



Housing and Planning Statistics 2010



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Preface

This is the second edition of *Housing and Planning Statistics*, our annual compendium of statistics covering all aspects of housing and a selection of planning information in England. Where consistent data are available, tables also cover the United Kingdom. We are publishing this volume as a web only document for the first time this year, although users are still able to print out the electronic version as paper copy if required.

This year we have introduced an Overview chapter at the front of the volume. This chapter is a summary of key trends and findings for housing and planning statistics and also contains a number of charts in support of the text. We have again included lists of bullet points at the front of each subsequent statistical section. These highlight the most significant points shown in the tables and charts that follow.

Live sets of data tables and charts are available, by topic, from the Housing Statistics and Planning Statistics pages of the Department for Communities and Local Government web site. There are currently approximately 250 of these tables and charts. Apart from the energy efficiency pages, all of the tables from this annual publication are snapshots from the live sets.

The live tables and charts can be found on the Department for Communities and Local Government website at:

<http://www.communities.gov.uk/housing/housing-research/housingstatistics/livetables/>

and

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetables/>

We also publish tables from the annual *English Housing Survey* (EHS) on the Department for Communities and Local Government website. These are available at:

<http://www.communities.gov.uk/housing/housing-research/housingsurveys/englishhousingsurvey/eh-stables/>

Data can also be found at district level from the web link that follows:

<http://www.communities.gov.uk/housing/housing-research/housingstatistics/housingstatisticsby/local-levelstatistics/>

Statistics below district level are available from the Neighbourhood Statistics web page of the Office for National Statistics web site on the following link:

<http://www.neighbourhood.statistics.gov.uk/dissemination>

The live sets of tables are updated as new information becomes available, so to get the most up-to-date data, users are advised to visit the above web pages. The equivalent table number in the live set is given at the bottom of each table, as well as in the contents page. For this annual compendium, where historical series data are available, these are generally presented for up to the latest 11 years. Data for earlier years can be found in the corresponding live set table. There are exceptions for some popular data tables such as stock and house building by tenure. The full series are provided for these.

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December 2010

All figures shown in this publication are estimates of actual regional and national figures, unless specifically stated otherwise. This is because the underlying data are rarely collected from the entire population of potential respondents or sources, for practical reasons or on cost grounds. For instance, sample surveys are far more cost effective than censuses but such surveys can only provide an estimate of the regional or national pattern. Even when the aim is for a complete census (e.g. of all local authorities), it is necessary to impute the missing data if there is less than 100 per cent response so as to obtain consistently based regional and national estimates.

Not all the statistics contained within this publication are National Statistics because it is a compilation from various sources – see pages v-ix for details.

Symbols and conventions

Rounding of figures: where figures have been rounded to the nearest final digit, there may be an apparent slight discrepancy between the sum of the constituent items and the total shown

Symbols: the following symbols are used throughout:

- .. = not available.
- * = not available due to small sample size, insufficient to give reliable estimates.
- = nil or less than half the final digit shown.
- P = Provisional – figure is likely to be updated when more information becomes available.
- R = Revised – figure has been revised since last volume published.

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	Note: Changes from 2009 Volume
	The main changes to the tables and charts are as follows:
	Section 1
	We have removed former Chart 1.4 on net additions, Table 1.6 on the year dwelling stock was built and Chart 1.9 on local authority vacant dwellings. The historic year Chart 1.2 has been moved to the Overview section.
	Section 2
	The regional house building former Charts 2.3 have been withdrawn as has the quarterly seasonally adjusted Table 2.8. The three charts on new build by number of bedrooms (2.5a), new build by type of dwelling (2.5b) and historical calendar year series (2.7) have been added to the Overview chapter of the volume.
	Section 3
	Former Chart 4.2 on the number of households by household type has been moved to the Overview section.
	Section 4
	Housing market statistics are covered in this section. We have removed former Table 5.1 on annual house price inflation from 1930 as well as the two maps, 5.3 and 5.15. Also withdrawn are the table (5.5) on average house prices, mortgage advances and incomes of borrowers for countries within the United Kingdom, the chart (5.6) on year on year percentage change in mix-adjusted house prices and the table (5.13) on the ratio of lower quartile/median house price to lower quartile/median earnings. The two tables (5.16 and 5.17) from the DWP Family Resources Survey on mortgage payments are also not included in the volume this year. The former chart 5.2 on simple average house prices from 1991 has been placed in the Overview chapter, as have Chart 5.12 on deposit as a percent of purchase price and Chart 5.14 on ratio of lower quartile/median house price to lower quartile/ median earnings.

Section 5

This year we include only two tables in this section. These cover local authority rents by region (5.1) and housing association rents by region (5.2). We also show a new chart in the Overview section on mean weekly rents net of services.

Section 6

We have condensed the content of this chapter to exclude the former chart (7.2) on homeless households accepted as owed a main homelessness duty, a table (7.3) on households in priority need by ethnicity and three tables (7.8, 7.11 and 7.12) relating to households in temporary accommodation. We have redesigned former Chart 7.5 on homeless households in priority need accepted by local authorities for the Overview section and also added here another chart on temporary accommodation (7.9). A new table (6.7) on the outcome of homelessness prevention and relief has been incorporated in the main section of the volume

Section 7

This section covers household characteristics. Two former tables (8.5 and 8.6) on moves of home have been removed as have two further tables (8.8 and 8.9) on gross income of household reference person (HRP) and partner. A new chart has been added to the Overview section on the economic status of HRP by tenure.

Section 8

The former Chart 10.2 on total social housing sales to sitting tenants has been withdrawn as has the table (10.5) on housing association stock sold through the right-to-acquire scheme and Chart 10.7 on all sales of local authority stock. The chart on social housing stock sold through the right-to-buy scheme (10.6) has been moved to the Overview.

Section 9

We have removed the former chart (11.4) on Affordable Housing Supply additional housing units provided each year by type and moved Chart 11.5 on units provided each year by type of scheme to the Overview section.

Section 10

This section has been renamed Energy Efficiency. Former tables and chart 12.1 to 12.5 covering Decent Homes have been removed from the volume this year. We have retained four of the remaining six tables and charts covering Energy Efficiency Ratings (EER and SAP) in the bulk of the volume, but have moved one other chart (12.7) to the Overview section and added here as well a new chart relating to EER bands grouped by household type.

Section 11

We have added one new table to this section this year. This table gives figures on new dwellings by previous land use in England (Table 11.2). We have, however, removed six other tables from the chapter in 2010. These cover land changing to residential use (former Table 13.3), previous uses of land changing to residential use (Table 13.4), percentage of land changing to residential use that is within the 2008 Designated Green Belt (13.8), land changing to residential use within areas of high flood risk (13.11), dwellings built in areas of high flood risk (13.12) and new use of land changing to developed use (13.14). We have also removed the chart (13.2) on the proportion of dwellings on previously-developed land and another chart (13.9) on the percentage of dwellings built in 2008 Designated Green Belt. A third chart (13.6) on the density of new dwellings by region has been included in the Overview.

Section 12

We have removed three tables from last year's edition. These cover enforcement action (former Table 14.4), "County Matters", planning decisions by type and size of development (Table 14.6) and enforcement action of county planning authorities (Table 14.7). A new chart has been added to the Overview section on planning applications received, decided and granted by district level authorities in England between 2003 and 2010.

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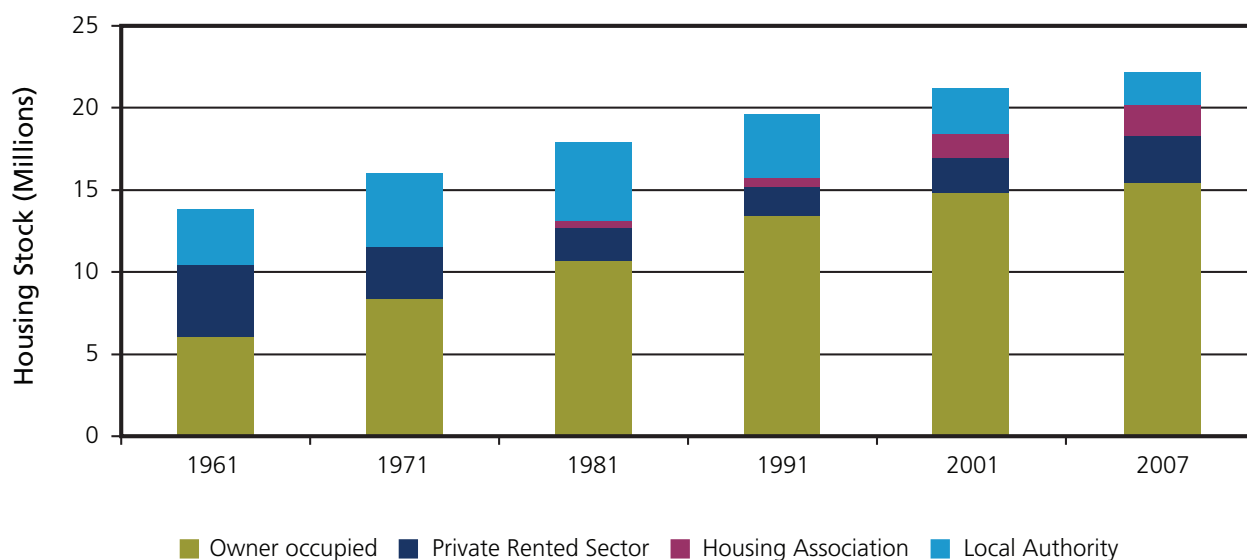
Housing and Planning Overview¹

DWELLING STOCK

Over the last few decades there has been a steady increase in the dwelling stock in England: Between 1961 and 2001 the stock level increased by 53 per cent from just fewer than 14 million to over 21 million (Figure 1, Table 1.1). Since 2001 there have been modest gains in stock, with 1.5 million more dwellings in 2010 (Table 1.2).

Net additions are calculated as the annual total number of new build completions plus the annual net gain or loss due to conversions, demolitions and change of use. Between 2001-02 and 2007-08 the net additions to the stock levels had increased annually from 131,000 to more than 207,000. However, between 2007-08 and 2009-10 there was a sharp decline in net additions: There were 41,000 fewer net additions to the dwelling stock in 2008-09 than in 2007-08 and 38,000 fewer in 2009-10 than in 2008-09. All nine English regions experienced a decrease in the number of net additional dwellings supplied in 2009-10 compared with 2008-09 (Table 1.2). The North West saw the largest annual decrease (38 per cent), with the East Midlands experiencing the lowest annual year-on-year decrease in net additions (10 per cent).

Figure 1: Dwelling stock: by tenure, England, historical series



Sources: For stock calculation see Appendix A: Notes and Definitions

Semi-detached houses formed the highest proportion (27 per cent) of dwelling stock, as at 31st March 2008, while 4 per cent were converted flats (Table 1.4). The type of accommodation varied greatly

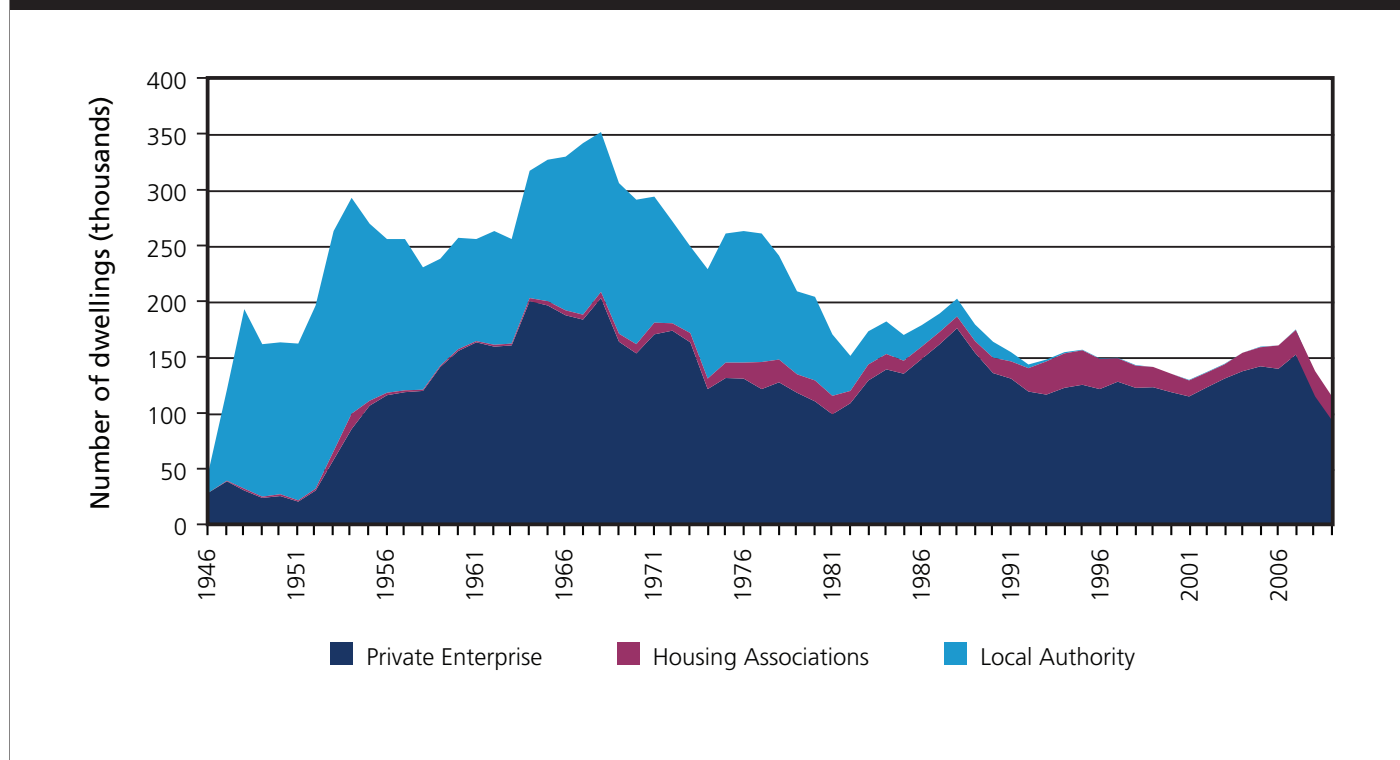
¹ Figures in this chapter will refer to England only unless stated.

between regions, particularly in London where 38 per cent were purpose-built flats, 15 per cent were semi-detached and just 4 per cent were detached houses, compared with 17 per cent in England as a whole. The East Midlands had the highest proportion of detached houses (25 per cent) and the North West had the highest proportion of terraced houses (34 per cent in total).

HOUSE BUILDING

The downturn in the economy since 2007 has had a major impact on the house building industry (see Figure 2). The figures for new build completions showed a sharp fall of over 34,000 new dwellings completed between 2007-08 and 2008-09, and a further fall of 20,000 between 2008-09 and 2009-10 (See table 2.1). This decrease was made up almost entirely of a fall in the number of private enterprise dwellings being completed. In the year to 2009-10 these completions fell by 19,000 to under 89,000 (an 18 per cent decrease). There were also small annual decreases to the number of new build completions for Housing association² (HA) dwellings, down by 770 and Local Authority (LA) dwellings, down by 220 completions.

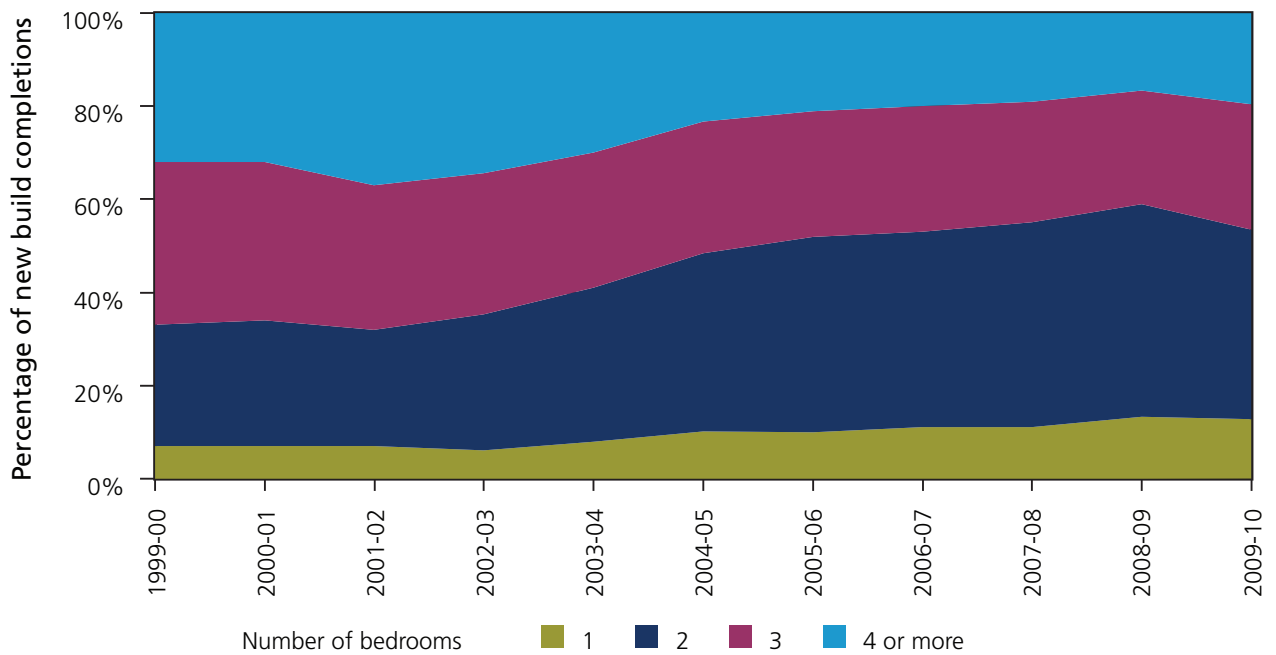
Figure 2: House building: permanent dwellings completed, by tenure, England, historical calendar year series



Sources: P2 returns from local authorities (DCLG), National House-Building Council (NHBC)

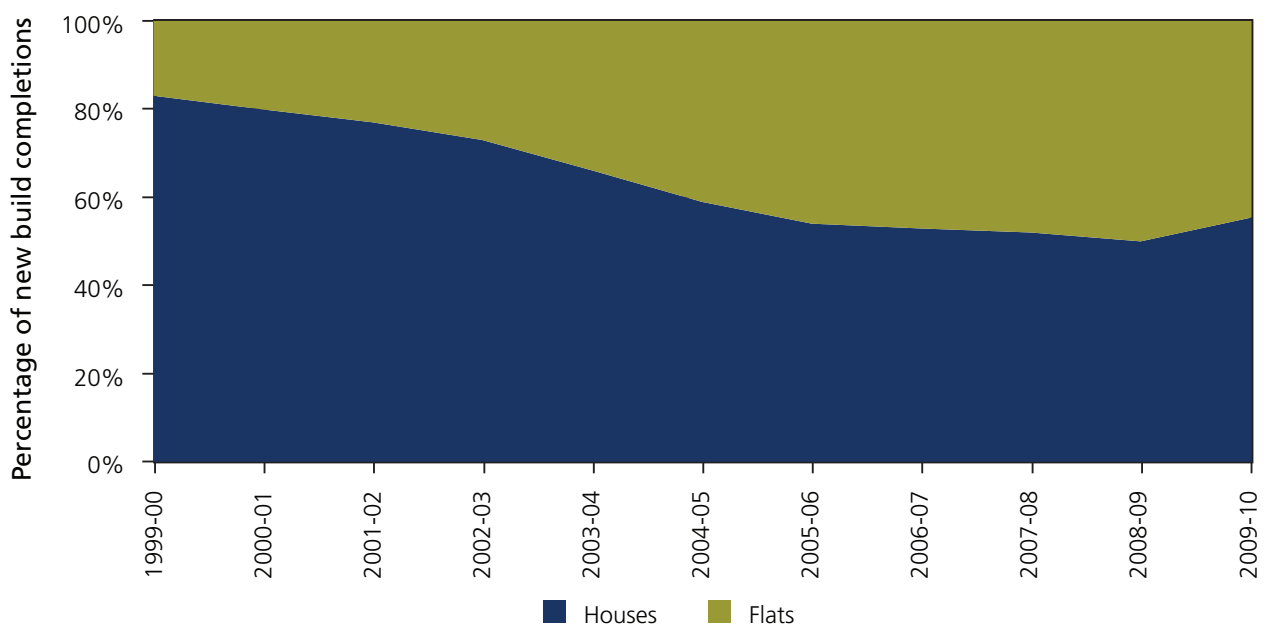
In the ten years since 1999-00 the proportion of new build completions made up of one and two bedroom properties has risen from under 40 per cent to over 50 per cent (see Figure 3). In the last year, however, the proportion has fallen from its 2008-09 high.

² In previous editions of this publication the term 'Registered Social Landlords' (RSLs) was used in place of 'housing associations'. The more all-encompassing description of 'housing associations' is now seen as more appropriate.

Figure 3: House building: percentage of new build completions by number of bedrooms, England

Source: National House-Building Council (NHBC)

The number of new build flats has also increased rapidly; in 1999-00 fewer than 20 per cent of new build completions were flats, in 2009-10 almost half were (see Figure 4). This is unsurprising since the majority of one or two bedroom properties built in 2009-10 were flats.

Figure 4: House building: percentage of new build completions by type of dwelling, England

Source: P2 returns from local authorities (DCLG), National House-Building Council (NHBC)

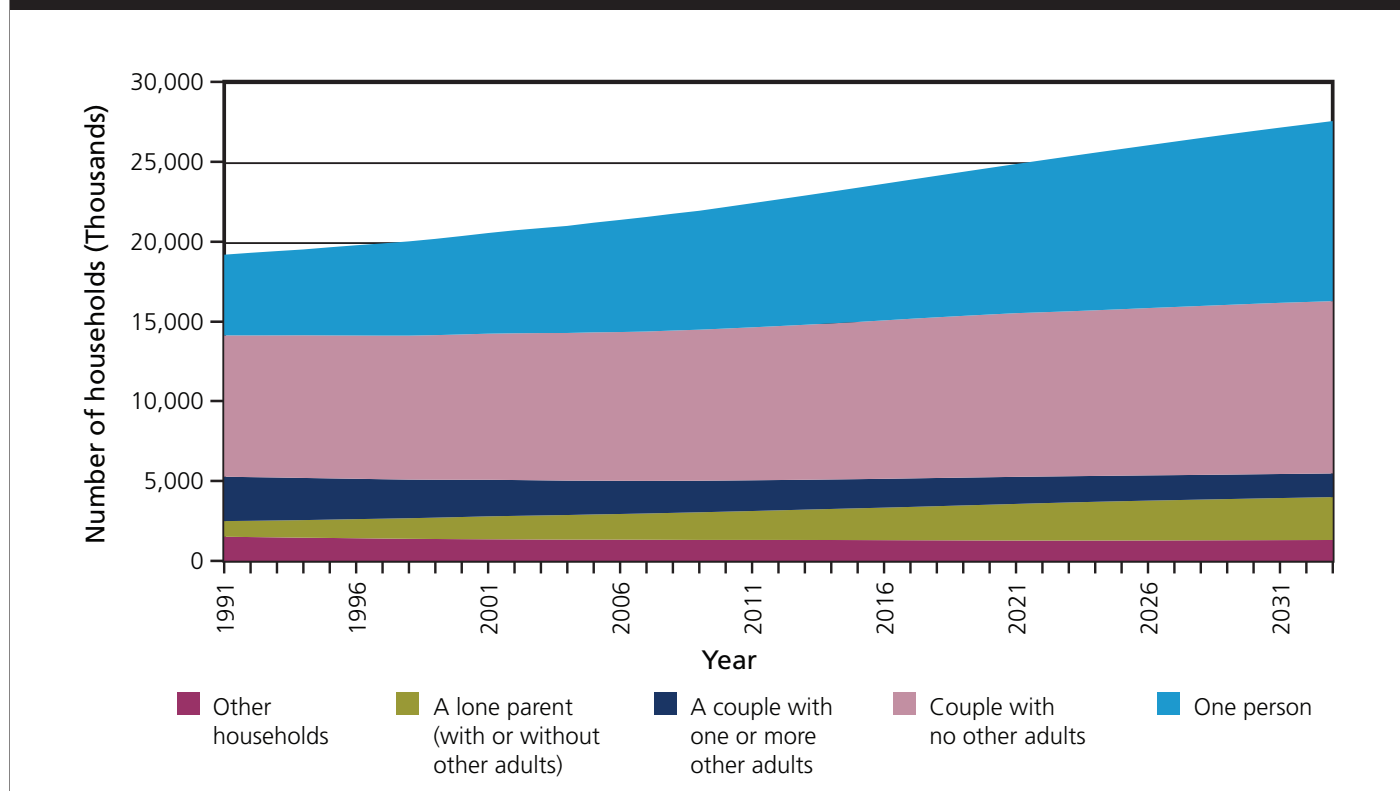
Despite the recent surge in flat building, the overall proportion of the stock of dwellings that were flats or maisonettes in England in 2008 was 18 per cent. Over 80 per cent of dwellings were houses or bungalows, with similar proportions of these being semi-detached or terraced and 17 per cent being detached. These figures vary greatly by region, highlighting the relative urbanity/rurality of the areas. Only 4 per cent of properties in London were detached compared with 25 per cent in the East Midlands. Only 9 per cent of properties in the East Midlands were flats or maisonettes (Table 1.4).

HOUSEHOLD PROJECTIONS

The 2008-based household projections show that there will be an extra 2.4 million households in England in 2018 from the 2008 baseline of 21.7 million households and an extra 5.8 million by 2033. This is equivalent to an average rate of growth of 232,000 households per annum over the 25 year projection period (Table 3.1).

The long-term projections are for the number of one-person households to increase at a greater rate than other household types (see Figure 5). Many of these households will be elderly persons, who may not downsize to a property more suitable to their household size. This could put further strain on the demand for larger 'family-sized' dwellings if the projections were realised.

Figure 5: Household projections: number of households by household type, England, 1991-2033^{1,2}



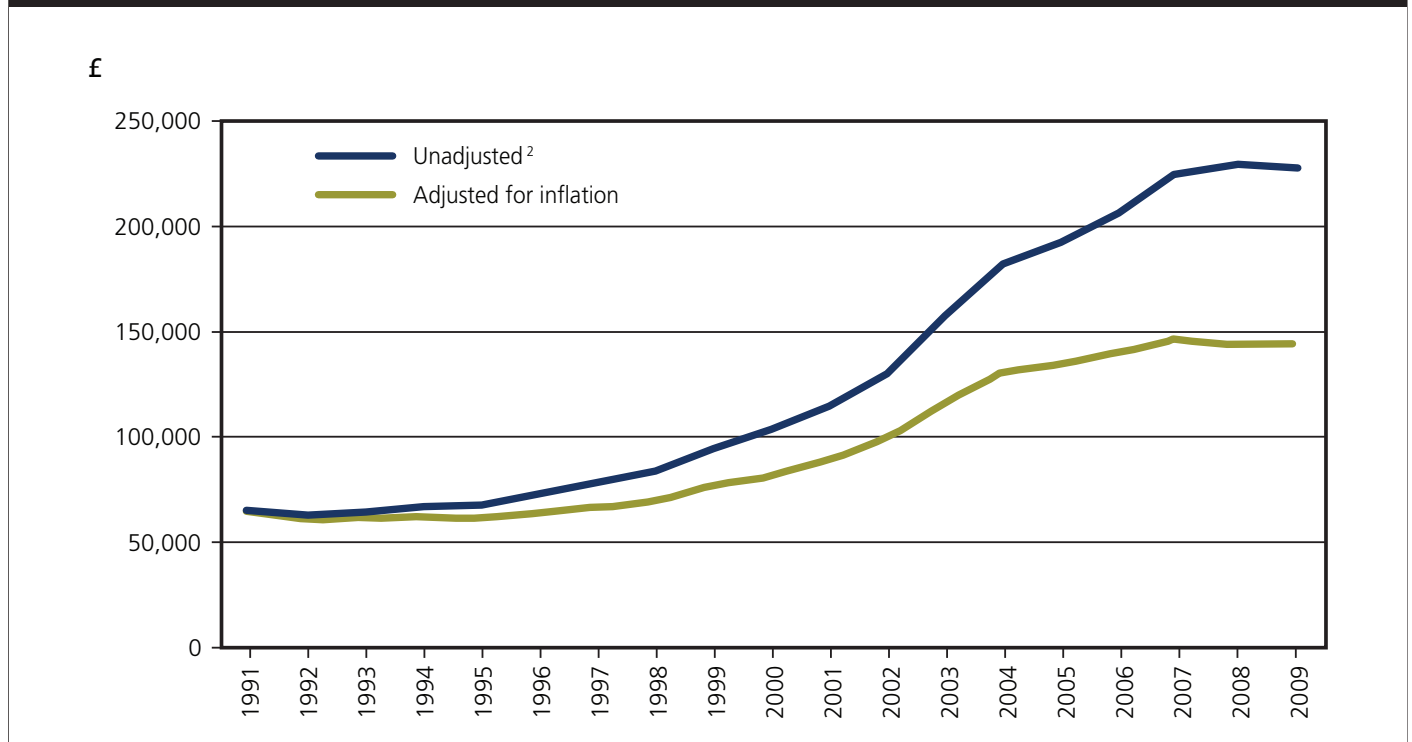
1 Figures for England to 2008 are based on ONS mid-year population estimates and projected rates of household formation from trends in Census and Labour Force Survey data. Other data sources, such as the Labour Force Survey, provide direct sample survey estimates of the number of households in each year and therefore may differ from the model based figures shown here. Figures from 2002 to 2008 have been revised to be consistent with revised mid year population estimates for these years.

2 All projections are 2008-based. The 2008-based household projections are linked to the Office for National Statistics 2008-based Population Projections, and are not an assessment of housing need or do not take account of future policies. They are an indication of the likely increase in households given the continuation of recent demographic trends.

HOUSING MARKET AND HOUSE PRICES

In the last ten years annual simple average house prices in the United Kingdom have increased steadily above inflation (see Figure 6) but have noticeably slowed in the last few years, and fell between 2008 and 2009. The simple average house price of purpose-built flats and maisonettes increased slightly between 2008 and 2009, but fell for all other dwelling types, particularly detached houses (a decrease of £16,400) and bungalows (£14,600) in the UK (Table 4.1).

Figure 6: Housing market: simple average house prices, United Kingdom, from 1991^{1,2,3}



1 Data up to and including 2002 are from 5% sample. Data from 2003 are based on a significantly enhanced sample size. Data from September 2005 are collected via the Regulated Mortgage Survey. 2005 data are based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Note that "unadjusted prices" are the actual/nominal prices. The prices "adjusted for inflation" are sometimes referred to as "real" prices. Base year is 1991,

3 Adjusted by the annual all items Retail Price Index (ONS identifier: CHAW).

Source: Regulated Mortgage Survey (CML)

Simple average house prices do not take account of changes in the proportions of different property types being sold from one year to the next. Mix-adjusted average house prices are a weighted average of prices for a standard mix of dwellings which form a better basis for estimating average house prices, although for year-on-year percentage changes we would compare the change in the house price index.

The mix-adjusted house prices for new dwellings were on average £7,600 less than pre-owned dwelling prices in the UK in 2009 (Table 4.2). However, this relative difference was only evident in England (new dwellings being £15,700 lower, on average, than pre-owned dwellings). In Wales, Scotland and Northern Ireland the average price of new properties were much higher than pre-owned dwellings (by £23,700, £48,700 and £35,600 respectively).

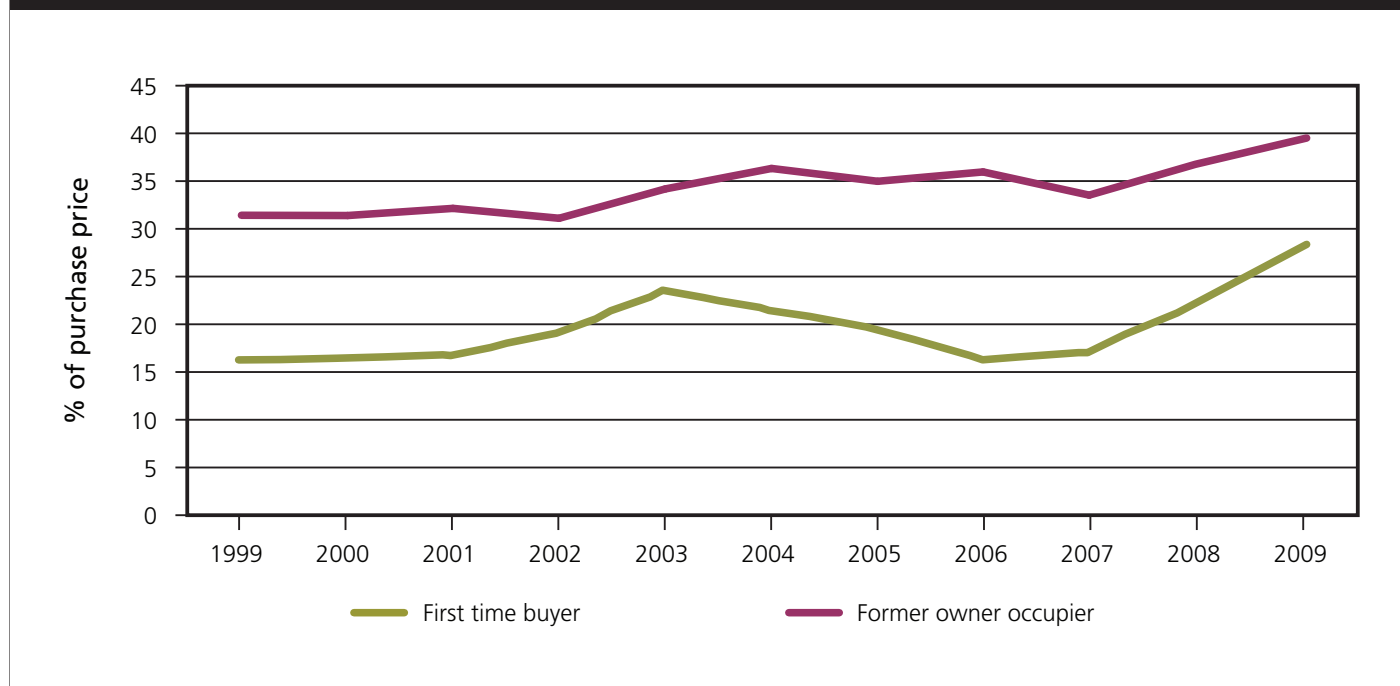
Mix-adjusted house prices fell by over £13,500 in the first-time buyer sector between 2008 and 2009 and average mix-adjusted house prices of those sold to former owner occupiers decreased by about £18,000 over the same period (Table 4.2). The year-on-year change as measured by the mix-adjusted house price index showed a fall in house prices of 7.6 per cent between 2008 and 2009 in the UK (Table 4.3). This was slightly higher for new dwellings, at 8.2 per cent. England and Wales had similar levels of house price decreases between 2008 and 2009 (at 8 per cent) for all dwellings, but house

price decreases in Scotland were lower (3.8 per cent) and much higher in Northern Ireland (16.8 per cent).

In 2009, the price to income ratio for first time buyers was 4.5, and was slightly lower than that for former owner-occupiers (five times income). However for first-time buyers this represented a very small increase on the ratio for 2008, but a moderate fall in the ratio for former owner-occupiers (Table 4.5).

The average size of deposits, as a percentage of prices, has increased between 2008 and 2009, from 32 per cent to 35 per cent for all buyers (Figure 7, Table 4.6). First time buyers provided 28 per cent of the total house price as a deposit, up from 22 per cent in 2008. Former owner occupiers provided 39 per cent, up from 37 per cent in 2008.

Figure 7: Housing market: deposit as a percent of purchase price, by type of buyer, United Kingdom, 1998–2009^{1, 2}



1 Data up to and including 2002 are from 5 per cent sample. Data from 2003 are based on a significantly enhanced sample size. Data from September 2005 are collected via the Regulated Mortgage Survey. 2005 data are based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.
 2 The ratio of deposit to price have been calculated on a case-by-case basis and then averaged.

Source: Regulated Mortgage Survey (CML)

There is evidence that house prices were more affordable in 2009 than in 2008 as the ratio of both lower quartile house price to lower quartile income and median house price to median income fell to pre-2004 levels (see Figure 8). However this figure was still far higher than it stood in 1999, showing that house price inflation has outpaced earnings inflation by some distance over the last decade.

Figure 8: Housing market: ratio of lower quartile/median house price to lower quartile/median earnings, England, 1999–2009^{1,2,3}



- 1 The Annual Survey of Hours and Earnings (ASHE) is based on a 1 per cent sample of employee jobs. Information on earnings and hours is obtained in confidence from employers. It does not cover the self-employed nor does it cover employees not paid during the reference period. Information is as at April each year. The statistics used are workplace based.
- 2 HM Land Registry data is for the first half of the year only, so it is comparable to the ASHE data which is as April.
- 3 The lower quartile and median property price/income is determined by ranking all property price/income in ascending order. The lowest 25 per cent of prices are below the lower quartile; the highest 75 per cent are above the lower quartile. The lowest 50 per cent of prices are below the median; the highest 50 per cent are above the median.

Sources: Annual Survey of Hours and Earnings (ONS); HM Land Registry

The percentage of first time buyers who were aged under 25 fell from 18 per cent to 16 per cent between 2008 and 2009, and those who were aged between 25 and 34 rose from 53 per cent to 56 per cent (Table 4.7). However the average age of first time buyers remained the same, at 32.

The number of mortgages that were six to 12 months in arrears rose by nearly 20,000 between 2008 and 2009 whilst mortgages that were more than 12 months in arrears more than doubled to 67,600. This equates to 1.4 per cent of all mortgages being in arrears by more than six months in 2009. The number of properties taken into possession rose from 40,000 to 47,700 in 2009, an increase of nearly 20 per cent (Table 4.8).

