280**	**45,000**	**45,647**	**198**	**180**	**129**
GCV Total	**804,708**	**854,918**	**876,899**	**901,052**	**6,276**	**5,495**	**4,831**

Table A13.2 - Household Projections by Local Authority Sub Area - HNDA planning scenario (C)

	2008	2016	2020	2025	annual change 2008-2016	2016-2020	2020-2025
Bearsden & Milngavie	16,344	16,866	17,113	17,449	65	62	67
Strathkelvin	26,883	27,741	28,147	28,700	107	102	111
East Dunbartonshire	**43,227**	**44,607**	**45,260**	**46,149**	**173**	**163**	**178**
Eastwood	25,940	27,238	28,019	29,104	162	195	217
Levern Valley	10,048	10,551	10,853	11,273	63	76	84
East Renfrewshire	**35,988**	**37,789**	**38,872**	**40,377**	**225**	**271**	**301**
West CPP	27,441	29,397	30,291	31,382	245	224	218
Central & West CPP	44,279	47,433	48,878	50,638	394	361	352
Maryhill Kelvin & Canal CPP	28,015	30,010	30,925	32,039	249	229	223
North East CPP	18,862	20,205	20,821	21,571	168	154	150
East Centre & Calton CPP	27,116	29,047	29,932	31,010	241	221	216
Baillieston Shettleston & Easterhouse CPP	34,711	37,183	38,316	39,696	309	283	276
Govan & Craigton CPP	29,577	31,684	32,649	33,825	263	241	235
Greater Pollok & Newlands/Auldburn CPP	24,311	26,042	26,836	27,803	216	199	193
Pollokshields & Southside Central CPP	24,886	26,658	27,471	28,460	222	203	198
Langside & Linn CPP	25,335	27,139	27,966	28,974	226	207	202
Glasgow City	**284,533**	**304,798**	**314,085**	**325,398**	**2,533**	**2,322**	**2,263**
Inverclyde East	23,749	24,190	24,324	24,436	55	34	22
Inverclyde West	11,133	11,340	11,402	11,455	26	16	11
Kilmacolm	2,274	2,316	2,329	2,340	5	3	2
Inverclyde	**37,156**	**37,846**	**38,055**	**38,231**	**86**	**52**	**35**
Cumbernauld	35,532	38,521	39,957	41,797	374	359	368
Airdrie & Coatbridge	44,237	47,959	49,747	52,038	465	447	458
Motherwell	63,946	69,326	71,911	75,222	673	646	662
North Lanarkshire	**143,715**	**155,806**	**161,615**	**169,057**	**1,511**	**1,452**	**1,488**
Paisley & Linwood	41,267	42,767	43,500	44,400	188	183	180
Renfrew	9,473	9,818	9,986	10,192	43	42	41
Johnstone & Elderslie	10,188	10,559	10,739	10,961	46	45	44
West Renfrewshire	8,870	9,193	9,350	9,543	40	39	39
North Renfrewshire	9,239	9,575	9,739	9,940	42	41	40
Renfrewshire	**79,037**	**81,912**	**83,314**	**85,036**	**359**	**351**	**344**
Rutherglen & Cambuslang	26,520	29,056	30,350	31,994	317	324	329
East Kilbride	37,377	40,950	42,774	45,093	447	456	464
Hamilton	47,428	51,962	54,276	57,219	567	579	589
Clydesdale	27,029	29,613	30,932	32,609	323	330	335
South Lanarkshire	**138,354**	**151,581**	**158,332**	**166,915**	**1,653**	**1,688**	**1,717**
Clydebank & Old Kilpatrick	20,911	21,944	22,488	23,138	129	136	130
Dumbarton & Vale of Leven	21,787	22,864	23,431	24,107	135	142	135
West Dunbartonshire	**42,698**	**44,808**	**45,919**	**47,245**	**264**	**278**	**265**
GCV Total	**804,708**	**859,147**	**885,452**	**918,408**	**6,805**	**6,576**	**6,591**

Table A14 - Example West Dunbartonshire - lower migration scenario 2008/09 - Detailed Calculations

headship rates / population % in households

age band	2008	2009	population % in households
0 to 14	0.0000	0.0000	99.83%
15 to 24	0.1586	0.1597	99.89%
25 to 29	0.4871	0.4906	99.94%
30 to 34	0.5985	0.6033	99.96%
35 to 44	0.6278	0.6325	99.91%
45 to 54	0.6127	0.6154	99.86%
55 to 59	0.6236	0.6253	99.82%
60 to 64	0.6400	0.6408	99.76%
65 to 74	0.6864	0.6853	99.43%
75 to 84	0.7658	0.7629	96.77%
85+	0.8802	0.8825	87.40%

projected population / net flow age cohort

age band	2008	2009	net flow age cohort 2008-2009
0 to 13	14,102	14,003	
14 to 14	1,105	1,067	968
15 to 23	11,228	10,998	
24 to 24	1,276	1,364	29
25 to 28	4,648	4,916	
29 to 29	1,006	1,021	13
30 to 33	3,937	3,884	
34 to 34	1,013	1,011	-48
35 to 43	11,811	11,280	
44 to 44	1,504	1,468	-76
45 to 53	12,318	12,488	
54 to 54	1,209	1,287	-47
55 to 58	4,524	4,604	
59 to 59	1,146	1,073	-56
60 to 63	4,475	4,586	
64 to 64	1,007	946	-89
65 to 73	7,152	7,241	
74 to 74	667	694	-224
75 to 83	4,798	4,779	
84 to 84	327	336	-350
85+	1,687	1,704	-310
	90,940	90,750	-190

	births/deaths	inflow	outflow	net flow
0-13/0-14	1,068	388	-488	968
14-23/15-24	-8	552	-515	29
24-28/25-29	-5	296	-278	13
29-33/30-34	-6	239	-280	-48
34-43/35-44	-27	351	-399	-76
44-53/45-54	-62	213	-198	-47
54-58/55-59	-46	62	-72	-56
59-63/60-64	-74	38	-52	-89
64-73/65-74	-203	40	-62	-224
74-83/75-84	-335	40	-55	-350
84+/85+	-304	29	-35	-310
total	-3	2,248	-2,435	-190

Projected households (before calibration) based on all population

age band	2008	2009	2008-2009	adjusted for pop in CEs 2008-2009
0 to 14	0	0	0	0
15 to 24	1,984	1,974	-10	-10
25 to 29	2,754	2,913	159	159
30 to 34	2,963	2,953	-9	-9
35 to 44	8,359	8,063	-296	-295
45 to 54	8,288	8,478	190	190
55 to 59	3,536	3,550	14	14
60 to 64	3,508	3,545	36	36
65 to 74	5,367	5,438	70	70
75 to 84	3,925	3,902	-22	-22
85+	1,485	1,504	19	16
	42,168	42,319	151	149

new households through age effect

age band	2008/09	
0 to 14	0	
15 to 24	175	"=1,105*(0.1586-0.0000)
25 to 29	419	"=1,276*(0.4871-0.1586)
30 to 34	112	"=1,006*(0.5985-0.4871)
35 to 44	30	"=1,013*(0.6278-0.5985)
45 to 54	-23	"=1,504*(0.6127-0.6278)
55 to 59	13	"=1,209*(0.6236-0.6127)
60 to 64	19	"=1,146*(0.6400-0.6236)
65 to 74	47	"=1,007*(0.6864-0.6400)
75 to 84	53	"=667*(0.7658-0.6864)
85+	37	"=327*(0.8802-0.7658)
	883	

new households through new household formation

age band	2008/09	
0 to 14	0	
15 to 24	13	"=(10,998+1,364)*(0.1597-0.1586)
25 to 29	21	"=(4,916+1,021)*(0.4906-0.4871)
30 to 34	24	"=(3,884+1,011)*(0.6033-0.5985)
35 to 44	60	"=(11,280+1,468)*(0.6325-0.6278)
45 to 54	38	"=(12,488+1,287)*(0.6154-0.6127)
55 to 59	9	"=(4,604+1,073)*(0.6253-0.6236)
60 to 64	4	"=(4,586+946)*(0.6408-0.6400)
65 to 74	-9	"=(7,241+694)*(0.6853-0.6864)
75 to 84	-15	"=(4,779+336)*(0.7629-0.7658)
85+	4	"=1,704*(0.8825-0.8802)
	150	

change in households through population inflows/outflows

age band	inflows	outflows	2008/09
0 to 14	0	0	
15 to 24	88	-82	"=(552 or -515)*0.1586
25 to 29	144	-135	"=(296 or -278)*0.4871
30 to 34	143	-168	"=(239 or -280)*0.5985
35 to 44	220	-251	"=(351 or -399)*0.6278
45 to 54	131	-121	"=(213 or -198)*0.6127
55 to 59	39	-45	"=(62 or -72)*0.6236
60 to 64	24	-34	"=(38 or -52)*0.6400
65 to 74	28	-42	"=(40 or -62)*0.6864
75 to 84	31	-42	"=(40 or -55)*0.7658
85+	26	-31	"=(29 or -35)*0.8802
	872	-951	

households terminations due to deaths

age band	2008/09	
0 to 14	0	
15 to 24	-1	"=-8*0.1586
25 to 29	-3	"=-5*0.4871
30 to 34	-4	"=-6*0.5985
35 to 44	-17	"=-27*0.6278
45 to 54	-38	"=-62*0.6127
55 to 59	-29	"=-46*0.6236
60 to 64	-47	"=-74*0.6400
65 to 74	-139	"=-203*0.6864
75 to 84	-256	"=-335*0.7658
85+	-268	"=-304*0.8802
	-802	

new households	
age effect	883
household formation	150
population inflows	872
total	1,904
household terminations	
through deaths	-802
population outflows	-951
total	-1,753
net change	151
net change after adjustment for calibration and CE population	153

Table A15.1 - New households and household terminations by Council area - 2008/09 and 2024/25 - HNDA lower migration scenario (A)

	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008/09									
new households - age effect and household formation									
15 to 24	10.3%	-5.8%	-6.1%	1.5%	0.1%	0.5%	0.2%	-1.0%	-0.4%
25 to 29	23.4%	-3.8%	-4.9%	1.3%	-3.6%	0.5%	0.4%	-0.3%	-0.3%
30 to 34	8.2%	0.7%	-0.6%	1.7%	-1.2%	-0.2%	-4.6%	-0.8%	-1.1%
35+	13.8%	2.7%	4.5%	-2.5%	0.7%	3.1%	0.8%	0.3%	0.3%
new households - population inflows									
15 to 24	6.1%	-4.8%	-4.9%	4.8%	-2.6%	-3.3%	-2.0%	-3.5%	-1.5%
25 to 29	8.8%	-1.9%	-2.7%	2.2%	-1.5%	-1.7%	-0.4%	-1.4%	-1.2%
30 to 34	8.0%	3.2%	2.5%	-1.0%	0.4%	-0.4%	0.7%	0.8%	-0.5%
35+	21.4%	9.6%	12.1%	-8.0%	7.7%	1.6%	4.8%	5.7%	4.7%
total new hhs	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
household terminations									
through deaths	45.6%	-6.5%	-1.3%	-2.3%	0.6%	4.3%	-1.1%	4.8%	0.2%
population outflows	54.4%	6.5%	1.3%	2.3%	-0.6%	-4.3%	1.1%	-4.8%	-0.2%
total hh termin.	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
net change									
2024/25 minus 2008/09									
new households - age effect and household formation									
15 to 24	408	-10	-14	275	2	104	20	41	-9
25 to 29	-882	-31	14	-723	-70	-3	-34	33	-68
30 to 34	234	47	106	-52	15	25	-27	91	29
35+	-1,587	13	-1	-867	-88	-257	-117	-192	-79
new households - population inflows									
15 to 24	288	3	-2	194	11	33	15	25	9
25 to 29	313	10	-3	128	14	64	33	53	14
30 to 34	401	27	16	130	21	70	35	78	24
35+	450	17	7	139	35	91	53	81	27
total new hhs	-375	76	124	-776	-60	125	-23	211	-53
household terminations									
through deaths	-771	74	48	-984	-69	127	-78	182	-72
population outflows	1,996	66	19	1,070	90	250	175	225	101
total hh termin.	1,225	140	67	86	22	378	97	407	29
net change	-1,600	-64	57	-861	-82	-252	-120	-196	-81

Table A15.2 - New households and household terminations by Council area - 2008/09 and 2024/25 - HNDA planning scenario (C)

	Glasgow and Clyde Valley	East Dunbar-tonshire	East Renfrew-shire	Glasgow City	Inverclyde	North Lanarkshire	Renfrewshire	South Lanarkshire	West Dunbar-tonshire
2008/09									
new households - age affect and household formation									
15 to 24	10.2%	-5.7%	-6.0%	1.6%	0.1%	0.6%	0.3%	-0.9%	-0.3%
25 to 29	23.2%	-4.1%	-5.0%	1.6%	-3.7%	0.3%	0.3%	-0.6%	-0.4%
30 to 34	8.1%	0.8%	-0.6%	1.5%	-1.2%	-0.1%	-4.4%	-0.5%	-0.9%
35+	13.7%	3.4%	5.0%	-4.0%	0.9%	3.8%	1.7%	1.7%	1.2%
new households - population inflows									
15 to 24	6.1%	-4.8%	-4.9%	5.2%	-2.6%	-3.4%	-2.0%	-3.6%	-1.6%
25 to 29	9.0%	-2.1%	-2.9%	2.6%	-1.6%	-1.9%	-0.6%	-1.6%	-1.3%
30 to 34	8.2%	3.2%	2.5%	-0.8%	0.4%	-0.6%	0.4%	0.6%	-0.6%
35+	21.6%	9.3%	11.9%	-7.7%	7.7%	1.2%	4.3%	5.0%	3.8%
total new hhs	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
household terminations									
through deaths	45.9%	-6.8%	-0.8%	-2.5%	0.6%	4.5%	-1.0%	5.0%	0.1%
population outflows	54.1%	6.8%	0.8%	2.5%	-0.6%	-4.5%	1.0%	-5.0%	-0.1%
total hh termin.	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
net change									
2024/25 minus 2008/09									
new households - age affect and household formation									
15 to 24	434	-9	-13	274	3	109	22	53	-5
25 to 29	-643	-26	24	-599	-65	22	-17	72	-53
30 to 34	353	54	113	1	17	39	-24	116	38
35+	-1,515	21	10	-942	-82	-216	-97	-140	-70
new households - population inflows									
15 to 24	410	4	-2	293	13	39	20	31	12
25 to 29	477	14	0	234	18	80	44	67	20
30 to 34	537	33	21	199	26	86	45	97	28
35+	751	29	18	253	43	138	82	135	52
total new hhs	805	120	171	-286	-26	298	75	432	22
household terminations									
through deaths	-687	74	51	-939	-67	144	-69	194	-75
population outflows	1,239	42	1	643	75	165	115	135	63
total hh termin.	552	115	52	-296	7	309	47	330	-12
net change	253	5	119	10	-33	-11	28	102	34

Table A16.1 - Projected new households by Local Authority Sub Area - 2008/09

HNDA lower migration scenario (A)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	31	135	62	114	341
Strathkelvin	51	221	101	187	560
East Dunbartonshire	**81**	**356**	**163**	**300**	**901**
Eastwood	47	208	86	207	548
Levern Valley	18	81	33	80	212
East Renfrewshire	**65**	**289**	**120**	**287**	**761**
West CPP	168	351	142	160	822
Central & West CPP	272	567	229	259	1,327
Maryhill Kelvin & Canal CPP	172	359	145	164	840
North East CPP	116	242	98	110	565
East Centre & Calton CPP	166	347	140	159	813
Baillieston Shettleston & Easterhouse CPP	213	444	180	203	1,040
Govan & Craigton CPP	182	379	153	173	886
Greater Pollok & Newlands/Auldburn CPP	149	311	126	142	729
Pollokshields & Southside Central CPP	153	319	129	146	746
Langside & Linn CPP	155	324	131	148	759
Glasgow City	**1,746**	**3,643**	**1,474**	**1,664**	**8,527**
Inverclyde East	112	213	76	156	556
Inverclyde West	52	100	36	73	261
Kilmacolm	11	20	7	15	53
Inverclyde	**175**	**333**	**119**	**244**	**870**
Cumbernauld	162	358	120	253	892
Airdrie & Coatbridge	201	446	150	315	1,111
Motherwell	291	644	216	455	1,606
North Lanarkshire	**654**	**1,448**	**486**	**1,022**	**3,610**
Paisley & Linwood	186	421	65	259	931
Renfrew	43	97	15	60	214
Johnstone & Elderslie	46	104	16	64	230
West Renfrewshire	40	90	14	56	200
North Renfrewshire	42	94	15	58	208
Renfrewshire	**356**	**806**	**125**	**497**	**1,783**
Rutherglen & Cambuslang	107	265	86	162	621
East Kilbride	151	374	121	229	875
Hamilton	191	474	154	290	1,110
Clydesdale	109	270	88	166	633
South Lanarkshire	**558**	**1,383**	**449**	**847**	**3,238**
Clydebank & Old Kilpatrick	92	216	66	132	506
Dumbarton & Vale of Leven	96	225	69	137	527
West Dunbartonshire	**188**	**440**	**136**	**269**	**1,033**
GCV Total	**3,823**	**8,698**	**3,071**	**5,131**	**20,723**

Table A16.2 - Projected new households by Local Authority Sub Area - 2024/25

HNDA lower migration scenario (A)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	27	123	80	119	348
Strathkelvin	44	202	131	195	572
East Dunbartonshire	**71**	**325**	**210**	**314**	**920**
Eastwood	37	219	163	206	625
Levern Valley	14	85	63	80	242
East Renfrewshire	**51**	**303**	**226**	**286**	**867**
West CPP	195	282	137	77	691
Central & West CPP	314	454	221	124	1,114
Maryhill Kelvin & Canal CPP	199	288	140	79	705
North East CPP	134	194	94	53	475
East Centre & Calton CPP	193	278	135	76	682
Baillieston Shettleston & Easterhouse CPP	247	356	173	97	874
Govan & Craigton CPP	210	304	148	83	744
Greater Pollok & Newlands/Auldburn CPP	173	250	121	68	612
Pollokshields & Southside Central CPP	177	255	124	70	626
Langside & Linn CPP	180	260	127	71	638
Glasgow City	**2,021**	**2,920**	**1,422**	**798**	**7,160**
Inverclyde East	113	168	85	100	466
Inverclyde West	53	79	40	47	218
Kilmacolm	11	16	8	10	45
Inverclyde	**177**	**263**	**133**	**156**	**729**
Cumbernauld	187	357	126	189	860
Airdrie & Coatbridge	233	445	157	235	1,070
Motherwell	337	643	227	340	1,547
North Lanarkshire	**757**	**1,445**	**511**	**765**	**3,477**
Paisley & Linwood	196	403	51	198	848
Renfrew	45	92	12	45	195
Johnstone & Elderslie	48	99	13	49	209
West Renfrewshire	42	87	11	43	182
North Renfrewshire	44	90	11	44	190
Renfrewshire	**375**	**772**	**98**	**380**	**1,624**
Rutherglen & Cambuslang	115	271	104	126	616
East Kilbride	162	383	146	177	868
Hamilton	205	485	185	225	1,101
Clydesdale	117	277	106	128	627
South Lanarkshire	**599**	**1,416**	**541**	**656**	**3,211**
Clydebank & Old Kilpatrick	88	182	81	93	444
Dumbarton & Vale of Leven	92	190	84	97	463
West Dunbartonshire	**180**	**372**	**165**	**191**	**907**
GCV Total	**4,231**	**7,816**	**3,305**	**3,544**	**18,896**

Table A16.3 - Projected new households by Local Authority Sub Area - 2008/09

HNDA planning scenario (C)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	31	136	63	121	352
Strathkelvin	52	223	104	199	579
East Dunbartonshire	**83**	**359**	**168**	**321**	**930**
Eastwood	47	209	86	213	556
Levern Valley	18	81	33	83	215
East Renfrewshire	**66**	**290**	**119**	**296**	**771**
West CPP	161	343	133	132	769
Central & West CPP	260	553	214	214	1,241
Maryhill Kelvin & Canal CPP	165	350	135	135	785
North East CPP	111	236	91	91	529
East Centre & Calton CPP	159	339	131	131	760
Baillieston Shettleston & Easterhouse CPP	204	434	168	167	973
Govan & Craigton CPP	174	369	143	143	829
Greater Pollok & Newlands/Auldburn CPP	143	304	117	117	681
Pollokshields & Southside Central CPP	146	311	120	120	697
Langside & Linn CPP	149	316	122	122	710
Glasgow City	**1,673**	**3,554**	**1,375**	**1,373**	**7,974**
Inverclyde East	111	213	75	158	557
Inverclyde West	52	100	35	74	261
Kilmacolm	11	20	7	15	53
Inverclyde	**174**	**332**	**118**	**247**	**871**
Cumbernauld	164	361	123	267	916
Airdrie & Coatbridge	204	449	154	333	1,140
Motherwell	295	650	222	481	1,648
North Lanarkshire	**663**	**1,460**	**499**	**1,081**	**3,703**
Paisley & Linwood	188	425	68	277	957
Renfrew	43	97	16	64	220
Johnstone & Elderslie	46	105	17	68	236
West Renfrewshire	40	91	15	60	206
North Renfrewshire	42	95	15	62	214
Renfrewshire	**360**	**813**	**130**	**531**	**1,833**
Rutherglen & Cambuslang	110	269	91	182	652
East Kilbride	155	379	128	257	918
Hamilton	196	481	162	326	1,165
Clydesdale	112	274	92	186	664
South Lanarkshire	**573**	**1,404**	**472**	**951**	**3,399**
Clydebank & Old Kilpatrick	94	218	69	141	522
Dumbarton & Vale of Leven	98	227	72	147	544
West Dunbartonshire	**191**	**445**	**141**	**289**	**1,066**
GCV Total	**3,782**	**8,657**	**3,021**	**5,087**	**20,548**

Table A16.4 - Projected new households by Local Authority Sub Area - 2024/25

HNDA planning scenario (C)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	28	126	84	129	367
Strathkelvin	46	207	138	212	603
East Dunbartonshire	**74**	**333**	**222**	**341**	**970**
Eastwood	38	226	167	220	651
Levern Valley	15	88	65	85	252
East Renfrewshire	**52**	**313**	**232**	**306**	**904**
West CPP	188	285	133	42	647
Central & West CPP	303	460	214	67	1,044
Maryhill Kelvin & Canal CPP	192	291	135	42	660
North East CPP	129	196	91	29	445
East Centre & Calton CPP	185	282	131	41	639
Baillieston Shettleston & Easterhouse CPP	237	360	168	53	818
Govan & Craigton CPP	202	307	143	45	697
Greater Pollok & Newlands/Auldburn CPP	166	252	118	37	573
Pollokshields & Southside Central CPP	170	258	120	38	587
Langside & Linn CPP	173	263	122	38	597
Glasgow City	**1,946**	**2,954**	**1,376**	**431**	**6,707**
Inverclyde East	113	171	86	106	476
Inverclyde West	53	80	40	49	223
Kilmacolm	11	16	8	10	46
Inverclyde	**177**	**268**	**135**	**165**	**745**
Cumbernauld	191	366	133	214	904
Airdrie & Coatbridge	238	456	165	266	1,126
Motherwell	344	660	239	385	1,628
North Lanarkshire	**773**	**1,482**	**537**	**865**	**3,658**
Paisley & Linwood	199	416	55	227	897
Renfrew	46	95	13	52	206
Johnstone & Elderslie	49	103	14	56	221
West Renfrewshire	43	89	12	49	193
North Renfrewshire	45	93	12	51	201
Renfrewshire	**382**	**796**	**105**	**434**	**1,717**
Rutherglen & Cambuslang	120	283	113	155	671
East Kilbride	169	399	159	219	946
Hamilton	214	506	202	278	1,200
Clydesdale	122	288	115	158	684
South Lanarkshire	**625**	**1,475**	**589**	**811**	**3,500**
Clydebank & Old Kilpatrick	91	192	88	107	478
Dumbarton & Vale of Leven	95	200	91	112	498
West Dunbartonshire	**186**	**392**	**179**	**219**	**975**
GCV Total	**4,216**	**8,014**	**3,375**	**3,572**	**19,177**

Table A17.1 - Projected in-migrant households by Local Authority Sub Area - 2008/09

HNDA lower migration scenario (A)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	9	47	78	213	348
Strathkelvin	15	78	128	351	572
East Dunbartonshire	**25**	**125**	**206**	**564**	**920**
Eastwood	14	70	119	379	582
Levern Valley	6	27	46	147	225
East Renfrewshire	**20**	**96**	**165**	**525**	**807**
West CPP	156	157	101	190	605
Central & West CPP	252	254	163	307	976
Maryhill Kelvin & Canal CPP	160	160	103	194	617
North East CPP	107	108	69	131	416
East Centre & Calton CPP	154	155	100	188	598
Baillieston Shettleston & Easterhouse CPP	198	199	128	241	765
Govan & Craigton CPP	168	169	109	205	652
Greater Pollok & Newlands/Auldburn CPP	138	139	89	169	536
Pollokshields & Southside Central CPP	142	143	92	173	548
Langside & Linn CPP	144	145	93	176	558
Glasgow City	**1,620**	**1,630**	**1,046**	**1,974**	**6,271**
Inverclyde East	38	78	91	313	520
Inverclyde West	18	37	43	147	244
Kilmacolm	4	7	9	30	50
Inverclyde	**59**	**122**	**142**	**490**	**814**
Cumbernauld	42	106	115	344	607
Airdrie & Coatbridge	52	132	143	429	756
Motherwell	75	191	206	620	1,092
North Lanarkshire	**169**	**429**	**464**	**1,393**	**2,455**
Paisley & Linwood	74	150	154	464	841
Renfrew	17	34	35	106	193
Johnstone & Elderslie	18	37	38	114	208
West Renfrewshire	16	32	33	100	181
North Renfrewshire	16	34	35	104	188
Renfrewshire	**141**	**287**	**295**	**888**	**1,611**
Rutherglen & Cambuslang	30	85	102	311	529
East Kilbride	43	120	144	439	746
Hamilton	54	153	183	557	947
Clydesdale	31	87	104	317	539
South Lanarkshire	**158**	**446**	**533**	**1,624**	**2,761**
Clydebank & Old Kilpatrick	43	71	70	244	427
Dumbarton & Vale of Leven	45	74	73	254	445
West Dunbartonshire	**88**	**144**	**143**	**498**	**872**
GCV Total	**2,280**	**3,280**	**2,994**	**7,957**	**16,511**

Table A17.2 - Projected in-migrant households by Local Authority Sub Area - 2024/25

HNDA lower migration scenario (A)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	10	51	88	220	369
Strathkelvin	17	84	145	361	607
East Dunbartonshire	**28**	**135**	**233**	**581**	**976**
Eastwood	13	67	131	383	595
Levern Valley	5	26	51	149	230
East Renfrewshire	**18**	**94**	**182**	**532**	**825**
West CPP	175	170	113	204	662
Central & West CPP	282	274	183	329	1,068
Maryhill Kelvin & Canal CPP	179	173	116	208	676
North East CPP	120	117	78	140	455
East Centre & Calton CPP	173	168	112	201	654
Baillieston Shettleston & Easterhouse CPP	221	215	144	258	837
Govan & Craigton CPP	189	183	122	220	713
Greater Pollok & Newlands/Auldburn CPP	155	150	101	181	586
Pollokshields & Southside Central CPP	159	154	103	185	600
Langside & Linn CPP	162	157	105	188	611
Glasgow City	**1,814**	**1,758**	**1,177**	**2,113**	**6,862**
Inverclyde East	45	87	104	336	572
Inverclyde West	21	41	49	157	268
Kilmacolm	4	8	10	32	55
Inverclyde	**70**	**137**	**163**	**525**	**895**
Cumbernauld	50	122	132	367	671
Airdrie & Coatbridge	62	152	164	457	835
Motherwell	90	219	237	660	1,207
North Lanarkshire	**203**	**492**	**533**	**1,484**	**2,712**
Paisley & Linwood	82	167	172	491	912
Renfrew	19	38	40	113	209
Johnstone & Elderslie	20	41	43	121	225
West Renfrewshire	18	36	37	106	196
North Renfrewshire	18	37	39	110	204
Renfrewshire	**156**	**320**	**330**	**941**	**1,748**
Rutherglen & Cambuslang	35	96	117	327	575
East Kilbride	50	135	165	461	810
Hamilton	63	171	209	585	1,028
Clydesdale	36	97	119	333	586
South Lanarkshire	**183**	**499**	**611**	**1,705**	**2,999**
Clydebank & Old Kilpatrick	47	77	82	257	463
Dumbarton & Vale of Leven	49	81	85	268	483
West Dunbartonshire	**96**	**158**	**166**	**525**	**946**
GCV Total	**2,568**	**3,592**	**3,395**	**8,407**	**17,963**

Table A17.3 - Projected in-migrant households by Local Authority Sub Area - 2008/09

HNDA planning scenario (C)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	9	49	81	219	358
Strathkelvin	15	80	133	361	589
East Dunbartonshire	**25**	**129**	**214**	**580**	**948**
Eastwood	15	69	122	383	588
Levern Valley	6	27	47	148	228
East Renfrewshire	**20**	**96**	**169**	**531**	**816**
West CPP	156	160	102	191	609
Central & West CPP	252	257	164	309	982
Maryhill Kelvin & Canal CPP	159	163	104	195	621
North East CPP	107	110	70	132	418
East Centre & Calton CPP	154	158	100	189	601
Baillieston Shettleston & Easterhouse CPP	197	202	129	242	770
Govan & Craigton CPP	168	172	110	206	656
Greater Pollok & Newlands/Auldburn CPP	138	141	90	170	539
Pollokshields & Southside Central CPP	142	145	92	174	552
Langside & Linn CPP	144	147	94	177	562
Glasgow City	**1,619**	**1,655**	**1,054**	**1,984**	**6,312**
Inverclyde East	38	80	93	318	530
Inverclyde West	18	38	43	149	248
Kilmacolm	4	8	9	30	51
Inverclyde	**60**	**126**	**145**	**498**	**829**
Cumbernauld	42	109	116	349	617
Airdrie & Coatbridge	53	135	145	435	768
Motherwell	76	195	210	628	1,110
North Lanarkshire	**171**	**439**	**471**	**1,412**	**2,494**
Paisley & Linwood	74	152	155	466	848
Renfrew	17	35	36	107	195
Johnstone & Elderslie	18	37	38	115	209
West Renfrewshire	16	33	33	100	182
North Renfrewshire	17	34	35	104	190
Renfrewshire	**142**	**290**	**298**	**893**	**1,623**
Rutherglen & Cambuslang	31	88	104	316	539
East Kilbride	43	123	147	446	759
Hamilton	55	156	187	566	963
Clydesdale	31	89	106	322	549
South Lanarkshire	**159**	**457**	**544**	**1,650**	**2,810**
Clydebank & Old Kilpatrick	43	73	72	242	431
Dumbarton & Vale of Leven	45	77	75	252	449
West Dunbartonshire	**88**	**150**	**148**	**494**	**880**
GCV Total	**2,285**	**3,341**	**3,043**	**8,043**	**16,711**

Table A17.4 - Projected in-migrant households by Local Authority Sub Area - 2024/25

HNDA planning scenario (C)

	15 to 24	25 to 29	30 to 34	35+	total
Bearsden & Milngavie	11	54	94	231	389
Strathkelvin	18	89	154	379	639
East Dunbartonshire	**28**	**143**	**247**	**610**	**1,028**
Eastwood	13	69	137	396	615
Levern Valley	5	27	53	153	238
East Renfrewshire	**19**	**95**	**190**	**550**	**854**
West CPP	184	182	121	216	703
Central & West CPP	298	294	195	348	1,135
Maryhill Kelvin & Canal CPP	188	186	123	220	718
North East CPP	127	125	83	148	483
East Centre & Calton CPP	182	180	119	213	695
Baillieston Shettleston & Easterhouse CPP	233	230	153	273	890
Govan & Craigton CPP	199	196	130	233	758
Greater Pollok & Newlands/Auldburn CPP	163	161	107	191	623
Pollokshields & Southside Central CPP	167	165	110	196	638
Langside & Linn CPP	170	168	112	199	649
Glasgow City	**1,912**	**1,889**	**1,253**	**2,237**	**7,292**
Inverclyde East	47	92	109	346	594
Inverclyde West	22	43	51	162	278
Kilmacolm	4	9	10	33	57
Inverclyde	**73**	**144**	**171**	**541**	**929**
Cumbernauld	52	128	138	383	701
Airdrie & Coatbridge	65	160	172	477	873
Motherwell	94	231	248	690	1,262
North Lanarkshire	**211**	**519**	**557**	**1,550**	**2,837**
Paisley & Linwood	84	174	179	509	947
Renfrew	19	40	41	117	217
Johnstone & Elderslie	21	43	44	126	234
West Renfrewshire	18	38	38	109	204
North Renfrewshire	19	39	40	114	212
Renfrewshire	**162**	**334**	**343**	**975**	**1,814**
Rutherglen & Cambuslang	36	100	123	342	602
East Kilbride	51	141	173	482	848
Hamilton	65	180	220	612	1,077
Clydesdale	37	102	125	349	614
South Lanarkshire	**190**	**524**	**642**	**1,785**	**3,141**
Clydebank & Old Kilpatrick	49	83	86	267	486
Dumbarton & Vale of Leven	51	87	90	278	506
West Dunbartonshire	**100**	**170**	**176**	**546**	**992**
GCV Total	**2,695**	**3,818**	**3,580**	**8,793**	**18,886**

GLASGOW and
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Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing
Annex B Supplementary Tables

Final

June 2011

HNDA

TABLE 6.1 PRO ECTION C2 (HIGH AFFORDABILITY)

STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR - LA SUB-AREAS

		2008-16					2016-20					2020-25					2008-25				
		New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows
1	Bearsden & Milngavie	311	79	239	170	798	157	41	120	91	409	201	52	152	116	521	668	172	511	377	1,728
2	Strathkelvin	1,263	321	350	371	2,305	637	165	176	199	1,178	816	213	222	253	1,505	2,717	700	749	822	4,988
3	Eastwood	319	81	387	319	1,106	170	41	200	159	570	221	52	258	203	733	710	174	846	681	2,409
4	Levern Valley	654	166	114	131	1,065	349	84	59	65	556	453	106	76	83	718	1,456	356	249	279	2,339
5	Baillieston and Shettleston and Greater Easterhouse	2,860	1,040	1620	907	6,428	1,310	547	908	470	3,235	1,563	716	1,207	597	4,084	5,733	2,303	3,735	1,974	13,746
6	Central and West	2,123	772	2,004	4,413	9,312	973	406	1,123	2,285	4,787	1160	532	1,493	2,903	6,088	4,256	1,710	4,620	9,601	20,187
7	East Centre and Calton	2,492	906	937	1,688	6,023	1,141	477	525	874	3,017	1,362	624	699	1,110	3,795	4,995	2,007	2,161	3,672	12,835
8	Govan and Craigton	2,397	872	1,311	1,331	5,912	1,098	458	735	689	2,981	1,310	600	977	876	3,764	4,806	1,931	3,023	2,897	12,656
9	Greater Pollok and Newlands/Auldburn	1,822	662	1,219	545	4,248	834	348	683	282	2,148	995	456	908	358	2,718	3,652	1,467	2,810	1,185	9,114
10	Langside and Linn	1,258	457	1,357	1,401	4,473	576	241	760	726	2,303	687	315	1,011	922	2,935	2,522	1,013	3,127	3,048	9,711
11	Maryhill/Kelvin and Canal	2,588	941	1,120	956	5,604	1186	495	627	495	2,803	1,414	648	834	629	3,525	5,188	2,084	2,581	2,079	11,932
12	North East	2,302	837	677	385	4,201	1,054	440	379	199	2,073	1,258	577	504	253	2,592	4,614	1,854	1,560	838	8,866
13	Pollokshields and Southside Central	1,594	580	1,137	1,730	5,041	730	305	637	896	2,568	871	399	847	1,138	3,256	3,195	1,284	2,622	3,764	10,865
14	West	2,533	921	1,192	584	5,229	1,160	484	668	302	2,615	1,384	634	888	384	3,291	5,078	2,040	2,747	1,270	11,134
15	Inverclyde East	1,879	709	221	570	3,379	869	369	112	308	1,658	1,038	481	141	389	2,049	3,786	1,559	474	1,267	7,086
16	Inverclyde West	234	88	147	340	810	108	46	75	184	413	129	60	94	232	516	472	194	316	757	1,739
17	Kilmacolm & Quarriers Village	14	5	33	56	108	6	3	17	30	56	7	3	21	38	70	27	11	72	124	234
18	Airdrie & Coatbridge	2,010	953	465	1,390	4,818	993	498	251	816	2,558	1,254	653	331	1,062	3,300	4,257	2,104	1,046	3,269	10,676
19	Cumbernauld	944	448	449	1,611	3,453	466	234	243	945	1,888	589	307	320	1,231	2,447	2,000	989	1,011	3,788	7,788
20	Motherwell	3,099	1,470	645	2,289	7,503	1,531	768	349	1,343	3,990	1,933	1,007	459	1,749	5,149	6,563	3,245	1,453	5,381	16,642
21	Johnstone & Elderslie	529	213	101	170	1,013	257	111	52	95	514	315	144	67	122	647	1,100	468	219	387	2,174
22	North Renfrewshire	137	55	130	127	450	67	29	67	71	233	82	37	86	91	296	286	122	282	289	979
23	Paisley & Linwood	1,925	776	425	1,221	4,347	934	403	219	681	2,238	1,147	524	281	873	2,825	4,007	1,704	925	2,774	9,410
24	Renfrew	288	116	114	236	754	140	60	59	131	391	172	78	76	169	494	599	255	249	536	1,639
25	West Renfrewshire	112	45	125	181	464	55	24	64	101	244	67	31	83	129	310	234	99	272	411	1,017
26	Clydesdale	1,170	495	323	630	2,617	594	257	172	377	1,400	749	335	226	497	1,808	2,513	1,088	721	1,504	5,825
27	East Kilbride	1056	447	491	1,127	3,121	536	232	262	674	1,704	676	302	344	890	2,212	2,268	982	1,097	2,691	7,037
28	Hamilton	2,123	899	558	1,181	4,762	1,078	467	297	707	2,549	1,360	608	391	933	3,292	4,561	1,974	1,246	2,822	10,603
29	Rutherglen & Cambuslang	1,205	510	313	545	2,574	612	265	167	326	1,370	772	345	219	430	1,767	2,589	1,121	700	1,301	5,711
30	Clydebank & Old Kilpatrick	1,443	1,018	181	269	2,911	706	528	94	175	1,502	853	688	120	228	1,889	3,001	2,234	395	672	6,302
31	Dumbarton & Vale of Leven	1,139	804	222	570	2,735	557	417	115	369	1,459	673	543	148	483	1,847	2,370	1,764	485	1,422	6,041
	GCV Total	43,823	17,688	18,609	27,443	107,563	20,884	9,245	10,216	15,065	55,410	25,514	12,073	13,481	19,375	70,443	90,221	39,006	42,305	61,883	233,416

Source: Tribal Affordability Study, TA04, 2011

TABLE 6.2 PRO ECTION C2 (LOW AFFORDABILITY)

STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR - LA SUB-AREAS

		2008-16					2016-20					2020-25					2008-25				
		New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows
1	Bearsden & Milngavie	466	79	238	144	927	235	41	119	70	465	301	52	150	89	592	1,002	172	507	303	1,985
2	Strathkelvin	1,895	321	349	315	2,880	956	165	175	153	1,449	1,225	213	219	193	1,851	4,075	700	743	661	6,180
3	Eastwood	535	81	386	269	1,272	283	41	199	117	640	351	52	255	149	807	1,169	174	840	535	2,718
4	Levern Valley	1,097	166	114	110	1,487	581	84	58	48	771	721	106	75	61	963	2,399	356	247	219	3,221
5	Baillieston and Shettleston and Greater Easterhouse	3,677	1,040	1,615	863	7,196	1,684	547	898	436	3,566	2,009	716	1,189	557	4,472	7,371	2,303	3,703	1,856	15,234
6	Central and West	2,730	772	1,998	4,197	9,697	1,250	406	1,111	2,120	4,888	1,492	532	1,471	2,708	6,203	5,472	1,710	4,580	9,025	20,787
7	East Centre and Calton	3,204	906	935	1,605	6,650	1,468	477	520	811	3,275	1,751	624	688	1,036	4,099	6,422	2,007	2,143	3,452	14,023
8	Govan and Craigton	3,082	872	1,307	1,266	6,528	1,412	458	727	640	3,237	1,684	600	963	817	4,064	6,179	1,931	2,997	2,723	13,829
9	Greater Pollok and Newlands/Auldburn	2,342	662	1,215	518	4,738	1,073	348	676	262	2,359	1,280	456	895	334	2,965	4,695	1,467	2,786	1,114	10,062
10	Langside and Linn	1,618	457	1,352	1,333	4,760	741	241	752	673	2,407	884	315	996	860	3,055	3,242	1,013	3,100	2,866	10,222
11	Maryhill/Kelvin and Canal	3,328	941	1,116	909	6,294	1,524	495	621	459	3,099	1,818	648	822	586	3,875	6,670	2,084	2,559	1,954	13,268
12	North East	2,960	837	675	366	4,838	1,356	440	375	185	2,356	1,617	577	497	236	2,927	5,933	1,854	1,547	788	10,121
13	Pollokshields and Southside Central	2,050	580	1,134	1,646	5,409	939	305	631	831	2,705	1,120	399	835	1,062	3,416	4,108	1,284	2,599	3,538	11,530
14	West	3,257	921	1,188	555	5,921	1,492	484	661	280	2,917	1,780	634	875	358	3,647	6,528	2,040	2,723	1,194	12,485
15	Inverclyde East	2,819	709	220	502	4,250	1,304	369	110	253	2,037	1,558	481	138	321	2,498	5,680	1,559	468	1,077	8,784
16	Inverclyde West	351	88	147	300	886	162	46	74	151	433	194	60	92	192	538	708	194	313	643	1,858
17	Kilmacolm & Quarriers Village	20	5	33	49	108	9	3	17	25	53	11	3	21	31	67	41	11	71	105	228
18	Airdrie & Coatbridge	4,020	953	460	647	6,080	1,986	498	245	378	3,107	2,508	653	320	502	3,983	8,514	2,104	1,025	1,526	13,170
19	Cumbernauld	1,889	448	445	749	3,531	933	234	237	438	1,842	1,178	307	309	581	2,376	4,000	989	991	1,769	7,748
20	Motherwell	6,198	1,470	639	1,065	9,372	3,062	768	340	623	4,792	3,867	1,007	444	826	6,144	13,127	3,245	1,424	2,513	20,308
21	Johnstone & Elderslie	1,057	213	100	142	1,512	513	111	51	71	746	630	144	65	91	930	2,200	468	216	304	3,188
22	North Renfrewshire	275	55	129	106	565	133	29	66	53	281	164	37	83	68	352	572	122	278	227	1,199
23	Paisley & Linwood	3,850	776	423	1,016	6,065	1,869	403	215	510	2,997	2,295	524	272	653	3,744	8,014	1,704	910	2,178	12,806
24	Renfrew	576	116	114	196	1,002	279	60	58	98	496	343	78	73	126	621	1,198	255	245	421	2,119
25	West Renfrewshire	225	45	124	151	545	109	24	63	76	271	134	31	80	97	341	468	99	268	323	1,158
26	Clydesdale	2,333	494	321	504	3,651	1,184	257	169	272	1,881	1,494	334	219	360	2,407	5,011	1,084	709	1,136	7,940
27	East Kilbride	2,110	447	489	901	3,947	1,071	232	257	487	2,047	1,352	302	333	645	2,632	4,534	981	1,078	2,033	8,626
28	Hamilton	4,221	894	555	945	6,615	2,142	464	291	511	3,409	2,704	604	378	676	4,363	9,067	1,962	1,225	2,132	14,387
29	Rutherglen & Cambuslang	2,444	517	312	436	3,709	1,240	269	164	236	1,908	1,565	350	212	312	2,440	5,249	1,136	688	983	8,057
30	Clydebank & Old Kilpatrick	2,164	1,018	180	224	3,586	1,058	528	92	137	1,815	1,279	688	117	179	2,262	4,502	2,234	389	540	7,664
31	Dumbarton & Vale of Leven	1,709	804	221	475	3,209	836	417	113	289	1,655	1,010	543	143	379	2,075	3,555	1,764	477	1,142	6,938
	GCV Total	68,499	17,688	18,537	22,504	127,227	32,887	9,245	10,082	11,693	63,907	40,318	12,073	13,229	15,086	80,707	141,704	39,006	41,848	49,282	271,841

Source: Tribal Affordability Study, TA04, 2011

Table 7.3A Social Rented Housing Stock Projections for LA Sub-Area 2008 to 2016 and 2020

TOTAL SOCIAL RENTED STOCK

	June 2008 Stock	2008/09 Completions	2009/16 Completions (HLA)	2009/16 Completions (UCS)	2009/16 RTB Sales	2009/16 Demolitions	2016 Stock	2016 Vacancies	2016 Vacancy Rate	Other non-effective stock	**2016 Effective Stock**	2016/20 Completions (UCS)	2016/20 RTB Sales	2016/20 Demolitions	2020 Stock	2020 Vacancies	2020 Vacancy Rate	Other non-effective stock	**2020 Effective Stock**
Bearsden & Milngavie	1,073	26	35	0	74	0	1,060	6	0.57%	0	**1,054**	0	26	0	1,034	6	0.58%	0	**1,028**
Strathkelvin	4,364	62	226	0	231	370	4,051	31	0.77%	0	**4,020**	74	80	0	4,045	31	0.77%	0	**4,014**
Eastwood	1,359	0	126	0	85	0	1,400	26	1.86%	0	**1,374**	60	33	0	1,427	27	1.89%	0	**1,400**
Levern Valley	2,788	17	149	0	115	4	2,835	59	2.08%	0	**2,776**	60	46	0	2,849	59	2.07%	0	**2,790**
West CPP	13,065	104	212	0	626	860	11,895	406	3.41%	58	**11,431**	66	317	106	11,538	293	2.54%	58	**11,187**
Central & West CPP	10,951	0	904	0	473	366	11,016	217	1.97%	18	**10,781**	106	230	268	10,624	204	1.92%	18	**10,402**
Maryhill Kelvin & Canal CPP	13,349	40	591	148	494	1,784	11,850	308	2.60%	13	**11,529**	391	230	785	11,226	236	2.10%	13	**10,977**
North East CPP	11,873	215	563	270	311	3,257	9,353	491	5.25%	63	**8,799**	561	148	399	9,367	205	2.19%	63	**9,099**
East Centre & Calton CPP	12,852	121	991	130	477	668	12,949	411	3.17%	23	**12,515**	212	224	195	12,742	354	2.78%	23	**12,365**
Baillieston Shettleston & Easterhouse CPP	14,752	241	767	0	643	1,407	13,710	451	3.29%	3	**13,256**	136	300	257	13,289	296	2.23%	3	**12,990**
Govan & Craigton CPP	12,365	40	648	100	647	1,156	11,350	518	4.56%	29	**10,803**	60	320	144	10,946	328	3.00%	29	**10,589**
Greater Pollok & Newlands/Auldburn CPP	9,396	8	589	150	418	1,063	8,662	293	3.38%	30	**8,339**	130	203	126	8,463	254	3.00%	30	**8,179**
Pollokshields & Southside Central CPP	8,222	45	771	100	293	1,801	7,044	211	3.00%	11	**6,822**	250	140	199	6,955	150	2.16%	11	**6,794**
Langside & Linn CPP	6,489	13	272	0	275	86	6,413	118	1.84%	0	**6,295**	50	130	32	6,301	113	1.79%	0	**6,188**
Inverclyde East	10,133	93	1,154	53	280	2,920	8,233	305	3.70%	0	**7,928**	434	94	400	8,173	302	3.70%	0	**7,871**
Inverclyde West	1,263	0	26	0	39	0	1,250	45	3.60%	0	**1,205**	0	12	0	1,238	45	3.63%	0	**1,193**
Kilmacolm	73	0	19	0	0	0	92	2	2.17%	0	**90**	0	0	0	92	2	2.17%	0	**90**
Cumbernauld	7,174	72	394	0	542	132	6,966	82	1.18%	0	**6,884**	584	292	135	7,123	84	1.18%	0	**7,039**
Airdrie & Coatbridge	15,271	39	82	0	1,339	4	14,049	183	1.30%	0	**13,866**	52	704	10	13,387	175	1.31%	0	**13,212**
Motherwell	23,545	124	350	0	1,741	377	21,901	406	1.85%	0	**21,495**	0	940	10	20,951	388	1.85%	0	**20,563**
Paisley & Linwood	13,602	44	361	175	390	1,083	12,709	321	2.53%	0	**12,388**	0	188	0	12,521	315	2.52%	0	**12,206**
Renfrew	2,034	0	24	30	91	47	1,950	49	2.51%	0	**1,901**	0	44	0	1,906	48	2.52%	0	**1,858**
Johnstone & Elderslie	3,735	27	65	0	150	122	3,555	103	2.90%	0	**3,452**	0	72	0	3,483	101	2.90%	0	**3,382**
West Renfrewshire	794	0	0	0	41	0	753	17	2.26%	0	**736**	120	20	0	853	16	1.88%	0	**837**
North Renfrewshire	971	20	187	0	35	0	1,143	5	0.44%	0	**1,138**	0	16	0	1,127	5	0.44%	0	**1,122**
Rutherglen & Cambuslang	6,817	134	199	52	240	494	6,468	67	1.04%	0	**6,401**	182	120	20	6,510	68	1.04%	0	**6,442**
East Kilbride	5,971	12	217	123	248	2	6,073	49	0.81%	0	**6,024**	395	124	0	6,344	53	0.84%	0	**6,291**
Hamilton	12,009	36	107	12	464	25	11,675	103	0.88%	0	**11,572**	459	232	20	11,882	107	0.90%	0	**11,775**
Clydesdale	6,616	17	56	0	216	128	6,345	96	1.51%	0	**6,249**	95	108	36	6,296	95	1.51%	0	**6,201**
Clydebank & Old Kilpatrick	9,615	26	312	25	281	156	9,541	141	1.48%	0	**9,400**	67	106	560	8,942	133	1.49%	0	**8,809**
Dumbarton & Vale of Leven	7,593	95	476	0	267	541	7,356	108	1.47%	0	**7,248**	211	107	340	7,120	105	1.47%	0	**7,015**
GCV Total	250,114	1,671	10,873	1,368	11,526	18,853	233,647	5,628	2.41%	248	**227,771**	4,755	5,606	4,042	228,754	4,598	2.01%	248	**223,908**

** excluding 31 March - 30 June completions*

Table 7.3B Social Rented Housing Stock Projections for LA Sub-Area 2020 to 2025

TOTAL SOCIAL RENTED STOCK	2020/25 Completions (UCS)	2020/25 RTB Sales	2020/25 Demolitions	2025 Stock	2025 Vacancies	2025 Vacancy Rate	Other non-effective stock	**2025 Effective Stock**
Bearsden & Milngavie	0	26	0	1,008	6	0.60%	0	**1,002**
Strathkelvin	0	79	0	3,966	31	0.78%	0	**3,935**
Eastwood	9	28	0	1,408	26	1.85%	0	**1,382**
Levern Valley	69	47	0	2,871	58	2.02%	0	**2,813**
West CPP	0	395	108	11,035	280	2.54%	58	**10,697**
Central & West CPP	0	279	225	10,120	194	1.92%	18	**9,908**
Maryhill Kelvin & Canal CPP	120	280	230	10,836	227	2.09%	13	**10,596**
North East CPP	158	180	115	9,230	202	2.19%	63	**8,965**
East Centre & Calton CPP	0	270	215	12,257	341	2.78%	23	**11,893**
Baillieston Shettleston & Easterhouse CPP	209	369	210	12,919	286	2.21%	3	**12,630**
Govan & Craigton CPP	0	395	145	10,406	312	3.00%	29	**10,065**
Greater Pollok & Newlands/Auldburn CPP	10	250	105	8,118	244	3.01%	30	**7,844**
Pollokshields & Southside Central CPP	62	171	105	6,741	144	2.14%	11	**6,586**
Langside & Linn CPP	0	160	115	6,026	108	1.79%	0	**5,918**
Inverclyde East	389	95	500	7,967	295	3.70%	0	**7,672**
Inverclyde West	0	15	0	1,223	44	3.60%	0	**1,179**
Kilmacolm	0	0	0	92	2	2.17%	0	**90**
Cumbernauld	362	321	50	7,114	85	1.19%	0	**7,029**
Airdrie & Coatbridge	115	771	50	12,681	166	1.31%	0	**12,515**
Motherwell	0	1,033	50	19,868	369	1.86%	0	**19,499**
Paisley & Linwood	0	235	0	12,286	308	2.51%	0	**11,978**
Renfrew	0	55	0	1,851	46	2.49%	0	**1,805**
Johnstone & Elderslie	0	90	0	3,393	98	2.89%	0	**3,295**
West Renfrewshire	0	25	0	828	16	1.93%	0	**812**
North Renfrewshire	0	20	0	1,107	5	0.45%	0	**1,102**
Rutherglen & Cambuslang	133	150	25	6,468	68	1.05%	0	**6,400**
East Kilbride	258	155	0	6,447	56	0.87%	0	**6,391**
Hamilton	299	290	25	11,866	108	0.91%	0	**11,758**
Clydesdale	0	135	45	6,116	92	1.50%	0	**6,024**
Clydebank & Old Kilpatrick	174	110	221	8,785	131	1.49%	0	**8,654**
Dumbarton & Vale of Leven	262	107	312	6,963	103	1.48%	0	**6,860**
GCV Total	2,629	6,536	2,851	221,996	4,451	2.00%	248	**217,297**

** excluding 31 March - 30 June completions*

TABLE 8.5 PRO ECTION C2 LOW AFFORDABILITY				
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2020				
STAGE1				
Sub-Market Area	Locally Targeted Demand at 2020	Effective Stock at 2020	Local Shortfall	Local Surplus
Greater Glasgow North & West	98,755	104,643	0	5,888
Strathkelvin & Springburn	32,247	36,191	0	3,944
Glasgow East	39,855	45,772	0	5,917
Cumbernauld	31,529	33,291	0	1,762
Greater Glasgow South	124,868	129,418	0	4,550
Renfrewshire	68,802	79,816	0	11,014
East Kilbride	34,311	36,565	0	2,254
Central Conurbation	430,367	465,696	0	35,329
Airdrie & Coatbridge	32,946	35,998	0	3,052
Motherwell	45,395	50,334	0	4,939
Hamilton	37,139	40,654	0	3,515
Clydesdale	21,694	24,393	0	2,699
Eastern Conurbation	137,174	151,379	0	14,205
STAGE 2				
2nd Tier Market Area	Mobile Demand at 2020	Local Surpluses at 2020 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	21,732	35,329	0	13,597
Eastern Conurbation	5,463	14,205	0	8,743
	27,195	49,534	0	22,339
STAGE 3				
1st Tier Market Area	Mobile Demand at 2020	Mobile Surplus at 2020 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,221	22,339	0	19,118
Individual HMA	Demand at 2020	Effective Stock at 2020	Shortfall	Surplus
Dumbarton & Vale of Leven	15,846	17,433	0	1,587
Inverclyde	25,553	28,320	0	2,767
GCV-wide position				
Projected completions (09-20) included in above projected stock figures	76,477			
Sum of above surpluses/shortfalls	23,472			
Required completions (09-20)	53,005			
Required completions - annual	4,819			

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*

Results for Scenario A1 are available in Annex C.

TABLE 8.6 PRO ECTION C2 LOW AFFORDABILITY				
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2025				
STAGE1				
Sub-Market Area	Locally Targeted Demand at 2025	Effective Stock at 2025	Local Shortfall	Local Surplus
Greater Glasgow North & West	103,024	111,264	0	8,240
Strathkelvin & Springburn	32,944	38,557	0	5,613
Glasgow East	42,138	51,191	0	9,053
Cumbernauld	32,990	34,907	0	1,917
Greater Glasgow South	130,761	135,590	0	4,829
Renfrewshire	69,848	83,184	0	13,336
East Kilbride	35,947	37,552	0	1,605
Central Conurbation	447,652	492,245	0	44,593
Airdrie & Coatbridge	34,550	38,189	0	3,639
Motherwell	47,543	54,994	0	7,451
Hamilton	38,728	42,101	0	3,373
Clydesdale	22,646	24,627	0	1,981
Eastern Conurbation	143,467	159,911	0	16,444
STAGE 2				
2nd Tier Market Area	Mobile Demand at 2025	Local Surpluses at 2025 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	22,661	44,593	0	21,932
Eastern Conurbation	5,716	16,444	0	10,728
	28,377	61,037	0	32,660
STAGE 3				
1st Tier Market Area	Mobile Demand at 2025	Mobile Surplus at 2025 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,375	32,660	0	29,285
Individual HMA	Demand at 2025	Effective Stock at 2025	Shortfall	Surplus
Dumbarton & Vale of Leven	16,223	18,429	0	2,206
Inverclyde	25,562	29,865	0	4,303
GCV-wide position				
Projected completions (09-25) included in above projected stock figures	107,981			
Sum of above surpluses/shortfalls	35,794			
Required completions (09-25)	72,187			
Required completions - annual	4,512			

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*

Table 8.9 Private Sector Housing Re uirements 2008-25 GCV Area Summary Projection C2 High Affordability (including Lower Estimate of Backlog Need)

	2008-25
Net private sector new housing requirements	102,500
Total private sector completions	113,100
Comparison of new housing requirements and completions	10,500 (surplus)
Average annual private sector completions to 2025	6,000

Table 8.10 Private Sector New Build Re uirements 2008-25
C2 High Affordability (including Lower Estimate of Backlog Need)

LA	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2008-20	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2020-25	Required New Build to meet Projected Demand in all HMAs (approximated to LAs)[1] 2008-25
East Dunbartonshire	2,865	404	3,269
East Renfrewshire	2,304	274	2,578
Glasgow City	27,114	9,994	37,108
Inverclyde	1,521	83	1,604
North Lanarkshire	16,280	6,407	22,687
Renfrewshire	8,884	2,734	11,618
South Lanarkshire	16,943	2,523	19,466
West Dunbartonshire	3,012	1,249	4,261
GCV Total	**78,923**	**23,668**	**102,591**

[1] Private sector figures are assessed in the Housing Market Area system. The results are then approximated to LA. The appropriate geography to consider private sector requirements is HSMA ref Section 8.

Backlog Need is included for the years 2009-19. Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.

Table 9.1B Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 High Affordability (33/40) inc Upper Estimate of Backlog Need

C2 High Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	3,670	3,670	1,707	1,707	806	806	6,184	6,184
East Renfrewshire	1,541	1,541	669	669	-113	0	2,097	2,097
Glasgow City	26,349	26,349	13,409	13,409	7,314	7,314	47,072	47,072
Inverclyde	2,082	2,082	999	999	-57	0	3,024	3,024
North Lanarkshire	-4,745	0	-1,456	0	-3,487	0	-9,688	0
Renfrewshire	-1,825	0	-999	0	-3,207	0	-6,031	0
South Lanarkshire	4,147	4,147	2,079	2,079	-1,484	0	4,743	4,743
West Dunbartonshire	-1,516	0	-665	0	-2,118	0	-4,298	0
GCV area		**37,789**		**18,864**		**8,120**		**63,119**

This table does not take account of Intermediate supply

Table 9.3B Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 High Affordability (33/40) inc Upper Estimate of Backlog Need and Intermediate Supply

C2 High Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	3,670	3,670	1,707	1,707	806	806	6,184	6,184
East Renfrewshire	1,483	1,483	669	669	-113	0	2,039	2,039
Glasgow City	25,202	25,202	13,069	13,069	7,215	7,215	45,486	45,486
Inverclyde	1,702	1,702	749	749	-342	0	2,109	2,109
North Lanarkshire	-4,745	0	-1,456	0	-3,487	0	-9,688	0
Renfrewshire	-1,990	0	-1,034	0	-3,252	0	-6,276	0
South Lanarkshire	4,147	4,147	2,079	2,079	-1,484	0	4,743	4,743
West Dunbartonshire	-1,605	0	-1,050	0	-2,508	0	-5,162	0
GCV area		**36,204**		**18,274**		**8,021**		**60,559**

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

This table includes Intermediate supply

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*
Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.2B GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 High Affordability (33/40) inc Upper Estimate of Backlog Need

C2 High Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*Surplus/ Shortfall 2008-16*	*Shortfall*** 2008-16*	2016-2017	2017-18	2018-19	2019-20	*Surplus/ Shortfall 2016-20*	*Shortfall*** 2016-20*
East Dunbartonshire	115	493	497	506	506	512	519	521	***3,670***	**3,670**	516	518	522	150	***1,707***	**1,707**
East Renfrewshire	-36	223	222	220	221	231	231	230	***1,541***	**1,541**	230	231	237	-29	***669***	**669**
Glasgow City	46	3,582	3,653	3,694	3,788	3,780	3,878	3,926	***26,349***	**26,349**	4,060	4,063	4,031	1,255	***13,409***	**13,409**
Inverclyde	-42	151	321	326	327	321	332	346	***2,082***	**2,082**	339	337	338	-15	***999***	**999**
North Lanarkshire	-1,605	-664	-586	-490	-428	-370	-322	-280	***-4,745***	**0**	-235	-215	-165	-840	***-1,456***	**0**
Renfrewshire	-757	-216	-172	-149	-141	-147	-130	-113	***-1,825***	**0**	-114	-109	-104	-672	***-999***	**0**
South Lanarkshire	-799	598	648	685	713	731	773	798	***4,147***	**4,147**	811	810	815	-356	***2,079***	**2,079**
West Dunbartonshire	-692	-140	-125	-120	-115	-113	-103	-108	***-1,516***	**0**	-89	-69	-60	-447	***-665***	**0**
GCV Total										**37,789**						**18,864**

C2 High Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	*Surplus/ Shortfall* 2020-25	*Shortfall*** 2020-25		*Surplus/ Shortfall 2008-25*	*Shortfall*** 2008-25*
East Dunbartonshire	159	163	164	167	155	**806**	**806**		***6,184***	***6,184***
East Renfrewshire	-30	-21	-21	-20	-20	**-113**	**0**		***2,097***	***2,097***
Glasgow City	1,294	1,444	1,483	1,510	1,584	**7,314**	**7,314**		***47,072***	***47,072***
Inverclyde	-12	-5	-14	-10	-15	**-57**	**0**		***3,024***	***3,024***
North Lanarkshire	-784	-719	-693	-650	-641	**-3,487**	**0**		***-9,688***	***0***
Renfrewshire	-664	-639	-637	-632	-635	**-3,207**	**0**		***-6,031***	***0***
South Lanarkshire	-330	-293	-299	-281	-281	**-1,484**	**0**		***4,743***	***4,743***
West Dunbartonshire	-431	-418	-418	-426	-424	**-2,118**	**0**		***-4,298***	***0***
GCV Total							**8,120**			**63,119**

This table does not take account of Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.4B GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - C2 High Affordability (33/40) inc Upper Estimate of Backlog Need and Intermediate Supply

C2 High Affordability	**2008-09**	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***Surplus/ Shortfall 2008-16***	***Shortfall** 2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***Surplus/ Shortfall 2016-20***	***Shortfall** 2016-20***
East Dunbartonshire	115	493	497	506	506	512	519	521	***3,670***	**3,670**	516	518	522	150	***1,707***	**1,707**
East Renfrewshire	-36	205	214	204	205	231	231	230	***1,483***	**1,483**	230	231	237	-29	***669***	**669**
Glasgow City	46	3,401	3,499	3,447	3,697	3,678	3,761	3,671	***25,202***	**25,202**	3,973	3,977	3,947	1,172	***13,069***	**13,069**
Inverclyde	-42	72	284	312	274	241	274	287	***1,702***	**1,702**	276	274	276	-77	***749***	**749**
North Lanarkshire	-1,605	-664	-586	-490	-428	-370	-322	-280	***-4,745***	**0**	-235	-215	-165	-840	***-1,456***	**0**
Renfrewshire	-757	-241	-197	-172	-164	-170	-153	-136	***-1,990***	**0**	-123	-118	-113	-680	***-1,034***	**0**
South Lanarkshire	-799	598	648	685	713	731	773	798	***4,147***	**4,147**	811	810	815	-356	***2,079***	**2,079**
West Dunbartonshire	-692	-158	-125	-120	-119	-148	-135	-108	***-1,605***	**0**	-186	-165	-156	-543	***-1,050***	**0**
GCV Total										***36,204***						***18,274***

C2 High Affordability	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***Surplus/ Shortfall 2020-25***	***Shortfall** 2020-25***	***Surplus/ Shortfall 2008-25***	***Shortfall** 2008-25***
East Dunbartonshire	159	163	164	167	155	***806***	**806**	***6,184***	***6,184***
East Renfrewshire	-30	-21	-21	-20	-20	***-113***	**0**	***2,039***	***2,039***
Glasgow City	1,273	1,423	1,463	1,491	1,566	***7,215***	**7,215**	***45,486***	***45,486***
Inverclyde	-69	-62	-71	-67	-72	***-342***	**0**	***2,109***	***2,109***
North Lanarkshire	-784	-719	-693	-650	-641	***-3,487***	**0**	***-9,688***	***0***
Renfrewshire	-673	-648	-646	-641	-644	***-3,252***	**0**	***-6,276***	***0***
South Lanarkshire	-330	-293	-299	-281	-281	***-1,484***	**0**	***4,743***	***4,743***
West Dunbartonshire	-509	-496	-496	-504	-502	***-2,508***	**0**	***-5,162***	***0***
GCV Total							***8,021***		***60,559***

This table includes Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (40)
Local Authority: East Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need		407	407	407	407	407	407	407		407	407	407										
Net Current Housing Need - High Estimate(Affordability test applied)		371	371	371	371	371	371	371		371	371	371										
Net Current Housing Need - Low Estimate (Affordability test applied)		317	317	317	317	317	317	317		317	317	317										
Newly Arising Need - newly forming households (Affordability test applied)	186	196	191	197	195	199	205	203		197	198	200	199		205	206	206	207	194			
Newly Arising Need - migrants moving into social renting	49	50	50	50	50	50	50	51		51	51	52	52		52	53	53	54	54			
Newly Arising Need - existing households falling into need (owners)	73	73	73	73	74	74	74	74		74	74	74	74		75	75	75	75	75			
Newly Arising Need - existing households falling into need (private renters)	62	64	66	68	69	70	70	71		72	72	73	73		73	74	74	74	74			
Total Annual Housing Need (high estimate)	370	754	751	759	759	764	770	770		765	766	770	398		405	408	408	410	397			
Total Annual Housing Need (low estimate)	370	700	697	705	705	710	716	716		711	712	716	398		405	408	408	410	397			
Total Social Rented Lettable Stock	5,104	5,011	4,879	4,859	4,857	4,849	4,819	4,791		4,781	4773	4,766	4,760		4,738	4,718	4,698	4,679	4,661			
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%			
Total annual supply (new social rented lets)	255	261	254	253	253	252	251	249		249	248	248	248		246	245	244	243	242			
Net Annual Housing Need (high estimate)	115	493	497	506	506	512	519	521	*3,670*	516	518	522	150	*1,707*	159	163	164	167	155	*806*		*6,184*
Net Annual Housing Need (low estimate)	115	439	443	452	452	458	465	467	*3,292*	462	464	468	150	*1,545*	159	163	164	167	155	*806*		*5,644*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	115	493	497	506	506	512	519	521	*3,670*	516	518	522	150	*1,707*	159	163	164	167	155	*806*		*6,184*
Net Annual Housing Need (low estimate)	115	439	443	452	452	458	465	467	*3,292*	462	464	468	150	*1,545*	159	163	164	167	155	*806*		*5,644*

Table 9.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (33)
Local Authority: East Renfrewshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need		292	292	292	292	292	292	292		292	292	292										
Net Current Housing Need - High Estimate(Affordability test applied)		264	264	264	264	264	264	264		264	264	264										
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221										
Newly Arising Need - newly forming households (Affordability test applied)	116	116	119	119	122	129	127	126		126	127	134	132		129	137	136	137	136			
Newly Arising Need - migrants moving into social renting	31	31	31	31	31	31	31	31		31	31	31	31		31	31	32	32	32			
Newly Arising Need - existing households falling into need (owners)	62	62	62	62	63	63	64	64		64	65	65	65		66	66	67	67	68			
Newly Arising Need - existing households falling into need (private renters)	59	57	56	56	55	55	55	55		55	56	56	56		57	57	57	57	58			
Total Annual Housing Need (high estimate)	267	530	532	532	534	542	540	540		540	542	549	285		283	292	292	293	293			
Total Annual Housing Need (low estimate)	267	487	489	489	492	499	498	497		498	500	507	285		283	292	292	293	293			
Total Social Rented Lettable Stock	4,091	4,147	4,190	4,220	4,228	4,202	4,181	4,189		4,198	4,206	4,216	4,230		4,230	4,229	4,229	4,230	4,233			
Social Rented Turnover Rate (new lets as % of all Stock)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%			
Total annual supply (new social rented lets)	303	307	310	312	313	311	309	310		311	311	312	313		313	313	313	313	313			
Net Annual Housing Need (high estimate)	-36	223	222	220	221	231	231	230	*1,541*	230	231	237	-29	*669*	-30	-21	-21	-20	-20	*-113*		*2,097*
Net Annual Housing Need (low estimate)	-36	181	179	177	179	188	188	187	*1,243*	187	189	195	-29	*542*	-30	-21	-21	-20	-20	*-113*		*1,672*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	8	16	16	0	0	0		0	0	0	0		0	0	0	0	0			58
Net Annual Housing Need (high estimate)	-36	205	214	204	205	231	231	230	*1,483*	230	231	237	-29	*669*	-30	-21	-21	-20	-20	*-113*		*2,039*
Net Annual Housing Need (low estimate)	-36	163	171	161	163	188	188	187	*1,185*	187	189	195	-29	*542*	-30	-21	-21	-20	-20	*-113*		*1,614*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (40)																					
Local Authority: Glasgow City Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - High Estimate(Affordability test applied)		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - Low Estimate (Affordability test applied)		2598	2598	2598	2598	2598	2598	2598		2598	2598	2598									
Newly Arising Need - newly forming households (Affordability test applied)	2,791	2,884	2,830	2,806	2,769	2,661	2,617	2,611		2,612	2,549	2,451	2,452		2,406	2,470	2,421	2,360	2,348		
Newly Arising Need - migrants moving into social renting	969	978	987	995	1,003	1,011	1,019	1,028		1,036	1,044	1,054	1,067		1,077	1,090	1,101	1,112	1,123		
Newly Arising Need - existing households falling into need (owners)	1,451	1,484	1,521	1,556	1,590	1,625	1,658	1,689		1,719	1,748	1,776	1,802		1,827	1,851	1,875	1,898	1,919		
Newly Arising Need - existing households falling into need (private renters)	1,651	1,691	1,724	1,748	1,766	1,780	1,788	1,793		1,798	1,803	1,807	1,811		1,817	1,823	1,833	1,843	1,854		
Total Annual Housing Need (high estimate)	6,862	9,880	9,905	9,948	9,971	9,920	9,925	9,964		10,008	9,987	9,931	7,132		7,127	7,234	7,230	7,213	7,244		
Total Annual Housing Need (low estimate)	6,862	9,635	9,660	9,703	9,726	9,675	9,680	9,719		9,763	9,742	9,686	7,132		7,127	7,234	7,230	7,213	7,244		
Total Social Rented Lettable Stock	109,756	107,660	106,864	106,898	105,692	104,960	103,359	103,210		101,672	101,260	100,862	100,461		99,717	98,978	98,236	97,494	96,754		
Social Rented Turnover Rate (new lets as % of all Stock)	6.2%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	6,816	6,298	6,252	6,254	6,183	6,140	6,047	6,038		5,948	5,924	5,900	5,877		5,833	5,790	5,747	5,703	5,660		
Net Annual Housing Need (high estimate)	46	3,582	3,653	3,694	3,788	3,780	3,878	3,926	*26,349*	4,060	4,063	4,031	1,255	*13,409*	1,294	1,444	1,483	1,510	1,584	*7,314*	*47,072*
Net Annual Housing Need (low estimate)	46	3,337	3,408	3,449	3,543	3,535	3,633	3,681	*24,634*	3,815	3,818	3,786	1,255	*12,674*	1,294	1,444	1,483	1,510	1,584	*7,314*	*44,622*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	181	154	247	91	102	117	255		87	86	84	83		21	21	20	19	18		1,586
Net Annual Housing Need (high estimate)	46	3,401	3,499	3,447	3,697	3,678	3,761	3,671	*25,202*	3,973	3,977	3,947	1,172	*13,069*	1,273	1,423	1,463	1,491	1,566	*7,215*	*45,486*
Net Annual Housing Need (low estimate)	46	3,156	3,254	3,202	3,452	3,433	3,516	3,426	*23,487*	3,728	3,732	3,702	1,172	*12,334*	1,273	1,423	1,463	1,491	1,566	*7,215*	*43,036*

