Inverclyde
council

AGENDA ITEM NO.

Report To: Environment and Regeneration Committee **Date: 16 January 2014**

Report By: Corporate Director, Environment, Regeneration and Resources **Report No: E&R/14/01/04/SJ/FJM**

Contact Officer: F J Macleod, Planning Policy and Property Manager **Contact No: 01475 712404**

Subject: Housing Trend Monitoring and Annual Review of Local Plan's Housing Development Strategy (2012-13)

1.0 PURPOSE

1.1 To inform Committee of the annual monitoring and review of the Local Plan's Housing Development Strategy.

2.0 SUMMARY

2.1 An annual report has been prepared since 2002 to inform Committee of progress in implementing the housing development strategy of the Local Plan, reporting on trends in house completions and the take-up and availability of housing land, by market sector and location across the Inverclyde Housing Market Area (HMA). The annual report derives from Policy H7 in the adopted 2005 Local Plan.

2.2 This report is prepared as the first Inverclyde Local Development Plan: Proposed Plan is undergoing Examination and in the expectation that it will be adopted in the summer this year, replacing the 2005 Local Plan. Last year, the findings were dovetailed with the Council's wider Housing Trend Monitoring Report undertaken for the Local Housing Strategy 2011-2016. This year, a similar but reduced number of indicators from this joint working are attached as Annexes 1 and 2, focussing on those matters of most relevance to the Local Plan / Local Development Plan.

2.3 Since 2008, private sector house building has been reduced considerably due to the impact of the economic downturn. Both supply and demand continue to be affected by risk-averse bank lending for finance credit for builders and for household mortgages. Scottish Government funding for affordable housing also remains constrained, limiting the ability of housing associations to plan their new building, reflected in the much reduced forward programming of houses in this sector, down 30% on two years ago.

2.4 Owner-occupied completions have fallen by 60% since 2007/08 to under 100, while social rented new building, following three years to 2012 with an annual average of above 275, has fallen back to just over 100 units, 2012-13. Overall, total house building in the HMA over the last year is over 200 units.

3.0 RECOMMENDATIONS

3.1 That Committee:

(a) endorse the findings and interpretation of this year's annual monitoring, in accordance with the requirements of Local Plan Policy H7; and

(b) note that there is sufficient capacity in the 'Effective Land Supply' to meet demand and therefore there is no need to increase the land supply through greenfield release in advance of the adoption of the Local Development Plan.

Aubrey Fawcett, Corporate Director
Environment, Regeneration and Resources

4.0 BACKGROUND

4.1 An annual report has been prepared for the last ten years to inform Committee of progress in implementing the housing strategy of the 2005 Local Plan, reporting on trends in house completions and the take-up and availability of housing land, by market sector and location across the Inverclyde Housing Market Area.

4.2 The annual report derives from Policy H7 in the adopted 2005 Local Plan, which states:

"Inverclyde Council, as Planning Authority, will monitor and review annually the housing provisions of the Development Strategy and will publish land supply and house completion information in annual monitoring statements, by market sector and location, to determine whether there is a need to increase the land supply to meet the 'indicative targets' set for housebuilding."

4.3 This report is prepared as the first Inverclyde Local Development Plan: Proposed Plan is undergoing Examination and in the expectation that it will be adopted in the summer this year, replacing the adopted 2005 Local Plan. Last year, the findings were dovetailed with the Council's wider Housing Trend Monitoring Report undertaken for the Local Housing Strategy (LHS) 2011-2016. This year, a similar but reduced number of indicators from this joint working are attached as Annexes 1 and 2, focussing on those matters of most relevance to the Local Plan / Local Development Plan. These Annexes provide an eleven year time series of monitoring housing trends going back to 2002, with additional indicators and analysis reported last year to Committee. This wider trend monitoring relates more to the LHS and will be reported to a future Committee meeting. Annexes 1 & 2

4.4 In addition to the requirements of Policy H7/RES3, annual monitoring of housing land supply is required in order to accord with national planning policy and the approved Glasgow and the Clyde Valley Strategic Development Plan (GCV SDP) 2012. The procedures for monitoring the private sector land supply are agreed at City Region level and involve consulting with 'Homes for Scotland', the organisation representing Scottish housebuilders, for its comments before the land supply can be finalised each year. In terms of the affordable (including social rented) sector, the position is finalised after liaison with national and local RSLs, and the Strategic Housing Team. Min Ref: 30/08/12, para 460

