



# Right to Buy Sales in England: April to June 2018

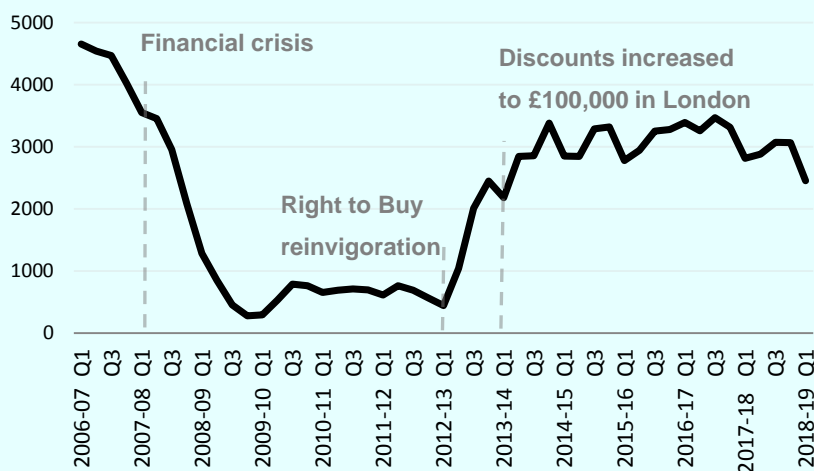
## Housing

### Statistical Release

13 September 2018

#### Sales

- In Q1 2018-19 (April to June 2018), local authorities sold an estimated 2,452 dwellings under the Right to Buy scheme. This is a decrease of 13 per cent from the 2,814 sold in the same quarter of 2017-18 (see **Table 1**). The chart below shows the quarterly sales time series from 2006-07 to 2018-19.



#### Receipts

- In Q1 2018-19, local authorities received approximately £202.9 million from Right to Buy sales, 16 per cent lower than the £242.2 million in the same quarter of 2017-18 (see **Table 2**).
- The average receipt per dwelling sold in Q1 2018-19 was £82,800. This compares to £86,100 in the same quarter of 2017-18 (see **Table 3**).

#### Starts on Site and Acquisitions

- There were 837 dwellings started on site or acquired (as part of Right to Buy replacement policy) in Q1 2018-19, 14 per cent lower than the number of dwellings started or acquired in the same quarter of 2017-18 (see **Table 4a**).

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# Introduction

This statistical release presents Official Statistics on the number of sales of dwellings under the Right to Buy scheme, as well as providing statistics on receipts resulting from those sales. It also covers the starts on site and acquisitions which are part of the one-for-one additions policy introduced in April 2012. The Right to Buy scheme allows eligible social housing tenants to buy their house at a reduced price and has been in place since 1980 (see [History of the Right to Buy scheme](#) for more detail).

These statistics relate only to sales by local authorities under the Right to Buy scheme and exclude sales by Private Registered Providers (PRPs) under preserved Right to Buy. Sales by PRPs are recorded in Social Housing Sales, see [Related Statistics](#). Figures are collected from local authority returns to the Ministry of Housing, Communities and Local Government (MHCLG).

# Right to Buy sales

In Q1 2018-19, local authorities sold 2,452 dwellings under the Right to Buy scheme. This is a decrease of 13 per cent from the 2,814 sold in the same quarter of 2017-18, and the lowest value since Q1 2013-14 (when it was 2,181).

**Table 1** below shows the number of quarterly Right to Buy sales from Q1 2006-07 to Q1 2018-19.

**Table 1: Quarterly Right To Buy sales, England, Q1 2006-07 to Q1 2018-19.**

	Q1	Q2	Q3	Q4	Total
<b>2006-07</b>	4,655	4,538	4,470	4,021	<b>17,684</b>
<b>2007-08</b>	3,553	3,454	2,954	2,082	<b>12,043</b>
<b>2008-09</b>	1,286	851	455	277	<b>2,869</b>
<b>2009-10</b>	293	532	789	761	<b>2,375</b>
<b>2010-11</b>	657	689	714	698	<b>2,758</b>
<b>2011-12</b>	615	764	693	566	<b>2,638</b>
<b>2012-13</b>	442	1,041	2,011	2,450	<b>5,944</b>
<b>2013-14</b>	2,181	2,846	2,853	3,381	<b>11,261</b>
<b>2014-15</b>	2,849	2,847	3,288	3,321	<b>12,304</b>
<b>2015-16</b>	2,779	2,941	3,250	3,276	<b>12,246</b>
<b>2016-17</b>	3,389	3,255	3,470	3,313	<b>13,427</b>
<b>2017-18</b>	2,814	2,883	3,069	3,067	<b>11,833</b>
<b>2018-19</b>	2,452				<b>2,452</b>