Table 9.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (33)																					
Local Authority: Inverclyde Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need		412	412	412	412	412	412	412		412	412	412									
Net Current Housing Need - High Estimate(Affordability test applied)		354	354	354	354	354	354	354		354	354	354									
Net Current Housing Need - Low Estimate (Affordability test applied)		276	276	276	276	276	276	276		276	276	276									
Newly Arising Need - newly forming households (Affordability test applied)	261	273	276	267	270	260	260	259		250	247	244	243		242	245	233	232	224		
Newly Arising Need - migrants moving into social renting	98	98	99	100	101	101	102	102		103	104	105	106		107	108	109	110	111		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	50	51		51	51	51	51		51	51	51	51	51		
Newly Arising Need - existing households falling into need (private renters)	105	112	117	122	125	127	129	130		130	130	130	131		131	131	132	132	132		
Total Annual Housing Need (high estimate)	515	887	897	893	900	893	895	896		888	885	885	531		531	535	525	526	518		
Total Annual Housing Need (low estimate)	515	809	819	815	822	815	817	818		810	807	807	531		531	535	525	526	518		
Total Social Rented Lettable Stock	10,117	9,984	9,762	9,611	9,710	9,684	9,541	9,324		9,305	9,288	9,271	9,254		9,210	9,167	9,124	9,083	9,041		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	7.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	557	736	576	567	573	571	563	550		549	548	547	546		543	541	538	536	533		
Net Annual Housing Need (high estimate)	-42	151	321	326	327	321	332	346	*2,082*	339	337	338	-15	*999*	-12	-5	-14	-10	-15	*-57*	*3,024*
Net Annual Housing Need (low estimate)	-42	73	243	248	249	243	254	268	*1,536*	261	259	260	-15	*765*	-12	-5	-14	-10	-15	*-57*	*2,244*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	79	37	14	53	80	58	59		63	63	62	62		57	57	57	57	57		915
Net Annual Housing Need (high estimate)	-42	72	284	312	274	241	274	287	*1,702*	276	274	276	-77	*749*	-69	-62	-71	-67	-72	*-342*	*2,109*
Net Annual Housing Need (low estimate)	-42	-6	206	234	196	163	196	209	*1,156*	198	196	198	-77	*515*	-69	-62	-71	-67	-72	*-342*	*1,329*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (33)

Local Authority: North Lanarkshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	904	904	904	904	904	904	904		904	904	904	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	695	695	695	695	695	695	695		695	695	695	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	570	570	570	570	570	570	570		570	570	570	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	741	760	758	765	758	760	755	757		760	743	753	734		749	776	757	762	732		
Newly Arising Need - migrants moving into social renting	350	353	355	358	360	363	365	368		370	372	377	380		385	389	393	397	402		
Newly Arising Need - existing households falling into need (owners)	187	189	191	193	196	199	201	204		207	209	212	214		217	219	222	224	227		
Newly Arising Need - existing households falling into need (private renters)	500	573	628	669	701	724	742	754		764	774	779	787		792	798	810	818	826		
Total Annual Housing Need (high estimate)	1,778	2,570	2,627	2,680	2,710	2,741	2,758	2,778		2,796	2,793	2,816	2,115		2,143	2,182	2,182	2,201	2,187		
Total Annual Housing Need (low estimate)	1,778	2,445	2,502	2,555	2,585	2,616	2,633	2,653		2,671	2,668	2,691	2,115		2,143	2,182	2,182	2,201	2,187		
Total Social Rented Lettable Stock	45,067	44,974	44,620	44,032	43,579	43,207	42,784	42,477		42,102	41,783	41,396	41,047		40,657	40,285	39,932	39,597	39,279		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	3,383	3,234	3,213	3,170	3,138	3,111	3,080	3,058		3,031	3,008	2,981	2,955		2,927	2,901	2,875	2,851	2,828		
Net Annual Housing Need (high estimate)	-1,605	-664	-586	-490	-428	-370	-322	-280	*-4,745*	-235	-215	-165	-840	*-1,456*	-784	-719	-693	-650	-641	*-3,487*	*-9,688*
Net Annual Housing Need (low estimate)	-1,605	-789	-711	-615	-553	-495	-447	-405	*-5,620*	-360	-340	-290	-840	*-1,831*	-784	-719	-693	-650	-641	*-3,487*	*-10,938*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-1,605	-664	-586	-490	-428	-370	-322	-280	*-4,745*	-235	-215	-165	-840	*-1,456*	-784	-719	-693	-650	-641	*-3,487*	*-9,688*
Net Annual Housing Need (low estimate)	-1,605	-789	-711	-615	-553	-495	-447	-405	*-5,620*	-360	-340	-290	-840	*-1,831*	-784	-719	-693	-650	-641	*-3,487*	*-10,938*

Table 9.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (33)

Local Authority: Renfrewshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	632	632	632	632	632	632	632		632	632	632									
Net Current Housing Need - High Estimate(Affordability test applied)	0	571	571	571	571	571	571	571		571	571	571									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	480	480	480	480	480	480	480		480	480	480									
Newly Arising Need - newly forming households (Affordability test applied)	367	375	374	384	377	366	370	378		368	365	362	357		355	369	361	355	343		
Newly Arising Need - migrants moving into social renting	148	148	149	150	152	152	153	154		155	156	157	159		160	162	163	165	166		
Newly Arising Need - existing households falling into need (owners)	110	111	111	111	112	113	113	114		114	115	116	116		117	118	118	119	119		
Newly Arising Need - existing households falling into need (private renters)	205	221	233	243	251	257	261	264		267	269	271	272		274	275	277	278	280		
Total Annual Housing Need (high estimate)	830	1,426	1,438	1,459	1,463	1,459	1,468	1,481		1,475	1,476	1,477	904		906	924	919	917	908		
Total Annual Housing Need (low estimate)	830	1,335	1,347	1,368	1,372	1,368	1,377	1,390		1,384	1,385	1,386	904		906	924	919	917	908		
Total Social Rented Lettable Stock	20,134	19,947	19,878	19,856	19,802	19,823	19,730	19,675		19,621	19,568	19,514	19,461		19,377	19,294	19,212	19,129	19,045		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	8.2%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%	8.1%		
Total annual supply (new social rented lets)	1,587	1,642	1,610	1,608	1,604	1,606	1,598	1,594		1,589	1,585	1,581	1,576		1,570	1,563	1,556	1,549	1,543		
Net Annual Housing Need (high estimate)	-757	-216	-172	-149	-141	-147	-130	-113	*-1,825*	-114	-109	-104	-672	*-999*	-664	-639	-637	-632	-635	*-3,207*	*-6,031*
Net Annual Housing Need (low estimate)	-757	-307	-263	-240	-232	-238	-221	-204	*-2,462*	-205	-200	-195	-672	*-1,272*	-664	-639	-637	-632	-635	*-3,207*	*-6,941*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-757	-241	-197	-172	-164	-170	-153	-136	*-1,990*	-123	-118	-113	-680	*-1,034*	-673	-648	-646	-641	-644	*-3,252*	*-6,276*
Net Annual Housing Need (low estimate)	-757	-332	-288	-263	-255	-261	-244	-227	*-2,627*	-214	-209	-204	-680	*-1,307*	-673	-648	-646	-641	-644	*-3,252*	*-7,186*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (33)

Local Authority: South Lanarkshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	1,161	1,161	1,161	1,161	1,161	1,161	1,161		1,161	1,161	1,161	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	1,040	1,040	1,040	1,040	1,040	1,040	1,040		1,040	1,040	1,040	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	680	694	691	697	696	686	704	705		713	706	707	693		706	730	709	714	700		
Newly Arising Need - migrants moving into social renting	288	290	292	293	295	296	298	300		302	304	306	309		312	316	318	321	324		
Newly Arising Need - existing h/holds falling into need (owners)	204	206	207	209	211	214	216	218		221	223	226	228		231	233	236	238	241		
Newly Arising Need - existing h/holds falling into need (private renters)	328	376	412	439	461	477	489	500		509	518	525	532		537	543	551	557	563		
Total Annual Housing Need (high estimate)	1,500	2,727	2,763	2,799	2,824	2,834	2,868	2,884		2,906	2,912	2,925	1,762		1,786	1,822	1,814	1,830	1,828		
Total Annual Housing Need (low estimate)	1,500	2,606	2,642	2,678	2,703	2,713	2,747	2,763		2,785	2,791	2,804	1,762		1,786	1,822	1,814	1,830	1,828		
Total Social Rented Lettable Stock	31,499	31,312	31,104	31,081	31,039	30,921	30,803	30,683		30,802	30,919	31,036	31,149		31,124	31,098	31,073	31,044	31,016		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	2,299	2,129	2,115	2,114	2,111	2,103	2,095	2,086		2,095	2,102	2,110	2,118		2,116	2,115	2,113	2,111	2,109		
Net Annual Housing Need (high estimate)	-799	598	648	685	713	731	773	798	*4,147*	811	810	815	-356	*2,079*	-330	-293	-299	-281	-281	*-1,484*	*4,743*
Net Annual Housing Need (low estimate)	-799	477	527	564	592	610	652	677	*3,300*	690	689	694	-356	*1,716*	-330	-293	-299	-281	-281	*-1,484*	*3,533*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-799	598	648	685	713	731	773	798	*4,147*	811	810	815	-356	*2,079*	-330	-293	-299	-281	-281	*-1,484*	*4,743*
Net Annual Housing Need (low estimate)	-799	477	527	564	592	610	652	677	*3,300*	690	689	694	-356	*1,716*	-330	-293	-299	-281	-281	*-1,484*	*3,533*

Table 9.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 High Affordability (33)

Local Authority: West Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need		452	452	452	452	452	452	452		452	452	452									
Net Current Housing Need - High Estimate(Affordability test applied)		409	409	409	409	409	409	409		409	409	409									
Net Current Housing Need - Low Estimate (Affordability test applied)		302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied)	320	327	327	321	323	318	326	320		320	319	311	312		310	317	310	296	293		
Newly Arising Need - migrants moving into social renting	223	225	226	226	228	230	231	233		233	236	236	240		242	244	246	248	251		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	51	51	51		52	52	52	53		53	53	54	54	54		
Newly Arising Need - existing households falling into need (private renters)	60	81	96	107	116	122	127	130		133	135	137	138		140	141	143	144	144		
Total Annual Housing Need (high estimate)	653	1,092	1,108	1,113	1,126	1,130	1,144	1,143		1,147	1,151	1,145	743		745	755	753	742	742		
Total Annual Housing Need (low estimate)	653	985	1,001	1,006	1,019	1,023	1,037	1,036		1,040	1,044	1,038	743		745	755	753	742	742		
Total Social Rented Lettable Stock	16,401	16,425	16,436	16,439	16,547	16,571	16,629	16,685		16,477	16,270	16,065	15,862		15,677	15,644	15,610	15,578	15,551		
Social Rented Turnover Rate (new lets as % of all Stock)	8.2%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	1,345	1,232	1,233	1,233	1,241	1,243	1,247	1,251		1,236	1,220	1,205	1,190		1,176	1,173	1,171	1,168	1,166		
Net Annual Housing Need (high estimate)	-692	-140	-125	-120	-115	-113	-103	-108	*-1,516*	-89	-69	-60	-447	*-665*	-431	-418	-418	-426	-424	*-2,118*	*-4,298*
Net Annual Housing Need (low estimate)	-692	-247	-232	-227	-222	-220	-210	-215	*-2,265*	-196	-176	-167	-447	*-986*	-431	-418	-418	-426	-424	*-2,118*	*-5,368*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	0	0	4	35	32	0		97	96	96	96		78	78	78	78	78		864
Net Annual Housing Need (high estimate)	-692	-158	-125	-120	-119	-148	-135	-108	*-1,605*	-186	-165	-156	-543	*-1,050*	-509	-496	-496	-504	-502	*-2,508*	*-5,162*
Net Annual Housing Need (low estimate)	-692	-265	-232	-227	-226	-255	-242	-215	*-2,354*	-293	-272	-263	-543	*-1,371*	-509	-496	-496	-504	-502	*-2,508*	*-6,232*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.14B Affordable Housing Re uirements (Additional to Existing Supply) - C2 High Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Excluding Intermediate Supply

C2 High Affordability	2008-16							2016-20						
	Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements		Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max		Min	Max	Min	Max	Min	Max
East Dunbartonshire	3,670	0.0%	0.0%	0	0	3,670	3,670	1,707	0.0%	0.0%	0	0	1,707	1,707
East Renfrewshire	1,541	0.0%	0.0%	0	0	1,541	1,541	669	0.0%	0.0%	0	0	669	669
Glasgow City	26,349	0.0%	0.0%	0	0	26,349	26,349	13,409	0.0%	0.0%	0	0	13,409	13,409
Inverclyde	2,082	0.0%	50.0%	0	1,041	1,041	2,082	999	0.0%	50.0%	0	500	500	999
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
South Lanarkshire	4,147	0.0%	25.0%	0	1,037	3,111	4,147	2,079	0.0%	25.0%	0	520	1,560	2,079
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0	0.0%	33.3%	0	0	0	0
GCV	**37,789**			**0**	**2,078**	**35,711**	**37,789**	**18,864**			**0**	**1,019**	**17,844**	**18,864**

C2 High Affordability	2020-25							2008-25 TOTAL						
	Additional Affordable Housing Re uirements	Potential LCHO share 1		Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements		Additional Affordable Housing Re uirements			Potential Contribution of LCHO to Meeting Affordable Re uirements		Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max				Min	Max	Min	Max
East Dunbartonshire	806	0.0%	0.0%	0	0	806	806	6,184			0	0	6,184	6,184
East Renfrewshire	0	0.0%	0.0%	0	0	0	0	2,097			0	0	2,097	2,097
Glasgow City	7,314	0.0%	0.0%	0	0	7,314	7,314	47,072			0	0	47,072	47,072
Inverclyde	0	0.0%	50.0%	0	0	0	0	3,024			0	1,512	1,512	3,024
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
South Lanarkshire	0	0.0%	25.0%	0	0	0	0	4,743			0	1,186	3,557	4,743
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0			0	0	0	0
GCV	**8,120**			**0**	**0**	**8,120**	**8,120**	**63,119**			**0**	**2,698**	**60,421**	**63,119**

This table excludes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need'*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Corresponding results for Scenario A1 are available in Annex C.

Table 9.15B Affordable Housing Re uirements (Additional to Existing Supply) - C2 High Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Including Intermediate Supply

	2008-16							**2016-20**						
C2 High Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**		**Min**	**Max**	**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	3,670	0.0%	0.0%	0	0	3,670	3,670	1,707	0.0%	0.0%	0	0	1,707	1,707
East Renfrewshire	1,483	0.0%	0.0%	0	0	1,483	1,483	669	0.0%	0.0%	0	0	669	669
Glasgow City	25,202	0.0%	0.0%	0	0	25,202	25,202	13,069	0.0%	0.0%	0	0	13,069	13,069
Inverclyde	1,702	0.0%	50.0%	0	851	851	1,702	749	0.0%	50.0%	0	374	374	749
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
South Lanarkshire	4,147	0.0%	25.0%	0	1,037	3,111	4,147	2,079	0.0%	25.0%	0	520	1,560	2,079
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0	0.0%	33.3%	0	0	0	0
GCV	**36,204**			**0**	**1,888**	**34,316**	**36,204**	**18,274**			**0**	**894**	**17,379**	**18,274**

	2020-25							**2008-25 TOTAL**						
C2 High Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**			**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**				**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	806	0.0%	0.0%	0	0	806	806	6,184			0	0	6,184	6,184
East Renfrewshire	0	0.0%	0.0%	0	0	0	0	2,039			0	0	2,039	2,039
Glasgow City	7,215	0.0%	0.0%	0	0	7,215	7,215	45,486			0	0	45,486	45,486
Inverclyde	0	0.0%	50.0%	0	0	0	0	2,109			0	1,054	1,054	2,109
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
South Lanarkshire	0	0.0%	25.0%	0	0	0	0	4,743			0	1,186	3,557	4,743
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0			0	0	0	0
GCV	**8,021**			**0**	**0**	**8,021**	**8,021**	**60,559**			**0**	**2,240**	**58,319**	**60,559**

This table includes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need'*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Corresponding results for Scenario A1 are available in Annex C.

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Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing
Annex C Scenario A1 Tables

Final

June 2011

HNDA

TABLE 6.1 PRO ECTION A1 (HIGH AFFORDABILITY)
STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR

	2008-16					2016-20					2020-25				
	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows
East Dunbartonshire	1520	388	586	534	3,028	762	199	293	282	1,536	970	254	366	355	1,945
East Renfrewshire	953	245	499	444	2,141	504	123	256	218	1,101	650	154	326	275	1,405
Glasgow City	23,577	15,555	12,633	14,002	65,767	10,814	7,298	7,095	7,200	32,407	12,848	9,248	9,413	9,077	40,586
Inverclyde	2,113	790	401	960	4,264	974	409	202	514	2,099	1,155	527	253	644	2,579
North Lanarkshire	5,869	2,824	1,533	5,202	15,428	2,876	1,471	832	3,014	8,193	3,608	1,896	1,088	3,886	10,478
Renfrewshire	2,898	2,173	891	1,913	7,875	1,395	1,047	456	1,051	3,949	1,697	1,274	578	1,328	4,877
South Lanarkshire	5,248	3,937	1,675	3,411	14,271	2,632	1,974	882	2,005	7,493	3,286	2,465	1,145	2,610	9,506
West Dunbartonshire	2,488	1,795	402	825	5,510	1,201	923	205	526	2,855	1,432	1,186	261	677	3,556
GCV Total	44,666	27,707	18,620	27,291	118,284	21,158	13,444	10,221	14,810	59,633	25,646	17,004	13,430	18,852	74,932

TABLE 6.2 PRO ECTION A1 (LOW AFFORDABILITY)
STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR

	2008-16					2016-20					2020-25				
	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Private Rented	Inter-Tenure Moves from Owner-Occupied	Total Inflows
East Dunbartonshire	2,280	388	584	456	3,708	1,143	199	290	218	1,850	1,455	254	361	273	2,343
East Renfrewshire	953	245	498	375	2,071	504	123	254	160	1,041	650	154	322	202	1,328
Glasgow City	30,314	8,819	12,592	13,273	64,998	13,904	4,209	7,015	6,644	31,772	16,519	5,577	9,264	8,422	39,782
Inverclyde	3,170	790	399	845	5,204	1,461	409	199	423	2,492	1,733	527	248	531	3,039
North Lanarkshire	11,737	2,824	1,538	2,432	18,531	5,752	1,471	812	1,407	9,442	7,216	1,896	1,053	1,846	12,011
Renfrewshire	5,795	2,174	887	1,598	10,454	2,790	1,046	447	791	5,074	3,394	1,273	561	1,000	6,228
South Lanarkshire	10,496	3,936	1,667	2,754	18,853	5,264	1,974	865	1,466	9,569	6,572	2,465	1,111	1,914	12,062
West Dunbartonshire	3,732	1,795	400	691	6,618	1,801	923	202	414	3,340	2,149	1,186	254	533	4,122
GCV Total	68,477	20,971	18,565	22,424	130,437	32,619	10,354	10,084	11,523	64,580	39,688	13,332	13,174	14,721	80,915

Source: Tribal Affordability Study, 2011
Results for LA sub-area's are available in Annex B.

TABLE 6.1 PRO ECTION A1 (HIGH AFFORDABILITY)

STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR - LA SUB-AREAS

		2008-16					2016-20					2020-25					2008-25				
		New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows
1	Bearsden & Milngavie	450	77	238	168	932	226	39	119	89	472	287	50	148	112	597	963	166	505	368	2,002
2	Strathkelvin	1,830	311	348	366	2,855	917	160	174	194	1,445	1,168	204	217	243	1,832	3,915	675	739	803	6,133
3	Eastwood	527	80	385	315	1,308	277	40	198	155	669	341	50	252	195	838	1,144	171	835	665	2,815
4	Levern Valley	1,081	165	113	129	1,488	568	82	58	63	772	699	103	74	80	956	2,348	350	246	272	3,216
5	Baillieston and Shettleston and Greater Easterhouse	3,946	1,019	1,628	912	7,505	1,810	525	914	469	3,718	2,151	679	1,213	591	4,633	7,907	2,223	3,755	1,971	15,856
6	Central and West	2,930	756	2,013	4,433	10,132	1,344	390	1,131	2,279	5,144	1,596	504	1,500	2,873	6,474	5,870	1,650	4,644	9,585	21,749
7	East Centre and Calton	3,438	888	942	1,695	6,963	1,577	457	529	872	3,435	1,874	591	702	1,099	4,266	6,889	1,937	2,173	3,666	14,664
8	Govan and Craigton	3,308	854	1,317	1,337	6,817	1,517	440	740	688	3,385	1,803	569	982	867	4,220	6,628	1,863	3,039	2,892	14,422
9	Greater Pollok and Newlands/Auldburn	2,514	649	1,225	547	4,935	1,153	334	688	281	2,457	1,370	432	913	355	3,069	5,036	1,416	2,825	1,183	10,460
10	Langside and Linn	1,736	448	1,363	1,407	4,954	796	231	765	724	2,516	946	299	1,016	912	3,172	3,478	978	3,144	3,043	10,643
11	Maryhill/Kelvin and Canal	3,571	922	1,125	960	6,578	1,638	475	632	494	3,238	1,946	614	838	622	4,021	7,155	2,011	2,595	2,076	13,837
12	North East	3,176	820	680	387	5,063	1,457	423	382	199	2,460	1,731	546	507	251	3,035	6,364	1,789	1,569	837	10,558
13	Pollokshields and Southside Central	2,200	568	1,143	1,738	5,648	1,009	293	642	894	2,837	1,199	378	851	1,127	3,555	4,407	1,239	2,636	3,758	12,040
14	West	3,495	903	1,197	586	6,181	1,603	465	672	301	3,042	1,905	601	892	380	3,778	7,003	1,969	2,762	1,268	13,001
15	Inverclyde East	2,801	698	220	566	4,285	1,290	362	111	304	2,067	1,531	466	139	380	2,515	5,622	1,525	471	1,250	8,867
16	Inverclyde West	349	87	147	338	921	161	45	74	181	461	191	58	93	227	569	701	190	314	746	1,951
17	Kilmacolm & Quarriers Village	20	5	33	55	114	9	3	17	30	58	11	3	21	37	73	41	11	71	122	245
18	Airdrie & Coatbridge	3,897	938	463	1,367	6,665	1,910	489	248	792	3,439	2,396	630	324	1,021	4,371	8,203	2,056	1,035	3,180	14,474
19	Cumbernauld	1,831	441	447	1,584	4,303	897	230	240	918	2,284	1,126	296	313	1,183	2,918	3,854	966	1,000	3,686	9,506
20	Motherwell	6,009	1,446	643	2,251	10,348	2,945	753	344	1,304	5,347	3,694	971	450	1,681	6,796	12,648	3,170	1,437	5,236	22,491
21	Johnstone & Elderslie	1,024	211	100	168	1,504	493	109	51	92	746	600	139	65	117	921	2,117	459	217	378	3,171
22	North Renfrewshire	266	55	129	126	576	128	28	66	69	292	156	36	84	87	363	550	119	279	282	1,231
23	Paisley & Linwood	3,730	769	423	1,207	6,130	1,795	396	216	663	3,071	2,184	508	275	838	3,804	7,710	1,673	914	2,708	13,005
24	Renfrew	558	115	114	233	1,020	268	59	58	128	514	327	76	74	162	638	1,153	250	246	523	2,172
25	West Renfrewshire	218	45	125	179	566	105	23	64	98	290	127	30	81	124	362	450	98	269	402	1,218
26	Clydesdale	1,105	486	321	617	2,529	554	251	169	362	1,337	692	322	219	472	1,705	2,352	1,059	709	1,451	5,571
27	East Kilbride	998	439	488	1,104	3,028	500	227	257	649	1,633	625	291	334	844	2,094	2,122	956	1,079	2,596	6,754
28	Hamilton	1,256	882	555	1,157	3,850	1,006	456	292	680	2,434	1,256	585	379	885	3,106	3,519	1,923	1,226	2,723	9,390
29	Rutherglen & Cambuslang	1,139	501	311	534	2,485	571	259	164	314	1,308	713	332	213	408	1,666	2,423	1,092	688	1,256	5,459
30	Clydebank & Old Kilpatrick	2,085	1,003	181	265	3,534	1,007	516	92	169	1,783	1,201	662	117	217	2,198	4,292	2,182	390	651	7,515
31	Dumbarton & Vale of Leven	1,647	792	221	561	3,221	795	407	113	357	1,673	948	523	144	460	2,075	3,390	1,723	478	1,378	6,969
	GCV Total	63,135	17,372	18,639	27,291	126,438	30,328	8,968	10,220	14,810	64,326	36,790	11,549	13,431	18,852	80,621	130,252	37,889	42,290	60,954	271,385

Source: Tribal Affordability Study, TA04, 2011

TABLE 6.2 PRO ECTION A1 (LOW AFFORDABILITY)

STAGE 1: PRO ECTED INFLOWS INTO SOCIAL RENTED SECTOR - LA SUB-AREAS

		2008-16					2016-20					2020-25					2008-25				
		New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows	New Households	In-Migrant Households	Inter-Tenure Moves from Owner-Occupied	Inter-Tenure Moves from Private Rented	Total Inflows
1	Bearsden & Milngavie	450	77	237	143	907	226	39	118	69	451	287	50	146	86	569	963	166	501	298	1,927
2	Strathkelvin	1,830	311	347	313	2,801	917	160	172	150	1,399	1,168	204	214	187	1,773	3,915	675	734	649	5,973
3	Eastwood	527	80	385	266	1,258	277	40	196	114	627	341	50	249	143	783	1,144	171	829	523	2,667
4	Levern Valley	1,081	165	113	109	1,468	568	82	58	47	755	699	103	73	59	934	2,348	350	244	214	3,156
5	Baillieston and Shettleston and Greater Easterhouse	3,946	1,019	1,623	864	7,452	1,810	525	904	433	3,672	2,151	679	1,194	548	4,571	7,907	2,223	3,720	1,845	15,695
6	Central and West	2,930	756	2,007	4,202	9,895	1,344	390	1,118	2,103	4,955	1,596	504	1,476	2,666	6,243	5,870	1,650	4,601	8,971	21,092
7	East Centre and Calton	3,438	888	939	1,607	6,872	1,577	457	523	804	3,362	1,874	591	691	1,020	4,175	6,889	1,937	2,153	3,431	14,409
8	Govan and Craigton	3,308	854	1,313	1,268	6,743	1,517	440	732	635	3,323	1,803	569	966	804	4,142	6,628	1,863	3,011	2,707	14,208
9	Greater Pollok and Newlands/Auldburn	2,514	649	1,221	519	4,902	1,153	334	680	260	2,427	1,370	432	898	329	3,029	5,036	1,416	2,799	1,107	10,358
10	Langside and Linn	1,736	448	1,359	1,334	4,877	796	231	757	668	2,452	946	299	999	847	3,090	3,478	978	3,115	2,848	10,419
11	Maryhill/Kelvin and Canal	3,571	922	1,121	910	6,524	1,638	475	625	455	3,193	1,946	614	825	577	3,962	7,155	2,011	2,571	1,943	13,680
12	North East	3,176	820	678	367	5,041	1,457	423	378	184	2,441	1,731	546	499	233	3,008	6,364	1,789	1,554	783	10,490
13	Pollokshields and Southside Central	2,200	568	1,139	1,647	5,554	1,009	293	634	825	2,761	1,199	378	838	1,045	3,460	4,407	1,239	2,611	3,517	11,774
14	West	3,495	903	1,193	556	6,147	1,603	465	665	278	3,011	1,905	601	878	353	3,736	7,003	1,969	2,736	1,186	12,894
15	Inverclyde East	2,801	698	220	499	4,217	1,290	362	110	250	2,011	1,531	466	136	314	2,446	5,622	1,525	465	1,062	8,674
16	Inverclyde West	349	87	147	298	880	161	45	73	149	428	191	58	91	187	527	701	190	311	634	1,835
17	Kilmacolm & Quarriers Village	20	5	33	49	107	9	3	17	24	53	11	3	21	31	66	41	11	70	104	226
18	Airdrie & Coatbridge	3,897	938	458	639	5,933	1,910	489	242	370	3,010	2,396	630	314	485	3,825	8,203	2,056	1,014	1,494	12,768
19	Cumbernauld	1,831	441	443	741	3,455	897	230	234	428	1,789	1,126	296	303	562	2,287	3,854	966	980	1,731	7,531
20	Motherwell	6009	1,446	636	1,052	9,143	2,945	753	336	609	4,643	3,694	971	436	799	5,900	12,648	3,170	1,409	2,460	19,686
21	Johnstone & Elderslie	1,024	211	100	141	1,476	493	109	50	70	722	600	139	63	88	890	2,117	459	213	298	3,088
22	North Renfrewshire	266	55	129	105	555	128	28	65	52	273	156	36	81	66	339	550	119	275	223	1,167
23	Paisley & Linwood	3,730	769	421	1,008	5,929	1,795	396	212	499	2,903	2,184	508	266	631	3,589	7,710	1,673	900	2,138	12,421
24	Renfrew	558	115	113	195	981	268	59	57	96	481	327	76	72	122	596	1,153	250	242	413	2,058
25	West Renfrewshire	218	45	124	150	536	105	23	62	74	264	127	30	78	94	329	450	98	265	317	1,130
26	Clydesdale	2,211	486	319	498	3,514	1,109	251	166	265	1,790	1,384	322	213	346	2,265	4,703	1,059	698	1,109	7,569
27	East Kilbride	1,995	439	486	891	3,810	1,001	227	252	474	1,954	1,249	291	324	619	2,483	4,245	956	1,061	1,984	8,247
28	Hamilton	4,012	882	552	934	6,381	2,012	456	286	497	3,252	2,512	585	368	649	4,114	8,537	1,923	1,206	2,081	13,747
29	Rutherglen & Cambuslang	2,278	501	310	431	3,519	1,142	259	161	229	1,791	1,426	332	206	299	2,264	4,846	1,092	677	960	7,575
30	Clydebank & Old Kilpatrick	2,085	1,003	180	222	3,490	1,007	516	91	133	1,746	1,201	662	114	171	2,148	4,292	2,182	384	526	7,384
31	Dumbarton & Vale of Leven	1,647	792	220	469	3,128	795	407	111	281	1,594	948	523	140	362	1,973	3,390	1,723	471	1,112	6,696
	GCV Total	69,133	17,372	18,565	22,424	127,494	32,960	8,968	10,083	11,523	63,533	40,076	11,549	13,172	14,721	79,518	142,168	37,889	41,820	48,668	270,545

Source: Tribal Affordability Study, TA04, 2011

TABLE 6.3 PRO ECTION A1 (HIGH AFFORDABILITY)
STAGE 2: PRO ECTED TENURE SPLIT OF TOTAL HOUSEHOLDS, 2008-25

	2008			2016			2020			2025		
	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households	Total Households
East Dunbartonshire	37,932	5,295	43,227	38,006	6,059	44,065	37,981	6,400	44,381	37,922	6,771	44,693
East Renfrewshire	31,943	4,045	35,988	32,843	4,506	37,349	33,426	4,733	38,159	34,179	5,013	39,192
Glasgow City	178,107	106,426	284,533	209,061	98,114	307,175	219,957	96,403	316,360	230,950	95,331	326,281
Inverclyde	27,106	10,050	37,156	27,799	9,833	37,632	27,900	9,796	37,696	27,837	9,723	37,560
North Lanarkshire	98,446	45,269	143,715	109,706	44,480	154,186	114,397	44,627	159,025	119,375	45,280	164,655
Renfrewshire	59,307	19,730	79,037	61,885	19,192	81,077	62,775	19,109	81,883	63,551	19,003	82,554
South Lanarkshire	107,600	30,754	138,354	116,948	32,206	149,154	121,175	33,220	154,394	126,015	34,452	160,467
West Dunbartonshire	26,322	16,377	42,699	28,069	16,210	44,279	28,618	16,382	44,999	29,043	16,604	45,646
GCV Total	566,763	237,946	804,709	624,317	230,599	854,916	646,228	230,669	876,897	668,872	232,178	901,050

TABLE 6.4 PRO ECTION A1 (LOW AFFORDABILITY)
STAGE 2: PRO ECTED TENURE SPLIT OF TOTAL HOUSEHOLDS, 2008-25

	2008			2016			2020			2025		
	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households	Total Households	Private Sector Households	Social Rented Sector Households	Total Households
East Dunbartonshire	37,932	5,295	43,227	37,433	6,631	44,065	37,219	7,162	44,381	36,969	7,724	44,693
East Renfrewshire	31,943	4,045	35,988	32,351	4,998	37,349	32,758	5,401	38,159	33,368	5,824	39,192
Glasgow City	178,107	106,426	284,533	204,666	102,509	307,175	214,646	101,714	316,360	224,971	101,310	326,281
Inverclyde	27,106	10,050	37,156	27,047	10,585	37,632	26,953	10,743	37,696	26,731	10,830	37,560
North Lanarkshire	98,446	45,269	143,715	107,042	47,143	154,186	110,927	48,097	159,025	115,069	49,586	164,655
Renfrewshire	59,307	19,730	79,037	59,741	21,335	81,077	59,979	21,904	81,883	60,148	22,406	82,554
South Lanarkshire	107,600	30,754	138,354	113,059	36,095	149,154	115,979	38,415	154,394	119,499	40,968	160,467
West Dunbartonshire	26,322	16,377	42,699	27,157	17,123	44,279	27,423	17,576	44,999	27,594	18,053	45,646
GCV Total	566,763	237,946	804,709	608,496	246,420	854,916	625,884	251,013	876,897	644,349	256,701	901,050

Source: Tribal Affordability Study, 2011

TABLE 8.5 PRO ECTION A1 HIGH AFFORDABILITY
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2020

STAGE1

Sub-Market Area	Locally Targeted Demand at 2020	Effective Stock at 2020	Local Shortfall	Local Surplus
Greater Glasgow North & West	100,907	104,643	0	3,736
Strathkelvin & Springburn	32,889	36,191	0	3,302
Glasgow East	41,115	45,772	0	4,657
Cumbernauld	31,551	33,291	0	1,740
Greater Glasgow South	127,072	129,418	0	2,346
Renfrewshire	70,758	79,816	0	9,058
East Kilbride	34,485	36,565	0	2,080
Central Conurbation	438,778	465,696	0	26,918
Airdrie & Coatbridge	33,562	35,998	0	2,436
Motherwell	46,348	50,334	0	3,986
Hamilton	38,162	40,654	0	2,492
Clydesdale	22,193	24,393	0	2,200
Eastern Conurbation	140,265	151,379	0	11,114

STAGE 2

2nd Tier Market Area	Mobile Demand at 2020	Local Surpluses at 2020 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	22,183	26,918	0	4,735
Eastern Conurbation	5,589	11,114	0	5,525
	27,772	38,033	0	10,260

STAGE 3

1st Tier Market Area	Mobile Demand at 2020	Mobile Surplus at 2020 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,296	10,260	0	6,964

Individual HMA	Demand at 2020	Effective Stock at 2020	Shortfall	Surplus
Dumbarton & Vale of Leven	16,045	17,433	0	1,388
Inverclyde	26,235	28,320	0	2,085

GCV-wide position

Projected completions (09-20) included in above projected stock figures	76,477
Sum of above surpluses/shortfalls	10,437
Required completions (09-20)	66,040
Required completions - annual	6,004

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*

TABLE 8.5 PRO ECTION A1 LOW AFFORDABILITY
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2020

STAGE1

Sub-Market Area	Locally Targeted Demand at 2020	Effective Stock at 2020	Local Shortfall	Local Surplus
Greater Glasgow North & West	98,434	104,643	0	6,209
Strathkelvin & Springburn	31,832	36,191	0	4,359
Glasgow East	39,924	45,772	0	5,848
Cumbernauld	31,033	33,291	0	2,258
Greater Glasgow South	124,186	129,418	0	5,232
Renfrewshire	67,625	79,816	0	12,191
East Kilbride	33,500	36,565	0	3,065
Central Conurbation	426,533	465,696	0	39,163
Airdrie & Coatbridge	32,436	35,998	0	3,562
Motherwell	44,678	50,334	0	5,656
Hamilton	36,290	40,654	0	4,364
Clydesdale	21,183	24,393	0	3,210
Eastern Conurbation	134,587	151,379	0	16,792

STAGE 2

2nd Tier Market Area	Mobile Demand at 2020	Local Surpluses at 2020 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	21,579	39,163	0	17,584
Eastern Conurbation	5,356	16,792	0	11,436
	26,935	55,955	0	29,020

STAGE 3

1st Tier Market Area	Mobile Demand at 2020	Mobile Surplus at 2020 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,170	29,020	0	25,850

Individual HMA	Demand at 2020	Effective Stock at 2020	Shortfall	Surplus
Dumbarton & Vale of Leven	15,525	17,433	0	1,908
Inverclyde	25,296	28,320	0	3,024

GCV-wide position	
Projected completions (09-20) included in above projected stock figures	76,477
Sum of above surpluses	30,782
Required completions (09-20)	45,695
Required completions - annual	4,154

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*

TABLE 8.6 PRO ECTION A1 HIGH AFFORDABILITY
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2025

STAGE1

Sub-Market Area	Locally Targeted Demand at 2025	Effective Stock at 2025	Local Shortfall	Local Surplus
Greater Glasgow North & West	104,761	111,264	0	6,503
Strathkelvin & Springburn	33,441	38,557	0	5,116
Glasgow East	43,293	51,191	0	7,898
Cumbernauld	32,781	34,907	0	2,126
Greater Glasgow South	132,398	135,590	0	3,192
Renfrewshire	71,601	83,184	0	11,583
East Kilbride	35,842	37,552	0	1,710
Central Conurbation	454,117	492,245	0	38,128
Airdrie & Coatbridge	35,065	38,189	0	3,124
Motherwell	48,374	54,994	0	6,620
Hamilton	39,660	42,101	0	2,441
Clydesdale	23,063	24,627	0	1,564
Eastern Conurbation	146,163	159,911	0	13,748

STAGE 2

2nd Tier Market Area	Mobile Demand at 2025	Local Surpluses at 2025 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	23,017	38,128	0	15,111
Eastern Conurbation	5,827	13,748	0	7,921
	28,844	51,876	0	23,032

STAGE 3

1st Tier Market Area	Mobile Demand at 2025	Mobile Surplus at 2025 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,439	23,032	0	19,593

Individual HMA	Demand at 2025	Effective Stock at 2025	Shortfall	Surplus
Dumbarton & Vale of Leven	16,291	18,429	0	2,138
Inverclyde	26,181	29,865	0	3,684

GCV-wide position	
Projected completions (09-25) included in above projected stock figures	107,981
Sum of above surpluses/shortfalls	25,415
Required completions (09-25)	82,566
Required completions - annual	5,160

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market. The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*

TABLE 8.6 PRO ECTION A1 LOW AFFORDABILITY
Comparison of private supply and demand (including Lower Estimate Backlog Need) at 2025

STAGE1

Sub-Market Area	Locally Targeted Demand at 2025	Effective Stock at 2025	Local Shortfall	Local Surplus
Greater Glasgow North & West	101,903	111,264	0	9,361
Strathkelvin & Springburn	32,177	38,557	0	6,380
Glasgow East	41,952	51,191	0	9,239
Cumbernauld	32,138	34,907	0	2,769
Greater Glasgow South	128,994	135,590	0	6,596
Renfrewshire	67,791	83,184	0	15,393
East Kilbride	34,607	37,552	0	2,945
Central Conurbation	439,563	492,245	0	52,682
Airdrie & Coatbridge	33,668	38,189	0	4,521
Motherwell	46,302	54,994	0	8,692
Hamilton	37,313	42,101	0	4,788
Clydesdale	21,798	24,627	0	2,829
Eastern Conurbation	139,081	159,911	0	20,830

STAGE 2

2nd Tier Market Area	Mobile Demand at 2025	Local Surpluses at 2025 (from Stage 1)	Mobile Shortfall	Mobile Surplus
Central Conurbation	22,306	52,682	0	30,377
Eastern Conurbation	5,536	20,830	0	15,294
	27,842	73,512	0	45,670

STAGE 3

1st Tier Market Area	Mobile Demand at 2025	Mobile Surplus at 2025 (from Stage 2)	Mobile Shortfall	Mobile Surplus
Conurbation	3,283	45,670	0	42,387

Individual HMA	Demand at 2025	Effective Stock at 2025	Shortfall	Surplus
Dumbarton & Vale of Leven	15,661	18,429	0	2,768
Inverclyde	25,084	29,865	0	4,781

GCV-wide position	
Projected completions (09-25) included in above projected stock figures	107,981
Sum of above surpluses/shortfalls	49,936
Required completions (09-25)	58,045
Required completions - annual	3,628

**Tribal applied an affordability test to those in Backlog Need to identify what proportion could meet their needs in the private market.   The Lower Estimate of Backlog Need refers to the lower level of those who could meet their need in the private market, the remainder are the upper level assumed to require affordable housing.*

Table 9.1A Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 Low Affordability (25/33   ) inc Upper Estimate of Backlog Need

A1 Low Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	4,279	4,279	1,971	1,971	1,119	1,119	7,370	7,370
East Renfrewshire	2,064	2,064	909	909	133	133	3,105	3,105
Glasgow City	33,881	33,881	16,476	16,476	10,684	10,684	61,040	61,040
Inverclyde	2,989	2,989	1,365	1,365	347	347	4,700	4,700
North Lanarkshire	-1,983	0	-444	0	-2,369	0	-4,796	0
Renfrewshire	624	624	27	27	-2,037	0	-1,386	0
South Lanarkshire	8,299	8,299	3,845	3,845	561	561	12,706	12,706
West Dunbartonshire	-543	0	-285	0	-1,732	0	-2,559	0
GCV area		**52,136**		**24,592**		**12,843**		**88,921**

This table does not take account of Intermediate supply

Table 9.3A Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 Low Affordability (25/33   ) inc Upper Estimate of Backlog Need and Intermediate Supply

A1 Low Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	4,279	4,279	1,971	1,971	1,119	1,119	7,370	7,370
East Renfrewshire	2,006	2,006	909	909	133	133	3,047	3,047
Glasgow City	32,734	32,734	16,136	16,136	10,585	10,585	59,454	59,454
Inverclyde	2,609	2,609	1,115	1,115	62	62	3,785	3,785
North Lanarkshire	-1,983	0	-444	0	-2,369	0	-4,796	0
Renfrewshire	459	459	-8	0	-2,082	0	-1,631	0
South Lanarkshire	8,299	8,299	3,845	3,845	561	561	12,706	12,706
West Dunbartonshire	-632	0	-670	0	-2,122	0	-3,423	0
GCV area		**50,386**		**23,975**		**12,459**		**86,362**

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

This table includes Intermediate supply

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.1B Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 High Affordability (33/40   ) inc Upper Estimate of Backlog Need

A1 High Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	3,595	3,595	1,657	1,657	722	722	5,975	5,975
East Renfrewshire	1,480	1,480	630	630	-179	0	1,930	1,930
Glasgow City	27,915	27,915	14,023	14,023	7,817	7,817	49,754	49,754
Inverclyde	2,048	2,048	972	972	-113	0	2,907	2,907
North Lanarkshire	-5,074	0	-1,697	0	-3,904	0	-10,675	0
Renfrewshire	-1,955	0	-1,102	0	-3,386	0	-6,443	0
South Lanarkshire	3,719	3,719	1,768	1,768	-1,995	0	3,493	3,493
West Dunbartonshire	-1,651	0	-770	0	-2,300	0	-4,720	0
GCV area		**38,757**		**19,049**		**8,540**		**64,059**

This table does not take account of Intermediate supply

Table 9.3B Summary of GCV Areas Housing Need Re uirement in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 High Affordability (33/40   ) inc Upper Estimate of Backlog Need and Intermediate Supply

A1 High Affordability	Surplus/ Shortfall 2008-16	Shortfall 2008-16	Surplus/ Shortfall 2016-20	Shortfall 2016-20	Surplus/ Shortfall 2020-25	Shortfall 2020-25	Surplus/ Shortfall 2008-25	Shortfall 2008-25
East Dunbartonshire	3,595	3,595	1,657	1,657	722	722	5,975	5,975
East Renfrewshire	1,422	1,422	630	630	-179	0	1,872	1,872
Glasgow City	26,768	26,768	13,683	13,683	7,718	7,718	48,168	48,168
Inverclyde	1,668	1,668	722	722	-398	0	1,992	1,992
North Lanarkshire	-5,074	0	-1,697	0	-3,904	0	-10,675	0
Renfrewshire	-2,120	0	-1,137	0	-3,431	0	-6,688	0
South Lanarkshire	3,719	3,719	1,768	1,768	-1,995	0	3,493	3,493
West Dunbartonshire	-1,740	0	-1,155	0	-2,690	0	-5,584	0
GCV area		**37,172**		**18,459**		**8,441**		**61,500**

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

This table includes Intermediate supply

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.2A GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 Low Affordability (25/33) inc Upper Estimate of Backlog Need

A1 Low Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*Surplus/ Shortfall 2008-16*	*Shortfall** 2008-16*	2016-2017	2017-18	2018-19	2019-20	*Surplus/ Shortfall 2016-20*	*Shortfall** 2016-20*
East Dunbartonshire	198	576	574	582	578	584	594	592	*4,279*	**4,279**	582	586	587	215	*1,971*	**1,971**
East Renfrewshire	41	295	287	281	283	295	292	288	*2,064*	**2,064**	291	289	297	32	*909*	**909**
Glasgow City	1,086	4,625	4,654	4,665	4,720	4,655	4,722	4,755	*33,881*	**33,881**	4,876	4,846	4,771	1,983	*16,476*	**16,476**
Inverclyde	86	277	443	439	438	425	434	446	*2,989*	**2,989**	434	430	428	73	*1,365*	**1,365**
North Lanarkshire	-1,158	-252	-214	-144	-112	-67	-35	-1	*-1,983*	**0**	39	38	90	-610	*-444*	**0**
Renfrewshire	-413	118	146	169	157	132	148	167	*624*	**624**	154	150	149	-426	*27*	**27**
South Lanarkshire	-189	1,175	1,188	1,205	1,209	1,200	1,247	1,264	*8,299*	**8,299**	1,272	1,257	1,255	62	*3,845*	**3,845**
West Dunbartonshire	-550	-2	6	4	2	-5	7	-5	*-543*	**0**	13	28	32	-358	*-285*	**0**
GCV Total										*52,136*						*24,592*

A1 Low Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	*Surplus/ Shortfall 2020-25*	*Shortfall** 2020-25*	*Surplus/ Shortfall 2008-25*	*Shortfall** 2008-25*
East Dunbartonshire	225	227	228	230	211	*1,119*	**1,119**	*7,370*	*7,370*
East Renfrewshire	21	31	28	29	25	**133**	**133**	*3,105*	*3,105*
Glasgow City	1,997	2,153	2,165	2,159	2,211	**10,684**	**10,684**	*61,040*	*61,040*
Inverclyde	74	82	66	68	57	*347*	**347**	*4,700*	*4,700*
North Lanarkshire	-546	-462	-469	-430	-462	*-2,369*	**0**	*-4,796*	*0*
Renfrewshire	-425	-390	-399	-403	-420	*-2,037*	**0**	*-1,386*	*0*
South Lanarkshire	90	143	107	122	99	*561*	**561**	*12,706*	*12,706*
West Dunbartonshire	-346	-331	-338	-356	-360	*-1,732*	**0**	*-2,559*	*0*
GCV Total							*12,843*		**88,921**

This table does not take account of Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.4A GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 Low Affordability (25/33) inc Upper Estimate of Backlog Need and Intermediate Supply

A1 Low Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Surplus/ Shortfall 2008-16	Shortfall** 2008-16	2016-2017	2017-18	2018-19	2019-20	Surplus/ Shortfall 2016-20	Shortfall** 2016-20
East Dunbartonshire	198	576	574	582	578	584	594	592	*4,279*	**4,279**	582	586	587	215	*1,971*	**1,971**
East Renfrewshire	41	277	279	265	267	295	292	288	*2,006*	**2,006**	291	289	297	32	*909*	**909**
Glasgow City	1,086	4,444	4,500	4,418	4,629	4,553	4,605	4,500	*32,734*	**32,734**	4,789	4,760	4,687	1,900	*16,136*	**16,136**
Inverclyde	86	198	406	425	385	345	376	387	*2,609*	**2,609**	371	367	366	11	*1,115*	**1,115**
North Lanarkshire	-1,158	-252	-214	-144	-112	-67	-35	-1	*-1,983*	**0**	39	38	90	-610	*-444*	**0**
Renfrewshire	-413	93	121	146	134	109	125	144	*459*	**459**	145	141	140	-434	*-8*	**0**
South Lanarkshire	-189	1,175	1,188	1,205	1,209	1,200	1,247	1,264	*8,299*	**8,299**	1,272	1,257	1,255	62	*3,845*	**3,845**
West Dunbartonshire	-550	-20	6	4	-2	-40	-25	-5	*-632*	**0**	-84	-68	-64	-454	*-670*	**0**
GCV Total										*50,386*						*23,975*

A1 Low Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	Surplus/ Shortfall 2020-25	Shortfall** 2020-25	Surplus/ Shortfall 2008-25	Shortfall** 2008-25
East Dunbartonshire	225	227	228	230	211	*1,119*	**1,119**	*7,370*	*7,370*
East Renfrewshire	21	31	28	29	25	*133*	**133**	*3,047*	*3,047*
Glasgow City	1,976	2,132	2,145	2,140	2,193	*10,585*	**10,585**	*59,454*	*59,454*
Inverclyde	17	25	9	11	0	*62*	**62**	*3,785*	*3,785*
North Lanarkshire	-546	-462	-469	-430	-462	*-2,369*	**0**	*-4,796*	*0*
Renfrewshire	-434	-399	-408	-412	-429	*-2,082*	**0**	*-1,631*	*0*
South Lanarkshire	90	143	107	122	99	*561*	**561**	*12,706*	*12,706*
West Dunbartonshire	-424	-409	-416	-434	-438	*-2,122*	**0**	*-3,423*	*0*
GCV Total							*12,459*		*86,362*

This table includes Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.2B GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 High Affordability (33/40) inc Upper Estimate of Backlog Need

A1 High Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*Surplus/ Shortfall 2008-16*	*Shortfall*** 2008-16*	2016-2017	2017-18	2018-19	2019-20	*Surplus/ Shortfall 2016-20*	*Shortfall*** 2016-20*
East Dunbartonshire	108	485	490	497	495	501	509	509	***3,595***	**3,595**	503	507	509	137	***1,657***	**1,657**
East Renfrewshire	-41	216	215	212	212	222	222	220	***1,480***	**1,480**	221	221	227	-39	***630***	**630**
Glasgow City	233	3,788	3,864	3,906	3,990	3,971	4,060	4,101	***27,915***	**27,915**	4,229	4,223	4,179	1,392	***14,023***	**14,023**
Inverclyde	-44	148	318	322	322	316	327	340	***2,048***	**2,048**	333	331	330	-23	***972***	**972**
North Lanarkshire	-1,630	-695	-621	-530	-472	-419	-373	-334	***-5,074***	**0**	-290	-272	-228	-906	***-1,697***	**0**
Renfrewshire	-769	-229	-184	-163	-158	-166	-151	-135	***-1,955***	**0**	-136	-134	-132	-700	***-1,102***	**0**
South Lanarkshire	-836	555	601	633	656	670	709	731	***3,719***	**3,719**	739	735	735	-440	***1,768***	**1,768**
West Dunbartonshire	-705	-152	-139	-133	-133	-134	-124	-131	***-1,651***	**0**	-112	-95	-86	-477	***-770***	**0**
GCV Total										**38,757**						**19,049**

A1 High Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	*Surplus/ Shortfall* **2020-25**	*Shortfall*** **2020-25**	*Surplus/ Shortfall 2008-25*	*Shortfall*** 2008-25*
East Dunbartonshire	144	146	148	149	137	**722**	**722**	***5,975***	***5,975***
East Renfrewshire	-41	-33	-35	-34	-35	**-179**	**0**	***1,930***	***1,930***
Glasgow City	1,420	1,558	1,586	1,598	1,655	**7,817**	**7,817**	***49,754***	***49,754***
Inverclyde	-21	-15	-25	-23	-29	**-113**	**0**	***2,907***	***2,907***
North Lanarkshire	-857	-794	-775	-739	-739	**-3,904**	**0**	***-10,675***	***0***
Renfrewshire	-695	-673	-673	-670	-675	**-3,386**	**0**	***-6,443***	***0***
South Lanarkshire	-421	-390	-401	-388	-395	**-1,995**	**0**	***3,493***	***3,493***
West Dunbartonshire	-463	-451	-454	-465	-466	**-2,300**	**0**	***-4,720***	***0***
GCV Total							**8,540**		**64,059**

This table does not take account of Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.4B GCV Area Housing Need Re uirement Summary by Local Authority Annually in Accordance with Housing Needs Assessment Supply/Need Comparison Model 2008-25 - A1 High Affordability (33/40) inc Upper Estimate of Backlog Need and Intermediate Supply

A1 High Affordability	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*Surplus/ Shortfall 2008-16*	*Shortfall** 2008-16*	2016-2017	2017-18	2018-19	2019-20	*Surplus/ Shortfall 2016-20*	*Shortfall** 2016-20*
East Dunbartonshire	108	485	490	497	495	501	509	509	***3,595***	**3,595**	503	507	509	137	***1,657***	**1,657**
East Renfrewshire	-41	198	207	196	196	222	222	220	***1,422***	**1,422**	221	221	227	-39	***630***	**630**
Glasgow City	233	3,607	3,710	3,659	3,899	3,869	3,943	3,846	***26,768***	**26,768**	4,142	4,137	4,095	1,309	***13,683***	**13,683**
Inverclyde	-44	69	281	308	269	236	269	281	***1,668***	**1,668**	270	268	268	-85	***722***	**722**
North Lanarkshire	-1,630	-695	-621	-530	-472	-419	-373	-334	***-5,074***	**0**	-290	-272	-228	-906	***-1,697***	**0**
Renfrewshire	-769	-254	-209	-186	-181	-189	-174	-158	***-2,120***	**0**	-145	-143	-141	-708	***-1,137***	**0**
South Lanarkshire	-836	555	601	633	656	670	709	731	***3,719***	**3,719**	739	735	735	-440	***1,768***	**1,768**
West Dunbartonshire	-705	-170	-139	-133	-137	-169	-156	-131	***-1,740***	**0**	-209	-191	-182	-573	***-1,155***	**0**
GCV Total										***37,172***						***18,459***

A1 High Affordability	2020-21	2021-22	2022-23	2023-24	2024-25	*Surplus/ Shortfall 2020-25*	*Shortfall** 2020-25*	*Surplus/ Shortfall 2008-25*	*Shortfall** 2008-25*
East Dunbartonshire	144	146	148	149	137	***722***	**722**	***5,975***	***5,975***
East Renfrewshire	-41	-33	-35	-34	-35	***-179***	**0**	***1,872***	***1,872***
Glasgow City	1,399	1,537	1,566	1,579	1,637	***7,718***	**7,718**	***48,168***	***48,168***
Inverclyde	-78	-72	-82	-80	-86	***-398***	**0**	***1,992***	***1,992***
North Lanarkshire	-857	-794	-775	-739	-739	***-3,904***	**0**	***-10,675***	***0***
Renfrewshire	-704	-682	-682	-679	-684	***-3,431***	**0**	***-6,688***	***0***
South Lanarkshire	-421	-390	-401	-388	-395	***-1,995***	**0**	***3,493***	***3,493***
West Dunbartonshire	-541	-529	-532	-543	-544	***-2,690***	**0**	***-5,584***	***0***
GCV Total							***8,441***		***61,500***

This table includes Intermediate supply

NB. Positive figures are shortfalls. Backlog Need is included for the years 2009-19

** Some LA results differ from the published HNDA Working Draft figures due to minor changes*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Please note these tables show the surplus/shortfall within a local authority and also display a shortfall total (excluding surpluses) to allow calculation of a GCV total. This assumes that shortfalls/surpluses are contained within an LA boundary.

Table 9.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (33)

Local Authority: East Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		407	407	407	407	407	407	407		407	407	407									
Net Current Housing Need - High Estimate(Affordability test applied)		371	371	371	371	371	371	371		371	371	371									
Net Current Housing Need - Low Estimate (Affordability test applied)		317	317	317	317	317	317	317		317	317	317									
Newly Arising Need - newly forming households (Affordability test applied)	270	285	277	286	283	288	297	294		284	286	287	286		294	295	295	295	276		
Newly Arising Need - migrants moving into social renting	48	48	49	48	48	49	49	49		49	50	50	50		50	50	51	51	51		
Newly Arising Need - existing households falling into need (owners)	73	73	73	73	73	73	73	73		73	73	72	72		72	72	72	72	72		
Newly Arising Need - existing households falling into need (private renters)	62	60	58	57	56	55	55	54		54	54	55	55		55	55	54	55	54		
Total Annual Housing Need (high estimate)	453	837	828	835	831	836	845	841		831	834	835	463		471	472	472	473	453		
Total Annual Housing Need (low estimate)	453	783	774	781	777	782	791	787		777	780	781	463		471	472	472	473	453		
Total Social Rented Lettable Stock	5,104	5,011	4,879	4,859	4,857	4,849	4,819	4,791		4,781	4773	4,766	4,760		4,738	4,718	4,698	4,679	4,661		
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%		
Total annual supply (new social rented lets)	255	261	254	253	253	252	251	249		249	248	248	248		246	245	244	243	242		
Net Annual Housing Need (high estimate)	198	576	574	582	578	584	594	592	*4,279*	582	586	587	215	*1,971*	225	227	228	230	211	*1,119*	*7,370*
Net Annual Housing Need (low estimate)	198	522	520	528	524	530	540	538	*3,901*	528	532	533	215	*1,809*	225	227	228	230	211	*1,119*	*6,830*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	198	576	574	582	578	584	594	592	*4,279*	582	586	587	215	*1,971*	225	227	228	230	211	*1,119*	*7,370*
Net Annual Housing Need (low estimate)	198	522	520	528	524	530	540	538	*3,901*	528	532	533	215	*1,809*	225	227	228	230	211	*1,119*	*6,830*

Table 9.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (25)

Local Authority: East Renfrewshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		292	292	292	292	292	292	292		292	292	292									
Net Current Housing Need - High Estimate(Affordability test applied)		264	264	264	264	264	264	264		264	264	264									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	196	197	196	195	200	212	207	204		208	207	216	214		203	213	210	209	205		
Newly Arising Need - migrants moving into social renting	31	31	31	31	31	31	31	31		31	31	31	31		31	31	31	31	31		
Newly Arising Need - existing households falling into need (owners)	62	62	62	62	62	62	63	63		63	63	63	64		64	64	64	65	65		
Newly Arising Need - existing households falling into need (private renters)	59	53	49	46	44	42	41	41		40	40	40	40		40	40	40	41	41		
Total Annual Housing Need (high estimate)	348	607	602	598	601	611	606	603		606	605	614	349		338	348	345	346	342		
Total Annual Housing Need (low estimate)	348	564	559	555	558	568	563	560		563	562	571	349		338	348	345	346	342		
Total Social Rented Lettable Stock	4,091	4,147	4,190	4,220	4,228	4,202	4,181	4,189		4,198	4,206	4,216	4,230		4,230	4,229	4,229	4,230	4,233		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	307	311	314	317	317	315	314	314		315	315	316	317		317	317	317	317	317		
Net Annual Housing Need (high estimate)	41	295	287	281	283	295	292	288	*2,064*	291	289	297	32	*909*	21	31	28	29	25	*133*	*3,105*
Net Annual Housing Need (low estimate)	41	253	245	239	241	253	249	246	*1,766*	248	247	255	32	*781*	21	31	28	29	25	*133*	*2,680*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	8	16	16	0	0	0		0	0	0	0		0	0	0	0	0		58
Net Annual Housing Need (high estimate)	41	277	279	265	267	295	292	288	*2,006*	291	289	297	32	*909*	21	31	28	29	25	*133*	*3,047*
Net Annual Housing Need (low estimate)	41	235	237	223	225	253	249	246	*1,708*	248	247	255	32	*781*	21	31	28	29	25	*133*	*2,622*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (33)

Local Authority: Glasgow City Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - High Estimate(Affordability test applied)		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - Low Estimate (Affordability test applied)		2598	2598	2598	2598	2598	2598	2598		2598	2598	2598									
Newly Arising Need - newly forming households (Affordability test applied)	3837	3956	3896	3869	3828	3685	3626	3615		3611	3521	3388	3384		3321	3398	3331	3248	3222		
Newly Arising Need - migrants moving into social renting	963	985	982	982	971	975	980	989		997	1005	1012	1020		1027	1036	1043	1050	1058		
Newly Arising Need - existing households falling into need (owners)	1451	1487	1525	1561	1595	1628	1659	1687		1715	1742	1767	1790		1812	1833	1854	1873	1891		
Newly Arising Need - existing households falling into need (private renters)	1651	1652	1660	1663	1666	1663	1660	1658		1658	1659	1662	1665		1671	1676	1683	1692	1700		
Total Annual Housing Need (high estimate)	7,902	10,923	10,905	10,918	10,903	10,795	10,768	10,792		10,824	10,770	10,671	7,860		7,830	7,943	7,911	7,862	7,871		
Total Annual Housing Need (low estimate)	7,902	10,678	10,660	10,673	10,658	10,550	10,523	10,547		10,579	10,525	10,426	7,860		7,830	7,943	7,911	7,862	7,871		
Total Social Rented Lettable Stock	109,756	107,660	106,864	106,898	105,692	104,960	103,359	103,210		101,672	101,260	100,862	100,461		99,717	98,978	98,236	97,494	96,754		
Social Rented Turnover Rate (new lets as % of all Stock)	6.2%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	6,816	6,298	6,252	6,254	6,183	6,140	6,047	6,038		5,948	5,924	5,900	5,877		5,833	5,790	5,747	5,703	5,660		
Net Annual Housing Need (high estimate)	1,086	4,625	4,654	4,665	4,720	4,655	4,722	4,755	*33,881*	4,876	4,846	4,771	1,983	*16,476*	1,997	2,153	2,165	2,159	2,211	*10,684*	*61,040*
Net Annual Housing Need (low estimate)	1,086	4,380	4,409	4,420	4,475	4,410	4,477	4,510	*32,166*	4,631	4,601	4,526	1,983	*15,741*	1,997	2,153	2,165	2,159	2,211	*10,684*	*58,590*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	181	154	247	91	102	117	255		87	86	84	83		21	21	20	19	18		1,586
Net Annual Housing Need (high estimate)	1,086	4,444	4,500	4,418	4,629	4,553	4,605	4,500	*32,734*	4,789	4,760	4,687	1,900	*16,136*	1,976	2,132	2,145	2,140	2,193	*10,585*	*59,454*
Net Annual Housing Need (low estimate)	1,086	4,199	4,255	4,173	4,384	4,308	4,360	4,255	*31,019*	4,544	4,515	4,442	1,900	*15,401*	1,976	2,132	2,145	2,140	2,193	*10,585*	*57,004*

Table 9.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (25)

Local Authority: Inverclyde Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		412	412	412	412	412	412	412		412	412	412									
Net Current Housing Need - High Estimate(Affordability test applied)		354	354	354	354	354	354	354		354	354	354									
Net Current Housing Need - Low Estimate (Affordability test applied)		276	276	276	276	276	276	276		276	276	276									
Newly Arising Need - newly forming households (Affordability test applied)	392	407	412	398	402	387	387	385		372	366	362	360		358	362	343	342	328		
Newly Arising Need - migrants moving into social renting	96	97	98	99	99	100	100	101		102	102	103	103		104	105	105	106	107		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	50	50		50	50	50	50		50	50	50	49	49		
Newly Arising Need - existing households falling into need (private renters)	105	105	105	106	106	106	106	106		106	106	106	106		106	106	106	106	107		
Total Annual Housing Need (high estimate)	643	1,013	1,019	1,006	1,011	996	997	996		983	978	975	619		618	622	604	603	590		
Total Annual Housing Need (low estimate)	643	935	941	928	933	918	919	918		905	900	897	619		618	622	604	603	590		
Total Social Rented Lettable Stock (Based on HLA)	10,117	9,984	9,762	9,611	9,710	9,684	9,541	9,324		9,305	9,288	9,271	9,254		9,210	9,167	9,124	9,083	9,041		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	7.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	557	736	576	567	573	571	563	550		549	548	547	546		543	541	538	536	533		
Net Annual Housing Need (high estimate)	86	277	443	439	438	425	434	446	*2,989*	434	430	428	73	*1,365*	74	82	66	68	57	*347*	*4,700*
Net Annual Housing Need (low estimate)	86	199	365	361	360	347	356	368	*2,443*	356	352	350	73	*1,131*	74	82	66	68	57	*347*	*3,920*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	79	37	14	53	80	58	59		63	63	62	62		57	57	57	57	57		915
Net Annual Housing Need (high estimate)	86	198	406	425	385	345	376	387	*2,609*	371	367	366	11	*1,115*	17	25	9	11	0	*62*	*3,785*
Net Annual Housing Need (low estimate)	86	120	328	347	307	267	298	309	*2,063*	293	289	288	11	*881*	17	25	9	11	0	*62*	*3,005*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (25)

Local Authority: North Lanarkshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	904	904	904	904	904	904	904		904	904	904	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	695	695	695	695	695	695	695		695	695	695	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	570	570	570	570	570	570	570		570	570	570	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	1,444	1,479	1,474	1,483	1,467	1,470	1,459	1,461		1,465	1,431	1,448	1,408		1,437	1,487	1,447	1,453	1,391		
Newly Arising Need - migrants moving into social renting	344	347	350	352	354	357	359	362		364	367	369	372		374	377	379	382	384		
Newly Arising Need - existing households falling into need (owners)	187	189	190	192	194	196	198	200		201	203	205	207		208	210	211	213	214		
Newly Arising Need - existing households falling into need (private renters)	250	272	290	304	316	326	334	339		345	350	354	358		362	365	369	373	377		
Total Annual Housing Need (high estimate)	2,225	2,982	2,999	3,026	3,026	3,044	3,045	3,057		3,070	3,046	3,071	2,345		2,381	2,439	2,406	2,421	2,366		
Total Annual Housing Need (low estimate)	2,225	2,857	2,874	2,901	2,901	2,919	2,920	2,932		2,945	2,921	2,946	2,345		2,381	2,439	2,406	2,421	2,366		
Total Social Rented Lettable Stock	45,067	44,974	44,620	44,032	43,579	43,207	42,784	42,477		42,102	41,783	41,396	41,047		40,657	40,285	39,932	39,597	39,279		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	3,383	3,234	3,213	3,170	3,138	3,111	3,080	3,058		3,031	3,008	2,981	2,955		2,927	2,901	2,875	2,851	2,828		
Net Annual Housing Need (high estimate)	-1,158	-252	-214	-144	-112	-67	-35	-1	*-1,983*	39	38	90	-610	*-444*	-546	-462	-469	-430	-462	*-2,369*	*-4,796*
Net Annual Housing Need (low estimate)	-1,158	-377	-339	-269	-237	-192	-160	-126	*-2,858*	-86	-87	-35	-610	*-819*	-546	-462	-469	-430	-462	*-2,369*	*-6,046*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-1,158	-252	-214	-144	-112	-67	-35	-1	*-1,983*	39	38	90	-610	*-444*	-546	-462	-469	-430	-462	*-2,369*	*-4,796*
Net Annual Housing Need (low estimate)	-1,158	-377	-339	-269	-237	-192	-160	-126	*-2,858*	-86	-87	-35	-610	*-819*	-546	-462	-469	-430	-462	*-2,369*	*-6,046*

Table 9.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (25)

