

Housing Stock by Tenure for Glasgow's Wards

Year 2010 Estimates

The Tables attached provide information on housing stock by tenure for the City's 21 wards. Table 1 gives the position at 1 April 2010. Details on changes to the housing stock between 2009 and 2010 are given in Table 2.

The **primary data source** for the 2010 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, 826 properties have been excluded, based on stock and demolition data supplied by the GHA.

Tenure Estimates

The ownership information on the file from Financial Services 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. As a result a more comprehensive tenure estimation exercise has taken place for a number of years. For the 1997 housing stock estimates, the Council Tax Register was matched with a Housing Stock file based on the 1989 Valuation Roll to establish previous tenure (i.e. in 1989) where possible. Based on ownership and previous tenure an initial tenure distribution was established. The data was subsequently corrected using information from (former) GCC Housing, the GHA and Scottish Homes on sales under Right-to-Buy and transfers to community ownership or housing associations.

For the 2010 estimates, the tenure estimates for 2009 have been updated using information on:

- GHA – Housing sales under Right-to-Buy over the period 2009-2010;
- GHA – Second stage transfers to Housing Associations over the period 2009-2010;
- Private Rented dwellings from the Statutory Register of Private Landlords as per May 2010; and,
- Ownership from the Council Tax Register 2010 and from the Council Tax Benefits file.

Data on ownership from Financial Services has been utilised to separate private rented stock from owner occupied stock. The 2010 estimates for the private rented stock have been based on ownership information from the Council Tax Register and from Council Tax Benefits, as well as on data from the Statutory Register of Private Landlords. An investigation has been carried out, using a sample, for dwellings where the ownership information from the various data sources did not agree. This has led to some adjustment of the initial 2010 estimates of owner occupied and private rented dwellings.

The total estimated social rented stock at 110,312 dwellings (GHA 62,168 and RSLs 48,146) is close to the 2010 APSR figure, at 110,485 (GHA 63,385 and RSLs 47,100). However, there are some differences in the split between GHA and RSLs, as is clear from the above figures. A possible explanation is the timing, and recording, of the second stage transfers from the GHA. Two transfers (to Cernach Housing Association and Queens Cross Housing Association) took place on 29 March 2010. It would appear that these properties have been included in the GHA APSR figure, and have not been added to the APSR stock figures for the respective housing associations.

Housing Stock Change between 2009 and 2010.

Table 2 contains information on the change in housing stock between 2009 and 2010. 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, 1,953 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 1,429 demolitions. From Table 2 it can be seen that the remaining unidentified stock changes amount to a net loss of 173 dwellings for the City as a whole. The latter include a loss of 169 dwellings to North Lanarkshire, as the result of a boundary change (Cardowan, by Steps).

It should be noted that the file extracts from the Council Tax Register are for 1 July 2009 and 1 July 2010. 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 as per 1 April. Most of the tenure change data used, however, relates to the period 1 April 2009 to 31 March 2010.

Glasgow City Council
Development & Regeneration Services
City Plan Team – Housing & Commerce
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Table 1 - Housing Stock Estimates - Glasgow City 1st April 2010 by Tenure and by Ward

Ward	Owner			Other Social Rented	Total
	Occupied	Private Rented	GHA		
01 Linn	6,691	1,176	1,910	3,373	13,150
02 Newlands/Auldburn	6,268	1,020	3,910	132	11,330
03 Greater Pollok	7,444	979	2,487	2,660	13,570
04 Craigton	8,060	1,183	4,162	300	13,705
05 Govan	6,729	2,939	3,704	3,705	17,077
06 Pollokshields	6,625	2,366	600	390	9,981
07 Langside	8,452	3,298	581	432	12,763
08 Southside Central	5,772	3,142	3,063	4,175	16,152
09 Calton	3,332	2,365	2,278	5,064	13,039
10 Anderston/City	5,798	4,862	2,492	1,510	14,662
11 Hillhead	6,930	3,932	1,334	1,349	13,545
12 Partick West	9,823	4,261	830	3,226	18,140
13 Garscadden/Scotstounhill	7,339	1,182	5,323	840	14,684
14 Drumchapel/Anniesland	6,124	1,134	4,029	2,626	13,913
15 Maryhill/Kelvin	6,828	1,370	2,537	2,781	13,516
16 Canal	6,043	1,840	3,614	3,838	15,335
17 Springburn	3,289	920	5,671	2,960	12,840
18 East Centre	6,966	2,808	4,497	1,200	15,471
19 Shettleston	6,806	1,429	2,178	2,968	13,381
20 Baillieston	8,560	1,164	2,335	2,356	14,415
21 North East	6,864	1,173	4,633	2,261	14,931
Total	140,743	44,543	62,168	48,146	295,600

Table 2 - Glasgow City - Components of Housing Stock Change 2009/2010 by Ward

Ward	Housing Stock 2009	Completions identified	Demolitions identified	Stock Change other	Stock Change total	Housing Stock 2010
01 Linn	13,170	12	24	-8	-20	13,150
02 Newlands/Auldburn	11,298	31	0	1	32	11,330
03 Greater Pollok	13,538	87	51	-4	32	13,570
04 Craigton	13,723	0	17	-1	-18	13,705
05 Govan	17,101	72	103	7	-24	17,077
06 Pollokshields	9,887	84	0	10	94	9,981
07 Langside	12,731	28	0	4	32	12,763
08 Southside Central	16,042	133	6	-17	110	16,152
09 Calton	13,000	204	117	-48	39	13,039
10 Anderston/City	14,316	341	0	5	346	14,662
11 Hillhead	13,529	12	0	4	16	13,545
12 Partick West	18,006	138	0	-4	134	18,140
13 Garscadden/Scotstounhill	14,641	33	0	10	43	14,684
14 Drumchapel/Anniesland	13,904	76	68	1	9	13,913
15 Maryhill/Kelvin	13,520	119	117	-6	-4	13,516
16 Canal	15,368	42	84	9	-33	15,335
17 Springburn	13,339	42	551	10	-499	12,840
18 East Centre	15,419	61	16	7	52	15,471
19 Shettleston	13,371	77	80	13	10	13,381
20 Baillieston	14,343	110	46	8	72	14,415
21 North East	15,003	251	149	-174	-72	14,931
Glasgow City	295,249	1,953	1,429	-173	351	295,600

Source: Glasgow City Council

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