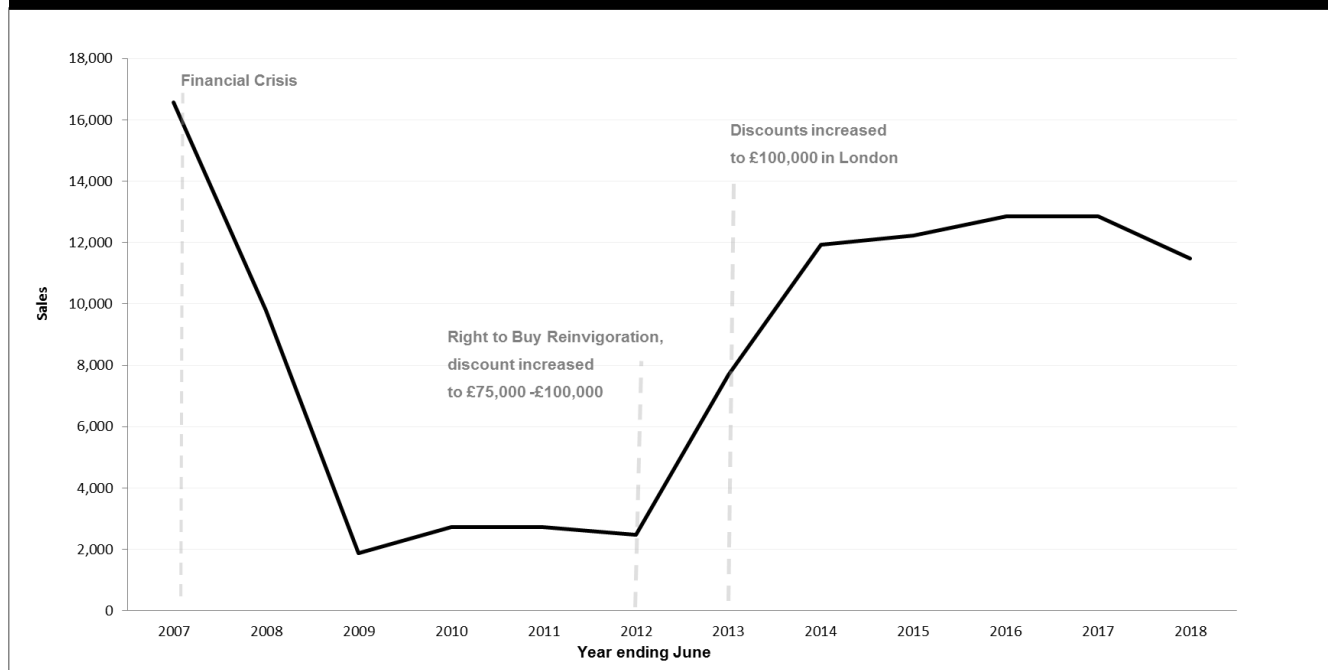
For annual data back to 1980-81, refer to Live Table 671 at this link: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

Quarterly Right to Buy sales are yet to reach the levels they were before the financial crisis. In the latest quarter, sales were 53 per cent of those in Q1 2006-07. However, the number of sales is around four times higher than in the year before reinvigoration of the Right to Buy from 1 April 2012 onwards (see [History of the Right to Buy scheme](#) for further details).

To better highlight the general trend, **Chart 1** below shows the total Right to Buy sales for the rolling year ending in June. During the 12 month period to the end of June 2018 there were 11,471 Right to Buy sales. This represents 0.7 per cent of the total number of dwellings owned by local authorities, which was at 1 April 2017, around 1.6 million<sup>1</sup>.

<sup>1</sup> This figure comes from Live Table 116, which is updated annually and can be found at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>.

**Chart 1: Total Right to Buy Sales in England, year ending June 2007 to year ending June 2018, dwellings.**



The chart shows a slight decrease in the number of sales compared to the year ending in June 2017. Historically, the number the sales considerably decreased in the period that coincided with the financial crisis, stabilised and then resurged following the Right to Buy reinvigoration from 1 April 2012. Additionally, in March 2013, the Government further increased the maximum discount available for tenants living in London boroughs to £100,000.