Local Authority: Renfrewshire Council

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	632	632	632	632	632	632	632		632	632	632									
Net Current Housing Need - High Estimate(Affordability test applied)	0	571	571	571	571	571	571	571		571	571	571									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	480	480	480	480	480	480	480		480	480	480									
Newly Arising Need - newly forming households (Affordability test applied)	713	729	725	746	731	708	715	730		709	701	695	685		678	705	687	674	650		
Newly Arising Need - migrants moving into social renting	146	148	149	150	149	150	151	152		153	153	154	155		156	157	158	159	160		
Newly Arising Need - existing households falling into need (owners)	110	110	111	111	111	111	111	111		112	112	112	112		112	112	112	112	112		
Newly Arising Need - existing households falling into need (private renters)	205	202	200	199	199	198	198	197		198	198	198	198		199	199	200	201	201		
Total Annual Housing Need (high estimate)	1,174	1,760	1,756	1,777	1,761	1,738	1,746	1,761		1,743	1,735	1,730	1,150		1,145	1,173	1,157	1,146	1,123		
Total Annual Housing Need (low estimate)	1,174	1,669	1,665	1,686	1,670	1,647	1,655	1,670		1,652	1,644	1,639	1,150		1,145	1,173	1,157	1,146	1,123		
Total Social Rented Lettable Stock	20,134	19,947	19,878	19,856	19,802	19,823	19,730	19,675		19,621	19,568	19,514	19,461		19,377	19,294	19,212	19,129	19,045		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	8.2%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%	8.1%		
Total annual supply (new social rented lets)	1,587	1,642	1,610	1,608	1,604	1,606	1,598	1,594		1,589	1,585	1,581	1,576		1,570	1,563	1,556	1,549	1,543		
Net Annual Housing Need (high estimate)	-413	118	146	169	157	132	148	167	*624*	154	150	149	-426	*27*	-425	-390	-399	-403	-420	*-2,037*	*-1,386*
Net Annual Housing Need (low estimate)	-413	27	55	78	66	41	57	76	*-13*	63	59	58	-426	*-246*	-425	-390	-399	-403	-420	*-2,037*	*-2,296*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-413	93	121	146	134	109	125	144	*459*	145	141	140	-434	*-8*	-434	-399	-408	-412	-429	*-2,082*	*-1,631*
Net Annual Housing Need (low estimate)	-413	2	30	55	43	18	34	53	*-178*	54	50	49	-434	*-281*	-434	-399	-408	-412	-429	*-2,082*	*-2,541*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (25)
Local Authority: South Lanarkshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	1,161	1,161	1,161	1,161	1,161	1,161	1,161		1,161	1,161	1,161	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	1,040	1,040	1,040	1,040	1,040	1,040	1,040		1,040	1,040	1,040	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	1,295	1,319	1,310	1,319	1,314	1,291	1,324	1,324		1,335	1,321	1,320	1,289		1,310	1,354	1,309	1,315	1,284		
Newly Arising Need - migrants moving into social renting	283	285	287	288	289	290	292	294		296	297	299	301		302	304	306	308	309		
Newly Arising Need - existing h/holds falling into need (owners)	204	205	206	208	209	210	211	213		214	215	217	218		219	221	222	223	225		
Newly Arising Need - existing h/holds falling into need (private renters)	328	334	339	343	347	351	354	358		361	365	368	372		375	379	383	387	390		
Total Annual Housing Need (high estimate)	2,110	3,304	3,303	3,319	3,320	3,303	3,342	3,350		3,367	3,359	3,365	2,180		2,206	2,258	2,220	2,233	2,208		
Total Annual Housing Need (low estimate)	2,110	3,183	3,182	3,198	3,199	3,182	3,221	3,229		3,246	3,238	3,244	2,180		2,206	2,258	2,220	2,233	2,208		
Total Social Rented Lettable Stock	31,499	31,312	31,104	31,081	31,039	30,921	30,803	30,683		30,802	30,919	31,036	31,149		31,124	31,098	31,073	31,044	31,016		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	2,299	2,129	2,115	2,114	2,111	2,103	2,095	2,086		2,095	2,102	2,110	2,118		2,116	2,115	2,113	2,111	2,109		
Net Annual Housing Need (high estimate)	-189	1,175	1,188	1,205	1,209	1,200	1,247	1,264	*8,299*	1,272	1,257	1,255	62	*3,845*	90	143	107	122	99	*561*	*12,706*
Net Annual Housing Need (low estimate)	-189	1,054	1,067	1,084	1,088	1,079	1,126	1,143	*7,452*	1,151	1,136	1,134	62	*3,482*	90	143	107	122	99	*561*	*11,496*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-189	1,175	1,188	1,205	1,209	1,200	1,247	1,264	*8,299*	1,272	1,257	1,255	62	*3,845*	90	143	107	122	99	*561*	*12,706*
Net Annual Housing Need (low estimate)	-189	1,054	1,067	1,084	1,088	1,079	1,126	1,143	*7,452*	1,151	1,136	1,134	62	*3,482*	90	143	107	122	99	*561*	*11,496*

Table 9.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 Low Affordability (25)
Local Authority: West Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need		452	452	452	452	452	452	452		452	452	452									
Net Current Housing Need - High Estimate(Affordability test applied)		409	409	409	409	409	409	409		409	409	409									
Net Current Housing Need - Low Estimate (Affordability test applied)		302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied	465	475	475	465	467	458	469	459		459	456	443	443		440	449	437	415	408		
Newly Arising Need - migrants moving into social renting	220	224	224	225	224	225	227	227		229	230	231	233		234	236	238	238	239		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	50	50		50	50	50	51		51	51	51	51	51		
Newly Arising Need - existing households falling into need (private renters	60	72	81	88	93	96	99	101		102	103	104	105		105	106	107	108	108		
Total Annual Housing Need (high estimate)	795	1,230	1,239	1,237	1,243	1,238	1,254	1,246		1,249	1,248	1,237	832		830	842	833	812	806		
Total Annual Housing Need (low estimate)	795	1,123	1,132	1,130	1,136	1,131	1,147	1,139		1,142	1,141	1,130	832		830	842	833	812	806		
Total Social Rented Lettable Stock	16,401	16,425	16,436	16,439	16,547	16,571	16,629	16,685		16,477	16,270	16,065	15,862		15,677	15,644	15,610	15,578	15,551		
Social Rented Turnover Rate (new lets as % of all Stock)	8.2%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	1,345	1,232	1,233	1,233	1,241	1,243	1,247	1,251		1,236	1,220	1,205	1,190		1,176	1,173	1,171	1,168	1,166		
Net Annual Housing Need (high estimate)	-550	-2	6	4	2	-5	7	-5	*-543*	13	28	32	-358	*-285*	-346	-331	-338	-356	-360	*-1,732*	*-2,559*
Net Annual Housing Need (low estimate)	-550	-109	-101	-103	-105	-112	-100	-112	*-1,292*	-94	-79	-75	-358	*-606*	-346	-331	-338	-356	-360	*-1,732*	*-3,629*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	0	0	4	35	32	0		97	96	96	96		78	78	78	78	78		864
Net Annual Housing Need (high estimate)	-550	-20	6	4	-2	-40	-25	-5	*-632*	-84	-68	-64	-454	*-670*	-424	-409	-416	-434	-438	*-2,122*	*-3,423*
Net Annual Housing Need (low estimate)	-550	-127	-101	-103	-109	-147	-132	-112	*-1,381*	-191	-175	-171	-454	*-991*	-424	-409	-416	-434	-438	*-2,122*	*-4,493*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (40)

Local Authority: East Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		407	407	407	407	407	407	407		407	407	407									
Net Current Housing Need - High Estimate(Affordability test applied)		371	371	371	371	371	371	371		371	371	371									
Net Current Housing Need - Low Estimate (Affordability test applied)		317	317	317	317	317	317	317		317	317	317									
Newly Arising Need - newly forming households (Affordability test applied)	180	190	185	191	188	192	198	196		189	191	192	191		196	197	197	197	184		
Newly Arising Need - migrants moving into social renting	48	48	49	48	48	49	49	49		49	50	50	50		50	50	51	51	51		
Newly Arising Need - existing households falling into need (owners)	73	73	73	73	73	73	73	73		73	73	73	73		73	73	73	73	73		
Newly Arising Need - existing households falling into need (private renters)	62	64	66	67	68	68	69	69		70	70	71	71		71	71	71	71	71		
Total Annual Housing Need (high estimate)	363	746	744	750	748	753	760	758		752	755	757	385		390	391	392	392	379		
Total Annual Housing Need (low estimate)	363	692	690	696	694	699	706	704		698	701	703	385		390	391	392	392	379		
Total Social Rented Lettable Stock	5,104	5,011	4,879	4,859	4,857	4,849	4,819	4,791		4,781	4773	4,766	4,760		4,738	4,718	4,698	4,679	4,661		
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%		
Total annual supply (new social rented lets)	255	261	254	253	253	252	251	249		249	248	248	248		246	245	244	243	242		
Net Annual Housing Need (high estimate)	108	485	490	497	495	501	509	509	*3,595*	503	507	509	137	*1,657*	144	146	148	149	137	*722*	*5,975*
Net Annual Housing Need (low estimate)	108	431	436	443	441	447	455	455	*3,217*	449	453	455	137	*1,495*	144	146	148	149	137	*722*	*5,435*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	108	485	490	497	495	501	509	509	*3,595*	503	507	509	137	*1,657*	144	146	148	149	137	*722*	*5,975*
Net Annual Housing Need (low estimate)	108	431	436	443	441	447	455	455	*3,217*	449	453	455	137	*1,495*	144	146	148	149	137	*722*	*5,435*

Table 9.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (33)

Local Authority: East Renfrewshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need		292	292	292	292	292	292	292		292	292	292									
Net Current Housing Need - High Estimate(Affordability test applied)		264	264	264	264	264	264	264		264	264	264									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	114	114	117	117	119	126	124	123		123	124	130	128		125	133	131	131	130		
Newly Arising Need - migrants moving into social renting	31	31	31	31	31	31	31	31		31	31	31	31		31	31	31	31	31		
Newly Arising Need - existing households falling into need (owners)	62	62	62	62	62	63	63	63		64	64	64	64		65	65	65	66	66		
Newly Arising Need - existing households falling into need (private renters)	59	57	56	55	54	54	54	54		54	54	55	55		55	55	55	55	55		
Total Annual Housing Need (high estimate)	266	528	530	529	530	538	536	535		536	537	544	278		276	284	282	283	282		
Total Annual Housing Need (low estimate)	266	485	487	486	487	495	493	492		493	494	501	278		276	284	282	283	282		
Total Social Rented Lettable Stock	4,091	4,147	4,190	4,220	4,228	4,202	4,181	4,189		4,198	4,206	4,216	4,230		4,230	4,229	4,229	4,230	4,233		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	307	311	314	317	317	315	314	314		315	315	316	317		317	317	317	317	317		
Net Annual Housing Need (high estimate)	-41	216	215	212	212	222	222	220	*1,480*	221	221	227	-39	*630*	-41	-33	-35	-34	-35	*-179*	*1,930*
Net Annual Housing Need (low estimate)	-41	174	173	170	170	180	179	178	*1,182*	178	179	185	-39	*502*	-41	-33	-35	-34	-35	*-179*	*1,505*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	8	16	16	0	0	0		0	0	0	0		0	0	0	0	0		58
Net Annual Housing Need (high estimate)	-41	198	207	196	196	222	222	220	*1,422*	221	221	227	-39	*630*	-41	-33	-35	-34	-35	*-179*	*1,872*
Net Annual Housing Need (low estimate)	-41	156	165	154	154	180	179	178	*1,124*	178	179	185	-39	*502*	-41	-33	-35	-34	-35	*-179*	*1,447*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (40)																					
Local Authority: Glasgow City Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - High Estimate(Affordability test applied)		2,843	2,843	2,843	2,843	2,843	2,843	2,843		2,843	2,843	2,843									
Net Current Housing Need - Low Estimate (Affordability test applied)		2598	2598	2598	2598	2598	2598	2598		2598	2598	2598									
Newly Arising Need - newly forming households (Affordability test applied)	2984	3077	3030	3010	2977	2866	2820	2812		2808	2738	2635	2632		2583	2643	2591	2526	2506		
Newly Arising Need - migrants moving into social renting	963	985	982	982	971	975	980	989		997	1005	1012	1020		1027	1036	1043	1050	1058		
Newly Arising Need - existing households falling into need (owners)	1451	1487	1526	1564	1600	1636	1669	1701		1731	1761	1789	1814		1838	1861	1884	1905	1925		
Newly Arising Need - existing households falling into need (private renters)	1651	1695	1735	1762	1781	1790	1794	1795		1797	1799	1801	1803		1806	1809	1815	1821	1826		
Total Annual Housing Need (high estimate)	7,049	10,087	10,116	10,160	10,173	10,111	10,106	10,139		10,177	10,146	10,079	7,269		7,254	7,349	7,333	7,302	7,315		
Total Annual Housing Need (low estimate)	7,049	9,842	9,871	9,915	9,928	9,866	9,861	9,894		9,932	9,901	9,834	7,269		7,254	7,349	7,333	7,302	7,315		
Total Social Rented Lettable Stock	109,756	107,660	106,864	106,898	105,692	104,960	103,359	103,210		101,672	101,260	100,862	100,461		99,717	98,978	98,236	97,494	96,754		
Social Rented Turnover Rate (new lets as % of all Stock)	6.2%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	6,816	6,298	6,252	6,254	6,183	6,140	6,047	6,038		5,948	5,924	5,900	5,877		5,833	5,790	5,747	5,703	5,660		
Net Annual Housing Need (high estimate)	233	3,788	3,864	3,906	3,990	3,971	4,060	4,101	*27,915*	4,229	4,223	4,179	1,392	*14,023*	1,420	1,558	1,586	1,598	1,655	*7,817*	*49,754*
Net Annual Housing Need (low estimate)	233	3,543	3,619	3,661	3,745	3,726	3,815	3,856	*26,200*	3,984	3,978	3,934	1,392	*13,288*	1,420	1,558	1,586	1,598	1,655	*7,817*	*47,304*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	181	154	247	91	102	117	255		87	86	84	83		21	21	20	19	18		1,586
Net Annual Housing Need (high estimate)	233	3,607	3,710	3,659	3,899	3,869	3,943	3,846	*26,768*	4,142	4,137	4,095	1,309	*13,683*	1,399	1,537	1,566	1,579	1,637	*7,718*	*48,168*
Net Annual Housing Need (low estimate)	233	3,362	3,465	3,414	3,654	3,624	3,698	3,601	*25,053*	3,897	3,892	3,850	1,309	*12,948*	1,399	1,537	1,566	1,579	1,637	*7,718*	*45,718*

Table 9.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (33)																					
Local Authority: Inverclyde Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need		412	412	412	412	412	412	412		412	412	412									
Net Current Housing Need - High Estimate(Affordability test applied)		354	354	354	354	354	354	354		354	354	354									
Net Current Housing Need - Low Estimate (Affordability test applied)		276	276	276	276	276	276	276		276	276	276									
Newly Arising Need - newly forming households (Affordability test applied)	261	272	275	265	268	258	258	257		248	244	241	240		238	241	229	228	219		
Newly Arising Need - migrants moving into social renting	96	97	98	99	99	100	100	101		102	102	103	103		104	105	105	106	107		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	50	50		50	51	51	51		51	51	51	51	51		
Newly Arising Need - existing households falling into need (private renters)	105	112	117	121	124	126	127	128		129	129	129	129		129	129	129	129	128		
Total Annual Housing Need (high estimate)	513	884	893	889	895	888	890	890		882	879	877	523		522	525	514	513	504		
Total Annual Housing Need (low estimate)	513	806	815	811	817	810	812	812		804	801	799	523		522	525	514	513	504		
Total Social Rented Lettable Stock (based on HLA)	10117	9984	9762	9611	9710	9684	9541	9324		9305	9288	9271	9254		9210	9167	9124	9083	9041		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	7.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	557	736	576	567	573	571	563	550		549	548	547	546		543	541	538	536	533		
Net Annual Housing Need (high estimate)	-44	148	318	322	322	316	327	340	*2,048*	333	331	330	-23	*972*	-21	-15	-25	-23	-29	*-113*	*2,907*
Net Annual Housing Need (low estimate)	-44	70	240	244	244	238	249	262	*1,502*	255	253	252	-23	*738*	-21	-15	-25	-23	-29	*-113*	*2,127*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	79	37	14	53	80	58	59		63	63	62	62		57	57	57	57	57		915
Net Annual Housing Need (high estimate)	-44	69	281	308	269	236	269	281	*1,668*	270	268	268	-85	*722*	-78	-72	-82	-80	-86	*-398*	*1,992*
Net Annual Housing Need (low estimate)	-44	-9	203	230	191	158	191	203	*1,122*	192	190	190	-85	*488*	-78	-72	-82	-80	-86	*-398*	*1,212*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (33)																					
Local Authority: North Lanarkshire Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need	0	904	904	904	904	904	904	904		904	904	904	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	695	695	695	695	695	695	695		695	695	695	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	570	570	570	570	570	570	570		570	570	570	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	722	739	737	742	734	735	729	731		733	715	724	704		718	744	724	726	695		
Newly Arising Need - migrants moving into social renting	344	347	350	352	354	357	359	362		364	367	369	372		374	377	379	382	384		
Newly Arising Need - existing households falling into need (owners)	187	189	190	193	195	197	200	202		205	207	209	211		213	216	218	220	221		
Newly Arising Need - existing households falling into need (private renters)	500	569	620	658	688	708	724	734		744	752	756	762		765	770	779	784	789		
Total Annual Housing Need (high estimate)	1,753	2,539	2,592	2,640	2,666	2,692	2,707	2,724		2,741	2,736	2,753	2,049		2,070	2,107	2,100	2,112	2,089		
Total Annual Housing Need (low estimate)	1,753	2,414	2,467	2,515	2,541	2,567	2,582	2,599		2,616	2,611	2,628	2,049		2,070	2,107	2,100	2,112	2,089		
Total Social Rented Lettable Stock	45,067	44,974	44,620	44,032	43,579	43,207	42,784	42,477		42,102	41,783	41,396	41,047		40,657	40,285	39,932	39,597	39,279		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	3,383	3,234	3,213	3,170	3,138	3,111	3,080	3,058		3,031	3,008	2,981	2,955		2,927	2,901	2,875	2,851	2,828		
Net Annual Housing Need (high estimate)	-1,630	-695	-621	-530	-472	-419	-373	-334	*-5,074*	-290	-272	-228	-906	*-1,697*	-857	-794	-775	-739	-739	*-3,904*	*-10,675*
Net Annual Housing Need (low estimate)	-1,630	-820	-746	-655	-597	-544	-498	-459	*-5,949*	-415	-397	-353	-906	*-2,072*	-857	-794	-775	-739	-739	*-3,904*	*-11,925*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-1,630	-695	-621	-530	-472	-419	-373	-334	*-5,074*	-290	-272	-228	-906	*-1,697*	-857	-794	-775	-739	-739	*-3,904*	*-10,675*
Net Annual Housing Need (low estimate)	-1,630	-820	-746	-655	-597	-544	-498	-459	*-5,949*	-415	-397	-353	-906	*-2,072*	-857	-794	-775	-739	-739	*-3,904*	*-11,925*

Table 9.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (33)																					
Local Authority: Renfrewshire Council																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need	0	632	632	632	632	632	632	632		632	632	632									
Net Current Housing Need - High Estimate(Affordability test applied)	0	571	571	571	571	571	571	571		571	571	571									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	480	480	480	480	480	480	480		480	480	480									
Newly Arising Need - newly forming households (Affordability test applied)	357	364	363	373	366	354	357	365		355	351	347	342		339	353	343	337	325		
Newly Arising Need - migrants moving into social renting	146	148	149	150	149	150	151	152		153	153	154	155		156	157	158	159	160		
Newly Arising Need - existing households falling into need (owners)	110	110	111	111	112	112	112	113		113	114	114	115		115	115	116	116	116		
Newly Arising Need - existing households falling into need (private renters)	205	220	232	240	248	253	256	258		261	262	263	264		265	265	266	267	267		
Total Annual Housing Need (high estimate)	818	1,413	1,426	1,445	1,446	1,440	1,447	1,459		1,453	1,451	1,449	876		875	890	883	879	868		
Total Annual Housing Need (low estimate)	818	1,322	1,335	1,354	1,355	1,349	1,356	1,368		1,362	1,360	1,358	876		875	890	883	879	868		
Total Social Rented Lettable Stock	20,134	19947	19878	19856	19802	19823	19730	19675		19621	19568	19514	19461		19377	19294	19212	19129	19045		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	8.2%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%		8.1%	8.1%	8.1%	8.1%	8.1%		
Total annual supply (new social rented lets)	1,587	1,642	1,610	1,608	1,604	1,606	1,598	1,594		1,589	1,585	1,581	1,576		1,570	1,563	1,556	1,549	1,543		
Net Annual Housing Need (high estimate)	-769	-229	-184	-163	-158	-166	-151	-135	*-1,955*	-136	-134	-132	-700	*-1,102*	-695	-673	-673	-670	-675	*-3,386*	*-6,443*
Net Annual Housing Need (low estimate)	-769	-320	-275	-254	-249	-257	-242	-226	*-2,592*	-227	-225	-223	-700	*-1,375*	-695	-673	-673	-670	-675	*-3,386*	*-7,353*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-769	-254	-209	-186	-181	-189	-174	-158	*-2,120*	-145	-143	-141	-708	*-1,137*	-704	-682	-682	-679	-684	*-3,431*	*-6,688*
Net Annual Housing Need (low estimate)	-769	-345	-300	-277	-272	-280	-265	-249	*-2,757*	-236	-234	-232	-708	*-1,410*	-704	-682	-682	-679	-684	*-3,431*	*-7,598*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (33)

Local Authority: South Lanarkshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	1,161	1,161	1,161	1,161	1,161	1,161	1,161		1,161	1,161	1,161	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	1,040	1,040	1,040	1,040	1,040	1,040	1,040		1,040	1,040	1,040	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	648	660	655	659	657	646	662	662		668	660	660	644		655	677	654	657	642		
Newly Arising Need - migrants moving into social renting	283	285	287	288	289	290	292	294		296	297	299	301		302	304	306	308	309		
Newly Arising Need - existing h/holds falling into need (owners)	204	205	207	208	210	212	214	216		217	220	221	223		225	227	229	231	233		
Newly Arising Need - existing h/holds falling into need (private renters)	328	373	406	431	450	464	475	484		492	499	504	510		513	517	523	527	530		
Total Annual Housing Need (high estimate)	1,463	2,684	2,716	2,747	2,767	2,773	2,804	2,817		2,834	2,837	2,845	1,678		1,695	1,725	1,712	1,723	1,714		
Total Annual Housing Need (low estimate)	1,463	2,563	2,595	2,626	2,646	2,652	2,683	2,696		2,713	2,716	2,724	1,678		1,695	1,725	1,712	1,723	1,714		
Total Social Rented Lettable Stock	31,499	31,312	31,104	31,081	31,039	30,921	30,803	30,683		30,802	30,919	31,036	31,149		31,124	31,098	31,073	31,044	31,016		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	2,299	2,129	2,115	2,114	2,111	2,103	2,095	2,086		2,095	2,102	2,110	2,118		2,116	2,115	2,113	2,111	2,109		
Net Annual Housing Need (high estimate)	-836	555	601	633	656	670	709	731	*3,719*	739	735	735	-440	*1,768*	-421	-390	-401	-388	-395	*-1,995*	*3,493*
Net Annual Housing Need (low estimate)	-836	434	480	512	535	549	588	610	*2,872*	618	614	614	-440	*1,405*	-421	-390	-401	-388	-395	*-1,995*	*2,283*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-836	555	601	633	656	670	709	731	*3,719*	739	735	735	-440	*1,768*	-421	-390	-401	-388	-395	*-1,995*	*3,493*
Net Annual Housing Need (low estimate)	-836	434	480	512	535	549	588	610	*2,872*	618	614	614	-440	*1,405*	-421	-390	-401	-388	-395	*-1,995*	*2,283*

Table 9.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 High Affordability (33)

Local Authority: West Dunbartonshire Council

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need		452	452	452	452	452	452	452		452	452	452									
Net Current Housing Need - High Estimate(Affordability test applied)		409	409	409	409	409	409	409		409	409	409									
Net Current Housing Need - Low Estimate (Affordability test applied)		302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied	310	317	316	310	311	305	312	306		306	304	296	295		293	299	291	277	272		
Newly Arising Need - migrants moving into social renting	220	224	224	225	224	225	227	227		229	230	231	233		234	236	238	238	239		
Newly Arising Need - existing households falling into need (owners)	50	50	50	50	50	50	51	51		51	51	51	52		52	52	52	52	53		
Newly Arising Need - existing households falling into need (private renters	60	80	95	106	114	120	124	127		129	131	132	133		134	135	136	136	136		
Total Annual Housing Need (high estimate)	640	1,080	1,094	1,100	1,108	1,109	1,123	1,120		1,124	1,125	1,119	713		713	722	717	703	700		
Total Annual Housing Need (low estimate)	640	973	987	993	1,001	1,002	1,016	1,013		1,017	1,018	1,012	713		713	722	717	703	700		
Total Social Rented Lettable Stock	16,401	16,425	16,436	16,439	16,547	16,571	16,629	16,685		16,477	16,270	16,065	15,862		15,677	15,644	15,610	15,578	15,551		
Social Rented Turnover Rate (new lets as % of all Stock)	8.2%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	1,345	1,232	1,233	1,233	1,241	1,243	1,247	1,251		1,236	1,220	1,205	1,190		1,176	1,173	1,171	1,168	1,166		
Net Annual Housing Need (high estimate)	-705	-152	-139	-133	-133	-134	-124	-131	*-1,651*	-112	-95	-86	-477	*-770*	-463	-451	-454	-465	-466	*-2,300*	*-4,720*
Net Annual Housing Need (low estimate)	-705	-259	-246	-240	-240	-241	-231	-238	*-2,400*	-219	-202	-193	-477	*-1,091*	-463	-451	-454	-465	-466	*-2,300*	*-5,790*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS*	0	18	0	0	4	35	32	0		97	96	96	96		78	78	78	78	78		864
Net Annual Housing Need (high estimate)	-705	-170	-139	-133	-137	-169	-156	-131	*-1,740*	-209	-191	-182	-573	*-1,155*	-541	-529	-532	-543	-544	*-2,690*	*-5,584*
Net Annual Housing Need (low estimate)	-705	-277	-246	-240	-244	-276	-263	-238	*-2,489*	-316	-298	-289	-573	*-1,476*	-541	-529	-532	-543	-544	*-2,690*	*-6,654*

** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table 9.14A Affordable Housing Re uirements (Additional to Existing Supply) - A1 Low Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Excluding Intermediate Supply

	2008-16							**2016-20**						
A1 Low Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**		**Min**	**Max**	**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	4,279	0.0%	33.3%	0	1,425	2,854	4,279	1,971	0.0%	33.3%	0	656	1,315	1,971
East Renfrewshire	2,064	0.0%	40.7%	0	840	1,224	2,064	909	0.0%	40.3%	0	366	542	909
Glasgow City	33,881	0.0%	11.1%	0	3,761	30,120	33,881	16,476	0.0%	11.1%	0	1,829	14,647	16,476
Inverclyde	2,989	0.0%	66.7%	0	1,994	995	2,989	1,365	0.0%	66.7%	0	910	454	1,365
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0	0.0%	62.5%	0	0	0	0
Renfrewshire	624	0.0%	62.5%	0	390	234	624	27	0.0%	62.5%	0	17	10	27
South Lanarkshire	8,299	0.0%	62.5%	0	5,187	3,112	8,299	3,845	0.0%	62.5%	0	2,403	1,442	3,845
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0	0.0%	55.6%	0	0	0	0
GCV	**52,136**			**0**	**13,597**	**38,540**	**52,136**	**24,592**			**0**	**6,182**	**18,410**	**24,592**

	2020-25							**2008-25 TOTAL**						
A1 Low Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**			**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**				**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	1,119	0.0%	33.3%	0	373	747	1,119	7,370			0	2,454	4,916	7,370
East Renfrewshire	133	0.0%	37.5%	0	50	83	133	3,105			0	1,264	1,841	3,105
Glasgow City	10,684	0.0%	11.1%	0	1,186	9,498	10,684	61,040			0	6,775	54,265	61,040
Inverclyde	347	0.0%	66.7%	0	231	115	347	4,700			0	3,135	1,565	4,700
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
South Lanarkshire	561	0.0%	62.5%	0	351	210	561	12,706			0	7,941	4,765	12,706
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0			0	0	0	0
GCV	**12,843**			**0**	**2,190**	**10,653**	**12,843**	**88,921**			**0**	**21,569**	**67,351**	**88,921**

This table excludes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need'*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Table 9.15A Affordable Housing Re uirements (Additional to Existing Supply) - A1 Low Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Including Intermediate Supply

A1 Low Affordability	2008-16 Additional Affordable Housing Re uirements	2008-16 Potential LCHO share 1		2008-16 Potential Contribution of LCHO to Meeting Affordable Re uirements		2008-16 Social Rented Re uirements		2016-20 Additional Affordable Housing Re uirements	2016-20 Potential LCHO share 1		2016-20 Potential Contribution of LCHO to Meeting Affordable Re uirements		2016-20 Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max		Min	Max	Min	Max	Min	Max
East Dunbartonshire	4,279	0.0%	33.3%	0	1,425	2,854	4,279	1,971	0.0%	33.3%	0	656	1,315	1,971
East Renfrewshire	2,006	0.0%	40.7%	0	816	1,189	2,006	909	0.0%	40.3%	0	366	542	909
Glasgow City	32,734	0.0%	11.1%	0	3,633	29,100	32,734	16,136	0.0%	11.1%	0	1,791	14,345	16,136
Inverclyde	2,609	0.0%	66.7%	0	1,740	869	2,609	1,115	0.0%	66.7%	0	743	371	1,115
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0	0.0%	62.5%	0	0	0	0
Renfrewshire	459	0.0%	62.5%	0	287	172	459	0	0.0%	62.5%	0	0	0	0
South Lanarkshire	8,299	0.0%	62.5%	0	5,187	3,112	8,299	3,845	0.0%	62.5%	0	2,403	1,442	3,845
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0	0.0%	55.6%	0	0	0	0
GCV	**50,386**			**0**	**13,089**	**37,297**	**50,386**	**23,975**			**0**	**5,961**	**18,015**	**23,975**

A1 Low Affordability	2020-25 Additional Affordable Housing Re uirements	2020-25 Potential LCHO share 1		2020-25 Potential Contribution of LCHO to Meeting Affordable Re uirements		2020-25 Social Rented Re uirements		2008-25 TOTAL Additional Affordable Housing Re uirements			2008-25 TOTAL Potential Contribution of LCHO to Meeting Affordable Re uirements		2008-25 TOTAL Social Rented Re uirements	
		Min	Max	Min	Max	Min	Max				Min	Max	Min	Max
East Dunbartonshire	1,119	0.0%	33.3%	0	373	747	1,119	7,370			0	2,454	4,916	7,370
East Renfrewshire	133	0.0%	37.5%	0	50	83	133	3,047			0	1,240	1,807	3,047
Glasgow City	10,585	0.0%	11.1%	0	1,175	9,410	10,585	59,454			0	6,599	52,855	59,454
Inverclyde	62	0.0%	66.7%	0	41	21	62	3,785			0	2,525	1,260	3,785
North Lanarkshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	62.5%	0	0	0	0	0			0	0	0	0
South Lanarkshire	561	0.0%	62.5%	0	351	210	561	12,706			0	7,941	4,765	12,706
West Dunbartonshire	0	0.0%	55.6%	0	0	0	0	0			0	0	0	0
GCV	**12,459**			**0**	**1,989**	**10,470**	**12,459**	**86,362**			**0**	**20,759**	**65,602**	**86,362**

This table includes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need'*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Table 9.14B Affordable Housing Re uirements (Additional to Existing Supply) - A1 High Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Excluding Intermediate Supply

	2008-16							2016-20						
A1 High Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**		**Min**	**Max**	**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	3,595	0.0%	0.0%	0	0	3,595	3,595	1,657	0.0%	0.0%	0	0	1,657	1,657
East Renfrewshire	1,480	0.0%	0.0%	0	0	1,480	1,480	630	0.0%	0.0%	0	0	630	630
Glasgow City	27,915	0.0%	0.0%	0	0	27,915	27,915	14,023	0.0%	0.0%	0	0	14,023	14,023
Inverclyde	2,048	0.0%	50.0%	0	1,024	1,024	2,048	972	0.0%	50.0%	0	486	486	972
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
South Lanarkshire	3,719	0.0%	25.0%	0	930	2,790	3,719	1,768	0.0%	25.0%	0	442	1,326	1,768
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0	0.0%	33.3%	0	0	0	0
GCV	**38,757**			**0**	**1,954**	**36,803**	**38,757**	**19,049**			**0**	**928**	**18,121**	**19,049**

	2020-25							2008-25 TOTAL						
A1 High Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**			**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**				**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	722	0.0%	0.0%	0	0	722	722	5,975			0	0	5,975	5,975
East Renfrewshire	0	0.0%	0.0%	0	0	0	0	1,930			0	0	1,930	1,930
Glasgow City	7,817	0.0%	0.0%	0	0	7,817	7,817	49,754			0	0	49,754	49,754
Inverclyde	0	0.0%	50.0%	0	0	0	0	2,907			0	1,453	1,453	2,907
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
South Lanarkshire	0	0.0%	25.0%	0	0	0	0	3,493			0	873	2,620	3,493
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0			0	0	0	0
GCV	**8,540**			**0**	**0**	**8,540**	**8,540**	**64,059**			**0**	**2,327**	**61,732**	**64,059**

This table excludes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need'*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

Table 9.15B Affordable Housing Re uirements (Additional to Existing Supply) - A1 High Affordability
- Split Between Social Rented and Minimum/Maximum Potential Intermediate (LCHO) - Including Intermediate Supply

	2008-16							2016-20						
A1 High Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**		**Min**	**Max**	**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	3,595	0.0%	0.0%	0	0	3,595	3,595	1,657	0.0%	0.0%	0	0	1,657	1,657
East Renfrewshire	1,422	0.0%	0.0%	0	0	1,422	1,422	630	0.0%	0.0%	0	0	630	630
Glasgow City	26,768	0.0%	0.0%	0	0	26,768	26,768	13,683	0.0%	0.0%	0	0	13,683	13,683
Inverclyde	1,668	0.0%	50.0%	0	834	834	1,668	722	0.0%	50.0%	0	361	361	722
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0	0.0%	25.0%	0	0	0	0
South Lanarkshire	3,719	0.0%	25.0%	0	930	2,790	3,719	1,768	0.0%	25.0%	0	442	1,326	1,768
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0	0.0%	33.3%	0	0	0	0
GCV	**37,172**			**0**	**1,764**	**35,408**	**37,172**	**18,459**			**0**	**803**	**17,656**	**18,459**

	2020-25							2008-25 TOTAL						
A1 High Affordability	**Additional Affordable Housing Re uirements**	**Potential LCHO share 1**		**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**		**Additional Affordable Housing Re uirements**			**Potential Contribution of LCHO to Meeting Affordable Re uirements**		**Social Rented Re uirements**	
		Min	**Max**	**Min**	**Max**	**Min**	**Max**				**Min**	**Max**	**Min**	**Max**
East Dunbartonshire	722	0.0%	0.0%	0	0	722	722	5,975			0	0	5,975	5,975
East Renfrewshire	0	0.0%	0.0%	0	0	0	0	1,872			0	0	1,872	1,872
Glasgow City	7,718	0.0%	0.0%	0	0	7,718	7,718	48,168			0	0	48,168	48,168
Inverclyde	0	0.0%	50.0%	0	0	0	0	1,992			0	996	996	1,992
North Lanarkshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
Renfrewshire	0	0.0%	25.0%	0	0	0	0	0			0	0	0	0
South Lanarkshire	0	0.0%	25.0%	0	0	0	0	3,493			0	873	2,620	3,493
West Dunbartonshire	0	0.0%	33.3%	0	0	0	0	0			0	0	0	0
GCV	**8,441**			**0**	**0**	**8,441**	**8,441**	**61,500**			**0**	**1,869**	**59,631**	**61,500**

This table includes Intermediate supply that was recorded in the 2009 HLA and UCS

**1: LCHO share based on Tribal's assessment of the tenure of newly forming households which was then applied to all households in affordable need'*

*** Where there is an overall surplus in an LA this column is set to zero. The 2008-25 shortfall totals may be less than the sum of the shortfalls of the three periods (2008-16, 2016-20, 2020-25), as any surplus in one of the three periods may reduce the 2008-25 shortfall.*

GLASGOW and
the CLYDE VALLEY
strategic development
planning authority

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Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing
Annex D Housing Supply Templates

Final

June 2011

HNDA

Housing Supply Template – Sources

Total Social Rented Sector New Build	New Build- historical and planned for both Council and RSLs in the local authority area. Data from Housing Land Audit 2009 for the period 2009-16, and GCV Urban Capacity Study 2009 for the period 2016-25.
Total Demolition	Demolitions- historical and planned (LA).
Total RTB	Right to Buy (LA).
End-Year Social Rented Stock	Base stock figure for year 2006/07 plus Total Social Rented New Build, minus Total Demolitions, minus Total RTB gives End-Year Social Rented Stock.
Total Voids	The % void is sourced from historical data of length of time stock is empty due to stock turnover. This percentage is applied to the End-Year Social Rented Stock which calculates the total stock which is effectively taken out of the letting pool due to being empty.
End-Year Total Lettable Social Rented Stock	End-Year Social Rented Stock minus Total Voids.
Social Rented New Lets (general)	Number of lets per year to General Waiting List applicants. As far as possible, this excludes lets to households assessed as homeless, and to households transferring within the socially rented housing stock. This is based on an average of historical data from 2006/07, 2007/08 and 2008/09 for most local authorities. In some local authorities, robust data on lets is only available for 2 years due to issues with SCORE returns in earlier years and so an average covering 2 years may be used.
Social Rented New Lets (homeless)	Number of lets per year to households assessed as homeless by the local authority. This is based on an average of historical data from 2006/07, 2007/08 and 2008/09 for most local authorities.
Social Rented Transfer Lets	Number of lets to households moving within the socially rented sector. This is based on an average of historical data from 2006/07, 2007/08 and 2008/09 for most local authorities.
Total Social Rented Lets	This is the total of Social Rented New Lets (general) plus Social Rented New Lets (homeless) plus Social Rented Transfer Lets.
Social Rented Turnover Rate (total lets as % of total stock)	Total Social Rented Lets as % of Total Stock. This considers all Lets (New Lets general + homeless lets + transfer lets) as a percentage of the End-Year Total Lettable Social Rented Stock of that year. These turnover rate percentage figures have been averaged over recent years (2006/07, 2007/08, 2008/09 in most instances), and projected forward to 2025.

Social Rented Turnover Rate (new lets)	The Turnover Rate for new lets only includes lets to households entering social renting (ie. excluding Transfer lets but including general and homeless lets) as % of End-Year Total Lettable Social Rented Stock. These turnover rate percentage figures have been averaged over recent years (2006/07, 2007/08, 2008/09 in most instances), and projected forward to 2025.
Projected Relets	This calculates the actual number of relets available for households entering the social rented for the first time (excluding households transferring within the social rented sector). This procedure projects the number of new lets based on Social Rented Turnover Rate (new lets as % of total stock) applied to the End-Year Total Social Rented Stock and projected forward to 2025.
Intermediate Sector	Projected intermediate sector new build – HLA/UCS 2009.

Housing Supply Templates – LA

Table D1.1 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: East Dunbartonshire Council

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			88	62	72	68	34	25	0	0	19	19	18	18	0	0	0	0	0
Total Social Rented New Build			88	62	72	68	34	25	0	0	19	19	18	18	0	0	0	0	0
Council demolitions			16	74	44	50	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			36	0	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			52	74	194	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			45	41	39	37	35	33	32	30	29	27	26	24	23	22	21	20	19
RSL RTB			6	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			51	46	40	38	35	33	32	30	29	27	26	24	23	22	21	20	19
Council	3890	3862	3801	3686	3603	3516	3481	3448	3416	3386	3357	3330	3304	3280	3257	3235	3214	3194	3175
RSL	1555	1568	1614	1671	1592	1659	1693	1718	1718	1718	1737	1756	1774	1792	1792	1792	1792	1792	1792
End-Year Total Social Rented Stock	5445	5430	5415	5357	5195	5175	5174	5166	5134	5104	5094	5086	5078	5072	5049	5027	5006	4986	4967
Council Voids (%)			5.2%	6.2%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%
RSL Voids (%)			7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Council Voids			198	229	205	200	198	197	195	193	191	190	188	187	186	184	183	182	181
RSL Voids			113	117	111	116	119	120	120	120	122	123	124	125	125	125	125	125	125
Total Voids																			
Council	3890	3862	3603	3457	3398	3316	3283	3251	3221	3193	3166	3140	3116	3093	3071	3051	3031	3012	2994
RSL	1555	1568	1501	1554	1481	1543	1574	1598	1598	1598	1615	1633	1650	1667	1667	1667	1667	1667	1667
End-Year Total Lettable Social Rented Stock	5445	5430	5104	5011	4879	4859	4857	4849	4819	4791	4781	4773	4766	4760	4738	4718	4698	4679	4661
Social Rented New Lets (general)																			
Council	50	22	20																
RSL	90	95	111																
Social Rented New Lets (homeless)																			
Council	154	140	106																
RSL	14	15	17																
Social Rented Transfer Lets																			
Council	48	99	64																
RSL	28	28	32																
Council	252	261	190																
RSL	132	138	160																
TOTAL SOCIAL RENTED LETS	384	399	350																
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)	7.1%	7.3%	6.9%																
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)	5.7%	5.0%	5.0%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
PROJECTED RELETS			254	261	254	253	253	252	251	249	249	248	248	248	246	245	244	243	242

INTERMEDIATE SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total 'Other Affordable' New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table D1.2 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: East Renfrewshire Council

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			17	84	69	60	34	0	0	28	30	30	30	30	16	16	16	16	14
Total Social Rented New Build			17	84	69	60	34	0	0	28	30	30	30	30	16	16	16	16	14
Council demolitions			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			26	25	25	25	25	25	20	20	20	20	20	15	15	15	15	15	10
RSL RTB			1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total RTB			27	27	26	26	26	26	21	21	21	21	21	16	16	16	16	16	11
Council	3163	3123	3097	3072	3047	3018	2993	2968	2948	2928	2908	2888	2868	2853	2838	2823	2808	2793	2783
RSL	1018	1036	1052	1134	1202	1261	1294	1293	1292	1319	1348	1377	1406	1435	1450	1465	1480	1495	1508
End-Year Total Social Rented Stock	4181	4159	4149	4206	4249	4279	4287	4261	4240	4247	4256	4265	4274	4288	4288	4288	4288	4288	4291
Council Voids (%)			1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
RSL Voids (%)			1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Council Voids			48	48	47	47	46	46	46	45	45	45	44	44	44	44	44	43	43
RSL Voids			10	11	12	12	13	13	13	13	13	14	14	14	14	15	15	15	15
Total Voids																			
Council	3163	3123	3049	3024	3000	2971	2947	2922	2902	2883	2863	2843	2824	2809	2794	2779	2764	2750	2740
RSL	1018	1036	1042	1123	1190	1249	1281	1280	1279	1306	1335	1363	1392	1421	1436	1450	1465	1480	1493
End-Year Total Lettable Social Rented Stock	4181	4159	4091	4147	4190	4220	4228	4202	4181	4189	4198	4206	4216	4230	4230	4229	4229	4230	4233
Social Rented New Lets (general)																			
Council	124	112	66																
RSL	96	75	112																
Social Rented New Lets (homeless)																			
Council	96	102	112																
RSL	17	11	10																
Social Rented Transfer Lets																			
Council	47	38	75																
RSL	22	23	21																
Council	267	252	253																
RSL	135	109	143																
TOTAL SOCIAL RENTED LETS	402	361	396																
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)	9.6%	8.7%	9.7%																
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)	8.0%	7.2%	7.3%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
PROJECTED RELETS				311	314	317	317	315	314	314	315	315	316	317	317	317	317	317	317
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	18	8	16	16	0	0	0	0	0	0	0	0	0	0	0	0
Total 'Other Affordable' New Build			0	18	8	16	16	0	0	0	0	0	0	0	0	0	0	0	0

Table D1.3 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: Glasgow Council

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	702	769	827	886	1124	1686	984	805	607	1114	494	493	488	487	113	113	112	111	110
Total Social Rented New Build	702	769	827	886	1124	1686	984	805	607	1114	494	493	488	487	113	113	112	111	110
GHA demolitions		2179	2675	2400	1315	853	1254	666	1262	386	1071	0	0	0	0	0	0	0	0
RSL demolitions		129	38	0	53	259	321	275	395	296	420	350	333	337	314	314	315	315	315
Total Demolitions	0	2308	2713	2400	1368	1112	1575	941	1657	682	1491	350	333	337	314	314	315	315	315
GHA RTB		488	433	470	431	409	507	485	455	464	448	445	445	445	445	445	445	445	445
RSL RTB		173	108	144	133	130	126	122	121	119	117	116	114	112	109	105	105	104	101
Total RTB	0	661	541	614	564	539	633	607	576	583	565	561	559	557	554	550	550	549	546
GHA	72347	69738	66630	63760	62014	60752	58991	57840	56123	55273	53754	53309	52864	52419	51974	51529	51084	50639	50194
RSL	43637	44116	44797	45539	46477	47774	48311	48719	48810	49509	49466	49493	49534	49572	49262	48956	48648	48340	48034
End-Year Social Rented Stock	115984	113854	111427	109299	108491	108526	107302	106559	104933	104782	103220	102802	102398	101991	101236	100485	99732	98979	98228
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			999	956	930	911	885	868	842	829	806	800	793	786	780	773	766	760	753
RSL Voids			672	683	697	717	725	731	732	743	742	742	743	744	739	734	730	725	721
Total Voids																			
GHA		69738	65631	62804	61084	59841	58106	56972	55281	54444	52948	52509	52071	51633	51194	50756	50318	49879	49441
RSL		44116	44125	44856	45780	47057	47586	47988	48078	48766	48724	48751	48791	48828	48523	48222	47918	47615	47313
End-Year Total Lettable Social Rented Stock		113854	109756	107660	106864	106898	105692	104960	103359	103210	101672	101260	100862	100461	99717	98978	98236	97494	96754
Social Rented New Lets (general)																			
GHA		2618	2717																
RSL		1488	1746																
Social Rented New Lets (homeless)																			
GHA		1330	1568																
RSL		875	780																
Social Rented Transfer Lets																			
GHA		1536	1829																
RSL		1390	1414																
GHA	0	5484	6114																
RSL	0	3753	3940																
TOTAL SOCIAL RENTED LETS	0	9237	10054																
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)		8.1%	9.2%																
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)		5.5%	6.2%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%
PROJECTED RELETS			6811	6298	6252	6254	6183	6140	6047	6038	5948	5924	5900	5877	5833	5790	5747	5703	5660
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	38	86	119	181	154	247	91	102	117	255	87	86	84	83	21	21	20	19	18
Total 'Other Affordable' New Build	38	86	119	181	154	247	91	102	117	255	87	86	84	83	21	21	20	19	18

Table D1.4 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: Inverclyde Council

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			93	263	177	173	219	198	136	86	109	109	108	108	78	78	78	78	77
Total Social Rented New Build			93	263	177	173	219	198	136	86	109	109	108	108	78	78	78	78	77
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			263	495	503	416	190	304	363	386	100	100	100	100	100	100	100	100	100
Total Demolitions			263	495	503	416	190	304	363	386	100	100	100	100	100	100	100	100	100
Council RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL RTB			80	40	38	36	34	32	30	29	28	27	26	25	24	23	22	21	20
Total RTB			80	40	38	36	34	32	30	29	28	27	26	25	24	23	22	21	20
Council	8422		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	3488	11566	11316	11044	10680	10401	10396	10258	10001	9672	9653	9635	9617	9600	9554	9509	9465	9422	9379
End-Year Total Social Rented Stock	11910	11566	11316	11044	10680	10401	10396	10258	10001	9672	9653	9635	9617	9600	9554	9509	9465	9422	9379
Council Voids (%)	15.0%																		
RSL Voids (%)	2.2%	12.3%	10.6%	9.6%	8.6%	7.6%	6.6%	5.6%	4.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
Council Voids	1267		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Voids	77	1423	1199	1060	918	790	686	574	460	348	348	347	346	346	344	342	341	339	338
Total Voids																			
Council	7155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	3411	10143	10117	9984	9762	9611	9710	9684	9541	9324	9305	9288	9271	9254	9210	9167	9124	9083	9041
End-Year Total Lettable Social Rented Stock	10566	10143	10117	9984	9762	9611	9710	9684	9541	9324	9305	9288	9271	9254	9210	9167	9124	9083	9041
Social Rented New Lets (general)																			
Council	198	149	0	0															
RSL	194	220	392	522															
Social Rented New Lets (homeless)																			
Council	123	92	0	0															
RSL	21	27	165	214															
Social Rented Transfer Lets																			
Council	255	191	0	0															
RSL	25	149	277	311															
Council	576	432	0	0															
RSL	240	396	834	1,047															
TOTAL SOCIAL RENTED LETS	816	828	834	1047															
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)	7.7%	8.2%	8.2%	10.5%															
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)	5.1%	4.8%	5.5%	7.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%
PROJECTED RELETS			557	736	576	567	573	571	563	550	549	548	547	546	543	541	538	536	533
INTERMEDIATE SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	79	37	14	53	80	58	59	63	63	62	62	57	57	57	57	57
Total 'Other Affordable' New Build			0	79	37	14	53	80	58	59	63	63	62	62	57	57	57	57	57

Table D1.5 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: North Lanarkshire Council

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			235	209	125	47	70	106	98	171	159	159	159	159	96	96	95	95	95
Total Social Rented New Build			235	209	125	47	70	106	98	171	159	159	159	159	96	96	95	95	95
Council demolitions			220	0	0	161	0	0	0	0	0	0	0	15	15	15	15	15	15
RSL demolitions			0	41	0	0	47	0	44	0	56	0	69	15	15	15	15	15	15
Total Demolitions			220	41	0	161	47	0	44	0	56	0	69	30	30	30	30	30	30
Council RTB			390	200	420	420	420	420	420	420	420	420	420	420	399	379	360	342	325
RSL RTB			64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64
Total RTB			454	264	484	484	484	484	484	484	484	484	484	484	463	443	424	406	389
Council		37990	37380	37180	36760	36179	35759	35339	34919	34499	34079	33659	33239	32804	32390	31996	31621	31264	30924
RSL		8238	8409	8513	8574	8557	8516	8558	8548	8655	8694	8789	8815	8895	8912	8929	8945	8961	8977
End-Year Social Rented Stock		46228	45789	45693	45334	44736	44275	43897	43467	43154	42773	42448	42054	41699	41302	40925	40566	40225	39901
Council Voids (%)			1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%	1.65%
RSL Voids (%)			1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Council Voids			617	613	607	597	590	583	576	569	562	555	548	541	534	528	522	516	510
RSL Voids			105	106	107	107	106	107	107	108	109	110	110	111	111	112	112	112	112
Total Voids			722	719	714	704	696	690	683	677	671	665	658	652	645	640	634	628	622
Council		37990	36763	36567	36153	35582	35169	34756	34343	33930	33517	33104	32691	32263	31856	31468	31099	30748	30414
RSL		8238	8304	8407	8467	8450	8410	8451	8441	8547	8585	8679	8705	8784	8801	8817	8833	8849	8865
End-Year Total Lettable Social Rented Stock		46228	45067	44974	44620	44032	43579	43207	42784	42477	42102	41783	41396	41047	40657	40285	39932	39597	39279
Social Rented New Lets (general)																			
Council	1480	1455	1428	1470															
RSL	556	521	675	584															
Social Rented New Lets (homeless)																			
Council	1293	1159	1190	1087															
RSL	117	71	90	93															
Social Rented Transfer Lets																			
Council	574	599	561	655															
RSL	82	65	104	85															
Council	3347	3213	3179	3212															
RSL	755	657	869	762															
TOTAL SOCIAL RENTED LETS	4102	3870	4048	3974															
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)		8.4%	9.0%	8.8%															
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)		6.9%	7.5%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%
PROJECTED RELETS				3234	3213	3170	3138	3111	3080	3058	3031	3008	2981	2955	2927	2901	2875	2851	2828

INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total 'Other Affordable' New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table D1.6 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: Renfrewshire Council

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			91	284	153	133	68	106	69	29	30	30	30	30	0	0	0	0	0
Total Social Rented New Build			91	284	153	133	68	106	69	29	30	30	30	30	0	0	0	0	0
Council demolitions			443	307	89	47	38	0	80	0	0	0	0	0	0	0	0	0	0
RSL demolitions			122	90	50	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			565	397	139	71	38	0	80	0	0	0	0	0	0	0	0	0	0
Council RTB			99	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75
RSL RTB			13	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Total RTB			112	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
Council		13980	13438	13056	12892	12770	12657	12582	12427	12352	12277	12202	12127	12052	11977	11902	11827	11752	11677
RSL		7206	7162	7346	7439	7538	7596	7692	7751	7770	7790	7810	7830	7850	7840	7830	7820	7810	7800
End-Year Total Social Rented Stock		21186	20600	20402	20331	20308	20253	20274	20178	20122	20067	20012	19957	19902	19817	19732	19647	19562	19477
Council Voids (%)			2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
RSL Voids (%)			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Council Voids			323	308	304	301	299	297	293	292	290	288	286	284	283	281	279	277	276
RSL Voids			143	147	149	151	152	154	155	155	156	156	157	157	157	157	156	156	156
Total Voids			466	455	453	452	451	451	448	447	446	444	443	441	440	438	435	433	432
Council		13980	13115	12748	12588	12469	12358	12285	12134	12060	11987	11914	11841	11768	11694	11621	11548	11475	11401
RSL		7206	7019	7199	7290	7387	7444	7538	7596	7615	7634	7654	7673	7693	7683	7673	7664	7654	7644
End-Year Total Lettable Social Rented Stock		21186	20134	19947	19878	19856	19802	19823	19730	19675	19621	19568	19514	19461	19377	19294	19212	19129	19045
Social Rented New Lets (general)																			
Council		714	463	545															
RSL		569	565	502															
Social Rented New Lets (homeless)																			
Council		326	487	467															
RSL		122	72	128															
Social Rented Transfer Lets																			
Council		369	220	222															
RSL		184	198	270															
Council		1409	1170	1234															
RSL		875	835	900															
TOTAL SOCIAL RENTED LETS		2284	2005	2134															
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)		10.8%	10.0%	10.5%															
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock) *		8.2%	7.9%	8.2%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%
PROJECTED RELETS			1587	1642	1610	1608	1604	1606	1598	1594	1589	1585	1581	1576	1570	1563	1556	1549	1543
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	25	25	23	23	23	23	23	9	9	9	8	9	9	9	9	9
Total 'Other Affordable' New Build			0	25	25	23	23	23	23	23	9	9	9	8	9	9	9	9	9

* Please note Turnover rates for Renfrewshire have been amended following publication of the Working Draft HNDA

Table D1.7 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: South Lanarkshire Council

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			199	83	122	197	199	75	45	45	284	284	283	280	139	139	139	137	136
Total Social Rented New Build			199	83	122	197	199	75	45	45	284	284	283	280	139	139	139	137	136
Council demolitions			76	119	177	65	86	40	10	10	10	10	10	10	10	10	10	10	10
RSL demolitions			5	7	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Total Demolitions			81	126	186	74	95	49	19	19	19	19	19	19	19	19	19	19	19
Council RTB			126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126	126
RSL RTB			20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Total RTB			146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146
Council		26384	26182	25937	25634	25443	25231	25065	24929	24793	24657	24521	24385	24249	24113	23977	23841	23705	23569
RSL		5493	5667	5723	5816	5984	6154	6200	6216	6232	6487	6742	6996	7247	7357	7467	7577	7685	7792
End-Year Total Social Rented Stock		31877	31849	31660	31450	31427	31385	31265	31145	31025	31144	31263	31381	31496	31470	31444	31418	31390	31361
Council Voids (%)		1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
RSL Voids (%)		1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Council Voids			288	285	282	280	278	276	274	273	271	270	268	267	265	264	262	261	259
RSL Voids			62	63	64	66	68	68	68	69	71	74	77	80	81	82	83	85	86
Total Voids																			
Council	26075	26384	25894	25652	25352	25163	24953	24789	24655	24520	24386	24251	24117	23982	23848	23713	23579	23444	23310
RSL	5493	5493	5605	5660	5752	5918	6086	6132	6148	6163	6416	6668	6919	7167	7276	7385	7494	7600	7706
End-Year Total Lettable Social Rented Stock	31568	31877	31499	31312	31104	31081	31039	30921	30803	30683	30802	30919	31036	31149	31124	31098	31073	31044	31016
Social Rented New Lets (general)																			
Council	813	693	637																
RSL	398	449	536																
Social Rented New Lets (homeless)																			
Council	797	987	1047																
RSL	40	54	67																
Social Rented Transfer Lets																			
Council	481	486	432																
RSL	110	126	151																
Council	2091	2166	2116																
RSL	548	629	754																
TOTAL SOCIAL RENTED LETS	2639	2795	2870																
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)	8.4%	8.8%	9.1%																
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)	6.5%	6.8%	7.26%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%
PROJECTED RELETS			2287	2151	2137	2135	2132	2124	2116	2108	2116	2124	2132	2140	2138	2136	2135	2133	2131
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total 'Other Affordable' New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table D1.8 Glasgow and Clyde Valley Housing Supply Template 'Affordable Sector' - HLA/UC New Build

Local Authority: West Dunbartonshire Council

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			95	98	108	100	132	112	131	132	70	70	70	68	88	88	87	87	86
Total Social Rented New Build			95	98	108	100	132	112	131	132	70	70	70	68	88	88	87	87	86
Council demolitions			0	12	48	48	49	95	95	96	225	225	225	225	228	76	76	76	77
RSL demolitions			54	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			54	62	98	98	99	95	95	96	225	225	225	225	228	76	76	76	77
Council RTB			68	50	50	50	50	50	41	41	41	41	41	36	36	36	36	36	28
RSL RTB			15	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7
Total RTB			83	72	71	70	69	68	58	57	56	55	54	48	47	46	45	44	35
Council	11720	11670	11602	11540	11442	11344	11245	11100	10964	10827	10561	10295	10029	9768	9504	9392	9280	9168	9063
RSL	5634	5602	5628	5654	5691	5721	5784	5878	5992	6108	6163	6219	6276	6332	6409	6487	6565	6644	6723
End-Year Total Social Rented Stock	17354	17272	17230	17194	17133	17065	17029	16978	16956	16935	16724	16514	16305	16100	15913	15879	15845	15812	15786
Council Voids (%)		5.5%	5.5%	5.0%	4.5%	4.0%	3.0%	2.5%	2.0%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
RSL Voids (%)		3.4%	3.4%	3.4%	3.2%	3.0%	2.5%	2.2%	1.8%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Council Voids			638	577	515	454	337	278	219	152	148	144	140	137	133	131	130	128	127
RSL Voids			191	192	182	172	145	129	108	98	99	100	100	101	103	104	105	106	108
Total Voids																			
Council		11670	10964	10963	10927	10890	10908	10822	10745	10675	10413	10151	9889	9631	9371	9261	9150	9040	8936
RSL		5602	5437	5462	5509	5549	5639	5749	5884	6010	6064	6119	6176	6231	6306	6383	6460	6538	6615
End-Year Total Lettable Social Rented Stock		17272	16401	16425	16436	16439	16547	16571	16629	16685	16477	16270	16065	15862	15677	15644	15610	15578	15551
Social Rented New Lets (general)																			
Council	534	443	384																
RSL	256	213	184																
Social Rented New Lets (homeless)																			
Council	488	355	528																
RSL	234	170	253																
Social Rented Transfer Lets																			
Council	223	149	155																
RSL	107	71	74																
Council	1245	947	1067																
RSL	597	454	511																
TOTAL SOCIAL RENTED LETS	1842	1401	1578																
SOCIAL RENTED TURNOVER RATE (total lets as %age of total stock)		8.1%	9.6%																
SOCIAL RENTED TURNOVER RATE (new lets as %age of total stock)		6.8%	8.2%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
PROJECTED RELETS			1349	1232	1233	1233	1241	1243	1247	1251	1236	1220	1205	1190	1176	1173	1171	1168	1166

INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	18	0	0	4	35	32	97	96	96	96	78	78	78	78	78
Total 'Other Affordable' New Build			0	0	18	0	0	4	35	32	97	96	96	96	78	78	78	78	78

Housing Supply Templates – LA Sub-Areas

Table D1.9 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: East Dunbartonshire Council: Bearsden Milngavie Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			26	2	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			26	2	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			13	10	9	9	9	8	8	8	7	7	6	6	6	6	5	5	4
RSL RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			13	10	9	9	9	8	8	8	7	7	6	6	6	6	5	5	4
Council	995	988	975	965	956	947	938	930	922	914	907	900	894	888	882	876	871	866	862
RSL	88	88	114	116	133	149	149	149	149	149	149	149	149	149	149	149	149	149	149
End-Year Total Social Rented Stock	1083	1076	1089	1081	1089	1096	1087	1079	1071	1063	1056	1049	1043	1037	1031	1025	1020	1015	1011
Council Voids (%)			4.9%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
RSL Voids (%)			7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Council Voids			48	46	46	45	45	45	44	44	44	43	43	43	42	42	42	42	41
RSL Voids			8	8	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Total Voids																			
Council	995	988	927	919	910	902	893	885	878	870	863	857	851	845	840	834	829	824	821
RSL	88	88	106	108	124	139	139	139	139	139	139	139	139	139	139	139	139	139	139
End-Year Total Lettable Social Rented Stock	1083	1076	1033	1027	1034	1041	1032	1024	1017	1009	1002	996	990	984	979	973	968	963	960
Social Rented New Lets (general)																			
Council	17	7	5																
RSL	2	3	2																
Social Rented New Lets (homeless)																			
Council	21	31	29																
RSL	1	2	2																
Social Rented Transfer Lets																			
Council	7	8	19																
RSL	2	2	2																
Council	45	46	53																
RSL	5	7	6																
TOTAL SOCIAL RENTED LETS	50	53	59																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	4.6%	4.9%	5.7%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	3.8%	4.0%	3.7%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
PRO ECTED RELETS			38	39	39	40	39	39	39	38	38	38	38	37	37	37	37	37	36
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.10 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: East Dunbartonshire Council: Strathkelvin Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			62	60	55	52	34	25	0	0	19	19	18	18	0	0	0	0	0
Total Social Rented New Build			62	60	55	52	34	25	0	0	19	19	18	18	0	0	0	0	0
Council demolitions			16	74	44	50	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			36	0	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			52	74	194	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			32	31	30	28	26	25	24	22	22	20	20	18	17	16	16	15	15
RSL RTB			6	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			38	36	31	29	26	25	24	22	22	20	20	18	17	16	16	15	15
Council	2882	2874	2826	2721	2647	2569	2543	2518	2494	2472	2450	2430	2410	2392	2375	2359	2343	2328	2313
RSL	1480	1480	1500	1555	1459	1510	1544	1569	1569	1569	1588	1607	1625	1643	1643	1643	1643	1643	1643
End-Year Total Social Rented Stock	4362	4354	4326	4276	4106	4079	4087	4087	4063	4041	4038	4037	4035	4035	4018	4002	3986	3971	3956
Council Voids (%)			5.2%	6.7%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%
RSL Voids (%)			7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Council Voids			147	182	156	152	150	149	147	146	145	143	142	141	140	139	138	137	136
RSL Voids			105	109	102	106	108	110	110	110	111	112	114	115	115	115	115	115	115
Total Voids																			
Council	2882	2874	2679	2539	2491	2417	2393	2369	2347	2326	2305	2287	2268	2251	2235	2220	2205	2191	2177
RSL	1480	1480	1395	1446	1357	1404	1436	1459	1459	1459	1477	1495	1511	1528	1528	1528	1528	1528	1528
End-Year Total Lettable Social Rented Stock	4362	4354	4074	3985	3848	3821	3829	3828	3806	3785	3782	3782	3779	3779	3763	3748	3733	3719	3705
Social Rented New Lets (general)																			
Council	33	15	15																
RSL	88	92	109																
Social Rented New Lets (homeless)																			
Council	133	109	77																
RSL	13	13	15																
Social Rented Transfer Lets																			
Council	41	91	45																
RSL	26	26	30																
Council	207	215	137																
RSL	127	131	154																
TOTAL SOCIAL RENTED LETS	334	346	291																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	7.7%	7.9%	7.1%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	6.1%	5.3%	5.3%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
PRO ECTED RELETS			216	223	215	214	214	214	213	212	212	212	212	212	211	210	209	208	207
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.11 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: East Renfrewshire Council: Eastwood Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			0	0	33	39	34	0	0	20	15	15	15	15	2	2	2	2	1
Total Social Rented New Build			0	0	33	39	34	0	0	20	15	15	15	15	2	2	2	2	1
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			12	11	11	11	11	11	9	9	9	9	9	6	6	6	6	6	4
RSL RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			12	11	11	11	11	11	9	9	9	9	9	6	6	6	6	6	4
Council	1104	1091	1079	1068	1057	1046	1035	1024	1015	1006	997	988	979	973	967	961	955	949	945
RSL	217	271	271	271	304	343	377	377	377	397	412	427	442	457	459	461	463	465	466
End-Year Total Social Rented Stock	1321	1362	1350	1339	1361	1389	1412	1401	1392	1403	1409	1415	1421	1430	1426	1422	1418	1414	1411
Council Voids (%)			0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
RSL Voids (%)			0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Council Voids			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
RSL Voids			2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Voids																			
Council	1104	1091	1076	1065	1054	1043	1032	1021	1012	1003	994	985	976	970	964	958	952	946	942
RSL	217	271	269	269	302	340	374	374	374	394	409	424	439	454	456	458	460	462	463
End-Year Total Lettable Social Rented Stock	1321	1362	1345	1334	1356	1383	1406	1395	1386	1397	1403	1409	1415	1424	1420	1416	1412	1408	1405
Social Rented New Lets (general)																			
Council	78	42	31																
RSL	25	10	35																
Social Rented New Lets (homeless)																			
Council	21	23	25																
RSL	3	0	2																
Social Rented Transfer Lets																			
Council	9	14	26																
RSL	4	3	3																
Council	108	79	82																
RSL	32	13	40																
TOTAL SOCIAL RENTED LETS	140	92	122																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	10.6%	6.8%	9.1%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	9.6%	5.5%	6.9%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%
PRO ECTED RELETS				99	100	102	104	103	103	103	104	104	105	105	105	105	104	104	104
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.12 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: East Renfrewshire Council: Levern Valley Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			17	84	36	21	0	0	0	8	15	15	15	15	14	14	14	14	13
Total Social Rented New Build			17	84	36	21	0	0	0	8	15	15	15	15	14	14	14	14	13
Council demolitions			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			14	14	14	14	14	14	11	11	11	11	11	9	9	9	9	9	6
RSL RTB			1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total RTB			15	16	15	15	15	15	12	12	12	12	12	10	10	10	10	10	7
Council	2059	2032	2018	2004	1990	1972	1958	1944	1933	1922	1911	1900	1889	1880	1871	1862	1853	1844	1838
RSL	801	765	781	863	898	918	917	916	915	922	936	950	964	978	991	1004	1017	1030	1042
End-Year Total Social Rented Stock	2860	2797	2799	2867	2888	2890	2875	2860	2848	2844	2847	2850	2853	2858	2862	2866	2870	2874	2880
Council Voids (%)			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
RSL Voids (%)			0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Council Voids			51	50	50	49	49	49	49	48	48	48	47	47	47	47	47	46	46
RSL Voids			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4
Total Voids																			
Council	2059	2032	1967	1954	1940	1923	1909	1895	1884	1874	1863	1852	1842	1833	1824	1815	1806	1798	1792
RSL	801	765	778	860	895	915	914	913	912	919	933	947	961	975	988	1001	1014	1026	1038
End-Year Total Lettable Social Rented Stock	2860	2797	2745	2814	2835	2838	2823	2808	2796	2793	2796	2799	2803	2808	2812	2816	2820	2824	2830
Social Rented New Lets (general)																			
Council	46	70	35																
RSL	71	65	77																
Social Rented New Lets (homeless)																			
Council	75	79	87																
RSL	14	11	8																
Social Rented Transfer Lets																			
Council	38	24	49																
RSL	18	20	18																
Council	159	173	171																
RSL	103	96	103																
TOTAL SOCIAL RENTED LETS	262	269	274																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	9.2%	9.6%	10.0%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	7.2%	8.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
PRO ECTED RELETS				212	213	214	213	211	211	210	211	211	211	211	212	212	212	213	213
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	18	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	18	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.13 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Glasgow: Baillieston Shettleston Easterhouse CPP Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	74	125	241	151	60	199	171	157	0	29	34	34	34	34	42	42	42	42	41
Total Social Rented New Build	74	125	241	151	60	199	171	157	0	29	34	34	34	34	42	42	42	42	41
GHA demolitions			317	284	156	101	148	79	150	46	127	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	22	26	26	26	26	26	31	31	42	42	42	42	42	42
Total Demolitions			317	284	156	123	174	105	176	72	153	31	31	42	42	42	42	42	42
GHA RTB			76	65	59	56	70	67	62	64	61	61	61	61	61	61	61	61	61
RSL RTB			14	18	16	16	15	15	15	15	14	14	14	14	13	13	13	13	12
Total RTB			90	83	75	72	85	82	77	79	75	75	75	75	74	74	74	74	73
GHA		9088	8695	8346	8131	7974	7756	7610	7398	7288	7100	7039	6978	6917	6856	6795	6734	6673	6612
RSL		5708	5935	6068	6112	6273	6403	6519	6478	6466	6460	6449	6438	6416	6403	6390	6377	6364	6351
End-Year Social Rented Stock		14796	14630	14414	14243	14247	14159	14129	13876	13754	13560	13488	13416	13333	13259	13185	13111	13037	12963
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			130	125	122	120	116	114	111	109	107	106	105	104	103	102	101	100	99
RSL Voids			89	91	92	94	96	98	97	97	97	97	97	96	96	96	96	95	95
Total Voids																			
GHA		9088	8565	8221	8009	7854	7640	7496	7287	7179	6993	6933	6873	6813	6753	6693	6633	6573	6513
RSL		5708	5846	5977	6020	6179	6307	6421	6381	6369	6363	6352	6341	6320	6307	6294	6281	6269	6256
End-Year Total Lettable Social Rented Stock		14796	14411	14198	14029	14033	13947	13917	13668	13548	13356	13285	13214	13133	13060	12987	12914	12842	12769
Social Rented New Lets (general)																			
GHA		320	313																
RSL		140	196																
Social Rented New Lets (homeless)																			
GHA		149	161																
RSL		117	124																
Social Rented Transfer Lets																			
GHA		172	193																
RSL		204	304																
GHA	0	641	667																
RSL	0	461	624																
TOTAL SOCIAL RENTED LETS	0	1102	1291																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.4%	9.0%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		4.9%	5.5%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
PRO ECTED RELETS			794	738	730	730	725	724	711	704	695	691	687	683	679	675	672	668	664
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	0	15	51	0	0	18	15	0	0	16	16	16	15	11	11	11	11	10
Total Other Affordable New Build	0	0	15	51	0	0	18	15	0	0	16	16	16	15	11	11	11	11	10
* Sub area figures may not total to LA figures due to rounding																			

