

Housing Stock by Tenure for Glasgow's Wards

Year 2018 Estimates

The Tables attached provide information on housing stock by tenure for the City's 23 Wards.

Table 1 gives the position at 1 April 2018. Table 2 gives the position as at 1 April 2017. Table 3 gives the changes for the 2017 to 2018 period.

Table 4 gives the change in housing stock between 2017 and 2018 in terms of components of change, i.e. completions, demolitions and other changes.

Tables 5 contains information on unoccupied and occupied dwellings.

The **primary data source** for the 2018 estimates is the Council Tax Register, compiled by the City Assessor. Financial Services have supplied a file-extract of this Register.

Total Count of Properties

Stores, garages and properties relating to hostels and institutions have been excluded from the total stock count. In addition, 415 properties have been excluded as demolished, based on stock and demolition data supplied by the Glasgow Housing Association.

Tenure Estimates

Since 2017 a revised tenure estimation methodology has been used, resulting in some changes of the tenure allocation rules. This is partly due to developments with regard to available data sources and the improved ability to match data files. It was also necessary to streamline the estimation process to make it more transparent and efficient.

The Council Tax Register extract from Financial Services contains ownership information. But this is not completely accurate. For their ownership information, Financial Services rely to a considerable extent on residents notifying them that a change of tenure has taken place. Therefore the tenure estimation method also uses additional data sources, such as tenure data from the Housing Benefits system, a housing stock file from the Glasgow Housing Association and the Statutory Register of Private Landlords.

The ownership information from the various data sources does not always agree. This is a particular issue for private renting. For dwellings where the available evidence from the Council Tax Register and the Statutory Register of Private Landlords is not consistent, a more detailed tenure assessment has been carried out, using a sample. The proportions for owner occupation and private renting from the sample have been used to estimate the tenure for dwellings where the tenure position is unclear.

The total estimated social rented stock at 107,937 dwellings (GHA 39,105 and RSLs 68,832) is somewhat higher than the Scottish Housing Regulator's 2018 Annual Return on Charter figure, at 105,609 dwellings (GHA 39,233 and RSLs 66,376). In the estimated stock figures the estimate for the RSL, or "other social rented", stock figures is largely based on ownership information from the Council Tax Register. This is not fully up-to-date, e.g. due to delays in the recording of RTB sales. The ownership information for shared ownership properties is also less clear.

The owner occupied stock figures include shared ownership and shared equity properties. The social rented stock figures include mid-market rent housing. Housing at full market rent has been classified as private rented stock, irrespective of ownership.

The private rented stock figures imply a rise of 1,370 dwellings in the period 2017-2018. When this is considered against the reported reduction of 1,406 dwellings in the private rented stock between 2015 and 2017, it is concluded that the improvement in the Council's ability to match data files is likely to have contributed in part to a more accurate estimate in 2018.

Given the change in methodology, caution is required with any comparisons of tenure estimates over time.

Housing Stock Change between 2017 and 2018

Table 4 gives the components of change for the housing stock in 2017-2018. Dwellings that had been added to the Council Tax Register have been checked against available information on new house building or completions. In that way, 2,123 of these additions have been identified as completions. Similarly, dwellings that had been removed from the Council Tax Register have been checked against available information on demolitions from GHA and other Social Landlords. This has resulted in the identification of 284 demolitions. From Table 4, it can be seen that, when added to the remaining unidentified stock change of minus 25 dwellings, all the changes amount to a net gain of 1,814 dwellings for the City as a whole.

It should be noted that the file extracts from the Council Tax Register are as per (approximately) 1 July for each year. Given the inevitable delay between dwellings being completed or demolished, and the recording of these on the Council Tax Register, it is considered that a file extract on 1 July will be a closer approximation of the situation at 1 April, than a file extract on 1 April. Most of the tenure change data used, however, relates to the period 1 April to 31 March.