Summary of Development Strategy

4.5 The principal objective of the Development Strategy is to assist with the Single Outcome Agreement and Corporate Strategy of stabilising population decline, and in so doing, help stem the population drift to the west from the urban centre and east of the Authority. To achieve this aim, it was estimated that house completion rates would need to increase across the Inverclyde HMA by some 50% over the Plan Period (from an outturn of some 300 to 450 completions per annum) and to be sustained at this higher rate over the medium term. The Plan states "If…..the housebuilding completions targets are not met from the identified and programmed brownfield supply, the Council will consider the need to increase the supply of housing land by releasing green field (Green Belt) sites in the Inverclyde HMA."

4.6 The Strategy is one of urban sustainability, maximising the use of brownfield sites for housing with their inherited infrastructure. To address area renewal objectives and integrate the area more fully with the City Region housing and labour markets, the majority of housing sites are in the centre and east of the Inverclyde HMA. Greenock and Port Glasgow sites have increasingly been providing a wider range of house/flat types that are attractive to buyers, with waterfront sites now well-advanced. More homes in the 'New Neighbourhoods' are being occupied or are under construction but the development pipeline continues to be much reduced due to the continuing economic downturn and reductions in funding. It looks like it will take some time for new building to pick-up again and even then the imbalance in new build between the east/centre and west of the urban area can only be addressed through restricting, not halting, the land supply in the west of Inverclyde, due to the number and scale of allocated housing sites. Min Ref: 23/01/07, para 97

Housing Need and Demand Assessment, Housing Supply Targets and the LDP

4.7 The Glasgow and the Clyde Valley 'Housing Need and Demand Assessment' 2011, is the primary evidence base for the GCV SDP and the eight local authorities in the City Region's local housing strategies and local development plans, respectively. The local housing strategies have each devised *housing supply targets* based on the GCV HNDA, with the Inverclyde Local Development Plan: Proposed Plan (May 2013) additionally, differentiating these housing targets and the land supply into private and affordable sectors to support Affordable Housing Provision in the Plan (Policy RES4 and supporting Supplementary Guidance). This is designed to help deliver the Council's LHS 2011-2016 objectives through the Local Development Plan. Min Ref: 30/08/12, para 460

5.0 PROPOSALS

5.1 The main findings on annual monitoring are presented below with more detail set out in tables on housing completions, land supply and house sales in Annexes 1 and 2. Annexes 1 & 2

Completions

5.2 Owner-occupied completions for the third year running are below 100 dwellings, having fallen by 60% since 2007/08. The majority of this year's private sector new building has been in Greenock and to a lesser extent, Inverkip. The social rented (and intermediate) affordable sector new building, following three years to 2012 of completions well in excess of 200 units, has fallen back to just over 100 units. Overall, total house building in the HMA over the last year is just over 200 units, having been over 400 units three years ago, and an average of 300 per annum completions over the previous ten years. Table 1

Land Supply

5.3 Following two years of stability in the effective housing land supply for the private sector (around 1,300 units), the effective supply has reduced considerably since the onset of the economic downturn. The decline over the last six years is some 50% and some 25% alone over the last year. This decline is due not only to the prevailing economic conditions affecting the availability of credit and mortgage approvals, but also the review undertaken of the land supply for the new LDP, which removed some longstanding established sites that can no longer be expected to become effective. Tables 2 & 3

Adequacy of Effective Supply

5.4 Although the amount of land programmed for housing over the next 5-7 years has reduced, it is still considered sufficient to meet the anticipated outturn of new house building. Should the restrictions on finance credit for the builders and mortgage approvals improve, and economic recovery come sooner than commentators expect, there remains sufficient land to enable private developers to increase house completions over the Plan Period (to 2020), and to accommodate the indicative housing requirements in the GCV SDP, approved in May 2012.