Table D1.14 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Glasgow: Cental West CPP Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	32	0	0	24	224	144	155	77	113	167	27	27	26	26	0	0	0	0	0
Total Social Rented New Build	32	0	0	24	224	144	155	77	113	167	27	27	26	26	0	0	0	0	0
GHA demolitions			10	9	5	3	5	2	5	1	4	0	0	0	0	0	0	0	0
RSL demolitions			38	0	53	18	54	22	119	22	167	26	26	45	45	45	45	45	45
Total Demolitions			48	9	58	21	59	24	124	23	171	26	26	45	45	45	45	45	45
GHA RTB			35	36	33	32	39	38	35	36	35	35	35	35	35	35	35	35	35
RSL RTB			13	28	26	26	25	24	24	23	23	23	22	22	22	21	21	20	20
Total RTB			48	64	59	58	64	62	59	59	58	58	57	57	57	56	56	55	55
GHA		4851	4806	4761	4723	4688	4644	4604	4564	4527	4488	4453	4418	4383	4348	4313	4278	4243	4208
RSL		6129	6078	6074	6219	6319	6395	6426	6396	6518	6355	6333	6311	6270	6203	6137	6071	6006	5941
End-Year Social Rented Stock		10980	10884	10835	10942	11007	11039	11030	10960	11045	10843	10786	10729	10653	10551	10450	10349	10249	10149
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			72	71	71	70	70	69	68	68	67	67	66	66	65	65	64	64	63
RSL Voids			91	91	93	95	96	96	96	98	95	95	95	94	93	92	91	90	89
Total Voids																			
GHA		4851	4734	4690	4652	4618	4574	4535	4496	4459	4421	4386	4352	4317	4283	4248	4214	4179	4145
RSL		6129	5987	5983	6126	6224	6299	6330	6300	6420	6260	6238	6216	6176	6110	6045	5980	5916	5852
End-Year Total Lettable Social Rented Stock		10980	10721	10673	10778	10842	10873	10865	10796	10879	10681	10624	10568	10493	10393	10293	10194	10095	9997
Social Rented New Lets (general)																			
GHA		158	115																
RSL		152	149																
Social Rented New Lets (homeless)																			
GHA		122	161																
RSL		99	109																
Social Rented Transfer Lets																			
GHA		119	128																
RSL		104	102																
GHA	0	399	404																
RSL	0	355	360																
TOTAL SOCIAL RENTED LETS	0	754	764																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		6.9%	7.1%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		4.8%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
PRO ECTED RELETS			534	528	534	537	538	538	534	539	529	526	523	519	514	510	505	500	495
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	18	0	0	0	57	22	12	8	11	62	8	8	8	8	0	0	0	0	0
Total Other Affordable New Build	18	0	0	0	57	22	12	8	11	62	8	8	8	8	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.15 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: East Centre   Calton CPP Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	105	71	121	147	135	184	215	18	18	404	53	53	53	53	0	0	0	0	0
Total Social Rented New Build	105	71	121	147	135	184	215	18	18	404	53	53	53	53	0	0	0	0	0
GHA demolitions			129	116	64	41	61	32	61	19	52	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	25	30	30	30	30	30	35	35	43	43	43	43	43	43
Total Demolitions			129	116	64	66	91	62	91	49	82	35	35	43	43	43	43	43	43
GHA RTB			35	37	34	33	40	38	36	37	36	35	35	35	35	35	35	35	35
RSL RTB			24	26	24	24	23	22	22	22	21	21	21	20	20	19	19	19	18
Total RTB			59	63	58	57	63	60	58	59	57	56	56	55	55	54	54	54	53
GHA		7033	6869	6716	6618	6544	6443	6373	6276	6220	6132	6097	6062	6027	5992	5957	5922	5887	5852
RSL		5846	5943	6064	6175	6310	6472	6438	6404	6756	6758	6755	6752	6742	6679	6617	6555	6493	6432
End-Year Social Rented Stock		12879	12812	12780	12793	12854	12915	12811	12680	12976	12890	12852	12814	12769	12671	12574	12477	12380	12284
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			103	101	99	98	97	96	94	93	92	91	91	90	90	89	89	88	88
RSL Voids			89	91	93	95	97	97	96	101	101	101	101	101	100	99	98	97	96
Total Voids																			
GHA		7033	6766	6615	6519	6446	6346	6277	6182	6127	6040	6006	5971	5937	5902	5868	5833	5799	5764
RSL		5846	5854	5973	6082	6215	6375	6341	6308	6655	6657	6654	6651	6641	6579	6518	6457	6396	6336
End-Year Total Lettable Social Rented Stock		12879	12620	12588	12601	12661	12721	12618	12490	12782	12697	12660	12622	12578	12481	12386	12290	12195	12100
Social Rented New Lets (general)																			
GHA		282	374																
RSL		208	198																
Social Rented New Lets (homeless)																			
GHA		113	132																
RSL		94	98																
Social Rented Transfer Lets																			
GHA		134	137																
RSL		141	213																
GHA	0	529	643																
RSL	0	443	509																
TOTAL SOCIAL RENTED LETS	0	972	1152																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.5%	9.1%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.4%	6.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%
PRO ECTED RELETS			802	743	743	747	751	744	737	754	749	747	745	742	736	731	725	720	714
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	8	43	45	50	10	8	0	0	0	61	5	5	5	5	0	0	0	0	0
Total Other Affordable New Build	8	43	45	50	10	8	0	0	0	61	5	5	5	5	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.16 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: Govan Craigton CPP Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	24	100	40	15	212	317	59	39	22	84	15	15	15	15	0	0	0	0	0
Total Social Rented New Build	24	100	40	15	212	317	59	39	22	84	15	15	15	15	0	0	0	0	0
GHA demolitions			286	257	141	91	134	71	135	41	115	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	29	29	29	29	29	29
Total Demolitions			286	257	141	91	134	71	135	41	115	0	0	29	29	29	29	29	29
GHA RTB			60	74	68	64	80	76	72	73	70	70	70	70	70	70	70	70	70
RSL RTB			3	12	12	11	11	11	10	10	10	10	10	10	9	9	9	9	9
Total RTB			63	86	80	75	91	87	82	83	80	80	80	80	79	79	79	79	79
GHA		8462	8116	7785	7576	7421	7207	7060	6853	6739	6554	6484	6414	6344	6274	6204	6134	6064	5994
RSL		3918	3955	3958	4158	4464	4512	4540	4552	4626	4631	4636	4641	4617	4579	4541	4503	4465	4427
End-Year Social Rented Stock		12380	12071	11743	11734	11885	11719	11600	11405	11365	11185	11120	11055	10961	10853	10745	10637	10529	10421
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			122	117	114	111	108	106	103	101	98	97	96	95	94	93	92	91	90
RSL Voids			59	59	62	67	68	68	68	69	69	70	70	69	69	68	68	67	66
Total Voids																			
GHA		8462	7994	7668	7462	7310	7099	6954	6750	6638	6456	6387	6318	6249	6180	6111	6042	5973	5904
RSL		3918	3896	3899	4096	4397	4444	4472	4484	4557	4562	4566	4571	4548	4510	4473	4435	4398	4361
End-Year Total Lettable Social Rented Stock		12380	11890	11567	11558	11707	11543	11426	11234	11195	11018	10953	10889	10797	10690	10584	10477	10371	10265
Social Rented New Lets (general)																			
GHA		258	295																
RSL		210	364																
Social Rented New Lets (homeless)																			
GHA		148	140																
RSL		61	67																
Social Rented Transfer Lets																			
GHA		182	155																
RSL		96	139																
GHA	0	588	590																
RSL	0	367	570																
TOTAL SOCIAL RENTED LETS	0	955	1160																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.7%	9.8%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.5%	7.3%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%
PRO ECTED RELETS			866	740	740	749	739	731	719	716	705	701	697	691	684	677	671	664	657
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	9	23	0	49	51	15	15	20	70	10	10	10	10	0	0	0	0	0
Total Other Affordable New Build	0	9	23	0	49	51	15	15	20	70	10	10	10	10	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.17 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: Greater Pollok   Newlands/Auldburn CPP Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	100	42	8	103	85	282	46	21	156	46	33	33	32	32	2	2	2	2	2
Total Social Rented New Build	100	42	8	103	85	282	46	21	156	46	33	33	32	32	2	2	2	2	2
GHA demolitions			263	236	129	84	123	66	124	38	105	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	21	21	21	21	21	21
Total Demolitions			263	236	129	84	123	66	124	38	105	0	0	21	21	21	21	21	21
GHA RTB			37	49	45	42	53	50	47	48	46	46	46	46	46	46	46	46	46
RSL RTB			11	6	5	5	5	5	5	5	5	5	5	4	4	4	4	4	4
Total RTB			48	55	50	47	58	55	52	53	51	51	51	50	50	50	50	50	50
GHA		6732	6432	6147	5973	5847	5671	5555	5384	5298	5147	5101	5055	5009	4963	4917	4871	4825	4779
RSL		2785	2782	2879	2959	3236	3277	3293	3444	3485	3513	3541	3568	3575	3552	3529	3506	3483	3460
End-Year Social Rented Stock		9517	9214	9026	8932	9083	8948	8848	8828	8783	8660	8642	8623	8584	8515	8446	8377	8308	8239
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			96	92	90	88	85	83	81	79	77	77	76	75	74	74	73	72	72
RSL Voids			42	43	44	49	49	49	52	52	53	53	54	54	53	53	53	52	52
Total Voids																			
GHA		6732	6336	6055	5883	5759	5586	5472	5303	5219	5070	5024	4979	4934	4889	4843	4798	4753	4707
RSL		2785	2740	2836	2915	3187	3228	3244	3392	3433	3460	3488	3514	3521	3499	3476	3453	3431	3408
End-Year Total Lettable Social Rented Stock		9517	9076	8891	8798	8946	8814	8716	8695	8652	8530	8512	8493	8455	8388	8319	8251	8184	8115
Social Rented New Lets (general)																			
GHA		259	281																
RSL		136	78																
Social Rented New Lets (homeless)																			
GHA		138	134																
RSL		37	27																
Social Rented Transfer Lets																			
GHA		128	163																
RSL		68	50																
GHA	0	525	578																
RSL	0	241	155																
TOTAL SOCIAL RENTED LETS	0	766	733																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		8.0%	8.1%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		6.0%	5.7%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%
PRO ECTED RELETS			520	520	515	523	516	510	509	506	499	498	497	495	491	487	483	479	475
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	12	0	0	10	0	21	15	0	40	25	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build	12	0	0	10	0	21	15	0	40	25	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.18 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: Langside   Linn CPP Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	4	57	13	5	42	64	30	60	51	20	13	13	12	12	0	0	0	0	0
Total Social Rented New Build	4	57	13	5	42	64	30	60	51	20	13	13	12	12	0	0	0	0	0
GHA demolitions			21	19	11	7	10	5	10	3	9	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	23	23	23	23	23	23
Total Demolitions			21	19	11	7	10	5	10	3	9	0	0	23	23	23	23	23	23
GHA RTB			36	28	26	24	30	29	27	28	27	27	27	27	27	27	27	27	27
RSL RTB			3	7	7	6	6	6	6	6	6	6	5	5	5	5	5	5	5
Total RTB			39	35	33	30	36	35	33	34	33	33	32	32	32	32	32	32	32
GHA		3406	3349	3302	3265	3234	3194	3160	3123	3092	3056	3029	3002	2975	2948	2921	2894	2867	2840
RSL		3099	3109	3107	3142	3200	3224	3278	3323	3337	3344	3351	3358	3342	3314	3286	3258	3230	3202
End-Year Social Rented Stock		6505	6458	6409	6407	6434	6418	6438	6446	6429	6400	6380	6360	6317	6262	6207	6152	6097	6042
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			50	50	49	49	48	47	47	46	46	45	45	45	44	44	43	43	43
RSL Voids			47	47	47	48	48	49	50	50	50	50	50	50	50	49	49	48	48
Total Voids																			
GHA		3406	3299	3252	3216	3185	3146	3113	3076	3046	3010	2984	2957	2930	2904	2877	2851	2824	2797
RSL		3099	3062	3060	3095	3152	3176	3229	3273	3287	3294	3301	3308	3292	3264	3237	3209	3182	3154
End-Year Total Lettable Social Rented Stock		6505	6361	6312	6311	6337	6322	6342	6349	6333	6304	6285	6265	6222	6168	6114	6060	6006	5951
Social Rented New Lets (general)																			
GHA		101	107																
RSL		113	101																
Social Rented New Lets (homeless)																			
GHA		76	82																
RSL		62	53																
Social Rented Transfer Lets																			
GHA		70	97																
RSL		86	69																
GHA	0	247	286																
RSL	0	261	223																
TOTAL SOCIAL RENTED LETS	0	508	509																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.8%	8.0%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%
PRO ECTED RELETS			343	341	341	342	341	342	343	342	340	339	338	336	333	330	327	324	321
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	0	0	0	6	0	16	12	33	0	7	7	6	6	0	0	0	0	0
Total Other Affordable New Build	0	0	0	0	6	0	16	12	33	0	7	7	6	6	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.19 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Glasgow: Maryhill Kelvin Canal CPP Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	89	92	40	48	108	248	127	21	72	115	98	98	98	97	24	24	24	24	24
Total Social Rented New Build	89	92	40	48	108	248	127	21	72	115	98	98	98	97	24	24	24	24	24
GHA demolitions			206	185	101	66	96	51	97	30	82	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	164	197	197	197	197	197	230	230	46	46	46	46	46	46
Total Demolitions			206	185	101	230	293	248	294	227	279	230	230	46	46	46	46	46	46
GHA RTB			53	45	41	39	48	46	43	44	43	42	42	42	42	42	42	42	42
RSL RTB			16	19	18	17	17	16	16	16	16	15	15	15	15	14	14	14	13
Total RTB			69	64	59	56	65	62	59	60	59	57	57	57	57	56	56	56	55
GHA		7093	6834	6604	6462	6357	6213	6116	5976	5902	5777	5735	5693	5651	5609	5567	5525	5483	5441
RSL		6270	6294	6323	6413	6480	6393	6201	6060	5962	5847	5700	5553	5589	5552	5516	5480	5444	5409
End-Year Social Rented Stock		13363	13128	12927	12875	12837	12606	12317	12036	11864	11624	11435	11246	11240	11161	11083	11005	10927	10850
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			103	99	97	95	93	92	90	89	87	86	85	85	84	84	83	82	82
RSL Voids			94	95	96	97	96	93	91	89	88	86	83	84	83	83	82	82	81
Total Voids																			
GHA		7093	6731	6505	6365	6262	6120	6024	5886	5813	5690	5649	5608	5566	5525	5483	5442	5401	5359
RSL		6270	6200	6228	6317	6383	6297	6108	5969	5873	5759	5614	5470	5505	5469	5433	5398	5362	5328
End-Year Total Lettable Social Rented Stock		13363	12931	12733	12682	12645	12417	12132	11855	11686	11449	11263	11078	11071	10994	10916	10840	10763	10687
Social Rented New Lets (general)																			
GHA		322	297																
RSL		195	267																
Social Rented New Lets (homeless)																			
GHA		100	125																
RSL		123	104																
Social Rented Transfer Lets																			
GHA		146	174																
RSL		174	130																
GHA	0	568	596																
RSL	0	492	501																
TOTAL SOCIAL RENTED LETS	0	1060	1097																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.9%	8.5%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.5%	6.1%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%
PRO ECTED RELETS			793	739	736	733	720	704	688	678	664	653	643	642	638	633	629	624	620
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	30	23	13	0	102	0	0	0	31	27	26	26	26	7	7	6	6	6
Total Other Affordable New Build	0	30	23	13	0	102	0	0	0	31	27	26	26	26	7	7	6	6	6
* Sub area figures may not total to LA figures due to rounding																			

Table D1.20 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: North East CPP Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	13	39	215	156	113	170	64	198	61	71	141	140	140	140	32	32	32	31	31
Total Social Rented New Build	13	39	215	156	113	170	64	198	61	71	141	140	140	140	32	32	32	31	31
GHA demolitions			784	703	385	250	368	196	370	113	314	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	30	14	0	23	21	0	28	11	46	23	23	23	23	23
Total Demolitions			784	703	385	280	382	196	393	134	314	28	11	46	23	23	23	23	23
GHA RTB			28	31	28	27	33	32	30	30	29	29	29	29	29	29	29	29	29
RSL RTB			11	10	9	9	9	8	8	8	8	8	8	8	7	7	7	7	7
Total RTB			39	41	37	36	42	40	38	38	37	37	37	37	36	36	36	36	36
GHA		8854	8042	7308	6895	6618	6217	5989	5589	5446	5103	5074	5045	5016	4987	4958	4929	4900	4871
RSL		3132	3336	3482	3586	3717	3758	3948	3978	4020	4153	4257	4378	4464	4466	4468	4470	4471	4472
End-Year Social Rented Stock		11986	11378	10790	10481	10335	9975	9937	9567	9466	9256	9331	9423	9480	9453	9426	9399	9371	9343
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			121	110	103	99	93	90	84	82	77	76	76	75	75	74	74	74	73
RSL Voids			50	52	54	56	56	59	60	60	62	64	66	67	67	67	67	67	67
Total Voids																			
GHA		8854	7921	7198	6792	6519	6124	5899	5505	5364	5026	4998	4969	4941	4912	4884	4855	4826	4798
RSL		3132	3286	3430	3532	3661	3702	3889	3918	3960	4091	4193	4312	4397	4399	4401	4403	4404	4405
End-Year Total Lettable Social Rented Stock		11986	11207	10628	10324	10180	9826	9788	9423	9324	9117	9191	9281	9338	9311	9285	9258	9230	9203
Social Rented New Lets (general)																			
GHA		350	327																
RSL		88	107																
Social Rented New Lets (homeless)																			
GHA		132	142																
RSL		86	75																
Social Rented Transfer Lets																			
GHA		198	374																
RSL		148	88																
GHA	0	680	843																
RSL	0	322	270																
TOTAL SOCIAL RENTED LETS	0	1002	1113																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		8.4%	9.9%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.5%	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%
PRO ECTED RELETS			651	600	583	575	555	553	532	527	515	519	524	528	526	525	523	521	520
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	0	0	0	20	23	15	20	13	6	11	11	11	11	3	3	3	2	2
Total Other Affordable New Build	0	0	0	0	20	23	15	20	13	6	11	11	11	11	3	3	3	2	2
* Sub area figures may not total to LA figures due to rounding																			

Table D1.21 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: Pollokshields Southside Central CPP Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	119	163	45	176	69	54	66	214	114	178	63	63	62	62	13	13	12	12	12
Total Social Rented New Build	119	163	45	176	69	54	66	214	114	178	63	63	62	62	13	13	12	12	12
GHA demolitions			446	400	219	142	209	111	210	64	178	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	21	21	21	21	21	21
Total Demolitions			446	400	219	142	209	111	210	64	178	0	0	21	21	21	21	21	21
GHA RTB			23	25	23	22	27	26	25	25	24	24	24	24	24	24	24	24	24
RSL RTB			10	14	13	13	12	12	12	11	11	11	11	11	11	10	10	10	10
Total RTB			33	39	36	35	39	38	37	36	35	35	35	35	35	34	34	34	34
GHA		4015	3546	3121	2879	2715	2479	2342	2107	2018	1816	1792	1768	1744	1720	1696	1672	1648	1624
RSL		4325	4360	4522	4578	4619	4673	4875	4977	5144	5196	5248	5299	5329	5310	5292	5273	5254	5235
End-Year Social Rented Stock		8340	7906	7643	7457	7334	7152	7217	7084	7162	7012	7040	7067	7073	7030	6988	6945	6902	6859
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			53	47	43	41	37	35	32	30	27	27	27	26	26	25	25	25	24
RSL Voids			65	68	69	69	70	73	75	77	78	79	79	80	80	79	79	79	79
Total Voids																			
GHA		4015	3493	3074	2836	2674	2442	2307	2075	1988	1789	1765	1741	1718	1694	1671	1647	1623	1600
RSL		4325	4295	4454	4509	4550	4603	4802	4902	5067	5118	5169	5220	5249	5230	5213	5194	5175	5156
End-Year Total Lettable Social Rented Stock		8340	7788	7528	7345	7224	7045	7109	6977	7055	6907	6934	6961	6967	6924	6884	6841	6798	6756
Social Rented New Lets (general)																			
GHA		119	111																
RSL		117	157																
Social Rented New Lets (homeless)																			
GHA		72	160																
RSL		122	90																
Social Rented Transfer Lets																			
GHA		108	123																
RSL		242	138																
GHA	0	299	394																
RSL	0	481	385																
TOTAL SOCIAL RENTED LETS	0	780	779																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		9.4%	10.0%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.2%	6.7%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
PRO ECTED RELETS			518	448	437	430	419	423	415	420	411	413	414	415	412	410	407	404	402
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	4	13	32	12	20	0	32	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build	0	4	13	32	12	20	0	32	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.22 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: Glasgow: West CPP Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
GHA rented new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build	142	80	104	61	76	24	51	0	0	0	17	17	16	16	0	0	0	0	0
Total Social Rented New Build	142	80	104	61	76	24	51	0	0	0	17	17	16	16	0	0	0	0	0
GHA demolitions			213	191	104	68	100	53	100	31	85	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	21	21	21	22	22	22
Total Demolitions			213	191	104	68	100	53	100	31	85	0	0	21	21	21	22	22	22
GHA RTB			50	80	74	70	87	83	78	79	77	76	76	76	76	76	76	76	76
RSL RTB			3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total RTB			53	84	77	73	90	86	81	82	80	79	79	79	79	79	79	79	79
GHA		10204	9941	9670	9492	9354	9167	9031	8853	8743	8581	8505	8429	8353	8277	8201	8125	8049	7973
RSL		2904	3005	3062	3135	3156	3204	3201	3198	3195	3209	3223	3236	3228	3204	3180	3155	3130	3105
End-Year Social Rented Stock		13108	12946	12732	12627	12510	12371	12232	12051	11938	11790	11728	11665	11581	11481	11381	11280	11179	11078
GHA Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
RSL Voids (%)			1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
GHA Voids			149	145	142	140	138	135	133	131	129	128	126	125	124	123	122	121	120
RSL Voids			45	46	47	47	48	48	48	48	48	48	49	48	48	48	47	47	47
Total Voids																			
GHA		10204	9792	9525	9350	9214	9029	8896	8720	8612	8452	8377	8303	8228	8153	8078	8003	7928	7853
RSL		2904	2960	3016	3088	3109	3156	3153	3150	3147	3161	3175	3187	3180	3156	3132	3108	3083	3058
End-Year Total Lettable Social Rented Stock		13108	12752	12541	12438	12323	12185	12049	11870	11759	11613	11552	11490	11408	11309	11210	11111	11011	10911
Social Rented New Lets (general)																			
GHA		449	497																
RSL		122	129																
Social Rented New Lets (homeless)																			
GHA		280	331																
RSL		68	33																
Social Rented Transfer Lets																			
GHA		279	285																
RSL		105	181																
GHA	0	1008	1113																
RSL	0	295	343																
TOTAL SOCIAL RENTED LETS	0	1303	1456																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		9.9%	11.4%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		7.0%	7.8%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%
PRO ECTED RELETS			990	928	920	912	902	892	878	870	859	855	850	844	837	830	822	815	807
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
GHA LCHO/SO/SE new build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build	0	0	0	25	0	0	0	0	0	0	3	3	2	2	0	0	0	0	0
Total Other Affordable New Build	0	0	0	25	0	0	0	0	0	0	3	3	2	2	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.23 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Inverclyde: Inverclyde East Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			93	263	177	154	195	198	136	84	109	109	108	108	78	78	78	78	77
Total Social Rented New Build			93	263	177	154	195	198	136	84	109	109	108	108	78	78	78	78	77
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			263	495	503	416	190	304	363	386	100	100	100	100	100	100	100	100	100
Total Demolitions			263	495	503	416	190	304	363	386	100	100	100	100	100	100	100	100	100
Council RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL RTB			71	35	33	31	29	28	27	26	25	24	23	22	21	20	19	18	17
Total RTB			71	35	33	31	29	28	27	26	25	24	23	22	21	20	19	18	17
Council	7817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	2892	10228	9987	9720	9361	9068	9044	8910	8656	8328	8312	8297	8282	8268	8225	8183	8142	8102	8062
End-Year Total Social Rented Stock	10709	10228	9987	9720	9361	9068	9044	8910	8656	8328	8312	8297	8282	8268	8225	8183	8142	8102	8062
Council Voids (%)	15.9%																		
RSL Voids (%)	1.9%	13.4%	11.5%	10.4%	9.3%	8.2%	7.1%	6.0%	4.9%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
Council Voids	1247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Voids	56	1378	1152	1013	871	743	639	527	413	301	301	300	299	299	297	296	295	293	292
Total Voids																			
Council	6570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	2836	8850	8835	8707	8490	8325	8405	8383	8243	8027	8011	7997	7983	7969	7928	7887	7847	7809	7770
End-Year Total Lettable Social Rented Stock	9406	8850	8835	8707	8490	8325	8405	8383	8243	8027	8011	7997	7983	7969	7928	7887	7847	7809	7770
Social Rented New Lets (general)																			
Council	180	136	0	0															
RSL	178	200	355	475															
Social Rented New Lets (homeless)																			
Council	114	86	0	0															
RSL	20	25	154	199															
Social Rented Transfer Lets																			
Council	230	174	0	0															
RSL	23	135	250	282															
Council	525	396	0	0															
RSL	221	360	759	956															
TOTAL SOCIAL RENTED LETS	746	756	759	956															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	7.9%	8.5%	8.6%	11.0%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	5.2%	5.0%	5.8%	7.7%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%
PRO ECTED RELETS			509	674	526	516	521	520	511	498	497	496	495	494	492	489	487	484	482
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	79	37	14	47	80	58	59	58	58	57	57	51	51	51	51	51
Total Other Affordable New Build			0	79	37	14	47	80	58	59	58	58	57	57	51	51	51	51	51
* Sub area figures may not total to LA figures due to rounding																			

Table D1.24 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: Inverclyde: Inverclyde West Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			0	0	0	0	24	0	0	2	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			0	0	0	0	24	0	0	2	0	0	0	0	0	0	0	0	0
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL RTB			9	5	5	5	5	4	3	3	3	3	3	3	3	3	3	3	3
Total RTB			9	5	5	5	5	4	3	3	3	3	3	3	3	3	3	3	3
Council	532		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	596	1265	1256	1251	1246	1241	1260	1256	1253	1252	1249	1246	1243	1240	1237	1234	1231	1228	1225
End-Year Total Social Rented Stock	1128	1265	1256	1251	1246	1241	1260	1256	1253	1252	1249	1246	1243	1240	1237	1234	1231	1228	1225
Council Voids (%)	3.4%																		
RSL Voids (%)	3.5%	3.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
Council Voids	18		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Voids	21	47	45	45	45	45	45	45	45	45	45	45	45	45	45	44	44	44	44
Total Voids																			
Council	514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	575	1218	1211	1206	1201	1196	1215	1211	1208	1207	1204	1201	1198	1195	1192	1190	1187	1184	1181
End-Year Total Lettable Social Rented Stock	1089	1218	1211	1206	1201	1196	1215	1211	1208	1207	1204	1201	1198	1195	1192	1190	1187	1184	1181
Social Rented New Lets (general)																			
Council	17	13	0	0															
RSL	16	18	33	45															
Social Rented New Lets (homeless)																			
Council	9	6	0	0															
RSL	1	2	12	15															
Social Rented Transfer Lets																			
Council	23	17	0	0															
RSL	2	13	23	27															
Council	49	36	0	0															
RSL	19	33	68	87															
TOTAL SOCIAL RENTED LETS	68	69	68	87															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	6.3%	5.7%	5.6%	7.2%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	4.0%	3.2%	3.7%	5.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
PRO ECTED RELETS			45	60	48	48	49	48	48	48	48	48	48	48	48	48	47	47	47
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	6	0	0	0	5	5	5	5	6	6	6	6	6
Total Other Affordable New Build			0	0	0	0	6	0	0	0	5	5	5	5	6	6	6	6	6

* Sub area figures may not total to LA figures due to rounding

Table D1.25 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Inverclyde: Kilmacolm Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	0	73	73	73	73	92	92	92	92	92	92	92	92	92	92	92	92	92	92
End-Year Total Social Rented Stock	73	73	73	73	73	92	92	92	92	92	92	92	92	92	92	92	92	92	92
Council Voids (%)																			
RSL Voids (%)	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
Council Voids	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Voids	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Voids																			
Council	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	0	71	71	71	71	90	90	90	90	90	90	90	90	90	90	90	90	90	90
End-Year Total Lettable Social Rented Stock	71	71	71	71	71	90	90	90	90	90	90	90	90	90	90	90	90	90	90
Social Rented New Lets (general)																			
Council	1	0	0	0															
RSL	0	2	2	2															
Social Rented New Lets (homeless)																			
Council	0	0	0	0															
RSL	0	0	1	0															
Social Rented Transfer Lets																			
Council	2	0	0	0															
RSL	0	1	5	2															
Council	2	0	0	0															
RSL	0	3	8	4															
TOTAL SOCIAL RENTED LETS	2	3	8	4															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)	2.8%	4.2%	11.3%	5.6%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)	0.9%	2.8%	4.2%	2.8%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
PRO ECTED RELETS			3	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* Sub area figures may not total to LA figures due to rounding																			

Table D1.26 Glasgow and Clyde Valley Housing Supply Template   Affordable Sector - HLA/UC New Build

Local Authority: North Lanarkshire: Airdrie   Coatbridge Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			39	7	0	0	0	0	30	45	13	13	13	13	23	23	23	23	23
Total Social Rented New Build			39	7	0	0	0	0	30	45	13	13	13	13	23	23	23	23	23
Council demolitions			4	0	0	0	0	0	0	0	0	0	0	5	5	5	5	5	5
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	5	5	5	5	5	5
Total Demolitions			4	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10	10
Council RTB			167	74	155	155	155	155	155	155	155	155	155	155	147	140	133	126	120
RSL RTB			21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
Total RTB			188	95	176	176	176	176	176	176	176	176	176	176	168	161	154	147	141
Council		13314	13143	13069	12914	12759	12604	12449	12294	12139	11984	11829	11674	11514	11362	11217	11079	10948	10823
RSL		2026	2044	2030	2009	1988	1967	1946	1955	1979	1971	1963	1955	1942	1939	1936	1933	1930	1927
End-Year Total Social Rented Stock		15340	15187	15099	14923	14747	14571	14395	14249	14118	13955	13792	13629	13456	13301	13153	13012	12878	12750
Council Voids (%)			1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%	1.32%
RSL Voids (%)			1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%
Council Voids			173	173	170	168	166	164	162	160	158	156	154	152	150	148	146	145	143
RSL Voids			25	25	25	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Total Voids			198	198	195	192	190	188	186	184	182	180	178	176	174	172	170	169	167
Council		13314	12970	12896	12744	12591	12438	12285	12132	11979	11826	11673	11520	11362	11212	11069	10933	10803	10680
RSL		2026	2019	2005	1984	1964	1943	1922	1931	1955	1947	1939	1931	1918	1915	1912	1909	1906	1903
End-Year Total Lettable Social Rented Stock		15340	14989	14901	14728	14555	14381	14207	14063	13934	13773	13612	13451	13280	13127	12981	12842	12709	12583
Social Rented New Lets (general)																			
Council	564	555	481	473															
RSL	131	129	109	123															
Social Rented New Lets (homeless)																			
Council	438	380	448	394															
RSL	22	10	15	16															
Social Rented Transfer Lets																			
Council	202	224	206	258															
RSL	12	8	27	16															
Council	1204	1159	1135	1125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	165	147	151	154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SOCIAL RENTED LETS	1369	1306	1286	1279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		8.5%	8.6%	8.6%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		7.0%	7.0%	6.7%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%
PRO ECTED RELETS		1074	1053	1006	1016	1004	992	980	970	961	950	939	928	916	906	896	886	877	868
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.27 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: North Lanarkshire: Cumbernauld Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			72	39	54	47	70	68	46	70	146	146	146	146	73	73	72	72	72
Total Social Rented New Build			72	39	54	47	70	68	46	70	146	146	146	146	73	73	72	72	72
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	5	5	5	5	5	5
RSL demolitions			0	41	0	0	47	0	44	0	56	0	69	5	5	5	5	5	5
Total Demolitions			0	41	0	0	47	0	44	0	56	0	69	10	10	10	10	10	10
Council RTB			54	30	63	63	63	63	63	63	63	63	63	63	60	57	54	51	49
RSL RTB			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Total RTB			64	40	73	73	73	73	73	73	73	73	73	73	70	67	64	61	59
Council		4291	4237	4207	4144	4081	4018	3955	3892	3829	3766	3703	3640	3572	3507	3445	3386	3330	3276
RSL		2912	2974	2962	3006	3043	3056	3114	3106	3166	3246	3382	3449	3580	3638	3696	3753	3810	3867
End-Year Total Social Rented Stock		7203	7211	7169	7150	7124	7074	7069	6998	6995	7012	7085	7089	7152	7145	7141	7139	7140	7143
Council Voids (%)			1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%	1.10%
RSL Voids (%)			1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%	1.27%
Council Voids			47	46	46	45	44	44	43	42	41	41	40	39	39	38	37	37	36
RSL Voids			38	38	38	39	39	40	39	40	41	43	44	45	46	47	48	48	49
Total Voids			85	84	84	84	83	84	82	82	82	84	84	84	85	85	85	85	85
Council		4291	4190	4161	4098	4036	3974	3911	3849	3787	3725	3662	3600	3533	3468	3407	3349	3293	3240
RSL		2912	2936	2924	2968	3004	3017	3074	3067	3126	3205	3339	3405	3535	3592	3649	3705	3762	3818
End-Year Total Lettable Social Rented Stock		7203	7126	7085	7066	7040	6991	6985	6916	6913	6930	7001	7005	7068	7060	7056	7054	7055	7058
Social Rented New Lets (general)																			
Council	57	75	84	76															
RSL	145	138	204	162															
Social Rented New Lets (homeless)																			
Council	176	151	170	148															
RSL	63	33	51	49															
Social Rented Transfer Lets																			
Council	46	45	47	55															
RSL	37	24	12	24															
Council	279	271	301	279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	245	195	267	236	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SOCIAL RENTED LETS	524	466	568	515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		6.5%	8.0%	7.3%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.5%	7.1%	6.1%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%
PRO ECTED RELETS		397	509	435	438	436	433	433	429	429	430	434	434	438	438	437	437	437	438
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* Sub area figures may not total to LA figures due to rounding																			

Table D1.28 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: North Lanarkshire: Motherwell Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			124	163	71	0	0	38	22	56	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			124	163	71	0	0	38	22	56	0	0	0	0	0	0	0	0	0
Council demolitions			216	0	0	161	0	0	0	0	0	0	0	5	5	5	5	5	5
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	5	5	5	5	5	5
Total Demolitions			216	0	0	161	0	0	0	0	0	0	0	10	10	10	10	10	10
Council RTB			169	96	202	202	202	202	202	202	202	202	202	202	192	182	173	165	156
RSL RTB			33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
Total RTB			202	129	235	235	235	235	235	235	235	235	235	235	225	215	206	198	189
Council		20385	20000	19904	19702	19339	19137	18935	18733	18531	18329	18127	17925	17718	17521	17334	17156	16986	16825
RSL		3300	3391	3521	3559	3526	3493	3498	3487	3510	3477	3444	3411	3373	3335	3297	3259	3221	3183
End-Year Total Social Rented Stock		23685	23391	23425	23261	22865	22630	22433	22220	22041	21806	21571	21336	21091	20856	20631	20415	20207	20008
Council Voids (%)			1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%	1.97%
RSL Voids (%)			1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%	1.23%
Council Voids			394	392	388	381	377	373	369	365	361	357	353	349	345	341	338	335	331
RSL Voids			42	43	44	43	43	43	43	43	43	42	42	41	41	41	40	40	39
Total Voids			436	435	432	424	420	416	412	408	404	399	395	390	386	382	378	375	370
Council		20385	19606	19512	19314	18958	18760	18562	18364	18166	17968	17770	17572	17369	17176	16993	16818	16651	16494
RSL		3300	3349	3478	3515	3483	3450	3455	3444	3467	3434	3402	3369	3332	3294	3256	3219	3181	3144
End-Year Total Lettable Social Rented Stock		23685	22955	22990	22829	22441	22210	22017	21808	21633	21402	21172	20941	20701	20470	20249	20037	19832	19638
Social Rented New Lets (general)																			
Council	859	825	863	921															
RSL	280	254	362	299															
Social Rented New Lets (homeless)																			
Council	679	628	572	545															
RSL	32	28	24	28															
Social Rented Transfer Lets																			
Council	574	330	308	342															
RSL	33	33	65	44															
Council	2112	1783	1743	1808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL	345	315	451	370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SOCIAL RENTED LETS	2457	2098	2194	2178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		8.9%	9.6%	9.5%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		7.3%	7.9%	7.8%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
PRO ECTED RELETS				1793	1758	1728	1710	1695	1679	1666	1648	1630	1612	1594	1576	1559	1543	1527	1512
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* Sub area figures may not total to LA figures due to rounding																			

Table D1.29 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: Renfrewshire Council: ohnstone   Elderslie Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			27	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			27	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council demolitions			0	80	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			42	80	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			19	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
RSL RTB			5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Total RTB			24	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Council		2543	2524	2430	2416	2402	2350	2336	2322	2308	2294	2280	2266	2252	2238	2224	2210	2196	2182
RSL		1202	1182	1243	1239	1235	1231	1227	1223	1219	1215	1211	1207	1203	1199	1195	1191	1187	1183
End-Year Total Social Rented Stock		3745	3706	3673	3655	3637	3581	3563	3545	3527	3509	3491	3473	3455	3437	3419	3401	3383	3365
Council Voids (%)			1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
RSL Voids (%)			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Council Voids			45	44	43	43	42	42	42	42	41	41	41	41	40	40	40	40	39
RSL Voids			24	25	25	25	25	25	24	24	24	24	24	24	24	24	24	24	24
Total Voids			69	69	68	68	67	67	66	66	65	65	65	65	64	64	64	64	63
Council		2543	2479	2386	2373	2359	2308	2294	2280	2266	2253	2239	2225	2211	2198	2184	2170	2156	2143
RSL		1202	1158	1218	1214	1210	1206	1202	1199	1195	1191	1187	1183	1179	1175	1171	1167	1163	1159
End-Year Total Lettable Social Rented Stock		3745	3637	3604	3587	3569	3514	3496	3479	3461	3444	3426	3408	3390	3373	3355	3337	3319	3302
Social Rented New Lets (general)																			
Council		176	102	142															
RSL		110	91	99															
Social Rented New Lets (homeless)																			
Council		70	69	66															
RSL		15	7	24															
Social Rented Transfer Lets																			
Council		67	69	58															
RSL		33	28	53															
Council		313	240	266															
RSL		158	126	176															
TOTAL SOCIAL RENTED LETS		471	366	442															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		12.6%	10.1%	12.0%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		9.9%	7.4%	9.2%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
PRO ECTED RELETS			269	331	316	314	309	308	306	305	303	301	300	298	297	295	294	292	291
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	5	5	4	4	4	4	4	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	5	5	4	4	4	4	4	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.30 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Renfrewshire Council: North Renfrewshire Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			20	0	30	30	32	55	40	0	30	30	30	30	0	0	0	0	0
Total Social Rented New Build			20	0	30	30	32	55	40	0	30	30	30	30	0	0	0	0	0
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
RSL RTB			3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total RTB			7	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Council		137	133	131	129	127	125	123	121	119	117	115	113	111	109	107	105	103	101
RSL		820	837	835	863	891	921	974	1012	1010	1038	1066	1094	1122	1120	1118	1116	1114	1112
End-Year Total Social Rented Stock		957	970	966	992	1018	1046	1097	1133	1129	1155	1181	1207	1233	1229	1225	1221	1217	1213
Council Voids (%)			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
RSL Voids (%)			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Council Voids			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL Voids			17	17	17	18	18	19	20	20	21	21	22	22	22	22	22	22	22
Total Voids			17	17	17	18	18	19	20	20	21	21	22	22	22	22	22	22	22
Council		137	133	131	129	127	125	123	121	119	117	115	113	111	109	107	105	103	101
RSL		820	820	818	846	873	903	955	992	990	1017	1045	1072	1100	1098	1096	1094	1092	1090
End-Year Total Lettable Social Rented Stock		957	953	949	975	1000	1028	1078	1113	1109	1134	1160	1185	1211	1207	1203	1199	1195	1191
Social Rented New Lets (general)																			
Council		3	6	6															
RSL		22	70	13															
Social Rented New Lets (homeless)																			
Council		0	2	1															
RSL		22	22	8															
Social Rented Transfer Lets																			
Council		0	1	0															
RSL		13	30	9															
Council		3	9	7															
RSL		57	122	30															
TOTAL SOCIAL RENTED LETS		60	131	37															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		6.3%	13.7%	3.8%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		4.9%	10.5%	3.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
PRO ECTED RELETS			100	28	59	61	63	66	68	68	69	71	72	74	74	73	73	73	73
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* Sub area figures may not total to LA figures due to rounding																			

Table D1.31 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: Renfrewshire Council: Paisley Linwood Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			44	190	118	99	32	47	25	25	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			44	190	118	99	32	47	25	25	0	0	0	0	0	0	0	0	0
Council demolitions			439	184	89	47	0	0	80	0	0	0	0	0	0	0	0	0	0
RSL demolitions			80	90	50	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			519	274	139	71	0	0	80	0	0	0	0	0	0	0	0	0	0
Council RTB			56	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
RSL RTB			5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Total RTB			61	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47
Council		8822	8327	8100	7968	7878	7835	7792	7669	7626	7583	7540	7497	7454	7411	7368	7325	7282	7239
RSL		4817	4776	4872	4936	5007	5035	5078	5099	5120	5116	5112	5108	5104	5100	5096	5092	5088	5084
End-Year Total Social Rented Stock		13639	13103	12972	12904	12885	12870	12870	12768	12746	12699	12652	12605	12558	12511	12464	12417	12370	12323
Council Voids (%)			2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
RSL Voids (%)			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Council Voids			233	227	223	221	219	218	215	214	212	211	210	209	208	206	205	204	203
RSL Voids			96	97	99	100	101	102	102	102	102	102	102	102	102	102	102	102	102
Total Voids			329	324	322	321	320	320	317	316	314	313	312	311	310	308	307	306	305
Council		8822	8094	7873	7745	7657	7616	7574	7454	7412	7371	7329	7287	7245	7203	7162	7120	7078	7036
RSL		4817	4680	4775	4837	4907	4934	4976	4997	5018	5014	5010	5006	5002	4998	4994	4990	4986	4982
End-Year Total Lettable Social Rented Stock		13639	12774	12648	12582	12564	12550	12550	12451	12430	12385	12339	12293	12247	12201	12156	12110	12064	12018
Social Rented New Lets (general)																			
Council		420	271	321															
RSL		413	385	371															
Social Rented New Lets (homeless)																			
Council		204	348	325															
RSL		81	56	89															
Social Rented Transfer Lets																			
Council		234	117	130															
RSL		131	120	197															
Council		858	736	776															
RSL		625	561	657															
TOTAL SOCIAL RENTED LETS		1483	1297	1433															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		10.9%	10.2%	11.0%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		8.2%	8.3%	8.7%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%
PRO ECTED RELETS			1060	1106	1057	1055	1054	1054	1046	1044	1040	1036	1033	1029	1025	1021	1017	1013	1010
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	20	20	19	19	19	19	19	9	9	9	8	9	9	9	9	9
Total Other Affordable New Build			0	20	20	19	19	19	19	19	9	9	9	8	9	9	9	9	9

* Sub area figures may not total to LA figures due to rounding

Table D1.32 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: Renfrewshire Council: Renfrew Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			0	29	5	4	4	4	4	4	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			0	29	5	4	4	4	4	4	0	0	0	0	0	0	0	0	0
Council demolitions			4	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			4	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			14	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
RSL RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			14	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Council		1758	1740	1686	1675	1664	1653	1642	1631	1620	1609	1598	1587	1576	1565	1554	1543	1532	1521
RSL		287	287	316	321	325	329	333	337	341	341	341	341	341	341	341	341	341	341
End-Year Total Social Rented Stock		2045	2027	2002	1996	1989	1982	1975	1968	1961	1950	1939	1928	1917	1906	1895	1884	1873	1862
Council Voids (%)			1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%
RSL Voids (%)			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Council Voids			33	32	32	32	31	31	31	31	31	30	30	30	30	30	29	29	29
RSL Voids			6	6	6	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Total Voids			39	38	38	39	38	38	38	38	38	37	37	37	37	37	36	36	36
Council		1758	1707	1654	1643	1632	1622	1611	1600	1589	1578	1568	1557	1546	1535	1524	1514	1503	1492
RSL		287	281	310	315	318	322	326	330	334	334	334	334	334	334	334	334	334	334
End-Year Total Lettable Social Rented Stock		2045	1988	1964	1958	1950	1944	1937	1930	1923	1912	1902	1891	1880	1869	1858	1848	1837	1826
Social Rented New Lets (general)																			
Council		76	64	53															
RSL		20	15	16															
Social Rented New Lets (homeless)																			
Council		48	63	65															
RSL		3	3	5															
Social Rented Transfer Lets																			
Council		58	24	28															
RSL		6	3	9															
Council		182	151	146															
RSL		29	21	30															
TOTAL SOCIAL RENTED LETS		211	172	176															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		10.3%	8.7%	8.8%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		7.2%	7.3%	7.1%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%
PRO ECTED RELETS			145	139	141	140	140	139	139	138	138	137	136	135	135	134	133	132	131
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.33 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build																			
Local Authority: Renfrewshire Council: West Renfrewshire Sub-Area																			
SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build																			
RSL rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Social Rented New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
RSL RTB			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total RTB			6	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Council		720	714	709	704	699	694	689	684	679	674	669	664	659	654	649	644	639	634
RSL		80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
End-Year Total Social Rented Stock		800	794	789	784	779	774	769	764	759	754	749	744	739	734	729	724	719	714
Council Voids (%)			0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
RSL Voids (%)			2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Council Voids			6	6	6	6	6	6	5	5	5	5	5	5	5	5	5	5	5
RSL Voids			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Voids			8	8	8	8	8	8	7	7	7	7	7	7	7	7	7	7	7
Council		720	708	703	698	693	688	683	679	674	669	664	659	654	649	644	639	634	629
RSL		80	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78
End-Year Total Lettable Social Rented Stock		800	786	781	776	771	766	761	757	752	747	742	737	732	727	722	717	712	707
Social Rented New Lets (general)																			
Council		39	20	23															
RSL		4	4	3															
Social Rented New Lets (homeless)																			
Council		4	5	10															
RSL		1	0	2															
Social Rented Transfer Lets																			
Council		10	9	6															
RSL		1	1	2															
Council		53	34	39															
RSL		6	5	7															
TOTAL SOCIAL RENTED LETS		59	39	46															
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.4%	5.0%	5.8%															
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		6.0%	3.7%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
PRO ECTED RELETS			29	38	38	38	38	37	37	37	37	36	36	36	36	35	35	35	35
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* Sub area figures may not total to LA figures due to rounding																			

Table D1.34 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: South Lanarkshire Council: Clydesdale Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			17	0	0	25	31	0	0	0	24	24	24	23	0	0	0	0	0
Total Social Rented New Build			17	0	0	25	31	0	0	0	24	24	24	23	0	0	0	0	0
Council demolitions			21	4	73	0	0	0	6	6	6	6	6	6	6	6	6	6	6
RSL demolitions			0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Demolitions			21	4	76	3	3	3	9	9	9	9	9	9	9	9	9	9	9
Council RTB			23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23
RSL RTB			4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Total RTB			27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27
Council	5347	5212	5168	5141	5045	5022	4999	4976	4947	4918	4889	4860	4831	4802	4773	4744	4715	4686	4657
RSL		1441	1454	1450	1443	1461	1485	1478	1471	1464	1481	1498	1515	1531	1524	1517	1510	1503	1496
End-Year Total Social Rented Stock	5347	6653	6622	6591	6488	6483	6484	6454	6418	6382	6370	6358	6346	6333	6297	6261	6225	6189	6153
Council Voids (%)			1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
RSL Voids (%)			1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
Council Voids			72	72	71	70	70	70	69	69	68	68	68	67	67	66	66	66	65
RSL Voids			20	20	20	20	21	21	21	20	21	21	21	21	21	21	21	21	21
Total Voids																			
Council		5212	5096	5069	4974	4952	4929	4906	4878	4849	4821	4792	4763	4735	4706	4678	4649	4620	4592
RSL		1441	1434	1430	1423	1441	1464	1457	1450	1444	1460	1477	1494	1510	1503	1496	1489	1482	1475
End-Year Total Lettable Social Rented Stock		6653	6530	6499	6397	6393	6393	6363	6328	6293	6281	6269	6257	6245	6209	6174	6138	6102	6067
Social Rented New Lets (general)																			
Council	237	207	188																
RSL	44	93	69																
Social Rented New Lets (homeless)																			
Council	159	220	191																
RSL	26	56	41																
Social Rented Transfer Lets																			
Council	107	103	106																
RSL	17	36	28																
Council	503	530	485																
RSL	87	185	138																
TOTAL SOCIAL RENTED LETS	590	715	623																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		10.7%	9.5%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		8.7%	7.49%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%	8.1%
PRO ECTED RELETS			489	525	517	517	517	514	511	508	508	507	506	505	502	499	496	493	490
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.35 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: South Lanarkshire Council: East Kilbride Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			12	30	82	58	59	37	37	37	99	99	99	98	52	52	52	51	51
Total Social Rented New Build			12	30	82	58	59	37	37	37	99	99	99	98	52	52	52	51	51
Council demolitions			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL demolitions			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council RTB			29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
RSL RTB			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total RTB			31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31
Council	5508	4995	4966	4937	4908	4879	4850	4821	4792	4763	4734	4705	4676	4647	4618	4589	4560	4531	4502
RSL		625	633	661	741	797	854	889	924	959	1056	1153	1250	1346	1396	1446	1496	1545	1594
End-Year Total Social Rented Stock	5508	5620	5599	5598	5649	5676	5704	5710	5716	5722	5790	5858	5926	5993	6014	6035	6056	6076	6096
Council Voids (%)			0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
RSL Voids (%)			0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Council Voids			35	35	34	34	34	34	34	33	33	33	33	33	32	32	32	32	32
RSL Voids			4	5	5	6	6	6	6	7	7	8	9	9	10	10	10	11	11
Total Voids																			
Council		4995	4931	4902	4874	4845	4816	4787	4758	4730	4701	4672	4643	4614	4586	4557	4528	4499	4470
RSL		625	629	656	736	791	848	883	918	952	1049	1145	1241	1337	1386	1436	1486	1534	1583
End-Year Total Lettable Social Rented Stock		5620	5560	5558	5610	5636	5664	5670	5676	5682	5750	5817	5884	5951	5972	5993	6014	6033	6053
Social Rented New Lets (general)																			
Council	129	101	105																
RSL	28	41	54																
Social Rented New Lets (homeless)																			
Council	103	129	147																
RSL	17	24	32																
Social Rented Transfer Lets																			
Council	76	92	75																
RSL	11	17	22																
Council	308	322	327																
RSL	56	82	108																
TOTAL SOCIAL RENTED LETS	364	404	435																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.2%	7.8%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		5.2%	6.08%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%
PRO ECTED RELETS			338	315	318	320	321	321	322	322	326	330	334	337	339	340	341	342	343

INTERMEDIATE SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.36 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: South Lanarkshire Council: Hamilton Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			36	2	9	62	42	2	1	1	115	115	115	114	60	60	60	60	59
Total Social Rented New Build			36	2	9	62	42	2	1	1	115	115	115	114	60	60	60	60	59
Council demolitions			0	0	0	0	0	0	2	2	2	2	2	2	2	2	2	2	2
RSL demolitions			3	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Demolitions			3	0	3	3	3	3	5	5	5	5	5	5	5	5	5	5	5
Council RTB			52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52
RSL RTB			6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Total RTB			58	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58
Council	10461	10618	10566	10514	10462	10410	10358	10306	10252	10198	10144	10090	10036	9982	9928	9874	9820	9766	9712
RSL		1831	1858	1854	1854	1907	1940	1933	1925	1917	2023	2129	2235	2340	2391	2442	2493	2544	2594
End-Year Total Social Rented Stock	10461	12449	12424	12368	12316	12317	12298	12239	12177	12115	12167	12219	12271	12322	12319	12316	12313	12310	12306
Council Voids (%)			0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
RSL Voids (%)			0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Council Voids			85	84	84	83	83	82	82	82	81	81	80	80	79	79	79	78	78
RSL Voids			15	15	15	15	16	15	15	15	16	17	18	19	19	20	20	20	21
Total Voids																			
Council		10618	10481	10430	10378	10327	10275	10224	10170	10116	10063	10009	9956	9902	9849	9795	9741	9688	9634
RSL		1831	1843	1839	1839	1892	1924	1918	1910	1902	2007	2112	2217	2321	2372	2422	2473	2524	2573
End-Year Total Lettable Social Rented Stock		12449	12324	12269	12217	12219	12199	12142	12080	12018	12070	12121	12173	12223	12221	12217	12214	12212	12207
Social Rented New Lets (general)																			
Council	285	221	195																
RSL	121	89	150																
Social Rented New Lets (homeless)																			
Council	323	421	450																
RSL	73	53	90																
Social Rented Transfer Lets																			
Council	192	198	161																
RSL	48	36	59																
Council	800	840	806																
RSL	242	178	299																
TOTAL SOCIAL RENTED LETS	1042	1018	1105																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		8.2%	9.0%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		6.3%	7.18%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%	6.7%
PRO ECTED RELETS			885	827	823	824	822	818	814	810	814	817	820	824	824	823	823	823	823
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.37 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: South Lanarkshire Council: Rutherglen Cambuslang Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			134	51	31	52	67	36	7	7	46	46	45	45	27	27	27	26	26
Total Social Rented New Build			134	51	31	52	67	36	7	7	46	46	45	45	27	27	27	26	26
Council demolitions			55	115	104	65	86	40	2	2	2	2	2	2	2	2	2	2	2
RSL demolitions			0	7	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Demolitions			55	122	107	68	89	43	5	5	5	5	5	5	5	5	5	5	5
Council RTB			22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
RSL RTB			8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Total RTB			30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Council	5405	5559	5482	5345	5219	5132	5024	4962	4938	4914	4890	4866	4842	4818	4794	4770	4746	4722	4698
RSL		1596	1722	1758	1778	1819	1875	1900	1896	1892	1927	1962	1996	2030	2046	2062	2078	2093	2108
End-Year Total Social Rented Stock	5405	7155	7204	7103	6997	6951	6899	6862	6834	6806	6817	6828	6838	6848	6840	6832	6824	6815	6806
Council Voids (%)			1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
RSL Voids (%)			1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Council Voids			100	98	96	94	92	91	90	90	89	89	89	88	88	87	87	86	86
RSL Voids			19	19	20	20	21	21	21	21	21	22	22	22	23	23	23	23	23
Total Voids																			
Council		5559	5382	5247	5123	5038	4932	4871	4848	4824	4801	4777	4753	4730	4706	4683	4659	4636	4612
RSL		1596	1703	1739	1758	1799	1854	1879	1875	1871	1906	1940	1974	2008	2023	2039	2055	2070	2085
End-Year Total Lettable Social Rented Stock		7155	7085	6986	6881	6837	6786	6750	6723	6695	6707	6717	6727	6738	6729	6722	6714	6706	6697
Social Rented New Lets (general)																			
Council	162	164	149																
RSL	82	92	105																
Social Rented New Lets (homeless)																			
Council	212	217	259																
RSL	49	55	63																
Social Rented Transfer Lets																			
Council	106	93	90																
RSL	32	37	41																
Council	480	474	498																
RSL	163	184	209																
TOTAL SOCIAL RENTED LETS	643	658	707																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		9.2%	10.0%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		7.4%	8.13%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%
PRO ECTED RELETS			576	541	533	530	526	523	521	519	520	521	521	522	521	521	520	520	519
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Affordable New Build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* Sub area figures may not total to LA figures due to rounding

Table D1.38 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: West Dunbartonshire Council: Clydebank Old Kilpatrick Sub-Area

SOCIAL RENTED SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			0	60	78	54	39	33	70	3	17	17	17	16	35	35	35	35	34
Total Social Rented New Build			0	60	78	54	39	33	70	3	17	17	17	16	35	35	35	35	34
Council demolitions			0	0	18	19	19	0	0	0	140	140	140	140	142	20	20	20	19
RSL demolitions			0	25	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			0	25	43	44	44	0	0	0	140	140	140	140	142	20	20	20	19
Council RTB			35	25	25	25	25	25	20	20	20	20	20	18	18	18	18	18	14
RSL RTB			13	11	11	10	10	9	9	8	8	7	7	6	6	5	5	4	4
Total RTB			48	36	36	35	35	34	29	28	28	27	27	24	24	23	23	22	18
Council		5942	5907	5882	5839	5795	5751	5726	5706	5686	5526	5366	5206	5048	4888	4850	4812	4774	4741
RSL		3706	3693	3717	3759	3778	3782	3806	3867	3862	3871	3881	3891	3901	3930	3960	3990	4021	4051
End-Year Total Social Rented Stock		9648	9600	9599	9598	9573	9533	9532	9573	9548	9397	9247	9097	8949	8818	8810	8802	8795	8792
Council Voids (%)		5.5%	5.5%	5.0%	4.5%	4.0%	3.0%	2.5%	2.0%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
RSL Voids (%)		3.4%	3.4%	3.4%	3.2%	3.0%	2.5%	2.2%	1.8%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Council Voids			325	294	263	232	173	143	114	80	77	75	73	71	68	68	67	67	66
RSL Voids			126	126	120	113	95	84	70	62	62	62	62	62	63	63	64	64	65
Total Voids																			
Council		5942	5582	5588	5576	5563	5578	5583	5592	5606	5449	5291	5133	4977	4820	4782	4745	4707	4675
RSL		3706	3567	3591	3639	3665	3687	3722	3797	3800	3809	3819	3829	3839	3867	3897	3926	3957	3986
End-Year Total Lettable Social Rented Stock		9648	9149	9179	9215	9228	9265	9305	9389	9406	9258	9110	8962	8816	8687	8679	8671	8664	8661
Social Rented New Lets (general)																			
Council		227	167																
RSL		109	79																
Social Rented New Lets (homeless)																			
Council		199	276																
RSL		95	132																
Social Rented Transfer Lets																			
Council		72	65																
RSL		35	32																
Council	0	498	508																
RSL	0	239	243																
TOTAL SOCIAL RENTED LETS	0	737	751																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		7.6%	8.2%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		6.5%	7.1%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%
PRO ECTED RELETS			654	624	627	628	630	633	638	640	630	619	609	599	591	590	590	589	589
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	0	0	0	4	30	30	50	50	50	50	46	46	46	46	46
Total Other Affordable New Build			0	0	0	0	0	4	30	30	50	50	50	50	46	46	46	46	46

* Sub area figures may not total to LA figures due to rounding

Table D1.39 Glasgow and Clyde Valley Housing Supply Template Affordable Sector - HLA/UC New Build

Local Authority: West Dunbartonshire Council: Dumbarton Vale of Leven Sub-Area

SOCIAL RENTED SECTOR	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Council rented new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL rented new build			95	38	30	46	93	79	61	129	53	53	53	52	53	53	52	52	52
Total Social Rented New Build			95	38	52	48	64	54	64	64	53	53	53	52	53	53	52	52	52
Council demolitions			0	12	30	29	30	95	95	96	85	85	85	85	86	56	56	56	58
RSL demolitions			54	25	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0
Total Demolitions			54	37	55	54	55	95	95	96	85	85	85	85	86	56	56	56	58
Council RTB			33	25	25	25	25	25	21	21	21	21	21	18	18	18	18	18	14
RSL RTB			2	11	10	10	9	9	8	8	7	7	6	6	5	5	4	4	3
Total RTB			35	36	35	35	34	34	29	29	28	28	27	24	23	23	22	22	17
Council		5728	5695	5658	5603	5549	5494	5374	5258	5141	5035	4929	4823	4720	4616	4542	4468	4394	4322
RSL		1896	1935	1937	1932	1943	2002	2072	2125	2246	2292	2338	2385	2431	2479	2527	2575	2623	2672
End-Year Total Social Rented Stock		7624	7630	7595	7535	7492	7496	7446	7383	7387	7327	7267	7208	7151	7095	7069	7043	7017	6994
Council Voids (%)		5.5%	5.5%	5.0%	4.5%	4.0%	3.0%	2.5%	2.0%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%
RSL Voids (%)		3.4%	3.4%	3.4%	3.2%	3.0%	2.5%	2.2%	1.8%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Council Voids			313	283	252	222	165	134	105	72	70	69	68	66	65	64	63	62	61
RSL Voids			66	66	62	58	50	46	38	36	37	37	38	39	40	40	41	42	43
Total Voids																			
Council		5728	5382	5375	5351	5327	5329	5240	5153	5069	4965	4860	4755	4654	4551	4478	4405	4332	4261
RSL		1896	1869	1871	1870	1885	1952	2026	2087	2210	2255	2301	2347	2392	2439	2487	2534	2581	2629
End-Year Total Lettable Social Rented Stock		7624	7251	7246	7221	7212	7281	7266	7240	7279	7220	7161	7102	7046	6990	6965	6939	6913	6890
Social Rented New Lets (general)																			
Council		221	217																
RSL		106	104																
Social Rented New Lets (homeless)																			
Council		156	252																
RSL		75	121																
Social Rented Transfer Lets																			
Council		72	90																
RSL		34	43																
Council	0	449	559																
RSL	0	215	268																
TOTAL SOCIAL RENTED LETS	0	664	827																
SOCIAL RENTED TURNOVER RATE (total lets as age of total stock)		8.7%	11.4%																
SOCIAL RENTED TURNOVER RATE (new lets as age of total stock)		7.3%	9.6%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%
PRO ECTED RELETS			694	609	607	606	612	610	608	611	606	602	597	592	587	585	583	581	579
INTERMEDIATE SECTOR	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**
Council LCHO/SO/SE new build			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RSL LCHO/SO/SE new build			0	0	18	0	0	0	5	2	47	46	46	46	32	32	32	32	32
Total Other Affordable New Build			0	0	18	0	0	0	5	2	47	46	46	46	32	32	32	32	32

* Sub area figures may not total to LA figures due to rounding

GLASGOW and the CLYDE VALLEY strategic development planning authority

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Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing
Annex E Housing Needs Assessment Proformas

Final

June 2011

HNDA

Housing Needs Assessment Proformas – LA Sub-Area

C2 Low Affordability

Table E1.1 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability																					
Local Authority: East Dunbartonshire: Bearsden & Milngavie Sub-Area*																					
	2008-09	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		110	110	110	110	110	110	110		110	110	110									
Net Current Housing Need - Low Estimate (Affordability test applied)		93	93	93	93	93	93	93		93	93	93									
Newly Arising Need - newly forming households (Affordability test applied)	55	58	57	58	58	59	61	60		58	59	59	59		61	61	61	61	57		
Newly Arising Need - migrants moving into social renting	10	10	10	10	10	10	10	10		10	10	10	10		10	10	11	11	11		
Newly Arising Need - existing households falling into need (owners)	30	30	30	30	30	30	30	30		30	30	30	30		30	30	30	30	30		
Newly Arising Need - existing households falling into need (private renters)	20	19	18	18	18	17	17	17		17	17	18	18		18	18	18	18	18		
Total Annual Housing Need (high estimate)	114	226	225	226	225	226	228	227	*1,698*	225	226	227	117	*795*	119	119	119	119	116	*592*	*3,085*
Total Annual Housing Need (low estimate)	114	209	208	209	208	209	211	210	*1,579*	208	209	210	117	*744*	119	119	119	119	116	*592*	*2,915*
Total Social Rented Lettable Stock	1033	1027	1034	1041	1032	1024	1017	1009		1002	996	990	984		979	973	968	963	960		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%	3.8%		
Total annual supply (new social rented lets)	38	39	39	40	39	39	39	38	*311*	*38*	38	38	37	*151*	37	37	37	37	36	*184*	*646*
Net Annual Housing Need (high estimate)	76	187	186	186	186	187	189	189	*1,386*	187	188	189	80	*644*	82	82	82	82	80	*408*	*2,438*
Net Annual Housing Need (low estimate)	76	170	169	169	169	170	172	172	*1,267*	170	171	172	80	*593*	82	82	82	82	80	*408*	*2,268*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	76	187	186	186	186	187	189	189	*1,386*	187	188	189	80	*644*	82	82	82	82	80	*408*	*2,438*
Net Annual Housing Need (low estimate)	76	170	169	169	169	170	172	172	*1,267*	170	171	172	80	*593*	82	82	82	82	80	*408*	*2,268*

Table E1.2 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability																					
Local Authority: East Dunbartonshire: Strathkelvin Sub Area*																					
	2008-09	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		261	261	261	261	261	261	261		261	261	261									
Net Current Housing Need - Low Estimate (Affordability test applied)		224	224	224	224	224	224	224		224	224	224									
Newly Arising Need - newly forming households (Affordability test applied)	224	236	230	237	235	240	247	245		237	239	240	240		246	248	248	249	234		
Newly Arising Need - migrants moving into social renting	40	40	40	40	40	40	40	41		41	41	41	42		42	42	43	43	43		
Newly Arising Need - existing households falling into need (owners)	44	44	44	44	44	44	44	44		44	44	44	44		44	44	44	44	44		
Newly Arising Need - existing households falling into need (private renters)	43	41	40	39	38	38	38	38		38	38	38	38		39	39	39	39	39		
Total Annual Housing Need (high estimate)	350	622	615	621	618	623	630	628	*4,707*	621	623	625	363	*2,232*	371	372	374	375	360	*1,851*	*8,790*
Total Annual Housing Need (low estimate)	350	585	578	584	581	586	593	591	*4,448*	584	586	588	363	*2,121*	371	372	374	375	360	*1,851*	*8,420*
Total Social Rented Lettable Stock	4074	3985	3848	3821	3829	3828	3806	3785		3,782	3782	3779	3779		3763	3748	3733	3719	3705		
Social Rented Turnover Rate (new lets as % of all Stock)	5.3%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	216	223	215	214	214	214	213	212	*1,721*	212	212	212	212	*848*	211	210	209	208	207	*1,045*	*3,614*
Net Annual Housing Need (high estimate)	134	399	400	407	404	409	417	416	*2,986*	409	411	413	151	*1,384*	160	162	165	167	153	*806*	*5,176*
Net Annual Housing Need (low estimate)	134	362	363	370	367	372	380	379	*2,727*	372	374	376	151	*1,273*	160	162	165	167	153	*806*	*4,806*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	134	399	400	407	404	409	417	416	*2,986*	409	411	413	151	*1,384*	160	162	165	167	153	*806*	*5,176*
Net Annual Housing Need (low estimate)	134	362	363	370	367	372	380	379	*2,727*	372	374	376	151	*1,273*	160	162	165	167	153	*806*	*4,806*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.3 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 25 affordability

Local Authority: East Renfrewshire: Eastwood Sub-Area

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		202	202	202	202	202	202	202		202	202	202										
Net Current Housing Need - Low Estimate (Affordability test applied)		169	169	169	169	169	169	169		169	169	169										
Newly Arising Need - newly forming households (Affordability test applied)	65	65	65	65	67	71	69	68		70	70	73	72		68	72	71	71	70			
Newly Arising Need - migrants moving into social renting	10	10	10	10	10	10	10	10		10	10	10	10		10	10	10	10	10			
Newly Arising Need - existing households falling into need (owners)	48	48	48	48	48	49	49	49		49	50	50	50		50	51	51	51	52			
Newly Arising Need - existing households falling into need (private renters)	42	38	35	33	32	31	30	30		29	29	29	29		29	30	30	30	30			
Total Annual Housing Need (high estimate)	165	363	361	359	359	363	361	359	*2,689*	361	361	364	161	*1,247*	158	162	162	162	162	*807*		*4,743*
Total Annual Housing Need (low estimate)	165	330	327	325	326	329	327	326	*2,455*	327	327	331	161	*1,147*	158	162	162	162	162	*807*		*4,409*
Total Social Rented Lettable Stock	1,345	1,334	1,356	1,383	1,406	1,395	1,386	1,397		1,403	1,409	1,415	1,424		1,420	1,416	1,412	1,408	1,405			
Social Rented Turnover Rate (new lets as % of all Stock)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%			
Total annual supply (new social rented lets)	100	99	100	102	104	103	103	103	*814*	104	104	105	105	*418*	105	105	104	104	104	*523*		*1,755*
Net Annual Housing Need (high estimate)	65	264	260	256	255	259	258	256	*1,875*	257	257	259	56	*829*	53	57	57	58	58	*284*		*2,988*
Net Annual Housing Need (low estimate)	65	231	227	223	222	226	225	223	*1,641*	224	223	226	56	*729*	53	57	57	58	58	*284*		*2,654*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	16	16	0	0	0		0	0	0	0		0	0	0	0	0			32
Net Annual Housing Need (high estimate)	65	264	260	240	239	259	258	256	*1,843*	257	257	259	56	*829*	53	57	57	58	58	*284*		*2,956*
Net Annual Housing Need (low estimate)	65	231	227	207	206	226	225	223	*1,609*	224	223	226	56	*729*	53	57	57	58	58	*284*		*2,622*

Table E1.4 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 25 affordability