Glasgow City Council - Development & Regeneration Services
31 July 2019

Table 1 - Housing Stock Estimates - Glasgow City 1st April 2018 by Tenure and Ward

Ward	Owner Occupied	Private Rented	GHA	Other Social Rented	Total
1 Linn	6,654	1,665	1,830	3,751	13,900
2 Newlands / Auldburn	5,416	1,341	2,989	1,339	11,085
3 Greater Pollok	7,873	1,229	2,328	1,967	13,397
4 Craigton	7,694	1,732	2,836	1,349	13,611
5 Govan	4,554	3,493	1,942	4,378	14,367
6 Pollokshields	7,787	3,305	1,081	987	13,160
7 Langside	8,938	4,441	538	1,843	15,760
8 Southside Central	4,710	3,805	134	5,400	14,049
9 Calton	3,660	3,382	1,395	6,264	14,701
10 Anderston / City / Yorkhill	4,469	5,763	979	2,862	14,073
11 Hillhead	4,730	4,345	0	3,415	12,490
12 Partick West	5,924	2,889	434	1,880	11,127
13 Garscadden / Scotstounhill	6,984	1,898	4,655	1,510	15,047
14 Drumchapel / Anniesland	5,994	1,748	3,827	2,863	14,432
15 Maryhill	4,715	1,865	641	4,423	11,644
16 Canal	3,717	1,296	1,921	5,563	12,497
17 Springburn / Robroyston	5,671	1,474	1,719	4,224	13,088
18 East Centre	5,789	1,708	3,990	2,450	13,937
19 Shettleston	6,170	1,944	937	4,295	13,346
20 Baillieston	6,793	881	780	1,319	9,773
21 North East	3,788	1,053	2,275	2,540	9,656
22 Dennistoun	3,516	3,091	1,825	2,677	11,109
23 Dowanhill / Kelvindale	8,741	4,673	49	1,533	14,996
Glasgow	134,287	59,021	39,105	68,832	301,245

Source: Glasgow City Council - Development and Regeneration Services
Estimates for 2011 data zones amalgamated to estimates for Wards

Table 2 - Housing Stock Estimates - Glasgow City 1st April 2017 by Tenure and Ward

Ward	Owner Occupied	Private Rented	GHA	Other Social Rented	Total
1 Linn	6,674	1,616	1,703	3,728	13,721
2 Newlands / Auldburn	5,412	1,318	3,003	1,345	11,078
3 Greater Pollok	7,625	1,174	2,344	1,959	13,102
4 Craigton	7,721	1,685	2,853	1,348	13,607
5 Govan	4,598	3,454	1,860	4,363	14,275
6 Pollokshields	7,797	3,274	1,081	1,065	13,217
7 Langside	9,016	4,358	515	1,824	15,713
8 Southside Central	4,626	3,777	134	5,393	13,930
9 Calton	3,628	3,298	1,440	6,175	14,541
10 Anderston / City / Yorkhill	4,546	5,674	983	2,676	13,879
11 Hillhead	4,774	4,231	0	3,423	12,428
12 Partick West	5,915	2,846	434	1,901	11,096
13 Garscadden / Scotstounhill	7,050	1,767	4,602	1,522	14,941
14 Drumchapel / Anniesland	6,035	1,677	3,855	2,835	14,402
15 Maryhill	4,741	1,801	648	4,364	11,554
16 Canal	3,740	1,243	2,131	5,507	12,621
17 Springburn / Robroyston	5,644	1,395	1,718	4,196	12,953
18 East Centre	5,813	1,644	3,966	2,371	13,794
19 Shettleston	6,205	1,923	942	4,230	13,300
20 Baillieston	6,606	876	787	1,317	9,586
21 North East	3,770	1,009	2,283	2,544	9,606
22 Dennistoun	3,596	3,020	1,817	2,682	11,115
23 Dowanhill / Kelvindale	8,800	4,591	51	1,530	14,972
Glasgow	134,332	57,651	39,150	68,298	299,431

Source: Glasgow City Council - Development and Regeneration Services
Estimates for 2011 data zones amalgamated to estimates for Wards

Table 3 - Housing Stock Changes for Glasgow City 1st in 2017-18 by Tenure and Ward

Ward	Owner Occupied	Private Rented	GHA	Other Social Rented	Total
1 Linn	-20	49	127	23	179
2 Newlands / Auldburn	4	23	-14	-6	7
3 Greater Pollok	248	55	-16	8	295
4 Craigton	-27	47	-17	1	4
5 Govan	-44	39	82	15	92
6 Pollokshields	-10	31	0	-78	-57
7 Langside	-78	83	23	19	47
8 Southside Central	84	28	0	7	119
9 Calton	32	84	-45	89	160
10 Anderston / City / Yorkhill	-77	89	-4	186	194
11 Hillhead	-44	114	0	-8	62
12 Partick West	9	43	0	-21	31
13 Garscadden / Scotstounhill	-66	131	53	-12	106
14 Drumchapel / Anniesland	-41	71	-28	28	30
15 Maryhill	-26	64	-7	59	90
16 Canal	-23	53	-210	56	-124
17 Springburn / Robroyston	27	79	1	28	135
18 East Centre	-24	64	24	79	143
19 Shettleston	-35	21	-5	65	46
20 Baillieston	187	5	-7	2	187
21 North East	18	44	-8	-4	50
22 Dennistoun	-80	71	8	-5	-6
23 Dowanhill / Kelvindale	-59	82	-2	3	24
Glasgow	-45	1,370	-45	534	1,814