RENTS

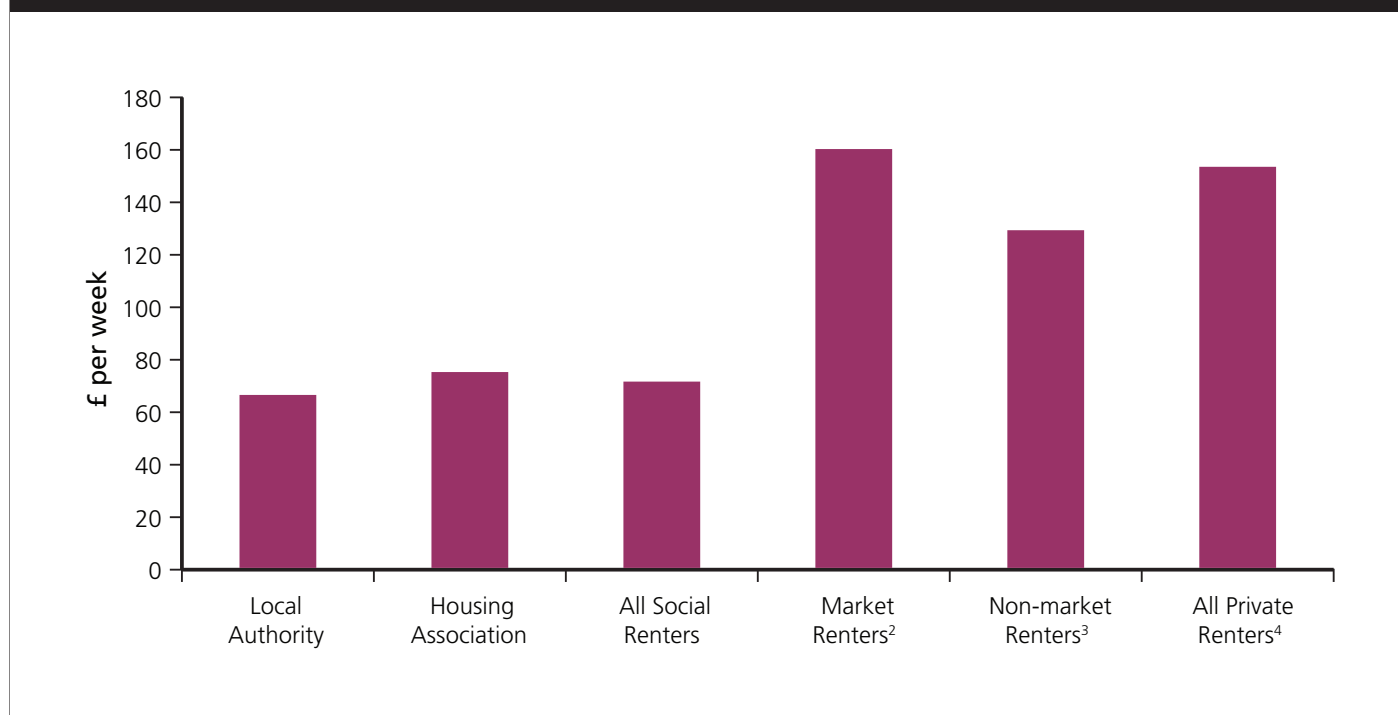
Average Housing Association (HA) rents for England increased from £53 per week to £78 per week between 2000 and 2010, an increase of 47 per cent (Table 5.2). Over a similar period (1998-99 to 2008-09³) local authority rents increased from £42 per week to £64 per week on average, an increase of 52 per cent (Table 5.1). Social renting tenants in London were paying the highest average rents: £80 for local authority renters in 2008-09 and £96 for HA renters in 2010. Local authority tenants in the North East were paying the least on average in 2008-09 (£53 per week) and HA tenants in the North East and in Yorkshire and the Humber were paying the lowest rents on average in 2010 (£65 per week). The gap between mean local authority rents and mean housing association rents as recorded on the English Housing Survey⁴ (see Figure 9) was £9 (£66 per week compared with £75 per week

³ 2009-10 figures for local authority rents are not yet available.

⁴ Social rents reported in Figure 9 are not comparable with those given in Tables 5.1 and 5.2 due to the different sources used (EHS and administrative data).

respectively). Rent levels for private renters were much higher than those in the social rented sector (£153 per week compared with £71 per week).

Figure 9: Mean weekly rents net of services, England, 2008-09¹



¹ Rents not comparable with previous Survey of English Housing estimates due to methodological changes

² Market renters have assured or assured shorthold private tenancies

³ Non-market renters have private tenancies not available on the open market in 2008-09

⁴ All private renters includes those with tenancy type unknown

Source: English Housing Survey (DCLG), full household sample

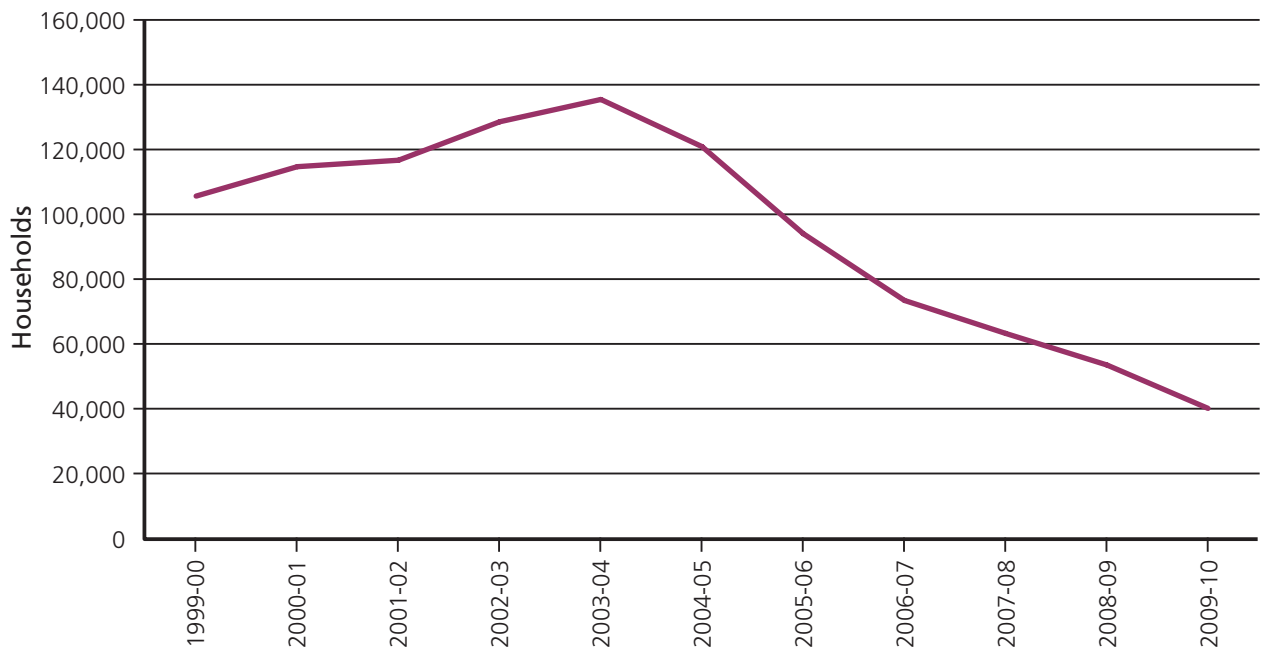
STATUTORY HOMELESSNESS

The Housing Act 1996 places a statutory duty on local authorities to provide assistance to households who are homeless or threatened with homelessness and fall within a priority need group. Priority need groups include households with dependent children or a pregnant woman and people who are vulnerable in some way, e.g. because of mental illness or physical disability.

In 2009-10, local housing authorities made 89,000 decisions on applications (by eligible households) for housing assistance, under the homelessness legislation of the Housing Act 1996. This is 21 per cent lower than 2008-09, which suggests that factors other than the economic downturn are driving homeless applications. Of these, almost half (45 per cent) were accepted as owed a main homelessness duty, but 30 per cent were found not to be homeless (Table 6.1).

The number of households accepted as homeless and in priority need in England peaked in 2003-04, at 135,000 and since then has fallen considerably (Figure 10). In 2009-10, 40,000 households were accepted as homeless and deemed to be in priority need. Of these the highest acceptance rates were located in the West Midlands and London, representing 3.2 and 3.0 in 1,000 households respectively (Table 6.2).

Figure 10: Statutory homelessness: Homeless households in priority need accepted¹ by local authorities, England



1 Households accepted by local authorities under homelessness legislation as eligible for assistance, unintentionally homeless and in priority need, and consequently owed a main housing duty.

Source: P1(E) returns (DCLG)

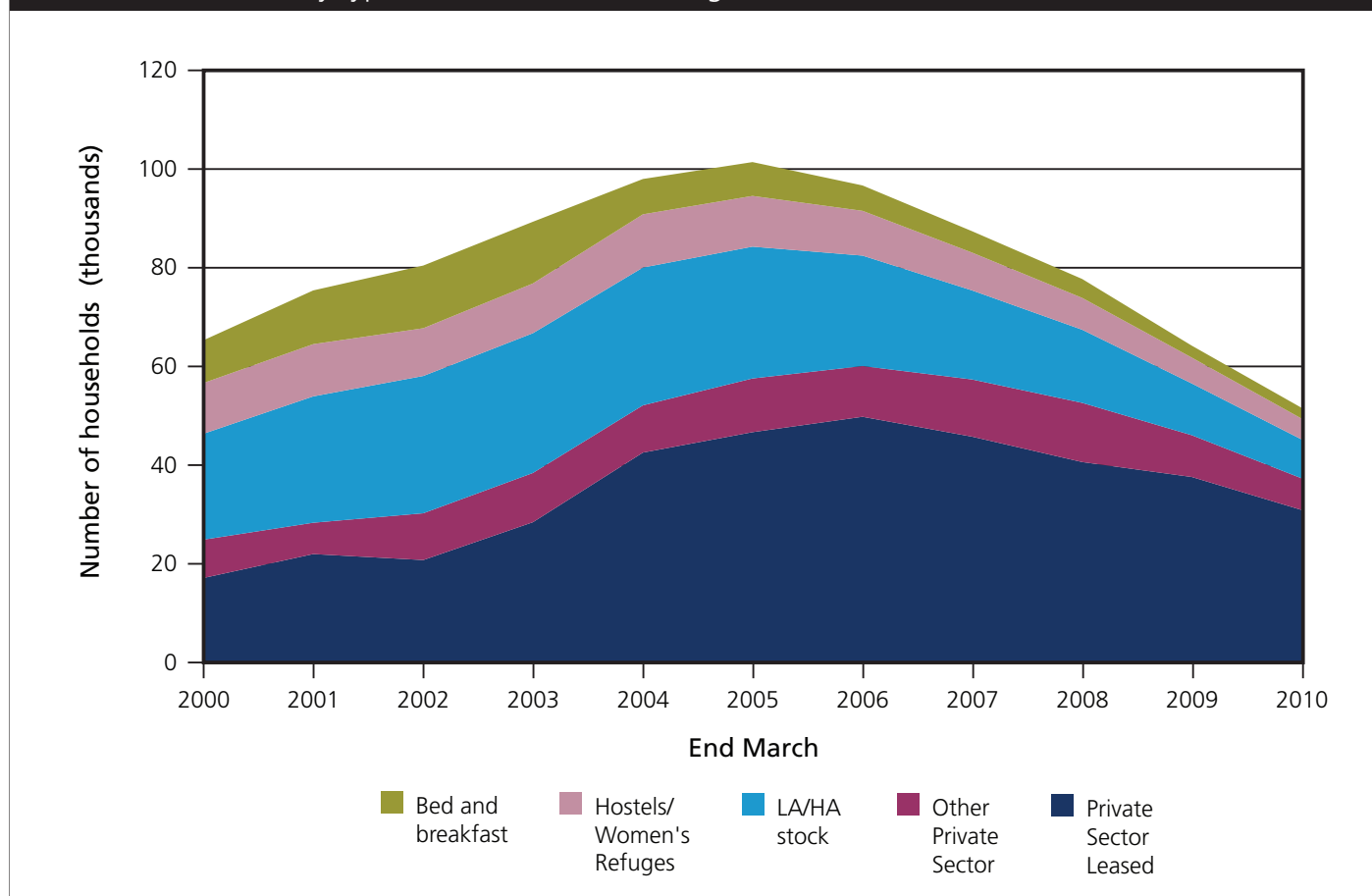
The Homelessness Act 2002 required all housing authorities to have a strategy for preventing homelessness. The economic downturn has not stopped the fall in acceptances as homelessness prevention strategies have continued to drive down applications for assistance. In 2009-10 there were 165,000 cases of homelessness prevention or relief estimated to have taken place outside of the statutory homelessness framework in England (Table 6.7).

In 2009-10, households with dependent children formed the largest priority need group; 57 per cent of all homeless households accepted. Eleven per cent contained a pregnant household member, whilst the majority of the remainder contained a vulnerable household member (Table 6.3).

In 2009-10, the majority of homeless households in priority need accepted by local authorities lost their last settled home due to their relatives or friends no longer being willing or able to provide accommodation (34 per cent). Twenty per cent were made homeless due to a relationship breakdown with their partner. Only 6 per cent of homeless households had their last settled accommodation repossessed or other loss due to mortgage or rent arrears (Table 6.4).

Of 51,300 households placed into temporary accommodation, as at end March 2010, 60 per cent were placed into private sector accommodation leased by local authorities or housing associations and 15 per cent were placed into LA/HA stock (see Figure 11). The number placed in bed and breakfast (B&B) accommodation has fallen sharply since the Homelessness (Suitability of Accommodation) (England) Order 2003 was passed. This stated that local authorities could no longer place families with children in B&B accommodation except in an emergency. As at end March 2010 only 4 per cent of households were placed in such accommodation.

Figure 11: Statutory Homelessness: Households in temporary accommodation arranged by local authorities, under the homelessness provisions of the Housing Acts, as at the end of March, by type of accommodation, England^{1,2}



1 Households in accommodation arranged by local authorities after being accepted as owed a main homelessness duty under the 1985 and 1996 Acts, or pending enquiry or under review, or housed for a reasonable period after being found intentionally homeless. Excludes "homeless at home" cases.

2 From March 2002 onwards, some self-contained accommodation in Annex-style units previously recorded under B&B was more appropriately attributed to Other Private Sector.

Source: P1(E) returns (DCLG)

HOUSEHOLD CHARACTERISTICS

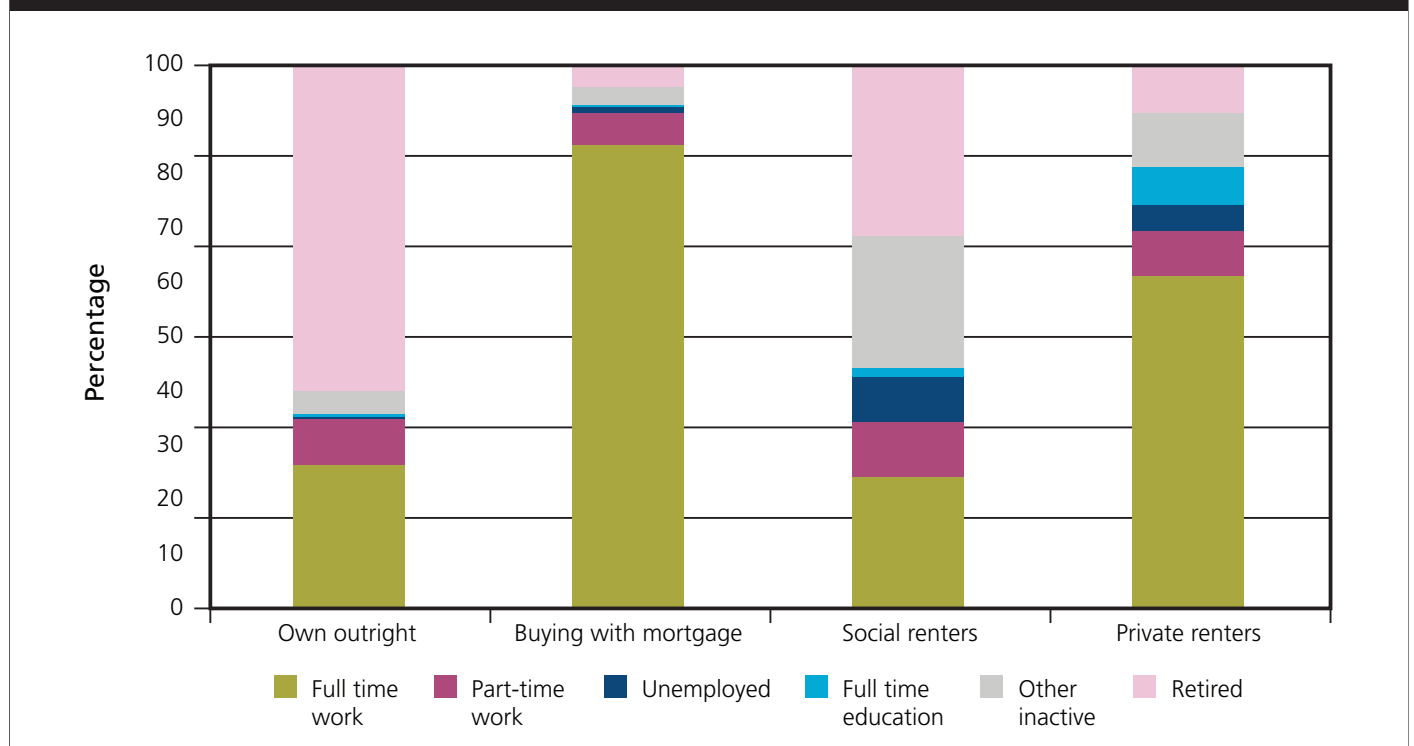
In 2008-09 the proportion of households who owned their home was 68 per cent. A slightly lower proportion owned their property outright (31 per cent) than were buying with a mortgage (36 per cent). The proportion owning outright increased in the last 10 years from 28 per cent in 1999, and correspondingly the proportion buying with a mortgage fell from 42 per cent over the same period. The proportion of social rented homes fell from 20 per cent to 18 per cent between 1999 and 2008-09 (Table 7.1).

Social renters were more likely to have lived in their home for longer than private renters but not as long as owner-occupiers; on average (median) about seven years (Table 7.2).

As we might expect, a high percentage of household reference persons (HRPs) who owned their home outright in 2008-09 were retired (60 per cent), and 35 per cent were working (Figure 12, Table 7.3). Social renters were far less likely to be employed than those buying with a mortgage and those renting privately (34 per cent) and more likely to be unemployed (8 per cent). Social renters were more than twice as likely as private renters to be inactive other than retired or in education (24 per cent of all

social renters compared with 10 per cent of private renters). The 'other inactive' group includes those who are sick or disabled, or are carers (Table 7.3).

Figure 12: Economic status of Household Reference Person by tenure, England, 2008-09



Source: English Housing Survey (DCLG), full household sample

Households who owned their property outright were more likely to be a couple with no dependent children (52 per cent in England in 2008-09) or a single female (Table 7.4). Again this reflects the older age range of households that own their property outright. Those buying on a mortgage were more likely to be a couple with dependent children but far less likely to be a single person household. Since single person households tend to be either older age groups (over 65) or younger age groups (under 35) this indicates that older single persons were likely to have paid off their mortgage and younger single persons may have found it more difficult to buy a house with a mortgage on their own. Social rented households were also more likely than other tenure groups to be a one person household (41 per cent of all social rented households) or a lone parent with dependent children (17 per cent).

The rate of overcrowding of owner-occupiers was much lower than that of renters in 2008-09; only 1.6 per cent of owner-occupier households were overcrowded (one or more bedrooms below the bedroom standard⁵) compared with 5.4 per cent of private renters and 6.7 per cent of social renters (Table 7.5). Nevertheless this still translates as around 230,000 owner-occupier households living in overcrowded conditions. Owner-occupiers were also more likely to under-occupy their homes, with 47 per cent living in homes two or more above the bedroom standard, compared with 11 per cent of social renters and 16 per cent of private renters.

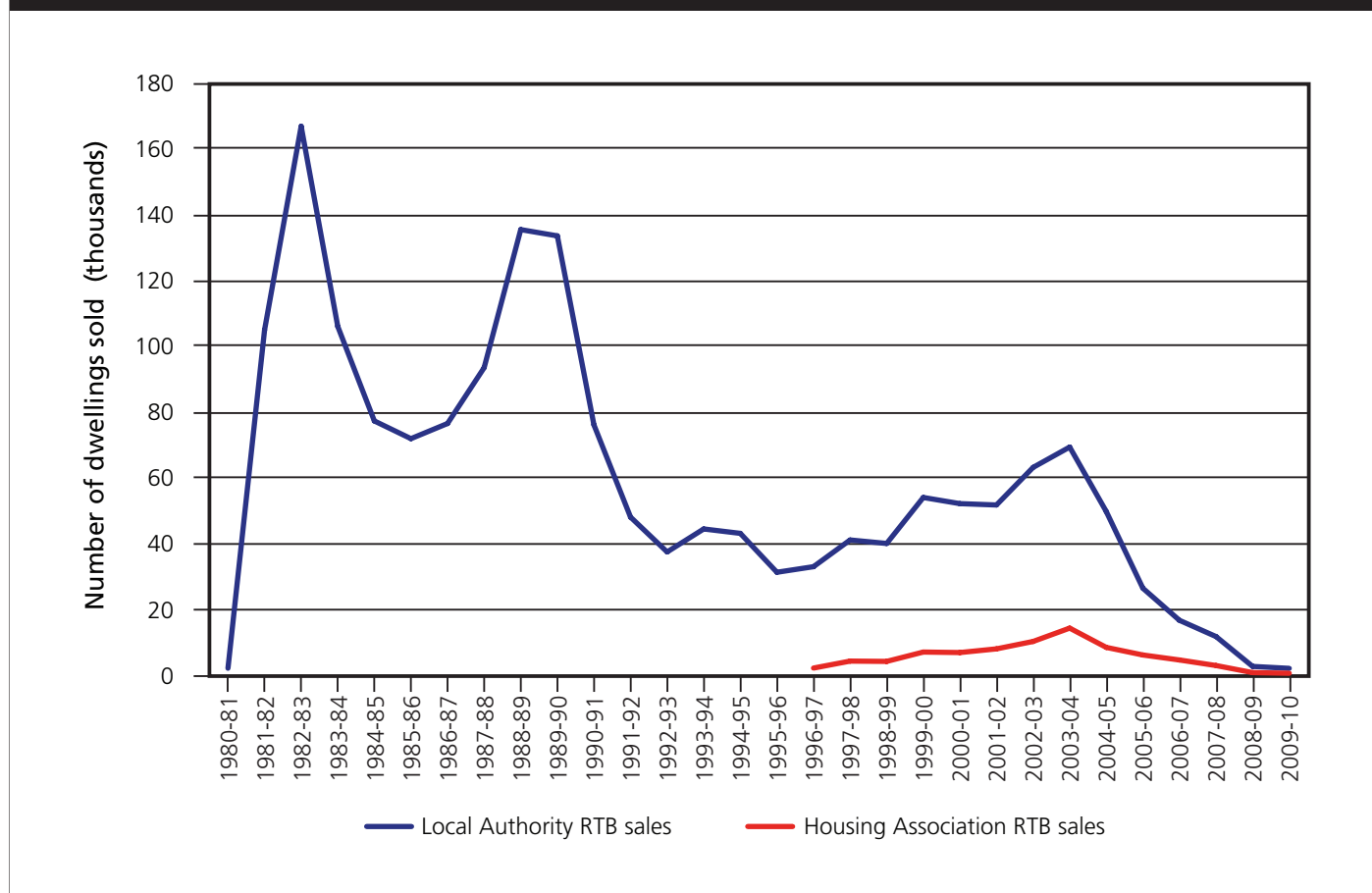
SOCIAL HOUSING SALES

Since the early 1980s those renting from local authorities in England, with secure tenancies of at least two years' standing, have been entitled to purchase their home under the 'right-to-buy' scheme. Sales under this scheme peaked at over 160,000 properties in 1982-83 (see Figure 13). They have declined

⁵ For definition of bedroom standard see Appendix B.

since then with some periods of increase, most notably between 1987-88 and 1988-89 and for some periods between 1998-99 and 2003-04. Since 2003-04 local authority Right to Buy sales have fallen steadily from nearly 70,000 to 2,290 in 2009-10 (Table 8.1), in part due to changes in the eligibility rules under the Housing Act 2004, which mean that new tenants have to be resident in the property for five years before they can buy, among other factors such as such as discount levels relative to house prices, market conditions and mortgage availability.

Figure 13: Social housing sales: Local authority and housing association stock sold through the Right to Buy scheme, England^{1,2}



1 Data includes estimates for non-responding authorities.

2 The Right to Buy scheme was introduced under the 1980 Housing Act with effect from October 1980.

Source: Local authority PIB returns (DCLG); Regulatory Statistical Return (TSA)

In the ten years since 1999-00, average discounts (the ratio of the discount to the market value) on sales have fallen from 48 per cent to 26 per cent in 2009-10 (Table 8.2), although the average amount of the discount has remained relatively stable, increasing moderately from £23,630 to £26,660 between 1999-00 and 2009-10. Corresponding market values of the properties sold have, on average, more than doubled over the same time period, from £48,950 to £101,260.

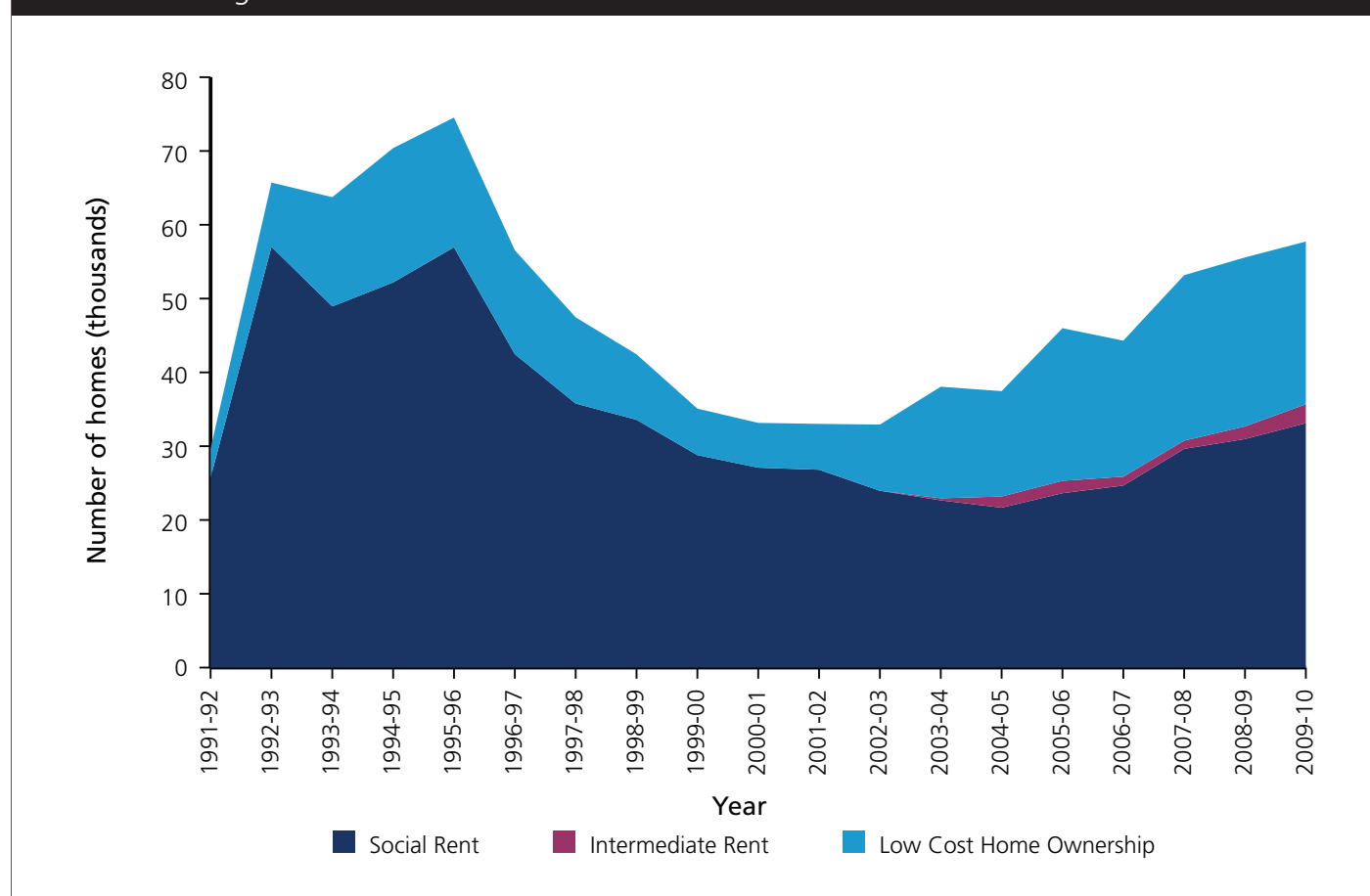
Housing association stock sold through preserved Right to Buy has also fallen since 2003-04 from over 14,000 properties to just 800 in 2009-10 (Table 8.3). All regions in England have shown a fall in housing association stock sold over the same period, albeit with year-on-year variations.

AFFORDABLE HOUSING SUPPLY

The number of additional affordable homes provided increased by 2,160 (4 per cent) between 2008-09 and 2009-10; most of this increase came from an increase in social rented properties. Ninety-two per cent (30,330) of the additional social rent homes were new build homes. Overall, 89 per cent of additional affordable homes were in receipt of some funding from the Homes and Communities Agency (Table 9.1, Figure 11).

The number of additional affordable housing units provided per annum has increased by nearly 25,000 between 2002-03 and 2009-10, although followed a period of falling provision of additional affordable housing, which peaked in 1995-96, when over 70,000 additional affordable homes were provided (see Figure 14).

Figure 14: Additional affordable homes¹ provided by type of scheme, 1991-92 to 2009-10, England



1. Affordable housing is the sum of social rent, intermediate rent and low cost home ownership.

Source: Homes and Communities Agency; Local Authorities

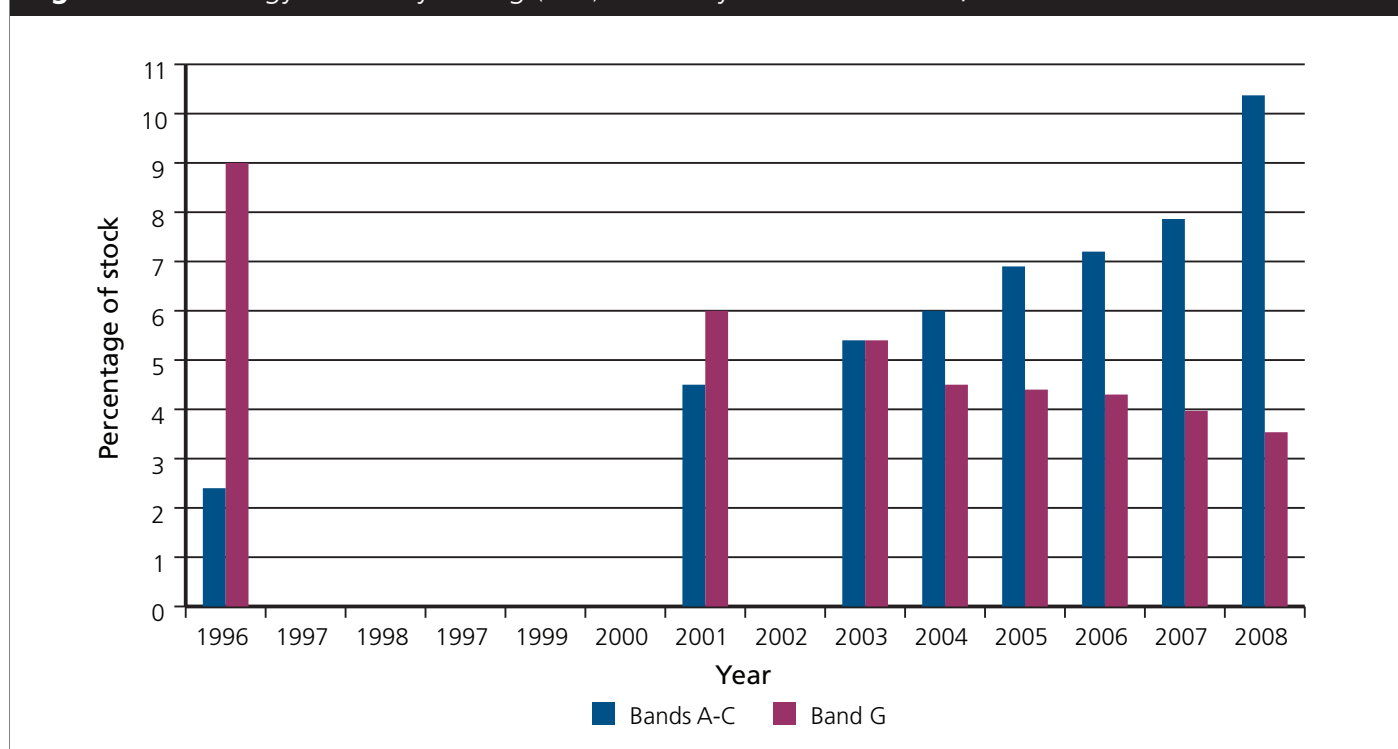
In 2009-10 nearly a quarter (24%) of additional affordable homes were provided in London (13,570) and a fifth (19%) in the South East (11,000). The number of additional affordable homes provided increased between 2008-09 and 2009-10 in six out of the nine English regions (Table 9.2).

ENERGY EFFICIENCY OF HOMES

The energy efficiency (SAP) rating is based on a home's energy costs per square metre where the rating is expressed on a scale of 1-100. The SAP score is banded into seven bands A-G with Band G the worst performers and Band A the best⁶.

Flats tended to be more energy efficient than houses, as reported in the 2008 English Housing Survey, with 29 per cent of flats achieving an A-C rating compared with just 6 per cent of houses (Chart 10.1). Only 10 per cent of all homes were rated A-C, although this figure has risen from 8 per cent in 2007 and just 2 per cent in 1996 (see Figure 15). The proportion of homes rated the least energy efficient (Band G) stood at 4 per cent, and this figure has not fallen by much since 2001, when 6 per cent were classified as Band G. The mean SAP rating has risen from 42 to 51 between 1996 and 2008 (Table 10.2).

Figure 15: Energy Efficiency Rating (EER) Bands by household stock, 1996 - 2008

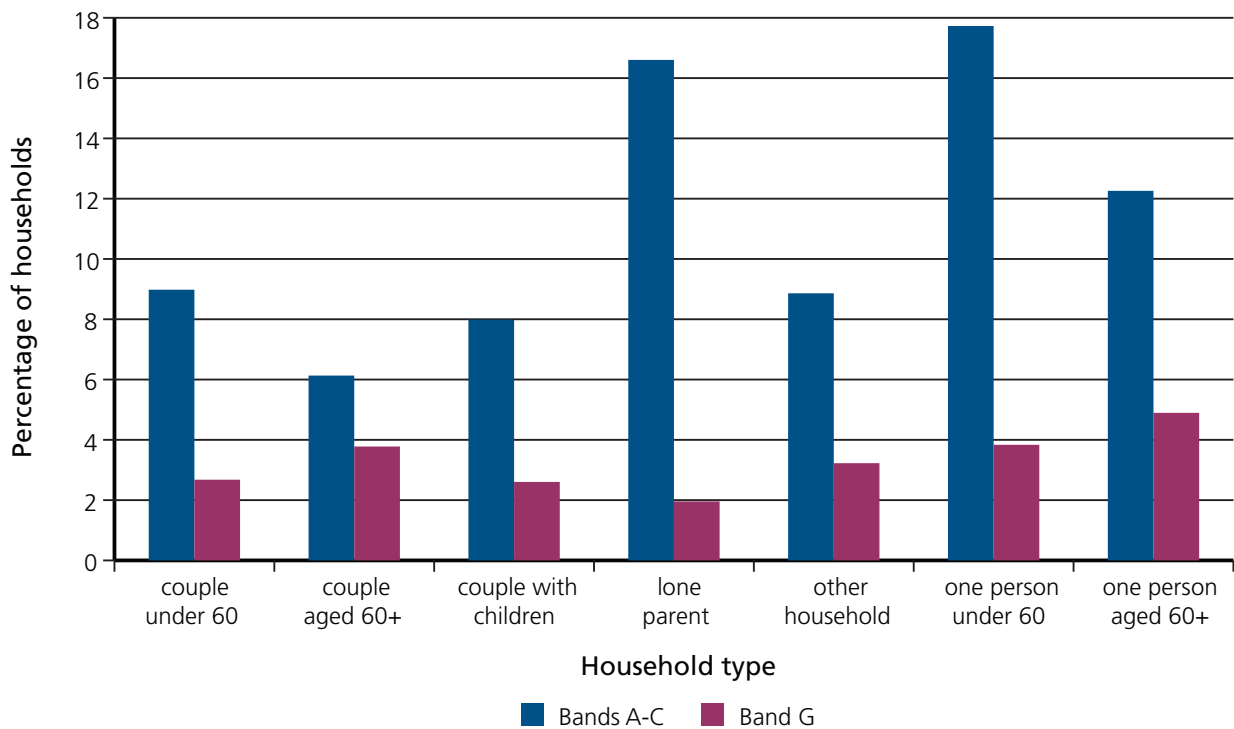


Source: English Housing Survey (DCLG)

Purpose-built flats were the most energy efficient dwelling type in 2008 on average – 35 per cent of these were rated in Band A-C compared with 14 per cent of mid-terraced and just 3 per cent of detached houses and bungalows (Chart 10.3). Converted flats were more likely to be rated in band G than any other dwelling type. The average SAP rating for purpose-built flats was 62 (Table 10.4), but for converted flats this was 45 (compared with the average SAP rating for all dwellings of 51).

Lone parents and one person households were more likely to live in a dwelling that was rated A-C for energy efficiency, as these groups are also more likely to live in flats that are energy efficient. However older (60+) single person households were also more likely to live in a dwelling that was rated in Band G (see Figure 16).

⁶ See Appendix B for more details.