Local Authority: East Renfrewshire: Levern Valley Sub-Area

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61										
Net Current Housing Need - Low Estimate (Affordability test applied)		52	52	52	52	52	52	52		52	52	52										
Newly Arising Need - newly forming households (Affordability test applied)	133	133	134	133	137	145	142	140		143	143	149	147		140	147	145	145	143			
Newly Arising Need - migrants moving into social renting	21	21	21	21	21	21	21	21		21	21	21	21		21	21	21	21	21			
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	14		15	15	15	15		15	15	15	15	15			
Newly Arising Need - existing households falling into need (private renters)	17	15	14	14	13	13	12	12		12	12	12	12		12	12	12	12	12			
Total Annual Housing Need (high estimate)	185	244	244	243	246	254	251	248	*1,915*	251	252	258	195	*955*	188	195	193	194	192	*962*		*3,832*
Total Annual Housing Need (low estimate)	237	235	235	233	237	245	241	239	*1,903*	242	242	248	195	*928*	188	195	193	194	192	*962*		*3,792*
Total Social Rented Lettable Stock	2,745	2,814	2,835	2,838	2,823	2,808	2,796	2,793		2,796	2,799	2,803	2,808		2,812	2,816	2,820	2,824	2,830			
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%			
Total annual supply (new social rented lets)	206	211	213	213	212	211	210	209	*1,684*	210	210	210	211	*840*	211	211	212	212	212	*1,058*		*3,582*
Net Annual Housing Need (high estimate)	-21	33	32	30	34	43	41	39	*232*	42	42	47	-16	*115*	-23	-16	-18	-18	-20	*-96*		*250*
Net Annual Housing Need (low estimate)	31	24	23	21	25	34	32	30	*219*	33	32	38	-16	*87*	-23	-16	-18	-18	-20	*-96*		*210*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	18	8	0	0	0	0	0		0	0	0	0		0	0	0	0	0			26
Net Annual Housing Need (high estimate)	-21	15	24	30	34	43	41	39	*206*	42	42	47	-16	*115*	-23	-16	-18	-18	-20	*-96*		*224*
Net Annual Housing Need (low estimate)	31	6	15	21	25	34	32	30	*193*	33	32	38	-16	*87*	-23	-16	-18	-18	-20	*-96*		*184*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.5 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability																						
Local Authority: Glasgow City: Baillieston Shettleston & Easterhouse CPP Sub-Area*																						
	2008-09	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***		**2008-25**
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	467	483	474	470	464	445	438	437		437	427	410	410		403	413	405	395	393			
Newly Arising Need - migrants moving into social renting	126	127	129	129	131	132	133	134		135	136	137	139		140	142	143	145	146			
Newly Arising Need - existing households falling into need (owners)	187	191	196	200	204	208	212	216		220	223	226	229		232	235	238	241	243			
Newly Arising Need - existing households falling into need (private renters)	107	107	108	108	108	108	108	108		109	109	109	109		110	111	111	112	113			
Total Annual Housing Need (high estimate)	888	1,193	1,190	1,191	1,190	1,178	1,175	1,179	*9,184*	1,184	1,178	1,167	888	*4,418*	885	901	898	893	895	*4,472*		*18,074*
Total Annual Housing Need (low estimate)	888	1,169	1,166	1,167	1,166	1,154	1,151	1,155	*9,016*	1,160	1,154	1,143	888	*4,346*	885	901	898	893	895	*4,472*		*17,834*
Total Social Rented Lettable Stock	14,411	14,198	14,029	14,033	13,947	13,917	13,668	13,548		13,356	13,285	13,214	13,133		13,060	12,987	12,914	12,842	12,769			
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%			
Total annual supply (new social rented lets)	794	738	730	730	725	724	711	704	*5,856*	695	691	687	683	*2,755*	679	675	672	668	664	*3,358*		*11,969*
Net Annual Housing Need (high estimate)	94	455	460	461	465	454	465	475	*3,328*	490	488	480	205	*1,662*	206	226	226	225	231	*1,114*		*6,105*
Net Annual Housing Need (low estimate)	94	431	436	437	441	430	441	451	*3,160*	466	464	456	205	*1,590*	206	226	226	225	231	*1,114*		*5,865*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	51	0	0	18	15	0	0		16	16	16	15		11	11	11	11	10			201
Net Annual Housing Need (high estimate)	94	404	460	461	447	439	465	475	*3,244*	474	472	464	190	*1,599*	195	215	215	214	221	*1,060*		*5,904*
Net Annual Housing Need (low estimate)	94	380	436	437	423	415	441	451	*3,076*	450	448	440	190	*1,527*	195	215	215	214	221	*1,060*		*5,664*

Table E1.6 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability																						
Local Authority: Glasgow City: Cental & West CPP Sub-Area*																						
	2008-09	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***		**2008-25**
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341										
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312										
Newly Arising Need - newly forming households (Affordability test applied)	347	358	352	349	344	331	325	324		325	317	305	305		299	307	301	293	292			
Newly Arising Need - migrants moving into social renting	94	94	95	96	97	98	98	99		100	101	102	103		104	105	106	107	109			
Newly Arising Need - existing households falling into need (owners)	231	237	242	248	253	258	263	267		272	276	280	284		287	291	294	298	301			
Newly Arising Need - existing households falling into need (private renters)	523	523	523	524	525	526	526	527		528	529	531	532		535	538	541	545	549			
Total Annual Housing Need (high estimate)	1,194	1,553	1,554	1,557	1,560	1,553	1,554	1,559	*12,084*	1,565	1,564	1,558	1,224	*5,911*	1,225	1,241	1,243	1,243	1,250	*6,203*		*24,197*
Total Annual Housing Need (low estimate)	1,194	1,524	1,525	1,528	1,531	1,524	1,525	1,530	*11,881*	1,536	1,535	1,529	1,224	*5,824*	1,225	1,241	1,243	1,243	1,250	*6,203*		*23,907*
Total Social Rented Lettable Stock	10,721	10,673	10,778	10,842	10,873	10,865	10,796	10,879		10,681	10,624	10,568	10,493		10,393	10,293	10,194	10,095	9,997			
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%			
Total annual supply (new social rented lets)	536	528	534	537	538	538	534	539	*4,283*	529	526	523	519	*2,097*	514	510	505	500	495	*2,523*		*8,904*
Net Annual Housing Need (high estimate)	658	1,025	1,020	1,021	1,022	1,015	1,019	1,020	*7,800*	1,037	1,038	1,035	705	*3,814*	711	731	738	744	755	*3,680*		*15,294*
Net Annual Housing Need (low estimate)	658	996	991	992	993	986	990	991	*7,597*	1,008	1,009	1,006	705	*3,727*	711	731	738	744	755	*3,680*		*15,004*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	57	22	12	8	11	62		8	8	8	8		0	0	0	0	0			204
Net Annual Housing Need (high estimate)	658	1,025	963	999	1,010	1,007	1,008	958	*7,628*	1,029	1,030	1,027	697	*3,782*	711	731	738	744	755	*3,680*		*15,090*
Net Annual Housing Need (low estimate)	658	996	934	970	981	978	979	929	*7,425*	1,000	1,001	998	697	*3,695*	711	731	738	744	755	*3,680*		*14,800*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.7 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: East Centre & Calton CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	407	421	413	409	404	388	382	381		381	372	357	358		351	360	353	344	342			
Newly Arising Need - migrants moving into social renting	110	111	112	113	114	115	116	117		118	118	120	121		122	124	125	126	127			
Newly Arising Need - existing households falling into need (owners)	108	111	113	116	118	121	123	125		127	129	131	133		134	136	138	139	141			
Newly Arising Need - existing households falling into need (private renters)	200	200	200	200	201	201	201	202		202	202	203	204		205	206	207	208	210			
Total Annual Housing Need (high estimate)	825	1,126	1,122	1,122	1,121	1,108	1,105	1,108	*8,638*	1,111	1,106	1,095	815	*4,127*	812	826	823	818	820	*4,099*		*16,863*
Total Annual Housing Need (low estimate)	825	1,102	1,098	1,098	1,097	1,084	1,081	1,084	*8,470*	1,087	1,082	1,071	815	*4,055*	812	826	823	818	820	*4,099*		*16,623*
Total Social Rented Lettable Stock	12,620	12,588	12,601	12,661	12,721	12,618	12,490	12,782		12,697	12,660	12,622	12,578		12,481	12,386	12,290	12,195	12,100			
Social Rented Turnover Rate (new lets as % of all Stock)	6.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%			
Total annual supply (new social rented lets)	802	743	743	747	751	744	737	754	*6,021*	749	747	745	742	*2,983*	736	731	725	720	714	*3,626*		*12,630*
Net Annual Housing Need (high estimate)	23	383	379	375	370	364	368	354	*2,616*	362	359	350	73	*1,144*	76	95	98	99	107	*473*		*4,233*
Net Annual Housing Need (low estimate)	23	359	355	351	346	340	344	330	*2,448*	338	335	326	73	*1,072*	76	95	98	99	107	*473*		*3,993*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	50	10	8	0	0	0	61		5	5	5	5		0	0	0	0	0			149
Net Annual Housing Need (high estimate)	23	333	369	367	370	364	368	293	*2,487*	357	354	345	68	*1,124*	76	95	98	99	107	*473*		*4,084*
Net Annual Housing Need (low estimate)	23	309	345	343	346	340	344	269	*2,319*	333	330	321	68	*1,052*	76	95	98	99	107	*473*		*3,844*

Table E1.8 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: Govan & Craigton CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	392	405	397	394	389	373	367	366		366	358	344	344		338	347	340	331	329			
Newly Arising Need - migrants moving into social renting	106	107	108	109	109	110	111	112		113	114	115	116		118	119	120	121	123			
Newly Arising Need - existing households falling into need (owners)	151	155	158	162	165	169	172	175		178	181	183	186		188	190	193	195	197			
Newly Arising Need - existing households falling into need (private renters)	158	158	158	158	158	159	159	159		159	160	160	161		161	162	163	164	166			
Total Annual Housing Need (high estimate)	806	1,108	1,105	1,106	1,106	1,095	1,093	1,096	*8,516*	1,101	1,096	1,086	807	*4,089*	804	818	816	812	814	*4,064*		*16,669*
Total Annual Housing Need (low estimate)	806	1,084	1,081	1,082	1,082	1,071	1,069	1,072	*8,348*	1,077	1,072	1,062	807	*4,017*	804	818	816	812	814	*4,064*		*16,429*
Total Social Rented Lettable Stock	11,890	11,567	11,558	11,707	11,543	11,426	11,234	11,195		11,018	10,953	10,889	10,797		10,690	10,584	10,477	10,371	10,265			
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%	6.4%			
Total annual supply (new social rented lets)	866	740	740	749	739	731	719	716	*6,001*	705	701	697	691	*2,794*	684	677	671	664	657	*3,353*		*12,148*
Net Annual Housing Need (high estimate)	-60	368	365	357	367	364	374	380	*2,515*	395	395	389	116	*1,295*	120	141	145	148	157	*712*		*4,522*
Net Annual Housing Need (low estimate)	-60	344	341	333	343	340	350	356	*2,347*	371	371	365	116	*1,223*	120	141	145	148	157	*712*		*4,282*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	49	51	15	15	20	70		10	10	10	10		0	0	0	0	0			260
Net Annual Housing Need (high estimate)	-60	368	316	306	352	349	354	310	*2,295*	385	385	379	106	*1,255*	120	141	145	148	157	*712*		*4,262*
Net Annual Housing Need (low estimate)	-60	344	292	282	328	325	330	286	*2,127*	361	361	355	106	*1,183*	120	141	145	148	157	*712*		*4,022*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.9 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: Greater Pollok & Newlands/Auldburn CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	298	308	302	299	295	284	279	278		278	272	261	261		256	263	258	252	250			
Newly Arising Need - migrants moving into social renting	80	81	82	82	83	84	84	85		86	87	87	88		89	90	91	92	93			
Newly Arising Need - existing households falling into need (owners)	141	144	147	151	154	157	160	162		165	168	170	173		175	177	179	181	183			
Newly Arising Need - existing households falling into need (private renters)	65	65	65	65	65	65	65	65		65	65	65	66		66	66	67	67	68			
Total Annual Housing Need (high estimate)	583	881	879	881	881	873	872	875	*6,726*	879	875	868	588	*3,211*	587	597	595	592	594	*2,965*		*12,902*
Total Annual Housing Need (low estimate)	583	857	855	857	857	849	848	851	*6,558*	855	851	844	588	*3,139*	587	597	595	592	594	*2,965*		*12,662*
Total Social Rented Lettable Stock	9,076	8,891	8,798	8,946	8,814	8,716	8,695	8,652		8,530	8,512	8,493	8,455		8,388	8,319	8,251	8,184	8,115			
Social Rented Turnover Rate (new lets as % of all Stock)	5.7%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%			
Total annual supply (new social rented lets)	520	520	515	523	516	510	509	506	*4,118*	499	498	497	495	*1,988*	491	487	483	479	475	*2,414*		*8,520*
Net Annual Housing Need (high estimate)	63	361	365	358	365	363	364	369	*2,607*	380	377	372	94	*1,222*	96	110	113	113	119	*552*		*4,382*
Net Annual Housing Need (low estimate)	63	337	341	334	341	339	340	345	*2,439*	356	353	348	94	*1,150*	96	110	113	113	119	*552*		*4,142*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	10	0	21	15	0	40	25		0	0	0	0		0	0	0	0	0			111
Net Annual Housing Need (high estimate)	63	351	365	337	350	363	324	344	*2,496*	380	377	372	94	*1,222*	96	110	113	113	119	*552*		*4,271*
Net Annual Housing Need (low estimate)	63	327	341	313	326	339	300	320	*2,328*	356	353	348	94	*1,150*	96	110	113	113	119	*552*		*4,031*

Table E1.10 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: Langside & Linn CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256										
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234										
Newly Arising Need - newly forming households (Affordability test applied)	205	212	208	207	204	196	193	192		192	188	180	181		177	182	178	174	173			
Newly Arising Need - migrants moving into social renting	55	56	57	57	57	58	58	59		59	60	60	61		62	62	63	64	64			
Newly Arising Need - existing households falling into need (owners)	157	160	164	168	171	175	178	181		184	187	189	192		194	197	199	202	204			
Newly Arising Need - existing households falling into need (private renters)	166	166	166	166	167	167	167	167		168	168	168	169		170	171	172	173	174			
Total Annual Housing Need (high estimate)	583	850	851	854	855	851	852	855	*6,552*	859	858	855	603	*3,175*	603	612	612	612	615	*3,055*		*12,782*
Total Annual Housing Need (low estimate)	583	828	829	832	833	829	830	833	*6,398*	837	836	833	603	*3,109*	603	612	612	612	615	*3,055*		*12,562*
Total Social Rented Lettable Stock	6,361	6,312	6,311	6,337	6,322	6,342	6,349	6,333		6,304	6,285	6,265	6,222		6,168	6,114	6,060	6,006	5,951			
Social Rented Turnover Rate (new lets as % of all Stock)	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%	5.4%			
Total annual supply (new social rented lets)	343	341	341	342	341	342	343	342	*2,736*	340	339	338	336	*1,354*	333	330	327	324	321	*1,636*		*5,726*
Net Annual Housing Need (high estimate)	240	510	510	511	514	509	509	513	*3,817*	519	519	516	267	*1,821*	270	282	285	288	294	*1,419*		*7,056*
Net Annual Housing Need (low estimate)	240	488	488	489	492	487	487	491	*3,663*	497	497	494	267	*1,755*	270	282	285	288	294	*1,419*		*6,836*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	6	0	16	12	33	0		7	7	6	6		0	0	0	0	0			93
Net Annual Housing Need (high estimate)	240	510	504	511	498	497	476	513	*3,750*	512	512	510	261	*1,795*	270	282	285	288	294	*1,419*		*6,963*
Net Annual Housing Need (low estimate)	240	488	482	489	476	475	454	491	*3,596*	490	490	488	261	*1,729*	270	282	285	288	294	*1,419*		*6,743*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.11 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: Maryhill Kelvin & Canal CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256										
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234										
Newly Arising Need - newly forming households (Affordability test applied)	423	437	429	425	419	403	396	396		396	386	371	371		364	374	367	358	356			
Newly Arising Need - migrants moving into social renting	114	115	116	117	118	119	120	121		122	123	124	126		127	128	130	131	132			
Newly Arising Need - existing households falling into need (owners)	129	132	135	138	141	144	147	149		152	154	156	158		161	162	164	166	168			
Newly Arising Need - existing households falling into need (private renters)	113	113	113	113	114	114	114	114		114	115	115	115		116	116	117	118	119			
Total Annual Housing Need (high estimate)	779	1,053	1,050	1,050	1,049	1,036	1,033	1,036	*8,086*	1,040	1,034	1,023	771	*3,867*	768	781	778	773	775	*3,875*		*15,828*
Total Annual Housing Need (low estimate)	779	1,031	1,028	1,028	1,027	1,014	1,011	1,014	*7,932*	1,018	1,012	1,001	771	*3,801*	768	781	778	773	775	*3,875*		*15,608*
Total Social Rented Lettable Stock	12,931	12,733	12,682	12,645	12,417	12,132	11,855	11,686		11,449	11,263	11,078	11,071		10,994	10,916	10,840	10,763	10,687			
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%	5.8%			
Total annual supply (new social rented lets)	793	739	736	733	720	704	688	678	*5,790*	664	653	643	642	*2,602*	638	633	629	624	620	*3,144*		*11,535*
Net Annual Housing Need (high estimate)	-14	315	314	317	328	332	346	358	*2,296*	376	381	380	129	*1,265*	130	148	149	149	155	*731*		*4,292*
Net Annual Housing Need (low estimate)	-14	293	292	295	306	310	324	336	*2,142*	354	359	358	129	*1,199*	130	148	149	149	155	*731*		*4,072*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	13	0	102	0	0	0	31		27	26	26	26		7	7	6	6	6			283
Net Annual Housing Need (high estimate)	-14	302	314	215	328	332	346	327	*2,150*	349	355	354	103	*1,160*	123	141	143	143	149	*699*		*4,009*
Net Annual Housing Need (low estimate)	-14	280	292	193	306	310	324	305	*1,996*	327	333	332	103	*1,094*	123	141	143	143	149	*699*		*3,789*

Table E1.12 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: North East CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256										
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234										
Newly Arising Need - newly forming households (Affordability test applied)	376	389	381	378	373	358	353	352		352	343	330	330		324	333	326	318	316			
Newly Arising Need - migrants moving into social renting	101	102	103	104	105	106	107	108		109	109	110	112		113	114	115	116	118			
Newly Arising Need - existing households falling into need (owners)	78	80	82	84	85	87	89	90		92	93	95	96		97	98	99	101	102			
Newly Arising Need - existing households falling into need (private renters)	46	46	46	46	46	46	46	46		46	46	46	46		47	47	47	48	48			
Total Annual Housing Need (high estimate)	601	873	868	868	865	853	850	852	*6,630*	854	848	837	584	*3,124*	581	592	588	583	583	*2,927*		*12,681*
Total Annual Housing Need (low estimate)	601	851	846	846	843	831	828	830	*6,476*	832	826	815	584	*3,058*	581	592	588	583	583	*2,927*		*12,461*
Total Social Rented Lettable Stock	11,207	10,628	10,324	10,180	9,826	9,788	9,423	9,324		9,117	9,191	9,281	9,338		9,311	9,285	9,258	9,230	9,203			
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%	5.7%			
Total annual supply (new social rented lets)	651	600	583	575	555	553	532	527	*4,577*	515	519	524	528	*2,086*	526	525	523	521	520	*2,615*		*9,279*
Net Annual Housing Need (high estimate)	-50	272	285	292	310	300	318	325	*2,052*	339	329	313	57	*1,038*	55	68	65	61	63	*312*		*3,402*
Net Annual Housing Need (low estimate)	-50	250	263	270	288	278	296	303	*1,898*	317	307	291	57	*972*	55	68	65	61	63	*312*		*3,182*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	20	23	15	20	13	6		11	11	11	11		3	3	3	2	2			154
Net Annual Housing Need (high estimate)	-50	272	265	269	295	280	305	319	*1,955*	328	318	302	46	*994*	52	65	62	59	61	*299*		*3,248*
Net Annual Housing Need (low estimate)	-50	250	243	247	273	258	283	297	*1,801*	306	296	280	46	*928*	52	65	62	59	61	*299*		*3,028*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.13 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: Pollokshields & Southside Central CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	260	269	264	262	258	248	244	244		244	238	229	229		224	230	226	220	219		
Newly Arising Need - migrants moving into social renting	70	71	72	72	73	73	74	75		75	76	76	77		78	79	80	81	81		
Newly Arising Need - existing households falling into need (owners)	131	134	137	141	143	146	149	152		154	157	159	161		163	165	167	169	171		
Newly Arising Need - existing households falling into need (private renters)	205	205	205	205	206	206	206	207		207	207	208	209		210	211	212	214	215		
Total Annual Housing Need (high estimate)	667	935	934	936	936	930	929	932	*7,201*	936	934	928	676	*3,473*	675	685	685	684	687	*3,416*	*14,090*
Total Annual Housing Need (low estimate)	667	913	912	914	914	908	907	910	*7,047*	914	912	906	676	*3,407*	675	685	685	684	687	*3,416*	*13,870*
Total Social Rented Lettable Stock	7,788	7,528	7,345	7,224	7,045	7,109	6,977	7,055		6,907	6,934	6,961	6,967		6,924	6,884	6,841	6,798	6,756		
Social Rented Turnover Rate (new lets as % of all Stock)	6.7%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%	6.0%		
Total annual supply (new social rented lets)	518	448	437	430	419	423	415	420	*3,510*	411	413	414	415	*1,652*	412	410	407	404	402	*2,035*	*7,197*
Net Annual Housing Need (high estimate)	149	487	497	506	517	507	514	513	*3,691*	525	521	514	261	*1,821*	263	276	278	279	285	*1,381*	*6,893*
Net Annual Housing Need (low estimate)	149	465	475	484	495	485	492	491	*3,537*	503	499	492	261	*1,755*	263	276	278	279	285	*1,381*	*6,673*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	32	12	20	0	32	0	0		0	0	0	0		0	0	0	0	0		96
Net Annual Housing Need (high estimate)	149	455	485	486	517	475	514	513	*3,595*	525	521	514	261	*1,821*	263	276	278	279	285	*1,381*	*6,797*
Net Annual Housing Need (low estimate)	149	433	463	464	495	453	492	491	*3,441*	503	499	492	261	*1,755*	263	276	278	279	285	*1,381*	*6,577*

Table E1.14 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 33% affordability

Local Authority: Glasgow City: West CPP Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	414	428	420	416	411	394	388	387		387	378	363	364		357	366	359	350	348		
Newly Arising Need - migrants moving into social renting	112	113	114	115	116	117	117	118		119	120	122	123		124	126	127	128	129		
Newly Arising Need - existing households falling into need (owners)	138	141	144	147	150	153	156	159		161	164	166	169		171	173	175	177	179		
Newly Arising Need - existing households falling into need (private renters)	69	69	69	69	69	70	70	70		70	70	70	70		71	71	72	72	73		
Total Annual Housing Need (high estimate)	732	1,091	1,088	1,088	1,087	1,075	1,072	1,075	*8,308*	1,079	1,073	1,062	726	*3,940*	722	736	732	727	729	*3,647*	*15,895*
Total Annual Housing Need (low estimate)	732	1,062	1,059	1,059	1,058	1,046	1,043	1,046	*8,105*	1,050	1,044	1,033	726	*3,853*	722	736	732	727	729	*3,647*	*15,605*
Total Social Rented Lettable Stock	12,752	12,541	12,438	12,323	12,185	12,049	11,870	11,759		11,613	11,552	11,490	11,408		11,309	11,210	11,111	11,011	10,911		
Social Rented Turnover Rate (new lets as % of all Stock)	7.8%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	990	928	920	912	902	892	878	870	*7,292*	859	855	850	844	*3,409*	837	830	822	815	807	*4,111*	*14,812*
Net Annual Housing Need (high estimate)	-258	163	167	176	185	183	194	205	*1,016*	220	218	212	-119	*532*	-114	-94	-90	-88	-78	*-464*	*1,084*
Net Annual Housing Need (low estimate)	-258	134	138	147	156	154	165	176	*813*	191	189	183	-119	*445*	-114	-94	-90	-88	-78	*-464*	*794*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	0	0	0	0	0	0		3	3	2	2		0	0	0	0	0		35
Net Annual Housing Need (high estimate)	-258	138	167	176	185	183	194	205	*991*	217	215	210	-121	*522*	-114	-94	-90	-88	-78	*-464*	*1,049*
Net Annual Housing Need (low estimate)	-258	109	138	147	156	154	165	176	*788*	188	186	181	-121	*435*	-114	-94	-90	-88	-78	*-464*	*759*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.15 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability																					
Local Authority: Inverclyde: Inverclyde East Sub-Area*																					
	2008-09	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	346	361	366	354	358	344	345	343		332	327	323	322		320	324	309	308	296		
Newly Arising Need - migrants moving into social renting	87	87	88	88	89	89	90	91		91	91	93	93		95	95	96	97	98		
Newly Arising Need - existing households falling into need (owners)	27	27	27	28	28	28	28	28		28	28	28	28		28	28	28	28	28		
Newly Arising Need - existing households falling into need (private renters)	62	62	62	63	63	63	63	63		63	63	63	64		64	64	64	64	65		
Total Annual Housing Need (high estimate)	523	822	828	816	822	809	810	809	*6,238*	798	793	791	507	*2,889*	506	511	496	497	486	*2,498*	*11,624*
Total Annual Housing Need (low estimate)	523	759	765	753	759	746	747	746	*5,797*	735	730	728	507	*2,700*	506	511	496	497	486	*2,498*	*10,994*
Total Social Rented Lettable Stock (based on HLA)	8,835	8,707	8,490	8,325	8,405	8,383	8,243	8,027		8,011	7,997	7,983	7,969		7,928	7,887	7,847	7,809	7,770		
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	7.7%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	509	674	526	516	521	520	512	499	*4,277*	498	497	496	495	*1,986*	492	490	488	486	483	*2,439*	*8,702*
Net Annual Housing Need (high estimate)	14	148	302	300	301	289	298	310	*1,961*	300	296	295	12	*903*	14	21	8	11	3	*59*	*2,922*
Net Annual Housing Need (low estimate)	14	85	239	237	238	226	235	247	*1,520*	237	233	232	12	*714*	14	21	8	11	3	*59*	*2,292*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	79	37	14	47	80	58	59		58	58	57	57		51	51	51	51	51		859
Net Annual Housing Need (high estimate)	14	69	265	286	254	209	240	251	*1,587*	242	238	238	-45	*673*	-37	-30	-43	-40	-48	*-196*	*2,063*
Net Annual Housing Need (low estimate)	14	6	202	223	191	146	177	188	*1,146*	179	175	175	-45	*484*	-37	-30	-43	-40	-48	*-196*	*1,433*

Table E1.16 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability																					
Local Authority: Inverclyde: Inverclyde West Sub-Area*																					
	2008-09	**2009-10**	**20010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		48	48	48	48	48	48	48		48	48	48									
Newly Arising Need - newly forming households (Affordability test applied)	43	45	46	44	45	43	43	43		41	41	40	40		40	40	38	38	37		
Newly Arising Need - migrants moving into social renting	11	11	11	11	11	11	11	11		11	11	12	12		12	12	12	12	12		
Newly Arising Need - existing households falling into need (owners)	18	18	18	18	18	18	18	18		18	18	18	18		18	18	18	18	18		
Newly Arising Need - existing households falling into need (private renters)	37	37	37	37	38	38	38	38		38	38	38	38		38	38	38	38	39		
Total Annual Housing Need (high estimate)	109	172	173	172	173	171	171	171	*1,313*	170	169	169	108	*616*	108	109	107	107	106	*538*	*2,468*
Total Annual Housing Need (low estimate)	109	159	160	159	160	158	158	158	*1,222*	157	156	156	108	*577*	108	109	107	107	106	*538*	*2,338*
Total Social Rented Lettable Stock (based on HLA)	1,211	1,206	1,201	1,196	1,215	1,211	1,208	1,207		1,204	1,201	1,198	1,195		1,192	1,190	1,187	1,184	1,181		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	5.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%	4.0%		
Total annual supply (new social rented lets)	45	60	48	48	49	48	48	48	*395*	48	48	48	48	*192*	48	48	47	47	47	*237*	*824*
Net Annual Housing Need (high estimate)	64	112	125	124	124	123	123	123	*919*	122	121	121	60	*425*	61	61	60	60	59	*301*	*1,644*
Net Annual Housing Need (low estimate)	64	99	112	111	111	110	110	110	*828*	109	108	108	60	*386*	61	61	60	60	59	*301*	*1,514*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	6	0	0	0		5	5	5	5		6	6	6	6	6		56
Net Annual Housing Need (high estimate)	64	112	125	124	118	123	123	123	*913*	117	116	116	55	*405*	55	55	54	54	53	*271*	*1,588*
Net Annual Housing Need (low estimate)	64	99	112	111	105	110	110	110	*822*	104	103	103	55	*366*	55	55	54	54	53	*271*	*1,458*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.17 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: Inverclyde: Kilmacolm Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		9	9	9	9	9	9	9		9	9	9									
Net Current Housing Need - Low Estimate (Affordability test applied)		7	7	7	7	7	7	7		7	7	7									
Newly Arising Need - newly forming households (Affordability test applied)	2	3	3	3	3	2	2	2		2	2	2	2		2	2	2	2	2		
Newly Arising Need - migrants moving into social renting	1	1	1	1	1	1	1	1		1	1	1	1		1	1	1	1	1		
Newly Arising Need - existing households falling into need (owners)	4	4	4	4	4	4	4	4		4	4	4	4		4	4	4	4	4		
Newly Arising Need - existing households falling into need (private renters)	6	6	6	6	6	6	6	6		6	6	6	6		6	6	6	6	6		
Total Annual Housing Need (high estimate)	13	22	23	22	23	22	22	22	*171*	22	22	22	13	*80*	13	13	13	13	13	*67*	*318*
Total Annual Housing Need (low estimate)	13	20	21	20	21	20	20	20	*157*	20	20	20	13	*74*	13	13	13	13	13	*67*	*298*
Total Social Rented Lettable Stock (based on HLA)	71	71	71	90	90	90	90	90		90	90	90	90		90	90	90	90	90		
Social Rented Turnover Rate (new lets as % of all Stock)	4.2%	2.8%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%	3.3%		
Total annual supply (new social rented lets)	3	2	2	3	3	3	3	3	*22*	3	3	3	3	*12*	3	3	3	3	3	*15*	*49*
Net Annual Housing Need (high estimate)	10	20	20	19	20	19	20	20	*149*	19	19	19	10	*69*	10	10	10	10	10	*52*	*269*
Net Annual Housing Need (low estimate)	10	18	18	17	18	17	18	18	*135*	17	17	17	10	*63*	10	10	10	10	10	*52*	*249*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	10	20	20	19	20	19	20	20	*149*	19	19	19	10	*69*	10	10	10	10	10	*52*	*269*
Net Annual Housing Need (low estimate)	10	18	18	17	18	17	18	18	*135*	17	17	17	10	*63*	10	10	10	10	10	*52*	*249*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.18 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: North Lanarkshire Council: Airdrie & Coatbridge LA Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	286	286	286	286	286	286	286		286	286	286	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	219	219	219	219	219	219	219		219	219	219	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	179	179	179	179	179	179	179		179	179	179	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	492	504	504	508	503	505	501	503		505	494	500	487		498	516	503	506	486		
Newly Arising Need - migrants moving into social renting	116	117	118	119	119	120	121	122		123	124	125	126		128	129	131	132	133		
Newly Arising Need - existing households falling into need (owners)	56	56	57	57	58	58	59	60		60	61	62	62		63	63	64	65	65		
Newly Arising Need - existing households falling into need (private renters)	66	72	77	81	84	87	89	91		92	94	95	97		98	99	100	102	103		
Total Annual Housing Need (high estimate)	730	968	975	984	983	989	989	995	*7,613*	999	992	1,001	772	*3,764*	787	807	798	805	787	*3,984*	*15,361*
Total Annual Housing Need (low estimate)	730	928	935	944	943	949	949	955	*7,334*	959	952	961	772	*3,644*	787	807	798	805	787	*3,984*	*14,962*
Total Social Rented Lettable Stock	14,989	14,901	14,728	14,555	14,381	14,207	14,063	13,934		13,773	13,612	13,451	13,280		13,127	12,981	12,842	12,709	12,583		
Social Rented Turnover Rate (new lets as % of all Stock)	7.0%	6.7%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%	6.9%		
Total annual supply (new social rented lets)	1,049	998	1,016	1,004	992	980	970	961	*7,972*	950	939	928	916	*3,734*	906	896	886	877	868	*4,433*	*16,139*
Net Annual Housing Need (high estimate)	-319	-30	-41	-20	-9	9	19	34	*-359*	49	53	73	-144	*30*	-119	-89	-88	-72	-81	*-449*	*-778*
Net Annual Housing Need (low estimate)	-319	-70	-81	-60	-49	-31	-21	-6	*-639*	9	13	33	-144	*-90*	-119	-89	-88	-72	-81	*-449*	*-1,177*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-319	-30	-41	-20	-9	9	19	34	*-359*	49	53	73	-144	*30*	-119	-89	-88	-72	-81	*-449*	*-778*
Net Annual Housing Need (low estimate)	-319	-70	-81	-60	-49	-31	-21	-6	*-639*	9	13	33	-144	*-90*	-119	-89	-88	-72	-81	*-449*	*-1,177*

Table E1.19 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: North Lanarkshire Council: Cumbernauld LA Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	232	232	232	232	232	232	232		232	232	232	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	178	178	178	178	178	178	178		178	178	178	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	145	145	145	145	145	145	145		145	145	145	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	231	237	237	239	236	237	236	236		237	232	235	229		234	242	236	238	228		
Newly Arising Need - migrants moving into social renting	55	55	55	56	56	57	57	57		58	58	59	59		60	61	61	62	63		
Newly Arising Need - existing households falling into need (owners)	54	54	55	55	56	56	57	58		58	59	59	60		61	61	62	62	63		
Newly Arising Need - existing households falling into need (private renters)	76	83	89	94	98	101	103	105		107	109	110	112		113	115	116	118	119		
Total Annual Housing Need (high estimate)	416	607	614	622	624	629	631	634	*4,774*	638	636	641	460	*2,374*	468	479	475	480	473	*2,375*	*9,522*
Total Annual Housing Need (low estimate)	416	574	581	589	591	596	598	601	*4,547*	605	603	608	460	*2,277*	468	479	475	480	473	*2,375*	*9,199*
Total Social Rented Lettable Stock	7,126	7,085	7,066	7,040	6,991	6,985	6,916	6,913		6,930	7,001	7,005	7,068		7,060	7,056	7,054	7,055	7,058		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.1%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	506	432	438	436	433	433	429	429	*3,537*	430	434	434	438	*1,736*	438	437	437	437	438	*2,188*	*7,460*
Net Annual Housing Need (high estimate)	-90	174	175	185	190	195	202	205	*1,237*	208	201	206	22	*637*	30	42	38	43	35	*187*	*2,062*
Net Annual Housing Need (low estimate)	-90	142	143	153	158	163	169	173	*1,011*	176	169	174	22	*540*	30	42	38	43	35	*187*	*1,739*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-90	174	175	185	190	195	202	205	*1,237*	208	201	206	22	*637*	30	42	38	43	35	*187*	*2,062*
Net Annual Housing Need (low estimate)	-90	142	143	153	158	163	169	173	*1,011*	176	169	174	22	*540*	30	42	38	43	35	*187*	*1,739*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.20 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: North Lanarkshire Council: Motherwell LA Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	387	387	387	387	387	387	387		387	387	387	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	299	299	299	299	299	299	299		299	299	299	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	245	245	245	245	245	245	245		245	245	245	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	758	778	777	783	776	778	773	776		778	761	771	751		767	795	775	780	749		
Newly Arising Need - migrants moving into social renting	179	181	182	183	184	186	187	188		190	191	193	195		197	199	201	204	206		
Newly Arising Need - existing households falling into need (owners)	77	78	79	79	80	81	82	83		84	85	85	86		87	88	89	90	91		
Newly Arising Need - existing households falling into need (private renters)	108	118	127	133	139	143	147	150		152	155	157	159		161	163	165	167	170		
Total Annual Housing Need (high estimate)	1,122	1,454	1,464	1,477	1,478	1,487	1,488	1,496	*11,463*	1,503	1,491	1,505	1,191	*5,689*	1,212	1,245	1,230	1,241	1,216	*6,144*	*23,296*
Total Annual Housing Need (low estimate)	1,122	1,400	1,410	1,423	1,424	1,433	1,434	1,442	*11,091*	1,449	1,437	1,451	1,191	*5,529*	1,212	1,245	1,230	1,241	1,216	*6,144*	*22,764*
Total Social Rented Lettable Stock	22,955	22,990	22,829	22,441	22,210	22,017	21,808	21,633		21,402	21,172	20,941	20,701		20,470	20,249	20,037	19,832	19,638		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	7.8%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	1,813	1,793	1,758	1,728	1,710	1,695	1,679	1,666	*13,843*	1,648	1,630	1,612	1,594	*6,485*	1,576	1,559	1,543	1,527	1,512	*7,717*	*28,045*
Net Annual Housing Need (high estimate)	-691	-340	-294	-251	-233	-209	-192	-170	*-2,380*	-145	-140	-108	-403	*-796*	-364	-314	-313	-286	-296	*-1,573*	*-4,749*
Net Annual Housing Need (low estimate)	-691	-393	-347	-305	-286	-262	-245	-223	*-2,752*	-199	-193	-161	-403	*-955*	-364	-314	-313	-286	-296	*-1,573*	*-5,281*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-691	-340	-294	-251	-233	-209	-192	-170	*-2,380*	-145	-140	-108	-403	*-796*	-364	-314	-313	-286	-296	*-1,573*	*-4,749*
Net Annual Housing Need (low estimate)	-691	-393	-347	-305	-286	-262	-245	-223	*-2,752*	-199	-193	-161	-403	*-955*	-364	-314	-313	-286	-296	*-1,573*	*-5,281*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.21 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: Renfrewshire Council: Johnstone & Elderslie*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	75	75	75	75	75	75	75		75	75	75									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	63	63	63	63	63	63	63		63	63	63									
Newly Arising Need - newly forming households (Affordability test applied)	130	133	132	136	133	129	131	134		130	129	128	126		125	130	127	125	121		
Newly Arising Need - migrants moving into social renting	26	26	26	27	27	27	27	27		27	28	28	28		28	29	29	29	29		
Newly Arising Need - existing households falling into need (owners)	12	12	12	13	13	13	13	13		13	13	13	13		13	13	13	13	13		
Newly Arising Need - existing households falling into need (private renters)	18	18	18	18	18	18	18	18		18	18	18	18		18	18	18	18	18		
Total Annual Housing Need (high estimate)	186	264	263	269	266	262	264	267	*2,041*	263	263	262	185	*973*	184	190	187	185	181	*927*	*3,941*
Total Annual Housing Need (low estimate)	186	252	251	257	254	250	252	255	*1,957*	251	251	250	185	*937*	184	190	187	185	181	*927*	*3,821*
Total Social Rented Lettable Stock	3,637	3,604	3,587	3,569	3,514	3,496	3,479	3,461		3,444	3,426	3,408	3,390		3,373	3,355	3,337	3,319	3,302		
Social Rented Turnover Rate (new lets as % of all Stock)	7.40%	9.2%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%	8.8%		
Total annual supply (new social rented lets)	269	331	316	314	309	308	306	305	*2,457*	303	301	300	298	*1,203*	297	295	294	292	291	*1,468*	*5,128*
Net Annual Housing Need (high estimate)	-83	-67	-53	-45	-43	-46	-42	-38	*-416*	-40	-38	-38	-113	*-230*	-113	-105	-107	-107	-110	*-541*	*-1,187*
Net Annual Housing Need (low estimate)	-83	-79	-65	-57	-55	-58	-54	-50	*-500*	-52	-50	-50	-113	*-266*	-113	-105	-107	-107	-110	*-541*	*-1,307*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	5	5	4	4	4	4	4		0	0	0	0		0	0	0	0	0		30
Net Annual Housing Need (high estimate)	-83	-72	-58	-49	-47	-50	-46	-42	*-446*	-40	-38	-38	-113	*-230*	-113	-105	-107	-107	-110	*-541*	*-1,217*
Net Annual Housing Need (low estimate)	-83	-84	-70	-61	-59	-62	-58	-54	*-530*	-52	-50	-50	-113	*-266*	-113	-105	-107	-107	-110	*-541*	*-1,337*

Table E1.22 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: Renfrewshire Council: North Renfrewshire*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	60	60	60	60	60	60	60		60	60	60									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	50	50	50	50	50	50	50		50	50	50									
Newly Arising Need - newly forming households (Affordability test applied)	34	34	34	35	35	34	34	35		34	33	33	33		33	34	33	33	32		
Newly Arising Need - migrants moving into social renting	7	7	7	7	7	7	7	7		7	7	7	7		7	7	7	8	8		
Newly Arising Need - existing households falling into need (owners)	16	16	16	16	16	16	16	16		16	16	16	16		17	17	17	17	17		
Newly Arising Need - existing households falling into need (private renters)	14	13	13	13	13	13	13	13		13	13	13	13		13	14	14	14	14		
Total Annual Housing Need (high estimate)	71	130	130	131	131	130	130	131	*984*	130	129	129	69	*457*	70	72	71	72	71	*356*	*1,797*
Total Annual Housing Need (low estimate)	71	120	120	121	121	120	120	121	*914*	120	119	119	69	*427*	70	72	71	72	71	*356*	*1,697*
Total Social Rented Lettable Stock	953	949	975	1,000	1,028	1,078	1,113	1,109		1,134	1,160	1,185	1,211		1,207	1,203	1,199	1,195	1,191		
Social Rented Turnover Rate (new lets as % of all Stock)	10.5%	3.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%	6.1%		
Total annual supply (new social rented lets)	100	28	59	61	63	66	68	68	*513*	69	71	72	74	*286*	74	73	73	73	73	*366*	*1,165*
Net Annual Housing Need (high estimate)	-29	102	71	70	68	64	62	63	*471*	61	58	57	-5	*171*	-4	-1	-2	-1	-2	*-10*	*632*
Net Annual Housing Need (low estimate)	-29	92	61	60	58	54	52	53	*401*	51	48	47	-5	*141*	-4	-1	-2	-1	-2	*-10*	*532*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-29	102	71	70	68	64	62	63	*471*	61	58	57	-5	*171*	-4	-1	-2	-1	-2	*-10*	*632*
Net Annual Housing Need (low estimate)	-29	92	61	60	58	54	52	53	*401*	51	48	47	-5	*141*	-4	-1	-2	-1	-2	*-10*	*532*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.23 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: Renfrewshire Council: Paisley & Linwood*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	359	359	359	359	359	359	359		359	359	359									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied)	472	483	481	495	486	471	477	487		474	469	466	460		456	475	464	457	442		
Newly Arising Need - migrants moving into social renting	95	95	96	97	98	98	98	99		100	100	101	102		103	104	105	106	107		
Newly Arising Need - existing households falling into need (owners)	52	53	53	53	53	53	53	53		53	54	54	54		54	54	54	55	55		
Newly Arising Need - existing households falling into need (private renters)	129	128	127	126	126	126	126	126		127	127	128	128		129	130	130	132	133		
Total Annual Housing Need (high estimate)	748	1,118	1,116	1,130	1,122	1,107	1,113	1,124	*8,578*	1,113	1,109	1,108	744	*4,074*	742	763	753	750	737	*3,745*	*16,397*
Total Annual Housing Need (low estimate)	748	1,061	1,059	1,073	1,065	1,050	1,056	1,067	*8,179*	1,056	1,052	1,051	744	*3,903*	742	763	753	750	737	*3,745*	*15,827*
Total Social Rented Lettable Stock	12,774	12648	12582	12564	12550	12550	12451	12430		12385	12339	12293	12247		12201	12156	12110	12064	12018		
Social Rented Turnover Rate (new lets as % of all Stock)	8.30%	8.7%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	1,060	**1,106**	1,057	1,055	1,054	1,054	1,046	1,044	*8,477*	1,040	1,036	1,033	1,029	*4,138*	1,025	1,021	1,017	1,013	1,010	*5,086*	*17,701*
Net Annual Housing Need (high estimate)	-312	12	59	75	68	53	67	80	*101*	73	73	75	-285	*-64*	-283	-258	-264	-263	-273	*-1,341*	*-1,304*
Net Annual Housing Need (low estimate)	-312	-45	2	18	11	-4	10	23	*-298*	16	16	18	-285	*-235*	-283	-258	-264	-263	-273	*-1,341*	*-1,874*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	20	20	19	19	19	19	19		9	9	9	8		9	9	9	9	9		215
Net Annual Housing Need (high estimate)	-312	-8	39	56	49	34	48	61	*-34*	64	64	66	-293	*-99*	-292	-267	-273	-272	-282	*-1,386*	*-1,519*
Net Annual Housing Need (low estimate)	-312	-65	-18	-1	-8	-23	-9	4	*-433*	7	7	9	-293	*-270*	-292	-267	-273	-272	-282	*-1,386*	*-2,089*

Table E1.24 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: Renfrewshire Council: Renfrew*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	55	55	55	55	55	55	55		55	55	55									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	46	46	46	46	46	46	46		46	46	46									
Newly Arising Need - newly forming households (Affordability test applied)	71	72	72	74	73	70	71	73		71	70	70	69		68	71	69	68	66		
Newly Arising Need - migrants moving into social renting	14	14	14	14	15	15	15	15		15	15	15	15		15	16	16	16	16		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	14		14	14	14	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (private renters)	25	25	24	24	24	24	24	24		24	25	25	25		25	25	25	25	26		
Total Annual Housing Need (high estimate)	124	180	179	181	181	178	179	181	*1,383*	179	179	179	124	*661*	123	127	125	124	123	*622*	*2,666*
Total Annual Housing Need (low estimate)	124	171	170	172	172	169	170	172	*1,320*	170	170	170	124	*634*	123	127	125	124	123	*622*	*2,576*
Total Social Rented Lettable Stock	1,988	1,964	1,958	1,950	1,944	1,937	1,930	1,923		1,912	1,902	1,891	1,880		1,869	1,858	1,848	1,837	1,826		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	7.1%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	145	**139**	141	140	140	139	139	138	*1,122*	138	137	136	135	*546*	135	134	133	132	131	*665*	*2,333*
Net Annual Housing Need (high estimate)	-21	41	38	41	41	39	40	43	*261*	41	42	43	-11	*115*	-12	-7	-8	-8	-8	*-43*	*333*
Net Annual Housing Need (low estimate)	-21	32	29	32	32	30	31	34	*198*	32	33	34	-11	*88*	-12	-7	-8	-8	-8	*-43*	*243*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-21	41	38	41	41	39	40	43	*261*	41	42	43	-11	*115*	-12	-7	-8	-8	-8	*-43*	*333*
Net Annual Housing Need (low estimate)	-21	32	29	32	32	30	31	34	*198*	32	33	34	-11	*88*	-12	-7	-8	-8	-8	*-43*	*243*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.25 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: Renfrewshire Council: West Renfrewshire*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)	0	22	22	22	22	22	22	22		22	22	22										
Net Current Housing Need - Low Estimate (Affordability test applied)	0	18	18	18	18	18	18	18		18	18	18										
Newly Arising Need - newly forming households (Affordability test applied)	28	28	28	29	28	27	28	28		28	27	27	27		27	28	27	27	26			
Newly Arising Need - migrants moving into social renting	6	6	6	6	6	6	6	6		6	6	6	6		6	6	6	6	6			
Newly Arising Need - existing households falling into need (owners)	15	15	15	16	16	16	16	16		16	16	16	16		16	16	16	16	16			
Newly Arising Need - existing households falling into need (private renters)	19	19	19	19	19	19	19	19		19	19	19	19		19	19	19	20	20			
Total Annual Housing Need (high estimate)	68	90	90	92	91	90	91	91	*703*	91	90	90	68	*339*	68	69	68	69	68	*342*		*1,384*
Total Annual Housing Need (low estimate)	68	86	86	88	87	86	87	87	*675*	87	86	86	68	*327*	68	69	68	69	68	*342*		*1,344*
Total Social Rented Lettable Stock	786	781	776	771	766	761	757	752		747	742	742	732		727	722	717	712	707			
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%	4.9%			
Total annual supply (new social rented lets)	29	38	38	38	38	37	37	37	*292*	37	36	36	36	*145*	36	35	35	35	35	*176*		*613*
Net Annual Housing Need (high estimate)	39	52	52	54	53	53	54	54	*411*	54	54	54	32	*194*	32	34	33	34	33	*166*		*771*
Net Annual Housing Need (low estimate)	39	48	48	50	49	49	50	50	*383*	50	50	50	32	*182*	32	34	33	34	33	*166*		*731*
'Intermediate Sector' Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	39	52	52	54	53	53	54	54	*411*	54	54	54	32	*194*	32	34	33	34	33	*166*		*771*
Net Annual Housing Need (low estimate)	39	48	48	50	49	49	50	50	*383*	50	50	50	32	*182*	32	34	33	34	33	*166*		*731*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.26 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability																				
Local Authority: South Lanarkshire Council: Clydesdale Sub-Area*																				
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																				
Gross Current Housing Need																				
Net Current Housing Need - High Estimate(Afford test applied)	0	181	181	181	181	181	181	181		181	181	181	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	163	163	163	163	163	163	163		163	163	163	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	286	292	291	294	293	289	297	297		300	298	298	292		297	307	298	301	295		
Newly Arising Need - migrants moving into social renting	61	61	61	62	62	62	63	63		64	64	65	65		66	67	67	68	68		
Newly Arising Need - existing h/holds falling into need (owners)	39	39	40	40	40	41	41	41		42	42	42	43		43	43	44	44	45		
Newly Arising Need - existing h/holds falling into need (private renters)	59	61	62	63	64	64	65	66		67	68	68	69		70	71	72	73	74		
Total Annual Housing Need (high estimate)	445	634	635	640	640	637	647	648	*4,926*	654	653	654	469	*2,430*	476	488	481	486	482	*2,413*	*9,769*
Total Annual Housing Need (low estimate)	445	616	617	622	622	619	629	630	*4,800*	636	635	636	469	*2,376*	476	488	481	486	482	*2,413*	*9,589*
Total Social Rented Lettable Stock	6,530	6,499	6,397	6,393	6,393	6,363	6,328	6,293		6,281	6,269	6,257	6,245		6,209	6,174	6,138	6,102	6,067		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.7%	7.6%	7.6%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	491	498	489	489	489	487	485	482	*3,909*	482	481	481	480	*1,923*	478	475	473	470	468	*2,363*	*8,196*
Net Annual Housing Need (high estimate)	-46	136	146	151	151	150	162	166	*1,017*	172	172	173	-11	*507*	-2	13	8	16	14	*50*	*1,573*
Net Annual Housing Need (low estimate)	-46	118	128	133	133	132	144	148	*891*	154	154	155	-11	*453*	-2	13	8	16	14	*50*	*1,393*
'Intermediate Sector' Supply																				
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-46	136	146	151	151	150	162	166	*1,017*	172	172	173	-11	*507*	-2	13	8	16	14	*50*	*1,573*
Net Annual Housing Need (low estimate)	-46	118	128	133	133	132	144	148	*891*	154	154	155	-11	*453*	-2	13	8	16	14	*50*	*1,393*

Table E1.27 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability																				
Local Authority: South Lanarkshire Council: East Kilbride Sub-Area*																				
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																				
Gross Current Housing Need																				
Net Current Housing Need - High Estimate(Afford test applied)	0	249	249	249	249	249	249	249		249	249	249	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	223	223	223	223	223	223	223		223	223	223	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	258	264	263	265	265	261	268	268		271	269	269	263		268	277	269	271	266		
Newly Arising Need - migrants moving into social renting	55	55	55	56	56	56	57	57		57	58	58	59		59	60	60	61	62		
Newly Arising Need - existing h/holds falling into need (owners)	60	60	60	61	61	62	62	63		63	64	64	65		65	66	67	67	68		
Newly Arising Need - existing h/holds falling into need (private renters)	106	108	110	112	114	115	117	118		120	121	122	124		126	127	129	131	132		
Total Annual Housing Need (high estimate)	479	736	737	743	745	743	753	755	*5,691*	760	761	762	511	*2,794*	518	530	525	530	528	*2,631*	*11,116*
Total Annual Housing Need (low estimate)	479	710	711	717	719	717	727	729	*5,509*	734	735	736	511	*2,716*	518	530	525	530	528	*2,631*	*10,856*
Total Social Rented Lettable Stock	5,560	5,558	5,610	5,636	5,664	5,670	5,676	5,682		5,750	5,817	5,884	5,951		5,972	5,993	6,014	6,033	6,053		
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	337	310	313	315	316	317	317	317	*2,541*	321	325	329	333	*1,308*	334	335	337	338	339	*1,682*	*5,532*
Net Annual Housing Need (high estimate)	142	426	424	428	429	426	436	438	*3,150*	439	436	433	178	*1,486*	184	195	188	192	189	*949*	*5,584*
Net Annual Housing Need (low estimate)	142	400	398	402	403	400	410	412	*2,968*	413	410	407	178	*1,408*	184	195	188	192	189	*949*	*5,324*
'Intermediate Sector' Supply																				
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	142	426	424	428	429	426	436	438	*3,150*	439	436	433	178	*1,486*	184	195	188	192	189	*949*	*5,584*
Net Annual Housing Need (low estimate)	142	400	398	402	403	400	410	412	*2,968*	413	410	407	178	*1,408*	184	195	188	192	189	*949*	*5,324*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.28 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: South Lanarkshire Council: Hamilton Sub-Area*

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	476	476	476	476	476	476	476		476	476	476	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	427	427	427	427	427	427	427		427	427	427	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	520	531	528	533	532	525	539	539		545	540	541	530		539	558	542	546	535		
Newly Arising Need - migrants moving into social renting	110	111	111	112	113	113	114	115		116	116	117	118		119	121	122	123	124		
Newly Arising Need - existing h/holds falling into need (owners)	68	68	69	69	70	70	71	71		72	73	73	74		74	75	76	76	77		
Newly Arising Need - existing h/holds falling into need (private renters)	111	114	116	118	119	121	123	124		125	127	128	130		132	133	135	137	139		
Total Annual Housing Need (high estimate)	809	1,300	1,300	1,308	1,310	1,305	1,323	1,325	*9,980*	1,334	1,332	1,335	852	*4,853*	864	887	875	882	875	*4,383*	*19,216*
Total Annual Housing Need (low estimate)	809	1,251	1,251	1,259	1,261	1,256	1,274	1,276	*9,637*	1,285	1,283	1,286	852	*4,706*	864	887	875	882	875	*4,383*	*18,726*
Total Social Rented Lettable Stock	12,324	12,269	12,217	12,219	12,199	12,142	12,080	12,018		12,070	12,121	12,173	12,223		12,221	12,217	12,214	12,212	12,207		
Social Rented Turnover Rate (new lets as % of all Stock)	7.2%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%		6.6%	6.6%	6.6%	6.6%		6.6%	6.7%	6.7%	6.7%	6.7%		
Total annual supply (new social rented lets)	883	812	810	811	809	806	802	798	*6,531*	802	805	809	813	*3,228*	813	813	812	813	812	*4,062*	*13,822*
Net Annual Housing Need (high estimate)	-74	488	490	497	501	499	521	527	*3,449*	532	527	526	39	*1,625*	51	74	63	69	63	*321*	*5,394*
Net Annual Housing Need (low estimate)	-74	439	441	448	452	450	472	478	*3,106*	483	478	477	39	*1,478*	51	74	63	69	63	*321*	*4,904*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-74	488	490	497	501	499	521	527	*3,449*	532	527	526	39	*1,625*	51	74	63	69	63	*321*	*5,394*
Net Annual Housing Need (low estimate)	-74	439	441	448	452	450	472	478	*3,106*	483	478	477	39	*1,478*	51	74	63	69	63	*321*	*4,904*

Table E1.29 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: South Lanarkshire Council: Rutherglen & Cambuslang Sub-Area*

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	255	255	255	255	255	255	255		255	255	255	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	227	227	227	227	227	227	227		227	227	227	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	295	301	300	303	302	298	306	306		309	307	307	301		306	317	308	310	304		
Newly Arising Need - migrants moving into social renting	63	63	63	64	64	64	65	65		66	66	66	67		68	69	69	70	70		
Newly Arising Need - existing h/holds falling into need (owners)	38	38	39	39	39	39	40	40		40	41	41	41		42	42	43	43	43		
Newly Arising Need - existing h/holds falling into need (private renters)	51	52	53	54	55	56	57	57		58	59	59	60		61	62	62	63	64		
Total Annual Housing Need (high estimate)	447	709	710	715	715	712	723	723	*5,454*	728	728	728	469	*2,653*	477	490	482	486	481	*2,416*	*10,523*
Total Annual Housing Need (low estimate)	447	681	682	687	687	684	695	695	*5,258*	700	700	700	469	*2,569*	477	490	482	486	481	*2,416*	*10,243*
Total Social Rented Lettable Stock	7,085	6,986	6,881	6,837	6,786	6,750	6,723	6,695		6,707	6,717	6,727	6,738		6,729	6,722	6,714	6,706	6,697		
Social Rented Turnover Rate (new lets as % of all Stock)	8.1%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.7%	7.7%		
Total annual supply (new social rented lets)	575	532	525	522	518	515	513	511	*4,210*	512	513	514	515	*2,054*	514	514	514	513	512	*2,568*	*8,832*
Net Annual Housing Need (high estimate)	-128	177	185	193	197	197	210	212	*1,244*	216	215	214	-46	*599*	-37	-24	-32	-27	-31	*-152*	*1,691*
Net Annual Housing Need (low estimate)	-128	149	157	165	169	169	182	184	*1,048*	188	187	186	-46	*515*	-37	-24	-32	-27	-31	*-152*	*1,411*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-128	177	185	193	197	197	210	212	*1,244*	216	215	214	-46	*599*	-37	-24	-32	-27	-31	*-152*	*1,691*
Net Annual Housing Need (low estimate)	-128	149	157	165	169	169	182	184	*1,048*	188	187	186	-46	*515*	-37	-24	-32	-27	-31	*-152*	*1,411*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E1.30 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: West Dunbartonshire: Clydebank & Old Kilpatrick Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		237	237	237	237	237	237	237		237	237	237									
Net Current Housing Need - Low Estimate (Affordability test applied)		174	174	174	174	174	174	174		174	174	174									
Newly Arising Need - newly forming households (Affordability test applied)	268	274	274	269	271	266	273	268		269	267	261	262		260	266	260	248	245		
Newly Arising Need - migrants moving into social renting	124	126	126	126	127	129	129	130		130	132	132	134		135	136	137	139	140		
Newly Arising Need - existing households falling into need (owners)	23	22	22	22	23	23	23	23		23	23	23	23		23	23	23	23	24		
Newly Arising Need - existing households falling into need (private renters)	19	23	26	28	30	31	32	33		34	34	34	35		35	35	36	36	36		
Total Annual Housing Need (high estimate)	434	683	686	684	688	686	694	691	*5,245*	692	693	687	454	*2,526*	453	461	456	446	446	*2,262*	*10,034*
Total Annual Housing Need (low estimate)	434	620	623	621	625	623	631	628	*4,804*	629	630	624	454	*2,337*	453	461	456	446	446	*2,262*	*9,404*
Total Social Rented Lettable Stock	9,149	9,179	9,215	9,228	9,265	9,305	9,389	9,406		9,258	9,110	8,962	8,816		8,687	8,679	8,671	8,664	8,661		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	650	624	627	628	630	633	638	640	*5,069*	630	619	609	599	*2,458*	591	590	590	589	589	*2,949*	*10,475*
Net Annual Housing Need (high estimate)	-215	58	60	56	58	53	56	51	*177*	63	74	78	-146	*68*	-137	-129	-133	-143	-143	*-686*	*-441*
Net Annual Housing Need (low estimate)	-215	-5	-3	-7	-5	-10	-7	-12	*-264*	0	11	15	-146	*-121*	-137	-129	-133	-143	-143	*-686*	*-1,071*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	18	0	0	4	35	32	0		50	50	50	50		46	46	46	46	46		519
Net Annual Housing Need (high estimate)	-215	40	60	56	54	18	24	51	*88*	13	24	28	-196	*-132*	-183	-175	-179	-189	-189	*-916*	*-960*
Net Annual Housing Need (low estimate)	-215	-23	-3	-7	-9	-45	-39	-12	*-353*	-50	-39	-35	-196	*-321*	-183	-175	-179	-189	-189	*-916*	*-1,590*

Table E1.31 Glasgow and Clyde Valley 'Affordable Sector' Housing Need Assessment Proforma - C2 25% affordability

Local Authority: West Dunbartonshire: Dumbarton & Vale of Leven Sub-Area*

	2008-09	2009-10	20010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		172	172	172	172	172	172	172		172	172	172									
Net Current Housing Need - Low Estimate (Affordability test applied)		128	128	128	128	128	128	128		128	128	128									
Newly Arising Need - newly forming households (Affordability test applied)	212	217	217	213	214	210	216	212		212	211	206	207		205	210	205	196	194		
Newly Arising Need - migrants moving into social renting	98	99	100	100	101	102	102	103		103	104	104	106		107	107	108	110	111		
Newly Arising Need - existing households falling into need (owners)	28	28	28	28	28	28	28	28		28	28	28	28		28	29	29	29	29		
Newly Arising Need - existing households falling into need (private renters)	41	49	56	60	64	66	68	70		71	72	73	73		74	75	76	77	77		
Total Annual Housing Need (high estimate)	378	565	571	572	578	578	586	584	*4,413*	586	587	583	414	*2,171*	415	421	418	411	411	*2,075*	*8,658*
Total Annual Housing Need (low estimate)	378	521	527	528	534	534	542	540	*4,105*	542	543	539	414	*2,039*	415	421	418	411	411	*2,075*	*8,218*
Total Social Rented Lettable Stock	7,251	7,246	7,221	7,212	7,281	7,266	7,240	7,279		7,220	7,161	7,102	7,046		6,990	6,965	6,939	6,913	6,890		
Social Rented Turnover Rate (new lets as % of all Stock)	9.6%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	696	609	607	606	612	610	608	611	*4,959*	606	602	597	592	*2,396*	587	585	583	581	579	*2,915*	*10,270*
Net Annual Housing Need (high estimate)	-318	-44	-35	-33	-34	-32	-22	-27	*-546*	-21	-14	-13	-178	*-226*	-172	-164	-165	-170	-168	*-840*	*-1,611*
Net Annual Housing Need (low estimate)	-318	-88	-79	-77	-78	-76	-66	-71	*-854*	-65	-58	-57	-178	*-358*	-172	-164	-165	-170	-168	*-840*	*-2,051*
'Intermediate Sector' Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	18	0	0	0	5	2		47	46	46	46		32	32	32	32	32		370
Net Annual Housing Need (high estimate)	-318	-44	-53	-33	-34	-32	-27	-29	*-571*	-68	-60	-59	-224	*-411*	-204	-196	-197	-202	-200	*-1,000*	*-1,981*
Net Annual Housing Need (low estimate)	-318	-88	-97	-77	-78	-76	-71	-73	*-879*	-112	-104	-103	-224	*-543*	-204	-196	-197	-202	-200	*-1,000*	*-2,421*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Housing Needs Assessment Proformas – LA Sub-Area

C2 High Affordability

Table E2.1 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: East Dunbartonshire: Bearsden Milngavie Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		110	110	110	110	110	110	110		110	110	110									
Net Current Housing Need - Low Estimate (Affordability test applied)		93	93	93	93	93	93	93		93	93	93									
Newly Arising Need - newly forming households (Affordability test applied)	37	39	38	39	39	39	40	40		39	39	39	39		40	41	41	41	38		
Newly Arising Need - migrants moving into social renting	10	10	10	10	10	10	10	10		10	10	10	10		10	10	11	11	11		
Newly Arising Need - existing households falling into need (owners)	30	30	30	30	30	30	30	30		30	30	30	30		30	30	30	30	31		
Newly Arising Need - existing households falling into need (private renters)	20	20	21	21	22	22	22	22		23	23	23	23		23	23	23	23	23		
Total Annual Housing Need (high estimate)	96	209	209	210	210	211	212	212	*1,570*	212	212	212	102	*738*	103	104	106	106	103	*522*	*2,829*
Total Annual Housing Need (low estimate)	96	192	192	193	193	194	195	195	*1,451*	195	195	195	102	*687*	103	104	106	106	103	*522*	*2,659*
Total Social Rented Lettable Stock	1033	1027	1034	1041	1032	1024	1017	1009		1002	996	990	984		979	973	968	963	960		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%	3.8%		
Total annual supply (new social rented lets)	38	39	39	40	39	39	39	38	*311*	*38*	38	38	37	*151*	37	37	37	37	36	*184*	*646*
Net Annual Housing Need (high estimate)	58	170	170	170	171	172	173	174	*1,258*	174	174	174	65	*587*	66	67	69	69	67	*338*	*2,183*
Net Annual Housing Need (low estimate)	58	153	153	153	154	155	156	157	*1,139*	157	157	157	65	*536*	66	67	69	69	67	*338*	*2,013*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	58	170	170	170	171	172	173	174	*1,258*	174	174	174	65	*587*	66	67	69	69	67	*338*	*2,183*
Net Annual Housing Need (low estimate)	58	153	153	153	154	155	156	157	*1,139*	157	157	157	65	*536*	66	67	69	69	67	*338*	*2,013*

Table E2.2 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: East Dunbartonshire: Strathkelvin Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		261	261	261	261	261	261	261		261	261	261									
Net Current Housing Need - Low Estimate (Affordability test applied)		224	224	224	224	224	224	224		224	224	224									
Newly Arising Need - newly forming households (Affordability test applied)	149	157	153	158	157	160	165	163		158	159	160	160		164	165	166	166	156		
Newly Arising Need - migrants moving into social renting	40	40	40	40	40	40	40	41		41	41	41	42		42	42	43	43	43		
Newly Arising Need - existing households falling into need (owners)	44	44	44	44	44	44	44	44		44	44	44	44		44	44	44	45	45		
Newly Arising Need - existing households falling into need (private renters)	43	44	46	47	47	48	48	49		49	50	50	50		50	50	50	51	51		
Total Annual Housing Need (high estimate)	275	546	543	549	549	552	558	558	*4,130*	553	555	556	296	*1,960*	301	302	304	304	295	*1,506*	*7,596*
Total Annual Housing Need (low estimate)	275	509	506	512	512	515	521	521	*3,871*	516	518	519	296	*1,849*	301	302	304	304	295	*1,506*	*7,226*
Total Social Rented Lettable Stock	4074	3985	3848	3821	3829	3828	3806	3785		3,782	3782	3779	3779		3763	3748	3733	3719	3705		
Social Rented Turnover Rate (new lets as % of all Stock)	5.3%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	216	223	215	214	214	214	213	212	*1,721*	212	212	212	212	*848*	211	210	209	208	207	*1,045*	*3,614*
Net Annual Housing Need (high estimate)	59	323	328	335	335	338	345	346	*2,409*	341	343	344	84	*1,112*	90	92	95	96	88	*461*	*3,982*
Net Annual Housing Need (low estimate)	59	286	291	298	298	301	308	309	*2,150*	304	306	307	84	*1,001*	90	92	95	96	88	*461*	*3,612*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	59	323	328	335	335	338	345	346	*2,409*	341	343	344	84	*1,112*	90	92	95	96	88	*461*	*3,982*
Net Annual Housing Need (low estimate)	59	286	291	298	298	301	308	309	*2,150*	304	306	307	84	*1,001*	90	92	95	96	88	*461*	*3,612*

* Sub area figures may not total to LA figures due to rounding

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.3 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: East Renfrewshire: Eastwood Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		202	202	202	202	202	202	202		202	202	202									
Net Current Housing Need - Low Estimate (Affordability test applied)		169	169	169	169	169	169	169		169	169	169									
Newly Arising Need - newly forming households (Affordability test applied)	38	38	39	39	40	42	42	41		41	42	44	43		42	45	44	45	44		
Newly Arising Need - migrants moving into social renting	10	10	10	10	10	10	10	10		10	10	10	10		10	10	10	10	10		
Newly Arising Need - existing households falling into need (owners)	48	48	48	48	49	49	49	49		50	50	50	51		51	51	52	52	52		
Newly Arising Need - existing households falling into need (private renters)	42	41	40	40	39	39	39	39		39	40	40	40		40	40	41	41	41		
Total Annual Housing Need (high estimate)	137	339	339	339	340	342	343	342	*2,522*	342	344	346	144	*1,176*	143	147	146	148	147	*731*	*4,429*
Total Annual Housing Need (low estimate)	137	305	306	306	307	309	309	309	*2,288*	309	311	313	144	*1,076*	143	147	146	148	147	*731*	*4,095*
Total Social Rented Lettable Stock	1,345	1,334	1,356	1,383	1,406	1,395	1,386	1,397		1,403	1,409	1,415	1,424		1,420	1,416	1,412	1,408	1,405		
Social Rented Turnover Rate (new lets as % of all Stock)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	100	99	100	102	104	103	103	103	*814*	104	104	105	105	*418*	105	105	104	104	104	*523*	*1,755*
Net Annual Housing Need (high estimate)	38	240	239	237	236	239	240	239	*1,708*	239	240	242	38	*758*	38	42	42	43	43	*208*	*2,674*
Net Annual Housing Need (low estimate)	38	207	206	204	203	206	207	205	*1,474*	205	206	208	38	*658*	38	42	42	43	43	*208*	*2,340*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	16	16	0	0	0		0	0	0	0		0	0	0	0	0		32
Net Annual Housing Need (high estimate)	38	240	239	221	220	239	240	239	*1,676*	239	240	242	38	*758*	38	42	42	43	43	*208*	*2,642*
Net Annual Housing Need (low estimate)	38	207	206	188	187	206	207	205	*1,442*	205	206	208	38	*658*	38	42	42	43	43	*208*	*2,308*