5.5 Due to the prevailing economic situation and in agreement with Homes for Scotland, the land audit includes development opportunities that can readily be brought forward as effective sites. The supply continues to provide a wide range of medium to longer term development opportunities – from Arran Avenue in Port Glasgow, through Greenock at James Watt Dock/Garvel Island on the waterfront and at Strone/Wellington Park and Ravenscraig Hospital, to Levan Farm on the west of Gourock. These sites could come forward and be made effective if economic prospects and the housing market picks-up, to meet the requirements of SPP and the approved GCV SDP. These examples also provide an illustration of the good balance of brownfield and greenfield opportunities in the private sector land supply to allow for development across all market sectors. Table 4

Dwellings Demolished and Planned

5.6 Set against RSL completions for the Affordable Sector, is the continuing programme of demolitions of RCH housing stock. Over the year 2012-13, 822 social rented stock have been demolished, spread across three of the seven Sub Areas, as illustrated below. This number is considerably higher than the average of just under 300 per annum over the last ten years (refer Housing Trend Monitoring Report (November 2012), due partly to the high number of multi-storey flats involved, e.g. Belville Street. In comparison, the number of demolitions of private sector stock continues to be very low. Min Ref: 17/01/13, para 39

<u>Demolitions, by Sub Area: 2012-13</u>

Port Glasgow: 310
Greenock Central East: 325
Greenock South West: 187 [**Source: RCH Demolition Programme/APSR Annual Return]**

5.7 The number of planned demolitions in the programme, to assist RCH achieve Scottish Housing Quality Standard, for years 2013/14 and 2014/15, is 295 and 310, respectively. No other RSL has demolitions currently planned.

Private House Sales

5.8 Monitoring of the origin of buyers in Inverclyde has been undertaken annually since 2007, to inform an understanding of the implementation of the Housing Strategy of the Local Plan, and increasingly, has been of value to the Repopulation SOA ODG. The Register of Sasines (of house sales in Scotland) provides the information to undertake this analysis. It provides a good insight into whether Inverclyde is becoming a more attractive place to live by analysing those who have bought a house from within Inverclyde, compared to the number of sales to in-migrants.

5.9 Tables 5 to 7 in Annex 2 present this information for the period 2002/03 to 2012/13, by sub areas within the HMA, and distinguishes between new build sales and all sales. The following short commentary focuses on all sales. Annex 2

5.10 The number of house buyers has increased over last year, reflecting the general upturn in activity in the housing market being recorded across the country. The number of transactions has increased by 9%, but still someway short (48%) of sales during the pre-recession years, 2005-07. Along with this increase in activity, the proportion of in-migrant households has increased, back to its highest level, of 25% of all sales. Table 5

5.11 The most significant increase in sales has been in Greenock and Port Glasgow, in particular due to sales to in-coming households, with sales more than doubling between 2012 and 2013. In contrast, the number and proportion of sales of new build in these areas has declined over the last 2-3 years. Table 7

5.12 In contrast, in the western areas of Inverclyde the number of sales has remained steady over the last four years, and at a lower level – almost half - than pre-recession years. Similarly, the proportion of sales to in-migrants has remained stable and with indications of a reduced movement within Inverclyde from east to west. These latest figures lend support to the continuing success of the Local Plan's strategy, albeit with numbers of house sale transactions remaining below pre-recession levels. Table 6

6.0 IMPLICATIONS

6.1 There are no financial, legal or personnel implications arising from this report, nor any implications for other services of the Council that are not accounted for in the report.

6.2 **Finance:**

Financial implications – one-off costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Financial implications – annually recurring costs/(savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

6.3 **Equalities**: the report has no impact on the Council's Equality policy.

6.4 **Repopulation**: the implementation of the Local Plan/Local Development Plan's Housing Development Strategy will have both a direct and indirect impact on the Council and Partners' SOA Repopulation Outcome Delivery Group's objectives and evolving Action Plans.

7.0 CONSULTATION

7.1 **Chief Financial Officer:** no requirement to comment.

7.2 **Head of Legal and Democratic Services:** no requirement to comment.

7.3 **Head of Organisational Development, Human Resources and Communications:** no requirement to comment.

7.4 Consultation has been undertaken in the preparation of the housing land supply audit with Homes for Scotland ((HfS) - the national representative body for the house building industry), the housing associations operating in Inverclyde, River Clyde Homes and the Strategic Housing Team, Safer and Inclusive Communities Service. Unlike last year at this stage, this audit has been concluded with HfS disputing fewer sites than last year. There is broad agreement with the approach the Council has taken to the assessment of effectiveness of the land supply with only seven sites disputed (one in the Kilmacolm Sub-market Area) and with a total indicative capacity of just over 100 dwellings.