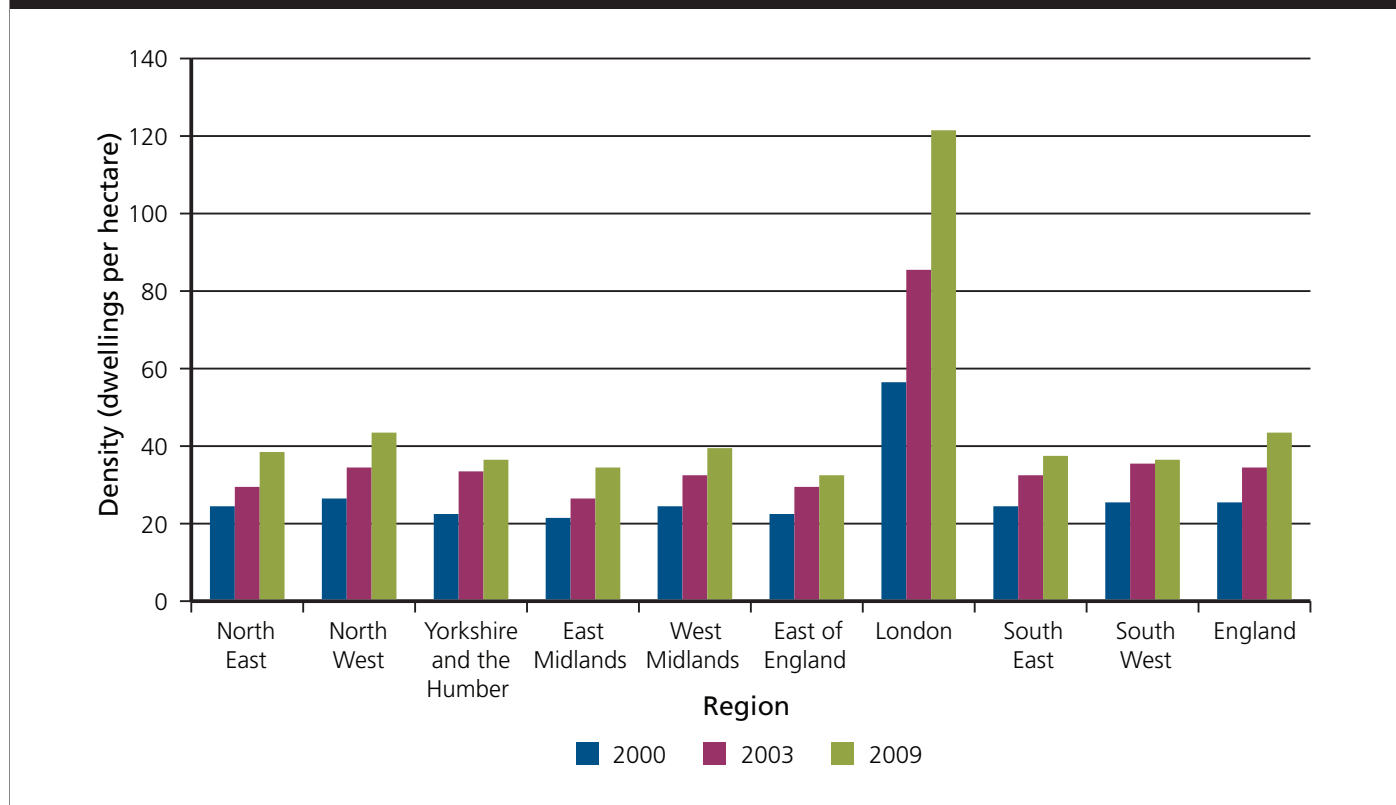
Figure 16: Energy Efficiency Rating (EER) Bands by household type, England, 2008

Source: English Housing Survey (DCLG)

LAND USE CHANGE

In the ten years between 1999 and 2009 the proportion of new dwellings built on previously developed land has increased steadily from 59 per cent to 80 per cent for dwellings including conversions (Table 11.1). London has the largest percentage of new dwellings (including conversions) built on previously developed land (98 per cent in 2009), whereas the East Midlands has the lowest percentage (61 per cent in 2009).

The density of new dwellings built in England has nearly doubled between 2000 and 2009 (from 25 dwellings per hectare to 43 dwellings per hectare). In London the increase has been most notable, with 121 dwellings built per hectare in 2009 compared with 56 dwellings per hectare in 2000 (see Figure 17). Over the whole of England the increase in new dwelling density between 2000 and 2009 has been sharper for those built on previously developed land (a 75 per cent increase in dwelling density) compared with those built on non-previously developed land (a 41 per cent increase). Dwelling density is lower on non previously-developed land than previously-developed land, which could indicate that houses rather than flats will be built in these areas. However, dwelling density has increased in every Government Office Region between 2000 and 2009, both for those built on previously-developed and non previously-developed land (Table 11.3).

Figure 17: Density of new dwellings by region: 2000, 2003 & 2009

Source: Land Use Change Statistics (DCLG)

Two per cent of new dwellings built in 2009 were built within the Designated Green Belt in England (Table 11.4). This proportion has remained constant since 2004. The highest percentage of new dwellings built on Green Belt land in 2009 was in Yorkshire and the Humber (5 per cent).

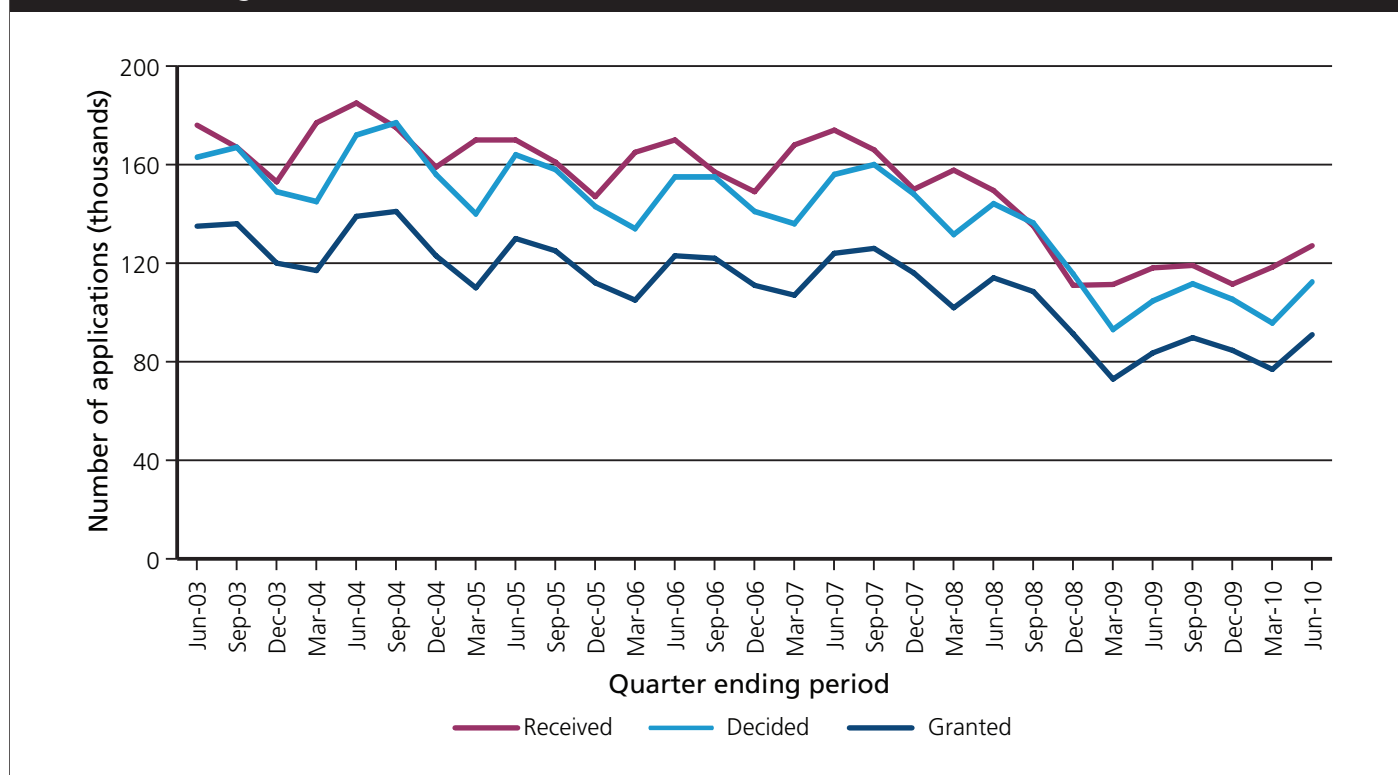
Areas of high flood risk cover approximately 10 per cent of England, and in 2009, 11 per cent of new dwellings were built in areas of high flood risk – up from 9 per cent in 2008. In London, 23 per cent of new dwellings were built in high flood risk areas in 2009, compared to only 1 per cent in the North East of England (Table 11.5).

Just over half of all land changing to a developed use was previously developed in 2008, with 21 per cent of land changing to a developed use being previously residential. Most of the land changing to developed use that was not previously developed was previously agricultural land. This accounted for 38 per cent of all land developed in 2008. The total amount of land developed has fallen significantly in the last ten years from 15,690 hectares in 1998 to 5,880 hectares in 2008 (Table 11.6).

PLANNING APPLICATIONS

The number of planning application decisions fell by 15 per cent to 418,000 in 2009-10. Of those applications where a decision could be made, 85 per cent of them were granted. In the June quarter 2010, authorities undertaking district level planning in England received 127,100 planning applications, an increase of 8 per cent compared with the corresponding quarter in 2009, and decided 112,400 planning applications, an increase of 7 per cent on the same quarter last year (Table 12.1, Figure 18). Eighty-six per cent of all decisions in the June quarter 2010 were granted, an increase of two percentage points when compared with the June quarter 2009.

Figure 18: Planning applications received, decided and granted by district level authorities, England, June 2003 to June 2010



Source: General Development Control Return (District) PSF returns (DCLG)

In the June quarter 2010 the lowest percentage of applications granted was in London (79 per cent), whereas in the North East 94 per cent of applications were granted (Table 12.2). In England, 70 per cent of major applications were processed within 13 weeks compared with 71 per cent in the June 2009 quarter. Also, 78 per cent of minor applications and 88 per cent of other applications were processed within eight weeks. The percentage of major applications granted in 13 weeks was highest in the North East and East Midlands (80 and 79 per cent respectively) and lowest in London and the South West (67 per cent).

In the June quarter 2010, seven regions and the National Park authorities saw an increase in the number of applications decided compared with the June quarter 2009, whilst the number fell in Yorkshire and the Humber (by 1 per cent) and remained unchanged in the North East (Table 12.2). The largest increases were in London (14 per cent) and the South East (12 per cent).

Householder developments are those developments to a house which require planning permission such as extensions, loft conversions, conservatories, and so on. 47 per cent of all decisions were for householder developments in the June quarter 2010. This represents an 8 per cent increase from 49,300 in the June quarter 2009. In the same period 64 per cent of major residential applications were decided within 13 weeks, unchanged from the corresponding quarter in 2009 (Table 12.3).

Authorities that undertake county level planning activity – which includes counties, unitary authorities, London boroughs, metropolitan districts, urban development corporations and National Parks - received 1,575⁷ 'county matters' applications in the year ending June 2010. County councils accounted for 77 per cent of total applications, unitary authorities for 17 per cent and metropolitan districts for 5 per cent. In the June quarter 2010, county matter authorities received 352 applications and determined 306 applications, a decrease of 2 per cent compared with the same quarter last year. Of these, 92 per cent were granted (Table 12.4).

⁷ This compares with the 475,000 planning applications received by authorities that undertake district level planning activities. Figures for 'county matters' decisions are therefore likely to be much more variable than those for districts because of the smaller numbers of such decisions.

SECTION 1

Dwelling stock (including Net additions and Vacants)

For information on the number of households by tenure (e.g. the number of homeowners), please refer to Table 7.1. The tables in Section 1 are estimates of dwelling stock that include vacancies and second homes.

- Dwelling stock in England increased by around 1.6 million dwellings between March 1997 and March 2007, when it stood at just over 22 million dwellings (**Table 1.1**);
- At 31 March 2007, owner occupied dwellings (including vacants and second homes) totalled 15.4 million dwellings (**Table 1.1**);
- In 2007 the proportion of dwellings in the private rented sector was 3 percentage points higher than 10 years earlier, up to 2.9 million dwellings (**Table 1.1**);
- Net additions to the stock (new build plus conversions and change of use, less demolitions) rose from 132,000 net additions per annum in 2000-01, to a peak of 207,370 in 2007-08 before falling to 128,680 in 2009-10 (**Table 1.2**);
- The proportion of LA vacant dwellings in England rose from 2.6 per cent in 1999 to reach a peak of 2.9 per cent in 2002. It then fell in subsequent years to 1.9 per cent in 2009 (**Table 1.5**);
- The proportion of LA management vacant dwellings fell over the same period by 0.6 percentage points (from 1.5 per cent to 0.9 per cent) (**Table 1.5**);
- In 2009, Yorkshire and the Humber and the North West had the highest proportion of LA vacant dwellings at 2.4 per cent. (**Table 1.5**);
- In 2009, Yorkshire and the Humber and the East of England had the highest proportion of LA management vacant dwellings at 1.1 per cent (**Table 1.5**);
- The proportion of HA vacant dwellings of total HA dwelling stock fell from 2.9 per cent in 2000 to 1.6 per cent in 2010 (**Table 1.6**);
- In 2010 the proportion of HA vacant dwellings as a percentage of total HA dwelling stock was the highest in Yorkshire and the Humber at 2.2 percent. This was followed by the North East (2.2 per cent), the North West (1.9 per cent) and London at 1.8 per cent (**Table 1.6**).

Table 1.1: Dwelling stock: by tenure¹, England

Thousands of dwellings/percentage									
	Owner Occupied		Rented Privately or with a job or business		Rented from Housing Associations		Rented from Local Authorities		All dwellings
	Thousands	(%)	Thousands	(%)	Thousands	(%)	Thousands	(%)	Thousands
England ^{2,3,4}									
1961	6,068	44%	4,377	32%	..	..	3,382	24%	13,828
1971	8,334	52%	3,201	20%	..	..	4,530	28%	16,065
1981	10,653	59%	2,051	11%	410	2%	4,798	27%	17,912
1991	13,397	68%	1,767	9%	608	3%	3,899	20%	19,671
31 March									
1997	14,111	68%	2,125	10%	985	5%	3,401	16%	20,622
1998	14,308	69%	2,121	10%	1,040	5%	3,309	16%	20,778
1999	14,518	69%	2,086	10%	1,146	5%	3,178	15%	20,927
2000	14,701	70%	2,089	10%	1,273	6%	3,012	14%	21,075
2001	14,838	70%	2,133	10%	1,424	7%	2,812	13%	21,207
2002 ^P	14,942	70%	2,197	10%	1,492	7%	2,706	13%	21,337
2003 ^P	15,088	70%	2,285	11%	1,651	8%	2,457	11%	21,481
2004 ^P	15,210	70%	2,389	11%	1,702	8%	2,335	11%	21,636
2005 ^P	15,312	70%	2,525	12%	1,802	8%	2,166	10%	21,805
2006 ^P	15,390	70%	2,673	12%	1,842	8%	2,086	9%	21,992
2007 ^P	15,449	70%	2,866	13%	1,886	8%	1,987	9%	22,190

1 For detailed definitions of tenures see Notes and Definitions

2 Figures to 1981 are as at 1 April.

3 Series from 1992 to 2001 for England has been adjusted so that the 2001 total dwelling estimate matches the 2001 Census.

4 For information on the number households by tenure (e.g. the number of homeowners), please refer to 7.1 The tables in Chapter 1 are estimates of dwelling stock that include vacancies and second homes.

Contact:
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E-mail: housing.statistics@communities.gsi.gov.uk

Sources:
For stock calculation see Notes and Definitions

Data for earlier years are less reliable and definitions may not be consistent throughout the series
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

Table 1.2: Dwelling stock: net additional dwellings to the stock, by region, 2000-01 to 2009-10^{1,2,3}

Number of dwellings										
Financial Year	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
All Dwellings										
2000-01	2,890	10,720	10,800	14,830	13,790	17,780	15,710	25,680	19,790	132,000
2001-02	3,100	10,280	10,200	15,170	11,210	17,930	15,700	25,090	21,830	130,510
2002-03	3,950	14,860	10,900	15,920	11,900	20,330	17,660	26,140	22,020	143,680
2003-04	3,840	18,590	13,700	14,740	10,690	21,080	21,790	27,980	22,370	154,770
2004-05	5,580	18,150	12,470	17,360	15,880	22,370	22,890	32,050	22,700	169,450
2005-06	5,540	20,570	16,130	20,090	18,670	24,530	24,860	33,280	22,720	186,380
2006-07	7,170	22,750	19,160	22,070	16,300	24,930	26,940	34,560	24,900	198,770
2007-08	7,510	26,050	20,270	20,600	15,790	26,750	27,570	35,410	27,420	207,370
2008-09	4,310	16,310	14,780	14,210	12,780	20,700	28,300	32,320	22,870	166,570
2009-10	3,740	10,140	11,030	12,790	10,440	16,220	24,340	22,080	17,910	128,680

1 Net additions measure the absolute increase in stock between one year and the next, including other losses and gains (such as conversions, changes of use and demolitions).

The Department for Communities and Local Government publishes two complementary statistical series on housing supply in England. A description of the relationship between the Net Supply of Housing statistics and the House Building statistics can be found in the notes and definitions section of this publication.

2 Source - Housing Flows Reconciliation (HFR), the Greater London Authority and Regional Assembly joint returns.

From 2000-01 to 2003-04, all local authorities submitted data to DCLG through the Housing Flows Reconciliation (HFR) form. Between 2004-05 and 2008-09 DCLG worked jointly with Regional Planning bodies in the south and midlands on joint data returns in an attempt to ensure consistency between the net housing supply figures reported in regional Annual Monitoring Reports (AMRs) and those published by central government. Following the abolition of the Regional Planning Bodies in 2010, Local authorities in all regions except London have returned to submitting data via the HFR from 2009-10. Data for London are supplied by the GLA.

3 Totals have been rounded to the nearest 10

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Sources:

Housing Flows Reconciliation return from local authorities

Regional Planning Body joint returns

Live table 118

Next update: March 2011

Table 1.3: Dwelling stock: by tenure¹ and region, England

Thousands of dwellings/percentage										
Tenure Year	Owner Occupied		Rented Privately or with a job or business		Rented from Housing Associations		Rented from Local Authorities		All Dwellings	
	2007	2007	2007	2007	2007	2007	2007			
Region										
North East	749	65%	122	11%	118	10%	154	13%	1,144	
North West	2,180	71%	309	10%	355	12%	207	7%	3,050	
Yorkshire and the Humber	1,546	69%	269	12%	174	8%	248	11%	2,237	
East Midlands	1,398	74%	203	11%	92	5%	209	11%	1,902	
West Midlands	1,645	71%	224	10%	222	10%	218	9%	2,309	
East of England	1,771	73%	292	12%	188	8%	188	8%	2,439	
London	1,820	57%	654	20%	295	9%	451	14%	3,220	
South East	2,636	74%	472	13%	269	8%	193	5%	3,571	
South West	1,703	74%	321	14%	173	7%	120	5%	2,317	
England	15,449	70%	2,866	13%	1,886	8%	1,987	9%	22,190	

1 For detailed definitions of tenures see Notes and Definitions

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Sources:

For stock calculation see Notes and Definitions

Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

Live table 109

Next update: December 2010

Table 1.4: Dwelling stock, England: type of accommodation, by region

	Type of accommodation							All	All dwellings ²
	end terrace	mid-terrace	semi-detached	detached	bungalow	converted flat	purpose built flat		
	<i>percentages</i>							<i>thousands</i>	
31 March 2008¹									
North East	9	21	31	11	13	2	13	100	1,152
North West	11	23	32	15	8	2	9	100	3,076
Yorkshire and the Humber	10	20	32	16	10	2	9	100	2,258
East Midlands	8	15	31	25	13	2	7	100	1,923
West Midlands	10	17	33	20	8	1	11	100	2,325
East of England	10	16	26	23	12	2	12	100	2,466
London	9	23	15	4	1	9	38	100	3,248
South East	9	16	25	23	10	4	13	100	3,606
South West	10	18	22	22	14	5	10	100	2,345
England	10	19	27	17	9	4	14	100	22,398

Note: this table uses a different source of information and accommodation type categories to that previously published.

1 Distribution of the stock by type of accommodation is based on a three year average (2006-07 and 2007-08 from the English House Condition Survey and 2008-09 from the dwelling sample of the English Housing Survey).

2 Stock estimates are taken from Live Table 109.

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Source:
DCLG English House Condition Survey and English Housing Survey

Live table 117

Next update: Under review

Table 1.5: Vacant Dwellings: local authority vacant dwellings^{2,3}, by region: England 1999 – 2009

At 1st April	England ³	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West
Total vacant local authority dwellings (number)²										
1999	83,900	9,400	18,800	14,000	5,400	11,200	3,900	14,700	3,700	2,800
2000	87,200	10,100	19,600	15,400	6,100	12,800	4,000	12,900	3,600	2,800
2001	80,300	9,300	19,500	14,600	6,100	10,600	3,900	11,100	3,000	2,200
2002	78,100	8,400	18,300	15,400	6,200	10,800	3,500	10,000	3,300	2,200
2003	62,600	7,200	12,500	11,400	5,400	7,200	3,600	10,000	2,900	2,400
2004	57,500	6,800	10,600	9,800	5,000	6,900	4,200	9,000	3,000	2,300
2005	48,600	5,200	7,700	7,300	5,000	5,000	3,400	9,600	3,200	2,000
2006	42,900	4,400	6,300	6,100	4,300	3,900	3,100	10,100	2,800	1,900
2007	41,000	4,300	6,400	5,800	4,000	3,200	2,500	9,800	3,100	1,800
2008	36,900	3,000	4,900	5,900	3,300	4,100	2,100	9,500	2,600	1,400
2009	34,600	2,500	3,700	5,700	3,300	3,500	2,300	9,300	2,800	1,500
Total vacant local authority dwellings as a percentage of total local authority dwellings (%)										
1999	2.6	3.3	3.9	3.3	1.9	2.9	1.3	2.6	1.4	1.5
2000	2.9	3.6	4.4	3.7	2.3	3.6	1.4	2.3	1.4	1.6
2001	2.9	4.0	4.7	3.7	2.4	3.3	1.4	2.1	1.3	1.4
2002	2.9	3.7	4.6	4.0	2.6	3.6	1.4	1.9	1.5	1.4
2003	2.5	3.5	3.8	3.3	2.4	2.8	1.5	2.0	1.3	1.7
2004	2.5	3.6	3.4	3.0	2.3	2.9	1.9	1.9	1.5	1.6
2005	2.2	3.1	2.9	2.7	2.3	2.2	1.7	2.1	1.6	1.5
2006	2.1	2.8	2.8	2.6	1.7	1.7	1.7	2.3	1.2	1.4
2007	2.1	2.8	3.1	2.3	1.9	1.5	1.3	2.2	1.6	1.5
2008	2.0	2.2	2.7	2.4	1.7	1.9	1.3	2.2	1.4	1.2
2009	1.9	1.9	2.4	2.4	1.8	1.6	1.4	2.1	1.5	1.3
Management vacant¹ local authority dwellings (number)²										
1999	48,000	4,900	9,200	8,800	3,900	8,200	3,000	5,900	2,500	1,700
2000	47,400	5,200	9,700	8,100	4,300	8,000	2,900	5,000	2,500	1,700
2001	41,200	4,300	8,600	8,300	4,100	5,300	2,600	4,000	2,300	1,600
2002	39,000	4,400	7,400	8,200	4,000	5,600	2,400	3,500	2,000	1,500
2003	30,400	3,200	5,400	4,900	3,500	4,000	2,200	4,000	1,700	1,400
2004	28,300	2,600	4,800	4,600	2,800	3,900	2,800	3,800	1,700	1,400
2005	24,800	2,200	3,600	4,000	2,700	3,600	2,000	3,300	1,700	1,700
2006	22,000	3,100	2,800	3,000	2,200	3,300	1,800	2,800	1,500	1,400
2007	17,700	1,800	2,200	2,500	2,000	1,900	1,700	3,400	1,400	900
2008	15,300	1,200	1,900	2,800	1,700	1,700	1,300	2,900	1,100	700
2009	16,300	1,200	1,500	2,700	1,900	2,200	1,800	3,000	1,200	800
Management vacant¹ local authority dwellings as a percentage of total local authority dwellings (%)										
1999	1.5	1.7	1.9	2.1	1.4	2.2	1.0	1.0	0.9	0.9
2000	1.6	1.9	2.2	1.9	1.6	2.3	1.1	0.9	1.0	1.0
2001	1.5	1.8	2.1	2.1	1.6	1.7	1.0	0.7	1.0	1.0
2002	1.5	1.9	1.9	2.1	1.6	1.9	1.0	0.7	0.9	1.0
2003	1.2	1.5	1.7	1.4	1.5	1.6	1.0	0.8	0.8	1.0
2004	1.2	1.4	1.5	1.4	1.3	1.6	1.2	0.8	0.8	1.0
2005	1.1	1.3	1.3	1.5	1.3	1.6	1.0	0.7	0.8	1.2
2006	1.1	2.0	1.2	1.3	0.8	1.4	1.0	0.6	0.6	1.0
2007	0.9	1.1	1.1	1.0	0.9	0.9	0.9	0.8	0.7	0.8
2008	0.8	0.8	1.0	1.2	0.9	0.8	0.8	0.7	0.6	0.6
2009	0.9	0.9	1.0	1.1	1.0	1.0	1.1	0.7	0.7	0.7

Notes:

1 Management vacants are those properties available for letting immediately, or after only minor repairs.

2 Figures rounded to nearest 100.

3 Totals may not equal the sum of components because of rounding.

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Sources:

Housing Strategy Statistical Appendix (HSSA) returns & Business Plan Statistical Appendix (BPSA -AM) returns.

Table 1.6: Vacant dwellings: housing association (HA)-owned general needs rental stock vacants, by region, from 2000^{1, 2}

On 31 March:	2000	2001	2002	2003	2004	2005 ²	2006	2007	2008	2009	2010
Total vacant self contained dwellings											<i>number</i>
North East	2,104	1,952	2,792	2,944	3,466	3,593	3,287	3,231	3,230	3,339	2,610
North West	10,447	10,899	10,308	13,362	11,808	9,499	8,070	8,031	7,365	8,082	6,873
Yorkshire and the Humber	2,426	2,948	3,283	4,535	4,309	4,239	2,898	3,700	3,218	3,390	3,223
East Midlands	2,579	2,448	2,567	2,723	2,469	1,538	1,262	1,105	1,465	1,622	1,480
West Midlands	4,399	5,460	5,576	6,579	5,972	5,111	4,581	4,600	3,412	3,205	2,132
East of England	1,899	1,761	1,779	1,912	2,087	1,533	1,898	1,836	1,888	2,137	1,743
London	7,306	7,630	7,374	6,414	6,805	5,140	4,628	5,005	5,360	5,825	5,253
South East	3,627	3,763	3,634	3,886	4,016	2,907	2,651	2,854	3,056	3,555	2,665
South West	2,675	2,438	2,419	2,425	2,353	1,487	1,617	1,715	1,805	2,296	1,967
England	37,462	39,299	39,732	44,780	43,285	35,047	30,892	32,077	30,799	33,451	27,946
Vacant dwellings as a percentage of HA general needs self contained dwellings											<i>percentage</i>
North East	4.0	3.7	3.2	3.1	3.4	3.5	3.4	3.1	2.9	2.8	2.2
North West	4.9	4.9	4.5	4.6	4.1	3.5	2.9	2.6	2.3	2.3	1.9
Yorkshire and the Humber	3.2	3.3	3.8	4.1	3.8	3.2	2.2	2.7	2.3	2.4	2.2
East Midlands	3.8	3.3	3.1	3.0	2.7	2.1	1.7	1.5	1.7	1.8	1.6
West Midlands	2.9	3.1	3.1	3.2	2.8	2.7	2.4	2.4	1.8	1.7	1.1
East of England	1.7	1.5	1.4	1.4	1.4	1.1	1.3	1.2	1.0	1.2	0.9
London	2.9	2.8	2.8	2.3	2.4	2.0	1.7	1.8	1.9	1.9	1.8
South East	1.7	1.6	1.5	1.6	1.6	1.3	1.2	1.2	1.3	1.4	1.1
South West	2.0	1.7	1.7	1.7	1.5	1.2	1.2	1.2	1.3	1.6	1.3
England	2.9	2.8	2.8	2.8	2.6	2.3	2.0	2.0	1.8	1.9	1.6
Number of management vacants (available for letting)											<i>number</i>
North East	1,210	1,221	1,886	1,577	1,249	1,315	804	783	662	860	798
North West	5,168	4,940	4,658	5,403	4,749	3,777	2,752	2,774	2,883	3,232	2,590
Yorkshire and the Humber	1,581	1,997	2,198	2,771	2,375	2,022	1,371	1,593	1,606	1,673	1,522
East Midlands	1,853	1,598	1,568	1,459	1,529	847	602	557	758	966	870
West Midlands	2,514	2,284	2,212	2,529	2,564	1,861	1,558	1,451	1,186	1,390	1,001
East of England	1,243	1,143	1,152	1,162	1,223	856	1,150	1,010	1,224	1,342	1,014
London	2,674	2,850	2,450	2,345	2,740	2,186	1,573	1,948	1,969	2,444	2,120
South East	2,260	2,183	2,252	2,365	2,519	1,762	1,554	1,307	1,358	1,724	1,310
South West	1,747	1,436	1,552	1,462	1,403	831	781	743	856	1,222	876
England	20,250	19,657	19,928	21,073	20,351	15,457	12,145	12,166	12,502	14,853	12,101

- 1 The figures in this tables relate only to general needs self contained social rent housing. Supported housing and/or housing for older people rental stock, which represents just under 20 per cent of all HA rental stock in 2010, is excluded. This is because the RSR collects most information by HA rather than by geographic area. Only a subset of information is broken down by geographic area and this includes the number of vacant units of general needs self-contained stock but not the number of vacant units of supported housing or housing for older people.
- 2 The definition of general needs housing changed in 2005. Some general needs housing was reclassified as housing for older people.

R - The previously published figures for 2006 - 2009 did not include the vacant general needs stock for HAs that owned fewer than 1000 units. This has now been corrected which changes the number of vacant dwellings in each of those years by a small amount. The effect on the England total for each year is as follows: 2006 +722 (2.4%), 2007 +1,304 (4.2%), 2008 +1,556 (5.3%), 2009 +1,164 (3.6%)

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Housing Corporation HAR/10 (earlier years only) and Tenant Services Authority's RSR (Regulatory and Statistical Return)

Live table 613

Next update: September 2011

SECTION 2

House building

- After the Second World War house building increased steadily. Completions peaked in 1968 when 353,000 dwellings were completed. Of these, 58 per cent were built by private enterprise and 42 per cent were built by the social sector, primarily by local authorities (**Table 2.4**);
- Since 1968 the level of house building has declined, with smaller peaks in 1976 and 1988 (**Table 2.4**);
- Between 2008 and 2009, new build completions decreased by 17 per cent, from 143,000 to 118,000 (**Table 2.4**);
- In 2009 there were 118,000 completions, of which 78 per cent were by the private enterprise sector. Since 1991 housing associations (HAs) have dominated building in the social sector, accounting for 99 per cent of social sector completions in 2009 (**Table 2.4**);
- In the 2009-10 the number of house building starts was the highest in the South East and the lowest in the North East, accounting for 22 per cent and 4 per cent respectively of house building starts in England (**Table 2.2**);
- In 2009-10 the number of house building completions was the highest in the South East and the lowest in the North East, accounting for 21 and 4 per cent respectively of house building completions in England (**Table 2.2**);
- More recently over the short term, seasonally adjusted starts in the June quarter 2010 were up 13 per cent on the previous quarter. Seasonally adjusted completions were up by 1 per cent over the same period (**Chart 2.5**).

Table 2.1: House building: permanent dwellings started and completed, by tenure¹, England

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Housing Associations	Local Authorities	All Dwellings	Private Enterprise	Housing Associations	Local Authorities	All Dwellings
1999-00	132,740	16,840	150	149,730	124,470	17,270	60	141,800
2000-01	126,290	13,990	210	140,490	116,640	16,430	180	133,260
2001-02	135,360	13,530	120	149,010	115,700	14,100	60	129,870
2002-03	138,690	14,220	160	153,070	124,460	13,080	200	137,740
2003-04	145,800	16,250	280	162,330	130,100	13,670	190	143,960
2004-05	154,310	19,790	210	174,310	139,130	16,660	100	155,890
2005-06	160,320	22,800	250	183,360	144,940	18,160	300	163,400
2006-07	149,350	20,770	200	170,320	145,680	21,750	250	167,680
2007-08 ^R	139,350	23,840	180	163,370	145,450	23,110	220	168,770
2008-09 ^R	60,060	20,210	310	80,580	108,080	25,510	520	134,110
2009-10 ^P	69,060	18,300	320	87,690	88,630	24,740	300	113,670

1 For detailed definitions of tenures see Notes and Definitions

The Department for Communities and Local Government publishes two complementary statistical series on housing supply in England. A description of the relationship between the Net Supply of Housing statistics and the House Building statistics can be found in the notes and definitions section of this publication. Totals may not equal the sum of component parts due to rounding to the nearest 10

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Sources:
P2 returns from local authorities,
National House-Building Council (NHBC)

Live table 208 and 209

Next update: December 2010

Table 2.2: House building: permanent dwellings started and completed, by tenure¹ and region, 2009-10

Number of dwellings								
Region	Started				Completed			
	Private Enterprise	Housing Associations	Local Authorities	All Dwellings	Private Enterprise	Housing Associations	Local Authorities	All Dwellings
North East	2,870	680	10	3,560	3,710	840	20	4,570
North West	6,030	980	30	7,050	8,900	900	80	9,880
Yorkshire and the Humber	5,570	570	10	6,160	7,300	880	-	8,180
East Midlands	6,190	960	30	7,180	9,170	1,740	10	10,920
West Midlands	6,320	1,490	80	7,880	6,950	1,660	140	8,750
East of England	9,520	2,500	30	12,060	11,580	3,480	10	15,070
London	7,580	4,940	30	12,560	12,530	6,920	20	19,470
South East	15,280	3,570	20	18,880	17,830	5,710	-	23,540
South West	9,710	2,590	70	12,370	10,650	2,620	40	13,310
England	69,060	18,300	320	87,690	88,630	24,740	300	113,670

1 For detailed definitions of tenures see Notes and Definitions

The Department for Communities and Local Government publishes two complementary statistical series on housing supply in England. A description of the relationship between the Net Supply of Housing statistics and the House Building statistics can be found in the notes and definitions section of this publication. Totals may not equal the sum of component parts due to rounding to the nearest 10

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Sources:
P2 returns from local authorities,
National House-Building Council (NHBC)

Live tables 231, 232

Next update: December 2010

Table 2.3: House building: permanent dwellings completed, by house and flat, number of bedrooms, tenure and region, 2009-10¹

Financial Year		Percentage of all dwellings									
		England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West
Private Enterprise											
Houses	1 bedroom	1	-	-	1	2	1	-	-	1	1
	2 bedrooms	8	12	4	9	10	6	9	1	9	10
	3 bedrooms	28	50	32	37	35	31	25	3	27	34
	4 or more bedrooms	24	29	27	34	31	28	28	3	25	25
	All	60	91	63	80	78	65	63	8	62	70
Flats	1 bedroom	11	1	7	4	5	3	10	32	11	8
	2 bedrooms	28	7	29	15	17	31	26	57	26	21
	3 bedrooms	1	-	-	-	-	-	1	3	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-
	All	40	9	37	20	22	35	37	92	38	30
Houses and flats	1 bedroom	11	2	8	5	7	4	10	32	11	8
	2 bedrooms	35	19	33	24	27	37	35	58	35	32
	3 bedrooms	29	50	33	37	35	31	26	6	28	35
	4 or more bedrooms	25	29	27	35	31	28	29	4	25	25
	All	100	100	100	100	100	100	100	100	100	100
Housing Associations											
Houses	1 bedroom	1	-	-	-	1	1	1	-	1	-
	2 bedrooms	16	39	28	12	32	19	18	2	19	21
	3 bedrooms	19	28	25	48	31	31	19	5	19	30
	4 or more bedrooms	5	-	3	16	5	7	4	3	5	9
	All	40	67	56	77	69	58	42	10	44	61
Flats	1 bedroom	17	-	-	3	10	3	24	23	18	9
	2 bedrooms	38	32	44	16	20	38	34	53	37	30
	3 bedrooms	3	2	-	4	-	-	-	10	1	-
	4 or more bedrooms	1	-	-	-	-	1	-	3	-	-
	All	60	33	44	23	31	42	58	90	56	39
Houses and flats	1 bedroom	18	-	-	3	11	4	25	23	19	9
	2 bedrooms	54	70	73	29	52	57	52	55	56	51
	3 bedrooms	22	30	25	52	32	31	20	15	20	30
	4 or more bedrooms	6	-	3	16	5	8	4	6	5	9
	All	100	100	100	100	100	100	100	100	100	100
All tenures											
Houses	1 bedroom	1	-	-	1	2	1	1	-	1	1
	2 bedrooms	10	13	4	9	15	9	12	2	13	13
	3 bedrooms	25	49	32	38	34	31	23	4	25	33
	4 or more bedrooms	19	28	26	33	25	23	21	3	19	21
	All	55	91	63	80	76	64	57	8	56	68
Flats	1 bedroom	12	1	7	4	6	3	14	29	13	8
	2 bedrooms	31	8	30	15	18	33	29	55	30	23
	3 bedrooms	1	-	-	-	-	-	-	6	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	2	-	-
	All	45	9	37	20	24	36	43	92	44	32
Houses and flats	1 bedroom	13	1	8	5	8	4	15	29	14	9
	2 bedrooms	40	21	34	24	32	42	40	57	42	37
	3 bedrooms	27	49	32	38	35	31	24	10	25	34
	4 or more bedrooms	20	28	26	33	25	23	21	5	19	21
	All	100	100	100	100	100	100	100	100	100	100

1 For detailed definitions of all tenures, see Notes and Definitions

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Sources:
 Returns from National House-Building Council (NHBC)

Table 2.4: House building: permanent dwellings completed, by tenure ¹, England, historical calendar year series

Year	Number of dwellings			
	Private Enterprise	Housing Associations	Local Authorities	All Dwellings
1946	28,760	100	20,400	49,250
1947	38,630	860	81,370	120,860
1948	30,370	1,820	161,400	193,590
1949	23,800	1,330	136,980	162,110
1950	25,310	1,500	136,530	163,340
1951	20,170	1,610	140,510	162,290
1952	30,500	1,800	164,620	196,930
1953	58,270	7,200	198,210	263,680
1954	85,380	14,020	193,710	293,110
1955	106,800	4,350	158,860	270,010
1956	115,940	2,400	137,750	256,100
1957	118,820	1,880	135,660	256,360
1958	119,910	1,120	110,120	231,150
1959	141,510	1,100	95,990	238,600
1960	156,020	1,650	99,950	257,620
1961	163,350	1,560	91,250	256,160
1962	159,520	1,550	102,490	263,560
1963	160,630	1,930	94,020	256,580
1964	200,670	2,850	114,020	317,540
1965	196,750	3,620	127,290	327,660
1966	187,890	4,100	138,140	330,120
1967	183,720	4,520	154,500	342,740
1968	203,320	5,540	143,680	352,540
1969	164,070	7,100	135,700	306,860
1970	153,440	8,180	130,180	291,790
1971	170,820	10,170	113,680	294,680
1972	173,990	6,900	91,630	272,520
1973	163,460	8,340	77,920	249,710
1974	121,490	9,260	98,610	229,360
1975	131,480	13,650	116,330	261,460
1976	130,900	14,440	118,090	263,430
1977	121,570	24,190	115,840	261,600
1978	127,490	20,570	93,300	241,360
1979	118,390	16,280	74,790	209,460
1980	110,230	19,300	74,840	204,370
1981	98,900	16,820	54,880	170,600
1982	108,790	11,180	31,660	151,630
1983	129,490	14,340	29,900	173,720
1984	138,970	13,920	29,190	182,080
1985	135,460	11,300	23,280	170,040
1986	148,890	10,620	19,630	179,140
1987	161,740	10,940	16,620	189,300
1988	176,020	10,780	16,130	202,930
1989	154,000	10,650	14,700	179,360
1990	136,060	13,820	14,020	163,900
1991	131,170	15,300	8,130	154,600
1992	119,530	20,790	3,510	143,830
1993	116,630	29,780	1,420	147,840
1994	122,700	30,850	1,090	154,640
1995	125,470	30,890	790	157,140
1996	121,550	27,030	510	149,090
1997	128,240	20,970	290	149,490
1998	122,510	19,900	240	142,650
1999	123,180	17,780	50	141,010

Table 2.4: House building: permanent dwellings completed, by tenure¹, England, historical calendar year series (continued)

Year	Private Enterprise	Housing Associations	Local Authorities	Number of dwellings All Dwellings
2000	118,330	16,680	90	135,100
2001	114,850	14,500	160	129,510
2002	123,320	13,310	180	136,800
2003	131,060	12,820	180	144,060
2004	137,330	16,600	130	154,070
2005	141,740	17,540	180	159,450
2006	139,910	20,660	280	160,850
2007 ^R	153,200	22,110	250	175,560
2008 ^R	116,540	25,710	430	142,680
2009 ^R	92,530	25,260	380	118,160

1 For detailed definitions of tenures see Notes and Definitions

The Department for Communities and Local Government publishes two complementary statistical series on housing supply in England. A description of the relationship between the Net Supply of Housing statistics and the House Building statistics can be found in the notes and definitions section of this publication. Totals may not equal the sum of component parts due to rounding to the nearest 10

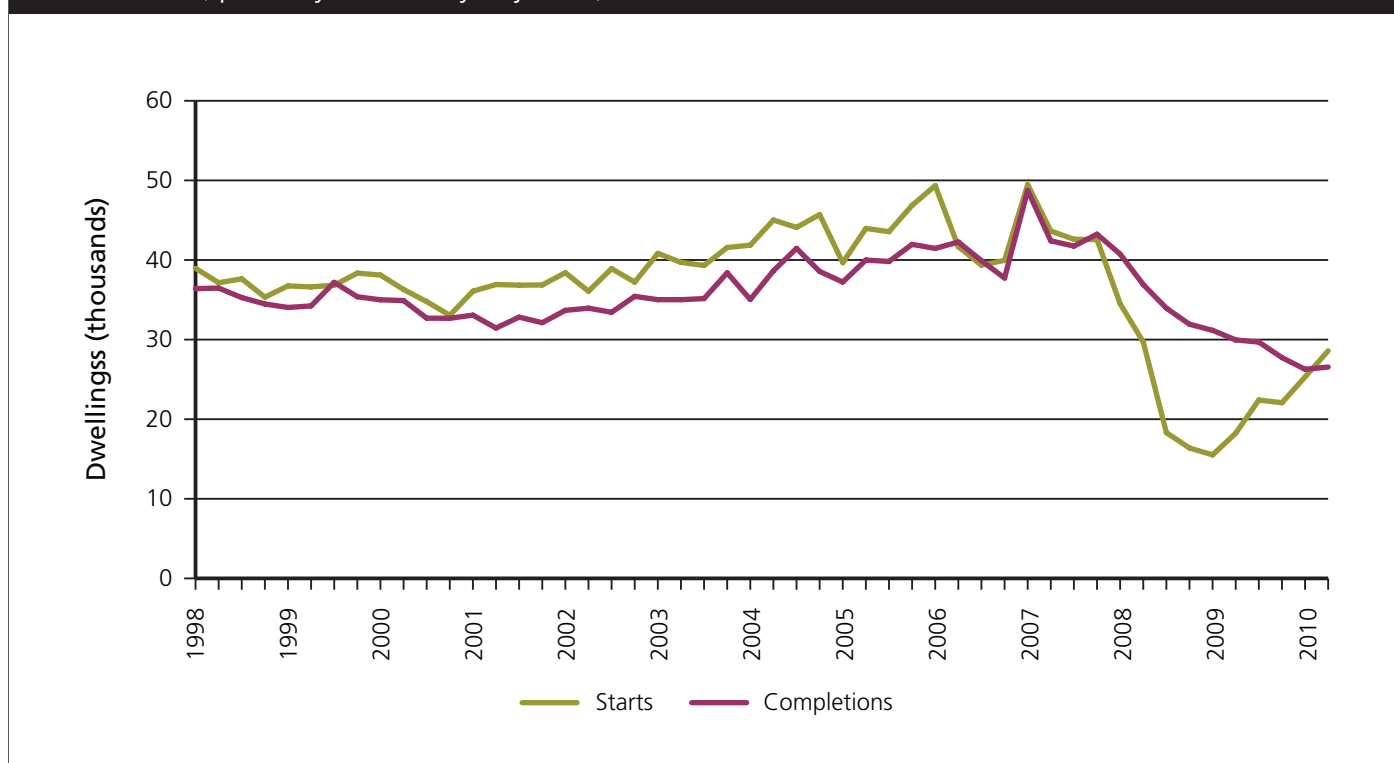
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Sources:
P2 returns from local authorities,
National House-Building Council (NHBC)

Data for earlier years are less reliable and definitions may not be consistent throughout the series

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Chart 2.5: House building: total permanent dwellings started and completed, England (quarterly seasonally adjusted)

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Source:
P2 returns

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SECTION 3

Household Projections

This section provides information on household projections for England.