Table E2.4 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: East Renfrewshire: Levern Valley Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		52	52	52	52	52	52	52		52	52	52									
Newly Arising Need - newly forming households (Affordability test applied)	78	78	80	80	82	87	85	85		85	86	90	88	*349*	87	92	91	92	91		
Newly Arising Need - migrants moving into social renting	21	21	21	21	21	21	21	21		21	21	21	21	*84*	21	21	21	21	21		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	15		15	15	15	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (private renters)	17	17	16	16	16	16	16	16		16	16	16	16		17	17	17	17	17		
Total Annual Housing Need (high estimate)	130	191	193	193	195	200	198	198	*1,496*	198	199	203	140	*741*	139	145	144	145	144	*717*	*2,953*
Total Annual Housing Need (low estimate)	182	182	184	183	185	190	189	189	*1,484*	189	190	194	140	*713*	139	145	144	145	144	*717*	*2,914*
Total Social Rented Lettable Stock	2,745	2,814	2,835	2,838	2,823	2,808	2,796	2,793		2,796	2,799	2,803	2,808		2,812	2,816	2,820	2,824	2,830		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	206	211	213	213	212	211	210	209	*1,684*	210	210	210	211	*840*	211	211	212	212	212	*1,058*	*3,582*
Net Annual Housing Need (high estimate)	-76	-20	-20	-20	-17	-11	-12	-12	*-188*	-12	-11	-7	-70	*-100*	-71	-67	-68	-67	-68	*-341*	*-629*
Net Annual Housing Need (low estimate)	-24	-29	-29	-29	-26	-20	-21	-21	*-200*	-21	-20	-16	-70	*-127*	-71	-67	-68	-67	-68	*-341*	*-668*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	18	8	0	0	0	0	0		0	0	0	0		0	0	0	0	0		26
Net Annual Housing Need (high estimate)	-76	-38	-28	-20	-17	-11	-12	-12	*-214*	-12	-11	-7	-70	*-100*	-71	-67	-68	-67	-68	*-341*	*-655*
Net Annual Housing Need (low estimate)	-24	-47	-37	-29	-26	-20	-21	-21	*-226*	-21	-20	-16	-70	*-127*	-71	-67	-68	-67	-68	*-341*	*-694*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability																					
Local Authority: Glasgow City: Baillieston Shettleston Easterhouse CPP Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	363	376	368	365	361	346	341	340		340	332	319	319		313	322	315	307	306		
Newly Arising Need - migrants moving into social renting	126	127	129	129	131	132	133	134		135	136	137	139		140	142	143	145	146		
Newly Arising Need - existing households falling into need (owners)	187	191	196	201	205	209	214	218		221	225	229	232		235	238	242	245	247		
Newly Arising Need - existing households falling into need (private renters)	107	110	112	114	115	116	116	117		117	117	118	118		118	119	119	120	121		
Total Annual Housing Need (high estimate)	784	1,088	1,089	1,093	1,095	1,087	1,087	1,092	*8,416*	1,097	1,094	1,087	808	*4,087*	807	821	819	817	820	*4,084*	*16,586*
Total Annual Housing Need (low estimate)	784	1,064	1,065	1,069	1,071	1,063	1,063	1,068	*8,248*	1,073	1,070	1,063	808	*4,015*	807	821	819	817	820	*4,084*	*16,346*
Total Social Rented Lettable Stock	14,411	14,198	14,029	14,033	13,947	13,917	13,668	13,548		13,356	13,285	13,214	13,133		13,060	12,987	12,914	12,842	12,769		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%		
Total annual supply (new social rented lets)	794	738	730	730	725	724	711	704	*5,856*	695	691	687	683	*2,755*	679	675	672	668	664	*3,358*	*11,969*
Net Annual Housing Need (high estimate)	-10	350	360	363	370	364	377	388	*2,560*	403	404	400	125	*1,332*	128	145	148	149	156	*726*	*4,618*
Net Annual Housing Need (low estimate)	-10	326	336	339	346	340	353	364	*2,392*	379	380	376	125	*1,260*	128	145	148	149	156	*726*	*4,378*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	51	0	0	18	15	0	0		16	16	16	15		11	11	11	11	10		201
Net Annual Housing Need (high estimate)	-10	299	360	363	352	349	377	388	*2,476*	387	388	384	110	*1,269*	117	134	137	138	146	*672*	*4,417*
Net Annual Housing Need (low estimate)	-10	275	336	339	328	325	353	364	*2,308*	363	364	360	110	*1,197*	117	134	137	138	146	*672*	*4,177*

Table E2.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability																					
Local Authority: Glasgow City: Cental West CPP Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	270	279	273	271	268	257	253	252		252	246	237	237		233	239	234	228	227		
Newly Arising Need - migrants moving into social renting	94	94	95	96	97	98	98	99		100	101	102	103		104	105	106	107	109		
Newly Arising Need - existing households falling into need (owners)	231	237	242	248	253	259	264	269		274	279	283	287		291	295	299	302	306		
Newly Arising Need - existing households falling into need (private renters)	523	535	546	553	559	563	566	568		569	571	572	573		575	577	580	584	587		
Total Annual Housing Need (high estimate)	1,117	1,486	1,498	1,510	1,518	1,518	1,522	1,529	*11,699*	1,537	1,538	1,535	1,200	*5,810*	1,203	1,216	1,219	1,222	1,228	*6,088*	*23,597*
Total Annual Housing Need (low estimate)	1,117	1,457	1,469	1,481	1,489	1,489	1,493	1,500	*11,496*	1,508	1,509	1,506	1,200	*5,723*	1,203	1,216	1,219	1,222	1,228	*6,088*	*23,307*
Total Social Rented Lettable Stock	10,721	10,673	10,778	10,842	10,873	10,865	10,796	10,879		10,681	10,624	10,568	10,493		10,393	10,293	10,194	10,095	9,997		
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%		
Total annual supply (new social rented lets)	536	528	534	537	538	538	534	539	*4,283*	529	526	523	519	*2,097*	514	510	505	500	495	*2,523*	*8,904*
Net Annual Housing Need (high estimate)	581	958	965	973	980	980	988	991	*7,416*	1,008	1,012	1,012	681	*3,712*	689	707	715	722	733	*3,565*	*14,693*
Net Annual Housing Need (low estimate)	581	929	936	944	951	951	959	962	*7,213*	979	983	983	681	*3,625*	689	707	715	722	733	*3,565*	*14,403*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	57	22	12	8	11	62		8	8	8	8		0	0	0	0	0		204
Net Annual Housing Need (high estimate)	581	958	908	951	968	972	977	929	*7,244*	1,000	1,004	1,004	673	*3,680*	689	707	715	722	733	*3,565*	*14,489*
Net Annual Housing Need (low estimate)	581	929	879	922	939	943	948	900	*7,041*	971	975	975	673	*3,593*	689	707	715	722	733	*3,565*	*14,199*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: Glasgow City: East Centre Calton CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	317	327	321	318	314	302	297	296		296	289	278	278		273	280	275	268	266		
Newly Arising Need - migrants moving into social renting	110	111	112	113	114	115	116	117		118	118	120	121		122	124	125	126	127		
Newly Arising Need - existing households falling into need (owners)	108	111	113	116	119	121	124	126		128	130	132	134		136	138	140	141	143		
Newly Arising Need - existing households falling into need (private renters)	200	205	209	212	214	215	216	217		218	218	219	219		220	221	222	223	224		
Total Annual Housing Need (high estimate)	734	1,037	1,039	1,043	1,044	1,037	1,036	1,040	*8,011*	1,044	1,040	1,033	753	*3,869*	751	763	761	758	761	*3,795*	*15,675*
Total Annual Housing Need (low estimate)	734	1,013	1,015	1,019	1,020	1,013	1,012	1,016	*7,843*	1,020	1,016	1,009	753	*3,797*	751	763	761	758	761	*3,795*	*15,435*
Total Social Rented Lettable Stock	12,620	12,588	12,601	12,661	12,721	12,618	12,490	12,782		12,697	12,660	12,622	12,578		12,481	12,386	12,290	12,195	12,100		
Social Rented Turnover Rate (new lets as % of all Stock)	6.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	802	743	743	747	751	744	737	754	*6,021*	749	747	745	742	*2,983*	736	731	725	720	714	*3,626*	*12,630*
Net Annual Housing Need (high estimate)	-68	295	296	296	294	293	299	286	*1,990*	295	293	288	11	*886*	15	32	36	39	47	*169*	*3,045*
Net Annual Housing Need (low estimate)	-68	271	272	272	270	269	275	262	*1,822*	271	269	264	11	*814*	15	32	36	39	47	*169*	*2,805*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	50	10	8	0	0	0	61		5	5	5	5		0	0	0	0	0		149
Net Annual Housing Need (high estimate)	-68	245	286	288	294	293	299	225	*1,861*	290	288	283	6	*866*	15	32	36	39	47	*169*	*2,896*
Net Annual Housing Need (low estimate)	-68	221	262	264	270	269	275	201	*1,693*	266	264	259	6	*794*	15	32	36	39	47	*169*	*2,656*

Table E2.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: Glasgow City: Govan Craigton CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	305	315	309	306	302	290	286	285		285	278	267	268		263	270	264	258	256		
Newly Arising Need - migrants moving into social renting	106	107	108	109	109	110	111	112		113	114	115	116		118	119	120	121	123		
Newly Arising Need - existing households falling into need (owners)	151	155	159	162	166	169	173	176		179	182	185	188		191	193	196	198	200		
Newly Arising Need - existing households falling into need (private renters)	158	162	165	167	169	170	171	171		172	172	173	173		174	174	175	176	177		
Total Annual Housing Need (high estimate)	719	1,022	1,024	1,028	1,030	1,024	1,024	1,028	*7,900*	1,033	1,031	1,024	745	*3,833*	744	756	755	753	756	*3,764*	*15,496*
Total Annual Housing Need (low estimate)	719	998	1,000	1,004	1,006	1,000	1,000	1,004	*7,732*	1,009	1,007	1,000	745	*3,761*	744	756	755	753	756	*3,764*	*15,256*
Total Social Rented Lettable Stock	11,890	11,567	11,558	11,707	11,543	11,426	11,234	11,195		11,018	10,953	10,889	10,797		10,690	10,584	10,477	10,371	10,265		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%	6.4%		
Total annual supply (new social rented lets)	866	740	740	749	739	731	719	716	*6,001*	705	701	697	691	*2,794*	684	677	671	664	657	*3,353*	*12,148*
Net Annual Housing Need (high estimate)	-147	281	284	279	291	293	305	312	*1,899*	328	330	327	54	*1,039*	60	78	84	89	99	*411*	*3,349*
Net Annual Housing Need (low estimate)	-147	257	260	255	267	269	281	288	*1,731*	304	306	303	54	*967*	60	78	84	89	99	*411*	*3,109*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	49	51	15	15	20	70		10	10	10	10		0	0	0	0	0		260
Net Annual Housing Need (high estimate)	-147	281	235	228	276	278	285	242	*1,679*	318	320	317	44	*999*	60	78	84	89	99	*411*	*3,089*
Net Annual Housing Need (low estimate)	-147	257	211	204	252	254	261	218	*1,511*	294	296	293	44	*927*	60	78	84	89	99	*411*	*2,849*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: Glasgow City: Greater Pollok Newlands/Auldburn CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	231	239	235	233	230	221	217	217		217	211	203	203		199	205	201	196	195		
Newly Arising Need - migrants moving into social renting	80	81	82	82	83	84	84	85		86	87	87	88		89	90	91	92	93		
Newly Arising Need - existing households falling into need (owners)	141	144	147	151	154	158	161	164		167	169	172	175		177	179	182	184	186		
Newly Arising Need - existing households falling into need (private renters)	65	66	67	68	69	70	70	70		70	70	71	71		71	71	72	72	72		
Total Annual Housing Need (high estimate)	517	814	815	818	820	816	816	819	*6,236*	823	822	817	537	*3,000*	537	546	545	544	546	*2,718*	*11,954*
Total Annual Housing Need (low estimate)	517	790	791	794	796	792	792	795	*6,068*	799	798	793	537	*2,928*	537	546	545	544	546	*2,718*	*11,714*
Total Social Rented Lettable Stock	9,076	8,891	8,798	8,946	8,814	8,716	8,695	8,652		8,530	8,512	8,493	8,455		8,388	8,319	8,251	8,184	8,115		
Social Rented Turnover Rate (new lets as % of all Stock)	5.7%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	520	520	515	523	516	510	509	506	*4,118*	499	498	497	495	*1,988*	491	487	483	479	475	*2,414*	*8,520*
Net Annual Housing Need (high estimate)	-3	294	301	295	304	306	307	313	*2,117*	324	324	321	43	*1,012*	46	59	63	65	72	*305*	*3,434*
Net Annual Housing Need (low estimate)	-3	270	277	271	280	282	283	289	*1,949*	300	300	297	43	*940*	46	59	63	65	72	*305*	*3,194*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	10	0	21	15	0	40	25		0	0	0	0		0	0	0	0	0		111
Net Annual Housing Need (high estimate)	-3	284	301	274	289	306	267	288	*2,006*	324	324	321	43	*1,012*	46	59	63	65	72	*305*	*3,323*
Net Annual Housing Need (low estimate)	-3	260	277	250	265	282	243	264	*1,838*	300	300	297	43	*940*	46	59	63	65	72	*305*	*3,083*

Table E2.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: Glasgow City: Langside Linn CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	160	165	162	161	159	152	150	150		150	146	140	140		138	141	139	135	134		
Newly Arising Need - migrants moving into social renting	55	56	57	57	57	58	58	59		59	60	60	61		62	62	63	64	64		
Newly Arising Need - existing households falling into need (owners)	157	160	164	168	172	175	179	182		185	189	192	194		197	200	202	205	207		
Newly Arising Need - existing households falling into need (private renters)	166	170	173	176	178	179	180	180		181	181	182	182		183	183	184	185	186		
Total Annual Housing Need (high estimate)	538	807	812	817	821	820	823	827	*6,265*	831	832	830	578	*3,071*	579	587	588	589	592	*2,935*	*12,271*
Total Annual Housing Need (low estimate)	538	785	790	795	799	798	801	805	*6,111*	809	810	808	578	*3,005*	579	587	588	589	592	*2,935*	*12,051*
Total Social Rented Lettable Stock	6,361	6,312	6,311	6,337	6,322	6,342	6,349	6,333		6,304	6,285	6,265	6,222		6,168	6,114	6,060	6,006	5,951		
Social Rented Turnover Rate (new lets as % of all Stock)	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%	5.4%		
Total annual supply (new social rented lets)	343	341	341	342	341	342	343	342	*2,736*	340	339	338	336	*1,354*	333	330	327	324	321	*1,636*	*5,726*
Net Annual Housing Need (high estimate)	195	466	471	475	480	478	480	485	*3,530*	491	492	492	242	*1,716*	246	257	261	265	271	*1,299*	*6,545*
Net Annual Housing Need (low estimate)	195	444	449	453	458	456	458	463	*3,376*	469	470	470	242	*1,650*	246	257	261	265	271	*1,299*	*6,325*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	6	0	16	12	33	0		11	11	11	11		0	0	0	0	0		111
Net Annual Housing Need (high estimate)	195	466	465	475	464	466	447	485	*3,463*	480	481	481	231	*1,672*	246	257	261	265	271	*1,299*	*6,434*
Net Annual Housing Need (low estimate)	195	444	443	453	442	444	425	463	*3,309*	458	459	459	231	*1,606*	246	257	261	265	271	*1,299*	*6,214*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability																						
Local Authority: Glasgow City: Maryhill Kelvin Canal CPP Sub-Area																						
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***		**2008-25**
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256										
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234										
Newly Arising Need - newly forming households (Affordability test applied)	329	340	333	331	326	313	308	308		308	300	289	289		283	291	285	278	277			
Newly Arising Need - migrants moving into social renting	114	115	116	117	118	119	120	121		122	123	124	126		127	128	130	131	132			
Newly Arising Need - existing households falling into need (owners)	129	132	135	139	142	145	148	150		153	156	158	160		163	165	167	169	171			
Newly Arising Need - existing households falling into need (private renters)	113	116	118	120	121	122	123	123		123	124	124	124		125	125	126	126	127			
Total Annual Housing Need (high estimate)	685	959	959	962	963	955	954	958	*7,396*	962	959	951	699	*3,571*	698	709	708	704	707	*3,525*		*14,492*
Total Annual Housing Need (low estimate)	685	937	937	940	941	933	932	936	*7,242*	940	937	929	699	*3,505*	698	709	708	704	707	*3,525*		*14,272*
Total Social Rented Lettable Stock	12,931	12,733	12,682	12,645	12,417	12,132	11,855	11,686		11,449	11,263	11,078	11,071		10,994	10,916	10,840	10,763	10,687			
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%	5.8%			
Total annual supply (new social rented lets)	793	739	736	733	720	704	688	678	*5,790*	664	653	643	642	*2,602*	638	633	629	624	620	*3,144*		*11,535*
Net Annual Housing Need (high estimate)	-108	221	224	229	243	252	267	280	*1,607*	298	305	308	57	*969*	60	76	79	80	87	*382*		*2,957*
Net Annual Housing Need (low estimate)	-108	199	202	207	221	230	245	258	*1,453*	276	283	286	57	*903*	60	76	79	80	87	*382*		*2,737*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	13	0	102	0	0	0	31		27	26	26	26		7	7	6	6	6			283
Net Annual Housing Need (high estimate)	-108	208	224	127	243	252	267	249	*1,461*	271	279	282	31	*864*	53	69	73	74	81	*350*		*2,674*
Net Annual Housing Need (low estimate)	-108	186	202	105	221	230	245	227	*1,307*	249	257	260	31	*798*	53	69	73	74	81	*350*		*2,454*

Table E2.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability																						
Local Authority: Glasgow City: North East CPP Sub-Area																						
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***		**2008-25**
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256										
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234										
Newly Arising Need - newly forming households (Affordability test applied)	292	302	297	294	290	279	274	274		274	267	257	257		252	259	254	247	246			
Newly Arising Need - migrants moving into social renting	101	102	103	104	105	106	107	108		109	109	110	112		113	114	115	116	118			
Newly Arising Need - existing households falling into need (owners)	78	80	82	84	86	87	89	91		93	94	96	97		98	100	101	102	103			
Newly Arising Need - existing households falling into need (private renters)	46	47	48	48	49	49	49	50		50	50	50	50		50	50	51	51	51			
Total Annual Housing Need (high estimate)	518	787	785	786	786	777	776	778	*5,993*	780	776	769	516	*2,841*	513	523	521	517	518	*2,592*		*11,426*
Total Annual Housing Need (low estimate)	518	765	763	764	764	755	754	756	*5,839*	758	754	747	516	*2,775*	513	523	521	517	518	*2,592*		*11,206*
Total Social Rented Lettable Stock	11,207	10,628	10,324	10,180	9,826	9,788	9,423	9,324		9,117	9,191	9,281	9,338		9,311	9,285	9,258	9,230	9,203			
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%	5.7%			
Total annual supply (new social rented lets)	651	600	583	575	555	553	532	527	*4,577*	515	519	524	528	*2,086*	526	525	523	521	520	*2,615*		*9,279*
Net Annual Housing Need (high estimate)	-133	187	202	211	231	224	243	251	*1,416*	265	257	244	-12	*755*	-13	-2	-2	-5	-2	*-23*		*2,147*
Net Annual Housing Need (low estimate)	-133	165	180	189	209	202	221	229	*1,262*	243	235	222	-12	*689*	-13	-2	-2	-5	-2	*-23*		*1,927*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	20	23	15	20	13	6		11	11	11	11		3	3	3	2	2			154
Net Annual Housing Need (high estimate)	-133	187	182	188	216	204	230	245	*1,319*	254	246	233	-23	*711*	-16	-5	-5	-7	-4	*-36*		*1,993*
Net Annual Housing Need (low estimate)	-133	165	160	166	194	182	208	223	*1,165*	232	224	211	-23	*645*	-16	-5	-5	-7	-4	*-36*		*1,773*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.13 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: Glasgow City: Pollokshields Southside Central CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	202	209	205	204	201	193	190	189		190	185	178	178		175	179	176	171	170		
Newly Arising Need - migrants moving into social renting	70	71	72	72	73	73	74	75		75	76	76	77		78	79	80	81	81		
Newly Arising Need - existing households falling into need (owners)	131	134	138	141	144	147	150	153		155	158	161	163		165	167	170	172	174		
Newly Arising Need - existing households falling into need (private renters)	205	210	214	217	219	221	222	223		223	224	224	225		226	226	228	229	230		
Total Annual Housing Need (high estimate)	609	880	884	889	893	890	892	895	*6,833*	899	899	895	643	*3,336*	643	652	653	652	655	*3,256*	*13,425*
Total Annual Housing Need (low estimate)	609	858	862	867	871	868	870	873	*6,679*	877	877	873	643	*3,270*	643	652	653	652	655	*3,256*	*13,205*
Total Social Rented Lettable Stock	7,788	7,528	7,345	7,224	7,045	7,109	6,977	7,055		6,907	6,934	6,961	6,967		6,924	6,884	6,841	6,798	6,756		
Social Rented Turnover Rate (new lets as % of all Stock)	6.7%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%	6.0%		
Total annual supply (new social rented lets)	518	448	437	430	419	423	415	420	*3,510*	411	413	414	415	*1,652*	412	410	407	404	402	*2,035*	*7,197*
Net Annual Housing Need (high estimate)	91	432	447	460	474	467	476	476	*3,323*	488	486	481	229	*1,684*	231	242	246	248	253	*1,221*	*6,228*
Net Annual Housing Need (low estimate)	91	410	425	438	452	445	454	454	*3,169*	466	464	459	229	*1,618*	231	242	246	248	253	*1,221*	*6,008*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	32	12	20	0	32	0	0		0	0	0	0		0	0	0	0	0		96
Net Annual Housing Need (high estimate)	91	400	435	440	474	435	476	476	*3,227*	488	486	481	229	*1,684*	231	242	246	248	253	*1,221*	*6,132*
Net Annual Housing Need (low estimate)	91	378	413	418	452	413	454	454	*3,073*	466	464	459	229	*1,618*	231	242	246	248	253	*1,221*	*5,912*

Table E2.14 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 40 affordability

Local Authority: Glasgow City: West CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	322	333	326	324	319	307	302	301		301	294	283	283		277	285	279	272	271		
Newly Arising Need - migrants moving into social renting	112	113	114	115	116	117	117	118		119	120	122	123		124	126	127	128	129		
Newly Arising Need - existing households falling into need (owners)	138	141	144	147	151	154	157	160		163	166	168	171		173	175	178	180	182		
Newly Arising Need - existing households falling into need (private renters)	69	71	72	73	74	75	75	75		75	75	76	76		76	76	77	77	78		
Total Annual Housing Need (high estimate)	640	998	997	1,000	1,001	993	992	996	*7,616*	1,000	996	989	652	*3,638*	651	662	661	657	660	*3,291*	*14,544*
Total Annual Housing Need (low estimate)	640	969	968	971	972	964	963	967	*7,413*	971	967	960	652	*3,551*	651	662	661	657	660	*3,291*	*14,254*
Total Social Rented Lettable Stock	12,752	12,541	12,438	12,323	12,185	12,049	11,870	11,759		11,613	11,552	11,490	11,408		11,309	11,210	11,111	11,011	10,911		
Social Rented Turnover Rate (new lets as % of all Stock)	7.8%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	990	928	920	912	902	892	878	870	*7,292*	859	855	850	844	*3,409*	837	830	822	815	807	*4,111*	*14,812*
Net Annual Housing Need (high estimate)	-350	70	77	88	99	101	114	125	*324*	140	142	139	-192	*229*	-186	-167	-162	-157	-148	*-820*	*-267*
Net Annual Housing Need (low estimate)	-350	41	48	59	70	72	85	96	*121*	111	113	110	-192	*142*	-186	-167	-162	-157	-148	*-820*	*-557*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	0	0	0	0	0	0		3	3	2	2		0	0	0	0	0		35
Net Annual Housing Need (high estimate)	-350	45	77	88	99	101	114	125	*299*	137	139	137	-194	*219*	-186	-167	-162	-157	-148	*-820*	*-302*
Net Annual Housing Need (low estimate)	-350	16	48	59	70	72	85	96	*96*	108	110	108	-194	*132*	-186	-167	-162	-157	-148	*-820*	*-592*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.15 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: Inverclyde: Inverclyde East Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	231	241	244	236	239	230	230	229		221	218	215	215		214	216	206	205	198		
Newly Arising Need - migrants moving into social renting	87	87	88	88	89	89	90	91		91	91	93	93		95	95	96	97	98		
Newly Arising Need - existing households falling into need (owners)	27	27	28	28	28	28	28	28		28	28	28	28		28	28	28	28	28		
Newly Arising Need - existing households falling into need (private renters)	62	66	69	72	74	75	76	76		77	77	77	77		77	78	78	78	78		
Total Annual Housing Need (high estimate)	408	706	713	707	713	706	708	708	*5,368*	701	698	697	413	*2,509*	415	417	408	408	402	*2,050*	*9,927*
Total Annual Housing Need (low estimate)	408	643	650	644	650	643	645	645	*4,927*	638	635	634	413	*2,320*	415	417	408	408	402	*2,050*	*9,297*
Total Social Rented Lettable Stock (based on HLA)	8,835	8,707	8,490	8,325	8,405	8,383	8,243	8,027		8,011	7,997	7,983	7,969		7,928	7,887	7,847	7,809	7,770		
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	7.7%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	509	674	526	516	521	520	512	499	*4,277*	498	497	496	495	*1,986*	492	490	488	486	483	*2,439*	*8,702*
Net Annual Housing Need (high estimate)	-101	32	187	191	192	186	196	209	*1,091*	203	201	201	-82	*523*	-77	-73	-80	-78	-81	*-389*	*1,225*
Net Annual Housing Need (low estimate)	-101	-31	124	128	129	123	133	146	*650*	140	138	138	-82	*334*	-77	-73	-80	-78	-81	*-389*	*595*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	79	37	14	53	80	58	59		58	58	57	57		51	51	51	51	51		865
Net Annual Housing Need (high estimate)	-101	-47	150	177	139	106	138	150	*711*	145	143	144	-139	*293*	-128	-124	-131	-129	-132	*-644*	*360*
Net Annual Housing Need (low estimate)	-101	-110	87	114	76	43	75	87	*270*	82	80	81	-139	*104*	-128	-124	-131	-129	-132	*-644*	*-270*

Table E2.16 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: Inverclyde: Inverclyde West Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		48	48	48	48	48	48	48		48	48	48									
Newly Arising Need - newly forming households (Affordability test applied)	29	30	30	29	30	29	29	29		28	27	27	27		27	27	26	26	25		
Newly Arising Need - migrants moving into social renting	11	11	11	11	11	11	11	11		11	11	12	12		12	12	12	12	12		
Newly Arising Need - existing households falling into need (owners)	18	18	18	18	18	18	19	19		19	19	19	19		19	19	19	19	19		
Newly Arising Need - existing households falling into need (private renters)	37	39	41	43	44	45	45	46		46	46	46	46		46	46	46	47	47		
Total Annual Housing Need (high estimate)	95	160	162	162	164	164	165	165	*1,238*	164	164	165	104	*597*	104	104	103	103	103	*517*	*2,352*
Total Annual Housing Need (low estimate)	95	147	149	149	151	151	152	152	*1,147*	151	151	152	104	*558*	104	104	103	103	103	*517*	*2,222*
Total Social Rented Lettable Stock (based on HLA)	1,211	1,206	1,201	1,196	1,215	1,211	1,208	1,207		1,204	1,201	1,198	1,195		1,192	1,190	1,187	1,184	1,181		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	5.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%	4.0%		
Total annual supply (new social rented lets)	45	60	48	48	49	48	48	48	*395*	48	48	48	48	*192*	48	48	47	47	47	*237*	*824*
Net Annual Housing Need (high estimate)	50	100	114	114	116	116	116	117	*843*	116	116	117	56	*405*	56	57	56	56	55	*280*	*1,528*
Net Annual Housing Need (low estimate)	50	87	101	101	103	103	103	104	*752*	103	103	104	56	*366*	56	57	56	56	55	*280*	*1,398*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	79	37	14	53	80	58	59		5	5	5	5		6	6	6	6	6		430
Net Annual Housing Need (high estimate)	50	21	77	100	63	36	58	58	*463*	111	111	112	51	*385*	50	51	50	50	49	*250*	*1,098*
Net Annual Housing Need (low estimate)	50	8	64	87	50	23	45	45	*372*	98	98	99	51	*346*	50	51	50	50	49	*250*	*968*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.17 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability																						
Local Authority: Inverclyde: Kilmacolm Sub-Area																						
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***		***2008-25***
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		9	9	9	9	9	9	9		9	9	9										
Net Current Housing Need - Low Estimate (Affordability test applied)		7	7	7	7	7	7	7		7	7	7										
Newly Arising Need - newly forming households (Affordability test applied)	2	2	2	2	2	2	2	2		2	2	2	2		2	2	1	1	1			
Newly Arising Need - migrants moving into social renting	1	1	1	1	1	1	1	1		1	1	1	1		1	1	1	1	1			
Newly Arising Need - existing households falling into need (owners)	4	4	4	4	4	4	4	4		4	4	4	4		4	4	4	4	4			
Newly Arising Need - existing households falling into need (private renters)	6	6	7	7	7	7	7	7		7	8	8	8		8	8	8	8	8			
Total Annual Housing Need (high estimate)	13	23	23	23	23	24	24	24	*176*	24	24	24	15	*86*	15	15	14	14	14	*71*		*333*
Total Annual Housing Need (low estimate)	13	21	21	21	21	22	22	22	*162*	22	22	22	15	*80*	15	15	14	14	14	*71*		*313*
Total Social Rented Lettable Stock (based on HLA)	71	71	71	90	90	90	90	90		90	90	90	90		90	90	90	90	90			
Social Rented Turnover Rate (new lets as % of all Stock)	4.2%	2.8%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%	3.3%			
Total annual supply (new social rented lets)	3	2	2	3	3	3	3	3	*22*	3	3	3	3	*12*	3	3	3	3	3	*15*		*49*
Net Annual Housing Need (high estimate)	10	21	21	20	20	21	21	21	*154*	21	21	21	12	*74*	12	12	11	11	11	*56*		*284*
Net Annual Housing Need (low estimate)	10	19	19	18	18	19	19	19	*140*	19	19	19	12	*68*	12	12	11	11	11	*56*		*264*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	10	21	21	20	20	21	21	21	*154*	21	21	21	12	*74*	12	12	11	11	11	*56*		*284*
Net Annual Housing Need (low estimate)	10	19	19	18	18	19	19	19	*140*	19	19	19	12	*68*	12	12	11	11	11	*56*		*264*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.18 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: North Lanarkshire Council: Airdrie Coatbridge LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	286	286	286	286	286	286	286		286	286	286	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	219	219	219	219	219	219	219		219	219	219	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	179	179	179	179	179	179	179		179	179	179	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	246	252	252	254	252	252	251	252		252	247	250	244		249	258	251	253	243		
Newly Arising Need - migrants moving into social renting	116	117	118	119	119	120	121	122		123	124	125	126		128	129	131	132	133		
Newly Arising Need - existing households falling into need (owners)	56	56	57	58	58	59	60	61		62	62	63	64		65	65	66	67	68		
Newly Arising Need - existing households falling into need (private renters)	132	151	165	176	184	190	195	198		201	203	205	207		208	210	213	215	217		
Total Annual Housing Need (high estimate)	549	795	811	825	833	840	846	852	*6,351*	856	856	862	641		650	662	661	667	661		
Total Annual Housing Need (low estimate)	549	755	771	786	793	800	806	812	*6,072*	816	816	822	641		650	662	661	667	661		
Total Social Rented Lettable Stock	14,989	14,901	14,728	14,555	14,381	14,207	14,063	13,934		13,773	13,612	13,451	13,280		13,127	12,981	12,842	12,709	12,583		
Social Rented Turnover Rate (new lets as % of all Stock)	7.0%	6.7%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%	6.9%		
Total annual supply (new social rented lets)	1,049	998	1,016	1,004	992	980	970	961	*7,972*	950	939	928	916		906	896	886	877	868		
Net Annual Housing Need (high estimate)	-500	-203	-205	-179	-160	-140	-124	-110	*-1,621*	-94	-83	-66	-276	*-519*	-256	-233	-225	-210	-208	*-1,133*	*-3,273*
Net Annual Housing Need (low estimate)	-500	-243	-245	-219	-200	-180	-164	-150	*-1,901*	-134	-123	-106	-276	*-639*	-256	-233	-225	-210	-208	*-1,133*	*-3,672*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-500	-203	-205	-179	-160	-140	-124	-110	*-1,621*	-94	-83	-66	-276	*-519*	-256	-233	-225	-210	-208	*-1,133*	*-3,273*
Net Annual Housing Need (low estimate)	-500	-243	-245	-219	-200	-180	-164	-150	*-1,901*	-134	-123	-106	-276	*-639*	-256	-233	-225	-210	-208	*-1,133*	*-3,672*

Table E2.19 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: North Lanarkshire Council: Cumbernauld LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	232	232	232	232	232	232	232		232	232	232	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	178	178	178	178	178	178	178		178	178	178	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	145	145	145	145	145	145	145		145	145	145	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	116	118	118	119	118	119	118	118		119	116	117	114		117	121	118	119	114		
Newly Arising Need - migrants moving into social renting	55	55	55	56	56	57	57	57		58	58	59	59		60	61	61	62	63		
Newly Arising Need - existing households falling into need (owners)	54	54	55	56	56	57	58	59		60	60	61	62		62	63	64	65	65		
Newly Arising Need - existing households falling into need (private renters)	152	175	191	204	214	220	226	229		233	236	237	240		241	243	247	249	251		
Total Annual Housing Need (high estimate)	377	579	597	612	621	631	636	641		647	647	652	474		481	488	490	495	494		
Total Annual Housing Need (low estimate)	377	547	564	580	589	599	604	608		614	615	620	474		481	488	490	495	494		
Total Social Rented Lettable Stock	7,126	7,085	7,066	7,040	6,991	6,985	6,916	6,913		6,930	7,001	7,005	7,068		7,060	7,056	7,054	7,055	7,058		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.1%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	506	432	438	436	433	433	429	429		430	434	434	438		438	437	437	437	438		
Net Annual Housing Need (high estimate)	-129	147	159	176	188	198	208	212	*1,158*	217	213	218	36	*684*	43	51	52	57	56	*259*	*2,102*
Net Annual Housing Need (low estimate)	-129	115	126	143	156	166	175	180	*932*	185	181	185	36	*587*	43	51	52	57	56	*259*	*1,779*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-129	147	159	176	188	198	208	212	*1,158*	217	213	218	36	*684*	43	51	52	57	56	*259*	*2,102*
Net Annual Housing Need (low estimate)	-129	115	126	143	156	166	175	180	*932*	185	181	185	36	*587*	43	51	52	57	56	*259*	*1,779*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.20 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: North Lanarkshire Council: Motherwell LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need	0	387	387	387	387	387	387	387		387	387	387	0		0	0	0	0	0			
Net Current Housing Need - High Estimate(Affordability test applied)	0	299	299	299	299	299	299	299		299	299	299	0		0	0	0	0	0			
Net Current Housing Need - Low Estimate (Affordability test applied)	0	245	245	245	245	245	245	245		245	245	245	0		0	0	0	0	0			
Newly Arising Need - newly forming households (Affordability test applied)	379	389	388	391	388	389	387	388		389	381	385	376		384	397	388	390	375			
Newly Arising Need - migrants moving into social renting	179	181	182	183	184	186	187	188		190	191	193	195		197	199	201	204	206			
Newly Arising Need - existing households falling into need (owners)	77	78	79	80	81	82	83	84		86	87	88	89		90	91	92	93	94			
Newly Arising Need - existing households falling into need (private renters)	217	248	272	290	303	313	321	326		331	335	337	341		342	345	350	354	357			
Total Annual Housing Need (high estimate)	852	1,195	1,219	1,242	1,255	1,269	1,277	1,285		1,294	1,292	1,301	1,000		1,013	1,032	1,031	1,041	1,032			
Total Annual Housing Need (low estimate)	852	1,142	1,166	1,189	1,202	1,216	1,224	1,232		1,241	1,239	1,248	1,000		1,013	1,032	1,031	1,041	1,032			
Total Social Rented Lettable Stock	22,955	22,990	22,829	22,441	22,210	22,017	21,808	21,633		21,402	21,172	20,941	20,701		20,470	20,249	20,037	19,832	19,638			
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	7.8%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%			
Total annual supply (new social rented lets)	1,813	1,793	1,758	1,728	1,710	1,695	1,679	1,666		1,648	1,630	1,612	1,594		1,576	1,559	1,543	1,527	1,512			
Net Annual Housing Need (high estimate)	-962	-599	-539	-486	-455	-426	-402	-381	*-4,249*	-354	-338	-311	-594	*-1,597*	-563	-527	-512	-487	-480	*-2,568*		*-8,415*
Net Annual Housing Need (low estimate)	-962	-652	-592	-539	-508	-480	-456	-434	*-4,622*	-407	-391	-364	-594	*-1,757*	-563	-527	-512	-487	-480	*-2,568*		*-8,947*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	-962	-599	-539	-486	-455	-426	-402	-381	*-4,249*	-354	-338	-311	-594	*-1,597*	-563	-527	-512	-487	-480	*-2,568*		*-8,415*
Net Annual Housing Need (low estimate)	-962	-652	-592	-539	-508	-480	-456	-434	*-4,622*	-407	-391	-364	-594	*-1,757*	-563	-527	-512	-487	-480	*-2,568*		*-8,947*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.21 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability
Local Authority: Renfrewshire Council: ohnstone Elderslie

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	75	75	75	75	75	75	75		75	75	75									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	63	63	63	63	63	63	63		63	63	63									
Newly Arising Need - newly forming households (Affordability test applied)	65	66	66	68	67	65	65	67		65	64	64	63		63	65	64	63	61		
Newly Arising Need - migrants moving into social renting	26	26	26	27	27	27	27	27		27	28	28	28		28	29	29	29	29		
Newly Arising Need - existing households falling into need (owners)	12	12	12	13	13	13	13	13		13	13	13	13		13	13	13	13	13		
Newly Arising Need - existing households falling into need (private renters)	18	19	21	21	22	23	23	23		24	24	24	24		24	24	24	24	25		
Total Annual Housing Need (high estimate)	121	199	200	203	203	202	203	205	*1,538*	204	204	204	128	*739*	128	131	130	130	128	*647*	*2,924*
Total Annual Housing Need (low estimate)	121	187	188	191	191	190	191	193	*1,454*	192	192	192	128	*703*	128	131	130	130	128	*647*	*2,804*
Total Social Rented Lettable Stock	3,637	3,604	3,587	3,569	3,514	3,496	3,479	3,461		3,444	3,426	3,408	3,390		3,373	3,355	3,337	3,319	3,302		
Social Rented Turnover Rate (new lets as % of all Stock)	7.40%	9.2%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%	8.8%		
Total annual supply (new social rented lets)	269	331	316	314	309	308	306	305	*2,457*	303	301	300	298	*1,203*	297	295	294	292	291	*1,468*	*5,128*
Net Annual Housing Need (high estimate)	-148	-132	-115	-111	-106	-106	-103	-99	*-920*	-99	-98	-96	-170	*-463*	-169	-164	-163	-162	-163	*-821*	*-2,204*
Net Annual Housing Need (low estimate)	-148	-144	-127	-123	-118	-118	-115	-111	*-1,004*	-111	-110	-108	-170	*-499*	-169	-164	-163	-162	-163	*-821*	*-2,324*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	5	5	4	4	4	4	4		9	9	9	8		9	9	9	9	9		110
Net Annual Housing Need (high estimate)	-148	-137	-120	-115	-110	-110	-107	-103	*-950*	-108	-107	-105	-178	*-498*	-178	-173	-172	-171	-172	*-866*	*-2,314*
Net Annual Housing Need (low estimate)	-148	-149	-132	-127	-122	-122	-119	-115	*-1,034*	-120	-119	-117	-178	*-534*	-178	-173	-172	-171	-172	*-866*	*-2,434*

Table E2.22 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability
Local Authority: Renfrewshire Council: North Renfrewshire

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	60	60	60	60	60	60	60		60	60	60									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	50	50	50	50	50	50	50		50	50	50									
Newly Arising Need - newly forming households (Affordability test applied)	17	17	17	18	17	17	17	17		17	17	17	16		16	17	17	16	16		
Newly Arising Need - migrants moving into social renting	7	7	7	7	7	7	7	7		7	7	7	7		7	7	7	8	8		
Newly Arising Need - existing households falling into need (owners)	16	16	16	16	16	16	16	16		17	17	17	17		17	17	17	17	17		
Newly Arising Need - existing households falling into need (private renters)	14	15	15	16	17	17	17	17		18	18	18	18		18	18	18	18	18		
Total Annual Housing Need (high estimate)	53	115	115	117	117	117	118	118	*870*	118	118	118	58	*413*	59	59	59	59	59	*296*	*1,579*
Total Annual Housing Need (low estimate)	53	105	105	107	107	107	108	108	*800*	108	108	108	58	*383*	59	59	59	59	59	*296*	*1,479*
Total Social Rented Lettable Stock	953	949	975	1,000	1,028	1,078	1,113	1,109		1,134	1,160	1,185	1,211		1,207	1,203	1,199	1,195	1,191		
Social Rented Turnover Rate (new lets as % of all Stock)	10.5%	3.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%	6.1%		
Total annual supply (new social rented lets)	100	28	59	61	63	66	68	68	*513*	69	71	72	74	*286*	74	73	73	73	73	*366*	*1,165*
Net Annual Housing Need (high estimate)	-47	86	56	56	54	51	50	51	*357*	49	48	46	-15	*127*	-15	-14	-14	-13	-14	*-70*	*414*
Net Annual Housing Need (low estimate)	-47	76	46	46	44	41	40	41	*287*	39	38	36	-15	*97*	-15	-14	-14	-13	-14	*-70*	*314*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-47	61	31	33	31	28	27	28	*192*	40	39	37	-23	*92*	-24	-23	-23	-22	-23	*-115*	*169*
Net Annual Housing Need (low estimate)	-47	51	21	23	21	18	17	18	*122*	30	29	27	-23	*62*	-24	-23	-23	-22	-23	*-115*	*69*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.23 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: Renfrewshire Council: Paisley Linwood

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	359	359	359	359	359	359	359		359	359	359									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied)	236	241	240	247	243	235	238	243		237	235	233	230		228	238	232	228	221		
Newly Arising Need - migrants moving into social renting	95	95	96	97	98	98	98	99		100	100	101	102		103	104	105	106	107		
Newly Arising Need - existing households falling into need (owners)	52	53	53	53	53	53	54	54		54	55	55	55		56	56	56	56	57		
Newly Arising Need - existing households falling into need (private renters)	129	139	147	153	158	162	164	166		169	170	171	172		173	173	175	176	177		
Total Annual Housing Need (high estimate)	513	888	895	909	911	908	914	922	*6,860*	919	918	919	559	*3,315*	559	571	568	566	561	*2,825*	*13,000*
Total Annual Housing Need (low estimate)	513	831	838	852	854	851	857	865	*6,461*	862	861	862	559	*3,144*	559	571	568	566	561	*2,825*	*12,430*
Total Social Rented Lettable Stock	12,774	12648	12582	12564	12550	12550	12451	12430		12385	12339	12293	12247		12201	12156	12110	12064	12018		
Social Rented Turnover Rate (new lets as % of all Stock)	8.30%	8.7%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	1,060	**1,106**	1,057	1,055	1,054	1,054	1,046	1,044	*8,477*	1,040	1,036	1,033	1,029	*4,138*	1,025	1,021	1,017	1,013	1,010	*5,086*	*17,701*
Net Annual Housing Need (high estimate)	-547	-218	-162	-146	-143	-146	-132	-122	*-1,617*	-122	-118	-114	-470	*-823*	-466	-450	-450	-447	-449	*-2,261*	*-4,701*
Net Annual Housing Need (low estimate)	-547	-275	-219	-203	-200	-203	-189	-179	*-2,016*	-179	-175	-171	-470	*-994*	-466	-450	-450	-447	-449	*-2,261*	*-5,271*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	20	20	19	19	19	19	19		9	9	9	8		9	9	9	9	9		215
Net Annual Housing Need (high estimate)	-547	-238	-182	-165	-162	-165	-151	-141	*-1,752*	-131	-127	-123	-478	*-858*	-475	-459	-459	-456	-458	*-2,306*	*-4,916*
Net Annual Housing Need (low estimate)	-547	-295	-239	-222	-219	-222	-208	-198	*-2,151*	-188	-184	-180	-478	*-1,029*	-475	-459	-459	-456	-458	*-2,306*	*-5,486*

Table E2.24 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: Renfrewshire Council: Renfrew

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	55	55	55	55	55	55	55		55	55	55									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	46	46	46	46	46	46	46		46	46	46									
Newly Arising Need - newly forming households (Affordability test applied)	35	36	36	37	36	35	36	36		35	35	35	34		34	36	35	34	33		
Newly Arising Need - migrants moving into social renting	14	14	14	14	15	15	15	15		15	15	15	15		15	16	16	16	16		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	15		15	15	15	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (private renters)	25	27	28	30	31	31	32	32		33	33	33	33		33	33	34	34	34		
Total Annual Housing Need (high estimate)	89	146	148	150	151	151	152	153	*1,139*	153	153	153	98	*556*	98	100	99	99	98	*494*	*2,189*
Total Annual Housing Need (low estimate)	89	137	139	141	142	142	143	144	*1,076*	144	144	144	98	*529*	98	100	99	99	98	*494*	*2,099*
Total Social Rented Lettable Stock	1,988	1,964	1,958	1,950	1,944	1,937	1,930	1,923		1,912	1,902	1,891	1,880		1,869	1,858	1,848	1,837	1,826		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	7.1%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	145	139	141	140	140	139	139	138	*1,122*	138	137	136	135	*546*	135	134	133	132	131	*665*	*2,333*
Net Annual Housing Need (high estimate)	-56	7	7	10	11	11	13	14	*17*	15	16	17	-38	*9*	-37	-34	-34	-33	-33	*-171*	*-145*
Net Annual Housing Need (low estimate)	-56	-2	-2	1	2	2	4	5	*-46*	6	7	8	-38	*-18*	-37	-34	-34	-33	-33	*-171*	*-235*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-56	-18	-18	-13	-12	-12	-10	-9	*-148*	6	7	8	-46	*-26*	-46	-43	-43	-42	-42	*-216*	*-390*
Net Annual Housing Need (low estimate)	-56	-27	-27	-22	-21	-21	-19	-18	*-211*	-3	-2	-1	-46	*-53*	-46	-43	-43	-42	-42	*-216*	*-480*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.25 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability																					
Local Authority: Renfrewshire Council: West Renfrewshire																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	22	22	22	22	22	22	22		22	22	22									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	18	18	18	18	18	18	18		18	18	18									
Newly Arising Need - newly forming households (Affordability test applied)	14	14	14	14	14	14	14	14		14	14	14	13		13	14	14	13	13		
Newly Arising Need - migrants moving into social renting	6	6	6	6	6	6	6	6		6	6	6	6		6	6	6	6	6		
Newly Arising Need - existing households falling into need (owners)	15	15	15	16	16	16	16	16		16	16	16	16		16	16	17	17	17		
Newly Arising Need - existing households falling into need (private renters)	19	21	22	23	23	24	24	25		25	25	25	25		26	26	26	26	26		
Total Annual Housing Need (high estimate)	54	78	79	80	81	81	82	83	*618*	83	83	83	61	*310*	61	62	62	62	62	*310*	*1,237*
Total Annual Housing Need (low estimate)	54	74	75	76	77	77	78	79	*590*	79	79	79	61	*298*	61	62	62	62	62	*310*	*1,197*
Total Social Rented Lettable Stock	786	781	776	771	766	761	757	752		747	742	742	732		727	722	717	712	707		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%	4.9%		
Total annual supply (new social rented lets)	29	38	38	38	38	37	37	37	*292*	37	36	36	36	*145*	36	35	35	35	35	*176*	*613*
Net Annual Housing Need (high estimate)	25	40	41	43	43	44	45	46	*326*	46	46	47	25	*164*	26	27	27	27	27	*134*	*624*
Net Annual Housing Need (low estimate)	25	36	37	39	39	40	41	42	*298*	42	42	43	25	*152*	26	27	27	27	27	*134*	*584*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	25	15	16	20	20	21	22	23	*161*	37	37	38	17	*129*	17	18	18	18	18	*89*	*379*
Net Annual Housing Need (low estimate)	25	11	12	16	16	17	18	19	*133*	33	33	34	17	*117*	17	18	18	18	18	*89*	*339*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.26 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: South Lanarkshire Council: Clydesdale Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	181	181	181	181	181	181	181		181	181	181	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	163	163	163	163	163	163	163		163	163	163	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	143	146	146	147	147	145	148	149		150	149	149	146		149	154	149	150	147		
Newly Arising Need - migrants moving into social renting	61	61	61	62	62	62	63	63		64	64	65	65		66	67	67	68	68		
Newly Arising Need - existing h/holds falling into need (owners)	39	39	40	40	40	41	41	42		42	43	43	44		44	45	45	46	46		
Newly Arising Need - existing h/holds falling into need (private renters)	59	68	75	79	83	86	88	90		92	94	95	96		97	98	100	101	102		
Total Annual Housing Need (high estimate)	302	495	502	509	514	515	522	525	*3,884*	529	530	533	351	*1,943*	356	363	361	364	364	*1,808*	*7,635*
Total Annual Housing Need (low estimate)	302	477	484	491	496	497	504	507	*3,758*	511	512	515	351	*1,889*	356	363	361	364	364	*1,808*	*7,455*
Total Social Rented Lettable Stock	6,530	6,499	6,397	6,393	6,393	6,363	6,328	6,293		6,281	6,269	6,257	6,245		6,209	6,174	6,138	6,102	6,067		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.7%	7.6%	7.6%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	491	498	489	489	489	487	485	482	*3,909*	482	481	481	480	*1,923*	478	475	473	470	468	*2,363*	*8,196*
Net Annual Housing Need (high estimate)	-189	-2	13	20	24	28	37	43	*-25*	48	49	52	-129	*20*	-122	-112	-112	-106	-104	*-556*	*-561*
Net Annual Housing Need (low estimate)	-189	-20	-5	2	6	10	19	25	*-151*	30	31	34	-129	*-34*	-122	-112	-112	-106	-104	*-556*	*-741*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-189	-2	13	20	24	28	37	43	*-25*	48	49	52	-129	*20*	-122	-112	-112	-106	-104	*-556*	*-561*
Net Annual Housing Need (low estimate)	-189	-20	-5	2	6	10	19	25	*-151*	30	31	34	-129	*-34*	-122	-112	-112	-106	-104	*-556*	*-741*

Table E2.27 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: South Lanarkshire Council: East Kilbride Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	249	249	249	249	249	249	249		249	249	249	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	223	223	223	223	223	223	223		223	223	223	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	129	132	131	132	132	130	134	134		135	134	134	132		134	139	135	136	133		
Newly Arising Need - migrants moving into social renting	55	55	55	56	56	56	57	57		57	58	58	59		59	60	60	61	62		
Newly Arising Need - existing h/holds falling into need (owners)	60	60	60	61	62	62	63	64		64	65	66	67		67	68	69	69	70		
Newly Arising Need - existing h/holds falling into need (private renters)	106	122	133	142	149	154	158	162		165	168	170	172		174	176	178	180	182		
Total Annual Housing Need (high estimate)	350	617	630	640	648	652	661	666	*4,864*	671	674	677	429	*2,451*	434	442	442	446	447	*2,212*	*9,527*
Total Annual Housing Need (low estimate)	350	591	604	614	622	626	635	640	*4,682*	645	648	651	429	*2,373*	434	442	442	446	447	*2,212*	*9,267*
Total Social Rented Lettable Stock	5,560	5,558	5,610	5,636	5,664	5,670	5,676	5,682		5,750	5,817	5,884	5,951		5,972	5,993	6,014	6,033	6,053		
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	337	310	313	315	316	317	317	317	*2,541*	321	325	329	333	*1,308*	334	335	337	338	339	*1,682*	*5,532*
Net Annual Housing Need (high estimate)	12	308	317	326	332	336	344	348	*2,322*	350	349	348	96	*1,143*	100	107	106	109	108	*530*	*3,995*
Net Annual Housing Need (low estimate)	12	282	291	300	306	310	318	322	*2,140*	324	323	322	96	*1,065*	100	107	106	109	108	*530*	*3,735*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	12	308	317	326	332	336	344	348	*2,322*	350	349	348	96	*1,143*	100	107	106	109	108	*530*	*3,995*
Net Annual Housing Need (low estimate)	12	282	291	300	306	310	318	322	*2,140*	324	323	322	96	*1,065*	100	107	106	109	108	*530*	*3,735*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.28 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: South Lanarkshire Council: Hamilton Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Afford test applied)	0	476	476	476	476	476	476	476		476	476	476	0		0	0	0	0	0			
Net Current Housing Need - Low Estimate (Afford test applied)	0	427	427	427	427	427	427	427		427	427	427	0		0	0	0	0	0			
Newly Arising Need - newly forming households (Afford test applied)	260	265	264	266	266	262	269	270		272	270	270	265		270	279	271	273	268			
Newly Arising Need - migrants moving into social renting	110	111	111	112	113	113	114	115		116	116	117	118		119	121	122	123	124			
Newly Arising Need - existing h/holds falling into need (owners)	68	68	69	69	70	71	72	72		73	74	75	76		76	77	78	79	80			
Newly Arising Need - existing h/holds falling into need (private renters)	111	128	140	149	156	162	166	170		173	176	178	180		182	184	187	189	191			
Total Annual Housing Need (high estimate)	549	1,048	1,060	1,073	1,081	1,084	1,097	1,102	*8,094*	1,110	1,112	1,116	639	*3,977*	648	661	658	663	662	*3,292*		*15,363*
Total Annual Housing Need (low estimate)	549	999	1,011	1,024	1,032	1,035	1,048	1,053	*7,751*	1,061	1,063	1,067	639	*3,830*	648	661	658	663	662	*3,292*		*14,873*
Total Social Rented Lettable Stock	12,324	12,269	12,217	12,219	12,199	12,142	12,080	12,018		12,070	12,121	12,173	12,223		12,221	12,217	12,214	12,212	12,207			
Social Rented Turnover Rate (new lets as % of all Stock)	7.2%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%		6.6%	6.6%	6.6%	6.6%		6.6%	6.7%	6.7%	6.7%	6.7%			
Total annual supply (new social rented lets)	883	812	810	811	809	806	802	798	*6,531*	802	805	809	813	*3,228*	813	813	812	813	812	*4,062*		*13,822*
Net Annual Housing Need (high estimate)	-334	235	250	262	272	278	295	305	*1,563*	308	307	307	-173	*749*	-165	-151	-155	-149	-150	*-770*		*1,541*
Net Annual Housing Need (low estimate)	-334	186	201	213	223	229	246	256	*1,220*	259	258	258	-173	*602*	-165	-151	-155	-149	-150	*-770*		*1,051*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	-334	235	250	262	272	278	295	305	*1,563*	308	307	307	-173	*749*	-165	-151	-155	-149	-150	*-770*		*1,541*
Net Annual Housing Need (low estimate)	-334	186	201	213	223	229	246	256	*1,220*	259	258	258	-173	*602*	-165	-151	-155	-149	-150	*-770*		*1,051*

Table E2.29 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: South Lanarkshire Council: Rutherglen Cambuslang Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Afford test applied)	0	255	255	255	255	255	255	255		255	255	255	0		0	0	0	0	0			
Net Current Housing Need - Low Estimate (Afford test applied)	0	227	227	227	227	227	227	227		227	227	227	0		0	0	0	0	0			
Newly Arising Need - newly forming households (Afford test applied)	148	151	150	151	151	149	153	153		155	153	153	150		153	158	154	155	152			
Newly Arising Need - migrants moving into social renting	63	63	63	64	64	64	65	65		66	66	66	67		68	69	69	70	70			
Newly Arising Need - existing h/holds falling into need (owners)	38	38	39	39	39	40	40	41		41	42	42	42		43	43	44	44	45			
Newly Arising Need - existing h/holds falling into need (private renters)	51	59	64	69	72	75	77	78		80	81	82	83		84	85	86	87	88			
Total Annual Housing Need (high estimate)	299	565	571	577	581	583	589	592	*4,359*	596	597	599	343	*2,135*	348	355	353	356	355	*1,767*		*8,261*
Total Annual Housing Need (low estimate)	299	537	543	549	553	555	561	564	*4,163*	568	569	571	343	*2,051*	348	355	353	356	355	*1,767*		*7,981*
Total Social Rented Lettable Stock	7,085	6,986	6,881	6,837	6,786	6,750	6,723	6,695		6,707	6,717	6,727	6,738		6,729	6,722	6,714	6,706	6,697			
Social Rented Turnover Rate (new lets as % of all Stock)	8.1%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.7%	7.7%			
Total annual supply (new social rented lets)	575	532	525	522	518	515	513	511	*4,210*	512	513	514	515	*2,054*	514	514	514	513	512	*2,568*		*8,832*
Net Annual Housing Need (high estimate)	-276	34	47	56	64	67	76	81	*149*	84	84	85	-172	*81*	-167	-159	-161	-157	-157	*-801*		*-571*
Net Annual Housing Need (low estimate)	-276	6	19	28	36	39	48	53	*-47*	56	56	57	-172	*-3*	-167	-159	-161	-157	-157	*-801*		*-851*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	-276	34	47	56	64	67	76	81	*149*	84	84	85	-172	*81*	-167	-159	-161	-157	-157	*-801*		*-571*
Net Annual Housing Need (low estimate)	-276	6	19	28	36	39	48	53	*-47*	56	56	57	-172	*-3*	-167	-159	-161	-157	-157	*-801*		*-851*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E2.30 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: West Dunbartonshire: Clydebank Old Kilpatrick Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		237	237	237	237	237	237	237		237	237	237									
Net Current Housing Need - Low Estimate (Affordability test applied)		174	174	174	174	174	174	174		174	174	174									
Newly Arising Need - newly forming households (Affordability test applied)	179	183	183	180	181	178	182	179		179	178	174	174		173	177	173	165	164		
Newly Arising Need - migrants moving into social renting	124	126	126	126	127	129	129	130		130	132	132	134		135	136	137	139	140		
Newly Arising Need - existing households falling into need (owners)	23	22	22	23	23	23	23	23		23	23	23	24		24	24	24	24	24		
Newly Arising Need - existing households falling into need (private renters)	19	26	31	34	37	39	41	42		43	43	44	44		45	45	46	46	46		
Total Annual Housing Need (high estimate)	345	594	599	600	605	605	612	611	*4,570*	612	614	611	377	*2,213*	377	383	380	374	374	*1,889*	*8,672*
Total Annual Housing Need (low estimate)	345	531	536	537	542	542	549	548	*4,129*	549	551	548	377	*2,024*	377	383	380	374	374	*1,889*	*8,042*
Total Social Rented Lettable Stock	9,149	9,179	9,215	9,228	9,265	9,305	9,389	9,406		9,258	9,110	8,962	8,816		8,687	8,679	8,671	8,664	8,661		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	650	624	627	628	630	633	638	640	*5,069*	630	619	609	599	*2,458*	591	590	590	589	589	*2,949*	*10,475*
Net Annual Housing Need (high estimate)	-305	-30	-27	-28	-25	-28	-27	-29	*-499*	-17	-6	1	-223	*-245*	-214	-208	-209	-215	-214	*-1,060*	*-1,803*
Net Annual Housing Need (low estimate)	-305	-93	-90	-91	-88	-91	-90	-92	*-940*	-80	-69	-62	-223	*-434*	-214	-208	-209	-215	-214	*-1,060*	*-2,433*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	4	30	30		50	50	50	50		46	46	46	46	46		494
Net Annual Housing Need (high estimate)	-305	-30	-27	-28	-25	-32	-57	-59	*-563*	-67	-56	-49	-273	*-445*	-260	-254	-255	-261	-260	*-1,290*	*-2,297*
Net Annual Housing Need (low estimate)	-305	-93	-90	-91	-88	-95	-120	-122	*-1,004*	-130	-119	-112	-273	*-634*	-260	-254	-255	-261	-260	*-1,290*	*-2,927*

Table E2.31 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - C2 33 affordability

Local Authority: West Dunbartonshire: Dumbarton Vale of Leven Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		172	172	172	172	172	172	172		172	172	172									
Net Current Housing Need - Low Estimate (Affordability test applied)		128	128	128	128	128	128	128		128	128	128									
Newly Arising Need - newly forming households (Affordability test applied)	141	144	144	142	143	140	144	141		141	141	137	138		137	140	137	131	129		
Newly Arising Need - migrants moving into social renting	98	99	100	100	101	102	102	103		103	104	104	106		107	107	108	110	111		
Newly Arising Need - existing households falling into need (owners)	28	28	28	28	28	28	28	28		28	29	29	29		29	29	30	30	30		
Newly Arising Need - existing households falling into need (private renters)	41	55	65	73	79	83	86	89		90	92	93	94		95	96	97	98	98		
Total Annual Housing Need (high estimate)	308	498	509	514	521	524	532	533	*3,939*	535	537	536	367	*1,975*	368	373	372	368	368	*1,847*	*7,761*
Total Annual Housing Need (low estimate)	308	454	465	470	477	480	488	489	*3,631*	491	493	492	367	*1,843*	368	373	372	368	368	*1,847*	*7,321*
Total Social Rented Lettable Stock	7,251	7,246	7,221	7,212	7,281	7,266	7,240	7,279		7,220	7,161	7,102	7,046		6,990	6,965	6,939	6,913	6,890		
Social Rented Turnover Rate (new lets as % of all Stock)	9.6%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	696	609	607	606	612	610	608	611	*4,959*	606	602	597	592	*2,396*	587	585	583	581	579	*2,915*	*10,270*
Net Annual Housing Need (high estimate)	-388	-111	-98	-92	-90	-86	-76	-79	*-1,020*	-71	-64	-61	-225	*-422*	-219	-212	-211	-213	-211	*-1,067*	*-2,509*
Net Annual Housing Need (low estimate)	-388	-155	-142	-136	-134	-130	-120	-123	*-1,328*	-115	-108	-105	-225	*-554*	-219	-212	-211	-213	-211	*-1,067*	*-2,949*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	18	0	0	0	5	2		47	46	46	46		32	32	32	32	32		370
Net Annual Housing Need (high estimate)	-388	-111	-116	-92	-90	-86	-81	-81	*-1,045*	-118	-110	-107	-271	*-607*	-251	-244	-243	-245	-243	*-1,227*	*-2,879*
Net Annual Housing Need (low estimate)	-388	-155	-160	-136	-134	-130	-125	-125	*-1,353*	-162	-154	-151	-271	*-739*	-251	-244	-243	-245	-243	*-1,227*	*-3,319*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Housing Needs Assessment Proformas – LA Sub-Area

A1 Low Affordability

Table E3.1 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: East Dunbartonshire: Bearsden Milngavie Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		110	110	110	110	110	110	110		110	110	110									
Net Current Housing Need - Low Estimate (Affordability test applied)		93	93	93	93	93	93	93		93	93	93									
Newly Arising Need - newly forming households (Affordability test applied)	53	56	55	56	56	57	59	58		56	56	57	56		58	58	58	58	54		
Newly Arising Need - migrants moving into social renting	9	10	10	10	10	10	10	10		10	10	10	10		10	10	10	10	10		
Newly Arising Need - existing households falling into need (owners)	30	30	30	30	30	30	30	30		29	29	29	29		29	29	29	29	29		
Newly Arising Need - existing households falling into need (private renters)	20	19	18	18	17	17	17	17		17	17	17	17		17	17	17	17	17		
Total Annual Housing Need (high estimate)	112	225	223	224	223	224	226	225	*1,682*	222	222	223	112	*779*	114	114	114	114	110	*566*	*3,027*
Total Annual Housing Need (low estimate)	112	208	206	207	206	207	209	208	*1,563*	205	205	206	112	*728*	114	114	114	114	110	*566*	*2,857*
Total Social Rented Lettable Stock	1033	1027	1034	1041	1032	1024	1017	1009		1002	996	990	984		979	973	968	963	960		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%	3.8%		
Total annual supply (new social rented lets)	38	39	39	40	39	39	39	38	*311*	*38*	38	38	37	*151*	37	37	37	37	36	*184*	*646*
Net Annual Housing Need (high estimate)	74	186	184	184	184	185	187	187	*1,371*	184	184	185	75	*628*	77	77	77	77	74	*382*	*2,381*
Net Annual Housing Need (low estimate)	74	169	167	167	167	168	170	170	*1,252*	167	167	168	75	*577*	77	77	77	77	74	*382*	*2,211*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	74	186	184	184	184	185	187	187	*1,371*	184	184	185	75	*628*	77	77	77	77	74	*382*	*2,381*
Net Annual Housing Need (low estimate)	74	169	167	167	167	168	170	170	*1,252*	167	167	168	75	*577*	77	77	77	77	74	*382*	*2,211*

Table E3.2 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: East Dunbartonshire: Strathkelvin Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		261	261	261	261	261	261	261		261	261	261									
Net Current Housing Need - Low Estimate (Affordability test applied)		224	224	224	224	224	224	224		224	224	224									
Newly Arising Need - newly forming households (Affordability test applied)	217	229	222	229	227	232	238	236		228	229	231	229		236	237	237	237	222		
Newly Arising Need - migrants moving into social renting	38	39	39	39	39	39	39	39		40	40	40	40		40	40	41	41	41		
Newly Arising Need - existing households falling into need (owners)	44	44	43	43	43	43	43	43		43	43	43	43		43	43	43	43	43		
Newly Arising Need - existing households falling into need (private renters)	43	41	40	39	38	38	37	37		37	37	37	37		37	37	37	37	37		
Total Annual Housing Need (high estimate)	342	614	605	611	608	613	618	616	*4,627*	609	610	612	349	*2,180*	356	357	358	358	343	*1,772*	*8,579*
Total Annual Housing Need (low estimate)	342	577	568	574	571	576	581	579	*4,368*	572	573	575	349	*2,069*	356	357	358	358	343	*1,772*	*8,209*
Total Social Rented Lettable Stock	4074	3985	3848	3821	3829	3828	3806	3785		3,782	3782	3779	3779		3763	3748	3733	3719	3705		
Social Rented Turnover Rate (new lets as % of all Stock)	5.3%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	216	223	215	214	214	214	213	212	*1,721*	212	212	212	212	*848*	211	210	209	208	207	*1,045*	*3,614*
Net Annual Housing Need (high estimate)	126	391	390	397	394	399	405	404	*2,906*	397	398	400	137	*1,332*	145	147	149	150	136	*727*	*4,965*
Net Annual Housing Need (low estimate)	126	354	353	360	357	362	368	367	*2,647*	360	361	363	137	*1,221*	145	147	149	150	136	*727*	*4,595*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	126	391	390	397	394	399	405	404	*2,906*	397	398	400	137	*1,332*	145	147	149	150	136	*727*	*4,965*
Net Annual Housing Need (low estimate)	126	354	353	360	357	362	368	367	*2,647*	360	361	363	137	*1,221*	145	147	149	150	136	*727*	*4,595*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.3 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: East Renfrewshire: Eastwood Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		202	202	202	202	202	202	202		202	202	202									
Net Current Housing Need - Low Estimate (Affordability test applied)		169	169	169	169	169	169	169		169	169	169									
Newly Arising Need - newly forming households (Affordability test applied)	64	65	64	64	65	70	68	67		68	68	71	70		67	70	69	68	67		
Newly Arising Need - migrants moving into social renting	10	10	10	10	10	10	10	10		10	10	10	10		10	10	10	10	10		
Newly Arising Need - existing households falling into need (owners)	48	48	48	48	48	48	48	49		49	49	49	49		49	50	50	50	50		
Newly Arising Need - existing households falling into need (private renters)	42	38	35	33	31	30	29	29		29	28	28	28		28	29	29	29	29		
Total Annual Housing Need (high estimate)	164	363	360	358	357	361	358	358	*2,677*	359	358	361	157	*1,234*	154	159	158	157	156	*786*	*4,697*
Total Annual Housing Need (low estimate)	164	330	326	324	324	327	324	324	*2,443*	325	324	327	157	*1,134*	154	159	158	157	156	*786*	*4,363*
Total Social Rented Lettable Stock	1,345	1,334	1,356	1,383	1,406	1,395	1,386	1,397		1,403	1,409	1,415	1,424		1,420	1,416	1,412	1,408	1,405		
Social Rented Turnover Rate (new lets as % of all Stock)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	100	99	100	102	104	103	103	103	*814*	104	104	105	105	*418*	105	105	104	104	104	*523*	*1,755*
Net Annual Housing Need (high estimate)	64	264	259	255	253	257	255	254	*1,863*	255	253	256	52	*816*	49	55	54	53	52	*263*	*2,942*
Net Annual Housing Need (low estimate)	64	231	226	222	220	224	222	221	*1,629*	222	220	223	52	*716*	49	55	54	53	52	*263*	*2,608*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	16	16	0	0	0		0	0	0	0		0	0	0	0	0		32
Net Annual Housing Need (high estimate)	64	264	259	239	237	257	255	254	*1,831*	255	253	256	52	*816*	49	55	54	53	52	*263*	*2,910*
Net Annual Housing Need (low estimate)	64	231	226	206	204	224	222	221	*1,597*	222	220	223	52	*716*	49	55	54	53	52	*263*	*2,576*