## Right to Buy Sales at the sub-national level

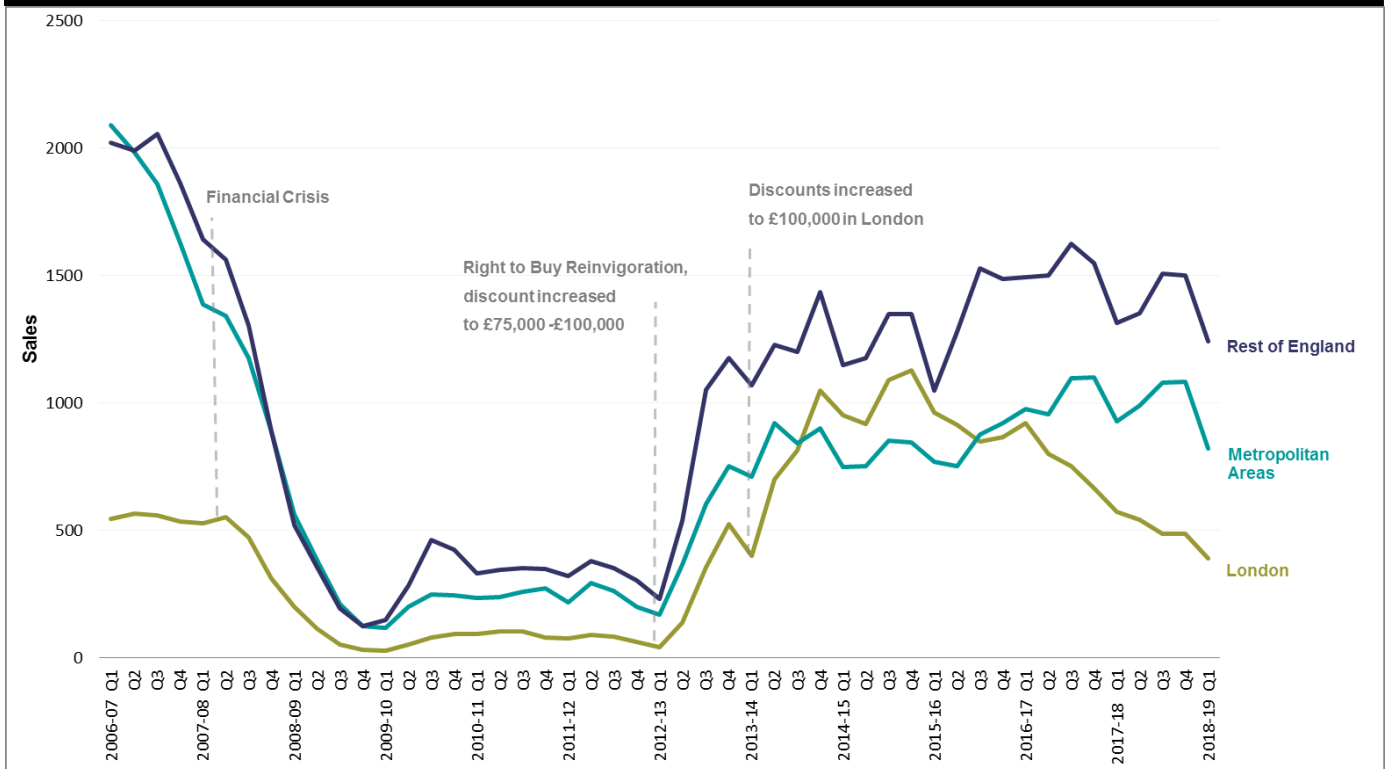
**Chart 2** summarises quarterly Right to Buy sales figures by type of local authority in England, from Q1 2006-07 (pre-financial crisis) to Q1 2018-19. Figures for England are broken down for London, Metropolitan areas and the rest of England (covering shire counties and unitary authorities).<sup>2</sup>

Since Q1 2017, the number of Right to Buy sales has gradually decreased across all local authority types (see **Chart 2** and **Table 1**). However, when comparing London to the rest of England and the Metropolitan area, the proportion of sales in London declined at a faster rate and from an earlier period.