Source: Glasgow City Council - Development and Regeneration Services
Estimates for 2011 data zones amalgamated to estimates for Wards

Table 4 - Components of Housing Stock Change 2017-18 by Ward

Ward	2017 Stock	Completions 2017-2018	Demolitions 2017- 2018	Stock Change (unidentified)	Stock Change (total)	2018 Stock
1 Linn	13,721	178	0	1	179	13,900
2 Newlands / Auldburn	11,078	6	0	1	7	11,085
3 Greater Pollok	13,102	287	0	8	295	13,397
4 Craigton	13,607	5	0	-1	4	13,611
5 Govan	14,275	105	0	-13	92	14,367
6 Pollokshields	13,217	21	81	3	-57	13,160
7 Langside	15,713	48	0	-1	47	15,760
8 Southside Central	13,930	124	0	-5	119	14,049
9 Calton	14,541	163	2	-1	160	14,701
10 Anderston / City / Yorkhill	13,879	222	0	-28	194	14,073
11 Hillhead	12,428	66	0	-4	62	12,490
12 Partick West	11,096	35	0	-4	31	11,127
13 Garscadden / Scotstounhill	14,941	97	0	9	106	15,047
14 Drumchapel / Anniesland	14,402	26	0	4	30	14,432
15 Maryhill	11,554	79	0	11	90	11,644
16 Canal	12,621	75	199	0	-124	12,497
17 Springburn / Robroyston	12,953	136	0	-1	135	13,088
18 East Centre	13,794	135	0	8	143	13,937
19 Shettleston	13,300	47	1	0	46	13,346
20 Baillieston	9,586	192	0	-5	187	9,773
21 North East	9,606	50	1	1	50	9,656
22 Dennistoun	11,115	3	0	-9	-6	11,109
23 Dowanhill / Kelvindale	14,972	23	0	1	24	14,996
Glasgow	299,431	2,123	284	-25	1,814	301,245

Source: Glasgow City Council - Development and Regeneration Services
Estimates for 2011 data zones amalgamated to estimates for Wards

Table 5 - Glasgow City - Unoccupied and Occupied Dwellings by Ward in 2018

Ward	total dwellings	unoccupied dwellings	occupied dwellings	Occupied - Single Person Discount	Occupied - All Student	Occupied - Other
1 Linn	13,900	206	13,694	6,148	55	7,491
2 Newlands / Auldburn	11,085	153	10,932	5,039	65	5,828
3 Greater Pollok	13,397	133	13,264	4,785	46	8,433
4 Craigton	13,611	186	13,425	5,810	49	7,566
5 Govan	14,367	303	14,064	6,742	327	6,995
6 Pollokshields	13,160	385	12,775	5,101	126	7,548
7 Langside	15,760	289	15,471	7,201	126	8,144
8 Southside Central	14,049	401	13,648	6,508	205	6,935
9 Calton	14,701	294	14,407	7,362	497	6,548
10 Anderston / City / Yorkhill	14,073	398	13,675	5,678	1,387	6,610
11 Hillhead	12,490	247	12,243	4,575	1,216	6,452
12 Partick West	11,127	221	10,906	4,830	333	5,743
13 Garscadden / Scotstounhill	15,047	229	14,818	7,219	119	7,480
14 Drumchapel / Anniesland	14,432	197	14,235	6,918	205	7,112
15 Maryhill	11,644	245	11,399	5,810	268	5,321
16 Canal	12,497	255	12,242	6,280	133	5,829
17 Springburn / Robroyston	13,088	267	12,821	6,038	105	6,678
18 East Centre	13,937	258	13,679	6,492	63	7,124
19 Shettleston	13,346	234	13,112	6,355	61	6,696
20 Baillieston	9,773	76	9,697	3,405	29	6,263
21 North East	9,656	76	9,580	4,354	42	5,184
22 Dennistoun	11,109	208	10,901	5,242	409	5,250
23 Downhill / Kelvindale	14,996	335	14,661	5,768	781	8,112
Glasgow	301,245	5,596	295,649	133,660	6,647	155,342

Source: Glasgow City Council - Development and Regeneration Services
 Estimates for 2011 data zones amalgamated to estimates for Wards