Table E3.4 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: East Renfrewshire: Levern Valley Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		52	52	52	52	52	52	52		52	52	52									
Newly Arising Need - newly forming households (Affordability test applied)	132	132	132	131	134	143	139	137		140	139	145	144		137	143	141	140	138		
Newly Arising Need - migrants moving into social renting	21	21	21	21	21	21	21	21		21	21	21	21		21	21	21	21	21		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	14		14	14	14	14		15	15	15	15	15		
Newly Arising Need - existing households falling into need (private renters)	17	15	14	14	13	13	12	12		12	12	12	12		12	12	12	12	12		
Total Annual Housing Need (high estimate)	184	243	242	241	243	252	248	245	*1,898*	248	247	253	191	*939*	185	191	189	189	187	*941*	*3,778*
Total Annual Housing Need (low estimate)	236	234	233	231	234	243	238	236	*1,886*	239	238	244	191	*911*	185	191	189	189	187	*941*	*3,738*
Total Social Rented Lettable Stock	2,745	2,814	2,835	2,838	2,823	2,808	2,796	2,793		2,796	2,799	2,803	2,808		2,812	2,816	2,820	2,824	2,830		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	206	211	213	213	212	211	210	209	*1,684*	210	210	210	211	*840*	211	211	212	212	212	*1,058*	*3,582*
Net Annual Housing Need (high estimate)	-22	32	30	28	31	41	38	36	*215*	38	37	43	-20	*98*	-26	-20	-22	-23	-25	*-117*	*196*
Net Annual Housing Need (low estimate)	30	23	21	19	22	32	29	27	*202*	29	28	34	-20	*71*	-26	-20	-22	-23	-25	*-117*	*156*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	18	8	0	0	0	0	0		0	0	0	0		0	0	0	0	0		26
Net Annual Housing Need (high estimate)	-22	14	22	28	31	41	38	36	*189*	38	37	43	-20	*98*	-26	-20	-22	-23	-25	*-117*	*170*
Net Annual Housing Need (low estimate)	30	5	13	19	22	32	29	27	*176*	29	28	34	-20	*71*	-26	-20	-22	-23	-25	*-117*	*130*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability																					
Local Authority: Glasgow City: Baillieston Shettleston Easterhouse CPP Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	500	515	507	504	498	480	472	471		470	458	441	441		432	442	434	423	419		
Newly Arising Need - migrants moving into social renting	125	128	128	128	126	127	128	129		130	131	132	133		134	135	136	137	138		
Newly Arising Need - existing households falling into need (owners)	187	192	196	201	206	210	214	217		221	224	228	231		234	236	239	241	244		
Newly Arising Need - existing households falling into need (private renters)	107	108	108	108	108	108	108	108		108	108	108	108		109	109	110	110	111		
Total Annual Housing Need (high estimate)	919	1,226	1,224	1,225	1,223	1,209	1,205	1,209	*9,440*	1,213	1,206	1,193	912	*4,524*	908	923	918	911	912	*4,571*	*18,535*
Total Annual Housing Need (low estimate)	919	1,202	1,200	1,201	1,199	1,185	1,181	1,185	*9,272*	1,189	1,182	1,169	912	*4,452*	908	923	918	911	912	*4,571*	*18,295*
Total Social Rented Lettable Stock	14,411	14,198	14,029	14,033	13,947	13,917	13,668	13,548		13,356	13,285	13,214	13,133		13,060	12,987	12,914	12,842	12,769		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%		
Total annual supply (new social rented lets)	794	738	730	730	725	724	711	704	*5,856*	695	691	687	683	*2,755*	679	675	672	668	664	*3,358*	*11,969*
Net Annual Housing Need (high estimate)	125	488	494	495	498	485	495	504	*3,584*	518	515	505	230	*1,768*	229	247	246	243	248	*1,213*	*6,566*
Net Annual Housing Need (low estimate)	125	464	470	471	474	461	471	480	*3,416*	494	491	481	230	*1,696*	229	247	246	243	248	*1,213*	*6,326*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	51	0	0	18	15	0	0		16	16	16	15		11	11	11	11	10		201
Net Annual Housing Need (high estimate)	125	437	494	495	480	470	495	504	*3,500*	502	499	489	215	*1,705*	218	236	235	232	238	*1,159*	*6,365*
Net Annual Housing Need (low estimate)	125	413	470	471	456	446	471	480	*3,332*	478	475	465	215	*1,633*	218	236	235	232	238	*1,159*	*6,125*

Table E3.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability																					
Local Authority: Glasgow City: Cental West CPP Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	371	382	377	374	370	356	350	349		349	340	327	327		321	328	322	314	311		
Newly Arising Need - migrants moving into social renting	93	95	95	95	94	94	95	96		96	97	98	99		99	100	101	101	102		
Newly Arising Need - existing households falling into need (owners)	231	237	243	249	254	259	264	269		273	278	282	285		289	292	295	299	301		
Newly Arising Need - existing households falling into need (private renters)	523	523	525	526	527	526	526	525		525	525	526	527		529	531	533	536	538		
Total Annual Housing Need (high estimate)	1,218	1,578	1,581	1,585	1,586	1,577	1,576	1,580	*12,282*	1,584	1,581	1,574	1,238	*5,978*	1,238	1,251	1,251	1,249	1,253	*6,243*	*24,502*
Total Annual Housing Need (low estimate)	1,218	1,549	1,552	1,556	1,557	1,548	1,547	1,551	*12,079*	1,555	1,552	1,545	1,238	*5,891*	1,238	1,251	1,251	1,249	1,253	*6,243*	*24,212*
Total Social Rented Lettable Stock	10,721	10,673	10,778	10,842	10,873	10,865	10,796	10,879		10,681	10,624	10,568	10,493		10,393	10,293	10,194	10,095	9,997		
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%		
Total annual supply (new social rented lets)	536	528	534	537	538	538	534	539	*4,283*	529	526	523	519	*2,097*	514	510	505	500	495	*2,523*	*8,904*
Net Annual Housing Need (high estimate)	682	1,050	1,047	1,048	1,048	1,040	1,042	1,041	*7,998*	1,056	1,055	1,051	719	*3,881*	723	742	747	750	758	*3,720*	*15,598*
Net Annual Housing Need (low estimate)	682	1,021	1,018	1,019	1,019	1,011	1,013	1,012	*7,795*	1,027	1,026	1,022	719	*3,794*	723	742	747	750	758	*3,720*	*15,308*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	57	22	12	8	11	62		8	8	8	8		0	0	0	0	0		204
Net Annual Housing Need (high estimate)	682	1,050	990	1,026	1,036	1,032	1,031	979	*7,826*	1,048	1,047	1,043	711	*3,849*	723	742	747	750	758	*3,720*	*15,394*
Net Annual Housing Need (low estimate)	682	1,021	961	997	1,007	1,003	1,002	950	*7,623*	1,019	1,018	1,014	711	*3,762*	723	742	747	750	758	*3,720*	*15,104*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: East Centre Calton CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	435	449	442	439	434	418	411	410		410	399	384	384		377	385	378	368	365			
Newly Arising Need - migrants moving into social renting	109	112	111	111	110	111	111	112		113	114	115	116		116	117	118	119	120			
Newly Arising Need - existing households falling into need (owners)	108	111	114	116	119	121	124	126		128	130	132	133		135	137	138	140	141			
Newly Arising Need - existing households falling into need (private renters)	200	200	201	201	202	201	201	201		201	201	201	202		202	203	204	205	206			
Total Annual Housing Need (high estimate)	853	1,155	1,152	1,152	1,149	1,135	1,131	1,133	*8,860*	1,135	1,128	1,116	835	*4,214*	830	842	838	832	832	*4,175*		*17,249*
Total Annual Housing Need (low estimate)	853	1,131	1,128	1,128	1,125	1,111	1,107	1,109	*8,692*	1,111	1,104	1,092	835	*4,142*	830	842	838	832	832	*4,175*		*17,009*
Total Social Rented Lettable Stock	12,620	12,588	12,601	12,661	12,721	12,618	12,490	12,782		12,697	12,660	12,622	12,578		12,481	12,386	12,290	12,195	12,100			
Social Rented Turnover Rate (new lets as % of all Stock)	6.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%			
Total annual supply (new social rented lets)	802	743	743	747	751	744	737	754	*6,021*	749	747	745	742	*2,983*	736	731	725	720	714	*3,626*		*12,630*
Net Annual Housing Need (high estimate)	51	413	408	405	398	391	394	379	*2,839*	386	381	371	93	*1,231*	94	112	113	112	118	*550*		*4,619*
Net Annual Housing Need (low estimate)	51	389	384	381	374	367	370	355	*2,671*	362	357	347	93	*1,159*	94	112	113	112	118	*550*		*4,379*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	50	10	8	0	0	0	61		5	5	5	5		0	0	0	0	0			149
Net Annual Housing Need (high estimate)	51	363	398	397	398	391	394	318	*2,710*	381	376	366	88	*1,211*	94	112	113	112	118	*550*		*4,470*
Net Annual Housing Need (low estimate)	51	339	374	373	374	367	370	294	*2,542*	357	352	342	88	*1,139*	94	112	113	112	118	*550*		*4,230*

Table E3.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: Govan Craigton CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	419	432	425	422	418	402	396	395		394	384	370	369		362	371	363	354	352			
Newly Arising Need - migrants moving into social renting	105	107	107	107	106	106	107	108		109	110	110	111		112	113	114	115	115			
Newly Arising Need - existing households falling into need (owners)	151	155	159	163	166	170	173	176		179	182	184	187		189	191	193	195	197			
Newly Arising Need - existing households falling into need (private renters)	158	158	159	159	159	159	159	158		158	158	159	159		160	160	161	162	162			
Total Annual Housing Need (high estimate)	833	1,136	1,134	1,135	1,133	1,121	1,118	1,121	*8,731*	1,124	1,118	1,107	826	*4,175*	823	835	831	826	827	*4,142*		*17,048*
Total Annual Housing Need (low estimate)	833	1,112	1,110	1,111	1,109	1,097	1,094	1,097	*8,563*	1,100	1,094	1,083	826	*4,103*	823	835	831	826	827	*4,142*		*16,808*
Total Social Rented Lettable Stock	11,890	11,567	11,558	11,707	11,543	11,426	11,234	11,195		11,018	10,953	10,889	10,797		10,690	10,584	10,477	10,371	10,265			
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%	6.4%			
Total annual supply (new social rented lets)	866	740	740	749	739	731	719	716	*6,001*	705	701	697	691	*2,794*	684	677	671	664	657	*3,353*		*12,148*
Net Annual Housing Need (high estimate)	-33	396	394	386	394	390	399	404	*2,730*	419	417	410	135	*1,381*	139	158	161	162	170	*789*		*4,901*
Net Annual Housing Need (low estimate)	-33	372	370	362	370	366	375	380	*2,562*	395	393	386	135	*1,309*	139	158	161	162	170	*789*		*4,661*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	49	51	15	15	20	70		10	10	10	10		0	0	0	0	0			260
Net Annual Housing Need (high estimate)	-33	396	345	335	379	375	379	334	*2,510*	409	407	400	125	*1,341*	139	158	161	162	170	*789*		*4,641*
Net Annual Housing Need (low estimate)	-33	372	321	311	355	351	355	310	*2,342*	385	383	376	125	*1,269*	139	158	161	162	170	*789*		*4,401*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: Greater Pollok Newlands/Auldburn CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	318	328	323	321	317	306	301	300		299	292	281	281		275	282	276	269	267			
Newly Arising Need - migrants moving into social renting	80	82	81	81	81	81	81	82		83	83	84	85		85	86	87	87	88			
Newly Arising Need - existing households falling into need (owners)	141	144	148	151	155	158	161	164		166	169	171	174		176	178	180	182	183			
Newly Arising Need - existing households falling into need (private renters)	65	65	65	65	65	65	65	65		65	65	65	65		65	66	66	66	66			
Total Annual Housing Need (high estimate)	603	902	901	903	902	893	892	894	*6,890*	897	893	885	604	*3,279*	601	611	608	604	605	*3,029*		*13,198*
Total Annual Housing Need (low estimate)	603	878	877	879	878	869	868	870	*6,722*	873	869	861	604	*3,207*	601	611	608	604	605	*3,029*		*12,958*
Total Social Rented Lettable Stock	9,076	8,891	8,798	8,946	8,814	8,716	8,695	8,652		8,530	8,512	8,493	8,455		8,388	8,319	8,251	8,184	8,115			
Social Rented Turnover Rate (new lets as % of all Stock)	5.7%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%			
Total annual supply (new social rented lets)	520	520	515	523	516	510	509	506	*4,118*	499	498	497	495	*1,988*	491	487	483	479	475	*2,414*		*8,520*
Net Annual Housing Need (high estimate)	83	382	386	379	386	383	383	388	*2,772*	398	395	388	109	*1,291*	111	124	126	125	130	*616*		*4,678*
Net Annual Housing Need (low estimate)	83	358	362	355	362	359	359	364	*2,604*	374	371	364	109	*1,219*	111	124	126	125	130	*616*		*4,438*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	10	0	21	15	0	40	25		0	0	0	0		0	0	0	0	0			111
Net Annual Housing Need (high estimate)	83	372	386	358	371	383	343	363	*2,661*	398	395	388	109	*1,291*	111	124	126	125	130	*616*		*4,567*
Net Annual Housing Need (low estimate)	83	348	362	334	347	359	319	339	*2,493*	374	371	364	109	*1,219*	111	124	126	125	130	*616*		*4,327*

Table E3.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: Langside Linn CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256										
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234										
Newly Arising Need - newly forming households (Affordability test applied)	220	227	223	222	219	211	208	207		207	202	194	194		190	195	191	186	185			
Newly Arising Need - migrants moving into social renting	55	56	56	56	56	56	56	57		57	58	58	58		59	59	60	60	61			
Newly Arising Need - existing households falling into need (owners)	157	160	165	168	172	176	179	182		185	188	191	193		196	198	200	202	204			
Newly Arising Need - existing households falling into need (private renters)	166	166	167	167	167	167	167	167		167	167	167	167		168	168	169	170	171			
Total Annual Housing Need (high estimate)	597	865	867	869	870	866	866	868	*6,669*	872	870	866	613	*3,220*	612	620	620	618	620	*3,090*		*12,979*
Total Annual Housing Need (low estimate)	597	843	845	847	848	844	844	846	*6,515*	850	848	844	613	*3,154*	612	620	620	618	620	*3,090*		*12,759*
Total Social Rented Lettable Stock	6,361	6,312	6,311	6,337	6,322	6,342	6,349	6,333		6,304	6,285	6,265	6,222		6,168	6,114	6,060	6,006	5,951			
Social Rented Turnover Rate (new lets as % of all Stock)	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%	5.4%			
Total annual supply (new social rented lets)	343	341	341	342	341	342	343	342	*2,736*	340	339	338	336	*1,354*	333	330	327	324	321	*1,636*		*5,726*
Net Annual Housing Need (high estimate)	254	525	526	527	529	523	523	526	*3,933*	531	530	527	277	*1,866*	279	290	292	294	299	*1,454*		*7,253*
Net Annual Housing Need (low estimate)	254	503	504	505	507	501	501	504	*3,779*	509	508	505	277	*1,800*	279	290	292	294	299	*1,454*		*7,033*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	6	0	16	12	33	0		7	7	6	6		0	0	0	0	0			93
Net Annual Housing Need (high estimate)	254	525	520	527	513	511	490	526	*3,866*	524	523	521	271	*1,840*	279	290	292	294	299	*1,454*		*7,160*
Net Annual Housing Need (low estimate)	254	503	498	505	491	489	468	504	*3,712*	502	501	499	271	*1,774*	279	290	292	294	299	*1,454*		*6,940*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: Maryhill Kelvin Canal CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	452	466	459	456	451	434	427	426		425	415	399	399		391	400	392	383	380		
Newly Arising Need - migrants moving into social renting	113	116	116	116	114	115	115	116		117	118	119	120		121	122	123	124	125		
Newly Arising Need - existing households falling into need (owners)	129	132	136	139	142	145	148	150		153	155	157	159		161	163	165	167	168		
Newly Arising Need - existing households falling into need (private renters)	113	113	114	114	114	114	114	114		114	114	114	114		115	115	115	116	117		
Total Annual Housing Need (high estimate)	808	1,084	1,080	1,081	1,078	1,064	1,060	1,062	*8,316*	1,065	1,058	1,046	792	*3,961*	788	800	796	789	789	*3,962*	*16,240*
Total Annual Housing Need (low estimate)	808	1,062	1,058	1,059	1,056	1,042	1,038	1,040	*8,162*	1,043	1,036	1,024	792	*3,895*	788	800	796	789	789	*3,962*	*16,020*
Total Social Rented Lettable Stock	12,931	12,733	12,682	12,645	12,417	12,132	11,855	11,686		11,449	11,263	11,078	11,071		10,994	10,916	10,840	10,763	10,687		
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%	5.8%		
Total annual supply (new social rented lets)	793	739	736	733	720	704	688	678	*5,790*	664	653	643	642	*2,602*	638	633	629	624	620	*3,144*	*11,535*
Net Annual Housing Need (high estimate)	15	345	345	347	357	360	373	384	*2,527*	401	405	403	150	*1,359*	150	167	167	165	169	*819*	*4,704*
Net Annual Housing Need (low estimate)	15	323	323	325	335	338	351	362	*2,373*	379	383	381	150	*1,293*	150	167	167	165	169	*819*	*4,484*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	13	0	102	0	0	0	31		27	26	26	26		7	7	6	6	6		283
Net Annual Housing Need (high estimate)	15	332	345	245	357	360	373	353	*2,381*	374	379	377	124	*1,254*	143	160	161	159	163	*787*	*4,421*
Net Annual Housing Need (low estimate)	15	310	323	223	335	338	351	331	*2,227*	352	357	355	124	*1,188*	143	160	161	159	163	*787*	*4,201*

Table E3.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: North East CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	402	415	408	405	401	386	380	379		378	369	355	355		348	356	349	340	338		
Newly Arising Need - migrants moving into social renting	101	103	103	103	102	102	103	104		104	105	106	107		108	109	109	110	111		
Newly Arising Need - existing households falling into need (owners)	78	80	82	84	86	88	89	91		92	94	95	96		98	99	100	101	102		
Newly Arising Need - existing households falling into need (private renters)	46	46	46	46	46	46	46	46		46	46	46	46		46	46	47	47	47		
Total Annual Housing Need (high estimate)	627	899	895	894	891	878	874	875	*6,833*	877	870	858	604	*3,209*	599	610	605	598	597	*3,008*	*13,050*
Total Annual Housing Need (low estimate)	627	877	873	872	869	856	852	853	*6,679*	855	848	836	604	*3,143*	599	610	605	598	597	*3,008*	*12,830*
Total Social Rented Lettable Stock	11,207	10,628	10,324	10,180	9,826	9,788	9,423	9,324		9,117	9,191	9,281	9,338		9,311	9,285	9,258	9,230	9,203		
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%	5.7%		
Total annual supply (new social rented lets)	651	600	583	575	555	553	532	527	*4,577*	515	519	524	528	*2,086*	526	525	523	521	520	*2,615*	*9,279*
Net Annual Housing Need (high estimate)	-24	299	312	319	336	325	341	348	*2,256*	362	351	334	76	*1,122*	73	85	82	76	77	*393*	*3,771*
Net Annual Housing Need (low estimate)	-24	277	290	297	314	303	319	326	*2,102*	340	329	312	76	*1,056*	73	85	82	76	77	*393*	*3,551*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	20	23	15	20	13	6		11	11	11	11		3	3	3	2	2		154
Net Annual Housing Need (high estimate)	-24	299	292	296	321	305	328	342	*2,159*	351	340	323	65	*1,078*	70	82	79	74	75	*380*	*3,617*
Net Annual Housing Need (low estimate)	-24	277	270	274	299	283	306	320	*2,005*	329	318	301	65	*1,012*	70	82	79	74	75	*380*	*3,397*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.13 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: Pollokshields Southside Central CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	278	287	283	281	278	267	263	262		262	255	246	246		241	247	242	236	234		
Newly Arising Need - migrants moving into social renting	70	71	71	71	70	71	71	72		72	73	73	74		74	75	76	76	77		
Newly Arising Need - existing households falling into need (owners)	131	134	138	141	144	147	150	153		155	158	160	162		164	166	168	169	171		
Newly Arising Need - existing households falling into need (private renters)	205	205	206	206	207	206	206	206		206	206	206	207		207	208	209	210	211		
Total Annual Housing Need (high estimate)	684	954	954	956	955	948	946	948	*7,346*	951	948	941	688	*3,529*	687	696	694	691	693	*3,460*	*14,334*
Total Annual Housing Need (low estimate)	684	932	932	934	933	926	924	926	*7,192*	929	926	919	688	*3,463*	687	696	694	691	693	*3,460*	*14,114*
Total Social Rented Lettable Stock	7,788	7,528	7,345	7,224	7,045	7,109	6,977	7,055		6,907	6,934	6,961	6,967		6,924	6,884	6,841	6,798	6,756		
Social Rented Turnover Rate (new lets as % of all Stock)	6.7%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%	6.0%		
Total annual supply (new social rented lets)	518	448	437	430	419	423	415	420	*3,510*	411	413	414	415	*1,652*	412	410	407	404	402	*2,035*	*7,197*
Net Annual Housing Need (high estimate)	166	506	517	526	536	525	531	529	*3,836*	540	535	527	274	*1,876*	275	286	287	287	291	*1,425*	*7,137*
Net Annual Housing Need (low estimate)	166	484	495	504	514	503	509	507	*3,682*	518	513	505	274	*1,810*	275	286	287	287	291	*1,425*	*6,917*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	32	12	20	0	32	0	0		0	0	0	0		0	0	0	0	0		96
Net Annual Housing Need (high estimate)	166	474	505	506	536	493	531	529	*3,740*	540	535	527	274	*1,876*	275	286	287	287	291	*1,425*	*7,041*
Net Annual Housing Need (low estimate)	166	452	483	484	514	471	509	507	*3,586*	518	513	505	274	*1,810*	275	286	287	287	291	*1,425*	*6,821*

Table E3.14 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: West CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	442	456	449	446	441	425	418	417		416	406	391	390		383	392	384	374	372		
Newly Arising Need - migrants moving into social renting	111	114	113	113	112	112	113	114		115	116	117	118		118	119	120	121	122		
Newly Arising Need - existing households falling into need (owners)	138	141	145	148	151	154	157	160		163	165	167	170		172	174	176	178	179		
Newly Arising Need - existing households falling into need (private renters)	69	69	69	70	70	70	70	69		69	69	70	70		70	70	70	71	71		
Total Annual Housing Need (high estimate)	760	1,121	1,117	1,118	1,115	1,102	1,099	1,101	*8,534*	1,104	1,097	1,085	747	*4,034*	743	755	750	744	744	*3,736*	*16,304*
Total Annual Housing Need (low estimate)	760	1,092	1,088	1,089	1,086	1,073	1,070	1,072	*8,331*	1,075	1,068	1,056	747	*3,947*	743	755	750	744	744	*3,736*	*16,014*
Total Social Rented Lettable Stock	12,752	12,541	12,438	12,323	12,185	12,049	11,870	11,759		11,613	11,552	11,490	11,408		11,309	11,210	11,111	11,011	10,911		
Social Rented Turnover Rate (new lets as % of all Stock)	7.8%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	990	928	920	912	902	892	878	870	*7,292*	859	855	850	844	*3,409*	837	830	822	815	807	*4,111*	*14,812*
Net Annual Housing Need (high estimate)	-230	193	197	206	214	211	220	231	*1,241*	245	243	235	-97	*625*	-94	-74	-72	-71	-64	*-375*	*1,492*
Net Annual Housing Need (low estimate)	-230	164	168	177	185	182	191	202	*1,038*	216	214	206	-97	*538*	-94	-74	-72	-71	-64	*-375*	*1,202*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	0	0	0	0	0	0		3	3	2	2		0	0	0	0	0		35
Net Annual Housing Need (high estimate)	-230	168	197	206	214	211	220	231	*1,216*	242	240	233	-99	*615*	-94	-74	-72	-71	-64	*-375*	*1,457*
Net Annual Housing Need (low estimate)	-230	139	168	177	185	182	191	202	*1,013*	213	211	204	-99	*528*	-94	-74	-72	-71	-64	*-375*	*1,167*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.15 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Inverclyde: Inverclyde East Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	346	360	364	352	355	342	342	340		328	324	320	318		316	320	303	302	290		
Newly Arising Need - migrants moving into social renting	85	86	87	87	87	88	89	89		90	90	91	91		92	93	93	94	94		
Newly Arising Need - existing households falling into need (owners)	27	27	27	27	27	27	27	27		27	27	27	27		27	27	27	27	27		
Newly Arising Need - existing households falling into need (private renters)	62	62	62	62	63	63	63	63		63	62	62	63		63	63	63	63	63		
Total Annual Housing Need (high estimate)	521	819	824	812	817	804	805	803	*6,205*	792	788	785	499	*2,863*	498	502	486	485	474	*2,446*	*11,514*
Total Annual Housing Need (low estimate)	521	756	761	749	754	741	742	740	*5,764*	729	725	722	499	*2,674*	498	502	486	485	474	*2,446*	*10,884*
Total Social Rented Lettable Stock (based on HLA)	8,835	8,707	8,490	8,325	8,405	8,383	8,243	8,027		8,011	7,997	7,983	7,969		7,928	7,887	7,847	7,809	7,770		
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	7.7%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	509	674	526	516	521	520	512	499	*4,277*	498	497	496	495	*1,986*	492	490	488	486	483	*2,439*	*8,702*
Net Annual Housing Need (high estimate)	12	145	298	296	296	284	293	304	*1,928*	294	291	289	4	*877*	6	12	-2	-1	-9	*7*	*2,812*
Net Annual Housing Need (low estimate)	12	82	235	233	233	221	230	241	*1,487*	231	228	226	4	*688*	6	12	-2	-1	-9	*7*	*2,182*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	79	37	14	47	80	58	59		58	58	57	57		51	51	51	51	51		859
Net Annual Housing Need (high estimate)	12	66	261	282	249	204	235	245	*1,554*	236	233	232	-53	*647*	-45	-39	-53	-52	-60	*-248*	*1,953*
Net Annual Housing Need (low estimate)	12	3	198	219	186	141	172	182	*1,113*	173	170	169	-53	*458*	-45	-39	-53	-52	-60	*-248*	*1,323*

Table E3.16 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Inverclyde: Inverclyde West Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		48	48	48	48	48	48	48		48	48	48									
Newly Arising Need - newly forming households (Affordability test applied)	43	45	45	44	44	43	43	42		41	40	40	40		39	40	38	38	36		
Newly Arising Need - migrants moving into social renting	11	11	11	11	11	11	11	11		11	11	11	11		11	12	12	12	12		
Newly Arising Need - existing households falling into need (owners)	18	18	18	18	18	18	18	18		18	18	18	18		18	18	18	18	18		
Newly Arising Need - existing households falling into need (private renters)	37	37	37	37	37	37	37	37		37	37	37	37		37	37	37	37	38		
Total Annual Housing Need (high estimate)	109	172	173	171	172	170	170	170	*1,307*	169	168	168	107	*611*	106	107	105	105	103	*527*	*2,445*
Total Annual Housing Need (low estimate)	109	159	160	158	159	157	157	157	*1,216*	156	155	155	107	*572*	106	107	105	105	103	*527*	*2,315*
Total Social Rented Lettable Stock (based on HLA)	1,211	1,206	1,201	1,196	1,215	1,211	1,208	1,207		1,204	1,201	1,198	1,195		1,192	1,190	1,187	1,184	1,181		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	5.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%	4.0%		
Total annual supply (new social rented lets)	45	60	48	48	49	48	48	48	*395*	48	48	48	48	*192*	48	48	47	47	47	*237*	*824*
Net Annual Housing Need (high estimate)	64	112	125	123	123	122	122	122	*913*	121	120	120	59	*419*	59	59	58	58	56	*290*	*1,622*
Net Annual Housing Need (low estimate)	64	99	112	110	110	109	109	109	*822*	108	107	107	59	*380*	59	59	58	58	56	*290*	*1,492*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	6	0	0	0		5	5	5	5		6	6	6	6	6		56
Net Annual Housing Need (high estimate)	64	112	125	123	117	122	122	122	*907*	116	115	115	54	*399*	53	53	52	52	50	*260*	*1,566*
Net Annual Housing Need (low estimate)	64	99	112	110	104	109	109	109	*816*	103	102	102	54	*360*	53	53	52	52	50	*260*	*1,436*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.17 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Inverclyde: Kilmacolm Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		9	9	9	9	9	9	9		9	9	9									
Net Current Housing Need - Low Estimate (Affordability test applied)		7	7	7	7	7	7	7		7	7	7									
Newly Arising Need - newly forming households (Affordability test applied)	2	3	3	3	3	2	2	2		2	2	2	2		2	2	2	2	2		
Newly Arising Need - migrants moving into social renting	1	1	1	1	1	1	1	1		1	1	1	1		1	1	1	1	1		
Newly Arising Need - existing households falling into need (owners)	4	4	4	4	4	4	4	4		4	4	4	4		4	4	4	4	4		
Newly Arising Need - existing households falling into need (private renters)	6	6	6	6	6	6	6	6		6	6	6	6		6	6	6	6	6		
Total Annual Housing Need (high estimate)	13	22	22	22	22	22	22	22	*170*	22	22	22	13	*80*	13	13	13	13	13	*66*	*316*
Total Annual Housing Need (low estimate)	13	20	20	20	20	20	20	20	*156*	20	20	20	13	*74*	13	13	13	13	13	*66*	*296*
Total Social Rented Lettable Stock (based on HLA)	71	71	71	90	90	90	90	90		90	90	90	90		90	90	90	90	90		
Social Rented Turnover Rate (new lets as % of all Stock)	4.2%	2.8%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%	3.3%		
Total annual supply (new social rented lets)	3	2	2	3	3	3	3	3	*22*	3	3	3	3	*12*	3	3	3	3	3	*15*	*49*
Net Annual Housing Need (high estimate)	10	20	20	19	19	19	19	19	*148*	19	19	19	10	*68*	10	10	10	10	10	*51*	*267*
Net Annual Housing Need (low estimate)	10	18	18	17	17	17	17	17	*134*	17	17	17	10	*62*	10	10	10	10	10	*51*	*247*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	10	20	20	19	19	19	19	19	*148*	19	19	19	10	*68*	10	10	10	10	10	*51*	*267*
Net Annual Housing Need (low estimate)	10	18	18	17	17	17	17	17	*134*	17	17	17	10	*62*	10	10	10	10	10	*51*	*247*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.18 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: North Lanarkshire Council: Airdrie Coatbridge LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	286	286	286	286	286	286	286		286	286	286	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	219	219	219	219	219	219	219		219	219	219	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	179	179	179	179	179	179	179		179	179	179	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	479	491	489	493	487	488	484	485		487	475	481	468		477	494	481	482	462		
Newly Arising Need - migrants moving into social renting	114	115	116	117	118	119	119	120		121	122	122	123		124	125	126	127	128		
Newly Arising Need - existing households falling into need (owners)	56	56	56	57	57	58	59	59		60	60	61	61		62	62	63	63	64		
Newly Arising Need - existing households falling into need (private renters)	66	72	76	80	83	86	88	89		91	92	93	94		95	96	97	98	99		
Total Annual Housing Need (high estimate)	715	953	956	966	964	970	970	973	*7,467*	979	968	977	623	*3,547*	759	778	768	771	625	*3,701*	*14,715*
Total Annual Housing Need (low estimate)	715	913	916	926	924	930	930	933	*7,188*	939	928	937	623	*3,427*	759	778	768	771	625	*3,701*	*14,316*
Total Social Rented Lettable Stock	14,989	14,901	14,728	14,555	14,381	14,207	14,063	13,934		13,773	13,612	13,451	13,280		13,127	12,981	12,842	12,709	12,583		
Social Rented Turnover Rate (new lets as % of all Stock)	7.0%	6.7%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%	6.9%		
Total annual supply (new social rented lets)	1,049	998	1,016	1,004	992	980	970	961	*7,972*	950	939	928	916	*3,734*	906	896	886	877	868	*4,433*	*16,139*
Net Annual Housing Need (high estimate)	-334	-45	-60	-38	-28	-10	0	12	*-505*	29	29	49	-293	*-187*	-147	-118	-118	-106	-243	*-732*	*-1,424*
Net Annual Housing Need (low estimate)	-334	-85	-100	-78	-68	-50	-40	-28	*-785*	-11	-11	9	-293	*-307*	-147	-118	-118	-106	-243	*-732*	*-1,823*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-334	-45	-60	-38	-28	-10	0	12	*-505*	29	29	49	-293	*-187*	-147	-118	-118	-106	-243	*-732*	*-1,424*
Net Annual Housing Need (low estimate)	-334	-85	-100	-78	-68	-50	-40	-28	*-785*	-11	-11	9	-293	*-307*	-147	-118	-118	-106	-243	*-732*	*-1,823*

Table 3.19 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: North Lanarkshire Council: Cumbernauld LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	232	232	232	232	232	232	232		232	232	232	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	178	178	178	178	178	178	178		178	178	178	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	145	145	145	145	145	145	145		145	145	145	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	225	231	230	231	229	229	228	228		229	223	226	220		224	232	226	227	217		
Newly Arising Need - migrants moving into social renting	54	54	55	55	55	56	56	56		57	57	58	58		58	59	59	60	60		
Newly Arising Need - existing households falling into need (owners)	54	54	55	55	56	56	57	57		58	58	59	59		60	60	61	61	62		
Newly Arising Need - existing households falling into need (private renters)	76	83	88	93	96	99	102	103		105	107	108	109		110	111	113	114	115		
Total Annual Housing Need (high estimate)	409	600	606	612	614	618	621	622	*4,699*	627	623	629	446	*2,324*	452	462	459	462	454	*2,289*	*9,311*
Total Annual Housing Need (low estimate)	409	567	573	579	581	585	588	589	*4,472*	594	590	596	446	*2,227*	452	462	459	462	454	*2,289*	*8,988*
Total Social Rented Lettable Stock	7,126	7,085	7,066	7,040	6,991	6,985	6,916	6,913		6,930	7,001	7,005	7,068		7,060	7,056	7,054	7,055	7,058		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.1%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	506	432	438	436	433	433	429	429	*3,537*	430	434	434	438	*1,736*	438	437	437	437	438	*2,188*	*7,460*
Net Annual Housing Need (high estimate)	-97	167	167	175	180	184	192	193	*1,162*	197	188	194	8	*587*	14	25	22	25	16	*101*	*1,851*
Net Annual Housing Need (low estimate)	-97	135	135	143	148	152	159	161	*936*	165	156	162	8	*490*	14	25	22	25	16	*101*	*1,528*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-97	167	167	175	180	184	192	193	*1,162*	197	188	194	8	*587*	14	25	22	25	16	*101*	*1,851*
Net Annual Housing Need (low estimate)	-97	135	135	143	148	152	159	161	*936*	165	156	162	8	*490*	14	25	22	25	16	*101*	*1,528*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.20 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: North Lanarkshire Council: Motherwell LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	387	387	387	387	387	387	387		387	387	387	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	299	299	299	299	299	299	299		299	299	299	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	245	245	245	245	245	245	245		245	245	245	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	739	757	754	759	751	753	747	748		750	733	741	721		736	762	741	744	712		
Newly Arising Need - migrants moving into social renting	176	178	179	180	181	183	184	185		187	188	189	190		191	193	194	196	197		
Newly Arising Need - existing households falling into need (owners)	77	78	78	79	80	81	81	82		83	84	84	85		86	87	87	88	88		
Newly Arising Need - existing households falling into need (private renters)	108	118	125	132	137	141	144	147		149	151	153	155		157	158	160	161	163		
Total Annual Housing Need (high estimate)	1,100	1,430	1,435	1,449	1,448	1,457	1,455	1,461	*11,232*	1,468	1,455	1,466	1,151	*5,539*	1,170	1,200	1,182	1,189	1,160	*5,901*	*22,672*
Total Annual Housing Need (low estimate)	1,100	1,376	1,381	1,395	1,394	1,403	1,401	1,407	*10,860*	1,414	1,401	1,412	1,151	*5,379*	1,170	1,200	1,182	1,189	1,160	*5,901*	*22,140*
Total Social Rented Lettable Stock	22,955	22,990	22,829	22,441	22,210	22,017	21,808	21,633		21,402	21,172	20,941	20,701		20,470	20,249	20,037	19,832	19,638		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	7.8%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	1,813	1,793	1,758	1,728	1,710	1,695	1,679	1,666	*13,843*	1,648	1,630	1,612	1,594	*6,485*	1,576	1,559	1,543	1,527	1,512	*7,717*	*28,045*
Net Annual Housing Need (high estimate)	-713	-364	-323	-279	-263	-239	-225	-205	*-2,611*	-180	-176	-147	-443	*-946*	-406	-359	-361	-338	-352	*-1,816*	*-5,373*
Net Annual Housing Need (low estimate)	-713	-417	-376	-333	-316	-292	-278	-258	*-2,983*	-234	-229	-200	-443	*-1,105*	-406	-359	-361	-338	-352	*-1,816*	*-5,905*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-713	-364	-323	-279	-263	-239	-225	-205	*-2,611*	-180	-176	-147	-443	*-946*	-406	-359	-361	-338	-352	*-1,816*	*-5,373*
Net Annual Housing Need (low estimate)	-713	-417	-376	-333	-316	-292	-278	-258	*-2,983*	-234	-229	-200	-443	*-1,105*	-406	-359	-361	-338	-352	*-1,816*	*-5,905*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.21 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Renfrewshire Council: ohnstone Elderslie

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	75	75	75	75	75	75	75		75	75	75									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	63	63	63	63	63	63	63		63	63	63									
Newly Arising Need - newly forming households (Affordability test applied)	126	129	128	132	129	125	126	129		125	124	123	121		120	125	121	119	115		
Newly Arising Need - migrants moving into social renting	26	26	26	27	26	27	27	27		27	27	27	27		28	28	28	28	28		
Newly Arising Need - existing households falling into need (owners)	12	12	12	12	13	13	13	13		13	13	13	13		13	13	13	13	13		
Newly Arising Need - existing households falling into need (private renters)	18	18	18	18	17	17	17	17		17	17	17	17		17	18	18	18	18		
Total Annual Housing Need (high estimate)	182	260	259	264	260	257	258	261	*2,001*	257	256	255	178	*946*	178	184	180	178	174	*894*	*3,841*
Total Annual Housing Need (low estimate)	182	248	247	252	248	245	246	249	*1,917*	245	244	243	178	*910*	178	184	180	178	174	*894*	*3,721*
Total Social Rented Lettable Stock	3,637	3604	3587	3569	3514	3496	3479	3461		3444	3426	3408	3390		3373	3355	3337	3319	3302		
Social Rented Turnover Rate (new lets as % of all Stock)	7.40%	9.2%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%	8.8%		
Total annual supply (new social rented lets)	269	332	316	314	309	308	306	305	*2,458*	303	301	300	298	*1,203*	297	295	294	292	291	*1,468*	*5,129*
Net Annual Housing Need (high estimate)	-87	-72	-57	-50	-49	-51	-48	-44	*-457*	-46	-45	-45	-120	*-257*	-119	-111	-114	-114	-117	*-574*	*-1,288*
Net Annual Housing Need (low estimate)	-87	-84	-69	-62	-61	-63	-60	-56	*-541*	-58	-57	-57	-120	*-293*	-119	-111	-114	-114	-117	*-574*	*-1,408*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	5	5	4	4	4	4	4		0	0	0	0		0	0	0	0	0		30
Net Annual Housing Need (high estimate)	-87	-77	-62	-54	-53	-55	-52	-48	*-487*	-46	-45	-45	-120	*-257*	-119	-111	-114	-114	-117	*-574*	*-1,318*
Net Annual Housing Need (low estimate)	-87	-89	-74	-66	-65	-67	-64	-60	*-571*	-58	-57	-57	-120	*-293*	-119	-111	-114	-114	-117	*-574*	*-1,438*

Table E3.22 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Renfrewshire Council: North Renfrewshire

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	60	60	60	60	60	60	60		60	60	60									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	50	50	50	50	50	50	50		50	50	50									
Newly Arising Need - newly forming households (Affordability test applied)	33	33	33	34	34	33	33	34		33	32	32	31		31	32	32	31	30		
Newly Arising Need - migrants moving into social renting	7	7	7	7	7	7	7	7		7	7	7	7		7	7	7	7	7		
Newly Arising Need - existing households falling into need (owners)	16	16	16	16	16	16	16	16		16	16	16	16		16	16	16	16	16		
Newly Arising Need - existing households falling into need (private renters)	14	13	13	13	13	13	13	13		13	13	13	13		13	13	13	13	13		
Total Annual Housing Need (high estimate)	70	129	129	130	130	129	129	130	*976*	129	128	128	67	*452*	67	68	68	67	66	*336*	*1,764*
Total Annual Housing Need (low estimate)	70	119	119	120	120	119	119	120	*906*	119	118	118	67	*422*	67	68	68	67	66	*336*	*1,664*
Total Social Rented Lettable Stock	953	949	975	1000	1028	1078	1113	1109		1134	1160	1185	1211		1207	1203	1199	1195	1191		
Social Rented Turnover Rate (new lets as % of all Stock)	10.5%	3.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%	6.1%		
Total annual supply (new social rented lets)	100	28	59	61	63	66	68	68	*513*	69	71	72	74	*286*	74	73	73	73	73	*366*	*1,165*
Net Annual Housing Need (high estimate)	-30	101	70	69	67	63	61	62	*463*	60	57	56	-7	*166*	-7	-5	-5	-6	-7	*-30*	*599*
Net Annual Housing Need (low estimate)	-30	91	60	59	57	53	51	52	*393*	50	47	46	-7	*136*	-7	-5	-5	-6	-7	*-30*	*499*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-30	101	70	69	67	63	61	62	*463*	60	57	56	-7	*166*	-7	-5	-5	-6	-7	*-30*	*599*
Net Annual Housing Need (low estimate)	-30	91	60	59	57	53	51	52	*393*	50	47	46	-7	*136*	-7	-5	-5	-6	-7	*-30*	*499*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.23 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Renfrewshire Council: Paisley Linwood

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	359	359	359	359	359	359	359		359	359	359									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied)	459	469	467	480	471	455	460	470		456	451	447	441		436	454	442	434	418		
Newly Arising Need - migrants moving into social renting	94	95	96	97	96	97	97	98		98	99	99	100		100	101	102	102	103		
Newly Arising Need - existing households falling into need (owners)	52	52	53	53	53	53	53	53		53	53	53	53		53	53	53	53	53		
Newly Arising Need - existing households falling into need (private renters)	129	127	126	126	125	125	125	124		125	125	125	125		125	126	126	127	127		
Total Annual Housing Need (high estimate)	734	1,102	1,101	1,115	1,104	1,089	1,094	1,104	*8,443*	1,091	1,087	1,083	719	*3,980*	714	734	723	716	701	*3,588*	*16,011*
Total Annual Housing Need (low estimate)	734	1,045	1,044	1,058	1,047	1,032	1,037	1,047	*8,044*	1,034	1,030	1,026	719	*3,809*	714	734	723	716	701	*3,588*	*15,441*
Total Social Rented Lettable Stock	12,774	12648	12582	12564	12550	12550	12451	12430		12385	12339	12293	12247		12201	12156	12110	12064	12018		
Social Rented Turnover Rate (new lets as % of all Stock)	8.3%	8.7%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	1,060	1,136	1,057	1,055	1,054	1,054	1,046	1,044	*8,507*	1,040	1,036	1,033	1,029	*4,138*	1,025	1,021	1,017	1,013	1,010	*5,086*	*17,731*
Net Annual Housing Need (high estimate)	-326	-34	44	60	50	35	48	60	*-64*	51	51	50	-310	*-158*	-311	-287	-294	-297	-309	*-1,498*	*-1,720*
Net Annual Housing Need (low estimate)	-326	-91	-13	3	-7	-22	-9	3	*-463*	-6	-6	-7	-310	*-329*	-311	-287	-294	-297	-309	*-1,498*	*-2,290*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	20	20	19	19	19	19	19		9	9	9	8		9	9	9	9	9		215
Net Annual Housing Need (high estimate)	-326	-54	24	41	31	16	29	41	*-199*	42	42	41	-318	*-193*	-320	-296	-303	-306	-318	*-1,543*	*-1,935*
Net Annual Housing Need (low estimate)	-326	-111	-33	-16	-26	-41	-28	-16	*-598*	-15	-15	-16	-318	*-364*	-320	-296	-303	-306	-318	*-1,543*	*-2,505*

Table E3.24 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: Renfrewshire Council: Renfrew

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	55	55	55	55	55	55	55		55	55	55									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	46	46	46	46	46	46	46		46	46	46									
Newly Arising Need - newly forming households (Affordability test applied)	69	70	70	72	70	68	69	70		68	67	67	66		65	68	66	65	63		
Newly Arising Need - migrants moving into social renting	14	14	14	14	14	14	15	15		15	15	15	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	14		14	14	14	14		14	14	14	14	14		
Newly Arising Need - existing households falling into need (private renters)	25	25	24	24	24	24	24	24		24	24	24	24		24	24	24	24	25		
Total Annual Housing Need (high estimate)	122	178	177	179	177	175	177	178	*1,363*	176	175	175	119	*645*	118	121	119	118	117	*593*	*2,601*
Total Annual Housing Need (low estimate)	122	169	168	170	168	166	168	169	*1,300*	167	166	166	119	*618*	118	121	119	118	117	*593*	*2,511*
Total Social Rented Lettable Stock	1,988	1964	1958	1950	1944	1937	1930	1923		1912	1902	1891	1880		1869	1858	1848	1837	1826		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3	7.1%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	145	139	141	140	140	139	139	138	*1,123*	138	137	136	135	*546*	135	134	133	132	131	*665*	*2,334*
Net Annual Housing Need (high estimate)	-23	39	36	39	37	36	38	40	*240*	38	38	39	-16	*99*	-17	-13	-14	-14	-14	*-72*	*267*
Net Annual Housing Need (low estimate)	-23	30	27	30	28	27	29	31	*177*	29	29	30	-16	*72*	-17	-13	-14	-14	-14	*-72*	*177*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-23	39	36	39	37	36	38	40	*240*	38	38	39	-16	*99*	-17	-13	-14	-14	-14	*-72*	*267*
Net Annual Housing Need (low estimate)	-23	30	27	30	28	27	29	31	*177*	29	29	30	-16	*72*	-17	-13	-14	-14	-14	*-72*	*177*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E.25 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability																						
Local Authority: Renfrewshire Council: West Renfrewshire																						
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***		***2008-25***
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)	0	22	22	22	22	22	22	22		22	22	22										
Net Current Housing Need - Low Estimate (Affordability test applied)	0	18	18	18	18	18	18	18		18	18	18										
Newly Arising Need - newly forming households (Affordability test applied)	27	27	27	28	27	27	27	27		27	26	26	26		25	26	26	25	24			
Newly Arising Need - migrants moving into social renting	6	6	6	6	6	6	6	6		6	6	6	6		6	6	6	6	6			
Newly Arising Need - existing households falling into need (owners)	15	15	15	15	16	16	16	16		16	16	16	16		16	16	16	16	16			
Newly Arising Need - existing households falling into need (private renters)	19	19	19	19	19	19	18	18		18	18	19	19		19	19	19	19	19			
Total Annual Housing Need (high estimate)	67	89	89	90	90	90	89	89	*693*	89	88	89	67	*333*	66	67	67	66	65	*331*		*1,357*
Total Annual Housing Need (low estimate)	67	85	85	86	86	86	85	85	*665*	85	84	85	67	*321*	66	67	67	66	65	*331*		*1,317*
Total Social Rented Lettable Stock	786	781	776	771	766	761	757	752		747	742	737	732		727	722	717	712	707			
Social Rented Turnover Rate (new lets as % of all Stock)	3.70%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%	4.9%			
Total annual supply (new social rented lets)	29	38	38	38	38	37	37	37	*292*	37	36	36	36	*145*	36	35	35	35	35	*176*		*612*
Net Annual Housing Need (high estimate)	38	51	51	52	52	53	52	52	*401*	52	52	53	31	*188*	30	32	32	31	30	*155*		*745*
Net Annual Housing Need (low estimate)	38	47	47	48	48	49	48	48	*373*	48	48	49	31	*176*	30	32	32	31	30	*155*		*705*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0			0
Net Annual Housing Need (high estimate)	38	51	51	52	52	53	52	52	*401*	52	52	53	31	*188*	30	32	32	31	30	*155*		*745*
Net Annual Housing Need (low estimate)	38	47	47	48	48	49	48	48	*373*	48	48	49	31	*176*	30	32	32	31	30	*155*		*705*
** Sub area figures may not total to LA figures due to rounding*																						

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.26 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: South Lanarkshire Council: Clydesdale Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	181	181	181	181	181	181	181		181	181	181	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	163	163	163	163	163	163	163		163	163	163	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	273	278	276	278	277	272	279	279		281	278	278	271		276	285	276	277	271		
Newly Arising Need - migrants moving into social renting	60	60	60	61	61	61	62	62		62	63	63	63		64	64	65	65	65		
Newly Arising Need - existing h/holds falling into need (owners)	39	39	40	40	40	40	40	41		41	41	42	42		42	42	43	43	43		
Newly Arising Need - existing h/holds falling into need (private renters)	59	60	61	62	63	63	64	65		65	66	67	67		68	69	69	70	71		
Total Annual Housing Need (high estimate)	431	618	618	622	622	617	626	628	*4,782*	630	629	631	443	*2,333*	450	460	453	455	450	*2,268*	*9,383*
Total Annual Housing Need (low estimate)	431	600	600	604	604	599	608	610	*4,656*	612	611	613	443	*2,279*	450	460	453	455	450	*2,268*	*9,203*
Total Social Rented Lettable Stock	6,530	6,499	6,397	6,393	6,393	6,363	6,328	6,293		6,281	6,269	6,257	6,245		6,209	6,174	6,138	6,102	6,067		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.7%	7.6%	7.6%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	491	498	489	489	489	487	485	482	*3,909*	482	481	481	480	*1,923*	478	475	473	470	468	*2,363*	*8,196*
Net Annual Housing Need (high estimate)	-60	120	129	133	133	130	141	146	*873*	148	148	150	-37	*410*	-28	-15	-20	-15	-18	*-95*	*1,187*
Net Annual Housing Need (low estimate)	-60	102	111	115	115	112	123	128	*747*	130	130	132	-37	*356*	-28	-15	-20	-15	-18	*-95*	*1,007*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-60	120	129	133	133	130	141	146	*873*	148	148	150	-37	*410*	-28	-15	-20	-15	-18	*-95*	*1,187*
Net Annual Housing Need (low estimate)	-60	102	111	115	115	112	123	128	*747*	130	130	132	-37	*356*	-28	-15	-20	-15	-18	*-95*	*1,007*

Table E3.27 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: South Lanarkshire Council: East Kilbride Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	249	249	249	249	249	249	249		249	249	249	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	223	223	223	223	223	223	223		223	223	223	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	246	251	249	251	250	245	252	252		254	251	251	245		249	257	249	250	244		
Newly Arising Need - migrants moving into social renting	54	54	55	55	55	55	56	56		56	56	57	57		57	58	58	58	59		
Newly Arising Need - existing h/holds falling into need (owners)	60	60	60	61	61	61	62	62		62	63	63	64		64	64	65	65	65		
Newly Arising Need - existing h/holds falling into need (private renters)	106	108	110	111	112	114	115	116		117	118	119	120		121	123	124	125	126		
Total Annual Housing Need (high estimate)	466	722	723	727	727	724	734	735	*5,558*	738	737	739	486	*2,700*	491	502	496	498	494	*2,481*	*10,739*
Total Annual Housing Need (low estimate)	466	696	697	701	701	698	708	709	*5,376*	712	711	713	486	*2,622*	491	502	496	498	494	*2,481*	*10,479*
Total Social Rented Lettable Stock	5,560	5,558	5,610	5,636	5,664	5,670	5,676	5,682		5,750	5,817	5,884	5,951		5,972	5,993	6,014	6,033	6,053		
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	337	310	313	315	316	317	317	317	*2,541*	321	325	329	333	*1,308*	334	335	337	338	339	*1,682*	*5,532*
Net Annual Housing Need (high estimate)	129	412	410	412	411	407	417	418	*3,017*	417	412	410	153	*1,392*	157	167	159	160	155	*799*	*5,207*
Net Annual Housing Need (low estimate)	129	386	384	386	385	381	391	392	*2,835*	391	386	384	153	*1,314*	157	167	159	160	155	*799*	*4,947*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	129	412	410	412	411	407	417	418	*3,017*	417	412	410	153	*1,392*	157	167	159	160	155	*799*	*5,207*
Net Annual Housing Need (low estimate)	129	386	384	386	385	381	391	392	*2,835*	391	386	384	153	*1,314*	157	167	159	160	155	*799*	*4,947*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.28 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: South Lanarkshire Council: Hamilton Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	476	476	476	476	476	476	476		476	476	476	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	427	427	427	427	427	427	427		427	427	427	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	495	504	501	504	502	494	506	506		510	505	505	493		501	518	500	503	491		
Newly Arising Need - migrants moving into social renting	108	109	110	110	110	111	112	112		113	114	114	115		115	116	117	118	118		
Newly Arising Need - existing h/holds falling into need (owners)	68	68	68	69	69	70	70	70		71	71	72	72		73	73	74	74	74		
Newly Arising Need - existing h/holds falling into need (private renters)	111	113	115	116	118	119	120	121		123	124	125	126		127	129	130	131	132		
Total Annual Housing Need (high estimate)	782	1,270	1,270	1,275	1,275	1,270	1,284	1,285	*9,711*	1,293	1,290	1,292	806	*4,681*	816	836	821	826	815	*4,114*	*18,506*
Total Annual Housing Need (low estimate)	782	1,221	1,221	1,226	1,226	1,221	1,235	1,236	*9,368*	1,244	1,241	1,243	806	*4,534*	816	836	821	826	815	*4,114*	*18,016*
Total Social Rented Lettable Stock	12,324	12,269	12,217	12,219	12,199	12,142	12,080	12,018		12,070	12,121	12,173	12,223		12,221	12,217	12,214	12,212	12,207		
Social Rented Turnover Rate (new lets as % of all Stock)	7.2%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%		6.6%	6.6%	6.6%	6.6%		6.6%	6.7%	6.7%	6.7%	6.7%		
Total annual supply (new social rented lets)	883	812	810	811	809	806	802	798	*6,531*	802	805	809	813	*3,228*	813	813	812	813	812	*4,062*	*13,822*
Net Annual Housing Need (high estimate)	-101	458	460	464	466	464	482	487	*3,180*	491	485	483	-7	*1,453*	3	23	9	13	3	*52*	*4,684*
Net Annual Housing Need (low estimate)	-101	409	411	415	417	415	433	438	*2,837*	442	436	434	-7	*1,306*	3	23	9	13	3	*52*	*4,194*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-101	458	460	464	466	464	482	487	*3,180*	491	485	483	-7	*1,453*	3	23	9	13	3	*52*	*4,684*
Net Annual Housing Need (low estimate)	-101	409	411	415	417	415	433	438	*2,837*	442	436	434	-7	*1,306*	3	23	9	13	3	*52*	*4,194*

Table E3.29 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: South Lanarkshire Council: Rutherglen Cambuslang Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	255	255	255	255	255	255	255		255	255	255	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	227	227	227	227	227	227	227		227	227	227	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	281	286	284	286	285	280	287	287		290	287	286	280		284	294	284	285	279		
Newly Arising Need - migrants moving into social renting	61	62	62	63	63	63	63	64		64	64	65	65		66	66	66	67	67		
Newly Arising Need - existing h/holds falling into need (owners)	38	38	38	39	39	39	39	40		40	40	40	41		41	41	41	42	42		
Newly Arising Need - existing h/holds falling into need (private renters)	51	52	53	54	54	55	55	56		57	57	58	58		59	59	60	60	61		
Total Annual Housing Need (high estimate)	431	693	692	697	696	692	699	702	*5,302*	706	703	704	444	*2,557*	450	460	451	454	449	*2,264*	*10,123*
Total Annual Housing Need (low estimate)	431	665	664	669	668	664	671	674	*5,106*	678	675	676	444	*2,473*	450	460	451	454	449	*2,264*	*9,843*
Total Social Rented Lettable Stock	7,085	6,986	6,881	6,837	6,786	6,750	6,723	6,695		6,707	6,717	6,727	6,738		6,729	6,722	6,714	6,706	6,697		
Social Rented Turnover Rate (new lets as % of all Stock)	8.1%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.7%	7.7%		
Total annual supply (new social rented lets)	575	532	525	522	518	515	513	511	*4,210*	512	513	514	515	*2,054*	514	514	514	513	512	*2,568*	*8,832*
Net Annual Housing Need (high estimate)	-144	161	167	175	178	177	186	191	*1,092*	194	190	190	-71	*503*	-64	-54	-63	-59	-63	*-304*	*1,291*
Net Annual Housing Need (low estimate)	-144	133	139	147	150	149	158	163	*896*	166	162	162	-71	*419*	-64	-54	-63	-59	-63	*-304*	*1,011*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-144	161	167	175	178	177	186	191	*1,092*	194	190	190	-71	*503*	-64	-54	-63	-59	-63	*-304*	*1,291*
Net Annual Housing Need (low estimate)	-144	133	139	147	150	149	158	163	*896*	166	162	162	-71	*419*	-64	-54	-63	-59	-63	*-304*	*1,011*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E3.30 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: West Dunbartonshire: Clydebank Old Kilpatrick Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		237	237	237	237	237	237	237		237	237	237									
Net Current Housing Need - Low Estimate (Affordability test applied)		174	174	174	174	174	174	174		174	174	174									
Newly Arising Need - newly forming households (Affordability test applied)	260	266	265	260	261	256	262	256		256	255	248	248		246	251	244	232	228		
Newly Arising Need - migrants moving into social renting	123	125	125	126	125	126	127	127		128	129	129	130		131	132	133	133	134		
Newly Arising Need - existing households falling into need (owners)	23	22	22	22	22	22	22	23		23	23	23	23		23	23	23	23	23		
Newly Arising Need - existing households falling into need (private renters)	19	23	26	28	30	31	32	32		33	33	33	34		34	34	34	34	35		
Total Annual Housing Need (high estimate)	425	673	676	673	675	672	680	675	*5,149*	677	676	670	434	*2,457*	433	439	434	423	419	*2,148*	*9,754*
Total Annual Housing Need (low estimate)	425	610	613	610	612	609	617	612	*4,708*	614	613	607	434	*2,268*	433	439	434	423	419	*2,148*	*9,124*
Total Social Rented Lettable Stock	9,149	9,179	9,215	9,228	9,265	9,305	9,389	9,406		9,258	9,110	8,962	8,816		8,687	8,679	8,671	8,664	8,661		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	650	624	627	628	630	633	638	640	*5,069*	630	619	609	599	*2,458*	591	590	590	589	589	*2,949*	*10,475*
Net Annual Housing Need (high estimate)	-225	49	49	45	45	39	41	36	*80*	47	57	61	-165	*-1*	-157	-151	-156	-167	-170	*-800*	*-722*
Net Annual Housing Need (low estimate)	-225	-14	-14	-18	-18	-24	-22	-27	*-361*	-16	-6	-2	-165	*-190*	-157	-151	-156	-167	-170	*-800*	*-1,352*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	4	30	30		50	50	50	50		46	46	46	46	46		494
Net Annual Housing Need (high estimate)	-225	49	49	45	45	35	11	6	*16*	-3	7	11	-215	*-201*	-203	-197	-202	-213	-216	*-1,030*	*-1,216*
Net Annual Housing Need (low estimate)	-225	-14	-14	-18	-18	-28	-52	-57	*-425*	-66	-56	-52	-215	*-390*	-203	-197	-202	-213	-216	*-1,030*	*-1,846*

Table E3.31 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 25 affordability

Local Authority: West Dunbartonshire: Dumbarton Vale of Leven Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		172	172	172	172	172	172	172		172	172	172									
Net Current Housing Need - Low Estimate (Affordability test applied)		128	128	128	128	128	128	128		128	128	128									
Newly Arising Need - newly forming households (Affordability test applied)	205	210	209	205	206	202	207	203		202	201	196	196		194	198	193	183	180		
Newly Arising Need - migrants moving into social renting	97	99	99	99	99	99	100	100		101	102	102	103		103	104	105	105	106		
Newly Arising Need - existing households falling into need (owners)	28	28	27	27	27	28	28	28		28	28	28	28		28	28	28	28	28		
Newly Arising Need - existing households falling into need (private renters)	41	49	55	60	63	65	67	68		69	70	71	71		72	72	73	73	73		
Total Annual Housing Need (high estimate)	371	557	563	564	567	566	573	571	*4,332*	573	573	568	397	*2,110*	397	402	398	389	387	*1,973*	*8,416*
Total Annual Housing Need (low estimate)	371	513	519	520	523	522	529	527	*4,024*	529	529	524	397	*1,978*	397	402	398	389	387	*1,973*	*7,976*
Total Social Rented Lettable Stock	7,251	7,246	7,221	7,212	7,281	7,266	7,240	7,279		7,220	7,161	7,102	7,046		6,990	6,965	6,939	6,913	6,890		
Social Rented Turnover Rate (new lets as % of all Stock)	9.6%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	696	609	607	606	612	610	608	611	*4,959*	606	602	597	592	*2,396*	587	585	583	581	579	*2,915*	*10,270*
Net Annual Housing Need (high estimate)	-325	-52	-44	-42	-44	-44	-35	-41	*-626*	-34	-29	-28	-195	*-286*	-190	-183	-185	-191	-192	*-941*	*-1,854*
Net Annual Housing Need (low estimate)	-325	-96	-88	-86	-88	-88	-79	-85	*-934*	-78	-73	-72	-195	*-418*	-190	-183	-185	-191	-192	*-941*	*-2,294*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	18	0	0	0	5	2		47	46	46	46		32	32	32	32	32		370
Net Annual Housing Need (high estimate)	-325	-52	-62	-42	-44	-44	-40	-43	*-651*	-81	-75	-74	-241	*-471*	-222	-215	-217	-223	-224	*-1,101*	*-2,224*
Net Annual Housing Need (low estimate)	-325	-96	-106	-86	-88	-88	-84	-87	*-959*	-125	-119	-118	-241	*-603*	-222	-215	-217	-223	-224	*-1,101*	*-2,664*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Housing Needs Assessment Proformas – LA Sub-Area

A1 High Affordability

Table E4.1 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40   affordability

Local Authority: East Dunbartonshire: Bearsden   Milngavie Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		110	110	110	110	110	110	110		110	110	110									
Net Current Housing Need - Low Estimate (Affordability test applied)		93	93	93	93	93	93	93		93	93	93									
Newly Arising Need - newly forming households (Affordability test applied)	36	38	36	38	37	38	39	39		37	38	38	38		39	39	39	39	36		
Newly Arising Need - migrants moving into social renting	9	10	10	10	10	10	10	10		10	10	10	10		10	10	10	10	10		
Newly Arising Need - existing households falling into need (owners)	30	30	30	30	30	30	30	30		30	30	30	30		30	30	30	30	30		
Newly Arising Need - existing households falling into need (private renters)	20	20	21	21	21	21	22	22		22	22	22	22		22	22	22	22	22		
Total Annual Housing Need (high estimate)	94	207	206	208	208	209	210	210	*1,552*	209	209	210	99	*727*	101	101	101	101	98	*502*	*2,781*
Total Annual Housing Need (low estimate)	94	190	189	191	191	192	193	193	*1,433*	192	192	193	99	*676*	101	101	101	101	98	*502*	*2,611*
Total Social Rented Lettable Stock	1033	1027	1034	1041	1032	1024	1017	1009		1002	996	990	984		979	973	968	963	960		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%		3.8%	3.8%	3.8%	3.8%	3.8%		
Total annual supply (new social rented lets)	38	39	39	40	39	39	39	38	*311*	*38*	38	38	37	*151*	37	37	37	37	36	*184*	*646*
Net Annual Housing Need (high estimate)	56	168	167	168	169	170	171	172	*1,241*	171	171	172	62	*576*	64	64	64	64	62	*318*	*2,135*
Net Annual Housing Need (low estimate)	56	151	150	151	152	153	154	155	*1,122*	154	154	155	62	*525*	64	64	64	64	62	*318*	*1,965*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	56	168	167	168	169	170	171	172	*1,241*	171	171	172	62	*576*	64	64	64	64	62	*318*	*2,135*
Net Annual Housing Need (low estimate)	56	151	150	151	152	153	154	155	*1,122*	154	154	155	62	*525*	64	64	64	64	62	*318*	*1,965*

Table E4.2 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40   affordability

Local Authority: East Dunbartonshire: Strathkelvin Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		261	261	261	261	261	261	261		261	261	261									
Net Current Housing Need - Low Estimate (Affordability test applied)		224	224	224	224	224	224	224		224	224	224									
Newly Arising Need - newly forming households (Affordability test applied)	145	153	148	153	151	154	159	157		152	153	154	153		157	158	158	158	148		
Newly Arising Need - migrants moving into social renting	38	39	39	39	39	39	39	39		39	40	40	40		40	40	41	41	41		
Newly Arising Need - existing households falling into need (owners)	44	44	44	43	43	43	43	43		44	43	43	43		43	43	43	43	43		
Newly Arising Need - existing households falling into need (private renters)	43	44	45	46	46	47	47	48		48	48	49	49		49	49	49	49	49		
Total Annual Housing Need (high estimate)	269	540	537	542	541	545	550	549	*4,073*	544	545	547	285	*1,921*	289	290	291	291	281	*1,443*	*7,436*
Total Annual Housing Need (low estimate)	269	503	500	505	504	508	513	512	*3,814*	507	508	510	285	*1,810*	289	290	291	291	281	*1,443*	*7,066*
Total Social Rented Lettable Stock	4074	3985	3848	3821	3829	3828	3806	3785		3,782	3782	3779	3779		3763	3748	3733	3719	3705		
Social Rented Turnover Rate (new lets as % of all Stock)	5.3%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	216	223	215	214	214	214	213	212	*1,721*	212	212	212	212	*848*	211	210	209	208	207	*1,045*	*3,614*
Net Annual Housing Need (high estimate)	53	317	322	328	327	331	337	337	*2,352*	332	333	335	73	*1,073*	78	80	82	83	74	*398*	*3,823*
Net Annual Housing Need (low estimate)	53	280	285	291	290	294	300	300	*2,093*	295	296	298	73	*962*	78	80	82	83	74	*398*	*3,453*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	53	317	322	328	327	331	337	337	*2,352*	332	333	335	73	*1,073*	78	80	82	83	74	*398*	*3,823*
Net Annual Housing Need (low estimate)	53	280	285	291	290	294	300	300	*2,093*	295	296	298	73	*962*	78	80	82	83	74	*398*	*3,453*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.3 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: East Renfrewshire: Eastwood Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		202	202	202	202	202	202	202		202	202	202									
Net Current Housing Need - Low Estimate (Affordability test applied)		169	169	169	169	169	169	169		169	169	169									
Newly Arising Need - newly forming households (Affordability test applied)	37	38	38	38	39	41	41	40		40	41	43	42		41	44	43	43	43		
Newly Arising Need - migrants moving into social renting	10	10	10	10	10	10	10	10		10	10	10	10		10	10	10	10	10		
Newly Arising Need - existing households falling into need (owners)	48	48	48	48	48	48	49	49		49	49	49	50		50	50	50	51	51		
Newly Arising Need - existing households falling into need (private renters)	42	41	40	39	39	38	38	38		38	39	39	39		39	39	39	39	39		
Total Annual Housing Need (high estimate)	136	339	338	338	338	340	341	340	*2,509*	340	341	344	141	*1,165*	140	143	142	143	143	*711*	*4,386*
Total Annual Housing Need (low estimate)	136	305	305	304	305	307	307	306	*2,275*	307	308	310	141	*1,065*	140	143	142	143	143	*711*	*4,052*
Total Social Rented Lettable Stock	1,345	1,334	1,356	1,383	1,406	1,395	1,386	1,397		1,403	1,409	1,415	1,424		1,420	1,416	1,412	1,408	1,405		
Social Rented Turnover Rate (new lets as % of all Stock)	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	100	99	100	102	104	103	103	103	*814*	104	104	105	105	*418*	105	105	104	104	104	*523*	*1,755*
Net Annual Housing Need (high estimate)	37	240	238	235	234	237	238	236	*1,695*	236	237	239	35	*747*	35	38	38	39	39	*189*	*2,631*
Net Annual Housing Need (low estimate)	37	207	204	202	201	204	205	203	*1,461*	203	204	205	35	*647*	35	38	38	39	39	*189*	*2,297*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	16	16	0	0	0		0	0	0	0		0	0	0	0	0		32
Net Annual Housing Need (high estimate)	37	240	238	219	218	237	238	236	*1,663*	236	237	239	35	*747*	35	38	38	39	39	*189*	*2,599*
Net Annual Housing Need (low estimate)	37	207	204	186	185	204	205	203	*1,429*	203	204	205	35	*647*	35	38	38	39	39	*189*	*2,265*

Table E4.4 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: East Renfrewshire: Levern Valley Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		52	52	52	52	52	52	52		52	52	52									
Newly Arising Need - newly forming households (Affordability test applied)	77	77	78	79	80	85	83	82		83	83	87	86		84	89	88	88	87		
Newly Arising Need - migrants moving into social renting	21	21	21	21	21	21	21	21		21	21	21	21		21	21	21	21	21		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	14		14	15	15	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (private renters)	17	17	16	16	16	16	16	16		16	16	16	16		16	16	16	16	16		
Total Annual Housing Need (high estimate)	129	190	191	191	192	197	195	194	*1,480*	195	195	200	138	*728*	136	141	140	140	139	*695*	*2,903*
Total Annual Housing Need (low estimate)	181	181	181	182	183	188	186	185	*1,467*	186	186	190	138	*700*	136	141	140	140	139	*695*	*2,863*
Total Social Rented Lettable Stock	2,745	2,814	2,835	2,838	2,823	2,808	2,796	2,793		2,796	2,799	2,803	2,808		2,812	2,816	2,820	2,824	2,830		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%		
Total annual supply (new social rented lets)	206	211	213	213	212	211	210	209	*1,684*	210	210	210	211	*840*	211	211	212	212	212	*1,058*	*3,582*
Net Annual Housing Need (high estimate)	-77	-21	-22	-21	-20	-13	-14	-15	*-204*	-14	-14	-11	-73	*-112*	-75	-70	-72	-72	-73	*-363*	*-679*
Net Annual Housing Need (low estimate)	-25	-30	-31	-31	-29	-23	-24	-24	*-216*	-24	-24	-20	-73	*-140*	-75	-70	-72	-72	-73	*-363*	*-719*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	18	8	0	0	0	0	0		0	0	0	0		0	0	0	0	0		26
Net Annual Housing Need (high estimate)	-77	-39	-30	-21	-20	-13	-14	-15	*-230*	-14	-14	-11	-73	*-112*	-75	-70	-72	-72	-73	*-363*	*-705*
Net Annual Housing Need (low estimate)	-25	-48	-39	-31	-29	-23	-24	-24	*-242*	-24	-24	-20	-73	*-140*	-75	-70	-72	-72	-73	*-363*	*-745*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.5 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: Baillieston Shettleston Easterhouse CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	389	401	394	392	388	373	367	366		366	357	343	343		336	344	337	329	326		
Newly Arising Need - migrants moving into social renting	125	128	128	128	126	127	128	129		130	131	132	133		134	135	136	137	138		
Newly Arising Need - existing households falling into need (owners)	187	192	197	201	206	211	215	219		223	227	230	234		237	240	243	245	248		
Newly Arising Need - existing households falling into need (private renters)	107	110	113	115	116	117	117	117		117	117	117	117		118	118	118	119	119		
Total Annual Housing Need (high estimate)	808	1,115	1,116	1,120	1,120	1,111	1,111	1,115	*8,616*	1,119	1,115	1,106	827	*4,168*	824	836	834	830	831	*4,155*	*16,939*
Total Annual Housing Need (low estimate)	808	1,091	1,092	1,096	1,096	1,087	1,087	1,091	*8,448*	1,095	1,091	1,082	827	*4,096*	824	836	834	830	831	*4,155*	*16,699*
Total Social Rented Lettable Stock	14,411	14,198	14,029	14,033	13,947	13,917	13,668	13,548		13,356	13,285	13,214	13,133		13,060	12,987	12,914	12,842	12,769		
Social Rented Turnover Rate (new lets as % of all Stock)	5.5%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%		5.2%	5.2%	5.2%	5.2%	5.2%		
Total annual supply (new social rented lets)	794	738	730	730	725	724	711	704	*5,856*	695	691	687	683	*2,755*	679	675	672	668	664	*3,358*	*11,969*
Net Annual Housing Need (high estimate)	14	376	386	390	395	388	400	410	*2,760*	425	425	419	144	*1,413*	145	161	162	162	167	*797*	*4,970*
Net Annual Housing Need (low estimate)	14	352	362	366	371	364	376	386	*2,592*	401	401	395	144	*1,341*	145	161	162	162	167	*797*	*4,730*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	51	0	0	18	15	0	0		16	16	16	15		11	11	11	11	10		201
Net Annual Housing Need (high estimate)	14	325	386	390	377	373	400	410	*2,676*	409	409	403	129	*1,350*	134	150	151	151	157	*743*	*4,769*
Net Annual Housing Need (low estimate)	14	301	362	366	353	349	376	386	*2,508*	385	385	379	129	*1,278*	134	150	151	151	157	*743*	*4,529*