<sup>2</sup> The Metropolitan areas cover the six former metropolitan counties of Greater Manchester, Merseyside, South Yorkshire, Tyne and Wear, West Midlands and West Yorkshire.

In the latest quarter, London accounted for 16 per cent of all Right to Buy sales compared to 20 per cent in the corresponding quarter in 2017-18 and over 30 per cent for 7 quarters from Q4 2013-14 to Q2 2015-2016.

**Chart 2: Quarterly Right to Buy Sales by local authority type, in England, Q1 2006-07 to Q1 2018-19, dwellings.**

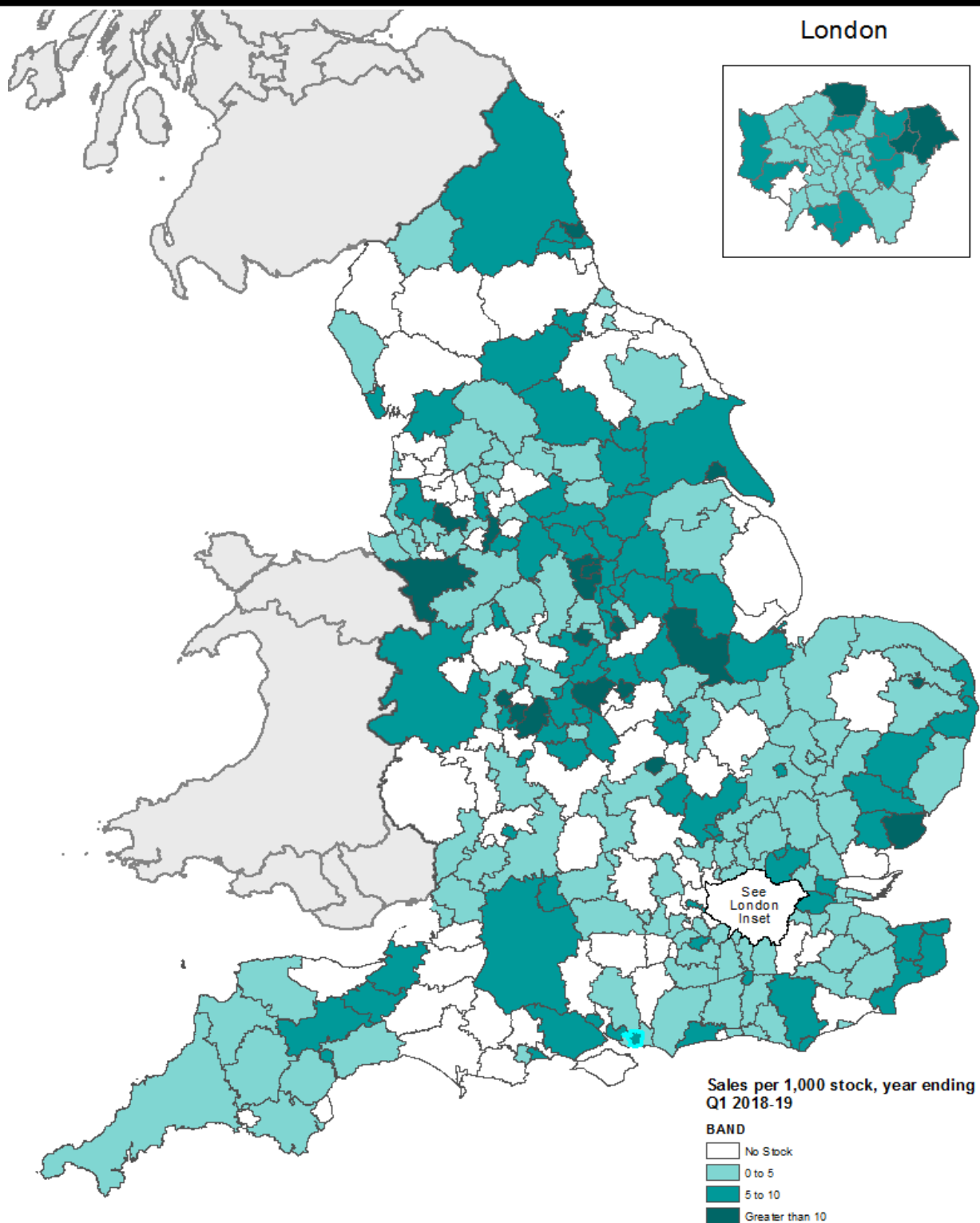


**Map 1** shows the sales per 1,000 dwellings of existing local authority stock in England during 2018-19. The non-stock holding authorities have transferred their stock to Private Registered Providers.