Key points include:

- The number of households in England is projected to grow to 27.5 million in 2033, an increase of 5.8 million (27 per cent) over the 2008 figure, or an average 232,000 households per year (**Table 3.1**);
- By 2033, 19 per cent of the household population of England is projected to live alone, compared with 14 per cent in 2008. One person households are projected to increase on average by 159,000 per year, accounting for two-thirds of the increase in households (**Table 3.1**);
- Thirty three per cent of the projected growth in households in England between 2008 and 2033 is in London and the South East (**Table 3.1**);
- By 2033, 33 per cent of households will be headed by those aged 65 or over, up from 26 per cent in 2008 (**Table 3.2**);
- Variant projections show the effect of different assumptions about fertility, life expectancy and net migration. Under the net migration variants, the number of households projected in 2033 varies by +/- 3 per cent. Under zero net migration, the number of households is 8 per cent lower in 2033, as net migration in the population accounts for just under two-fifths of the projected growth in households (**Table 3.3**).

Table 3.1: Household projections¹ by household type (summary) and region, England, 2001-2033

Thousands (except where stated)								
Year	One person households	Couple households and no other adult	A couple and one or more other adults	A lone parent (with or without other adults)	Other households ²	All households (as defined in the census)	Private household population	Average household size (persons/household)
England								
2001	6,304	9,150	2,290	1,437	1,341	20,523	48,558	2.37
2002	6,448	9,191	2,245	1,472	1,335	20,691	48,752	2.36
2003	6,574	9,223	2,200	1,508	1,326	20,831	48,965	2.35
2004	6,706	9,247	2,154	1,542	1,319	20,969	49,209	2.35
2005	6,868	9,290	2,115	1,577	1,320	21,170	49,558	2.34
2006	7,024	9,316	2,079	1,608	1,318	21,344	49,847	2.34
2007	7,173	9,357	2,040	1,644	1,314	21,527	50,180	2.33
2008	7,316	9,411	2,008	1,688	1,308	21,731	50,534	2.33
2013	8,092	9,707	1,871	1,899	1,299	22,868	52,379	2.29
2018	8,864	10,064	1,765	2,137	1,277	24,108	54,266	2.25
2023	9,702	10,328	1,643	2,385	1,263	25,320	56,164	2.22
2028	10,517	10,581	1,547	2,551	1,277	26,472	57,935	2.19
2033	11,279	10,792	1,481	2,687	1,297	27,536	59,508	2.16
North East								
2001	336	464	124	86	65	1,075	2,497	2.32
2002	342	464	122	87	64	1,080	2,497	2.31
2003	347	464	119	89	64	1,083	2,497	2.31
2004	353	464	116	91	63	1,086	2,497	2.30
2005	360	464	113	92	63	1,092	2,504	2.29
2006	367	464	111	93	63	1,098	2,508	2.28
2007	374	465	109	94	62	1,105	2,515	2.28
2008	380	467	106	96	62	1,112	2,525	2.27
2013	413	478	96	107	60	1,155	2,575	2.23
2018	444	493	87	120	58	1,202	2,627	2.19
2023	478	502	77	131	57	1,246	2,680	2.15
2028	511	509	70	138	58	1,287	2,729	2.12
2033	544	514	65	143	58	1,324	2,768	2.09
North West								
2001	891	1,196	327	235	178	2,827	6,659	2.36
2002	909	1,198	319	240	176	2,842	6,662	2.34
2003	929	1,201	312	244	175	2,861	6,684	2.34
2004	948	1,202	304	248	174	2,877	6,703	2.33
2005	967	1,203	297	252	173	2,893	6,723	2.32
2006	987	1,203	291	256	172	2,908	6,735	2.32
2007	1,005	1,202	283	259	171	2,921	6,746	2.31
2008	1,021	1,204	277	264	169	2,935	6,755	2.30
2013	1,115	1,223	250	290	165	3,044	6,868	2.26
2018	1,203	1,252	229	321	160	3,165	6,990	2.21
2023	1,296	1,269	204	353	156	3,279	7,116	2.17
2028	1,385	1,283	185	370	158	3,382	7,226	2.14
2033	1,467	1,292	172	381	161	3,473	7,316	2.11
Yorkshire and the Humber								
2001	623	952	226	149	120	2,069	4,892	2.36
2002	636	958	221	152	119	2,086	4,918	2.36
2003	648	962	216	155	119	2,100	4,944	2.35
2004	662	968	211	159	119	2,119	4,982	2.35
2005	679	974	207	162	120	2,143	5,025	2.35
2006	696	979	203	165	121	2,164	5,060	2.34
2007	711	985	198	168	121	2,184	5,094	2.33
2008	724	991	194	172	121	2,203	5,130	2.33
2013	807	1,036	178	193	125	2,339	5,349	2.29
2018	887	1,089	166	218	124	2,485	5,569	2.24
2023	974	1,129	151	244	125	2,623	5,787	2.21
2028	1,057	1,166	142	261	130	2,755	5,995	2.18
2033	1,138	1,198	135	273	135	2,879	6,179	2.15

Table 3.1: Household projections¹ by household type (summary) and region, England, 2001-2033 (continued)

Thousands (except where stated)								
Year	One person households	Couple households and no other adult	A couple and one or more other adults	A lone parent (with or without other adults)	Other households ²	All households (as defined in the census)	Private household population	Average household size (persons/household)
East Midlands								
2001	502	837	189	113	96	1,737	4,113	2.37
2002	515	845	185	116	96	1,757	4,144	2.36
2003	527	852	180	119	96	1,774	4,176	2.35
2004	540	858	176	122	97	1,792	4,213	2.35
2005	554	864	172	125	97	1,812	4,248	2.34
2006	569	870	168	127	97	1,832	4,282	2.34
2007	582	875	164	131	97	1,849	4,315	2.33
2008	594	882	161	134	97	1,868	4,347	2.33
2013	663	918	147	153	98	1,978	4,526	2.29
2018	729	960	135	174	96	2,094	4,709	2.25
2023	802	990	122	195	97	2,206	4,895	2.22
2028	872	1,019	112	210	101	2,314	5,071	2.19
2033	936	1,043	105	223	105	2,411	5,221	2.17
West Midlands								
2001	634	969	263	156	131	2,154	5,200	2.41
2002	649	972	257	160	130	2,168	5,211	2.40
2003	662	974	251	164	128	2,179	5,227	2.40
2004	675	975	245	167	127	2,189	5,241	2.39
2005	690	977	240	171	126	2,203	5,263	2.39
2006	704	977	235	174	124	2,214	5,277	2.38
2007	717	978	230	177	123	2,225	5,292	2.38
2008	730	983	225	182	122	2,242	5,322	2.37
2013	799	1,002	207	204	117	2,329	5,454	2.34
2018	867	1,027	192	229	112	2,427	5,597	2.31
2023	942	1,043	176	255	109	2,525	5,744	2.28
2028	1,014	1,058	163	272	109	2,617	5,881	2.25
2033	1,080	1,070	155	286	110	2,701	6,000	2.22
East of England								
2001	648	1,097	245	128	118	2,236	5,309	2.37
2002	664	1,107	239	132	117	2,258	5,337	2.36
2003	679	1,115	234	136	115	2,279	5,376	2.36
2004	692	1,122	228	139	114	2,295	5,407	2.36
2005	711	1,132	223	143	114	2,323	5,457	2.35
2006	729	1,139	219	147	113	2,346	5,498	2.34
2007	745	1,147	214	151	112	2,370	5,552	2.34
2008	765	1,161	211	156	112	2,406	5,620	2.34
2013	861	1,220	195	178	111	2,565	5,900	2.30
2018	957	1,285	182	203	109	2,736	6,186	2.26
2023	1,063	1,337	168	228	107	2,903	6,476	2.23
2028	1,165	1,388	156	247	107	3,063	6,743	2.20
2033	1,262	1,432	148	263	107	3,212	6,983	2.17
London								
2001	1,070	1,035	350	262	318	3,036	7,229	2.38
2002	1,102	1,033	350	268	321	3,074	7,275	2.37
2003	1,122	1,025	348	274	320	3,089	7,287	2.36
2004	1,144	1,017	346	280	320	3,108	7,320	2.36
2005	1,175	1,016	346	287	322	3,146	7,392	2.35
2006	1,204	1,013	346	294	324	3,180	7,453	2.34
2007	1,229	1,009	345	302	324	3,208	7,508	2.34
2008	1,255	1,008	346	311	324	3,244	7,574	2.33
2013	1,383	1,004	351	354	324	3,416	7,912	2.32
2018	1,514	1,008	359	399	325	3,606	8,242	2.29
2023	1,654	1,012	363	445	323	3,798	8,548	2.25
2028	1,801	1,014	364	477	323	3,979	8,822	2.22
2033	1,933	1,015	368	504	325	4,145	9,083	2.19

Table 3.1: Household projections¹ by household type (summary) and region, England, 2001-2033 (continued)

Thousands (except where stated)								
Year	One person households	Couple households and no other adult	A couple and one or more other adults	A lone parent (with or without other adults)	Other households ²	All households (as defined in the census)	Private household population	Average household size (persons/household)
South East								
2001	963	1,591	357	187	196	3,294	7,833	2.38
2002	981	1,598	349	192	194	3,314	7,852	2.37
2003	998	1,607	341	198	192	3,336	7,889	2.36
2004	1,015	1,611	333	203	190	3,353	7,923	2.36
2005	1,038	1,621	327	208	189	3,383	7,980	2.36
2006	1,059	1,628	321	213	187	3,408	8,030	2.36
2007	1,083	1,640	315	219	186	3,444	8,099	2.35
2008	1,105	1,654	310	226	186	3,480	8,172	2.35
2013	1,227	1,716	287	255	183	3,668	8,495	2.32
2018	1,352	1,788	269	286	179	3,875	8,827	2.28
2023	1,490	1,845	250	321	176	4,081	9,173	2.25
2028	1,622	1,902	234	346	176	4,280	9,503	2.22
2033	1,747	1,952	221	369	178	4,467	9,797	2.19
South West								
2001	636	1,007	209	121	119	2,093	4,827	2.31
2002	650	1,016	204	125	118	2,113	4,855	2.30
2003	663	1,023	199	129	117	2,131	4,886	2.29
2004	677	1,031	194	133	116	2,150	4,922	2.29
2005	694	1,038	189	136	116	2,173	4,967	2.29
2006	709	1,044	185	139	116	2,193	5,004	2.28
2007	728	1,055	181	143	116	2,222	5,058	2.28
2008	741	1,062	177	147	115	2,241	5,089	2.27
2013	824	1,110	160	166	115	2,375	5,301	2.23
2018	909	1,162	146	188	114	2,518	5,518	2.19
2023	1,003	1,202	132	212	113	2,660	5,745	2.16
2028	1,091	1,242	120	229	114	2,797	5,966	2.13
2033	1,172	1,276	112	244	117	2,923	6,160	2.11

1 Figures for 1991 and 2001 to 2008 are based on ONS mid-year population estimates and projected rates of household formation from trends in Census and Labour Force Survey data. Other data sources, such as the Labour Force Survey, provide direct sample survey estimates of the number of households in each year and therefore may differ from the estimates shown here. These figures incorporate the changes to the ONS mid year population estimates for 2002 to 2008 and are produced using the methodology for the 2008-based projections. As such, the typology shown here is not directly comparable to that used in previous projection rounds.

2 The 'Other households' category above is an aggregation of five categories from the original Census table C1092 supplied by ONS. This includes lone parent households with all children non-dependent, other households with 2 or more adults, & other households. The 'Other households with 2 adults' category originally included 'all pensioner' households in the Census table. In the household projections, these households have been removed from the Other category and added to the 'One family and no others: Couple households: No children' category

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Source:
See notes above
DCLG Household projections model.

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Table 3.2: Household projections: household projections by age of household reference person, England^{1,2}

thousands	All household types			One person households			
	2008	2033	Average annual change	2008	2033	Average annual change	
Under 25	829	913	3	Under 25	268	299	1
25-34	3,126	3,618	20	25-34	897	1,338	18
35-44	4,464	5,164	28	35-44	1,049	1,657	24
45-54	3,961	4,701	30	45-54	999	1,640	26
55-64	3,634	3,959	13	55-64	1,097	1,530	17
65-74	2,819	4,120	52	65-74	1,035	1,487	18
75-84	2,103	3,045	38	75-84	1,398	1,923	21
85+	793	2,016	49	85+	573	1,407	33
Total	21,731	27,536	232	Total	7,316	11,279	159

1 Age of household is based on the household representative. This is the individual that represents that household and is usually taken as the eldest male within the household

2 Figures for 2008 are based on the ONS mid-year population estimate and projected rates of household formation from trends in Census and Labour Force Survey data. Other data sources, such as the Labour Force Survey, provide direct sample survey estimates of the number of households in each year and therefore may differ from the estimates shown here.

3 The 2033 projections are from the 2008-based household projections, based on the 2008-based population projections

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Source:

DCLG Household projections model.

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Table 3.3: Household projections: variant household projections, based on variant 2008-based population projections, England¹

		Assumption in population (England)	Number of Households in 2033 (thousands)	Average annual increase 2008-2033 (thousands)
Fertility				
Long term average number of children per adult	High	2.05	27,596	235
	Principal	1.85	27,536	232
	Low	1.65	27,477	230
Life Expectancy				
Expectation of life at birth at 2033 (years)	High	Males 85.3 Females 88.3	27,890	246
	Principal	Males 83.4 Females 87.1	27,536	232
	Low	Males 81.5 Females 85.9	27,169	218
	No improvement	Males 78.1 Females 82.2	25,982	170
Migration				
Long term annual migration	High	217,000	28,318	264
	Principal	157,000	27,536	232
	Low	97,000	26,755	201
	Zero Net	0	25,455	149
Combination variants				
	High population	High on all assumptions	28,734	280
	Low population	Low on all assumptions	26,331	184

¹ The variant projections have been produced by applying the 2008-based variant population projections published by the Office for National Statistics to the household representative rates in the principal household projections.

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Source:
DCLG Household projections model.

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SECTION 4

Housing market: house prices, mortgages and repossession activity

This section provides information on house purchases in the UK, and includes details regarding selling prices, house price inflation and housing affordability, as well as repossession activity.

Key points include:

- On a simple average measure the average house price in 2009 was £226,000 (**Overview**)
- In England during 2009 the lower quartile house price was 6.28 times the lower quartile income (**Overview**);
- During 2009 detached houses continued to be the most expensive dwelling type in the UK (£334,000) with flats being the least expensive on average (£171,000) (**Table 4.1**);
- The UK mix-adjusted average house price in 2009 was £194,000 (**Table 4.2**);
- In the UK house prices fell on average by 7.6 per cent during 2009. Northern Ireland had the highest falls in house prices of all areas in the UK with house prices falling on average 16.8 per cent (**Table 4.3**);
- Annual change in house prices had been decreasing from 2007 through to Q3 2009 according to all the major house price indices as published by DCLG, Land Registry, Halifax and Nationwide but have since shown returns to positive annual house price growth (**Chart 4.4**);
- On average during 2009 first time buyers had mortgage advances which were 3.02 times their declared income. This compares with 2.76 times for former owner occupiers (**Table 4.5**);
- First time buyers in the UK during 2009 paid on average 18 per cent of their declared income on mortgage payments and paid, on average, a deposit worth 28 per cent of the property price. This compares with moving owner occupiers whose mortgage payments equated to 16 per cent of their income and who paid average deposits of 39 per cent of the property price (**Table 4.6**);
- The average age of a first time buyer in the UK during 2009 was 32 years (**Table 4.7**);
- In 2009 there were 47,700 properties that were taken into possession in the UK. This is a 19 per cent increase on 2008 and represents 0.42 per cent of all mortgages held (**Table 4.8**).

Table 4.1: Housing market: simple average house prices, by dwelling type and country, United Kingdom, 1999-2009^{1,3}

	Bungalow Price £	Detached Price £	Semi- detached Price £	Terraced Price £	Flat or Maisonette in converted house ² Price £	Purpose-built Flat or Maisonette Price £	All dwellings Price £
United Kingdom							
1999	90,981	140,963	79,654	71,404	99,767	73,908	92,521
2000	103,390	155,167	88,098	78,264	107,775	81,725	101,550
2001	113,419	173,295	99,412	87,470	121,456	90,356	112,835
2002	138,299	201,815	113,299	99,150	149,192	103,408	128,265
2003	163,818	250,095	138,731	120,997	164,867	125,777	155,627
2004	189,074	280,877	162,410	142,827	164,636	148,543	180,248
2005	203,292	299,378	176,030	152,977	155,524	159,325	190,760
2006	218,762	312,075	189,525	163,955	159,803	171,928	204,813
2007	236,760	339,235	206,026	180,618	180,810	185,859	223,405
2008	230,913	350,266	206,798	181,505	180,339	178,394	227,765
2009	216,276	333,892	200,500	180,094	170,982	179,624	226,064
Great Britain							
1999	92,714	141,851	80,162	72,044	99,829	74,247	93,200
2000	105,570	156,254	88,582	78,942	108,141	82,455	102,324
2001	115,686	174,460	99,870	88,063	122,101	91,229	113,591
2002	141,144	203,340	114,005	99,979	149,259	103,614	129,222
2003	168,168	252,205	139,916	122,253	165,000	126,179	157,276
2004	194,279	283,339	164,015	144,398	164,795	149,241	181,941
2005	207,997	302,604	177,777	154,512	156,111	159,914	192,423
2006	220,226	313,845	190,197	164,586	160,171	172,296	205,404
2007	236,490	339,467	205,995	180,864	181,018	185,921	223,346
2008	231,156	350,796	207,223	181,995	180,367	178,525	227,914
2009	216,881	335,078	201,248	180,784	171,244	179,857	226,634
England							
1999	96,216	145,946	82,172	74,051	104,087	79,351	96,133
2000	111,098	162,059	91,754	82,298	116,348	90,820	106,998
2001	121,577	182,487	104,220	92,193	130,306	101,867	119,563
2002	150,597	212,314	119,723	105,739	154,846	119,124	137,278
2003	181,109	265,588	147,526	129,298	175,056	138,831	166,820
2004	205,616	299,077	171,403	151,410	184,280	158,941	192,002
2005	218,160	318,584	184,753	161,039	179,164	169,658	202,409
2006	228,148	325,714	195,832	170,607	178,740	184,099	214,045
2007	245,117	353,972	211,787	186,837	197,668	197,529	232,054
2008	238,563	366,122	213,179	188,139	187,670	194,818	237,112
2009	221,950	346,769	205,967	185,737	172,895	191,821	233,512
Wales							
1999	70,429	105,587	57,466	45,458	38,868	48,550	67,483
2000	74,720	115,505	60,621	47,771	44,190	57,647	72,285
2001	87,675	126,644	66,922	53,079	55,525	61,009	79,628
2002	96,073	150,136	76,845	59,577	78,824	67,581	88,261
2003	127,567	178,120	91,850	75,629	85,344	88,773	109,661
2004	154,911	218,137	119,588	97,512	109,459	105,157	138,141
2005	172,338	237,722	132,795	108,451	103,578	118,815	149,979
2006	177,689	246,920	141,131	115,502	110,045	121,266	157,457
2007	186,667	260,661	151,130	124,824	120,690	127,394	169,848
2008	188,550	261,512	150,423	121,408	130,088	126,047	169,948
2009	175,637	246,993	141,507	116,939	128,774	117,621	165,659

Table 4.1: Housing market: simple average house prices, by dwelling type and country, United Kingdom, 1999-2009^{1,3}(continued)

	Bungalow Price £	Detached Price £	Semi- detached Price £	Terraced Price £	Flat or Maisonette in converted house ² Price £	Purpose-built Flat or Maisonette Price £	All dwellings Price £
Scotland							
1999	80,545	107,843	63,313	52,058	59,651	53,299	69,312
2000	87,572	116,615	62,304	54,831	59,880	50,618	69,961
2001	89,983	121,705	66,255	58,190	69,609	53,585	73,570
2002	98,718	140,555	71,108	55,118	95,305	58,549	77,655
2003	117,362	180,343	90,483	72,215	103,651	76,001	103,641
2004	142,732	187,979	112,019	90,824	97,661	92,250	118,932
2005	161,159	207,693	127,399	101,629	91,822	103,169	129,631
2006	178,332	213,946	134,615	105,354	95,414	114,168	137,192
2007	197,135	239,091	154,802	127,136	111,560	127,902	158,798
2008	202,102	254,508	161,259	135,090	137,914	123,490	168,593
2009	192,962	247,450	165,221	140,974	158,628	126,387	174,433
Northern Ireland							
1999	72,185	101,664	59,223	44,236	71,958	45,390	66,267
2000	77,833	111,971	66,894	50,252	66,950	44,925	72,514
2001	82,441	124,012	76,529	57,302	50,145	38,838	79,885
2002	93,475	129,576	79,927	56,379	58,000	82,043	83,829
2003	108,610	152,294	87,740	65,320	98,955	78,445	95,217
2004	123,291	174,065	99,341	74,764	96,000	81,529	110,188
2005	145,909	192,623	116,878	89,551	96,665	99,178	129,229
2006	182,846	238,141	148,680	115,694	101,138	120,108	169,259
2007	245,484	330,212	208,624	159,946	147,618	177,051	229,701
2008	223,419	325,348	178,767	142,874	179,105	157,833	218,282
2009	193,759	267,188	151,658	118,885	136,791	137,260	184,867

1 Data up to and including 2002 are from 5% sample. Data from 2003 are based on a significantly enhanced sample size. Data from September 2005 are collected via the Regulated Mortgage Survey. 2005 data are based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Caution should be taken with prices for flats or maisonettes in converted houses as these are based on a small number of cases. Some lenders cannot distinguish between conversions and purpose builds.

3 Simple averages are more volatile to changes in the structure of the underlying data than mix-adjusted averages.

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Source:
Regulated Mortgage Survey

Live table 511

Next update: February 2011

Table 4.2: Housing market: mix-adjusted house prices, by new/pre-owned dwellings, type of buyer and country, United Kingdom, 1999-2009^{1, 2, 3}

	New dwellings Price £	Pre-owned dwellings Price £	All dwellings Price £	First time buyers Price £	Former owner occupiers Price £
United Kingdom					
1999	114,279	94,038	96,340	73,940	114,337
2000	127,728	107,056	109,446	83,578	130,152
2001	134,234	113,835	116,206	90,778	136,589
2002	161,533	132,737	135,884	110,094	154,754
2003	186,427	152,685	155,485	118,794	180,155
2004	205,818	170,194	172,788	138,121	191,573
2005	218,342	181,578	183,966	150,663	199,037
2006	223,658	190,739	192,648	149,289	211,143
2007	232,400	212,719	213,807	163,161	238,654
2008	216,146	211,103	211,388	155,165	244,750
2009	187,088	194,729	194,235	141,604	226,644
Great Britain					
1999	116,714	94,498	96,922	74,302	115,015
2000	130,253	107,666	110,170	84,034	130,948
2001	136,727	114,425	116,913	91,313	137,257
2002	165,549	133,549	136,892	110,894	155,721
2003	192,164	153,985	156,957	119,916	181,621
2004	213,102	172,146	174,933	139,965	193,718
2005	223,712	182,901	185,418	151,865	200,540
2006	227,029	191,616	193,555	149,940	212,142
2007	230,511	212,495	213,450	162,936	238,331
2008	214,676	211,189	211,380	155,184	244,942
2009	186,310	195,008	194,458	141,760	227,103
England					
1999	121,478	97,460	100,012	76,564	118,623
2000	135,900	111,749	114,335	87,264	135,614
2001	144,903	120,579	123,149	95,998	144,345
2002	175,844	140,610	144,081	115,895	164,294
2003	207,410	162,599	165,834	126,045	192,458
2004	228,672	182,072	184,987	147,081	205,604
2005	233,550	190,596	193,097	157,329	209,499
2006	233,997	198,873	200,697	155,089	220,455
2007	234,712	220,524	221,247	168,848	247,479
2008	216,030	218,456	218,327	160,533	252,962
2009	185,273	200,998	200,022	146,048	233,587
Wales					
1999	79,767	67,085	68,633	53,667	83,253
2000	96,064	69,715	73,043	56,909	88,019
2001	106,911	77,551	81,221	65,119	95,621
2002	142,619	91,841	97,812	82,802	109,177
2003	145,146	100,404	104,140	83,915	117,820
2004	182,990	126,482	130,648	108,046	142,811
2005	201,846	141,829	145,825	121,570	156,617
2006	206,352	151,369	154,628	120,203	168,638
2007	212,119	162,500	165,196	125,690	183,728
2008	196,533	158,394	160,482	118,749	184,847
2009	169,546	145,829	147,325	109,144	170,412

Table 4.2: Housing market: mix-adjusted house prices, by new/pre-owned dwellings, type of buyer and country, United Kingdom, 1999-2009^{1, 2, 3} (continued)

	New dwellings Price £	Pre-owned dwellings Price £	All dwellings Price £	First time buyers Price £	Former owner occupiers Price £
Scotland					
1999	86,369	68,647	71,164	56,908	82,250
2000	91,574	70,351	73,685	57,447	87,387
2001	97,552	72,278	76,400	63,674	87,624
2002	109,589	81,852	86,232	78,345	92,387
2003	122,193	87,438	92,006	73,272	103,800
2004	149,562	105,387	110,266	90,724	119,741
2005	168,369	119,754	124,390	102,712	132,534
2006	188,866	134,659	139,080	105,864	151,243
2007	207,818	155,378	159,157	116,667	177,353
2008	210,496	158,120	161,782	114,635	189,218
2009	202,538	153,864	157,586	110,511	185,874
Northern Ireland					
1999	77,618	67,782	70,900	59,635	81,838
2000	90,008	72,455	78,097	66,666	90,349
2001	96,274	80,229	85,359	71,521	101,446
2002	105,338	89,151	94,154	83,614	105,827
2003	126,347	93,544	102,348	85,513	118,288
2004	136,850	101,692	109,184	91,529	121,459
2005	152,582	124,226	129,580	109,997	139,862
2006	185,446	154,134	159,637	126,146	174,424
2007	261,303	224,487	230,431	175,193	252,778
2008	246,045	205,450	211,854	153,705	234,951
2009	208,303	172,741	178,536	126,817	198,867

1 Based on mortgages completed and adjusted for the mix of dwellings sold.

2 Data up to and including 2002 was based on a 5% sample. Data from 2003 onwards are based on a significantly enhanced sample size.

Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

3 Annual house prices are based on the average of the monthly average prices.

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Source:

DCLG house price index

Live table 507

Live table 508 for quarterly

Live table 592 for monthly

Next update: February 2011

Table 4.3: Housing market: mix-adjusted house prices index and inflation, by new/pre-owned dwellings, type of buyer and country, 1999-2009^{1, 2}

Q1 2002 = 100										
	New dwellings		Pre-owned dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1-yr % change	Index	1-yr % change	Index	1-yr % change	Index	1-yr % change	Index	1-yr % change
United Kingdom										
1999	75.6	15.3	76.7	10.9	76.7	11.5	75.2	14.3	78.5	10.1
2000	84.6	11.8	88.0	14.7	87.7	14.3	84.2	12.0	90.7	15.5
2001	90.3	6.8	95.7	8.7	95.1	8.4	91.9	9.1	98.1	8.1
2002	108.7	20.3	111.6	16.6	111.2	17.0	111.4	21.2	111.2	13.3
2003	126.4	16.3	129.0	15.6	128.7	15.7	123.5	10.9	131.5	18.3
2004	138.6	9.6	144.6	12.1	143.9	11.8	142.4	15.3	145.2	10.4
2005	147.6	6.6	152.4	5.6	151.8	5.6	154.0	8.4	151.7	4.6
2006	156.5	6.0	162.0	6.2	161.4	6.3	164.2	6.6	161.1	6.1
2007	168.6	7.8	180.1	11.2	179.0	10.9	182.9	11.4	178.4	10.8
2008	164.4	-2.5	178.5	-0.7	177.3	-0.8	178.7	-2.1	177.6	-0.3
2009	150.5	-8.2	164.7	-7.5	163.5	-7.6	164.0	-7.9	164.0	-7.5
Great Britain										
1999	75.5	15.8	76.6	10.9	76.6	11.4	75.1	14.4	78.5	10.2
2000	84.1	11.4	88.0	14.8	87.7	14.4	84.1	12.0	90.7	15.6
2001	89.8	6.7	95.6	8.7	95.0	8.4	91.7	9.1	98.0	8.0
2002	108.7	21.0	111.6	16.7	111.3	17.1	111.4	21.5	111.2	13.5
2003	127.0	16.9	129.1	15.7	128.9	15.8	123.7	11.0	131.6	18.4
2004	139.3	9.7	144.8	12.1	144.2	11.9	142.7	15.4	145.4	10.4
2005	147.5	6.0	152.4	5.4	151.9	5.5	154.0	8.2	151.7	4.5
2006	154.9	5.0	161.6	6.0	160.9	5.9	163.7	6.3	160.6	5.8
2007	163.8	5.7	178.7	10.6	177.5	10.3	181.3	10.7	176.9	10.1
2008	160.4	-2.0	177.4	-0.5	176.1	-0.6	177.4	-2.0	176.4	-0.1
2009	147.5	-7.7	163.9	-7.4	162.6	-7.5	163.0	-7.8	163.1	-7.4
England										
1999	74.0	16.8	75.4	11.4	75.4	12.1	74.2	15.3	76.9	10.7
2000	82.9	12.0	87.2	15.7	86.8	15.2	83.9	13.1	89.4	16.2
2001	89.8	8.3	95.8	9.9	95.2	9.7	92.4	10.1	97.8	9.3
2002	108.9	21.3	111.7	16.6	111.4	17.0	111.5	20.7	111.3	13.9
2003	127.6	17.1	129.2	15.7	129.0	15.8	123.8	11.0	131.7	18.3
2004	138.4	8.5	143.7	11.2	143.2	11.0	141.8	14.5	144.3	9.6
2005	145.2	5.0	150.5	4.8	149.9	4.8	152.2	7.6	149.7	3.9
2006	151.3	4.2	159.0	5.6	158.3	5.6	161.2	5.9	157.9	5.4
2007	158.7	4.9	175.5	10.4	174.2	10.1	178.2	10.5	173.5	9.9
2008	154.5	-2.6	173.9	-0.7	172.5	-0.8	174.1	-2.1	172.7	-0.3
2009	141.2	-8.3	160.3	-7.6	158.9	-7.7	159.5	-8.0	159.3	-7.6
Wales										
1999	62.3	8.3	80.9	7.8	77.9	7.9	73.5	8.5	82.3	7.4
2000	72.6	16.5	83.8	3.7	82.2	5.5	76.9	4.6	87.4	6.2
2001	80.5	10.8	93.9	12.0	91.9	11.8	87.2	13.4	96.8	10.9
2002	107.4	33.4	111.2	18.4	110.7	20.4	110.8	27.1	110.6	14.2
2003	128.6	19.8	133.9	20.4	133.2	20.3	128.2	15.6	136.3	23.2
2004	155.1	20.6	166.8	24.5	165.4	24.1	163.1	27.3	167.4	22.7
2005	172.6	11.5	185.9	11.9	184.3	11.9	186.7	15.0	184.7	10.7
2006	184.7	7.1	199.4	7.2	197.7	7.2	201.2	7.8	197.8	7.1
2007	195.0	5.6	216.1	8.4	213.9	8.2	218.2	8.5	213.8	8.1
2008	191.0	-2.0	211.7	-2.0	209.5	-2.0	210.2	-3.5	210.6	-1.4
2009	176.1	-7.6	194.3	-8.1	192.3	-8.0	192.2	-8.2	193.5	-8.0

Table 4.3: Housing market: mix-adjusted house prices index and inflation, by new/pre-owned dwellings, type of buyer and country, 1999-2009^{1,2} (continued)

Q1 2002 = 100										
	New dwellings		Pre-owned dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1-yr % change	Index	1-yr % change	Index	1-yr % change	Index	1-yr % change	Index	1-yr % change
Scotland										
1999	85.5	6.7	91.6	1.4	90.5	2.3	84.0	4.0	96.6	1.5
2000	89.3	4.5	94.1	2.7	93.2	3.0	82.3	-2.0	102.2	5.8
2001	94.8	6.1	97.7	3.9	97.2	4.3	89.5	8.8	103.9	1.7
2002	106.5	12.3	110.6	13.2	109.8	12.9	110.1	23.0	109.6	5.5
2003	121.1	13.7	126.0	13.9	124.9	13.8	119.8	8.8	127.8	16.6
2004	141.5	16.8	153.8	22.3	151.4	21.4	149.1	24.8	153.2	20.1
2005	159.5	12.8	172.0	12.0	169.5	12.1	170.6	14.6	170.3	11.2
2006	177.4	11.3	191.5	11.3	188.8	11.3	190.8	11.8	189.4	11.2
2007	199.9	12.7	220.2	15.1	216.6	14.8	220.2	15.5	216.9	14.6
2008	205.4	2.9	226.3	3.0	222.6	3.0	223.5	1.7	223.8	3.3
2009	199.2	-2.9	217.2	-3.9	213.8	-3.8	213.4	-4.2	215.4	-3.7
Northern Ireland										
1999	76.3	3.2	84.0	14.2	81.2	9.7	79.1	10.8	83.6	8.3
2000	90.3	18.4	89.9	7.0	90.1	10.9	87.7	10.8	92.8	11.0
2001	99.1	9.8	99.1	10.3	99.3	10.2	93.6	6.8	105.0	13.1
2002	108.5	9.5	110.2	11.1	109.5	10.3	109.5	16.9	109.6	4.3
2003	117.2	8.0	120.3	9.2	119.1	8.7	114.5	4.6	122.8	12.1
2004	128.2	9.5	133.9	11.3	131.7	10.6	129.8	13.4	133.8	9.0
2005	147.7	15.1	151.4	13.1	149.7	13.6	151.7	16.9	150.1	12.1
2006	181.3	22.5	186.9	23.1	184.7	23.1	188.7	24.1	184.6	22.7
2007	252.8	40.4	264.1	42.7	260.3	42.2	265.9	42.1	260.2	42.3
2008	230.0	-8.5	240.0	-8.7	236.6	-8.7	238.0	-10.1	237.6	-8.3
2009	192.1	-16.2	198.9	-16.9	196.3	-16.8	196.8	-16.8	197.3	-16.7

1 Based on mortgages completed and adjusted for the mix of dwellings sold.

2 Data up to and including 2002 was based on a 5% sample. Data from 2003 onwards are based on a significantly enhanced sample size.

Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

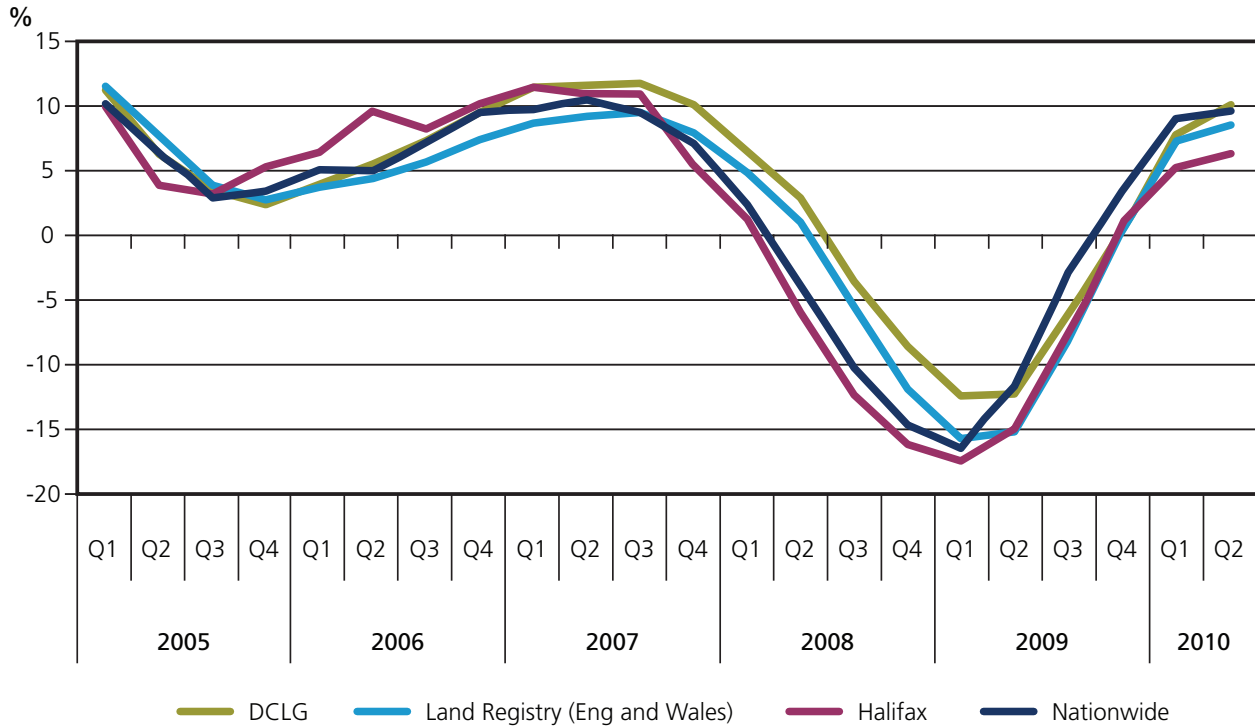
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Source:
DCLG house price index

Live table 593
Live table 590 for monthly

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Chart 4.4: Housing market: annual house price growth, comparison of DCLG, Land Registry, Halifax and Nationwide estimates, United Kingdom, (quarterly) from 2005^{1,2,3}



1 Data for Halifax and Nationwide are seasonally adjusted. DCLG data is not seasonally adjusted.
 2 The DCLG quarterly index is based on the average of the monthly mixed adjusted series. Land Registry quarterly information is based on the average of the monthly annual rates of growth. Quarterly figures for Halifax and Nationwide are based on their published rates.
 3 Land Registry data is only for England and Wales and not the UK.

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Sources:
 DCLG house price index
 HBOS plc
 Nationwide Building Society
 Land Registry

Table 4.5: Housing market: ratios of simple average house prices, mortgage advances and incomes of borrowers, by type of buyer, United Kingdom, 1999 - 2009^{1,2}

	All dwellings			First time buyers			Former owner occupiers		
	Advance/ price %	Price/ income	Advance/ income	Advance/ price %	Price/ income	Advance/ income	Advance/ price %	Price/ income	Advance/ income
1999	75.5	3.41	2.34	83.8	3.07	2.44	68.5	3.69	2.25
2000	74.9	3.56	2.40	83.6	3.13	2.46	68.5	3.87	2.35
2001	74.2	3.68	2.44	83.3	3.23	2.52	67.8	4.00	2.39
2002	72.7	3.97	2.58	81.1	3.56	2.68	68.7	4.17	2.53
2003	68.3	4.59	2.81	77.0	4.10	2.96	65.9	4.74	2.78
2004	67.3	5.21	3.15	78.9	4.57	3.36	63.9	5.41	3.09
2005	69.8	5.04	3.15	80.8	4.50	3.39	65.1	5.28	3.07
2006	71.1	4.76	3.02	83.6	4.05	3.20	64.2	5.19	2.95
2007	70.7	4.93	3.12	82.8	4.29	3.35	64.8	5.24	3.01
2008	68.4	4.95	3.04	78.2	4.45	3.25	63.4	5.20	2.94
2009	64.8	4.84	2.85	72.3	4.47	3.02	60.7	5.04	2.76

1 Data up to and including 2002 was based on a 5% sample. Data from 2003 onwards are based on a significantly enhanced sample size.

Data from September 2005 is collected via the Regulated Mortgage Survey.

2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Ratios have been calculated on a case-by-case basis and then averaged.

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Source:

Regulated Mortgage Survey

Live table 517

Next update: February 2011

Table 4.6: Housing market: repayments as a percent of income and deposit as a percent of purchase price, by type of buyer, United Kingdom, 1999-2009¹

Percentages based on mortgages for house purchases						
	First time buyer		Former Owner Occupier		All buyers	
	Total mortgage payment as a percent of income ^{2,3}	Deposit as a percent of price ⁴	Total mortgage payment as a percent of income ^{2,3}	Deposit as a percent of price ⁴	Total mortgage payment as a percent of income ^{2,3}	Deposit as a percent of price ⁴
1999	18.2	16.2	17.0	31.5	17.5	24.5
2000	19.4	16.4	18.9	31.5	19.1	25.1
2001	18.8	16.7	17.8	32.2	17.9	25.8
2002	18.1	19.0	16.8	31.3	16.8	27.3
2003	19.9	23.0	18.2	34.1	17.7	31.7
2004	22.0	21.1	19.9	36.1	19.6	32.7
2005	22.5	19.3	19.8	34.9	20.4	30.3
2006	21.5	16.4	19.0	35.8	19.7	28.9
2007	23.5	17.2	20.2	33.6	21.1	29.3
2008	22.8	21.8	19.4	36.6	20.3	31.6
2009	18.4	27.7	16.0	39.3	16.7	35.2

1 Data up to and including 2002 is from 5 per cent sample. Data from 2003 is based on a significantly enhanced sample size. Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Repayments data up to and including 2000 takes into account mortgage tax relief. Income recorded is on which the mortgage is based.

3 From 1999, the average mortgage rate is a composite figure which has been constructed from a weighted combination of building society and bank mortgage interest figures to give an overall estimate of the mortgage rate.

4 The ratios of deposit to price have been calculated on a case-by-case basis and then averaged.

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Source:

Regulated Mortgage Survey

Live table 539

Next update: February 2011

Table 4.7: Housing market: distribution of mortgages granted by age of borrowers, by type of buyer, United Kingdom, 1999-2009¹

	Percentage of all mortgages					Average age ²
	Age of borrower (sole or first named applicant): years					
	Under 25	25 to 34	35 to 44	45 to 54	55 and over	
All dwellings						
1999	8.3	44.3	28.3	13.5	5.7	36
2000	8.4	40.8	27.1	13.6	10.1	38
2001	9.0	39.7	27.1	13.2	11.0	38
2002	10.5	41.0	28.6	12.8	7.1	36
2003	6.8	35.7	32.8	16.4	8.4	36
2004	7.2	36.4	32.6	16.4	7.4	38
2005	8.2	39.3	31.2	14.9	6.3	37
2006	7.6	39.7	31.1	15.3	6.3	37
2007	7.8	39.5	30.6	15.6	6.5	37
2008	7.3	36.0	31.0	18.0	7.7	38
2009	6.3	35.5	31.8	18.7	7.7	38
First time buyers						
1999	16.0	52.8	20.1	8.1	3.1	32
2000	16.6	50.5	19.6	7.7	5.6	33
2001	17.0	48.3	19.2	7.2	8.3	34
2002	16.4	49.3	22.5	7.8	4.0	33
2003	15.9	45.4	22.0	9.1	7.6	31
2004	17.8	48.2	21.2	8.6	4.2	33
2005	18.8	53.2	19.1	6.4	2.5	32
2006	17.4	55.7	18.6	6.1	2.2	31
2007	18.3	55.5	17.8	6.1	2.3	31
2008	17.6	53.0	18.9	7.6	2.9	32
2009	15.9	56.2	18.5	7.0	2.4	32
Former owner occupiers						
1999	2.0	37.3	34.9	17.9	7.8	39
2000	2.1	34.1	33.7	18.3	11.8	40
2001	3.1	33.5	33.3	17.7	12.5	40
2002	7.8	37.1	31.5	15.1	8.6	38
2003	4.6	34.0	35.7	17.8	7.9	37
2004	4.7	34.1	35.8	18.1	7.3	39
2005	3.9	34.2	36.2	18.1	7.5	39
2006	1.9	30.5	38.3	20.6	8.7	40
2007	2.0	30.6	37.6	20.9	8.9	40
2008	1.7	26.8	37.6	23.7	10.3	41
2009	1.0	24.3	39.0	25.1	10.6	42

1 Data up to and including 2002 was based on a 5% sample.

Data from 2003 onwards are based on a significantly enhanced sample size.

Data from September 2005 is collected via the Regulated Mortgage Survey.

2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Calculated using the mean average.

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Source:
Regulated Mortgage Survey

Live table 537

Next update: February 2011

Table 4.8: Housing market: number of outstanding mortgages, arrears and repossessions, United Kingdom, 1999-2009¹

	Total number of mortgages at end of period²	Mortgages 6-12 months in arrears at end of period		Mortgages 12 months or more in arrears at end of period		Properties taken into possession during period³	
	Thousands	Number	%	Number	%	Number	%
1999 ^R	10,987	57,100	0.52	29,500	0.27	29,900	0.27
2000 ^R	11,177	47,900	0.43	20,800	0.19	22,900	0.20
2001 ^R	11,251	43,200	0.38	19,700	0.18	18,200	0.16
2002 ^R	11,368	34,100	0.30	16,500	0.15	12,000	0.11
2003 ^R	11,452	31,000	0.27	12,600	0.11	8,500	0.07
2004 ^R	11,515	29,900	0.26	11,000	0.10	8,200	0.07
2005 ^R	11,608	38,600	0.33	15,000	0.13	14,500	0.12
2006 ^R	11,746	34,900	0.30	15,700	0.13	21,000	0.18
2007 ^R	11,852	40,500	0.34	15,300	0.13	25,900	0.22
2008 ^R	11,667	72,000	0.62	29,500	0.25	40,000	0.34
2009	11,389	91,800	0.81	67,600	0.59	47,700	0.42

1 Data are based on first-charge lending data supplied by CML members. From 2009 figures are grossed to represent all first-charge mortgage lending. Prior to 2009 figures represented CML membership only (about 98 per cent of all first-charge lending in 2008) and are therefore not directly comparable.

2 From 2009 around 500,000 'legacy loans' (ie. where only a nominal balance is retained) were newly excluded and therefore estimates from 2009 are not directly comparable with earlier years.

3 Includes properties voluntarily surrendered.

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Source:
Council of Mortgage Lenders

Live table 1300

Next update: September 2011

SECTION 5

Rents

- Between 1998-99 and 2008-09, average LA housing rents in England increased from £42 to £64 per week (**Table 5.1**);
- In 2008-09, regional average LA housing rents ranged from £53 per week in the North East to £80 per week in London (**Table 5.1**);
- Between 2000 and 2010, average HA housing rents in England increased from £53 to £78 per week (**Table 5.2**);
- In 2010, regional average HA housing rents ranged from £65 per week in Yorkshire and the Humber and the North East to £96 per week in London (**Table 5.2**).

Table 5.1: Rents: local authority rents, by region, England, 1998-99 to 2008-09^{1, 2}

	£ per week										
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
North East	35	37	39	40	42	42	43	46	48	51	53
North West	39	41	42	44	46	47	47	49	51	54	56
Yorkshire and the Humber	34	35	37	39	42	42	44	46	48	52	54
East Midlands	37	38	40	41	44	44	46	48	50	54	56
West Midlands	39	40	41	45	47	47	49	52	54	57	60
East of England	44	46	48	50	52	52	55	58	60	65	67
London	55	58	60	62	65	65	67	70	73	77	80
South East	48	51	52	54	56	58	59	62	64	68	71
South West	42	44	45	47	48	49	50	52	54	57	59
England	42	44	46	48	50	51	53	55	58	62	64

1 Rents data are based on the financial year. Stock figures used to estimate the average for each region and the nation are taken at 1st April of the following financial year.

2 Average rents data between 2003-04 and 2007-08 inclusively is based on total stock figures from Housing Revenue Account (HRA) audited base claim form. Before 2003-04 the average rents data is based on total stock figures from the Housing Revenue Account (HRA) second subsidy claim form.

3 For 2008-09, stock figures for local authorities (LAs) where administrative boundaries changed on 1 April 2009 are taken from the HRA 2nd advance subsidy form as at 1 April 2010.

Ordinarily stock figures would be taken from the HRA audited base claim form, however these figures were collected on the LA boundaries post 1 April 2009 and could not be reconciled with rents figures for 2008-09, which were collected on LA boundaries pre 1 April 2009.

4 For some local authorities the average rent for 2003-04 is lower than in 2002-03. This may be due to some local authorities supplying net rents excluding service charges from 2003-04 onwards. Prior to 2003-04 some of them may have been including service charges in their rent figures.

5 Average rents data for 2003-04 and onwards are based on a standardised 52 week collection. Data prior to 2003-04 may have been reported on various different collection scales.

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Source:
DCLG Housing Subsidy Claim form

Live table 701

Next update: December 2010

Table 5.2: Rents: housing association rents^{1,2,3}, by region, from 2000

	£ per week										
at 31st March	2000	2001	2002	2003	2004	2005	2006	2007 ^R	2008 ^R	2009	2010
North East	45	46	46	47	49	52	54	56	58	62	65
North West	46	46	49	50	52	55	57	59	62	65	68
Yorkshire and the Humber	48	47	49	49	50	51	54	55	58	62	65
East Midlands	48	49	50	51	53	56	59	61	64	67	72
West Midlands	48	48	50	51	52	56	58	61	64	68	72
East of England	54	56	57	59	60	64	66	69	72	76	81
London	61	63	65	67	70	75	78	82	86	90	96
South East	60	61	64	65	67	71	75	77	81	85	90
South West	52	53	56	57	58	62	65	67	70	73	76
England	53	54	56	57	58	61	64	67	70	74	78

1 Data is collected by the Tenant Services Authority via the annual Regulatory and Statistical Return (RSR) based on general needs stock only.

2 Figures are based on only the larger housing associations (HAs) completing the long form. Up to 2006 the threshold for completing the long form was that the HA owned/ managed at least 250 units/bedspaces. From 2007 this increased to 1,000 units/bedspaces.

3 Averages are calculated for self-contained units only.

R Figures for 2007 and 2008 have been revised since their original publication.

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Source:
Tenant Services Authority HAR/10 and RSR (Regulatory and Statistical Return)

Live table 703

Next update: Under review

SECTION 6

Statutory homelessness statistics

This section provides information on statutory homelessness statistics in England.

- During 2009-10, local authorities made 89,120 decisions on eligible applications for assistance. Nearly half of these - 40,020 - were accepted as owed a main homelessness duty, 70 per cent lower than the peak in 2003-04 (**Table 6.1**);
- In 2009-10, West Midlands had the highest rate of acceptances at 3.2 per 1,000 households, compared to 1.9 for England as a whole. The South East, at 1.1 per 1,000 households, had the lowest acceptance rate. Acceptances have fallen in all regions since 2003-04 (**Table 6.2**);
- During 2009-10, in 57 per cent of acceptances the presence of dependent children in the household was the primary reason for priority need. A further 11 per cent of households included a pregnant woman (**Table 6.3**);
- During 2009-10, in 34 per cent of acceptances the reason for loss of last settled home was because parents, relatives or friends (mostly parents) were no longer able, or willing, to accommodate applicants (**Table 6.4**);
- At the end of 2009-10, there were 51,310 households living in temporary accommodation arranged by local authorities, about a half as much as at the end of 2004-05, the year in which it peaked. Most of these (88 per cent) were in self-contained accommodation, with only 4 per cent in bed and breakfast hotels (**Overview**);
- At the end of 2009-10, London had the highest rate of households in temporary accommodation at 12.3 per thousand, compared to 2.4 for England as a whole. The North East had the lowest rate at 0.2 per thousand (**Table 6.5**);
- Lone mothers accounted for 45 per cent of acceptances in 2009-10, and 41 per cent of households in temporary accommodation at the end of the year. Meanwhile, 48 per cent of all acceptances were 25 - 44 years old, and a further 39 per cent were 16 - 24 (**Table 6.6**).
- In 2009-10 a total of 165,200 cases of homelessness prevention or relief are estimated to have taken place outside of the statutory framework in England. Of these cases 140,900 were cases of homelessness being prevented and 24,300 were cases of homelessness being relieved (**Table 6.7**).

Table 6.1: Statutory homelessness: decisions taken by local authorities under the 1996 Housing Act on applications from eligible households, 1999-00 to Q2 2010¹

	Number of decisions & share of decisions (%)										
	Total decisions		of which			Households found to be:					
	(seasonally adjusted)	(not seasonally adjusted)	(seasonally adjusted)	(not seasonally adjusted)	(%)	(seasonally adjusted)	(%)	(not seasonally adjusted)	(%)	(not seasonally adjusted)	(%)
1999-00	243,240	243,240	105,580	105,580	43	7,880	3	54,770	23	75,010	31
2000-01	249,580	249,580	114,670	114,670	46	8,650	3	51,110	20	75,150	30
2001-02	254,050	254,050	116,660	116,660	46	8,540	3	54,910	22	73,940	29
2002-03	279,130	279,130	128,540	128,540	46	9,980	4	62,980	23	77,630	28
2003-04	298,390	298,390	135,430	135,430	45	12,930	4	67,720	23	82,330	28
2004-05	266,870	266,870	120,860	120,860	45	13,810	5	59,190	22	73,030	27
2005-06	213,290	213,290	93,980	93,980	44	13,260	6	45,540	21	60,500	28
2006-07	159,330	159,330	73,360	73,360	46	10,930	7	31,140	20	43,920	28
2007-08	130,840	130,840	63,170	63,170	48	9,560	7	21,800	17	36,320	28
2008-09	112,900	112,900	53,430	53,430	47	8,640	8	17,480	15	33,350	30
2009-10 ^P	89,120	89,120	40,020	40,020	45	6,580	7	15,820	18	26,700	30
2004 Q1	74,360	75,060	33,510	33,820	45	3,400	5	17,750	24	20,100	27
Q2	72,430	71,150	32,850	32,900	46	3,290	5	15,680	22	19,290	27
Q3	68,070	71,110	30,950	32,150	45	3,550	5	15,500	22	19,910	28
Q4	66,390	64,140	30,320	28,890	45	3,400	5	14,370	22	17,480	27
2005 Q1	59,990	60,470	26,730	26,920	45	3,570	6	13,640	23	16,350	27
Q2	62,340	61,300	27,250	27,310	45	3,400	6	13,040	21	17,540	29
Q3	53,930	56,270	23,960	24,800	44	3,650	6	11,760	21	16,060	29
Q4	50,790	49,220	22,130	21,140	43	3,210	7	10,550	21	14,320	29
2006 Q1	46,230	46,500	20,640	20,730	45	3,000	6	10,190	22	12,580	27
Q2	42,370	41,700	19,370	19,430	47	2,780	7	8,530	20	10,970	26
Q3	40,870	42,590	18,740	19,390	46	2,890	7	8,200	19	12,110	28
Q4	38,840	37,740	18,040	17,310	46	2,740	7	6,990	19	10,700	28
2007 Q1	37,250	37,300	17,210	17,230	46	2,520	7	7,420	20	10,140	27
Q2	34,440	34,040	15,850	15,960	47	2,410	7	6,310	19	9,370	28
Q3	33,870	35,200	16,000	16,540	47	2,570	7	6,140	17	9,950	28
Q4	32,040	31,150	15,850	15,240	49	2,420	8	4,760	15	8,730	28
2008 Q1	30,500	30,450	15,480	15,430	51	2,160	7	4,590	15	8,270	27
Q2	30,680	30,440	15,540	15,680	52	2,260	7	4,230	14	8,280	27
Q3	28,930	30,040	13,890	14,340	48	2,370	8	4,560	15	8,780	29
Q4	27,260	26,530	12,560	12,070	45	2,100	8	4,090	15	8,270	31
2009 Q1	26,030	25,890	11,450	11,350	44	1,910	7	4,610	18	8,020	31
Q2 ^P	23,600	23,560	10,500	10,650	45	1,760	7	3,930	17	7,220	31
Q3 ^P	22,170	22,950	10,040	10,360	45	1,640	7	3,890	17	7,070	31
Q4 ^P	21,790	21,200	9,800	9,430	44	1,560	7	3,810	18	6,400	30
2010 Q1 ^P	21,570	21,410	9,690	9,590	45	1,610	8	4,200	20	6,020	28
Q2 ^P	22,800	22,850	9,910	10,100	44	1,570	7	4,450	19	6,740	29

1 Decisions on applications from households eligible for assistance under the homelessness provisions of the 1996 Housing Act, including any residual 1985 Housing Act cases.

Seasonally adjusted figures have been revised back to 1997 quarter 1. Totals may not equal the sum of components because of rounding.

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Source:
Quarterly P1(E) returns

Table 6.2: Statutory homelessness: homeless households in priority need accepted¹ by local authorities, by Government Office Region, 1999-00 to Q2 2010

Number, and Acceptance rate ² per 1,000 households											
	England Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	
1999-00	105,580	5.3	4.6	4.6	4.1	4.2	6.2	4.0	9.7	4.0	4.8
2000-01	114,670	5.7	4.9	4.7	4.6	4.3	6.5	4.4	10.1	4.6	5.5
2001-02	116,660	5.7	5.2	4.7	5.2	4.1	6.8	4.6	9.7	4.3	5.4
2002-03	128,540	6.2	6.4	5.3	7.3	4.7	6.8	4.9	9.7	4.4	6.0
2003-04	135,430	6.5	7.7	6.3	7.7	5.4	7.1	4.9	9.7	4.5	5.3
2004-05	120,860	5.7	7.3	6.0	6.3	5.1	6.4	4.4	8.6	3.7	4.5
2005-06	93,980	4.4	5.4	4.5	4.4	3.8	5.4	3.5	6.7	2.7	3.6
2006-07	73,360	3.4	4.3	3.9	3.8	3.3	3.9	2.9	4.8	1.9	2.4
2007-08	63,170	2.9	3.2	2.9	3.4	2.6	4.1	2.5	4.3	1.6	2.0
2008-09	53,430	2.5	2.8	1.9	2.9	2.0	3.9	2.1	4.0	1.4	1.7
2009-10 ^P	40,020	1.9	1.8	1.4	1.8	1.7	3.2	1.5	3.0	1.1	1.3
2004 Q1	33,820	1.6	2.1	1.6	1.8	1.4	1.7	1.2	2.4	1.1	1.3
Q2	32,900	1.6	2.0	1.6	1.8	1.4	1.8	1.1	2.4	1.0	1.2
Q3	32,150	1.5	2.1	1.6	1.8	1.3	1.8	1.3	2.1	1.0	1.2
Q4	28,890	1.4	1.6	1.4	1.5	1.2	1.5	1.0	2.2	0.9	1.0
2005 Q1	26,920	1.3	1.5	1.4	1.3	1.2	1.3	1.0	1.9	0.8	1.1
Q2	27,310	1.3	1.5	1.4	1.2	1.2	1.6	1.0	1.9	0.8	1.1
Q3	24,800	1.2	1.4	1.2	1.2	1.0	1.3	0.9	1.8	0.7	1.0
Q4	21,140	1.0	1.3	0.9	1.0	0.7	1.2	0.8	1.6	0.6	0.8
2006 Q1	20,730	1.0	1.2	1.0	1.0	0.8	1.3	0.8	1.4	0.6	0.7
Q2	19,430	0.9	1.1	1.0	1.0	0.8	1.1	0.8	1.3	0.5	0.6
Q3	19,390	0.9	1.1	1.0	1.0	0.9	1.1	0.8	1.2	0.5	0.7
Q4	17,310	0.8	1.1	0.9	0.9	0.8	0.9	0.7	1.2	0.5	0.5
2007 Q1	17,230	0.8	1.0	0.9	0.9	0.8	0.9	0.7	1.1	0.4	0.5
Q2	15,960	0.7	0.9	0.8	0.9	0.7	0.9	0.6	1.0	0.4	0.5
Q3	16,540	0.8	0.9	0.8	0.9	0.7	1.1	0.6	1.1	0.4	0.5
Q4	15,240	0.7	0.8	0.7	0.8	0.6	1.1	0.6	1.1	0.4	0.5
2008 Q1	15,430	0.7	0.7	0.6	0.8	0.6	1.0	0.6	1.2	0.4	0.5
Q2	15,680	0.7	0.8	0.6	0.9	0.6	1.1	0.6	1.2	0.4	0.5
Q3	14,340	0.7	0.7	0.5	0.9	0.5	1.0	0.6	1.1	0.4	0.5
Q4	12,070	0.6	0.6	0.4	0.6	0.4	0.9	0.5	0.9	0.3	0.4
2009 Q1	11,350	0.5	0.6	0.4	0.6	0.4	0.8	0.5	0.9	0.3	0.3
Q2 ^P	10,650	0.5	0.6	0.4	0.5	0.4	0.8	0.4	0.8	0.3	0.3
Q3 ^P	10,360	0.5	0.5	0.4	0.5	0.4	0.8	0.4	0.8	0.3	0.4
Q4 ^P	9,430	0.4	0.4	0.3	0.4	0.4	0.7	0.4	0.7	0.3	0.3
2010 Q1 ^P	9,590	0.4	0.4	0.3	0.4	0.4	0.8	0.4	0.7	0.3	0.3
Q2 ^P	10,100	0.5	0.4	0.3	0.5	0.4	0.8	0.4	0.7	0.3	0.4

1 Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority under the 1996 Housing Act, plus residual 1985 Act cases.

2 Any changes from previously published rates are due to revisions of household estimates.

Totals may not equal the sum of components because of rounding.

Contact:

Telephone: 0303 44 42290 or 0303 44 44172

E-mail: homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Live table 772

Next update: December 2010

Table 6.3: Statutory homelessness: homeless households accepted¹ by local authorities, by priority need category, England, 1999-00 to Q2 2010

	Number and share of total acceptances (%)												
	Total number of households accepted	Household member vulnerable through:											Homeless in emergency ⁴ %
		Household with dependent children %	Household member pregnant %	Old age %	Physical disability %	Mental illness %	Young person ² %	Domestic violence %	Other ³ %				
1999-00	105,580	59	10	4	5	7	3	6	5	3	6	5	1
2000-01	114,670	58	10	4	5	8	4	6	5	4	6	5	1
2001-02	116,660	57	10	4	5	9	5	5	5	5	5	5	1
2002-03	128,540	53	10	3	5	9	6	5	5	6	5	8	1
2003-04	135,430	51	11	3	5	9	8	5	5	8	5	8	1
2004-05	120,860	51	11	3	5	9	9	5	5	9	4	7	1
2005-06	93,980	53	12	2	5	8	9	4	5	9	4	6	1
2006-07	73,360	55	12	2	5	7	9	4	5	9	4	6	1
2007-08	63,170	59	12	2	5	7	8	3	5	8	3	5	1
2008-09	53,430	59	11	2	5	7	8	3	5	8	3	5	1
2009-10 ^P	40,020	57	11	1	6	8	7	4	5	7	4	5	0
2004 Q1	33,820	51	11	3	5	9	8	5	5	8	5	7	1
Q2	32,900	51	11	3	5	9	8	5	5	8	5	7	1
Q3	32,150	51	11	3	5	9	9	5	5	9	5	7	1
Q4	28,890	50	11	3	5	9	9	5	5	9	5	7	0
2005 Q1	26,920	51	12	3	5	8	9	5	5	9	5	7	1
Q2	27,310	52	12	3	5	8	9	4	5	9	4	7	1
Q3	24,800	53	12	2	5	8	9	4	5	9	4	6	1
Q4	21,140	53	12	2	5	8	9	4	5	9	4	6	1
2006 Q1	20,730	54	12	2	5	7	9	4	5	9	4	6	0
Q2	19,430	55	12	2	5	8	8	4	5	8	4	6	0
Q3	19,390	55	11	2	5	7	9	4	5	9	4	6	1
Q4	17,310	55	12	2	5	8	9	4	5	9	4	6	1
2007 Q1	17,230	57	12	2	5	7	8	3	5	8	3	5	1
Q2	15,960	58	12	2	5	7	8	3	5	8	3	5	1
Q3	16,540	58	12	2	5	6	8	4	5	8	4	5	1
Q4	15,240	58	11	2	5	7	7	4	5	7	4	5	1
2008 Q1	15,430	61	11	2	5	6	7	3	5	7	3	5	0
Q2	15,680	61	11	2	5	6	6	3	5	7	3	4	0
Q3	14,340	58	12	1	5	7	8	3	5	8	3	5	1
Q4	12,070	58	11	1	5	7	8	3	5	7	3	5	0

Table 6.3: Statutory homelessness: homeless households accepted¹ by local authorities, by priority need category, England, 1999-00 to Q2 2010 (continued)

		Household member vulnerable through:											Number and share of total acceptances (%)	
		Total number of households accepted	Household with dependent children %	Household member pregnant %	Old age %	Physical disability %	Mental illness %	Young person ² %	Domestic violence %	Other ³ %	Homeless in emergency ⁴ %			
2009 Q1		11,350	57	12	1	5	7	8	4	5	0			
Q2 ^P		10,650	56	12	2	6	8	8	4	4	0			
Q3 ^P		10,360	58	12	1	6	8	7	4	4	0			
Q4 ^P		9,430	57	12	1	6	8	6	4	5	0			
2010 Q1 ^P		9,590	58	10	2	7	8	6	4	5	0			
Q2 ^P		10,100	60	11	2	7	8	5	3	4	0			

1 Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority.

2 From 2002 Q3, "Young person" covers 16/17 year olds and 18-20 year old care leavers.

3 From 2002 Q3, "Other" incorporates other special reasons and the following new priority need categories: those vulnerable as a result of time spent in care, in custody or in HM forces and those fleeing home because of violence or the threat of violence

4 Applicants who are accepted as homeless because of an emergency, for example fire or flood. Totals may not exactly equal the sum of components because of rounding.

Contact:

Telephone: 0303 44 42290 or 0303 44 44172

E-mail: homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Live table 773

Next update: December 2010

Table 6.4: Statutory homelessness: homeless households in priority need accepted¹ by local authorities, by reason for loss of last settled home, England, 1999-00 to Q2 2010

	Total number of households accepted	Relatives/friends no longer able or willing to provide accommodation		Relationship breakdown with partner		Mortgage arrears (Repossession or other loss of home)		Rent arrears		End of assured shorthold tenancy		Loss of other rented or tied housing		Other reasons ²	
		Parents (%)	Other (%)	Violent (%)	Other (%)	(Repossession or other loss of home) (%)	Other (%)	arrearings (%)	arrearings (%)	(%)	(%)	(%)	(%)	(%)	
1999-00	105,580	16	12	17	7	4	3	14	8	19					
2000-01	114,670	17	14	16	7	3	3	15	8	18					
2001-02	116,660	19	15	15	7	2	3	15	7	18					
2002-03	128,540	19	15	14	7	2	2	14	6	21					
2003-04	135,430	22	15	13	7	2	2	13	5	21					
2004-05	120,860	23	15	13	7	2	2	13	5	20					
2005-06	93,980	23	15	13	6	3	2	13	5	19					
2006-07	73,360	23	14	13	7	4	2	14	5	18					
2007-08	63,170	23	13	12	6	4	2	15	5	19					
2008-09	53,430	23	13	13	6	4	3	13	5	20					
2009-10 ^p	40,020	22	12	14	6	3	3	11	6	22					
2004 Q1	33,820	23	16	13	7	2	2	12	5	20					
Q2	32,900	22	15	12	7	2	2	14	5	21					
Q3	32,150	23	15	13	7	2	2	14	5	20					
Q4	28,890	23	15	13	6	2	2	12	6	20					
2005 Q1	26,920	24	15	13	7	2	2	13	6	19					
Q2	27,310	23	15	13	6	2	2	14	6	19					
Q3	24,800	24	15	13	7	2	2	13	5	19					
Q4	21,140	23	15	13	6	3	2	12	5	20					
2006 Q1	20,730	24	15	13	6	3	2	13	5	19					
Q2	19,430	23	14	13	7	3	2	14	5	18					
Q3	19,390	23	14	14	7	3	2	14	5	19					
Q4	17,310	23	14	13	6	3	3	13	5	19					
2007 Q1	17,230	23	14	13	7	4	3	15	5	17					
Q2	15,960	23	13	12	6	4	3	16	5	18					
Q3	16,540	23	13	13	6	3	2	15	5	18					
Q4	15,240	22	13	12	6	4	3	16	5	19					

Table 6.4: Statutory homelessness: homeless households in priority need accepted¹ by local authorities, by reason for loss of last settled home, England, 1999-00 to Q2 2010 (continued)

	Number and share of total acceptances (%)												
	Total number of households accepted		Relatives/friends no longer able or willing to provide accommodation		Relationship breakdown with partner		Mortgage arrears (Repossession or other loss of home)		End of assured shorthold tenancy		Loss of other rented or tied housing		Other reasons ²
		(%)	Parents (%)	Other (%)	Violent (%)	Other (%)	(Repossession or other loss of home) (%)	Rent arrears (%)	(%)	(%)	(%)	(%)	(%)
2008 Q1	15,430	23	13	12	6	4	2	15	5	20			
Q2	15,680	22	13	12	6	4	2	15	6	20			
Q3	14,340	24	13	13	6	4	3	13	5	20			
Q4	12,070	23	14	13	6	4	3	11	6	20			
2009 Q1	11,350	25	13	13	6	3	3	11	5	20			
Q2 ^P	10,650	25	12	14	6	3	3	11	5	21			
Q3 ^P	10,360	22	12	15	6	3	3	11	6	23			
Q4 ^P	9,430	20	13	15	6	3	3	11	6	23			
2010 Q1 ^P	9,590	20	13	13	6	2	2	13	6	23			
Q2 ^P	10,100	20	13	14	6	2	3	14	6	21			

1 Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority under the 1996 Housing Act, plus residual 1985 Act cases.

2 Other reasons include forced to leave because of an emergency; harassment, threats or violence from other persons; leaving an institution, HM Forces, hospital or prison; leaving HO asylum support accommodation; returning from abroad; previously sleeping rough or in a hostel.

Totals may not exactly equal the sum of components because of rounding.

Contact:
Telephone: 0303 44 42290 or 0303 44 44172
E-mail: homelessstats@communities.gsi.gov.uk

Source:
Quarterly P1(E) returns

Live table 774

Next update: December 2010

Table 6.5: Statutory homelessness: households in temporary accommodation arranged by local authorities under the homelessness provisions of the 1996 Housing Act¹, as at the end of each quarter, by Government Office Region, England, Q1 1999 to Q2 2010

		Number at the end of each quarter, and as a rate per 1,000 households ²										
		England Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	
1999	Q1	56,580	2.8	0.9	0.8	0.8	1.2	0.8	1.7	10.6	2.8	2.3
	Q2	58,430	2.9	1.0	0.8	1.2	0.9	1.7	11.4	11.4	2.5	2.2
	Q3	61,450	3.1	1.0	0.8	1.1	1.0	1.9	12.0	12.0	2.7	2.3
	Q4	62,180	3.1	1.0	0.8	1.1	0.9	2.0	12.4	12.4	2.8	2.2
2000	Q1	65,170	3.2	1.0	0.7	1.1	1.1	2.0	12.8	12.8	3.0	2.3
	Q2	67,520	3.3	1.2	0.9	1.0	1.0	2.1	13.2	13.2	3.1	2.5
	Q3	71,860	3.6	1.3	1.1	1.1	1.0	2.2	14.0	14.0	3.3	2.7
	Q4	73,080	3.6	1.2	1.1	1.1	1.2	2.3	14.2	14.2	3.5	2.5
2001	Q1	75,200	3.7	1.4	1.3	1.1	1.1	2.3	14.0	14.0	3.5	2.7
	Q2	75,920	3.7	1.6	0.9	1.1	1.1	2.4	14.3	14.3	3.5	2.7
	Q3	77,800	3.8	1.4	1.0	1.2	1.0	2.5	14.6	14.6	3.8	2.6
	Q4	77,510	3.8	1.6	0.8	1.2	0.9	2.6	14.8	14.8	3.7	2.5
2002	Q1	80,200	3.9	1.7	0.9	1.2	0.8	2.8	15.1	15.1	3.7	2.7
	Q2	81,660	3.9	1.8	1.0	1.3	0.7	2.8	15.6	15.6	3.7	2.7
	Q3	85,010	4.1	1.8	1.0	1.4	0.7	3.1	16.1	16.1	3.8	2.7
	Q4	85,140	4.1	0.5	1.1	1.2	0.6	3.2	16.6	16.6	3.9	2.7
2003	Q1	89,040	4.3	0.4	1.1	1.4	0.7	3.3	17.1	17.1	3.9	3.1
	Q2	91,870	4.4	0.5	1.2	1.4	0.8	3.5	17.6	17.6	4.0	3.1
	Q3	94,440	4.5	0.6	1.1	1.5	0.8	3.7	18.2	18.2	3.9	3.0
	Q4	94,610	4.5	0.7	1.1	1.5	0.9	3.5	18.5	18.5	3.8	3.0
2004	Q1	97,680	4.6	0.9	1.1	1.6	1.0	3.6	19.0	19.0	3.9	2.8
	Q2	99,530	4.7	0.9	1.0	1.5	1.2	3.7	19.4	19.4	3.9	2.9
	Q3	101,300	4.8	1.1	1.1	1.6	1.0	3.7	19.7	19.7	3.9	3.0
	Q4	101,030	4.8	0.8	1.0	1.6	1.2	3.6	19.9	19.9	4.0	3.0
2005	Q1	101,070	4.7	0.8	1.0	1.7	1.2	3.5	19.7	19.7	3.6	3.1
	Q2	100,970	4.7	0.8	1.0	1.6	1.2	3.4	19.9	19.9	3.6	2.9
	Q3	101,020	4.7	0.7	1.0	1.6	1.0	3.2	20.1	20.1	3.6	3.2
	Q4	98,730	4.6	0.7	1.0	1.2	0.9	2.9	20.3	20.3	3.5	3.1
2006	Q1	96,370	4.5	0.7	1.0	1.1	0.9	2.8	19.7	19.7	3.2	2.9
	Q2	93,910	4.4	0.6	1.0	1.0	0.9	2.7	19.5	19.5	3.1	2.7
	Q3	93,090	4.3	0.5	1.0	1.1	0.8	2.5	19.6	19.6	2.9	2.6
	Q4	89,510	4.2	0.4	0.9	1.0	0.7	2.3	19.2	19.2	2.7	2.4

Table 6.5: Statutory homelessness: households in temporary accommodation arranged by local authorities under the homelessness provisions of the 1996 Housing Act¹, as at the end of each quarter, by Government Office Region, England, Q1 1999 to Q2 2010 (continued)

		Number at the end of each quarter, and as a rate per 1,000 households ²									
		England Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West
2007	Q1	87,120	4.0	0.8	0.9	1.1	0.7	2.2	18.8	2.4	2.3
	Q2	84,900	3.9	0.7	0.9	1.0	0.7	2.0	18.6	2.3	2.2
	Q3	82,750	3.8	0.8	0.9	0.9	0.8	2.0	18.2	2.1	2.2
	Q4	79,500	3.7	0.8	0.8	0.8	0.6	1.9	17.9	2.0	2.0
2008	Q1	77,510	3.6	0.7	0.8	0.7	0.7	1.8	17.5	1.8	1.9
	Q2	74,690	3.5	0.7	0.8	0.7	0.7	1.7	16.9	1.7	1.8
	Q3	72,130	3.4	0.6	0.9	0.6	0.6	1.7	16.4	1.6	1.7
	Q4	67,480	3.1	0.5	0.7	0.5	0.6	1.5	15.7	1.5	1.5
2009	Q1	64,000	3.0	0.5	0.7	0.5	0.5	1.5	15.0	1.3	1.3
	Q2 ^P	60,230	2.8	0.4	0.6	0.5	0.5	1.3	14.4	1.2	1.2
	Q3 ^P	56,920	2.6	0.4	0.5	0.4	0.5	1.2	13.7	1.1	1.1
	Q4 ^P	53,370	2.5	0.3	0.4	0.4	0.5	1.1	13.0	1.1	1.0
2010	Q1 ^P	51,310	2.4	0.2	0.4	0.4	0.6	1.1	12.3	1.0	1.0
	Q2 ^P	50,400	2.3	0.2	0.4	0.4	0.7	1.1	11.9	1.0	1.0

1 Households in accommodation arranged by local authorities after being accepted as owed a main homelessness duty under the 1996 Housing Act (including residual cases from the 1985 Act), or pending enquiries, review, or housed for a reasonable period after being found intentionally homeless. Excludes cases where a duty is owed, but no temporary accommodation has been secured.