Table E4.6 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: Central West CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	288	297	293	291	288	277	273	272		271	265	255	254		250	255	250	244	242		
Newly Arising Need - migrants moving into social renting	93	95	95	95	94	94	95	96		96	97	98	99		99	100	101	101	102		
Newly Arising Need - existing households falling into need (owners)	231	237	243	249	255	261	266	271		276	281	285	289		293	297	300	304	307		
Newly Arising Need - existing households falling into need (private renters)	523	537	549	558	564	567	568	568		569	570	570	571		572	573	574	576	578		
Total Annual Housing Need (high estimate)	1,135	1,507	1,521	1,534	1,541	1,540	1,542	1,548	*11,868*	1,554	1,553	1,549	1,213	*5,868*	1,214	1,225	1,226	1,226	1,229	*6,119*	*23,855*
Total Annual Housing Need (low estimate)	1,135	1,478	1,492	1,505	1,512	1,511	1,513	1,519	*11,665*	1,525	1,524	1,520	1,213	*5,781*	1,214	1,225	1,226	1,226	1,229	*6,119*	*23,565*
Total Social Rented Lettable Stock	10,721	10,673	10,778	10,842	10,873	10,865	10,796	10,879		10,681	10,624	10,568	10,493		10,393	10,293	10,194	10,095	9,997		
Social Rented Turnover Rate (new lets as % of all Stock)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%	5.0%		
Total annual supply (new social rented lets)	536	528	534	537	538	538	534	539	*4,283*	529	526	523	519	*2,097*	514	510	505	500	495	*2,523*	*8,904*
Net Annual Housing Need (high estimate)	599	979	988	997	1,003	1,002	1,008	1,009	*7,584*	1,025	1,027	1,026	693	*3,771*	699	715	721	726	734	*3,596*	*14,951*
Net Annual Housing Need (low estimate)	599	950	959	968	974	973	979	980	*7,381*	996	998	997	693	*3,684*	699	715	721	726	734	*3,596*	*14,661*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	57	22	12	8	11	62		8	8	8	8		0	0	0	0	0		204
Net Annual Housing Need (high estimate)	599	979	931	975	991	994	997	947	*7,412*	1,017	1,019	1,018	685	*3,739*	699	715	721	726	734	*3,596*	*14,747*
Net Annual Housing Need (low estimate)	599	950	902	946	962	965	968	918	*7,209*	988	990	989	685	*3,652*	699	715	721	726	734	*3,596*	*14,457*

* Sub area figures may not total to LA figures due to rounding

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.7 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: East Centre Calton CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	338	349	344	341	338	325	320	319		319	311	299	299		293	300	294	286	284			
Newly Arising Need - migrants moving into social renting	109	112	111	111	110	111	111	112		113	114	115	116		116	117	118	119	120			
Newly Arising Need - existing households falling into need (owners)	108	111	114	117	119	122	124	127		129	131	133	135		137	139	140	142	143			
Newly Arising Need - existing households falling into need (private renters)	200	205	210	213	216	217	217	217		218	218	218	218		219	219	220	220	221			
Total Annual Housing Need (high estimate)	756	1,061	1,063	1,067	1,067	1,058	1,057	1,059	*8,187*	1,062	1,058	1,049	768	*3,937*	765	775	772	768	769	*3,849*		*15,973*
Total Annual Housing Need (low estimate)	756	1,037	1,039	1,043	1,043	1,034	1,033	1,035	*8,019*	1,038	1,034	1,025	768	*3,865*	765	775	772	768	769	*3,849*		*15,733*
Total Social Rented Lettable Stock	12,620	12,588	12,601	12,661	12,721	12,618	12,490	12,782		12,697	12,660	12,622	12,578		12,481	12,386	12,290	12,195	12,100			
Social Rented Turnover Rate (new lets as % of all Stock)	6.4%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%			
Total annual supply (new social rented lets)	802	743	743	747	751	744	737	754	*6,021*	749	747	745	742	*2,983*	736	731	725	720	714	*3,626*		*12,630*
Net Annual Housing Need (high estimate)	-46	318	319	320	316	314	320	305	*2,166*	313	311	304	26	*954*	29	44	47	49	55	*224*		*3,344*
Net Annual Housing Need (low estimate)	-46	294	295	296	292	290	296	281	*1,998*	289	287	280	26	*882*	29	44	47	49	55	*224*		*3,104*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	50	10	8	0	0	0	61		5	5	5	5		0	0	0	0	0			149
Net Annual Housing Need (high estimate)	-46	268	309	312	316	314	320	244	*2,037*	308	306	299	21	*934*	29	44	47	49	55	*224*		*3,195*
Net Annual Housing Need (low estimate)	-46	244	285	288	292	290	296	220	*1,869*	284	282	275	21	*862*	29	44	47	49	55	*224*		*2,955*

Table E4.8 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: Govan Craigton CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		2008-25
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284										
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260										
Newly Arising Need - newly forming households (Affordability test applied)	326	336	331	328	325	313	308	307		306	299	288	287		282	288	283	276	273			
Newly Arising Need - migrants moving into social renting	105	107	107	107	106	106	107	108		109	110	110	111		112	113	114	115	115			
Newly Arising Need - existing households falling into need (owners)	151	155	159	163	167	171	174	177		181	184	187	189		192	194	196	199	201			
Newly Arising Need - existing households falling into need (private renters)	158	162	166	168	170	171	171	171		172	172	172	172		173	173	173	174	174			
Total Annual Housing Need (high estimate)	740	1,044	1,047	1,051	1,052	1,045	1,044	1,048	*8,070*	1,051	1,048	1,040	760	*3,900*	758	768	766	763	764	*3,820*		*15,789*
Total Annual Housing Need (low estimate)	740	1,020	1,023	1,027	1,028	1,021	1,020	1,024	*7,902*	1,027	1,024	1,016	760	*3,828*	758	768	766	763	764	*3,820*		*15,549*
Total Social Rented Lettable Stock	11,890	11,567	11,558	11,707	11,543	11,426	11,234	11,195		11,018	10,953	10,889	10,797		10,690	10,584	10,477	10,371	10,265			
Social Rented Turnover Rate (new lets as % of all Stock)	7.3%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%		6.4%	6.4%	6.4%	6.4%	6.4%			
Total annual supply (new social rented lets)	866	740	740	749	739	731	719	716	*6,001*	705	701	697	691	*2,794*	684	677	671	664	657	*3,353*		*12,148*
Net Annual Housing Need (high estimate)	-126	304	307	302	313	314	325	331	*2,069*	346	347	344	69	*1,106*	74	91	96	99	107	*467*		*3,642*
Net Annual Housing Need (low estimate)	-126	280	283	278	289	290	301	307	*1,901*	322	323	320	69	*1,034*	74	91	96	99	107	*467*		*3,402*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	49	51	15	15	20	70		10	10	10	10		0	0	0	0	0			260
Net Annual Housing Need (high estimate)	-126	304	258	251	298	299	305	261	*1,849*	336	337	334	59	*1,066*	74	91	96	99	107	*467*		*3,382*
Net Annual Housing Need (low estimate)	-126	280	234	227	274	275	281	237	*1,681*	312	313	310	59	*994*	74	91	96	99	107	*467*		*3,142*

* Sub area figures may not total to LA figures due to rounding

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.9 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Glasgow City: Greater Pollok Newlands/Auldburn CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		260	260	260	260	260	260	260		260	260	260									
Newly Arising Need - newly forming households (Affordability test applied)	247	255	251	250	247	238	234	233		233	227	218	218		214	219	215	209	208		
Newly Arising Need - migrants moving into social renting	80	82	81	81	81	81	81	82		83	83	84	85		85	86	87	87	88		
Newly Arising Need - existing households falling into need (owners)	141	144	148	152	155	159	162	165		168	171	173	176		178	180	183	185	187		
Newly Arising Need - existing households falling into need (private renters)	65	66	68	69	70	70	70	70		70	70	70	70		71	71	71	71	71		
Total Annual Housing Need (high estimate)	533	831	832	835	836	831	831	834	*6,364*	838	835	830	549	*3,052*	548	556	555	552	553	*2,765*	*12,181*
Total Annual Housing Need (low estimate)	533	807	808	811	812	807	807	810	*6,196*	814	811	806	549	*2,980*	548	556	555	552	553	*2,765*	*11,941*
Total Social Rented Lettable Stock	9,076	8,891	8,798	8,946	8,814	8,716	8,695	8,652		8,530	8,512	8,493	8,455		8,388	8,319	8,251	8,184	8,115		
Social Rented Turnover Rate (new lets as % of all Stock)	5.7%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%		5.9%	5.9%	5.9%	5.9%	5.9%		
Total annual supply (new social rented lets)	520	520	515	523	516	510	509	506	*4,118*	499	498	497	495	*1,988*	491	487	483	479	475	*2,414*	*8,520*
Net Annual Housing Need (high estimate)	13	311	318	312	321	321	322	328	*2,245*	339	337	333	55	*1,064*	57	69	72	74	79	*351*	*3,661*
Net Annual Housing Need (low estimate)	13	287	294	288	297	297	298	304	*2,077*	315	313	309	55	*992*	57	69	72	74	79	*351*	*3,421*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	10	0	21	15	0	40	25		0	0	0	0		0	0	0	0	0		111
Net Annual Housing Need (high estimate)	13	301	318	291	306	321	282	303	*2,134*	339	337	333	55	*1,064*	57	69	72	74	79	*351*	*3,550*
Net Annual Housing Need (low estimate)	13	277	294	267	282	297	258	279	*1,966*	315	313	309	55	*992*	57	69	72	74	79	*351*	*3,310*

Table E4.10 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: Langside Linn CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	171	176	174	172	170	164	162	161		161	157	151	151		148	151	148	145	144		
Newly Arising Need - migrants moving into social renting	55	56	56	56	56	56	56	57		57	58	58	58		59	59	60	60	61		
Newly Arising Need - existing households falling into need (owners)	157	160	165	169	173	176	180	183		187	190	193	196		198	201	203	206	208		
Newly Arising Need - existing households falling into need (private renters)	166	170	174	177	179	180	180	180		181	181	181	181		182	182	182	183	184		
Total Annual Housing Need (high estimate)	549	819	825	830	834	832	834	838	*6,361*	841	841	839	586	*3,107*	587	593	594	593	595	*2,962*	*12,430*
Total Annual Housing Need (low estimate)	549	797	803	808	812	810	812	816	*6,207*	819	819	817	586	*3,041*	587	593	594	593	595	*2,962*	*12,210*
Total Social Rented Lettable Stock	6,361	6,312	6,311	6,337	6,322	6,342	6,349	6,333		6,304	6,285	6,265	6,222		6,168	6,114	6,060	6,006	5,951		
Social Rented Turnover Rate (new lets as % of all Stock)	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%		5.4%	5.4%	5.4%	5.4%	5.4%		
Total annual supply (new social rented lets)	343	341	341	342	341	342	343	342	*2,736*	340	339	338	336	*1,354*	333	330	327	324	321	*1,636*	*5,726*
Net Annual Housing Need (high estimate)	206	479	484	488	492	490	491	496	*3,625*	501	502	501	250	*1,753*	253	263	267	269	274	*1,326*	*6,705*
Net Annual Housing Need (low estimate)	206	457	462	466	470	468	469	474	*3,471*	479	480	479	250	*1,687*	253	263	267	269	274	*1,326*	*6,485*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	6	0	16	12	33	0		7	7	6	6		0	0	0	0	0		93
Net Annual Housing Need (high estimate)	206	479	478	488	476	478	458	496	*3,558*	494	495	495	244	*1,727*	253	263	267	269	274	*1,326*	*6,612*
Net Annual Housing Need (low estimate)	206	457	456	466	454	456	436	474	*3,404*	472	473	473	244	*1,661*	253	263	267	269	274	*1,326*	*6,392*

* Sub area figures may not total to LA figures due to rounding

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.11 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability																					
Local Authority: Glasgow City: Maryhill Kelvin Canal CPP Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	352	363	357	355	351	338	332	331		331	323	310	310		304	311	305	298	295		
Newly Arising Need - migrants moving into social renting	113	116	116	116	114	115	115	116		117	118	119	120		121	122	123	124	125		
Newly Arising Need - existing households falling into need (owners)	129	132	136	139	142	146	149	151		154	157	159	162		164	166	168	170	171		
Newly Arising Need - existing households falling into need (private renters)	113	116	119	121	122	123	123	123		123	123	123	124		124	124	124	125	125		
Total Annual Housing Need (high estimate)	707	983	983	986	986	977	975	978	*7,576*	982	977	968	715	*3,642*	713	723	720	716	716	*3,588*	*14,807*
Total Annual Housing Need (low estimate)	707	961	961	964	964	955	953	956	*7,422*	960	955	946	715	*3,576*	713	723	720	716	716	*3,588*	*14,587*
Total Social Rented Lettable Stock	12,931	12,733	12,682	12,645	12,417	12,132	11,855	11,686		11,449	11,263	11,078	11,071		10,994	10,916	10,840	10,763	10,687		
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%		5.8%	5.8%	5.8%	5.8%	5.8%		
Total annual supply (new social rented lets)	793	739	736	733	720	704	688	678	*5,790*	664	653	643	642	*2,602*	638	633	629	624	620	*3,144*	*11,535*
Net Annual Housing Need (high estimate)	-86	245	248	253	266	273	288	300	*1,787*	318	324	326	73	*1,040*	75	90	92	91	97	*444*	*3,272*
Net Annual Housing Need (low estimate)	-86	223	226	231	244	251	266	278	*1,633*	296	302	304	73	*974*	75	90	92	91	97	*444*	*3,052*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	13	0	102	0	0	0	31		27	26	26	26		7	7	6	6	6		283
Net Annual Housing Need (high estimate)	-86	232	248	151	266	273	288	269	*1,641*	291	298	300	47	*935*	68	83	86	85	91	*412*	*2,989*
Net Annual Housing Need (low estimate)	-86	210	226	129	244	251	266	247	*1,487*	269	276	278	47	*869*	68	83	86	85	91	*412*	*2,769*

Table E4.12 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability																					
Local Authority: Glasgow City: North East CPP Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-17**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	**2008-25**
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	313	322	318	315	312	300	296	295		294	287	276	276		271	277	271	265	263		
Newly Arising Need - migrants moving into social renting	101	103	103	103	102	102	103	104		104	105	106	107		108	109	109	110	111		
Newly Arising Need - existing households falling into need (owners)	78	80	82	84	86	88	90	92		93	95	96	98		99	100	101	103	104		
Newly Arising Need - existing households falling into need (private renters)	46	47	48	49	49	49	50	50		50	50	50	50		50	50	50	50	50		
Total Annual Housing Need (high estimate)	537	808	806	807	805	796	794	795	*6,149*	798	793	784	530	*2,905*	527	536	532	528	527	*2,650*	*11,704*
Total Annual Housing Need (low estimate)	537	786	784	785	783	774	772	773	*5,995*	776	771	762	530	*2,839*	527	536	532	528	527	*2,650*	*11,484*
Total Social Rented Lettable Stock	11,207	10,628	10,324	10,180	9,826	9,788	9,423	9,324		9,117	9,191	9,281	9,338		9,311	9,285	9,258	9,230	9,203		
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%		5.7%	5.7%	5.7%	5.7%	5.7%		
Total annual supply (new social rented lets)	651	600	583	575	555	553	532	527	*4,577*	515	519	524	528	*2,086*	526	525	523	521	520	*2,615*	*9,279*
Net Annual Housing Need (high estimate)	-114	208	223	232	250	243	261	269	*1,572*	282	273	260	3	*818*	1	11	9	6	7	*35*	*2,425*
Net Annual Housing Need (low estimate)	-114	186	201	210	228	221	239	247	*1,418*	260	251	238	3	*752*	1	11	9	6	7	*35*	*2,205*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	20	23	15	20	13	6		11	11	11	11		3	3	3	2	2		154
Net Annual Housing Need (high estimate)	-114	208	203	209	235	223	248	263	*1,475*	271	262	249	-8	*774*	-2	8	6	4	5	*22*	*2,271*
Net Annual Housing Need (low estimate)	-114	186	181	187	213	201	226	241	*1,321*	249	240	227	-8	*708*	-2	8	6	4	5	*22*	*2,051*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.13 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: Pollokshields Southside Central CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		256	256	256	256	256	256	256		256	256	256									
Net Current Housing Need - Low Estimate (Affordability test applied)		234	234	234	234	234	234	234		234	234	234									
Newly Arising Need - newly forming households (Affordability test applied)	217	223	220	218	216	208	205	204		204	199	191	191		187	192	188	183	182		
Newly Arising Need - migrants moving into social renting	70	71	71	71	70	71	71	72		72	73	73	74		74	75	76	76	77		
Newly Arising Need - existing households falling into need (owners)	131	134	138	141	145	148	151	154		157	159	162	164		166	168	170	172	174		
Newly Arising Need - existing households falling into need (private renters)	205	210	215	219	221	222	223	223		223	223	224	224		224	225	225	226	227		
Total Annual Housing Need (high estimate)	623	896	900	906	908	905	905	908	*6,951*	912	910	906	653	*3,381*	652	660	659	658	659	*3,288*	*13,620*
Total Annual Housing Need (low estimate)	623	874	878	884	886	883	883	886	*6,797*	890	888	884	653	*3,315*	652	660	659	658	659	*3,288*	*13,400*
Total Social Rented Lettable Stock	7,788	7,528	7,345	7,224	7,045	7,109	6,977	7,055		6,907	6,934	6,961	6,967		6,924	6,884	6,841	6,798	6,756		
Social Rented Turnover Rate (new lets as % of all Stock)	6.7%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%		6.0%	6.0%	6.0%	6.0%	6.0%		
Total annual supply (new social rented lets)	518	448	437	430	419	423	415	420	*3,510*	411	413	414	415	*1,652*	412	410	407	404	402	*2,035*	*7,197*
Net Annual Housing Need (high estimate)	105	448	463	476	489	482	490	489	*3,441*	501	498	492	238	*1,728*	240	250	252	253	257	*1,253*	*6,423*
Net Annual Housing Need (low estimate)	105	426	441	454	467	460	468	467	*3,287*	479	476	470	238	*1,662*	240	250	252	253	257	*1,253*	*6,203*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	32	12	20	0	32	0	0		0	0	0	0		0	0	0	0	0		96
Net Annual Housing Need (high estimate)	105	416	451	456	489	450	490	489	*3,345*	501	498	492	238	*1,728*	240	250	252	253	257	*1,253*	*6,327*
Net Annual Housing Need (low estimate)	105	394	429	434	467	428	468	467	*3,191*	479	476	470	238	*1,662*	240	250	252	253	257	*1,253*	*6,107*

Table E4.14 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 40 affordability

Local Authority: Glasgow City: West CPP Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		341	341	341	341	341	341	341		341	341	341									
Net Current Housing Need - Low Estimate (Affordability test applied)		312	312	312	312	312	312	312		312	312	312									
Newly Arising Need - newly forming households (Affordability test applied)	344	355	349	347	343	330	325	324		324	316	304	304		298	305	299	291	289		
Newly Arising Need - migrants moving into social renting	111	114	113	113	112	112	113	114		115	116	117	118		118	119	120	121	122		
Newly Arising Need - existing households falling into need (owners)	138	141	145	148	152	155	158	161		164	167	170	172		174	176	179	181	182		
Newly Arising Need - existing households falling into need (private renters)	69	71	73	74	75	75	75	75		75	75	75	75		76	76	76	76	76		
Total Annual Housing Need (high estimate)	662	1,021	1,021	1,023	1,023	1,014	1,012	1,016	*7,791*	1,019	1,015	1,006	668	*3,709*	666	676	674	669	670	*3,355*	*14,855*
Total Annual Housing Need (low estimate)	662	992	992	994	994	985	983	987	*7,588*	990	986	977	668	*3,622*	666	676	674	669	670	*3,355*	*14,565*
Total Social Rented Lettable Stock	12,752	12,541	12,438	12,323	12,185	12,049	11,870	11,759		11,613	11,552	11,490	11,408		11,309	11,210	11,111	11,011	10,911		
Social Rented Turnover Rate (new lets as % of all Stock)	7.8%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%		7.4%	7.4%	7.4%	7.4%	7.4%		
Total annual supply (new social rented lets)	990	928	920	912	902	892	878	870	*7,292*	859	855	850	844	*3,409*	837	830	822	815	807	*4,111*	*14,812*
Net Annual Housing Need (high estimate)	-328	93	100	111	121	122	134	145	*499*	160	160	156	-176	*300*	-171	-153	-149	-146	-138	*-756*	*43*
Net Annual Housing Need (low estimate)	-328	64	71	82	92	93	105	116	*296*	131	131	127	-176	*213*	-171	-153	-149	-146	-138	*-756*	*-247*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	0	0	0	0	0	0		3	3	2	2		0	0	0	0	0		35
Net Annual Housing Need (high estimate)	-328	68	100	111	121	122	134	145	*474*	157	157	154	-178	*290*	-171	-153	-149	-146	-138	*-756*	*8*
Net Annual Housing Need (low estimate)	-328	39	71	82	92	93	105	116	*271*	128	128	125	-178	*203*	-171	-153	-149	-146	-138	*-756*	*-282*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.15 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Inverclyde: Inverclyde East Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		284	284	284	284	284	284	284		284	284	284									
Net Current Housing Need - Low Estimate (Affordability test applied)		221	221	221	221	221	221	221		221	221	221									
Newly Arising Need - newly forming households (Affordability test applied)	231	240	243	234	237	228	228	227		219	216	213	212		211	213	202	201	193		
Newly Arising Need - migrants moving into social renting	85	86	87	87	87	88	89	89		90	90	91	91		92	93	93	94	94		
Newly Arising Need - existing households falling into need (owners)	27	27	27	28	28	28	28	28		28	28	28	28		28	28	28	28	28		
Newly Arising Need - existing households falling into need (private renters)	62	66	69	71	73	74	75	76		76	76	76	76		76	76	76	76	76		
Total Annual Housing Need (high estimate)	406	703	710	704	709	702	704	703		697	694	692	407		407	410	399	399	391		
Total Annual Housing Need (low estimate)	406	640	647	641	646	639	641	640		634	631	629	407		407	410	399	399	391		
Total Social Rented Lettable Stock (based on HLA)	8,835	8,707	8,490	8,325	8,405	8,383	8,243	8,027		8,011	7,997	7,983	7,969		7,928	7,887	7,847	7,809	7,770		
Social Rented Turnover Rate (new lets as % of all Stock)	5.8%	7.7%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	509	674	526	516	521	520	512	499		498	497	496	495		492	490	488	486	483		
Net Annual Housing Need (high estimate)	-103	29	184	188	188	182	192	204	*1,064*	199	197	196	-88	*503*	-85	-80	-89	-87	-92	*-434*	*1,132*
Net Annual Housing Need (low estimate)	-103	-34	121	125	125	119	129	141	*623*	136	134	133	-88	*314*	-85	-80	-89	-87	-92	*-434*	*502*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	79	37	14	53	80	58	59		58	58	57	57		51	51	51	51	51		865
Net Annual Housing Need (high estimate)	-103	-50	147	174	135	102	134	145	*684*	141	139	139	-145	*273*	-136	-131	-140	-138	-143	*-689*	*267*
Net Annual Housing Need (low estimate)	-103	-113	84	111	72	39	71	82	*243*	78	76	76	-145	*84*	-136	-131	-140	-138	-143	*-689*	*-363*

Table E4.16 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Inverclyde: Inverclyde West Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		61	61	61	61	61	61	61		61	61	61									
Net Current Housing Need - Low Estimate (Affordability test applied)		48	48	48	48	48	48	48		48	48	48									
Newly Arising Need - newly forming households (Affordability test applied)	29	30	30	29	30	28	28	28		27	27	27	26		26	27	25	25	24		
Newly Arising Need - migrants moving into social renting	11	11	11	11	11	11	11	11		11	11	11	11		11	12	12	12	12		
Newly Arising Need - existing households falling into need (owners)	18	18	18	18	18	18	18	18		19	19	19	19		19	19	19	19	19		
Newly Arising Need - existing households falling into need (private renters)	37	39	41	43	44	44	45	45		45	45	45	45		45	45	45	45	45		
Total Annual Housing Need (high estimate)	95	160	162	162	164	163	163	164		163	163	163	101		101	103	101	101	100		
Total Annual Housing Need (low estimate)	95	147	149	149	151	150	150	151		150	150	150	101		101	103	101	101	100		
Total Social Rented Lettable Stock (based on HLA)	1,211	1,206	1,201	1,196	1,215	1,211	1,208	1,207		1,204	1,201	1,198	1,195		1,192	1,190	1,187	1,184	1,181		
Social Rented Turnover Rate (new lets as % of all Stock)	3.7%	5.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%		4.0%	4.0%	4.0%	4.0%	4.0%		
Total annual supply (new social rented lets)	45	60	48	48	49	48	48	48		48	48	48	48		48	48	47	47	47		
Net Annual Housing Need (high estimate)	50	100	113	114	115	114	115	115	*838*	115	115	115	53	*398*	53	55	54	54	53	*268*	*1,504*
Net Annual Housing Need (low estimate)	50	87	100	101	102	101	102	102	*747*	102	102	102	53	*359*	53	55	54	54	53	*268*	*1,374*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	79	37	14	53	80	58	59		5	5	5	5		6	6	6	6	6		430
Net Annual Housing Need (high estimate)	50	21	76	100	62	34	57	56	*458*	110	110	110	48	*378*	47	49	48	48	47	*238*	*1,074*
Net Annual Housing Need (low estimate)	50	8	63	87	49	21	44	43	*367*	97	97	97	48	*339*	47	49	48	48	47	*238*	*944*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.17 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability																				
Local Authority: Inverclyde: Kilmacolm Sub-Area																				
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																				
Gross Current Housing Need																				
Net Current Housing Need - High Estimate(Affordability test applied)		9	9	9	9	9	9	9		9	9	9									
Net Current Housing Need - Low Estimate (Affordability test applied)		7	7	7	7	7	7	7		7	7	7									
Newly Arising Need - newly forming households (Affordability test applied)	2	2	2	2	2	2	2	2		2	2	2	2		2	2	1	1	1		
Newly Arising Need - migrants moving into social renting	1	1	1	1	1	1	1	1		1	1	1	1		1	1	1	1	1		
Newly Arising Need - existing households falling into need (owners)	4	4	4	4	4	4	4	4		4	4	4	4		4	4	4	4	4		
Newly Arising Need - existing households falling into need (private renters)	6	6	7	7	7	7	7	7		7	7	7	7		7	7	7	7	7		
Total Annual Housing Need (high estimate)	13	23	23	23	23	23	24	24		24	24	24	15		15	15	14	14	14		
Total Annual Housing Need (low estimate)	13	21	21	21	21	21	22	22		22	22	22	15		15	15	14	14	14		
Total Social Rented Lettable Stock (based on HLA)	71	71	71	90	90	90	90	90		90	90	90	90		90	90	90	90	90		
Social Rented Turnover Rate (new lets as % of all Stock)	4.2%	2.8%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%		3.3%	3.3%	3.3%	3.3%	3.3%		
Total annual supply (new social rented lets)	3	2	2	3	3	3	3	3		3	3	3	3		3	3	3	3	3		
Net Annual Housing Need (high estimate)	10	21	21	20	20	20	21	21	*153*	21	21	21	12	*74*	12	12	11	11	11	*55*	*282*
Net Annual Housing Need (low estimate)	10	19	19	18	18	18	19	19	*139*	19	19	19	12	*68*	12	12	11	11	11	*55*	*262*
Intermediate Sector Supply																				
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	10	21	21	20	20	20	21	21	*153*	21	21	21	12	*74*	12	12	11	11	11	*55*	*282*
Net Annual Housing Need (low estimate)	10	19	19	18	18	18	19	19	*139*	19	19	19	12	*68*	12	12	11	11	11	*55*	*262*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.18 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: North Lanarkshire Council: Airdrie Coatbridge LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	286	286	286	286	286	286	286		286	286	286	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	219	219	219	219	219	219	219		219	219	219	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	179	179	179	179	179	179	179		179	179	179	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	240	246	245	246	244	244	242	243		243	238	240	234		239	247	240	241	231		
Newly Arising Need - migrants moving into social renting	114	115	116	117	118	119	119	120		121	122	122	123		124	125	126	127	128		
Newly Arising Need - existing households falling into need (owners)	56	56	57	57	58	59	60	60		61	62	62	63		64	64	65	65	66		
Newly Arising Need - existing households falling into need (private renters)	132	149	163	173	181	186	190	193		195	198	199	200		201	202	205	206	207		
Total Annual Housing Need (high estimate)	541	786	800	812	820	827	830	835	*6,251*	839	838	842	620	*3,140*	628	639	635	639	632	*3,173*	*12,564*
Total Annual Housing Need (low estimate)	541	746	760	772	780	787	790	795	*5,971*	799	798	802	620	*3,020*	628	639	635	639	632	*3,173*	*12,165*
Total Social Rented Lettable Stock	14,989	14,901	14,728	14,555	14,381	14,207	14,063	13,934		13,773	13,612	13,451	13,280		13,127	12,981	12,842	12,709	12,583		
Social Rented Turnover Rate (new lets as % of all Stock)	7.0%	6.7%	6.9%	6.9%	6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%		6.9%	6.9%	6.9%	6.9%	6.9%		
Total annual supply (new social rented lets)	1,049	998	1,016	1,004	992	980	970	961	*7,972*	950	939	928	916	*3,734*	906	896	886	877	868	*4,433*	*16,139*
Net Annual Housing Need (high estimate)	-508	-213	-217	-192	-172	-153	-140	-126	*-1,722*	-111	-101	-86	-296	*-594*	-278	-257	-251	-238	-236	*-1,259*	*-3,575*
Net Annual Housing Need (low estimate)	-508	-253	-256	-232	-212	-193	-180	-166	*-2,001*	-151	-141	-126	-296	*-714*	-278	-257	-251	-238	-236	*-1,259*	*-3,974*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-508	-213	-217	-192	-172	-153	-140	-126	*-1,722*	-111	-101	-86	-296	*-594*	-278	-257	-251	-238	-236	*-1,259*	*-3,575*
Net Annual Housing Need (low estimate)	-508	-253	-256	-232	-212	-193	-180	-166	*-2,001*	-151	-141	-126	-296	*-714*	-278	-257	-251	-238	-236	*-1,259*	*-3,974*

Table E4.19 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: North Lanarkshire Council: Cumbernauld LA Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-2017	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need	0	232	232	232	232	232	232	232		232	232	232	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	178	178	178	178	178	178	178		178	178	178	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	145	145	145	145	145	145	145		145	145	145	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	113	115	115	116	114	115	114	114		114	112	113	110		112	116	113	113	108		
Newly Arising Need - migrants moving into social renting	54	54	55	55	55	56	56	56		57	57	58	58		58	59	59	60	60		
Newly Arising Need - existing households falling into need (owners)	54	54	55	55	56	57	58	58		59	60	60	61		62	62	63	63	64		
Newly Arising Need - existing households falling into need (private renters)	152	173	189	200	209	216	221	224		226	229	230	232		233	234	237	239	240		
Total Annual Housing Need (high estimate)	373	574	591	604	612	621	626	629	*4,631*	634	635	639	461	*2,369*	465	472	472	475	472	*2,355*	*9,355*
Total Annual Housing Need (low estimate)	373	542	559	572	580	589	593	597	*4,405*	602	603	607	461	*2,272*	465	472	472	475	472	*2,355*	*9,032*
Total Social Rented Lettable Stock	7,126	7,085	7,066	7,040	6,991	6,985	6,916	6,913		6,930	7,001	7,005	7,068		7,060	7,056	7,054	7,055	7,058		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.1%	6.2%	6.2%	6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%		6.2%	6.2%	6.2%	6.2%	6.2%		
Total annual supply (new social rented lets)	506	432	438	436	433	433	429	429	*3,537*	430	434	434	438	*1,736*	438	437	437	437	438	*2,188*	*7,460*
Net Annual Housing Need (high estimate)	-133	142	153	168	179	188	197	201	*1,094*	204	201	205	23	*633*	27	34	34	37	34	*167*	*1,895*
Net Annual Housing Need (low estimate)	-133	110	121	136	146	156	165	168	*868*	172	169	172	23	*536*	27	34	34	37	34	*167*	*1,572*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-133	142	153	168	179	188	197	201	*1,094*	204	201	205	23	*633*	27	34	34	37	34	*167*	*1,895*
Net Annual Housing Need (low estimate)	-133	110	121	136	146	156	165	168	*868*	172	169	172	23	*536*	27	34	34	37	34	*167*	*1,572*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.20 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability																					
Local Authority: North Lanarkshire Council: Motherwell LA Sub-Area																					
	2008-09	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	***2008-16***	**2016-2017**	**2017-18**	**2018-19**	**2019-20**	***2016-20***	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	***2020-25***	***2008-25***
Traditional HNA Approach																					
Gross Current Housing Need	0	387	387	387	387	387	387	387		387	387	387	0		0	0	0	0	0		
Net Current Housing Need - High Estimate(Affordability test applied)	0	299	299	299	299	299	299	299		299	299	299	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Affordability test applied)	0	245	245	245	245	245	245	245		245	245	245	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Affordability test applied)	370	379	377	380	376	376	373	374		375	366	371	361		368	381	371	372	356		
Newly Arising Need - migrants moving into social renting	176	178	179	180	181	183	184	185		187	188	189	190		191	193	194	196	197		
Newly Arising Need - existing households falling into need (owners)	77	78	79	80	81	82	83	84		85	86	87	87		88	89	90	91	92		
Newly Arising Need - existing households falling into need (private renters)	217	246	268	285	298	306	313	318		322	325	327	330		331	333	337	339	341		
Total Annual Housing Need (high estimate)	840	1,180	1,202	1,223	1,234	1,246	1,252	1,259	*9,434*	1,267	1,264	1,272	968	*4,771*	978	996	992	998	986	*4,950*	*19,156*
Total Annual Housing Need (low estimate)	840	1,127	1,148	1,170	1,181	1,192	1,198	1,206	*9,062*	1,214	1,210	1,219	968	*4,612*	978	996	992	998	986	*4,950*	*18,624*
Total Social Rented Lettable Stock	22,955	22,990	22,829	22,441	22,210	22,017	21,808	21,633		21,402	21,172	20,941	20,701		20,470	20,249	20,037	19,832	19,638		
Social Rented Turnover Rate (new lets as % of all Stock)	7.9%	7.8%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	1,813	1,793	1,758	1,728	1,710	1,695	1,679	1,666	*13,843*	1,648	1,630	1,612	1,594	*6,485*	1,576	1,559	1,543	1,527	1,512	*7,717*	*28,045*
Net Annual Housing Need (high estimate)	-974	-613	-556	-505	-476	-450	-428	-407	*-4,408*	-381	-367	-340	-626	*-1,713*	-598	-563	-551	-529	-526	*-2,767*	*-8,889*
Net Annual Housing Need (low estimate)	-974	-667	-609	-558	-530	-503	-481	-460	*-4,781*	-434	-420	-393	-626	*-1,873*	-598	-563	-551	-529	-526	*-2,767*	*-9,421*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-974	-613	-556	-505	-476	-450	-428	-407	*-4,408*	-381	-367	-340	-626	*-1,713*	-598	-563	-551	-529	-526	*-2,767*	*-8,889*
Net Annual Housing Need (low estimate)	-974	-667	-609	-558	-530	-503	-481	-460	*-4,781*	-434	-420	-393	-626	*-1,873*	-598	-563	-551	-529	-526	*-2,767*	*-9,421*
** Sub area figures may not total to LA figures due to rounding*																					

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.21 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Renfrewshire Council: ohnstone Elderslie

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	75	75	75	75	75	75	75		75	75	75									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	63	63	63	63	63	63	63		63	63	63									
Newly Arising Need - newly forming households (Affordability test applied)	63	64	64	66	65	63	63	64		63	62	61	60		60	62	61	60	57		
Newly Arising Need - migrants moving into social renting	26	26	26	27	26	27	27	27		27	27	27	27		28	28	28	28	28		
Newly Arising Need - existing households falling into need (owners)	12	12	12	13	13	13	13	13		13	13	13	13		13	13	13	13	13		
Newly Arising Need - existing households falling into need (private renters)	18	19	20	21	22	22	23	23		23	23	23	23		23	23	23	23	23		
Total Annual Housing Need (high estimate)	119	197	198	201	200	199	200	202	*1,517*	200	200	200	124	*724*	124	126	125	124	122	*621*	*2,862*
Total Annual Housing Need (low estimate)	119	185	186	189	188	187	188	190	*1,433*	188	188	188	124	*688*	124	126	125	124	122	*621*	*2,742*
Total Social Rented Lettable Stock	3,637	3604	3587	3569	3514	3496	3479	3461		3444	3426	3408	3390		3373	3355	3337	3319	3302		
Social Rented Turnover Rate (new lets as % of all Stock)	7.40%	9.2%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%	8.8%		
Total annual supply (new social rented lets)	269	332	316	314	309	308	306	305	*2,458*	303	301	300	298	*1,203*	297	295	294	292	291	*1,468*	*5,129*
Net Annual Housing Need (high estimate)	-150	-134	-117	-113	-109	-109	-106	-103	*-941*	-103	-102	-100	-174	*-479*	-173	-169	-169	-168	-168	*-847*	*-2,267*
Net Annual Housing Need (low estimate)	-150	-146	-129	-125	-121	-121	-118	-115	*-1,025*	-115	-114	-112	-174	*-515*	-173	-169	-169	-168	-168	*-847*	*-2,387*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	5	5	4	4	4	4	4		9	9	9	8		9	9	9	9	9		110
Net Annual Housing Need (high estimate)	-150	-139	-122	-117	-113	-113	-110	-107	*-971*	-112	-111	-109	-182	*-514*	-182	-178	-178	-177	-177	*-892*	*-2,377*
Net Annual Housing Need (low estimate)	-150	-151	-134	-129	-125	-125	-122	-119	*-1,055*	-124	-123	-121	-182	*-550*	-182	-178	-178	-177	-177	*-892*	*-2,497*

Table E4.22 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Renfrewshire Council: North Renfrewshire

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	60	60	60	60	60	60	60		60	60	60									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	50	50	50	50	50	50	50		50	50	50									
Newly Arising Need - newly forming households (Affordability test applied)	16	17	17	17	17	16	16	17		16	16	16	16		16	16	16	15	15		
Newly Arising Need - migrants moving into social renting	7	7	7	7	7	7	7	7		7	7	7	7		7	7	7	7	7		
Newly Arising Need - existing households falling into need (owners)	16	16	16	16	16	16	16	16		16	16	17	17		17	17	17	17	17		
Newly Arising Need - existing households falling into need (private renters)	14	14	15	16	16	17	17	17		17	17	17	17		17	17	17	18	18		
Total Annual Housing Need (high estimate)	53	114	115	116	116	116	116	117	*863*	117	117	117	57	*408*	57	58	57	57	57	*285*	*1,556*
Total Annual Housing Need (low estimate)	53	104	105	106	106	106	106	107	*793*	107	107	107	57	*378*	57	58	57	57	57	*285*	*1,456*
Total Social Rented Lettable Stock	953	949	975	1000	1028	1078	1113	1109		1134	1160	1185	1211		1207	1203	1199	1195	1191		
Social Rented Turnover Rate (new lets as % of all Stock)	10.5%	3.0%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%		6.1%	6.1%	6.1%	6.1%	6.1%		
Total annual supply (new social rented lets)	100	28	59	61	63	66	68	68	*513*	69	71	72	74	*286*	74	73	73	73	73	*366*	*1,165*
Net Annual Housing Need (high estimate)	-47	86	55	55	53	50	49	49	*350*	48	46	45	-17	*121*	-17	-16	-16	-16	-16	*-80*	*391*
Net Annual Housing Need (low estimate)	-47	76	45	45	43	40	39	39	*280*	38	36	35	-17	*91*	-17	-16	-16	-16	-16	*-80*	*291*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-47	61	30	32	30	27	26	26	*185*	39	37	36	-25	*86*	-26	-25	-25	-25	-25	*-125*	*146*
Net Annual Housing Need (low estimate)	-47	51	20	22	20	17	16	16	*115*	29	27	26	-25	*56*	-26	-25	-25	-25	-25	*-125*	*46*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.23 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Renfrewshire Council: Paisley Linwood

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	359	359	359	359	359	359	359		359	359	359									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	302	302	302	302	302	302	302		302	302	302									
Newly Arising Need - newly forming households (Affordability test applied)	230	235	233	240	235	228	230	235		228	226	224	220		218	227	221	217	209		
Newly Arising Need - migrants moving into social renting	94	95	96	97	96	97	97	98		98	99	99	100		100	101	102	102	103		
Newly Arising Need - existing households falling into need (owners)	52	52	53	53	53	53	53	54		54	54	54	54		55	55	55	55	55		
Newly Arising Need - existing households falling into need (private renters)	129	139	146	152	157	160	162	163		165	166	166	167		167	167	168	168	168		
Total Annual Housing Need (high estimate)	506	880	887	900	900	896	901	908	*6,777*	904	903	902	541	*3,250*	540	550	545	542	535	*2,713*	*12,740*
Total Annual Housing Need (low estimate)	506	823	830	843	843	839	844	851	*6,378*	847	846	845	541	*3,079*	540	550	545	542	535	*2,713*	*12,170*
Total Social Rented Lettable Stock	12,774	12648	12582	12564	12550	12550	12451	12430		12385	12339	12293	12247		12201	12156	12110	12064	12018		
Social Rented Turnover Rate (new lets as % of all Stock)	8.3%	8.7%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	1,060	1,136	1,057	1,055	1,054	1,054	1,046	1,044	*8,507*	1,040	1,036	1,033	1,029	*4,138*	1,025	1,021	1,017	1,013	1,010	*5,086*	*17,731*
Net Annual Housing Need (high estimate)	-554	-256	-170	-155	-154	-158	-145	-136	*-1,729*	-136	-134	-130	-488	*-888*	-485	-471	-472	-471	-474	*-2,374*	*-4,991*
Net Annual Housing Need (low estimate)	-554	-313	-227	-212	-211	-215	-202	-193	*-2,128*	-193	-191	-187	-488	*-1,059*	-485	-471	-472	-471	-474	*-2,374*	*-5,561*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	20	20	19	19	19	19	19		9	9	9	8		9	9	9	9	9		215
Net Annual Housing Need (high estimate)	-554	-276	-190	-174	-173	-177	-164	-155	*-1,864*	-145	-143	-139	-496	*-923*	-494	-480	-481	-480	-483	*-2,419*	*-5,206*
Net Annual Housing Need (low estimate)	-554	-333	-247	-231	-230	-234	-221	-212	*-2,263*	-202	-200	-196	-496	*-1,094*	-494	-480	-481	-480	-483	*-2,419*	*-5,776*

Table E4.24 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Renfrewshire Council: Renfrew

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)	0	55	55	55	55	55	55	55		55	55	55									
Net Current Housing Need - Low Estimate (Affordability test applied)	0	46	46	46	46	46	46	46		46	46	46									
Newly Arising Need - newly forming households (Affordability test applied)	34	35	35	36	35	34	34	35		34	34	33	33		33	34	33	32	31		
Newly Arising Need - migrants moving into social renting	14	14	14	14	14	14	15	15		15	15	15	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (owners)	14	14	14	14	14	14	14	14		14	15	15	15		15	15	15	15	15		
Newly Arising Need - existing households falling into need (private renters)	25	27	28	29	30	31	31	31		32	32	32	32		32	32	32	32	33		
Total Annual Housing Need (high estimate)	88	145	147	149	149	149	149	151	*1,126*	150	150	150	95	*545*	95	96	95	95	94	*475*	*2,146*
Total Annual Housing Need (low estimate)	88	136	138	140	140	140	140	142	*1,063*	141	141	141	95	*518*	95	96	95	95	94	*475*	*2,056*
Total Social Rented Lettable Stock	1,988	1964	1958	1950	1944	1937	1930	1923		1912	1902	1891	1880		1869	1858	1848	1837	1826		
Social Rented Turnover Rate (new lets as % of all Stock)	7.3	7.1%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%		7.2%	7.2%	7.2%	7.2%	7.2%		
Total annual supply (new social rented lets)	145	139	141	140	140	139	139	138	*1,123*	138	137	136	135	*546*	135	134	133	132	131	*665*	*2,334*
Net Annual Housing Need (high estimate)	-57	6	6	8	9	9	11	12	*3*	12	13	14	-41	*-1*	-40	-38	-38	-37	-37	*-190*	*-188*
Net Annual Housing Need (low estimate)	-57	-3	-3	-1	0	0	2	3	*-60*	3	4	5	-41	*-28*	-40	-38	-38	-37	-37	*-190*	*-278*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9		245
Net Annual Housing Need (high estimate)	-57	-19	-19	-15	-14	-14	-12	-11	*-162*	3	4	5	-49	*-36*	-49	-47	-47	-46	-46	*-235*	*-433*
Net Annual Housing Need (low estimate)	-57	-28	-28	-24	-23	-23	-21	-20	*-225*	-6	-5	-4	-49	*-63*	-49	-47	-47	-46	-46	*-235*	*-523*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the*

Table E4.25 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: Renfrewshire Council: West Renfrewshire

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*		*2008-25*
Traditional HNA Approach																						
Gross Current Housing Need																						
Net Current Housing Need - High Estimate(Affordability test applied)	0	22	22	22	22	22	22	22		22	22	22										
Net Current Housing Need - Low Estimate (Affordability test applied)	0	18	18	18	18	18	18	18		18	18	18										
Newly Arising Need - newly forming households (Affordability test applied)	13	14	14	14	14	13	13	14		13	13	13	13		13	13	13	13	12			
Newly Arising Need - migrants moving into social renting	6	6	6	6	6	6	6	6		6	6	6	6		6	6	6	6	6			
Newly Arising Need - existing households falling into need (owners)	15	15	15	16	16	16	16	16		16	16	16	16		16	16	16	16	16			
Newly Arising Need - existing households falling into need (private renters)	19	21	22	22	23	24	24	24		24	25	25	25		25	25	25	25	25			
Total Annual Housing Need (high estimate)	54	77	78	80	80	80	81	81	*611*	81	81	81	59	*304*	59	60	60	60	59	*298*		*1,213*
Total Annual Housing Need (low estimate)	54	73	74	76	76	76	77	77	*583*	77	77	77	59	*292*	59	60	60	60	59	*298*		*1,173*
Total Social Rented Lettable Stock	786	781	776	771	766	761	757	752		747	742	737	732		727	722	717	712	707			
Social Rented Turnover Rate (new lets as % of all Stock)	3.70%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%		4.9%	4.9%	4.9%	4.9%	4.9%			
Total annual supply (new social rented lets)	29	38	38	38	38	37	37	37	*292*	37	36	36	36	*145*	36	35	35	35	35	*176*		*612*
Net Annual Housing Need (high estimate)	25	39	40	42	43	43	44	45	*319*	45	45	45	24	*159*	24	25	25	25	25	*123*		*601*
Net Annual Housing Need (low estimate)	25	35	36	38	39	39	40	41	*291*	41	41	41	24	*147*	24	25	25	25	25	*123*		*561*
Intermediate Sector Supply																						
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	25	25	23	23	23	23	23		9	9	9	8		9	9	9	9	9			245
Net Annual Housing Need (high estimate)	25	14	15	19	20	20	21	22	*154*	36	36	36	16	*124*	15	16	16	16	16	*78*		*356*
Net Annual Housing Need (low estimate)	25	10	11	15	16	16	17	18	*126*	32	32	32	16	*112*	15	16	16	16	16	*78*		*316*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.26 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: South Lanarkshire Council: Clydesdale Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	181	181	181	181	181	181	181		181	181	181	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	163	163	163	163	163	163	163		163	163	163	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	136	139	138	139	138	136	139	139		141	139	139	136		138	143	138	138	135		
Newly Arising Need - migrants moving into social renting	60	60	60	61	61	61	62	62		62	63	63	63		64	64	65	65	65		
Newly Arising Need - existing h/holds falling into need (owners)	39	39	40	40	40	41	41	41		42	42	42	43		43	43	44	44	45		
Newly Arising Need - existing h/holds falling into need (private renters)	59	67	73	78	81	84	86	88		89	90	91	92		93	94	95	95	96		
Total Annual Housing Need (high estimate)	294	487	492	498	502	503	509	511	*3,796*	514	515	517	334	*1,880*	337	344	341	343	341	*1,705*	*7,381*
Total Annual Housing Need (low estimate)	294	469	474	480	484	485	491	493	*3,670*	496	497	499	334	*1,826*	337	344	341	343	341	*1,705*	*7,201*
Total Social Rented Lettable Stock	6,530	6,499	6,397	6,393	6,393	6,363	6,328	6,293		6,281	6,269	6,257	6,245		6,209	6,174	6,138	6,102	6,067		
Social Rented Turnover Rate (new lets as % of all Stock)	7.5%	7.7%	7.6%	7.6%	7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%		7.7%	7.7%	7.7%	7.7%	7.7%		
Total annual supply (new social rented lets)	491	498	489	489	489	487	485	482	*3,909*	482	481	481	480	*1,923*	478	475	473	470	468	*2,363*	*8,196*
Net Annual Housing Need (high estimate)	-196	-11	3	9	13	15	24	29	*-114*	33	34	36	-146	*-44*	-140	-131	-132	-127	-127	*-658*	*-815*
Net Annual Housing Need (low estimate)	-196	-29	-15	-9	-5	-3	6	11	*-240*	15	16	18	-146	*-98*	-140	-131	-132	-127	-127	*-658*	*-995*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-196	-11	3	9	13	15	24	29	*-114*	33	34	36	-146	*-44*	-140	-131	-132	-127	-127	*-658*	*-815*
Net Annual Housing Need (low estimate)	-196	-29	-15	-9	-5	-3	6	11	*-240*	15	16	18	-146	*-98*	-140	-131	-132	-127	-127	*-658*	*-995*

Table E4.27 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: South Lanarkshire Council: East Kilbride Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	249	249	249	249	249	249	249		249	249	249	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	223	223	223	223	223	223	223		223	223	223	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	123	125	125	125	125	123	126	126		127	126	125	122		125	129	124	125	122		
Newly Arising Need - migrants moving into social renting	54	54	55	55	55	55	56	56		56	56	57	57		57	58	58	58	59		
Newly Arising Need - existing h/holds falling into need (owners)	60	60	60	61	61	62	62	63		63	64	65	65		66	66	67	67	68		
Newly Arising Need - existing h/holds falling into need (private renters)	106	121	131	139	146	150	154	157		159	161	163	165		166	167	169	170	171		
Total Annual Housing Need (high estimate)	343	609	620	629	636	639	646	650	*4,771*	655	656	659	410	*2,380*	414	420	419	421	420	*2,094*	*9,244*
Total Annual Housing Need (low estimate)	343	583	594	603	610	613	620	624	*4,589*	629	630	633	410	*2,302*	414	420	419	421	420	*2,094*	*8,984*
Total Social Rented Lettable Stock	5,560	5,558	5,610	5,636	5,664	5,670	5,676	5,682		5,750	5,817	5,884	5,951		5,972	5,993	6,014	6,033	6,053		
Social Rented Turnover Rate (new lets as % of all Stock)	6.1%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%		5.6%	5.6%	5.6%	5.6%	5.6%		
Total annual supply (new social rented lets)	337	310	313	315	316	317	317	317	*2,541*	321	325	329	333	*1,308*	334	335	337	338	339	*1,682*	*5,532*
Net Annual Housing Need (high estimate)	5	299	307	315	319	322	329	333	*2,230*	333	331	330	77	*1,072*	80	85	82	83	81	*411*	*3,712*
Net Annual Housing Need (low estimate)	5	273	281	289	293	296	303	307	*2,048*	307	305	304	77	*994*	80	85	82	83	81	*411*	*3,452*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	5	299	307	315	319	322	329	333	*2,230*	333	331	330	77	*1,072*	80	85	82	83	81	*411*	*3,712*
Net Annual Housing Need (low estimate)	5	273	281	289	293	296	303	307	*2,048*	307	305	304	77	*994*	80	85	82	83	81	*411*	*3,452*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.28 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: South Lanarkshire Council: Hamilton Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	476	476	476	476	476	476	476		476	476	476	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	427	427	427	427	427	427	427		427	427	427	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	248	252	250	252	251	247	253	253		255	252	252	246		250	259	250	251	246		
Newly Arising Need - migrants moving into social renting	108	109	110	110	110	111	112	112		113	114	114	115		115	116	117	118	118		
Newly Arising Need - existing h/holds falling into need (owners)	68	68	68	69	70	70	71	71		72	73	73	74		75	75	76	76	77		
Newly Arising Need - existing h/holds falling into need (private renters)	111	126	138	146	153	158	161	164		167	169	171	173		174	176	177	179	180		
Total Annual Housing Need (high estimate)	535	1,032	1,042	1,053	1,060	1,061	1,073	1,077	*7,932*	1,083	1,084	1,087	608	*3,862*	615	626	621	624	621	*3,106*	*14,900*
Total Annual Housing Need (low estimate)	535	983	993	1,004	1,011	1,012	1,024	1,028	*7,589*	1,034	1,035	1,038	608	*3,715*	615	626	621	624	621	*3,106*	*14,410*
Total Social Rented Lettable Stock	12,324	12,269	12,217	12,219	12,199	12,142	12,080	12,018		12,070	12,121	12,173	12,223		12,221	12,217	12,214	12,212	12,207		
Social Rented Turnover Rate (new lets as % of all Stock)	7.2%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%		6.6%	6.6%	6.6%	6.6%		6.6%	6.7%	6.7%	6.7%	6.7%		
Total annual supply (new social rented lets)	883	812	810	811	809	806	802	798	*6,531*	802	805	809	813	*3,228*	813	813	812	813	812	*4,062*	*13,822*
Net Annual Housing Need (high estimate)	-349	219	232	243	250	255	271	279	*1,401*	282	279	278	-204	*634*	-198	-187	-192	-189	-192	*-957*	*1,079*
Net Annual Housing Need (low estimate)	-349	170	183	194	201	206	222	230	*1,058*	233	230	229	-204	*487*	-198	-187	-192	-189	-192	*-957*	*589*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-349	219	232	243	250	255	271	279	*1,401*	282	279	278	-204	*634*	-198	-187	-192	-189	-192	*-957*	*1,079*
Net Annual Housing Need (low estimate)	-349	170	183	194	201	206	222	230	*1,058*	233	230	229	-204	*487*	-198	-187	-192	-189	-192	*-957*	*589*

Table E4.29 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: South Lanarkshire Council: Rutherglen Cambuslang Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	*2008-16*	2016-17	2017-18	2018-19	2019-20	*2016-20*	2020-21	2021-22	2022-23	2023-24	2024-25	*2020-25*	*2008-25*
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Afford test applied)	0	255	255	255	255	255	255	255		255	255	255	0		0	0	0	0	0		
Net Current Housing Need - Low Estimate (Afford test applied)	0	227	227	227	227	227	227	227		227	227	227	0		0	0	0	0	0		
Newly Arising Need - newly forming households (Afford test applied)	141	143	142	143	143	140	144	144		145	143	143	140		142	147	142	143	139		
Newly Arising Need - migrants moving into social renting	61	62	62	63	63	63	63	64		64	64	65	65		66	66	66	67	67		
Newly Arising Need - existing h/holds falling into need (owners)	38	38	38	39	39	39	40	40		40	41	41	42		42	42	43	43	43		
Newly Arising Need - existing h/holds falling into need (private renters)	51	58	64	67	70	73	74	76		77	78	79	80		80	81	82	82	83		
Total Annual Housing Need (high estimate)	291	556	561	567	570	570	576	578	*4,270*	581	582	583	326	*2,073*	330	336	333	335	333	*1,666*	*8,009*
Total Annual Housing Need (low estimate)	291	528	533	539	542	542	548	550	*4,074*	553	554	555	326	*1,989*	330	336	333	335	333	*1,666*	*7,729*
Total Social Rented Lettable Stock	7,085	6,986	6,881	6,837	6,786	6,750	6,723	6,695		6,707	6,717	6,727	6,738		6,729	6,722	6,714	6,706	6,697		
Social Rented Turnover Rate (new lets as % of all Stock)	8.1%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.6%		7.6%	7.6%	7.6%	7.7%	7.7%		
Total annual supply (new social rented lets)	575	532	525	522	518	515	513	511	*4,210*	512	513	514	515	*2,054*	514	514	514	513	512	*2,568*	*8,832*
Net Annual Housing Need (high estimate)	-284	25	37	45	52	55	63	67	*60*	69	69	69	-189	*18*	-185	-178	-181	-178	-180	*-901*	*-823*
Net Annual Housing Need (low estimate)	-284	-3	9	17	24	27	35	39	*-136*	41	41	41	-189	*-66*	-185	-178	-181	-178	-180	*-901*	*-1,103*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0		0
Net Annual Housing Need (high estimate)	-284	25	37	45	52	55	63	67	*60*	69	69	69	-189	*18*	-185	-178	-181	-178	-180	*-901*	*-823*
Net Annual Housing Need (low estimate)	-284	-3	9	17	24	27	35	39	*-136*	41	41	41	-189	*-66*	-185	-178	-181	-178	-180	*-901*	*-1,103*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

Table E4.30 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: West Dunbartonshire: Clydebank Old Kilpatrick Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2008-16	2016-17	2017-18	2018-19	2019-20	2016-20	2020-21	2021-22	2022-23	2023-24	2024-25	2020-25	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		237	237	237	237	237	237	237		237	237	237									
Net Current Housing Need - Low Estimate (Affordability test applied)		174	174	174	174	174	174	174		174	174	174									
Newly Arising Need - newly forming households (Affordability test applied)	173	177	177	173	174	171	175	171		171	170	165	165		164	167	163	155	152		
Newly Arising Need - migrants moving into social renting	123	125	125	126	125	126	127	127		128	129	129	130		131	132	133	133	134		
Newly Arising Need - existing households falling into need (owners)	23	22	22	22	23	23	23	23		23	23	23	23		23	23	23	24	24		
Newly Arising Need - existing households falling into need (private renters)	19	26	30	34	37	38	40	41		41	42	42	43		43	43	44	44	44		
Total Annual Housing Need (high estimate)	338	587	592	592	595	594	601	599	*4,498*	600	601	597	361	*2,159*	361	366	363	355	353	*1,797*	*8,454*
Total Annual Housing Need (low estimate)	338	524	529	529	532	531	538	536	*4,057*	537	538	534	361	*1,970*	361	366	363	355	353	*1,797*	*7,824*
Total Social Rented Lettable Stock	9,149	9,179	9,215	9,228	9,265	9,305	9,389	9,406		9,258	9,110	8,962	8,816		8,687	8,679	8,671	8,664	8,661		
Social Rented Turnover Rate (new lets as % of all Stock)	7.1%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%		6.8%	6.8%	6.8%	6.8%	6.8%		
Total annual supply (new social rented lets)	650	624	627	628	630	633	638	640	*5,069*	630	619	609	599	*2,458*	591	590	590	589	589	*2,949*	*10,475*
Net Annual Housing Need (high estimate)	-311	-37	-35	-35	-35	-38	-38	-41	*-571*	-29	-19	-12	-238	*-299*	-230	-225	-227	-234	-236	*-1,151*	*-2,021*
Net Annual Housing Need (low estimate)	-311	-100	-98	-98	-98	-101	-101	-104	*-1,012*	-92	-82	-75	-238	*-488*	-230	-225	-227	-234	-236	*-1,151*	*-2,651*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	0	0	0	4	30	30		50	50	50	50		46	46	46	46	46		494
Net Annual Housing Need (high estimate)	-311	-37	-35	-35	-35	-42	-68	-71	*-635*	-79	-69	-62	-288	*-499*	-276	-271	-273	-280	-282	*-1,381*	*-2,515*
Net Annual Housing Need (low estimate)	-311	-100	-98	-98	-98	-105	-131	-134	*-1,076*	-142	-132	-125	-288	*-688*	-276	-271	-273	-280	-282	*-1,381*	*-3,145*

Table E4.31 Glasgow and Clyde Valley Affordable Sector Housing Need Assessment Proforma - A1 33 affordability

Local Authority: West Dunbartonshire: Dumbarton Vale of Leven Sub-Area

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2008-16	2016-17	2017-18	2018-19	2019-20	2016-20	2020-21	2021-22	2022-23	2023-24	2024-25	2020-25	2008-25
Traditional HNA Approach																					
Gross Current Housing Need																					
Net Current Housing Need - High Estimate(Affordability test applied)		172	172	172	172	172	172	172		172	172	172									
Net Current Housing Need - Low Estimate (Affordability test applied)		128	128	128	128	128	128	128		128	128	128									
Newly Arising Need - newly forming households (Affordability test applied)	137	140	140	137	137	135	138	135		135	134	130	130		129	132	129	122	120		
Newly Arising Need - migrants moving into social renting	97	99	99	99	99	99	100	100		101	102	102	103		103	104	105	105	106		
Newly Arising Need - existing households falling into need (owners)	28	28	28	28	28	28	28	28		28	28	28	28		29	29	29	29	29		
Newly Arising Need - existing households falling into need (private renters)	41	54	65	72	77	81	84	86		88	89	90	90		91	92	92	93	93		
Total Annual Housing Need (high estimate)	303	492	502	507	513	515	522	522	*3,876*	524	525	523	352	*1,924*	352	356	354	349	347	*1,759*	*7,559*
Total Annual Housing Need (low estimate)	303	448	458	463	469	471	478	478	*3,568*	480	481	479	352	*1,792*	352	356	354	349	347	*1,759*	*7,119*
Total Social Rented Lettable Stock	7,251	7,246	7,221	7,212	7,281	7,266	7,240	7,279		7,220	7,161	7,102	7,046		6,990	6,965	6,939	6,913	6,890		
Social Rented Turnover Rate (new lets as % of all Stock)	9.6%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%		8.4%	8.4%	8.4%	8.4%	8.4%		
Total annual supply (new social rented lets)	696	609	607	606	612	610	608	611	*4,959*	606	602	597	592	*2,396*	587	585	583	581	579	*2,915*	*10,270*
Net Annual Housing Need (high estimate)	-394	-116	-104	-98	-99	-95	-86	-90	*-1,083*	-83	-77	-74	-240	*-473*	-235	-229	-229	-232	-232	*-1,155*	*-2,711*
Net Annual Housing Need (low estimate)	-394	-160	-148	-142	-143	-139	-130	-134	*-1,391*	-127	-121	-118	-240	*-605*	-235	-229	-229	-232	-232	*-1,155*	*-3,151*
Intermediate Sector Supply																					
Council or RSL LCHO/SO/SE new build extracted from HLA and UCS**	0	0	18	0	0	0	5	2		47	46	46	46		32	32	32	32	32		370
Net Annual Housing Need (high estimate)	-394	-116	-122	-98	-99	-95	-91	-92	*-1,108*	-130	-123	-120	-286	*-658*	-267	-261	-261	-264	-264	*-1,315*	*-3,081*
Net Annual Housing Need (low estimate)	-394	-160	-166	-142	-143	-139	-135	-136	*-1,416*	-174	-167	-164	-286	*-790*	-267	-261	-261	-264	-264	*-1,315*	*-3,521*

** Sub area figures may not total to LA figures due to rounding*

*** Shared Equity/Shared Ownership sites have been identified separately in the Housing Land Audit and Urban Capacity Study and have not been included in the Private Sector Land Supply for the Supply/Demand Comparison. The 'Intermediate Sector' has been identified as a potential sector within the 'Affordable Sector' therefore the supply has been subtracted from Affordable sector need.*

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Glasgow and the Clyde Valley Housing Market Partnership

Housing Need and Demand Assessment
Technical Appendix 06
Review of Supply and Demand / Need for Housing
Annex F All Stock All Households Method

Final

June 2011

HNDA

Affordable Sector Comparison of Need and Supply - Alternative Method
All Stock/All Households Method to 2016, 2020 and 2025

1.1 This Annex presents the alternative approach for the Affordable Sector; however this approach is not consistent with the HNDA Guidance and is shown only as the residual component of the Private Sector results. Table 1.1 summarises, for each local authority, the results of the All Stock/All Households approach, the methodology consistent with that used for the private sector. The 'households' side of the equation includes both the projected number of social rented households and Backlog Need. Tribal/Optimal Economics applied an affordability test to those in Backlog Need to identify the proportion that could meet their needs in the private market. Two levels of affordability were tested, but the measure that has been used is the higher test that produces the 'Upper Estimate' in the social rented sector and a correspondingly 'Lower Estimate' that can meet their needs in the private sector. The latter figures are included in the private sector demand projections. For the GCV area, there is a shortfall of 66,000 affordable houses at 2016, and additional shortfalls of 30,000 by 2020 and 14,000 by 2025. This produces a cumulative shortfall of 109,000 affordable houses across the GCV area at 2025. Detailed results for local authorities at 2016, 2020 and 2025 are shown in Tables 1.2 – 1.4. The housing stock inputs at local authority level, before dis-aggregation, can be viewed in Section 7.

1.2 The net requirement for additional social rented housing (Tables 1.2 – 1.4, third column) does not represent a full assessment of total new housing required. The projected stock already incorporates assumptions on future new build based on sites identified in either the 2009 Housing Land Audit or the Urban Capacity Study (as shown in Tables 1.2 – 1.4, fourth column). When these are combined (see fifth column) they identify a total housing requirement, for the GCV area as a whole, rising from nearly 78,000 at 2016 to nearly 129,000 at 2025. Backlog Need is included for the years 2009-19.

1.3 Please note that the requirements for affordable housing, identified via this approach, cannot be added to the private sector housing requirements (in Section 8) to obtain an all-tenure housing requirement. Adding these requirements would involve a degree of double counting, as the private sector results are based on the high affordability assumption and the affordable sector results are based on the low affordability assumption.

Table F1.1 Summary of GCV Area Cumulative Housing Need Re uirement in Accordance with All Stock/All Households Supply/Need Comparison Model 2008-2025

	2016	2020	2025
C2 Low Affordability			
East Dunbartonshire	4,250	5,984	6,744
East Renfrewshire	2,740	3,929	4,408
Glasgow City	20,374	29,670	33,033
Inverclyde	3,884	5,205	5,576
North Lanarkshire	10,255	15,023	18,784
Renfrewshire	5,946	8,593	9,758
South Lanarkshire	14,676	20,439	23,780
West Dunbartonshire	3,536	6,183	7,211
GCV Area	**65,661**	**95,026**	**109,294**

NB. Negative figures are surpluses
Backlog Need is included for the years 2009-19

TABLE F1.2 PRO ECTION C2 LOW AFFORDABILITY

Comparison of Projected Social Rented Households and Housing Stock at 2016 (including Backlog Need)

	Effective Social Rented Stock at 2016	Social Rented Households at 2016 + **Upper Estimate** of Backlog Need	Surplus (+) Shortfall (-)	New Build included in Stock Projections (HLA & UCS)	Total New Housing Requirement 2009-16
East Dunbartonshire	5,074	9,324	-4,250	261	4,511
East Renfrewshire	4,150	6,890	-2,740	275	3,015
Glasgow City	100,570	120,944	-20,374	7,206	27,580
Inverclyde	9,223	13,107	-3,884	1,252	5,136
North Lanarkshire	42,245	52,500	-10,255	826	11,081
Renfrewshire	19,615	25,561	-5,946	842	6,788
South Lanarkshire	30,246	44,922	-14,676	766	15,442
West Dunbartonshire	16,648	20,184	-3,536	813	4,349
GCV Total	**227,771**	**293,432**	**-65,661**	**12,241**	**77,902**

TABLE F1.3 PRO ECTION C2 LOW AFFORDABILITY

Comparison of Projected Social Rented Households and Housing Stock at 2020 (including Backlog Need)

	Effective Social Rented Stock at 2020	Social Rented Households at 2020 + **Upper Estimate** of Backlog Need	Surplus (+) Shortfall (-)	New Build included in Stock Projections (HLA & UCS)	Total New Housing Requirement 2009-20
East Dunbartonshire	5,042	11,026	-5,984	335	6,319
East Renfrewshire	4,190	8,119	-3,929	395	4,324
Glasgow City	98,770	128,440	-29,670	9,168	38,838
Inverclyde	9,154	14,359	-5,205	1,686	6,891
North Lanarkshire	40,814	55,837	-15,023	1,462	16,485
Renfrewshire	19,405	27,998	-8,593	962	9,555
South Lanarkshire	30,709	51,148	-20,439	1,897	22,336
West Dunbartonshire	15,824	22,007	-6,183	1,091	7,274
GCV Total	**223,908**	**318,934**	**-95,026**	**16,996**	**112,022**

TABLE F1.4 PRO ECTION C2 LOW AFFORDABILITY

Comparison of Projected Social Rented Households and Housing Stock at 2025 (including Backlog Need)

	Effective Social Rented Stock at 2025	Social Rented Households at 2025 + **Upper Estimate** of Backlog Need	Surplus (+) Shortfall (-)	New Build included in Stock Projections (HLA & UCS)	Total New Housing Requirement 2009-25
East Dunbartonshire	4,937	11,681	-6,744	335	7,079
East Renfrewshire	4,195	8,603	-4,408	473	4,881
Glasgow City	95,102	128,135	-33,033	9,727	42,760
Inverclyde	8,941	14,517	-5,576	2,075	7,651
North Lanarkshire	39,043	57,827	-18,784	1,939	20,723
Renfrewshire	18,992	28,750	-9,758	962	10,720
South Lanarkshire	30,573	54,353	-23,780	2,587	26,367
West Dunbartonshire	15,514	22,725	-7,211	1,527	8,738
GCV Total	**217,297**	**326,591**	**-109,294**	**19,625**	**128,919**

Results for alternative scenarios are available

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