There has been an increase in the number of local authorities with more than five sales per 1,000 dwellings owned by local authorities, from 19 local authorities in 2012-13 to 114 local authorities in the 12 month period ending June 2018.

Further details on Right to Buy sales statistics including data at a local authority level and footnotes are available in the Department's Live Tables. They can be found here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>. The tables covering this topic are 116 and 691.

**Map 1: Local Authority Right to Buy Sales per 1,000 dwellings of existing local authority stock, England, year ending Q1 2018-19.**



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**Data Sources**

OS Boundary-Line

# Right to Buy receipts

**Table 2** and **Table 3** below show the quarterly Right to Buy receipts from social housing sales and the quarterly average receipts per dwelling in England since Q1 2012-13.

In Q1 2018-19, local authorities in England received approximately £202.9 million from Right to Buy sales, 16 per cent lower than the £242.2 million received in the same quarter of 2017-18. This is the lowest value since Q3 2013-14, reflecting the general pattern in the number of sales.

The average receipt per dwelling sold in Q1 2018-19 was £82,800, a four per cent decrease from the £86,100 in the same quarter of 2017-18 (see **Table 3**).

**Table 2: Quarterly Right To Buy receipts, England, Q1 2012-13 to Q1 2018-19, £ millions.**

	Q1	Q2	Q3	Q4	Total
<b>2012-13</b>	24.0	61.2	125.0	157.6	<b>367.9</b>
<b>2013-14</b>	130.8	180.2	196.8	243.0	<b>750.7</b>
<b>2014-15</b>	212.4	210.5	247.5	260.6	<b>930.9</b>
<b>2015-16</b>	223.2	230.0	259.0	273.2	<b>985.4</b>
<b>2016-17</b>	285.0	279.4	292.3	271.9	<b>1,128.7</b>
<b>2017-18</b>	242.2	247.3	261.3	251.7	<b>1,002.4</b>
<b>2018-19</b>	202.9				<b>202.9</b>

**Table 3: Quarterly average receipts per dwelling, England, Q1 2012-13 to Q1 2018-19, £ thousands.**

	Q1	Q2	Q3	Q4
<b>2012-13</b>	54.4	58.8	62.2	64.3
<b>2013-14</b>	60.0	63.3	69.0	71.8
<b>2014-15</b>	74.5	73.9	75.3	78.5
<b>2015-16</b>	80.3	78.2	79.7	83.4
<b>2016-17</b>	84.1	85.8	84.2	82.1
<b>2017-18</b>	86.1	85.8	85.1	82.1
<b>2018-19</b>	82.8			

Further details on Right to Buy receipts statistics including data at a local authority level and footnotes are available in the Department's Live Tables. They can be found here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>. The table covering this topic is Live Table 692.

## Starts on site and acquisitions

In April 2012, March 2013 and July 2014, the Government made changes to the Right to Buy scheme, increasing the maximum discount caps. An estimate of the expected sales without these increases to the discount cap was calculated using projections from Her Majesty's Treasury's (HMT) self-financing model. Any Right to Buy sales above these projections are considered 'additional' and are subject to the one-for-one additions policy, which is a commitment to provide an affordable dwelling for each additional Right to Buy dwelling sold.

Under the Right to Buy one-for-one additions policy, local authorities have three years from the date of the sale of each additional home to provide an additional affordable property. If a local authority does not provide an additional affordable property, a proportion of the receipt is transferred to Homes England (HE) or the Greater London authority (GLA), who use these recycled Right to Buy receipts to deliver starts and acquisitions. Additional starts include acquisitions. The actual replacements are calculated from additional starts and acquisitions from Q1 2012-13 to Q1 2018-19. This is measured against the replacement target which is calculated from the cumulative additional sales from Q1 2012-13 to Q1 2015-16. The Government has published a consultation alongside the Social Housing Green Paper, setting out options for providing greater flexibility around how councils can use their Right to Buy receipts to make it easier for them to build more homes. The Government welcomes responses from local authorities and other stakeholders. The consultation is open until 9 October and can be viewed at: <https://www.gov.uk/government/consultations/use-of-receipts-from-right-to-buy-sales>.