7.5 Like last year, HfS still place considerable doubts on the effectiveness of most flatted developments in the land supply, but have responded to our view that there are particular local circumstances that have to be taken into account in Inverclyde, due to our unique waterfront locations. Overall, this consultation has not altered our view of the adequacy of the land supply as a whole, reported to Committee in May 2013 with the LDP: Proposed Plan, that it is more than sufficient to provide sites to meet anticipated housing requirements over the next 10 years, and beyond.

8.0 BACKGROUND PAPERS

8.1
(1) Inverclyde Local Plan (2005)
(2) Inverclyde Local Development Plan: Proposed Plan (May 2013)
(3) 2013 Draft Housing Land Supply Audit, Regeneration and Planning Service, Inverclyde Council (November 2013)
(4) Inverclyde Housing Trend Monitoring Report, Safer and Inclusive Communities Service, Inverclyde Council (November 2012) – chapters 4 & 6 partially updated for this report (November 2013).

ATTACHMENTS

Annex 1: Housing Land Supply – Inverclyde HMA

Table 1: Completions 2003/04 – 2012/13, by Settlement and Tenure: Inverclyde HMA
Table 2: Programmed Completions 2013/14 – 2019/20, by Tenure: Inverclyde HMA
Table 3: Programmed Completions, by Sub Area and Tenure: 2013/14 – 2019/20
Table 4: Established & Effective Land Supply (Private Sector) 2003 – 2013: Inverclyde HMA

Annex 2: Private House Sales – Inverclyde HMA

Table 5: Origin of House Buyers – Inverclyde HMA
Table 6(a): Origin of House Buyers – Gourock, Inverkip and Wemyss Bay
Table 6(b): Origin of House Buyers – Inverclyde West
Table 7(a): Origin of House Buyers – Greenock and Port Glasgow
Table 7(b): Origin of House Buyers – Inverclyde East

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6th December 2013

File Ref: E&R Cmtee Rpt LP HDS & HTM Rpt (Jan ’14)

Table 1: Completions 2003/04 - 2012/13, by Settlement and Tenure: Inverclyde HMA

	Gourock			Greenock			Inverkip			Port Glasgow			Wemyss Bay			Inverclyde HMA		
	Total	Private	RSL	Total	Private	RSL	Total	Private	RSL	Total	Private	RSL	Total	Private	RSL	Total	Private	RSL
2003/04	54	52	0	64	12	52	55	55	0	41	41	0	5	5	0	219	167	52
2004/05	15	15	0	155	54	101	51	51	0	7	1	6	16	16	0	241	134	107
2005/06	16	16	0	212	80	132	60	60	0	22	22	0	13	13	0	328	196	132
2006/07	34	34	0	158	150	8	20	20	0	17	17	0	0	0	0	229	221	8
2007/08	17	17	0	136	85	51	13	13	0	130	122	0	0	0	0	288	237	51
2008/09	1	1	0	115	50	65	45	45	0	82	54	28	0	0	0	243	150	93
2009/10	0	0	0	336	17	319	32	32	0	64	64	0	0	0	0	432	113	319
2010/11	0	0	0	201	21	180	51	48	0	72	30	42	0	0	0	321	99	222
2011/12	5	0	5	156	18	138	55	55	0	161	8	153	0	0	0	377	81	296
2012/13	3	3	0	163	50	113	29	29	0	12	9	3	0	0	0	207	91	116

Note : RSL completions include social rented, shared ownership and shared equity, to accord with Housing Trend Monitoring Report (Nov. 2012) and HNDA tenures, 'Private' & 'Affordable'

Table 2: Programmed Completions 2013/14 -2019/20: Inverclyde HMA

Tenure *	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2013-20	Post 2020
Private Sector	137	147	127	135	115	160	166	**987**	2293
Affordable Sector	69	86	124	97	159	141	105	**781**	828
Tenure not specified	0	0	0	0	0	0	0	**0**	0
TOTAL	206	233	251	232	274	301	271	**1768**	3121

Note: * tenure as defined in Table 1.

(1) With the inclusion of 'affordable' completions (shared ownership & shared equity dwellings), the Programmed completions would be 1,206 (2013 - 2020) and 2,825 (Post 2020).

