

Registered Social Landlords' empty homes at 28 February 2025

In February 2025 we asked all Registered Social Landlords (RSLs) to provide us with information on the level of empty homes / voids they had at 28 February 2025. We did this following a request by the Scottish Government asking us to collect this information on its behalf, to provide it with an up to date picture on empty homes / voids in social housing, and to allow it to better understand the potential contribution of bringing empty homes / voids back in to use in tackling the housing emergency.

This report provides a basic analysis of the information provided by RSLs. The [full data set is available here](#).

We would like to thank landlords for their cooperation in providing this data.

Main findings

- Of the total 305,100 homes provided by RSLs, 4,875 were empty on 28 February. This equates to 1.6% of total homes.
- 2,052, or 42%, of the total empty homes were normal lettable self-contained dwellings.
- 2,823, or 58%, of the total empty homes were empty for a specific reason, with the largest proportion of these being homes that were empty pending disposal, demolition or reconfiguration.
- Issues with delays caused by Utility Companies, resulting in properties sitting empty for months, was the common theme made by RSLs in the comments section - meter resets, exchanging meters and clearing debt on meters all took weeks/months for the Utility Companies to resolve and the properties could not be let out during this time.
- Table 1 shows the number of empty homes provided by RSLs by local authority area

In last year's [National Report on the Scottish Social Housing Charter](#) we reported that RSLs reduced the time taken to re-let empty homes to 39 days in 2023/24; this was down from 44 days in 2022/23, but not yet back to the low of 26 days in 2019/20.

Table 1: The number of empty homes provided by RSLs by local authority area at 28 February 2025

			Of the self-contained dwellings that are empty, the number that are:						
Local Authority Area	Total Self-contained Dwellings	Total Self-contained Dwellings that are Empty	Normal Lettable Self-contained Dwellings	Pending Disposal, Demolition or Reconfiguration	Subject to Insurance Claims	Undergoing or Awaiting Major Repairs/ Structural Works	Being Used as Decants	In Low Demand	Other Reasons
Aberdeen City	6206	122	73	2	2	17	2	13	13
Aberdeenshire	5576	81	45	0	0	10	1	21	4
Angus	3864	66	30	19	5	6	1	5	0
Argyll and Bute	8961	206	78	85	4	21	6	10	2
City of Edinburgh	19272	334	175	65	6	49	24	3	12
Clackmannanshire	2334	23	11	5	1	1	3	2	0
Dumfries and Galloway	14532	170	88	34	1	12	9	14	12
Dundee City	9199	155	92	27	1	19	3	5	8
East Ayrshire	3819	40	23	11	0	1	0	5	0
East Dunbartonshire	1301	17	12	1	2	1	0	0	1
East Lothian	2861	46	19	9	0	6	4	0	8
East Renfrewshire	1692	17	14	0	2	0	0	0	1
Falkirk	3884	64	27	3	9	16	2	0	7
Fife	10620	118	65	7	2	16	9	13	6
Glasgow City	110832	1641	657	430	11	344	160	9	30
Highland	8259	138	57	31	1	27	5	6	11
Inverclyde	10619	520	107	101	1	104	15	76	116
Midlothian	3586	33	23	0	0	3	0	0	7
Moray	2825	32	24	2	2	0	0	3	1

Na h-Eileanan Siar	2477	12	10	1	0	0	0	1	0
North Ayrshire	6414	42	32	0	1	5	1	1	2
North Lanarkshire	9499	107	57	1	1	28	4	13	3
Orkney Islands	830	0	0	0	0	0	0	0	0
Perth and Kinross	4730	59	29	22	2	3	0	3	0
Renfrewshire	9127	194	61	118	1	7	3	2	2
Scottish Borders	12843	226	90	57	12	26	9	4	28
Shetland Islands	826	2	0	1	1	0	0	0	0
South Ayrshire	2784	22	18	0	0	3	1	0	0
South Lanarkshire	8034	121	30	57	5	11	4	5	9
Stirling	2432	19	15	0	0	1	0	3	0
West Dunbartonshire	6588	116	36	59	6	8	7	0	0
West Lothian	8274	132	54	7	2	40	18	4	7
Total all local authority areas	305100	4875	2052	1155	81	785	291	221	290

Note: We updated the figures on 7 April 2025 date to address a minor technical issue. This update does not affect our analysis.