**Table 4a** shows the total number of quarterly Right to Buy starts and acquisitions that have been delivered by Local Authorities, HE and the GLA through the recycled Right to Buy receipts since Q1 2012-13.

**Table 4a: Total Quarterly Right To Buy Starts on Site and Acquisitions, including those by the HE and GLA, England, Q1 2012-13 to Q1 2018-19, dwellings<sup>3</sup>.**

	Q1	Q2	Q3	Q4	Total
<b>2012-13</b>	24	136	80	341	<b>581</b>
<b>2013-14</b>	122	303	505	821	<b>1,751</b>
<b>2014-15</b>	801	723	625	1,311	<b>3,460</b>
<b>2015-16</b>	353	630	428	994	<b>2,405</b>
<b>2016-17</b>	714	1,417	1,087	1,552	<b>4,770</b>
<b>2017-18</b>	972	978	1,477	1,727	<b>5,154</b>
<b>2018-19</b>	837				<b>837</b>
<b>Total</b>					<b>18,958</b>

<sup>3</sup> Table 4a includes Starts on Site and Acquisitions by HE and the GLA using recycled receipts and therefore does not match Live Table 693.



Between Q1 2012-13 and Q1 2018-19 there were 18,958 additional affordable properties started or acquired, falling short of the 3 year replacement commitment. This is measured against the replacement target of 21,265 (i.e. the number of additional sales between Q1 2012-13 and Q1 2015-16).

Out of the 18,958 new starts and acquisitions, 17,059 were delivered by local authorities and 1,899 by HE and the GLA (see **Table 4b**).

**Table 4b** shows the quarterly Right to Buy starts and acquisitions that have been delivered by local authorities through the Right to Buy additions policy.

The number of starts on site and acquisitions delivered by local authorities in Q1 2018-19 in England decreased by 14 per cent when compared to Q1 2017-18.

**Table 4b: Quarterly Right To Buy Starts on Site and Acquisitions by local authorities, England, Q1 2012-13 to Q1 2018-19, dwellings.<sup>4</sup>**

	Q1	Q2	Q3	Q4	Total
<b>2012-13</b>	24	136	80	341	<b>581</b>
<b>2013-14</b>	122	303	505	490	<b>1,420</b>
<b>2014-15</b>	534	532	514	849	<b>2,429</b>
<b>2015-16</b>	353	630	428	972	<b>2,383</b>
<b>2016-17</b>	714	1,379	1,047	1,441	<b>4,581</b>
<b>2017-18</b>	972	845	1,477	1,534	<b>4,828</b>
<b>2018-19</b>	837				<b>837</b>
<b>Total</b>					<b>17,059</b>

**Chart 3** summarises quarterly Right to Buy starts on sites and acquisitions figures by type of local authority in England, from year ending June 2013 to year ending June 2018. This chart does not include starts on site and acquisitions delivered by the HE and GLA. Figures for England are broken down for London, Metropolitan Areas and the rest of England.<sup>5</sup>