(2) Comparing this HLS Audit with the Updated 2012 Audit (in the LDP Proposed Plan), there is a further reduction of 133 Private Sector units and an increase of 281 Affordable Sector units (2013 - 2020), resulting in an overall increase of 148 effective dwelling units in the Programming. (Refer to Table 6.2 of Proposed Plan, page 41)

Table 3: Programmed Completions, by Sub Area and Tenure * : 2013/14 - 2019/20

	Port Glasgow			Greenock Central East			Greenock South West			Greenock West		
	Total	Private	Affordable	Total	Private	Affordable	Total	Private	Affordable	Total	Private	Affordable
2013/14	36	36	0	27	27	0	75	6	69	3	3	0
2014/15	72	22	50	56	34	22	14	0	14	0	0	0
2015/16	93	31	62	98	56	42	20	0	20	0	0	0
2016/17	92	60	32	94	49	45	20	0	20	0	0	0
2017/18	39	39	0	116	20	96	33	0	33	0	0	0
2018/19	75	50	25	91	20	71	80	50	30	0	0	0
2019/20	65	50	15	60	30	30	88	43	45	3	3	0
Total 2013-2020	472	288	184	542	236	306	330	99	231	6	6	0
Post 2020	455	385	70	1309	886	423	400	250	150	78	58	20

	Gourock			Inverkip & Wemyss Bay			Inverclyde HMA			Kilmacolm & Quarriers		
	Total	Private	Affordable	Total	Private	Affordable	Total	Private	Affordable	Total	Private	Affordable
2013/14	3	3	0	62	62	0	206	137	69	3	3	0
2014/15	19	19	0	72	72	0	233	147	86	1	1	0
2015/16	24	24	0	16	16	0	251	127	124	0	0	0
2016/17	26	26	0	0	0	0	232	135	97	15	0	15
2017/18	41	26	15	45	30	15	274	115	159	7	7	0
2018/19	10	10	0	45	30	15	301	160	141	3	3	0
2019/20	10	10	0	45	30	15	271	166	105	20	20	0
Total 2013-2020	133	118	15	285	240	45	1768	987	781	49	34	15
Post 2020	361	311	50	518	403	115	3121	2293	828	70	40	30

Note: * Tenure as defined in Table 1.

Table 4: Established and Effective Land Supply (Private Sector) 2003 - 2013: Inverclyde HMA

	Effective	Brownfield	Greenfield	% Brownfield	Non-Effective	Brownfield	Greenfield	% Brownfield	Established	Brownfield	Greenfield	% Brownfield
2003	1319	754	565	57	2863	1975	888	69	4182	2729	1453	65
2004	1472	819	653	56	2523	1788	735	71	3995	2607	1388	65
2005	1699	954	745	56	1835	1143	692	62	3534	2097	1437	59
2006	1867	1292	575	69	2077	1412	665	68	3944	2704	1240	69
2007	1970	1439	531	73	1806	1141	665	63	3776	2580	1196	68
2008	1864	1334	530	72	1916	1410	506	74	3780	2744	1036	73
2009	1700	1189	511	70	1952	1468	484	75	3652	2657	995	73
2010	1361	1010	351	74	2148	1609	539	75	3509	2619	890	75
2011	1285	982	303	76	2238	1678	560	75	3523	2660	863	76
2012	1301	962	339	74	2061	1567	494	76	3362	2529	833	75
2013	987	618	369	63	2293	1725	568	75	3280	2343	937	71

Table 5: Origin of House Buyers - Inverclyde HMA

Origin of buyers in Inverclyde HMA – New build				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	139	67%	70	34%
2003/04	100	70%	42	30%
2004/05	74	59%	51	41%
2005/06	73	50%	72	50%
2006/07	108	53%	95	47%
2007/08	161	72%	63	28%
2008/09	115	72%	45	28%
2009/10	81	64%	46	36%
2010/11	51	65%	28	35%
2011/12	47	69%	21	31%
2012/13	42	88%	6	13%

Origin of buyers in Inverclyde HMA - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	1135	82%	250	18%
2003/04	1097	80%	276	20%
2004/05	1083	80%	277	20%
2005/06	1202	79%	313	21%
2006/07	1174	75%	392	25%
2007/08	1384	79%	375	21%
2008/09	798	77%	237	23%
2009/10	674	80%	169	20%
2010/11	587	80%	144	20%
2011/12	567	80%	144	20%
2012/13	579	75%	196	25%

Note: Data corrected and adjusted to remove Right to Buy and other non-standard sales.