2 Any changes from previously published rates are due to revision of household estimates.

Totals may not exactly equal the sum of components because of rounding.

Contact:

Telephone: 0303 44 42290 or 0303 44 44172

E-mail: homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Live table 776

Next update: December 2010

Table 6.6a: Statutory homelessness: homeless households in priority need accepted by local authorities, by household type 2008-09 to Q2 2010

	Total number of households accepted ¹ during period	Couple with dependent children ²	Lone parent household with dependent children		One person household		All other household groups
			Male Applicant	Female Applicant ²	Male Applicant	Female Applicant	
2008-09	53,430	19	4	45	15	12	5
2009-10 ^P	40,020	19	4	45	16	12	5
2008 Q2	15,680	19	4	46	14	12	5
Q3	14,340	19	4	45	15	12	5
Q4	12,070	19	4	45	16	12	5
2009 Q1	11,350	19	4	45	16	12	5
Q2 ^P	10,650	19	4	44	16	12	5
Q3 ^P	10,360	18	4	46	15	12	5
Q4 ^P	9,430	17	4	46	16	12	5
2010 Q1 ^P	9,590	19	4	44	16	12	4
Q2 ^P	10,100	20	4	45	15	12	5

1 Households found to be eligible for assistance, unintentionally homeless and falling within a priority need group, and consequently owed a main homelessness duty by a local housing authority. Figures reflect decisions under the 1996 Housing Act, and any residual 1985 Housing Act cases.

2 Includes expectant mothers with no other dependent children

3 This should be a "snapshot" of the numbers in accommodation **on the last day of the quarter**, not the numbers taking up accommodation

Totals may not equal the sum of components because of rounding.

Table 6.6b: Statutory homelessness: homeless households in priority need accepted by local authorities, by age of applicant 2008-09 to Q2 2010

	Total number of households accepted ¹ during period	Age of applicant					
		16-24	25-44	45-59	60-64	65-74	75 & over
2008-09	53,430	40	47	9	1	1	1
2009-10 ^P	40,020	39	48	10	1	1	1
2008 Q2	15,680	40	49	9	1	1	1
Q3	14,340	40	47	10	1	1	1
Q4	12,070	41	47	10	1	1	1
2009 Q1	11,350	42	47	9	1	1	0
Q2 ^P	10,650	41	47	9	1	1	0
Q3 ^P	10,360	39	48	10	1	1	1
Q4 ^P	9,430	38	48	11	1	1	0
2010 Q1 ^P	9,590	37	49	11	1	1	1
Q2 ^P	10,100	37	49	11	1	2	0

1 Households found to be eligible for assistance, unintentionally homeless and falling within a priority need group, and consequently owed a main homelessness duty by a local housing authority. Figures reflect decisions under the 1996 Housing Act, and any residual 1985 Housing Act cases.

Totals may not equal the sum of components because of rounding.

Table 6.6c: Statutory homelessness: homeless households in temporary accommodation, by household type and applicant's ethnicity Q2 2008 to Q2 2010

	Total number in TA ³	Couple with dependent children ²	Lone parent household with dependent children		One person household		All other household groups	of total; Minority ethnic
			Male Applicant	Female Applicant ²	Male Applicant	Female Applicant		
2008 Q2	74,690	26	3	45	12	9	5	50
Q3	72,130	25	4	45	12	8	6	51
Q4	67,480	26	4	45	12	9	5	54
2009 Q1	64,000	26	4	44	12	9	5	54
Q2 ^P	60,230	26	4	44	12	9	5	55
Q3 ^P	56,920	26	4	44	12	9	5	56
Q4 ^P	53,370	26	4	43	13	9	5	55
2010 Q1 ^P	51,310	26	6	41	13	9	6	54
Q2 ^P	50,400	26	4	43	13	9	5	53

1 Households found to be eligible for assistance, unintentionally homeless and falling within a priority need group, and consequently owed a main homelessness duty by a local housing authority.

Figures reflect decisions under the 1996 Housing Act, and any residual 1985 Housing Act cases.

2 Includes expectant mothers with no other dependent children.

Totals may not equal the sum of components because of rounding.

Contact:

Telephone: 0303 44 42290 or 0303 44 44172

E-mail:homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Live Tables 780, 781 and 782

Next update: December 2010

Table 6.7: Outcome of homelessness prevention and relief, 2009-10

of which prevention cases where household

Quarter	Total cases of prevention and relief	Total cases of relief assisted to obtain alternative accommodation	% of grand total	Total cases of prevention	% of grand total	Assisted to obtain alternative accommodation	% of prevention total	Able to remain in existing home	% of prevention total
Apr - Jun	38,500	6,200	16%	32,300	84%	18,100	56%	14,100	44%
Jul - Sep	40,600	6,300	16%	34,200	84%	19,000	56%	15,200	44%
Sep - Dec	40,800	5,700	14%	35,100	86%	19,000	54%	16,100	46%
Jan - Mar	45,400	6,100	13%	39,300	87%	20,300	52%	19,000	48%
Total	165,200	24,300	15%	140,900	85%	76,500	54%	64,400	46%

Totals may not equal the sum of components because of rounding.

Contact:

Telephone: 0303 44 42290 or 0303 44 44172

E-mail:homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Next update: 2011

SECTION 7

Household characteristics

- There were 21.5 million households in England in 2008-09: 14.6 million owner-occupiers; 3.8 million social renters; and 3.1 million private renters (**Table 7.1**);
- In 2008-09, more than half of owner-occupiers and 40 per cent of social renters had lived in their homes for ten years or more. Only 11 per cent of private renters had lived in their homes for over ten years, whilst over a third (36 per cent) had been in their current home for less than a year (**Table 7.2**);
- 85 per cent of mortgagors were working full-time in 2008-09 compared to 61 per cent of private renters and only 24 per cent of social renters. 60 per cent of HRPs who owned outright were retired compared with only four per cent of those buying with a mortgage (**Table 7.3**);
- In 2008-09, 36 per cent of all households were couples with no dependent children. Of the 1.5 million lone parents with dependent children, only 34 per cent were owner occupiers, whilst 44 per cent were social renters. 29 per cent of households were one-person households (**Table 7.4**);
- The overall rate of overcrowding in England in 2008-09 was 3.0 per cent, with an estimated 656,000 households living in overcrowded conditions. There were considerable differences in overcrowding rates by tenure: 1.6 per cent of owner occupiers (231,000 households); 6.7 per cent of social renters (258,000); and 5.4 per cent of private renters (166,000) (**Table 7.5**);
- London had the highest rate of overcrowding, 7.2 per cent, with around a third of all overcrowded households in England living in London. London also had the lowest rate of under-occupation, at 23.3 per cent, whilst the South West and the East Midlands had the highest rates, 40.4 per cent and 40.3 per cent respectively (**Table 7.5**).

Table 7.1 Household characteristics: tenure trend, England, from 1999

<i>all households</i>						
Year	Owner occupiers			Social renters	Private renters	All tenures
	Owned outright	Buying with a mortgage	All			
<i>thousands of households</i>						
1999	5,582	8,508	14,091	4,072	2,000	20,163
2000	5,764	8,575	14,339	3,953	2,029	20,320
2001	5,885	8,473	14,358	3,983	2,062	20,403
2002	6,019	8,540	14,559	3,972	2,131	20,662
2003	6,158	8,542	14,701	3,804	2,234	20,739
2004	6,288	8,389	14,677	3,797	2,284	20,758
2005	6,352	8,440	14,791	3,696	2,445	20,932
2006	6,425	8,365	14,790	3,736	2,566	21,092
2007	6,505	8,228	14,733	3,755	2,691	21,178
2008	6,653	7,975	14,628	3,797	2,982	21,407
2008-09	6,770	7,851	14,621	3,842	3,067	21,530
<i>percentages</i>						
1999	27.7	42.2	69.9	20.2	9.9	100.0
2000	28.4	42.2	70.6	19.5	10.0	100.0
2001	28.8	41.5	70.4	19.5	10.1	100.0
2002	29.1	41.3	70.5	19.2	10.3	100.0
2003	29.7	41.2	70.9	18.3	10.8	100.0
2004	30.3	40.4	70.7	18.3	11.0	100.0
2005	30.3	40.3	70.7	17.7	11.7	100.0
2006	30.5	39.7	70.1	17.7	12.2	100.0
2007	30.7	38.9	69.6	17.7	12.7	100.0
2008	31.1	37.3	68.3	17.7	13.9	100.0
2008-09	31.4	36.5	67.9	17.8	14.2	100.0

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 2008-09: English Housing Survey, full household sample
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Source:
 1999 to 2008: ONS Labour Force Survey;
 2008-09: English Housing Survey, full household sample

Live table 801

Next update: 2011

Table 7.2: Household characteristics: length of residence in current home, by tenure, England, 2008-09

<i>all households</i>											
	less than 1 year	1 year but less than 2 years	2 years but less than 3 years	3-4 years	5-9 years	10-19 years	20-29 years	30+ years	total	mean	median
	<i>thousands of households</i>									<i>years</i>	<i>years</i>
owner occupiers	534	616	1,081	1,497	2,893	3,147	2,338	2,509	14,615	15.8	11.0
social renters	307	271	336	522	843	828	392	339	3,839	11.7	7.0
private renters	1117	534	380	390	314	158	65	104	3,062	4.5	1.0
all tenures	1,958	1,421	1,796	2,409	4,050	4,133	2,796	2,952	21,516	13.5	8.0
	<i>percentages</i>										
owner occupiers	3.7	4.2	7.4	10.2	19.8	21.5	16.0	17.2	100.0		
social renters	8.0	7.1	8.7	13.6	22.0	21.6	10.2	8.8	100.0		
private renters	36.5	17.5	12.4	12.7	10.3	5.2	2.1	3.4	100.0		
all tenures	9.1	6.6	8.3	11.2	18.8	19.2	13.0	13.7	100.0		

Note: excludes a small number of non-response cases

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Source:
English Housing Survey, full household sample

Live table 802

Next update: 2011

Table 7.3: Household characteristics: economic status of household reference person, by tenure, England, 2008-09

<i>all households</i>							
	full-time work	part-time work	retired	unemployed	full-time education	other inactive	total
	<i>thousands of households</i>						
own outright	1,777	570	4,079	54	11	279	6,770
buying with mortgage	6,679	470	312	101	9	280	7,851
all owner occupiers	8,456	1,040	4,390	155	20	560	14,621
all social renters	933	385	1,209	324	50	941	3,842
all private renters	1,874	262	274	143	201	313	3,067
all tenures	11,263	1,687	5,873	622	272	1,814	21,530
	<i>percentages</i>						
own outright	26.2	8.4	60.2	0.8	0.2	4.1	100.0
buying with mortgage	85.1	6.0	4.0	1.3	0.1	3.6	100.0
all owner occupiers	57.8	7.1	30.0	1.1	0.1	3.8	100.0
all social renters	24.3	10.0	31.5	8.4	1.3	24.5	100.0
all private renters	61.1	8.5	8.9	4.7	6.6	10.2	100.0
all tenures	52.3	7.8	27.3	2.9	1.3	8.4	100.0

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Source:
English Housing Survey, full household sample

Live table 803

Next update: 2011

Table 7.4: Household characteristics: household type, by tenure, England, 2008-09

	household type							all household types
	couple no dependent child(ren) ¹	couple with dependent child(ren) ¹	lone parent with dependent child(ren) ¹	other multi-person households	1 male	1 female	all one person households	
	<i>thousands of households</i>							
own outright	3,538	424	103	396	769	1,541	2,310	6,770
buying with mortgage	2,670	2,971	405	402	791	612	1,403	7,851
all owner occupiers	6,208	3,395	508	798	1,560	2,153	3,713	14,621
local authority	333	287	331	177	342	417	759	1,887
housing association	352	299	341	151	354	458	812	1,955
all social renters	685	587	672	328	696	875	1,571	3,842
all private renters	764	535	333	514	582	339	921	3,067
all tenures	7,657	4,516	1,514	1,640	2,838	3,366	6,204	21,530
	<i>percentage within tenure</i>							
own outright	52.3	6.3	1.5	5.8	11.4	22.8	34.1	100.0
buying with mortgage	34.0	37.8	5.2	5.1	10.1	7.8	17.9	100.0
all owner occupiers	42.5	23.2	3.5	5.5	10.7	14.7	25.4	100.0
local authority	17.6	15.2	17.6	9.4	18.1	22.1	40.2	100.0
housing association	18.0	15.3	17.4	7.7	18.1	23.4	41.5	100.0
all social renters	17.8	15.3	17.5	8.5	18.1	22.8	40.9	100.0
all private renters	24.9	17.4	10.9	16.8	19.0	11.0	30.0	100.0
all tenures	35.6	21.0	7.0	7.6	13.2	15.6	28.8	100.0
	<i>percentage within household type</i>							
own outright	46.2	9.4	6.8	24.1	27.1	45.8	37.2	31.4
buying with mortgage	34.9	65.8	26.8	24.5	27.9	18.2	22.6	36.5
all owner occupiers	81.1	75.2	33.6	48.7	55.0	64.0	59.8	67.9
local authority	4.3	6.4	21.9	10.8	12.1	12.4	12.2	8.8
housing association	4.6	6.6	22.5	9.2	12.5	13.6	13.1	9.1
all social renters	8.9	13.0	44.4	20.0	24.5	26.0	25.3	17.8
all private renters	10.0	11.8	22.0	31.4	20.5	10.1	14.8	14.2
all tenures	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

¹ These categories can also include non-dependent children

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Source:
DCLG English Housing Survey, full household sample

Live table 804

Next update: 2011

Table 7.5: Household characteristics: overcrowding and under-occupation, by region and tenure, England, 2008-09

<i>all households</i>					
difference from bedroom standard					
	below (over-crowded)	at standard	1 above	2+ above (under-occupied)	all households
owner-occupiers					<i>thousands of households</i>
North East	9	96	280	304	690
North West	38	282	751	893	1,964
Yorkshire and the Humber	22	195	578	708	1,504
East Midlands	16	171	510	686	1,383
West Midlands	30	214	537	757	1,538
East of England	21	246	628	861	1,755
London	52	356	646	595	1,649
South East	29	358	909	1,238	2,534
South West	13	202	577	811	1,603
England	231	2,119	5,416	6,854	14,620
					<i>percentages</i>
North East	1.4	13.9	40.6	44.1	100.0
North West	1.9	14.4	38.2	45.5	100.0
Yorkshire and the Humber	1.5	12.9	38.5	47.1	100.0
East Midlands	1.2	12.4	36.9	49.6	100.0
West Midlands	2.0	13.9	34.9	49.3	100.0
East of England	1.2	14.0	35.8	49.1	100.0
London	3.2	21.6	39.2	36.1	100.0
South East	1.2	14.1	35.9	48.9	100.0
South West	0.8	12.6	36.0	50.6	100.0
England	1.6	14.5	37.0	46.9	100.0
social renters					<i>thousands of households</i>
North East	9	112	96	32	249
North West	21	261	177	73	532
Yorkshire and the Humber	18	203	134	44	399
East Midlands	13	156	102	36	307
West Midlands	27	219	140	53	438
East of England	23	206	104	50	383
London	103	435	158	64	761
South East	29	274	122	45	470
South West	16	166	88	32	302
England	258	2,034	1,121	429	3,841
					<i>percentages</i>
North East	3.4	45.1	38.4	13.1	100.0
North West	4.0	49.0	33.2	13.8	100.0
Yorkshire and the Humber	4.6	50.9	33.5	10.9	100.0
East Midlands	4.2	50.9	33.2	11.7	100.0
West Midlands	6.1	50.0	32.0	12.0	100.0
East of England	5.9	53.9	27.1	13.1	100.0
London	13.5	57.2	20.8	8.4	100.0
South East	6.2	58.4	26.0	9.5	100.0
South West	5.3	54.9	29.2	10.6	100.0
England	6.7	52.9	29.2	11.2	100.0

Table 7.5: Household characteristics: overcrowding and under-occupation, by region and tenure, England, 2008-09 (continued)

<i>all households</i>					
difference from bedroom standard					
	below (over-crowded)	at standard	1 above	2+ above (under-occupied)	all households
private renters	<i>thousands of households</i>				
North East	4	39	55	24	123
North West	14	126	145	65	350
Yorkshire and the Humber	10	117	128	51	306
East Midlands	7	70	94	49	220
West Midlands	14	97	99	49	258
East of England	16	139	108	56	318
London	68	384	163	60	676
South East	22	207	183	79	492
South West	10	137	119	57	323
England	166	1,316	1,094	491	3,066
	<i>percentages</i>				
North East	3.3	31.8	45.1	19.8	100.0
North West	4.1	36.1	41.4	18.4	100.0
Yorkshire and the Humber	3.4	38.3	41.8	16.6	100.0
East Midlands	3.4	31.7	42.7	22.2	100.0
West Midlands	5.4	37.5	38.2	18.9	100.0
East of England	4.9	43.6	33.8	17.7	100.0
London	10.1	56.8	24.2	8.9	100.0
South East	4.5	42.1	37.2	16.1	100.0
South West	3.0	42.4	36.9	17.7	100.0
England	5.4	42.9	35.7	16.0	100.0

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Source:
 2008-09 EHS-LFS combined dataset

Live table 807

Next update: 2011

SECTION 8

Social housing sales to sitting tenants

This section provides information on the number of social housing sales to sitting tenants in England¹. It includes details of sales of local authority and housing association dwellings through Right to Buy, Preserved Right to Buy, Right to Acquire, Social HomeBuy and other outright or shared equity sales to sitting tenants. It excludes Low Cost Home Ownership sales through shared ownership schemes.

Key points include:

- There were an estimated 8,510 total social housing sales to sitting tenants in England in 2009-10, an increase of 16 per cent on 2008-09. The increase contrasts with falls in social housing sales in recent years and was due to an increase in sales of housing association properties (**Table 8.1**).
- There were an estimated 3,100 Right to Buy sales in England in 2009-10 (36 per cent of all sales), a 20 per cent decrease from 2008-09. Around three-quarters of Right to Buy sales were of Local Authority properties (**Tables 8.2 and 8.3**).
- The average market value of Local Authority properties purchased through Right to Buy in 2009-10 was £101,260. This produced average capital receipts of £74,610 and an average discount of £26,660 per property (**Table 8.2**).

¹ Statistics for the devolved administrations can be found at:
Northern Ireland: http://www.dsdni.gov.uk/index/publications/housing_stats.htm
Scotland: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/SalesSittingTenants>
Wales: <http://wales.gov.uk/topics/statistics/headlines/housing2010/100915/?lang=en>

Table 8.1: Social housing sales: Total social housing sales to sitting tenants, England

	Local Authority Social Housing Sales ¹		Housing Association Sales ²		Total Social Housing Sales ^{2,3}	
	Number	% Change	Number	% Change	Number	% Change
1991-92	54,480		.	.	.	.
1992-93	42,110	-23%	.	.	.	.
1993-94	50,340	20%	.	.	.	.
1994-95	46,240	-8%	.	.	.	.
1995-96	33,160	-28%	.	.	.	.
1996-97	35,210	6%	.	.	.	.
1997-98	42,080	20%	.	.	.	.
1998-99	41,090	-2%	.	.	.	.
1999-00	54,960	34%	.	.	.	.
2000-01	53,010	-4%	.	.	.	.
2001-02	52,460	-1%	9,890	.	62,350	.
2002-03	64,150	22%	12,570	27%	76,720	23%
2003-04	69,990	9%	18,340	46%	88,330	15%
2004-05	50,370	-28%	14,900	-19%	65,270	-26%
2005-06	26,940	-47%	11,260	-24%	38,200	-41%
2006-07	17,390	-35%	10,260	-9%	27,650	-28%
2007-08	12,250	-30%	7,110	-31%	19,360	-30%
2008-09 ^R	3,150	-74%	4,160	-41%	7,310	-62%
2009-10	2,640	-16%	5,870	41%	8,510	16%

Notes

1 Data includes estimates for non-responding authorities.

2 Figures for total housing association sales are not available prior to 2001-02.

3 Excludes sales and transfers between local authorities and housing associations.

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Source:

P1B returns to DCLG from local authorities; RSR

Live table 678

Next update: September 2011

Table 8.2: Social housing sales: Financial data on local authority homes sold through the Right to Buy scheme, England^{1,2,3}

	No of successful applications ⁴	No of sales	Capital receipts £ms	Value of discount £ms	Market value £ms	Average discount on sales	Estimated Average per dwelling		
							Capital receipts £s	Discount £s	Market value £s
England									
1999-00	88,900	54,250	1,374	1,282	2,656	48%	25,320	23,630	48,950
2000-01	85,650	52,380	1,426	1,251	2,676	47%	27,220	23,880	51,090
2001-02	95,990	51,970	1,566	1,215	2,781	44%	30,140	23,380	53,520
2002-03	146,280	63,390	2,210	1,508	3,718	41%	34,860	23,790	58,660
2003-04	115,880	69,580	2,936	1,714	4,651	37%	42,200	24,640	66,840
2004-05	81,120	49,980	2,575	1,282	3,857	33%	51,520	25,650	77,180
2005-06	57,250	26,650	1,545	680	2,225	31%	57,950	25,530	83,480
2006-07	49,360	16,900	1,145	422	1,567	27%	67,800	24,970	92,770
2007-08	29,130	11,960	934	303	1,237	24%	78,130	25,340	103,470
2008-09 R	9,220	2,880	221	73	294	25%	76,850	25,400	102,250
2009-10	.	2,290	171	61	232	26%	74,610	26,660	101,260

Notes

- 1 This Housing and Planning Statistics table previously gave a regional breakdown. Regional information is available in DCLG Live Table 643.
- 2 Figures for some Local Authorities have been imputed and therefore these England totals have been rounded.
- 3 All financial data are shown in nominal prices and do not take account of inflationary changes.
- 4 A small number of applications are not successful at the initial stage; successful applications represent around 90% of all applications. Tenants who meet the RTB qualifying criteria are entitled to purchase their homes if they can secure finance to do so. The number of successful applications is not available after 2008-09. However, in 2009-10 there were 10,350 total LA RTB applications in England.

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Source:
 P1B returns to DCLG from local authorities

Live table 643

Next update: September 2011

Table 8.3: Social housing sales: Housing association stock sold through the Right to Buy scheme, by region^{1,2,3}

	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
1999-00	130	510	190	180	1,270	420	390	2,150	2,010	7,250
2000-01	90	1,210	150	110	1,680	330	190	1,570	1,770	7,100
2001-02	1,600	1,490	130	270	1,780	280	210	1,070	1,400	8,220
2002-03	1,340	2,860	80	520	2,060	780	570	1,030	1,230	10,470
2003-04	2,260	4,820	960	460	3,250	810	410	950	600	14,530
2004-05	1,590	3,090	810	310	1,580	350	150	450	340	8,670
2005-06	1,510	2,250	690	130	870	420	40	230	200	6,360
2006-07	940	1,520	810	100	650	420	70	190	140	4,840
2007-08	580	990	620	40	440	220	60	110	100	3,150
2008-09	140	330	200	30	120	70	20	70	20	1,000
2009-10	100	200	160	30	110	110	20	40	30	800

Notes

1 Including Right to Buy and Preserved Right to Buy but excluding Right to Acquire.

2 The Right to Buy scheme was introduced under the 1980 Housing Act with effect from October 1980.

3 England totals are from RSR data. Regional figures are from CORE data and have been weighted to England totals. The figures have been rounded.

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Source:
RSR and CORE data

Live table 675

Next update: September 2011

SECTION 9

Affordable housing supply

This section provides information on the gross supply of affordable housing units provided in England.

Key points include:

- A total of 57,730 gross additional affordable homes were supplied in England in 2009-10. This is an increase of 4 per cent on the 55,570 (revised) affordable homes supplied in 2008-09 and the highest number since 1995-96 (**Table 9.1 and Overview**);
- 33,120 new affordable homes were provided for social rent in 2009-10, an increase of 7 per cent on 2008-09. 24,610 homes were provided through intermediate housing schemes, including shared ownership and shared equity, nearly unchanged on 2008-09 (**Table 9.1 and Overview**);
- There were 46,980 new build affordable homes in 2009-10 which is 81 per cent of the total supply of new affordable homes compared to 77 per cent last year (**Table 9.3**);
- 51,140 homes were delivered with grant from the Homes and Communities Agency in 2009-10 (89 per cent of total supply). Around 82 per cent of these were new build homes, an increase on last year (78 per cent) (**Table 9.3**);
- Collectively, more than half of all new affordable homes were supplied in London (24 per cent), the South East (19 per cent) and the South West (11 per cent) in 2009-10 (**Table 9.2**);
- There was an increase in affordable housing supply in six of the nine regions in England. The North East saw the largest annual growth both in absolute (730) and percentage terms (52%) (**Table 9.2**).

Table 9.1: Additional affordable homes provided (new build and acquisitions) by type of scheme, 1999-00 to 2009-10, England

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07 ^R	2007-08 ^R	2008-09 ^R	2009-10
England											
Social Rent, of which:	28,790	27,090	26,810	23,960	22,660	21,670	23,630	24,670	29,640	30,970	33,120
Homes and Communities Agency (new build)	19,520	17,300	17,510	16,590	16,600	16,560	17,400	18,180	21,700	23,420	27,270
Homes and Communities Agency (acquisitions)	9,120	8,840	8,140	6,420	4,290	2,610	2,410	2,360	3,390	2,900	2,650
Other Homes and Communities Agency Schemes ⁴	-	-	-	-	-	870	920	950	660	490	130
Local authorities (new build)	60	180	60	200	190	100	300	250	310	570	270
Section 106 (nil grant) new build: total ³	.	750	1070	720	1,580	1,530	2,550	2,750	3,450	3,430	2,140
of which: IMS only	.	.	.	.	.	40	260	290	440	320	250
Private Finance Initiative ⁵	100	20	40	30	-	10	60	180	140	170	650
Intermediate Affordable Housing²	6,300	6,070	6,210	8,970	15,410	15,800	22,350	19,630	23,550	24,600	24,610
Intermediate Rent, of which:											
Homes and Communities Agency (new build)	..	..	..	..	280	1,510	1,680	1,200	1,110	1,710	2,560
Homes and Communities Agency (acquisitions)	..	..	..	..	260	680	1,370	1,110	1,050	1,690	1,910
Homes and Communities Agency (acquisitions)	..	..	..	..	30	830	310	90	60	20	650
Low Cost Home Ownership, of which:											
Homes and Communities Agency (new build)	6,300	6,070	6,210	8,970	15,120	14,280	20,680	18,430	22,420	22,900	22,050
Homes and Communities Agency (new build)	2,750	2,260	2,040	2,330	3,710	5,570	7,570	9,210	11,630	10,270	13,160
Homes and Communities Agency (acquisitions)	2,280	2,380	2,270	4,550	8,850	5,800	7,710	3,050	3,510	6,640	5,640
Other Homes and Communities Agency Schemes ⁴	-	-	-	-	-	-	490	570	130	40	-
Section 106 (nil grant) new build: total ³	.	450	1060	1,250	1,550	1,900	3,810	4,440	4,910	3,440	1,590
of which: IMS only	.	.	.	.	.	220	420	640	870	620	510
Assisted Purchase Schemes ⁶	1,270	990	840	830	1,010	1,020	1,100	1,150	2,240	2,510	1,670
All affordable¹	35,090	33,160	33,020	32,920	38,070	37,470	45,980	44,300	53,180	55,570	57,730

1 Affordable housing is the sum of social rent, intermediate rent and low cost home ownership.

2 Intermediate affordable housing is the sum of intermediate rent and low cost home ownership. This includes the Mortgage Rescue Scheme.

3 Section 106 nil grant completions are from the Housing Strategy Statistical Appendix (HSSA) returns and the Homes and Communities Agency Investment Management System (IMS). Some Section 106 nil grant completions are included in both data sources and an adjustment has been made for double counting. The Section 106 nil grant completions recorded on IMS are excluded from the Homes and Communities Agency new build figures elsewhere in the table.

4 "Other Homes and Communities Agency schemes" include Homeless Capital Improvement Programme, Safer Communities, Recycled Capital Grant Funds, Disposal Proceeds Fund, and some remodelled units. The Homeless Capital Improvement Programme figures include some refurbishments as well as new builds (whilst the majority of these figures are units a small number of bedspaces are also included). Figures for Recycled Capital Grant Fund and Disposal Proceeds Fund cannot be broken down below national level for 2005-06 and 2006-07 and therefore the regional figures may not sum to the England figure. The remodelled units are for supported housing up to 2007-08 and for general needs from 2008-09.

5 Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.

6 Assisted Purchase Schemes include instances where a social rent dwelling has been purchased through the following: Cash Incentive Scheme, Voluntary Purchase Grant, Right to Acquire, Social HomeBuy, First Time Buyer Initiative and London Wide Initiative.

7 Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

R. Revised.

.. " not available.

.. " not applicable.

.. " nil or less than half final digit.

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Next Update : October 2011

Source:

Homes and Communities Agency; Local Authorities

Table 9.2: Additional affordable homes provided (new build and acquisitions) by region, 1999-00 to 2009-10, England^{1,3}

Region ²	Number of units										
	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07 ^R	2007-08 ^R	2008-09 ^R	2009-10
North East	900	720	920	420	700	800	1,020	1,310	920	1,410	2,140
North West	3,870	3,610	3,770	3,270	2,440	2,630	2,920	3,070	4,030	3,950	4,450
Yorkshire and the Humber	2,390	2,030	2,060	1,630	1,850	1,440	1,890	2,060	2,330	2,980	2,890
East Midlands	2,550	2,260	2,150	1,890	1,870	2,030	3,000	2,590	3,500	3,950	3,790
West Midlands	3,720	3,000	2,620	3,350	2,830	3,290	4,170	2,820	4,400	5,050	5,160
East of England	3,330	3,720	3,380	3,780	4,550	4,390	5,670	5,560	7,140	7,710	8,200
London	8,290	8,270	8,490	8,480	10,910	9,850	11,500	13,180	15,110	13,070	13,570
South East	6,030	5,980	6,160	6,730	9,090	9,430	10,120	8,860	10,140	10,600	11,000
South West	4,020	3,570	3,460	3,370	3,830	3,630	4,540	3,900	5,600	6,850	6,540
England	35,090	33,160	33,020	32,920	38,070	37,470	45,980	44,300	53,180	55,570	57,730

1 Affordable housing is the sum of social rent, intermediate rent and low cost home ownership.

2 The regional totals are aggregates of local authority figures calculated on the basis of the local authority in which the units are located. This occasionally differs from the local authority providing funding.

3 Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

R Revised.

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Source:

Homes and Communities Agency; Local Authorities

Live table : 1000

Next Update : October 2011

Table 9.3: Additional new build and acquired affordable homes provided, 1999-00 to 2009-10, England^{1,3}

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07 ^R	2007-08 ^R	2008-09 ^R	2009-10
England											
Social Rent, of which:	28,790	27,090	26,810	23,960	22,660	21,670	23,630	24,670	29,640	30,970	33,120
New Build	19,610	18,230	18,640	17,510	18,370	18,790	20,510	21,440	25,660	27,670	30,330
Acquisitions	9,180	8,860	8,170	6,450	4,290	2,890	2,460	2,450	3,390	2,900	2,650
Not Known ²	-	-	-	-	-	-	660	790	590	410	130
Intermediate Rent, of which:											
New Build	..	..	..	..	280	1,510	1,680	1,200	1,110	1,710	2,560
Acquisitions	..	..	..	..	260	680	1,370	1,110	1,050	1,690	1,910
Not Known ²	..	..	..	..	30	830	310	90	60	20	650
Low Cost Home Ownership, of which:	6,300	6,070	6,210	8,970	15,120	14,280	20,680	18,430	22,420	22,900	22,050
New Build	2,750	2,710	3,100	3,590	5,260	7,460	11,380	13,660	16,540	13,710	14,740
Acquisitions	3,550	3,370	3,100	5,380	9,860	6,820	8,810	4,180	4,830	7,920	6,480
Not Known ²	-	-	-	-	-	-	490	600	1,050	1,260	830
All affordable, of which:	35,090	33,160	33,020	32,920	38,070	37,470	45,980	44,300	53,180	55,570	57,730
New Build	22,360	20,940	21,740	21,100	23,890	26,930	33,260	36,200	43,260	43,070	46,980
Acquisitions	12,730	12,220	11,280	11,830	14,180	10,540	11,570	6,720	8,280	10,840	9,790
Not Known ²	-	-	-	-	-	-	1,150	1,380	1,640	1,670	960
Social Rent percentages:											
New Build	68%	67%	70%	73%	81%	87%	87%	87%	87%	89%	92%
Acquisitions	32%	33%	30%	27%	19%	13%	10%	10%	11%	9%	8%
Not Known ²	-	-	-	-	-	-	3%	3%	2%	1%	-
Intermediate Rent percentages:											
New Build	..	..	..	..	91%	45%	82%	92%	95%	99%	75%
Acquisitions	..	..	..	..	9%	55%	18%	8%	5%	1%	25%
Not Known ²	..	..	..	..	-	-	-	-	-	-	-
Low Cost Home Ownership percentages:											
New Build	44%	45%	50%	40%	35%	52%	55%	74%	74%	60%	67%
Acquisitions	56%	55%	50%	60%	65%	48%	43%	23%	22%	35%	29%
Not Known ²	-	-	-	-	-	-	2%	3%	5%	6%	4%
All affordable percentages:											
New Build	64%	63%	66%	64%	63%	72%	72%	82%	81%	77%	81%
Acquisitions	36%	37%	34%	36%	37%	28%	25%	15%	16%	20%	17%
Not Known ²	-	-	-	-	-	-	3%	3%	3%	3%	2%

1 Affordable housing is the sum of social rent, intermediate rent and low cost home ownership.

2 Figures for Recycled Capital Grant Fund, Disposal Proceeds Fund and remodelled units cannot be broken down to show new build and acquisitions.

3 Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

R Revised.

"..": not applicable.

"-": nil or less than half final digit.

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Live table : 1009

Source:

Homes and Communities Agency; Local Authorities

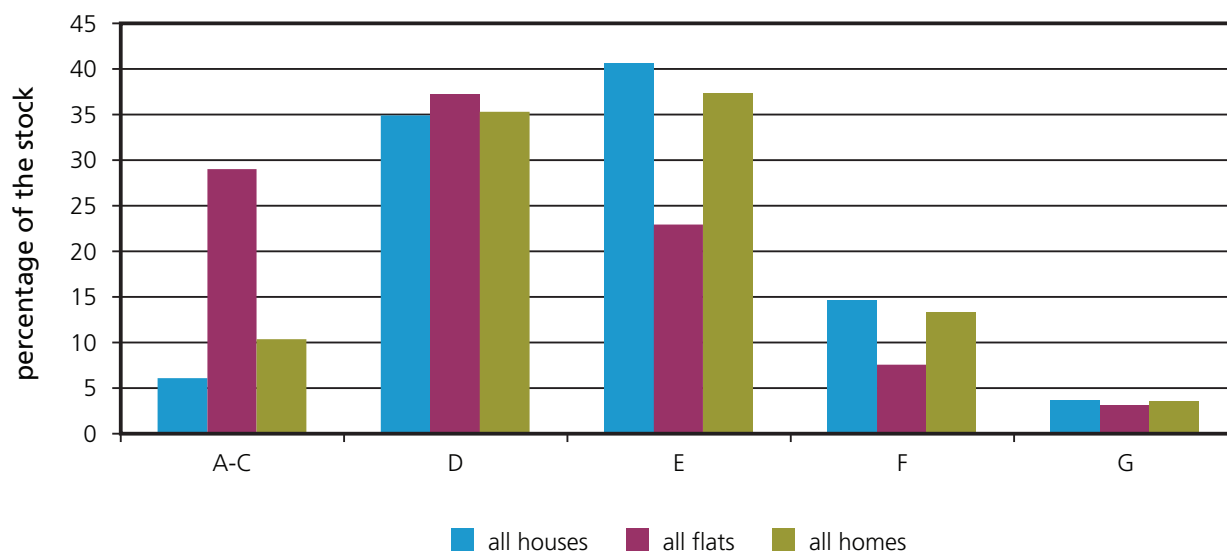
Next Update : October 2011

SECTION 10

Energy Efficiency

This section provides information on energy efficiency from the 2008 English Housing Survey Annual Report.