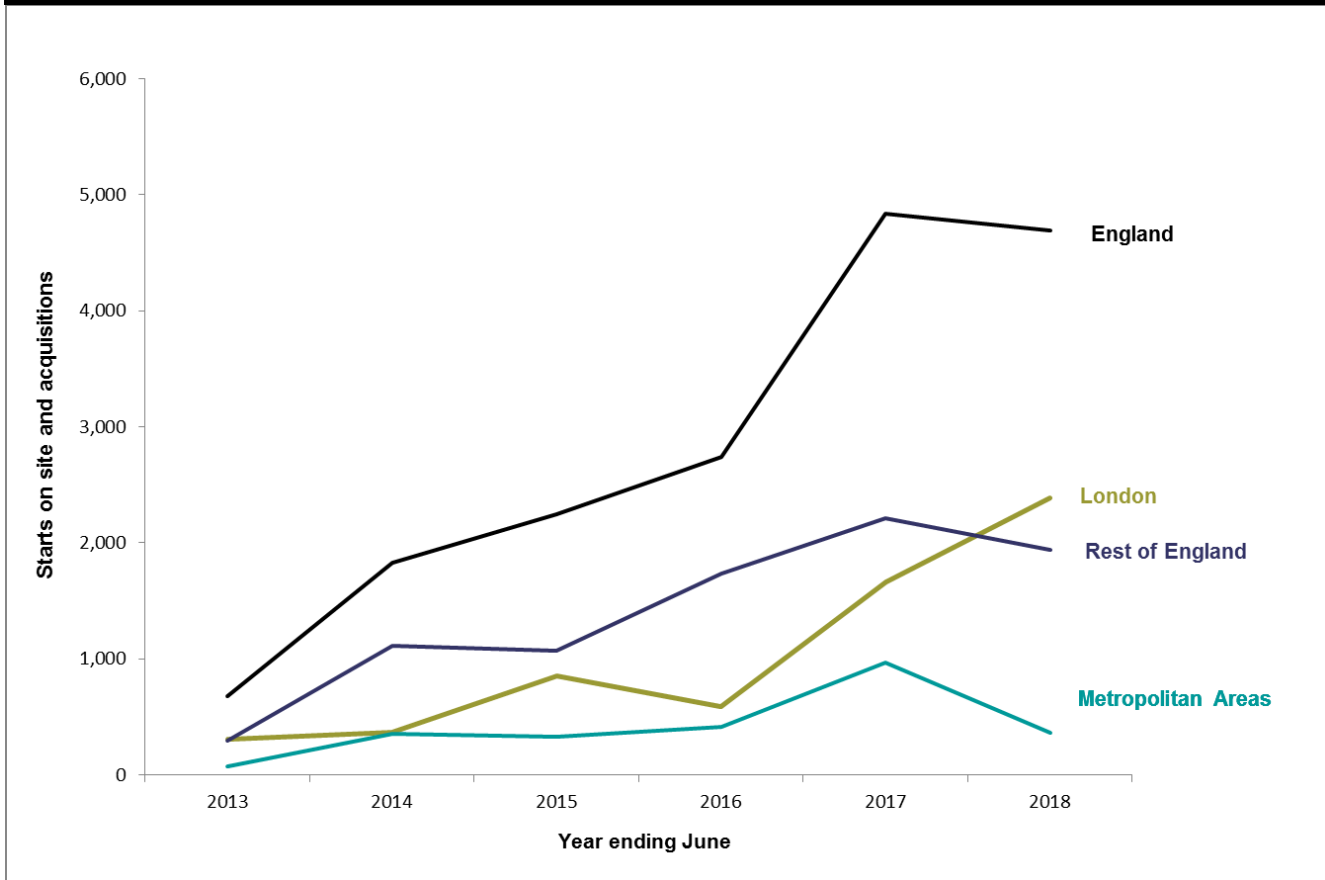
The number of starts on site and acquisitions delivered by local authorities in England in the year ending June 2018 was similar to the previous year (a 3 per cent decrease to 4,693). Despite this slight decrease, there has been a general upwards trend in yearly delivery since the introduction of the one-for-one additions policy.

At sub-national level, the number of starts on sites and acquisitions has decreased in Metropolitan areas and the rest of England when compared to the year ending June 2017. However, London has increased its number of replacements in the past two years.

<sup>4</sup> Table 4b includes Starts on Site and Acquisitions by local authorities only and therefore matches Live Table 693.

<sup>5</sup> The Metropolitan areas cover the six former metropolitan counties of Greater Manchester, Merseyside, South Yorkshire, Tyne and Wear, West Midlands and West Yorkshire.

**Chart 3: Right to Buy Starts and Acquisitions by local authority type, in England, year ending June 2013 to June 2018.**



## Acquisitions

Beginning with Q1 of 2017-18, local authorities were asked to split the numbers provided between new build starts and acquisitions.

Out of a total of 5,555 dwellings reported to have been started on site or acquired since Q1 2017-18, 56 per cent (3,129 dwellings) were starts on site for new builds and 44 per cent (2,426 dwellings) were acquisitions.

Further details on Right to Buy starts and acquisitions statistics including data at a local authority level and footnotes are available in the Department's Live Tables. They can be found here-

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

The table covering this topic is Live Table 693.

<sup>3</sup> The proportion of acquisitions is based on data submitted on DELTA. There are often minor changes made to the final published supply figures in Live Table 693 as part of the data quality process. As such this figure may have minor discrepancies.

