

In this review of the Value of Housing Stock, Bank of Scotland tracks the value of private residential housing stock since 1999 at regional and national level. The review is based on data from the Communities and Local Government (CLG) for the stock of owner occupied and privately rented properties. Value of housing for 2009 and during the decade is based on estimates made by the Bank of Scotland.

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VALUE OF PRIVATE HOUSING IN SCOTLAND SOARS BY OVER £150 BILLION IN THE PAST DECADE

The total value of privately owned housing stock in Scotland more than doubled over the past decade, new Bank of Scotland research shows. There was a 145% increase from £104 billion in 1999 to an estimated £255 billion in 2009. During the same period, the retail price index rose by 29%.

The significant increase of £150 billion over the ten year period is equivalent to about £29,000 per head of Scotland's population. The value of private housing in Scotland (145%) grew at a faster pace than in the UK as a whole between 1999 and 2009 (118%).

Only two regions recorded a bigger increase in housing value over the decade; Northern Ireland (198%) and North East of England (147%). The smallest rises in the UK were in the South East (100%) and the East of England and West Midlands (both 107%).

Since 2007 the value of housing stock in Scotland has fallen by less than 1%; whilst in the UK as a whole it has declined by 8%, reflecting the reduction in house prices between mid 2007 and early 2009. The improvement in house prices in 2009 saw housing value grow in Scotland by an estimated 5% during the year; overall growth for the UK is estimated at 2%.

Nitesh Patel, housing economist at Bank of Scotland, commented: "The past decade has seen a substantial increase in the value of housing assets in Scotland, with an average annual increase of 9%. Notably, Scotland has recorded bigger increases than most other parts of the UK, especially southern England."

Value of Privately Owned Housing Stock in Scot and the UK 1999-2009¹

Region	Year End 1999 - £ billion	Year End 2009 ² - £ billion	Total % change over the decade	Average annual compound growth rate
Scotland	104	255	145%	9%
North East	43	106	147%	9%
North West	150	330	120%	8%
Yorkshire and the Humber	100	240	139%	9%
East Midlands	92	216	133%	9%
West Midlands	128	265	107%	8%
East of England	186	386	107%	8%
Greater London	327	682	109%	8%
South East	338	676	100%	7%
South West	157	363	131%	9%
Wales	62	145	132%	9%
Northern Ireland	31	92	198%	12%
UK	1,719	3,755	118%	8%

Source: Communities and Local Government for regional house prices and privately owned residential properties

¹Before deducting for mortgage outstanding balances

²2009 estimate based on Bank of Scotland calculation

Editors' Notes:

The data in this release has been sourced from the Communities and Local Government (CLG) department for UK house prices, private dwelling completions and stock of private properties.

Value of residential buildings for 1999-2008 the UK as a whole is from the ONS (series code CGRI), 2009 is a Halifax estimate. The 2009 estimate of housing wealth is derived from the Communities and Local Government house prices index for 2009 and the estimated number of privately owned residential buildings in the UK. This methodology varies from that used by the ONS, which takes the numbers of dwellings in each council tax band (by region) from the CLG, which are valued using council tax valuations in a base period uprated to current year prices using the CLG house price index.

Housing value at the regional level is estimated by the Bank of Scotland using estimates of owner occupation and privately rented dwelling and the CLG regional house price index.

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