- Using the Energy Performance Certificate's energy efficiency rating bands, 37 per cent of all homes were rated Band E in 2008. Flats had a more efficient profile than houses, with 37 per cent of flats achieving a Band D and a further 29 per cent achieving a more efficient Band C (**Chart 10.1**);
- There was a steady decline in the percentage of homes in the least energy efficient band G, from 9 per cent in 1996 to less than 4 per cent in 2008 (**Overview**);
- The average energy efficiency (SAP) rating for the housing stock as a whole was 51 in 2008. This improvement was reflected in an increase in the proportion of homes in the more energy efficient bands. In 1996, 2 per cent of homes were in Bands A-C compared to 10 per cent in 2008 (**Table 10.2**);
- Purpose-built flats were more likely to be in Bands A-C compared to other housing types (**Chart 10.3**);
- Purpose-built flats on average were substantially more energy efficient than other housing types with an average SAP rating of 62. Mid-terraced properties were the most efficient types of houses with an average SAP rating of 55 (**Table 10.4**);
- People aged under 60 living alone and lone parents were most likely to live in homes with higher energy efficiency ratings (Bands A-C). However, people aged 60 or more years living alone were more likely than other household types to live in homes with the poorest rating Band G (**Table 10.5 and Overview**).

Chart 10.1: Energy Efficiency Rating (EER) bands A-G by housing stock, England, 2008

Base: all dwellings

Note: only a tiny percentage (0.3%) of homes achieve a Band A or B energy efficiency rating (the most efficient homes) in 2008

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Source:
Department for Communities and Local Government English Housing Survey

Next update: Early 2011

Table 10.2: Housing conditions: average Energy Efficiency (SAP) rating and Energy Efficiency Rating (EER) Bands A-G by housing stock England, 1996-2008

	percentage in EER Band					All	mean SAP rating
	Band A-C*	Band D	Band E	Band F	Band G		
1996	2.4	17.1	44.4	27.2	9.0	100	42.1
2001	4.5	23.0	45.7	20.8	6.0	100	45.7
2003	5.4	25.2	44.1	19.9	5.4	100	46.6
2004	6.0	26.7	42.9	19.8	4.5	100	47.4
2005	6.9	27.7	41.7	19.3	4.4	100	48.1
2006	7.2	29.8	41.3	17.5	4.3	100	48.7
2007	7.9	33.0	39.9	15.3	4.0	100	49.8
2008	10.4	35.4	37.4	13.4	3.5	100	51.4

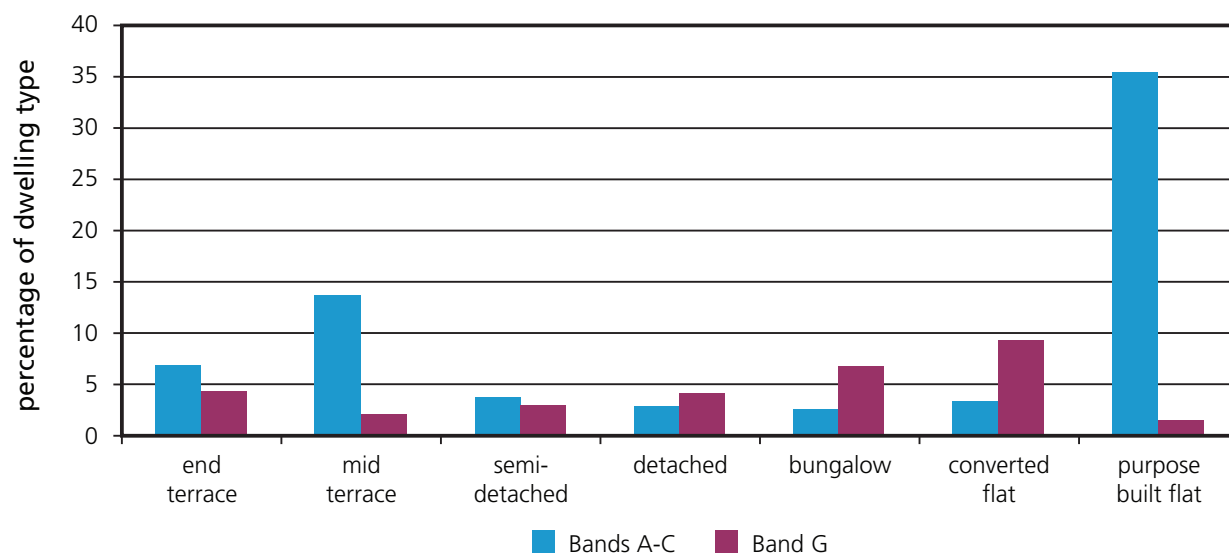
Base: all dwellings

Note: * only a tiny percentage (0.3%) of homes achieve a Band A or B energy efficiency rating (the most efficient homes) in 2008

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Source:
Department for Communities and Local Government English Housing Survey

Next update: Early 2011

Chart 10.3: Energy Efficiency Rating (EER) bands by dwelling type, England, 2008

Base: all dwellings

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Source:
Department for Communities and Local Government English Housing Survey

Next update: Early 2011

Table 10.4: Average Energy Efficiency (SAP) rating by dwelling type, England, 2008

	<i>Mean SAP rating</i>
end terrace	48.8
mid terrace	55.1
semi-detached	48.7
detached	48.0
bungalow	46.5
converted flat	44.8
purpose built flat	61.8
all	51.4

Base: all dwellings.

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Source:
Department for Communities and Local Government English Housing Survey

Next update: Early 2011

Table 10.5: Energy Efficiency Rating (EER) bands grouped by household type, England, 2008

Household type	percentage in EER Band						mean SAP rating
	Band A-C*	Band D	Band E	Band F	Band G	All	
couple, no dependent children under 60	9.0	37.5	37.6	13.2	2.7	100	51.6
couple, no dependent children aged 60 or over	6.1	32.1	41.4	16.6	3.8	100	49.1
couple with dependent children	8.0	37.6	39.1	12.7	2.6	100	51.7
lone parent with dependent children	16.6	40.5	34.1	6.9	2.0	100	55.3
other multi-person household	8.9	37.1	39.4	11.4	3.2	100	51.6
one person under 60	17.7	33.4	34.1	11.0	3.8	100	53.5
one person aged 60 or over	12.3	32.7	35.1	15.0	4.9	100	50.8
all	10.5	35.5	37.6	13.1	3.3	100	51.6

Base: all households

Note: * Only a tiny percentage (0.3%) of homes achieve a Band A or B energy efficiency rating (the most efficient homes) in 2008

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Source:
 Department for Communities and Local Government English Housing Survey

Next update: Early 2011

SECTION 11

Land use change

In 2009, on a provisional estimate:

- 80 per cent of dwellings (including conversions) were built on previously-developed land, unchanged from 2008 (**Table 11.1**);
- In 2009, on a provisional estimate, 27 per cent of dwellings were built on previously-residential land. This compares to 24 per cent in 2008 (**Table 11.2**);
- new dwellings were built at an average density of 43 dwellings per hectare, unchanged from 2008 (**Table 11.3**);
- Two per cent of dwellings were built within the Green Belt (unchanged since 2004) (**Table 11.4**);
- 11 per cent of dwellings were built within areas of high flood risk (an increase from nine per cent in 2008 (**Table 11.5**)).

Table 11.1: Land use change: Proportion of new dwellings on previously developed land, by region, 1999 to 2009

										Percentage
Government Office Regions										
Year	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
Excluding conversions ¹										
1999	40	60	50	37	54	58	89	61	40	56
2000	47	68	57	43	55	55	89	63	46	59
2001	45	70	55	48	60	59	90	66	49	61
2002	57	73	63	54	67	58	90	66	49	64
2003	52	72	65	54	70	60	95	66	58	67
2004	61	79	69	55	72	63	96	74	57	72
2005	67	81	74	54	77	69	97	75	62	74
2006	69	80	68	65	81	65	93	76	58	73
2007	66	84	76	61	79	68	95	75	64	74
2008	71	81	79	68	85	65	94	76	71	78
2009 P	65	83	79	57	77	68	98	75	64	77
Including conversions ²										
1999										59
2000										62
2001										64
2002										67
2003	56	75	69	58	73	63	96	69	65	70
2004	65	81	73	59	75	66	97	77	63	75
2005	69	83	77	60	79	71	98	78	66	77
2006	71	82	72	68	83	67	94	79	62	76
2007	69	86	79	64	82	71	96	77	68	77
2008	73	83	82	71	86	68	95	79	76	80
2009 P	68	84	82	61	80	70	98	78	70	80

1 As reported by Ordnance Survey, mainly excluding conversions and excluding all conversions from 2003.

2 Conversion of existing buildings estimated to add three percentage points up to 2002. The process of estimation has been elaborated from 2003.

Notes:

The data in the table above are based on records received from Ordnance Survey up to March 2010. The table is therefore consistent with the Statistical Release published on 30th July 2010.

There is a time-lag between land use change occurring and it being recorded, because some changes can take a few years to be recorded, therefore data are constantly being updated.

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Sources:
Land Use Change Statistics
Department for Communities and Local Government Housing Statistics

Live table P212

Next update: Under review

Table 11.2: Land use change: New dwellings by previous land use¹, England, 1999 to 2009

							Percentage	
Previously-developed Land								
							Transport and Utilities	
Year	Residential ²	Institutional and communal accommodation ²	Highways and road transport ²		Transport (other) ²	Utilities ²		
1999	11.8	0.8	0.4		0.3	0.5		
2000	14.5	0.6	0.3		0.3	0.4		
2001	14.5	0.5	0.3		0.4	0.4		
2002	15.0	0.5	0.4		0.3	0.4		
2003	15.5	0.8	0.3		0.3	0.6		
2004	18.7	0.7	0.3		0.4	0.4		
2005	19.6	0.7	0.3		0.5	0.4		
2006	21.8	0.9	0.4		0.2	0.4		
2007	26.8	0.8	0.6		0.2	0.3		
2008	23.9	1.0	0.8		0.1	1.1		
2009 ^P	26.8	1.6	1.1		0.3	0.3		
Previously-developed Land								
							Community services	
Industry and Commerce								
Year	Industry ²	Offices ²	Retailing ²	Storage and warehousing ²	Community buildings ²	Leisure and recreational buildings ²		
1999	5.8	0.8	1.6	2.0	4.8	0.8		
2000	4.7	0.7	1.8	1.5	5.1	1.3		
2001	5.4	0.7	2.0	1.8	4.4	1.7		
2002	6.5	0.6	2.5	1.4	4.3	1.1		
2003	6.3	1.1	3.6	1.4	5.0	1.7		
2004	8.8	1.1	3.9	1.9	4.7	1.0		
2005	7.8	1.5	4.6	2.4	5.0	1.3		
2006	8.9	1.2	3.8	2.6	4.5	1.0		
2007	9.0	1.7	4.3	2.4	4.9	0.6		
2008	11.1	3.1	5.1	3.2	4.3	1.2		
2009 ^P	10.6	2.8	5.9	3.6	5.5	1.4		
Previously-developed Land					Non Previously-developed Land			
					Agriculture			
Vacant								
					Minerals and Landfill			
Year	Vacant : previously developed ²	Derelict land ²	Minerals ²	Landfill waste disposal ²	Defence ²	Agricultural land ²	Agricultural buildings ²	
1999	24.8	0.5	0.7	0.1	0.2	26.7	2.4	
2000	25.4	0.6	0.6	0.1	0.9	25.3	2.0	
2001	26.3	0.8	0.6	0.5	0.5	23.1	1.9	
2002	28.9	0.6	0.8	0.1	0.7	19.9	2.3	
2003	28.6	0.7	0.4	0.0	0.5	19.0	2.0	
2004	28.6	0.7	0.3	0.0	0.6	15.8	1.9	
2005	28.2	1.0	0.3	0.0	0.5	14.4	2.1	
2006	25.6	1.2	0.4	0.1	0.9	14.7	1.9	
2007	23.1	0.9	0.3	0.2	0.7	13.7	2	
2008	21.6	0.8	0.2	0.1	0.6	11.5	2.2	
2009 ^P	16.1	0.7	0.3	0.0	0.7	14.2	1.9	

Table 11.2: Land use change: New dwellings by previous land use¹, England, 1999 to 2009 (continued)

							Percentage
Non Previously-developed Land							
Forestry, Open Land and Water							
Year	Forestry and woodland ²	Rough grassland and bracken ²	Natural and semi-natural land ²	Water ²	Outdoor recreation ²	Urban land not previously developed ²	
1999	0.6	0.2	0.5	0.0	3.1	10.8	
2000	0.8	0.3	0.8	0.0	2.9	9.3	
2001	0.7	0.3	0.6	0.0	2.1	10.7	
2002	0.3	0.2	0.6	0.1	2.5	10.1	
2003	0.5	0.2	1.0	0.0	2.1	8.6	
2004	0.5	0.2	0.5	0.0	1.8	7.3	
2005	0.4	0.2	0.4	0.0	1.7	7.2	
2006	0.1	0.2	0.3	0.0	2.5	6.4	
2007	0.1	0.1	0.3	0.0	2.0	4.9	
2008	0.1	0.1	0.4	0.0	2.9	4.7	
2009 ^P	0.2	0.3	0.2	0.0	2.7	3.0	

1 Excludes land changing to residential use but with no dwellings built. Please see LUCS Guidance 3.6 for further information.

2 The definitions of these categories can be found in LUCS Guidance 4.1 and 4.2.

Notes:

The data in the table above are based on records received from Ordnance Survey up to March 2010. The table is therefore consistent with the Statistical Release published on 30th July 2010.

There is a time-lag between land use change occurring and it being recorded, because some changes can take a few years to be recorded, therefore data are constantly being updated. Please see LUCS Guidance 3.2 for more information.

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Source:
Land Use Change Statistics

Live table P221

Next update: Under review

Table 11.3: Land use change: Density of new dwellings built, England, 1999 to 2009

<i>Dwellings per hectare</i>										
Year	Government Office Regions									England
	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	
On all land										
1999	24	25	22	22	26	22	56	22	24	25
2000	24	26	22	21	24	22	56	24	25	25
2001	25	27	22	22	27	22	48	24	26	25
2002	26	26	24	24	29	24	59	25	29	27
2003	29	34	33	26	32	29	85	32	35	34
2004	32	42	32	35	36	34	98	37	34	39
2005	38	44	38	35	39	33	105	35	35	40
2006	39	50	42	33	43	33	95	37	39	41
2007	40	49	48	36	44	33	76	40	40	43
2008	41	49	46	36	38	34	118	36	36	43
2009 ^P	38	43	36	34	39	32	121	37	36	43
On Previously-Developed Land										
1999	28	28	22	23	32	23	58	23	25	28
2000	29	30	24	23	27	23	59	25	29	28
2001	28	30	23	25	31	22	49	25	30	28
2002	28	30	26	29	32	25	62	26	34	31
2003	31	40	40	30	37	29	86	35	40	39
2004	43	50	36	40	40	37	99	39	39	46
2005	45	51	45	40	47	38	106	36	42	46
2006	46	55	49	41	50	36	96	39	43	47
2007	47	56	55	41	48	37	75	41	46	48
2008	45	55	50	41	44	36	118	37	41	49
2009 ^P	44	49	42	37	44	33	122	38	41	49
On Non Previously-Developed Land										
1999	21	22	23	21	21	21	43	21	23	22
2000	20	21	21	20	21	21	38	23	22	21
2001	24	22	21	20	23	21	43	22	23	22
2002	23	20	20	19	25	22	40	24	25	23
2003	27	25	25	22	25	28	67	29	29	27
2004	22	26	26	30	28	30	75	32	29	29
2005	29	28	28	30	26	25	78	31	28	28
2006	30	34	31	25	27	29	80	31	35	30
2007	31	29	34	31	30	26	103	37	33	32
2008	33	32	34	29	21	29	115	34	27	31
2009 ^P	31	28	23	31	29	31	91	35	30	31

Notes:

The data in the table above are based on records received from Ordnance Survey up to March 2010. The table is therefore consistent with the Statistical Release published on 30th July 2010.

There is a time-lag between land use change occurring and it being recorded, because some changes can take a few years to be recorded, therefore data are constantly being updated.

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Sources:

Land Use Change Statistics
Department for Communities and Local Government Housing Statistics

Table 11.4: Land use change: Percentage of new dwellings built within the 2008 Designated Green Belt, by region, 1999 to 2009

										<i>Percentage</i>
Year	Government Office Regions ¹									England
	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	
1999	0	4	4	0	4	5	4	5	1	3
2000	0	7	4	2	5	6	5	5	1	4
2001	0	2	4	1	4	6	2	5	2	3
2002	0	4	6	0	5	3	3	3	1	3
2003	1	4	5	1	5	4	2	3	1	3
2004	1	2	3	1	3	3	1	3	0	2
2005	1	4	2	1	4	2	1	2	1	2
2006	1	3	2	1	3	3	1	3	0	2
2007	1	2	3	1	2	2	1	2	1	2
2008	1	3	3	1	4	2	1	3	1	2
2009 ^P	1	3	5	1	3	2	0	3	1	2

1 Comparisons between regions are affected by the varying proportions of Green Belt land in each region.

Notes:

The data in the table above are based on records received from Ordnance Survey up to March 2010. The table is therefore consistent with the Statistical Release published on 30th July 2010.

There is a time-lag between land use change occurring and it being recorded, because some changes can take a few years to be recorded, therefore data are constantly being updated.

There is a constant review of Green Belt land in England. However, land can only be removed from the Green Belt through local authorities adopting new local plans which must satisfy the strong tests for protecting Green Belt land set out in Planning Policy Guidance Note 2. This table shows sites that are within land designated as Green Belt in 2008 irrespective of whether or not the land was designated as Green Belt at the time of change.

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Source:
Land Use Change Statistics

Live table P241

Next update: Under review

Table 11.5: Land use change: Percentage of new dwellings built within areas of high flood risk, by region, 1999 to 2009

<i>Percentage</i>										
Year	Government Office Regions									England
	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	
1999	2	3	10	7	5	7	24	8	8	8
2000	1	6	12	9	3	6	23	8	8	9
2001	2	8	12	10	4	5	18	8	9	9
2002	2	5	11	13	5	8	20	7	11	9
2003	2	5	14	12	3	7	30	9	9	10
2004	1	4	9	11	5	7	27	7	7	10
2005	1	4	13	9	4	9	17	7	8	8
2006	1	4	15	13	5	10	20	8	7	9
2007	2	3	17	15	5	7	17	7	5	9
2008	4	3	16	10	4	5	22	4	7	9
2009 ^P	1	3	10	9	3	10	23	10	9	11

Notes:

The data in the table above are based on records received from Ordnance Survey up to March 2010. The table is therefore consistent with the Statistical Release published on 30th July 2010.

There is a time-lag between land use change occurring and it being recorded, because some changes can take a few years to be recorded, therefore data are constantly being updated.

Areas of high risk cover approximately ten per cent of England

Comparisons between regions are affected by the varying proportions of areas of high flood risk in each region.

This flood risk analysis is based on annually updated data sets of digitised boundaries provided by the Environment Agency. They reflect the river and coastal floodplains and provide indicative flood risk areas. They are areas estimated to be at risk of at least a one in one hundred chance of flooding each year from river areas estimated to have at least a one in two hundred chance of flooding from the sea. These are approximate boundaries and do not take into account any flood defences.

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Source:
Land Use Change Statistics

Live table P251

Next update: Under review

Table 11.6: Land use change: Previous use of land changing to developed use, by area and percentage, England 1998 to 2008

Year	Not previously-developed			Total not previously-developed	Previously developed				Total previously-developed	All Uses
	Agriculture	Urban land not previously-developed	Other not previously-developed uses		Residential	Minerals, landfill and defence	Vacant and Derelict land	Other previously-developed uses		
1998	5,890	770	1,080	7,740	1,130	450	2,190	4,180	7,950	15,690
1999 ¹	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2000	5,640	840	1,050	7,530	1,370	660	2,210	4,300	8,540	16,070
2001	4,970	890	1,250	7,110	1,490	360	2,320	5,320	9,490	16,600
2002	4,320	750	780	5,850	1,440	370	2,030	4,440	8,280	14,130
2003	6,390	720	1,080	8,190	1,860	280	2,090	6,800	11,030	19,220
2004	2,950	560	570	4,070	1,270	220	1,380	3,180	6,050	10,120
2005	4,520	500	760	5,780	1,770	250	1,450	5,450	8,920	14,700
2006	3,240	490	540	4,270	1,640	160	1,300	1,590	4,680	8,950
2007	3,070	430	440	3,940	2,020	170	1,260	1,290	4,740	8,680
2008 ^P	2,250	250	310	2,800	1,240	130	690	1,020	3,080	5,880
										<i>Hectares</i>
1998	38	5	7	49	7	3	14	27	51	100
1999 ¹	34	6	8	48	8	3	15	27	52	100
2000	35	5	7	47	9	4	14	27	53	100
2001	30	5	8	43	9	2	14	32	57	100
2002	31	5	6	41	10	3	14	31	59	100
2003	33	4	6	43	10	1	11	35	57	100
2004	29	5	6	40	13	2	14	31	60	100
2005	31	3	5	39	12	2	10	37	61	100
2006	36	5	6	48	18	2	14	18	52	100
2007	35	5	5	45	23	2	15	15	55	100
2008 ^P	38	4	5	48	21	2	12	17	52	100
										<i>Percentage</i>

¹ 1999 totals are understated, hence are not published, but percentages are deemed robust.

Notes:

The data in the table above are based on records received from Ordnance Survey up to March 2010. The table is therefore consistent with the Statistical Release published on 30th July 2010.

There is a time-lag between land use change occurring and it being recorded, because some changes can take a few years to be recorded, therefore data are constantly being updated.

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Source:
Land Use Change Statistics

Live table P261

Next update: Under review

SECTION 12

Planning applications

In the period April to June 2010 local authorities undertaking district level planning:

- received 127,100 applications, up by around 8 per cent when compared with the June 2009 quarter (**Table 12.1**);
- decided (granted or refused) 112,400 applications, an increase of 7 per cent when compared with the June 2009 quarter (**Table 12.1**);
- granted 91,000 applications, an increase of 9 per cent when compared with the June 2009 quarter (**Table 12.1**);
- decided 12,800 applications for residential developments, up by 6 per cent compared with the June 2009 quarter (**Table 12.3**);
- decided 1,200 major residential developments applications (10 or more dwellings), up by 9 per cent compared with the June 2009 quarter (**Table 12.3**);
- decided 70 per cent of major applications within 13 weeks (**Table 12.2**);

Authorities undertaking 'county level' planning decided 306 applications, a decrease of 2 per cent when compared with the same quarter a year ago. (**Table 12.4**).

Table 12.1: Planning authorities¹: planning applications and decisions by speed of decision, England

Year/ Quarter		Thousands/percentage						
		All applications received	All decisions	Applications granted		Percentage of decisions ³		
				Number	Percentage ²	Major in 13 weeks	Minor in 8 weeks	Other in 8 weeks
1999-00		521	479	405	88	49	54	68
2000-01		545	498	417	87	45	53	68
2001-02		583	534	444	87	43	53	70
2002-03		635	586	484	86	43	52	70
2003-04		675	625	507	84	51	60	76
2004-05		689	645	513	83	57	67	82
2005-06		643	599	472	82	66	74	86
2006-07		644	587	462	82	71	76	88
2007-08		649	595	468	82	71	77	87
2008-09		507	489	387	83	71	76	87
2009-10 ^P		466	418	335	85	71	79	88
1999	Apr-Jun	131	121	103	88	51	54	69
1999	Jul-Sep	131	129	109	88	49	54	68
1999	Oct-Dec	119	116	98	88	49	54	68
2000	Jan-Mar	140	114	96	88	47	54	67
2000	Apr-Jun	144	131	111	88	49	54	69
2000	Jul-Sep	137	127	107	88	45	53	68
2000	Oct-Dec	122	122	101	87	43	53	67
2001	Jan-Mar	142	118	97	87	44	52	67
2001	Apr-Jun	150	136	114	87	45	52	70
2001	Jul-Sep	145	141	118	87	44	53	70
2001	Oct-Dec	132	132	109	86	41	53	68
2002	Jan-Mar	156	125	103	86	41	53	69
2002	Apr-Jun	159	148	125	87	44	53	71
2002	Jul-Sep	160	152	127	86	43	51	69
2002	Oct-Dec	149	146	119	85	42	53	71
2003	Jan-Mar	167	139	114	85	44	53	71
2003	Apr-Jun	176	163	135	85	50	57	75
2003	Jul-Sep	167	167	136	84	51	60	76
2003	Oct-Dec	154	149	120	84	51	61	77
2004	Jan-Mar	177	145	117	84	52	61	78
2004	Apr-Jun	185	172	139	84	53	65	81
2004	Jul-Sep	175	177	141	83	60	67	82
2004	Oct-Dec	159	156	123	82	55	67	83
2005	Jan-Mar	170	140	110	82	60	69	85
2005	Apr-Jun	170	164	130	83	66	73	86
2005	Jul-Sep	161	158	125	83	62	72	86
2005	Oct-Dec	147	143	112	82	66	75	87
2006	Jan-Mar	165	134	105	82	68	75	87
2006	Apr-Jun	170	155	123	82	71	76	88
2006	Jul-Sep	157	155	122	82	71	75	87
2006	Oct-Dec	149	141	111	82	70	76	88
2007	Jan-Mar	168	136	107	82	73	78	89
2007	Apr-Jun	174	156	124	83	71	78	88
2007	Jul-Sep	166	160	126	82	71	77	87
2007	Oct-Dec	151	148	116	82	70	77	87
2008	Jan-Mar	158	132	102	81	72	76	87

Table 12.1: Planning authorities¹: planning applications and decisions by speed of decision, England (continued)

		<i>Thousands/percentage</i>						
		All applications received	All decisions	Applications granted		Percentage of decisions ³		
Year/ Quarter				Number	Percentage ²	Major in 13 weeks	Minor in 8 weeks	Other in 8 weeks
2008	Apr-Jun	150	144	114	82	72	75	87
2008	Jul-Sep	135	136	108	83	70	76	87
2008	Oct-Dec	111	116	91	82	70	77	87
2009	Jan-Mar	111	93	73	83	71	77	87
2009 ^P	Apr-Jun	118	105	84	84	71	79	89
2009 ^P	Jul-Sep	119	112	90	85	71	79	89
2009 ^P	Oct-Dec	111	105	85	85	70	79	88
2010 ^P	Jan-Mar	118	96	77	85	70	77	86
2010 ^P	Apr-Jun	127	112	91	86	70	78	88

1 Includes metropolitan and non metropolitan districts, unitary authorities, national park authorities and urban development corporations. Figures exclude 'county matters' applications and decisions

2 The base for figures in this column excludes applications which can neither be granted nor refused.

3 The precise definitions of the time bands used throughout this table are 'up to and including 56 days', and 'up to and including 91 days'. Figures are rounded and the components do not necessarily sum to the independently rounded totals. Percentages are calculated using unrounded figure.

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Source:
General Development Control Return (District) PSF returns

Live table P101

Next update: December 2010

Table 12.2: Planning authorities¹: planning decisions by region, type of decision, April to June 2010^P (Quarter ending previous year in brackets)

Government Office Region and type of authority	All decisions			Applications granted			Percentage of decisions within period ³			Thousands/percentage
	Thousand	Thousands	Percentage ²	Thousands	Percentage	Percentage	Major within 13 weeks	Minor within 8 weeks	Other within 8 weeks	
North East	3.7	(3.7)	94	(3.3)	(92)	(77)	80	79	(76)	88 (88)
North West	10.5	(10.3)	89	(8.9)	(89)	(71)	70	79	(82)	86 (90)
Yorkshire and the Humber	8.9	(9.0)	86	(7.5)	(85)	(75)	69	77	(82)	88 (90)
East Midlands	8.3	(7.8)	88	(6.8)	(88)	(68)	79	81	(84)	89 (91)
West Midlands	9.0	(8.6)	88	(7.3)	(86)	(80)	70	77	(76)	86 (86)
East of England	13.8	(12.6)	86	(10.0)	(83)	(68)	69	80	(80)	91 (91)
London	18.9	(16.6)	79	(10.8)	(76)	(74)	67	77	(78)	87 (89)
South East	23.1	(20.6)	85	(16.0)	(83)	(67)	71	77	(79)	88 (91)
South West	14.9	(14.4)	88	(12.0)	(87)	(67)	67	75	(75)	86 (87)
Government Office Regions	111.2	(103.5)	86	(82.6)	(84)	(71)	71	78	(79)	88 (89)
National Parks	1.2	(1.2)	89	(1.0)	(88)	(36)	68	73	(71)	81 (82)
England	112.4	(104.7)	86	(83.6)	(84)	(71)	70	78	(79)	88 (89)
Of the Government Office Regions										
Non-Metropolitan Districts	53.6	(49.9)	87	(41.0)	(86)	(70)	71	77	(80)	88 (90)
Metropolitan Districts	33.9	(31.6)	83	(23.5)	(81)	(74)	71	79	(80)	88 (89)
Unitary Authorities	23.7	(21.9)	88	(18.0)	(85)	(70)	69	77	(76)	87 (87)
Urban Development Corporations	0.1	(0.1)	91	(0.1)	(85)	(47)	33	80	(81)	73 (91)

¹ Includes metropolitan and non-metropolitan districts, unitary authorities, national park authorities and urban development corporations. Figures exclude 'county matters' applications and decisions.

² The base for figures in this column excludes applications which can neither be granted or refused.

³ The precise definitions of the time bands used throughout this table are 'up to and including 56 days', and 'up to and including 91 days'.

Figures are rounded and the components do not necessarily sum to the independently rounded totals.

Percentages are calculated using unrounded figures.

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Source:

General Development Control Return (District) PSF returns

Live table P102

Next update: December 2010

Table 12.3: Planning authorities¹: planning decisions by type and size of development and speed of decision, April to June 2010^P (Quarter ending previous year in brackets)

Type of development	Applications granted				Percentage of decisions ³			Performance Agreements		Thousands/percentage
	All decisions Thousand	Percentage of decisions	Thousands	Percentage ²	Within 8 weeks	Within 13 weeks	Total Decisions	Decisions Made Within Agreed Time Limit		
								Decisions	Percentage	
Major Developments										
Dwellings	1.2 (1.1)	1 (1)	1.0 (0.8)	78 (74)	9 (11)	64 (64)	5 (2)	5 (2)	5 (2)	(2)
Offices/research and development/ light industry	0.2 (0.2)	- (-)	0.1 (0.2)	89 (91)	13 (12)	70 (67)	- (1)	- (1)	- (1)	(1)
General industry/storage/warehousing	0.2 (0.2)	- (-)	0.2 (0.2)	95 (87)	16 (15)	76 (78)	- (-)	- (-)	- (-)	(-)
Retail distribution and servicing	0.2 (0.2)	- (-)	0.2 (0.2)	89 (86)	22 (16)	69 (67)	- (-)	- (-)	- (-)	(-)
Gypsy and Traveller pitches ⁴	- (-)	- (-)	- (-)	75 (56)	25 (11)	67 (33)	- (-)	- (-)	- (-)	(-)
All other major developments	1.4 (1.3)	1 (1)	1.2 (1.1)	88 (86)	15 (17)	76 (77)	9 (6)	9 (6)	9 (5)	(5)
All major development	3.1 (3.0)	3 (3)	2.6 (2.5)	85 (82)	13 (14)	70 (71)	14 (9)	14 (9)	14 (8)	(8)
Minor Developments										
Dwellings	11.6 (11.0)	10 (11)	8.3 (7.5)	71 (69)	72 (73)	85 (86)	.. (..)	.. (..)	.. (..)	(..)
Offices/research and development/ light industry	0.7 (0.8)	1 (1)	0.6 (0.8)	91 (89)	82 (81)	92 (90)	.. (..)	.. (..)	.. (..)	(..)
General industry/storage/warehousing	0.6 (0.6)	1 (1)	0.6 (0.5)	94 (90)	81 (79)	91 (90)	.. (..)	.. (..)	.. (..)	(..)
Retail distribution and servicing	1.9 (2.1)	2 (2)	1.7 (1.8)	86 (85)	82 (84)	92 (92)	.. (..)	.. (..)	.. (..)	(..)
Gypsy and Traveller pitches ⁴	0.1 (-)	- (-)	- (-)	59 (46)	41 (46)	61 (67)	.. (..)	.. (..)	.. (..)	(..)
All other minor developments	15.4 (14.0)	14 (13)	13.8 (12.3)	90 (88)	81 (83)	91 (92)	.. (..)	.. (..)	.. (..)	(..)
All minor development	30.4 (28.5)	27 (27)	25.0 (23.0)	82 (80)	78 (79)	89 (90)	.. (..)	.. (..)	.. (..)	(..)
Other Developments										
Minerals	- (-)	- (-)	- (-)	94 (92)	41 (46)	76 (62)	.. (..)	.. (..)	.. (..)	(..)
Change of use	6.2 (6.0)	6 (6)	5.1 (4.8)	82 (80)	77 (79)	89 (91)	.. (..)	.. (..)	.. (..)	(..)
Householder developments	53.3 (49.3)	47 (47)	46.9 (42.8)	88 (87)	90 (92)	97 (98)	.. (..)	.. (..)	.. (..)	(..)
Advertisements	4.7 (4.7)	4 (4)	4.1 (3.9)	86 (84)	91 (91)	97 (97)	.. (..)	.. (..)	.. (..)	(..)
Listed Building consents (to alter/extend)	7.0 (6.5)	6 (6)	6.4 (5.9)	91 (90)	79 (79)	90 (91)	- (-)	- (-)	- (-)	(-)
Listed Building consents (to demolish)	0.2 (0.2)	- (-)	0.1 (0.1)	86 (83)	73 (63)	86 (78)	- (-)	- (-)	- (-)	(-)
Conservation area consents	0.8 (0.7)	1 (1)	0.7 (0.6)	85 (83)	67 (63)	80 (79)	1 (1)	1 (1)	1 (1)	(1)
Certificate of Lawful Development etc ⁵	6.2 (5.2)	6 (5)	.. (..)	.. (..)	90 (92)	96 (96)	1 (1)	1 (1)	1 (1)	(1)
Notifications	0.5 (0.4)	- (-)	.. (..)	.. (..)	84 (94)	92 (96)	- (-)	- (-)	- (-)	(-)

Table 12.3: Planning authorities¹: planning decisions by type and size of development and speed of decision, April to June 2010^P (Quarter ending previous year in brackets) (continued)

Type of development	Applications granted			Percentage of decisions ³		Performance Agreements		
	All decisions Thousand	Percentage of decisions	Thousands	Percentage ²	Within 8 weeks	Within 13 weeks	Total Decisions	Decisions Made Within Agreed Time Limit
All other development	78.9 (73.1)	70 (70)	63.3 (58.2)	88 (86)	88 (89)	95 (96)	2 (1)	1 (1)
All Development	112.4 (104.7)	100 (100)	91.0 (83.6)	86 (84)	83 (84)	93 (94)	16 (10)	15 (9)
All developments excluding 'Lawful development'⁵	105.7 (99.0)	94 (95)	91.0 (83.6)	86 (84)	82 (84)	93 (93)	15 (9)	15 (8)
Total Section 70 developments⁶	93.0 (86.9)	83 (83)	79.7 (73.0)	86 (84)	82 (84)	93 (94)	14 (9)	14 (8)

1 Includes metropolitan and non-metropolitan districts, unitary authorities, urban development corporations and national park authorities. Figures exclude 'county matters' applications and decisions.

2 The base for figures in this column excludes applications which can neither be granted or refused.

3 The precise definitions of the time bands used throughout this table are 'up to and including 56 days', and 'up to and including 91 days'.

Percentages are cumulative not additive.

4 Data on Gypsies and traveller pitches collected from April 2008.

5 Certificates of Lawful use of existing development, Certificates of Appropriate alternate Development, Certificates of Lawful Use of Development, and Notifications under circular DoE 14/90.

6 Planning applications decided by district planning authorities under the provisions of section 70 of the Town & Country Planning Act 1990.

Figures are rounded and the components do not necessarily sum to the independently rounded totals.

Percentages and totals are calculated using unrounded figures.

- Denotes zero or fewer than 50 decisions.

.. Not applicable.

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Source:

General Development Control Return (District) PSF returns

Live table P103

Next update: December 2010

Table 12.4: 'County Matters': planning applications and decisions, England

Type of planning authority	Number/ percentage													
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10*	April to June 2010	April to June 2009
County Councils														
All applications received	1,639	1,466	1,420	1,530	1,633	1,754	1,786	1,548	1,555	1,627	1,218	1,212	272	(286)
All Decisions	1,307	1,273	1,172	1,360	1,439	1,538	1,507	1,413	1,364	1,305	1,095	1,013	223	(230)
No. of applications granted	1,174	1,133	1,045	1,232	1,321	1,423	1,397	1,294	1,241	1,222	1,009	937	205	(217)
% of applications granted	90	89	89	91	92	93	93	92	91	94	92	92	92	(94)
Unitary Authorities														
All applications received	171	157	127	137	150	116	132	137	118	93	339	265	50	(46)
All Decisions	126	116	95	131	122	128	106	107	105	88	316	231	59	(47)
No. of applications granted	108	103	90	111	97	116	88	92	90	76	290	218	55	(45)
% of applications granted	86	89	95	85	80	91	83	86	86	86	92	94	93	(96)
Metropolitan Districts														
All applications received	181	165	172	199	194	186	181	148	104	94	77	83	23	(18)
All Decisions	163	142	155	178	160	177	164	141	96	80	70	71	21	(24)
No. of applications granted	142	117	134	146	134	154	148	126	80	70	60	61	20	(22)
% of applications granted	87	82	86	82	84	87	90	89	83	88	86	86	95	(92)
London Boroughs														
All applications received	12	7	5	2	-	3	3	4	2	1	1	-	-	(-)
All Decisions	7	6	5	5	-	-	1	3	1	1	1	-	-	(-)
No. of applications granted	5	3	4	5	-	-	1	2	-	1	1	-	-	(-)
% of applications granted	71	50	80	100	..	..	100	67	-	100	100	-	-	(-)
Urban Development Corporations														
All applications received	..	..	..	..	..	..	..	..	7	2	14	6	2	(2)
All Decisions	..	..	..	..	..	..	..	..	5	5	6	11	-	(6)
No. of applications granted	..	..	..	..	..	..	..	..	5	5	6	9	-	(4)
% of applications granted	..	..	..	..	..	..	..	..	100	100	100	82	-	(67)
National Park Authorities														
All applications received	46	35	23	29	25	18	10	20	19	23	18	9	5	(3)
All Decisions	28	40	27	26	20	14	10	17	12	23	19	11	3	(6)
No. of applications granted	25	32	23	24	18	13	8	17	12	17	17	9	3	(5)
% of applications granted	89	80	85	92	90	93	80	100	100	74	89	82	100	(83)
England														
All applications received	2,049	1,830	1,747	1,897	2,002	2,077	2,112	1,857	1,805	1,840	1,667	1,575	352	(355)
All Decisions	1,631	1,577	1,454	1,700	1,741	1,857	1,788	1,681	1,583	1,502	1,507	1,337	306	(313)
No. of applications granted	1,454	1,388	1,296	1,518	1,570	1,706	1,642	1,531	1,428	1,391	1,383	1,234	283	(293)
% of applications granted	89	88	89	89	90	92	92	91	90	93	92	92	92	(94)

- Denotes zero or less than 0.5%.