Table 6 (a): Origin of House Buyers – Gourock, Inverkip and Wemyss Bay

Origin of buyers in Gourock, Inverkip and Wemyss Bay – New build				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	64	52%	60	48%
2003/04	59	60%	39	40%
2004/05	33	47%	37	53%
2005/06	18	36%	32	64%
2006/07	29	48%	31	52%
2007/08	26	54%	22	46%
2008/09	29	63%	17	37%
2009/10	23	59%	16	41%
2010/11	26	59%	18	41%
2011/12	27	66%	14	34%
2012/13	17	85%	3	15%

Origin of buyers in Gourock, Inverkip and Wemyss Bay - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	350	72%	135	28%
2003/04	343	72%	135	28%
2004/05	312	72%	119	28%
2005/06	359	74%	129	26%
2006/07	333	73%	123	27%
2007/08	371	77%	112	23%
2008/09	228	77%	70	23%
2009/10	169	77%	51	23%
2010/11	187	77%	56	23%
2011/12	180	75%	59	25%
2012/13	174	75%	58	25%

Note: Data corrected and adjusted to remove Right to Buy and other non-standard sales.

Table 6 (b): Origin of House Buyers - Inverclyde West

Origin of buyers in Inverclyde West - Newbuild				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002-03	65	52%	60	48%
2003-04	59	60%	39	40%
2004-05	59	57%	44	43%
2005-06	58	53%	52	47%
2006-07	32	51%	31	49%
2007-08	34	61%	22	39%
2008-09	48	73%	18	27%
2009-10	36	68%	17	32%
2010-11	27	60%	18	40%
2011-12	28	67%	14	33%
2012/13	24	89%	3	19%

Origin of buyers in Inverclyde West - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002-03	480	73%	176	27%
2003-04	461	72%	175	28%
2004-05	486	76%	156	24%
2005-06	561	76%	177	24%
2006-07	480	74%	168	26%
2007-08	543	77%	159	23%
2008-09	332	79%	88	21%
2009-10	263	80%	66	20%
2010-11	264	80%	66	20%
2011-12	251	78%	71	22%
2012/13	257	77%	75	23%

Note: Data corrected and adjusted to remove Right to Buy and other non-standard sales.

Table 7 (a): Origin of House Buyers – Greenock and Port Glasgow

Origin of buyers in Greenock and Port Glasgow – New build				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	75	88%	10	12%
2003/04	41	93%	3	7%
2004/05	32	86%	5	14%
2005/06	55	58%	40	42%
2006/07	79	55%	64	45%
2007/08	135	73%	40	23%
2008/09	88	76%	28	24%
2009/10	58	66%	30	34%
2010/11	25	71%	10	29%
2011/12	20	74%	7	26%
2012/13	25	93%	2	7%

Origin of buyers in Greenock and Port Glasgow - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	785	87%	115	13%
2003/04	754	84%	141	16%
2004/05	772	84%	149	16%
2005/06	843	82%	184	18%
2006/07	841	76%	269	24%
2007/08	1013	79%	262	21%
2008/09	573	77%	167	23%
2009/10	405	77%	118	23%
2010/11	400	82%	88	18%
2011/12	387	86%	62	14%
2012/13	373	73%	137	37%

Note: Data corrected and adjusted to remove Right to Buy and other non-standard sales.

Table 7 (b): Origin of House Buyers - Inverclyde East

Origin of buyers in Inverclyde East - Newbuild				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002-03	74	88%	10	12%
2003-04	41	93%	3	7%
2004-05	15	68%	7	32%
2005-06	15	43%	20	57%
2006-07	76	54%	64	46%
2007-08	127	76%	41	24%
2008-09	69	72%	27	28%
2009-10	45	61%	29	39%
2010-11	24	71%	10	29%
2011-12	19	73%	7	27%
2012/13	18	90%	2	10%

Origin of buyers in Inverclyde East - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002-03	655	90%	74	10%
2003-04	636	86%	101	14%
2004-05	597	83%	121	17%
2005-06	641	82%	136	18%
2006-07	694	76%	224	24%
2007-08	841	80%	216	20%
2008-09	469	76%	149	24%
2009-10	411	80%	103	20%
2010-11	323	81%	78	19%
2011-12	316	81%	73	19%
2012/13	290	71%	120	29%

Note: Data corrected and adjusted to remove Right to Buy and other non-standard sales.