.. Denotes not applicable.

P Provisional.

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Live table P110

Sources:

General Development Control (County matters) CPS1/2 returns

Next update: December 2010

APPENDIX A

Notes and definitions

General Definitions

Dwelling

For dwelling stock data, unless specifically stated, the definition used follows the Census' definition applicable at that time. The Census' definition has changed several times. For example, the 1991 Census defined a dwelling as structurally separate accommodation. This was determined primarily by considering the type of accommodation, as well as separate and shared access to multi-occupied properties. The 2001 Census defined dwellings as either containing a single household space or several household spaces sharing some facilities.

"A household's accommodation" (a household space) is defined as being in a shared dwelling if it has accommodation type 'part of a converted or shared house', not all the rooms (including bathroom and toilet, if any) are behind a door that only that household can use and there is at least one other such household space at the same address with which it can be combined to form the shared dwelling. If any of these conditions is not met, the household space forms an unshared dwelling. Therefore a dwelling can consist of one household space (an unshared dwelling) or two or more household spaces (a shared dwelling)."

In recent years (since 2001) a dwelling is defined (in line with the 2001 Census definition) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.

Ancillary dwellings (e.g. former 'granny annexes') are included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there is no conditional restrictions on occupancy.

Communal establishments, i.e. establishments providing managed residential accommodation, are not counted in overall housing supply. These cover university and college student, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling.

Non permanent (or 'temporary') dwellings are included if they are the occupant's main residence and council tax is payable on them as a main residence. These include caravans, mobile homes, converted railway carriages and houseboats. Permanent Gypsy and Traveller pitches should also be counted if they are, or likely to become, the occupants' main residence.

In all stock figures, vacant dwellings and second homes are included.

House building statistics collect data on permanent dwellings only i.e. dwellings that have a design life of over 60 years.

Type of Dwelling

Houses, bungalows, flats, maisonettes and bedsits are types of accommodation used in the census but no clear definition of these is provided. Houses include single storey bungalows. A flat is very difficult to define and there are many types. However, the Building Regulations 2000 (SI 2000 no.2531) give the following definition: "A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally." In other words, flats have to be contained within a dwelling with at least two storeys. Flats include maisonettes; maisonettes are flats containing more than one storey.

Household

In general we use the National Statistics harmonised survey definition of a household, which is:

One person or a group of people who have the accommodation as their only or main residence
AND (for a group)

either share at least one meal a day

or share the living accommodation, that is, a living room or sitting room

The occupant(s) of a bedsit who do not share a sitting or living room with anyone else comprise a single household.

For the household projections (section 3) a household is defined as in the 2001 census:

- One person living alone, or
- A group of people living at the same address with common housekeeping - that is, sharing either a living room or at least one meal a day.

Tenure

There are up to four tenure categories for dwelling stock, house building and household figures. These are:

- i) owner-occupied (or private enterprise in the case of house building statistics i.e. dwellings financed and built by private developers for owner occupiers or private landlords, whether persons or companies). This includes accommodation that is owned outright or is being bought with a mortgage;
- ii) rented privately, defined as all non-owner-occupied property other than that rented from local authorities and housing associations (HAs) plus that rented from private or public bodies by virtue of employment. This includes property occupied rent-free by someone other than the owner. New build privately rented dwellings will be included in the house building private enterprise figures);
- iii) rented from housing associations (HAs defined below, but for stock figures non-registered Housing Associations are excluded and subsumed within owner-occupied as are HA shared ownership and shared equity dwellings; for house building figures the HA tenure includes social rent, intermediate rent and low-cost home ownership HA new build dwellings); and
- iv) rented from Local Authorities (see definition below). In Scotland dwellings rented from local authorities include those rented from Scottish Homes, formerly the Scottish Special Housing Association.

Housing Associations (HAs) in the UK are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones. They are now the United Kingdom's major providers of new homes for rent while many also run shared ownership schemes to help people who cannot afford to buy their own homes outright.

HAs provide a wide range of housing, some managing large estates of housing for families, while the smallest may perhaps manage a single scheme of housing for older people. Much of the supported accommodation in the UK is also provided by HAs, with specialist projects for people with mental health or learning disabilities, with substance misuse problems (drugs or alcohol), the formerly homeless, young people, ex-offenders and women fleeing domestic violence.

In England, HAs were formerly funded and regulated by the Housing Corporation, a non-departmental public body that reported to the Department for Communities and Local Government. The Housing Corporation ceased operation in November 2008 and its duties transferred to the Tenant Services Authority (TSA), who are responsible for the regulation of HAs, and the Homes and Communities Agency (HCA), who are responsible for their investment. In Northern Ireland, these roles are carried out by the Northern Ireland Executive; in Scotland by Communities Scotland, an executive agency of the Scottish Executive Development Department; and in Wales by the Welsh Assembly.

Housing associations (HAs) has been used as the generic name for all social landlords not covered by local authorities (see below). In previous editions HAs were referred to as Registered Social Landlords, although the term (private) Registered Provider (pRPs) of social housing is commonly used by the TSA. The more all-encompassing description of 'housing associations' is now seen as more appropriate.

Although HAs not registered with the TSA/the Scottish Housing Regulator are strictly not RSLs, unless it is otherwise stated (e.g. stock figures, see iii above), RSLs' data normally represent all HA-owned dwellings whether they are registered or not, and Local Housing Companies. Figures for Northern Ireland relate solely to those associations registered with the Housing Associations Branch of the Department for Social Development.

They provide housing for the employees of associated industrial and other undertakings, for special groups such as the aged, disabled or single persons, or housing on a mutual and self-build basis. Fair rent societies and co-ownership associations set up with the assistance of TSA are included, as are associations formed specially for providing homes on behalf of local authorities. (Stock owned by Scottish Homes, which replaced the Scottish Special Housing Association and the Housing Corporation in Scotland in 1989, is considered to be public authority stock and therefore included as a local authority stock (q.v.)) The number of dwellings owned and built by non-registered HA is insignificant compared with those that are registered.

Local Housing Companies are independent, non-profit companies that manage tenanted housing. They are run by a board that is normally split three ways to ensure that tenants, councillors and local independent professionals are all represented. A number of these companies have been set up to run single ex-local authority estates, transferred to the local housing company using the Estates Renewal Challenge Fund.

Note on Local Authorities.

This category represents all dwellings owned and built by local housing authorities under the Housing Act 1985. Although dwellings built by New Towns and Other Government Departments (e.g. Armed Forces such as Ministry of Defence and prison authorities etc) were collected separately, their estimates have been included in this category for presentational purposes. Historically it is considered reasonable to include these in the same category because either the numbers involved are insignificant or they no longer exist (see details below).

In England and Wales, local housing authorities are the unitary authorities, district councils, the Council of the Isles of Scilly, the London Borough councils, the Common Council of the City of London and, until its abolition at the end of March 1986, the Greater London Council.

As of 1 April 2009, the number of local housing authorities in England reduced from 354 to 326, due to the creation of nine new unitary authorities. The number of local authorities in Great Britain (before and after the change) is shown in the table below.

Number of Local Authorities in Great Britain

England	prior to 1 April 2009	as at 1 April 2009
North East	23	12
North West	43	39
Yorkshire and the Humber	21	21
East Midlands	40	40
West Midlands	34	30
East of England	48	47
London	33	33
South East	67	67
South West	45	37
All	354	326
Wales	22	22
England and Wales	376	348
Scotland	32	32

In Scotland, prior to April 1996 local housing authorities were the district councils and island areas; from 1 April 1996 onwards they are the unitary authority areas. Scottish Homes, which replaced the Scottish Special Housing Association and the Housing Corporation in Scotland, because it is a statutory body assisting local authorities in their housing programmes, is treated as a local authority for the purposes of these statistics. Although Scottish Homes still own dwellings, they are no longer building new houses and the last new dwelling was completed in 1991.

In Northern Ireland, the Northern Ireland Housing Executive took over in the early 1970s the housing functions previously exercised by local and public authorities. The Northern Ireland Housing Executive is the Northern Ireland equivalent of Local Authority housing providers in GB but is organised in a divisional structure which is not directly comparable with Northern Ireland District Council areas.

The term New Towns includes development corporations established under the New Town Acts. All New Towns have ceased to exist (England from April 1992, Wales April 1996 and Scotland December 1996 with no house building in Scotland since 1995) and their housing functions and stocks have been transferred to local authorities or to HA, or to Scottish Homes in Scotland. There are no New Towns in Northern Ireland.

Government Departments' dwellings are those provided or authorised by government departments for the families of police, prison staff, the armed forces and certain other services. In the stock figures, these are treated as rented privately. Data on their house building is no longer collected as a separate tenure as there had been virtually no houses built by government departments in England and Wales since 1996 and 1993 respectively. Although historically these had been counted as local authority built (see above), currently such new building is classified as private enterprise.

Public and Private Sectors

All local authority dwellings are public sector dwellings.

Where the term "private sector" is used in housing policy and housing statistics, it is generally meant "private housing" sector or non-social housing sector i.e. owner-occupied dwellings and those rented privately including those that go with a job or business and not those owned by HAs.

However, in government accounting (the Blue Book), HAs are treated as private sector even though they are engaged in the provision of social housing. To save confusion, it is best to disregard this unless the usage refers to public account rather than housing.

A web link to the Blue Book published by the Office for National Statistics, in connection with the National Accounts, is as follows:-

<http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=1143>

For housing data, HAs are generally separated out to identify the extent of social housing. For house building starts and completions data, especially the former, there is a small possibility that some dwellings built for HAs could have been counted as “private enterprise” and vice versa. This is because sometimes the builders themselves are not sure of the precise ownership or the ownership may keep evolving and it is not final until it was sold.

Social and Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for:
 - (1) the home to be retained for future eligible households; or
 - (2) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing is rented housing owned and managed by local authorities and HAs, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg HomeBuy) and other low cost homes for sales, and intermediate rent.

Detailed Notes by Section

For definition of a dwelling, type of dwelling, tenure and general definition of a household, see General Section above.

Section 1 Dwelling Stock (including Net additions and Vacants)

Estimates of the total dwelling stock, stock changes and the tenure distribution for each country are made by the Department for Communities and Local Government, the Scottish Government, the National Assembly for Wales, and NI Department for Social Development. These are primarily based on data for the number of dwellings (or households converted to dwellings) from the Censuses of Population. Estimates for England have been updated based on the 2001 Census.

In all English stock figures, vacant dwellings and second homes are included.

From April 1997 onwards, the method used to calculate stock includes the net gain for non-permanent dwellings, but before this date non-permanent dwellings are generally excluded from the stock figures. The number involved is insignificant but since non-permanent dwellings do play a role in meeting housing demand, an attempt is now made to include them in the stock estimates.

Stock calculation for England

Estimates are “Census based” for those years in which a Census was undertaken. In between census years, the total figures are obtained by projecting the base census year’s figure forward yearly. The increment is based on the annual total number of net additions to the stock (or net supply of housing). The series before 2001 has been adjusted to meet the 2001 Census estimates, and similarly the series from 2002 – 2011 will be adjusted to meet the 2011 Census estimates once they are available.

For pre 1991 estimates, the 1981 census did not include a direct count of dwellings but estimates have been made using the information about access which was recorded for each ‘household space’ (the living accommodation occupied or intended to be occupied by one household). The method used was to take the number of self-contained household spaces in permanent buildings, each of which must by definition correspond to a separate dwelling, and add to that figure an allowance for shared dwellings. This was done by assuming that on average 100 ‘not self contained’ household spaces are equivalent to 25 separate dwellings (for Inner London where sharing is prevalent, this figure is reduced to 19). Since only a very small proportion of dwellings are shared, the dwelling stock estimates are not very sensitive to the number of household spaces assumed per shared dwelling. (All household spaces that are not in permanent buildings are assumed to be self-contained dwellings.)

The 1991 census did contain a direct count of dwellings. This was used for the figures for total stock for April 1991. However, when the model’s projected total figure for 1991 was compared with that from the census, it was found that there was a slight shortfall. Hence one shortfall adjustment was spread over each of the years between 1981 and 1991. This is done by adding one tenth of the shortfall to each of the in between years.

For estimation of total stock figures from 1997-98 to 2006-07, the method is described in the first bullet point below. The implementation of this methodology followed a review of the data sources and methods used to compile these figures. The main changes related to how demolitions, slum clearance and conversion gains have been derived. The method of compiling stock figures by tenure for in between Census bench-marks for the same period is set out in the latter three bullet points below:

- Total stock is derived from the latest Census benchmark and rolled forward using gains and losses of stock figures in the subsequent years. Gains are related to house building completions, net conversions, change of use, and from April 1997, non-permanent dwellings are also included. Losses are due to demolitions, change of use and losses of non-permanent dwellings (again from 1997). The source of these data is the Housing Flows Reconciliation return and data from the Greater London Authority. Data on demolitions may be incomplete due to the limitations of the data collection mechanisms available to local authorities..
- The totals for the local authority stock are collected directly from authorities by the Department on the Housing Strategy Statistical Appendix returns. Vacant dwellings are included. These local authorities’ figures include adjustments for council house sales and Large Scale Voluntary Transfers. Similarly, figures for the Registered Social Landlords stock are collected by the TSA on their Regulatory and Statistical Return (RSR).
- The figures for privately rented stock are based on the Census benchmark updated by changes in the number of private renters relative to the total number of private renters and owner occupiers as shown by the Labour Force Survey (LFS). The calculation is done at a regional level and the LFS figures are smoothed to take account of sampling variability. The figures include dwellings owned by other Government Departments e.g. Ministry of Defence which are insignificantly small in number (see end of section on Tenure in General Housing Terms above).
- The owner occupied stock is the residual of total stock and figures for the tenures above, and thus they include HA shared equity and shared ownership dwellings, non-registered HA dwellings, vacant privately owned dwellings as well as all of the net gain in non-permanent dwellings since April 1997.

The latter two of these are relatively small in number and it is considered that their effects on the figures are insignificant.

Net additions

The annual net additional dwellings figure, or net housing supply, is the absolute change in dwelling stock between 1 April and 31 March the following year. It is derived from the number of new build permanent dwellings; plus the net gain from dwelling conversions; plus the net gain of non dwellings brought into residential use; plus net additions from other gains and losses to the dwelling stock (such as mobile and temporary dwellings); less any demolitions during the financial year (see live table 120).

The net additions statistical series is separate from and complementary to the Department for Communities and Local Government's quarterly National Statistics series on new house building (see below), providing a more comprehensive but less timely measure of total housing supply in England. Completions figures from the quarterly house building series are not used in the net additions statistics. Instead a separate set of data on the new build completions component of net additions is collected as part of the overall annual net additions data collection. This eliminates timing differences from the net supply series and provides a coherent picture of the components of net change for a given year.

The house building statistical series combines data from building control officers at local authorities and the National House-Building Council (NHBC) and is published within eight weeks after the end of each quarter. For net additions, all the data come from local authorities, and the data collection period for these statistics is relatively long, being annual and closing some five months after the end of the financial year. The longer data collection period makes it possible to incorporate data on the approximately five per cent of new build completions that are inspected by independent building control Approved Inspectors other than those at local authorities or the NHBC. These are not captured in the quarterly series.

Vacants in Social Housing

Vacant local authority dwellings

The vacant dwellings in council ownership include dwellings closed for slum clearance. These closed dwellings are generally excluded from dwelling stock estimates as they are not habitable. Management vacants are those dwellings ready for immediate letting, or which will be available after only minor repairs.

Vacant housing association (HA) dwellings

These figures are based on data that is collected once a year from the annual Regulatory and Statistical Return (RSR) that the TSA sends out to all HAs. (The RSR is successor to the earlier HAR/10). The table is equivalent to that providing similar information about Local Authority vacancy rates.

Section 2 House building

These tables relate to new permanent dwellings only (see definition in General Housing Terms). House-building figures relate to actual building for the quarter of dwelling units and are subject to revision for late returns. Figures for Northern Ireland are provided by the Department for Social Development (completions figures have been adjusted by statistical methods to correct, as far as possible, the proven under-recording of private sector completions), those for Wales and Scotland by the National Assembly for Wales and Scottish Government respectively. See the section on Net additions above for an explanation of the relationship between house building statistics and net additions.

Stages of construction

Started

A house or flat is counted as started on the date work begins on the laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are counted as started, and when work begins on a block of flats all the dwellings in that block are counted as started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.

The figures shown for starts are derived from records kept for building control purposes. It is sometimes difficult for data providers to identify whether a dwelling is being built for an HA or for a private developer. This is because sometimes the builders themselves are not sure of the precise ownership or the ownership may keep evolving and it is not final until it is sold. This may lead to an understatement of HA starts and completions recorded in these tables, and a corresponding overstatement of private enterprise figures. The problem is more likely to occur with starts than completions.

Completed

In principle, a dwelling is regarded as completed when it becomes ready for occupation or when a completion certificate is issued whether it is in fact occupied or not. In practice, there are instances where the timing could be delayed and some completions are missed, for example if no completion certificate was requested by the owner.

Section 3 Household Projections

Definition of household

For the household projections and mid year estimates a household is defined as in the census:

- One person living alone, or
- A group of people living at the same address with common housekeeping - that is, sharing either a living room or at least one meal a day.

Projections of the number of households: 2001-2033

The household projections for England and the English regions are derived by the Department for Communities and Local Government from the 2008-based household projection and estimation model using the 2008-based population figures from the Office for National Statistics (ONS):

- up to 2008 they are derived using the ONS mid-year population estimates;
- for 2009 onwards the figures are derived using the ONS 2006-based population projections.

Section 4 Housing Market: house prices, mortgages and repossession activity

House Prices

DCLG House Price Index

The mix-adjusted house price index is a weighted average of prices for a standard mix of dwellings. From 1969 to 1992 the index reflected dwellings mortgaged by building societies. From 1983 the standard mix of dwellings was updated annually to reflect the types of dwellings purchased during the

previous three years. In the early 1990s many of the larger building societies converted to banks and an index limited to building society mortgages could no longer be assumed to be representative of all house purchases. So from 1993 the index was extended to include both banks and building societies and was re-named the All Lenders index. It was based on a five per cent sample survey of all lenders. Since 2001 a number of lenders (but not all) submitted details of all their completions instead of a 5 per cent sample. Data from 2003 until August 2005 reflects the results of this enlarged sample. From September 2005, the survey became 100 per cent for those lenders taking part and changed to take data from the Financial Services Authority data collection. Its name was changed to the Regulated Mortgage Survey (RMS). Data covering 1993 to 2002 are based on a sample size ranging from 26,000 to 36,000 per annum. From mid-2003 to August 2005 the survey covered about 25,000 mortgage completions per month. The RMS is larger and by the end of 2005 was covering about 40,000 mortgage completions a month. During 2006 about 50,000 mortgage completions a month were covered. During 2008 property transactions fell. This impacted upon the DCLG house price index sample size with an average of around 22,000 cases received per month in the first six months of 2010.

The questionnaire on which the survey is based has been revised from time to time, for example in 1982 when the question on the previous tenure of borrowers was extended to identify sitting tenants. The present method of analysis was introduced in the second quarter of 1968 and most of the detailed series now published have their origins in this period, although the mix-adjustment was modernised in 2003 when the monthly series was introduced. Only the main national series go back to the first quarter of 1966.

Note that tables generally include, among other things, purchases at a discount by sitting tenants, where such purchases were financed by mortgage.

Regulated Mortgage Survey

The Regulated Mortgage Survey is a survey run by the Council of Mortgage Lenders (CML) that collects data from its members on all their regulated mortgages. The Council of Mortgage Lenders (CML) then supplies the Department for Communities and Local Government (DCLG) with about 60 per cent of the data. This is then used for the monthly DCLG house price index and other analyses.

First time buyer/former owner occupier

In the statistics presented a former owner-occupier household is a household that was in owner-occupation immediately prior to making a house purchase.

First time buyers are households that move into owner-occupation without having to sell a property. Therefore numbers will include some buyers who have previously owned a property before, but are not in owner-occupation at the time of purchase. Estimates from the Survey of English Housing suggest that around 20 per cent of stated first time buyers may fall into this category. The other 80 per cent will be "genuine" first-time buyers (i.e. those who have never owned a property before).

Mix-adjusted house prices

The house price index is mix adjusted to allow for the fact that different houses are sold in different periods. House prices are modelled using a combination of factors that produce a model containing a large number of "cells" (variable combinations such as first time buyer, old dwelling, and detached property in London). Once the monthly price estimates for all cells have been determined by the model, they are combined with their appropriate weights to produce that month's mix-adjusted average prices for all the required output categories. Weights are calculated once a year based on the relative numbers of transactions during the previous three years. The index is an annual chain-linked Laspeyres-type index, like the Retail Prices Index.

New dwellings

New dwellings are defined as those that never previously existed. So conversions of buildings (e.g. out houses, barns) into living accommodation are not counted as “new” dwellings.

Mortgage lending

Income

The income of borrowers is the total recorded income on which the mortgage is based – and it may understate the borrowers’ total income or may include more than one income.

Mortgage Repossessions

This includes details supplied by the Council of Mortgage Lenders on actual numbers of repossessions and the Ministry of Justice for data on county court claims for recovery of residential premises and land in terms of claims issued and claims that lead to an order for possession to be made.

Repossession

A property is repossessed if a lender takes it back from a borrower. This can happen when the borrower fails to meet the terms of the contract they signed with the lender when taking out the loan on that property. It can also happen if the borrower voluntarily gives up the property to the lender.

A repossession is also known as a mortgage possession.

Mortgage arrears

A borrower who takes out a mortgage agrees to pay back their mortgage debt in instalments (commonly monthly). If a borrower misses a payment then they get into arrears.

Possession claim

A claimant begins an action for an order for possession of property by issuing a claim in a county court.

Possession order

The court, following a judicial hearing (or judicial involvement in accelerated procedure cases) may grant an order for possession immediately. This entitles the claimant to apply for a warrant to have the defendant evicted. However, even where a warrant for possession is issued, the parties can still negotiate a compromise to prevent eviction. Frequently, the court grants the claimant possession but suspends the operation of the order. Provided the defendant complies with the terms of suspension, which usually require the defendant to pay the current mortgage/rent instalments plus some of the accrued arrears, the possession order cannot be enforced.

First charge and second charge loans

A first charge or priority charge refers to any type of primary credit secured on a property. The most common example of first charge is a standard residential mortgage. Second and subsequent charge loans relate to any credit secured against a property, which takes precedence behind a residential (first charge) mortgage. If a property is repossessed by one party then when the property is sold the first charge lender gets their loan paid first, provided the sold price covers the outstanding amount, with the second-charge lenders getting paid afterwards in order of when the loan was secured against the property.

Section 5 Rents

Local Authority Rents

The average weekly local authority rents are for the financial year. Most local authorities set their rents at the beginning of the financial year. Provisional figures relate to any rents set out at the beginning of a forthcoming financial year whereas 'final' figures are reported by local authorities once the financial year has ended. The figures shown in the tables do not include rates/council tax or any service charges. The dwellings covered are those in the Housing Revenue Account (HRA) and thus exclude council tied accommodation etc. New Town dwellings are also excluded.

These overall averages apply to a stock of houses the 'average' quality and composition of which has varied over time as a consequence of new build, stock losses and modernisation programmes.

More detailed information on rents by size and type of dwelling and local authority area is published annually by the Chartered Institute of Public Finance and Accountancy (CIPFA) in Housing Rent Statistics.

Housing Association Rents

These data relate to rents charged by housing associations (HAs) and are equivalent to the local authority rents data. HA rents are derived from the Regulatory and Statistical Return that TSA sends out once a year to all HAs. Although collected at the end of March each year the rents are assumed to have been the prevailing rates from the previous April. Consequently the average HA rent as at March 31st 2009 might more accurately be described as being the 2008-09 rent.

Section 6 Statutory Homelessness

This section provides information on local housing authorities' activities under homelessness legislation. The data is provided by region and includes numbers of households in accommodation arranged by local authorities under the homelessness provisions of the Housing Act 1996, by type of accommodation.

Part 7 of the Housing Act 1996 places statutory duties on local housing authorities to provide assistance to people who are homeless or threatened with homelessness. Authorities must consider all applications from people seeking accommodation or assistance in obtaining accommodation.

A main homelessness duty is owed where the authority is satisfied that the applicant is eligible for assistance, unintentionally homeless and falls within a priority need group. The priority need groups are specified in the legislation, and include households with dependent children or a pregnant woman, young people, and people who are vulnerable in some way. Applicants accepted as owed a main duty are referred to as 'acceptances'. Where a main homelessness duty is owed, the authority must ensure that suitable (temporary) accommodation is available for the applicant and his or her household until a settled home becomes available for them.

Where households are found to be intentionally homeless or not in priority need, the authority must make an assessment of their housing needs, provide advice and assistance to help them find accommodation for themselves. Where the applicant is found to be intentionally homeless but falls in a priority need category the authority must also ensure that accommodation is available for long enough to give the applicant a reasonable opportunity to find a home.

Section 7 Household Characteristics: tenure trend, length of residence, economic status, household type and overcrowding

All the tables in this chapter use the National Statistics harmonised survey definition of a household, which is:

One person or a group of people who have the accommodation as their only or main residence

AND (for a group)

either share at least one meal a day

or share the living accommodation, that is, a living room or sitting room

The occupant(s) of a bedsit who do not share a sitting or living room with anyone else comprise a single household.

Note that this differs very slightly from the definition used for the household projections (see Section 3 above). The tables exclude households for which information is missing for the items analysed hence the number of cases in a category may vary slightly from table to table.

From April 2001 most Government surveys replaced the traditional concept of the "head of the household" by "household reference person". The household reference person is defined as the "householder" (that is a person in whose name the accommodation is owned or rented) and in addition meets the following criteria:

for households with joint householders, the person with the highest income is the household reference person;

if two or more householders have exactly the same income, the older is selected; for households with a sole householder, he or she is the household reference person.

Thus the household reference person definition, unlike the old head of household definition, no longer gives automatic priority to male partners.

"Bedroom standard" is used as an indication of occupation density. A standard number of bedrooms are allocated to each household in accordance with its age/sex/marital status/composition and the relationship of the members to one another. A separate bedroom is allocated to each married or cohabiting couple, any other person aged 21 or over, each pair of adolescents aged 10 - 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 - 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsitters) available for the sole use of the household, and differences are tabulated. Bedrooms converted to other uses are not counted as available unless they have been denoted as bedrooms by the informants; bedrooms not currently used as bedrooms are still counted as bedrooms unless uninhabitable.

Economic status

Respondents to the English Housing Survey self-report their economic status in the seven days prior to the interview using the following categories:

Working: 30 hours a week or more

Working: less than 30 hours a week

Government Training Scheme

Not working because of long term sickness or disability

Registered unemployed

Not registered unemployed but seeking work

At home/not seeking work (including looking after the home or family)

Retired (including retired early)

Full-time student

Other (Spontaneous only)

Respondents can give more than one answer to this question. If a respondent gives multiple responses during an interview, priority is assigned in the following order: student, retired, registered unemployed, on government training scheme, working full-time/part-time, long term sick or disabled; seeking work; not seeking work.

These categories are grouped for reporting purposes as follows:

- **working full-time**

those who work 30 hours or more per week. This category also includes those on a government training scheme.

- **working part-time**

those who work less than 30 hours per week.

- **unemployed**

those coding themselves as either registered unemployed or not registered unemployed but seeking work.

- **retired**

those coding themselves as retired (regardless of whether they have reached the Statutory Pensionable Age (SPA – 65 years for men and 60 for women in 2008-09). However those recording retired but under the SPA are coded as in full-time/part-time work or long term sick if one of these responses has also been recorded.

- **other inactive**

all others; they include people who recorded they were sick or disabled, at home/ not seeking work (including those looking after the family or home), and any other activity.

Household type

For the definition of household type used for Household Projections see section 3 above.

The main classification of household type uses the following categories:

- Married/cohabiting couple with no dependent children – these households may however include non-dependent child(ren)

- Married/cohabiting couple with dependent child(ren) – may also include non-dependent child(ren)
- Lone parent family (one parent with dependent child(ren) – may also include non-dependent child(ren)
- Other multi-person household (includes flat sharers, lone parents with non-dependent children only and households containing more than one couple or lone parent family)
- One person aged under 60
- One person aged 60 or over

The married/cohabiting couple and lone parent household types (the first three categories above) may include one-person family units in addition to the couple/lone parent family.

Section 8 Social Housing Sales to sitting tenants

Sale of local authority / housing associations dwellings

Figures relate to the number of dwellings owned by Local Authorities or Housing Associations (HAs) sold to social tenants, and for some figures, local authority large-scale voluntary transfers. The Housing Act 1980 extended the provisions under which authorities can dispose of dwellings, particularly through the right-to-buy established in Part I of the Act, which came into force on 3 October 1980.

The Right-to-Buy scheme was introduced under the 1980 Housing Act with effect from October 1980, and gives eligible council tenants the right to buy their property from their council at a discount.

The Right-to-Acquire scheme was introduced in April 1997 for tenants of HA homes built after that date, with government grant. The Right-to-Acquire is a scheme giving eligible tenants of registered social landlords the legal right to buy the home they currently rent.

Social HomeBuy (SHB) is a voluntary scheme which was introduced in April 2006. It enables tenants of participating local authorities and housing associations to buy a share of between 25% and 100% in their rented home. SHB helps in particular housing association tenants who do not have the Right to Buy or Right to Acquire, and social tenants who cannot afford outright purchase. Tenants receive a discount on the initial share purchased and on any additional shares they buy. This is equivalent to the Right to Acquire discount (between £9,000 and £16,000 - depending upon the local authority area in which the property is located), pro-rata to the share purchased.

Section 9 Affordable Housing Supply

Affordable housing includes social rented and intermediate affordable housing, provided to specified eligible households whose needs are not met by the market. Social Rented housing is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg HomeBuy) and other low cost homes for sale, and intermediate rent.

The affordable housing figures relate to the gross new supply of affordable housing units provided each year, broken down by region and type of scheme.

Section 10 Energy Efficiency

The English Housing Survey (EHS) began reporting in 2008 and was formed from a merger of the English House Condition Survey (EHCS) and the Survey of English Housing (SEH). The EHS provides

estimates for the condition and energy performance of the housing stock consistent with those previously provided (up to and including 2007) by the EHCS.

Further information on the English Housing Survey can be found at:-

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/>

Energy Efficiency Rating (EER):

This is based on a home's energy costs per square metre and is calculated using a simplified form of the Standard Assessment Procedure (SAP). The energy costs take into account the costs of space and water heating, ventilation and lighting, less cost savings from energy generation technologies. The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents a completely energy efficient dwelling (zero net energy costs per year).

The break points used for the energy efficiency (SAP) rating bands are: Band G (1–20); Band F (21–38); Band E (39–54); Band D (55–68); Band C (69–80); Band B (81–91); Band A (92–100) with Band G the worst performers and Band A the best. These bands follow the approach adopted for the Energy Performance Certificate.

The Energy Performance Certificate's (EPC) energy efficiency rating is based on 'Reduced Data SAP', a method which allows rapid but accurate assessment of the energy performance of an existing home based on a site survey of the property. Key data items (defined in the SAP methodology) relating to the dwelling are collected and used in conjunction with defaults and inference procedures (defined in the SAP methodology) to generate a complete set of input data for the SAP calculation. The EHCS uses a parallel approach, collecting key data through its assessment of sample dwellings. The EPC and EHCS approaches are not identical but will produce results for the housing stock and its sub-sections that are not significantly different.

Section 11 Land Use Change Statistics

Land use change data have been obtained from Ordnance Survey (OS) since 1985. They are now analysed by the Department for Communities and Local Government (DCLG). A land use change is recorded – either using ground-based surveys, or via aerial photogrammetry – in one of 24 land use categories as part of OS' map revision process, when the current use category of a parcel of land differs from that depicted on the existing OS map. A change is also recorded where there is no change in the appropriate land use category, but new features are added, such as a house being demolished and one or more built in its place, or an additional house being built within the grounds of an existing house.

When OS surveys a site of land use change, the information about the site recorded for the Department includes:

- the date of survey;
- the grid reference;
- the ODPM code for the local authority area;
- the approximate area of the site;
- the new and previous use of the site;
- the year change in use occurred;
- the estimated number of dwelling units demolished and built; and
- the map revision programme (see below).

The data recorded by OS in any one year depend on OS resources and how these are deployed on different types of map revision survey. There is likely to be variation between the amount of aerial surveying that is undertaken for different time periods. For example, there was intensive surveying carried out in the late 1990's. The main consequence of OS map revision policy is that 'built up' development (for example, new houses or industrial buildings) tends to be recorded relatively sooner than changes between other uses (for example, between agriculture and forestry), some of which may not be recorded for several years. Hence LUCS provide more timely information on changes to urban uses and on the recycling of land already in urban uses than rural land use changes.

The assignment of a parcel of land to a land use category does not, in general, depend on its location. Thus urban use categories can occur in the countryside, e.g. a farmhouse (residential), and examples of rural use categories can be found in urban settlements, e.g. playing fields (outdoor recreation). The exception to this is vacant urban land not previously developed (category X), which can occur only within built-up areas. This is a 'parcel-based' approach to classifying land use. The concept of parcels of land in urban uses should not be confused with that of urban areas.

There is an inevitable lag between a land use change occurring and it being recorded. The majority of changes are recorded within 5 years of the change occurring. However, changes involving physical development (e.g. new houses or industrial buildings) tend to be recorded more quickly than changes between other uses (e.g. between agriculture and forestry). Analysis of the land use change data, and research on the impact of a new survey strategy by OS has shown that changes to urban uses judged to have occurred in 1995 were recorded, on average, 12 months after the year of change, compared with 18 months for 1990 change. By contrast, changes to rural uses were recorded, on average, 2 years after the year of change.

In more recent years OS have intensified their surveying. This has significantly reduced the lag associated with the LUCS data and changes, particularly to developed uses, are being recorded more quickly. Increased revision will improve the robustness of the data and allow earlier publication of national results.

Section 12 Statistics of planning applications

Statistics of planning applications received and decided by authorities that undertake planning activities have been collated, on a quarterly basis, since April 1979. In April 2009, local government reorganisation has reduced the number of authorities that undertake district level planning activities from 367 to 339 while the number of authorities that undertake county level planning activities has increased from 161 to 163.

County level planning applications are predominantly concerned with minerals extraction and waste disposal developments, as set out in Schedule 1 of the Town and Country Planning Act 1990 and in the Town and Country Planning (Prescription of County Matters) (England) Regulations 2003 (SI 2003/1033). Authorities undertaking county level planning include county councils, metropolitan districts, unitary authorities, London boroughs, national park authorities and urban development corporations. However, because of the nature of county matters applications, the large majority are handled by the county councils.

District level planning is undertaken by metropolitan and non-metropolitan districts, unitary authorities, national park authorities and urban development corporations. These authorities deal with all other planning applications that are not classified as county matters and mainly include applications for planning permissions on residential, offices, industrial, retail and householder developments.

Householder Developments: Householder developments are defined as those within the curtilage of a dwellinghouse which require an application for planning permission and are not a change of use. **Included** in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic

vehicular accesses including footway crossovers, porches and satellite dishes. **Excluded** from householder developments are applications relating to any work to one or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all of the property to non-residential (including business) uses, anything outside the garden of the property (including stables if in a separate paddock).

Major Developments

For dwellings, a major development is one where the number of residential units to be constructed is 10 or more. Where the number of residential units to be constructed is not given in the application a site area of 0.5 hectares or more should be used as the definition of a major development. For all other uses a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more.

Minor developments

For dwellings, minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

A decision should be classified as relating to a Major/Minor Development on the basis of the development covered by the application which was decided. Thus the granting of outline permission for the development of a site may have been classified as smallscale major development, but the approval of reserved matters for, say, five houses on part of the site would be classified as minor development.

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Housing and Planning Statistics Publications from the Department for Communities and Local Government

House Price Index

This monthly web publication presents the latest UK house price index statistics. It is usually published on the Tuesday nearest the middle of the month and relates to information for the monthly period two months earlier.

House Building

This quarterly publication gives information on the latest National Statistics on house building and is released under the auspices of the UK Statistics Authority. Data for the period July to September 2010 was published by the Department on 18 November 2010.

Statutory Homelessness

This is a quarterly publication presenting the latest National Statistics on Statutory Homelessness for the latest quarter and is released under arrangements approved by the UK Statistics Authority. Information for the period April to June 2010 was published by DCLG on 9 September 2010.

Projections of Households in England and its Regions to 2033

The Statistical Release of 26 November 2010 presents National Statistics on the projected number of households in England and its regions to 2033. The figures are based on the 2008-based population projections, and cover the projection period of 2008 to 2033. It includes sections on variant projections, a comparison with previous projections and a description of the method of calculation.

English Housing Survey Household Annual Report 2008-09

The results of the 2008-09 English Housing Survey were published as a report on 27 October 2010. It presents a comprehensive picture of households in England.

English Housing Survey Housing Stock Annual Report 2008

The results of the 2008 English Housing Survey were published as a report on 27 October 2010. It presents data on housing stock in England.

Land Use Change in England

This bulletin presents the results of the Department's statistics on changes in land use, based on data recorded by Ordnance Survey as part of its work on map revision.

Planning Application Statistics

This quarterly publication provides information on the number of planning applications received and the number and type of decisions made by planning authorities at national, regional and local authority level.

The other reports mentioned above are available from www.communities.gov.uk under Housing/Housing research and statistics/Housing statistics; Housing/Housing research and statistics/Housing surveys; or Planning, building and the environment/Planning/Planning statistics.

A full range of housing statistics can be found at the same site under Housing/Housing research and statistics/Housing statistics/Housing statistics by topic.



This annual compendium of housing and planning statistics covers all aspects of housing and a selection of planning information in England. Basic or physical data include dwelling stock data such as house building and vacants. The wide range of social related data includes statutory homelessness, social housing sales to sitting tenants, rents and affordable housing supply, energy efficiency and household projections. Those of the economic or finance related type contain housing market data such as house prices, mortgages and repossessions. Planning data includes land use change statistics and statistics on planning applications. Most of the data are collected from either routine returns from local authorities/local planning authorities or from two large housing surveys. These are the English Housing Survey (carried out for the Department for Communities and Local Government) and the Regulated Mortgage Survey (carried out by the Council of Mortgage Lenders together with Bank Search). Apart from the section on energy efficiency (where the data are published on the web site under Housing Surveys), all the tables and charts are selections from the set of Live Tables already published in our Housing or Planning Statistics web pages. They are presented in this volume because they are considered most useful or popular. For latest figures, users are advised to consult the relevant Live Table, as indicated in each table's footnotes.

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