# Accompanying Tables

Accompanying tables are available to download alongside this release. These are:

<b>Live Table 691</b>	Quarterly Right to Buy sales by local authority
<b>Live Table 692</b>	Quarterly Right to Buy receipts by local authority
<b>Live Table 693</b>	Quarterly starts on site and acquisitions by local authority

These tables can be accessed at

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

These contain local authority level data on Right to Buy sales, receipts and starts on site, collected from a quarterly local authority return to MHCLG called Pooling of Housing Capital Receipts through a data collection system called DELTA. Further details on what DELTA is, can be found at: <https://delta.communities.gov.uk/introducing-delta>

Further information on other types of Social Housing Sales, such as sales by Private Registered Providers (PRPs), often known as Housing Associations, are also available on this page. The other statistics are annual rather than quarterly and are collected from other sources such as: Local Authority Housing Statistics (LAHS), the Homes England's Statistical Data Return (SDR) and Continuous Recording of Lettings and Sales in Social Housing in England (CORE) (see [Data Collection](#)).

The tables on stock may also be useful, for example the stock data used in the map in the [Right to Buy sales](#) section can be found in Live Table 116 at:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

For sales, for annual data back to 1980-81, refer to Live Table 671 at:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

## Definitions

### Right to Buy sales

The sales figures exclude Right to Buy (RTB) sales of dwellings which are not accounted for in a local authority's Housing Revenue Account, either because the authority, having disposed of nearly all its dwellings to a PRP, has closed down its Housing Revenue Account or because the dwelling was originally tied to a particular occupation, e.g. a school caretaker's cottage or a park keeper's cottage. The figures may also exclude any Right to Buy sales of dwellings which, although accounted for in the Housing Revenue Account, are the subject of an agreement made either under section 80B of the Local Government and Housing Act 1989 (as inserted by section 313 of the Housing and Regeneration Act 2008 and now repealed) or under section 11(6) of the Local Government Act 2003 (as inserted by section 174 of the Localism Act 2011).

The figures may include sales at less than market value of dwellings accounted for in the Housing Revenue Account to secure tenants of a local authority, even when those sales are not strictly under Right to Buy.

### **Proportions of dwellings**

Some figures will include proportions of dwellings. This is because the figures also include sales of a shared ownership lease of a dwelling accounted for in the Housing Revenue Account where either the premium (i.e. a portion of the market value of the dwelling) paid by the purchaser exceeded 50 per cent of the market value of the dwelling or the sum of the premium paid by the purchaser and all other premiums paid up to two years before the payment of the current premium. Where a shared ownership disposal has been included, the figure corresponds to the portion of the market value paid; for example the purchase of a 50 per cent equity share will be represented by 0.5.

### **Right to Buy receipts**

The figures include receipts arising from all sales included in the sales figures. Figures for a particular quarter may include receipts arising from a sale in another quarter, but do not include receipts arising from sales before 1 April 2012. After a portion of these receipts are reserved for costs incurred by authorities in administering the Right to Buy scheme, paying off additional local authority housing debt, an amount for authorities to use for general capital purposes, a share required by HMT, and (in a small number of cases) for buying back former council properties, the remainder of the receipts are for the funding of additional homes for affordable or social rent.

A local authority may either return this portion of the receipts to HE or the GLA for redistribution for funding these additional homes, or, if it has signed an agreement with MHCLG, retain part or all of this portion on the condition that it spends, or ensures that another body spends on its behalf, an agreed amount for this same purpose within three years.

### **Starts on Site and Acquisitions**

The figures include all starts on site and acquisitions of dwellings for the provision of social housing made by or on behalf of the authority, excluding those funded partially or wholly by grant from HE or the GLA.

These figures form a proxy for the number of additional homes delivered using Right to Buy receipts. In some cases they may include some starts on site or acquisitions that are funded by other sources.

Provision was made for some local authorities to include HE or the GLA spending for starts on site or acquisitions, where business decisions had already been made in 2012-13, before the Department clarified that these should be excluded.

“Start on site” means the earlier of commencement of the following by a local authority or other body to which the authority has paid all or part of the retained amount for the purpose of providing homes for affordable or social rent:

- (a) excavation for strip or trench foundations or for pad footings;
- (b) digging out and preparation of ground for raft foundations;
- (c) vibrofloatation, piling, boring for piles or pile driving; or
- (d) drainage work specific to the buildings forming part of the scheme.

### **Market price**

Most landlords contract a surveyor to determine the property value but some may use a local estate agent, for example. If a tenant disagrees with the property value, they can appeal to the district valuer (the Valuation Office Agency) who will survey the property and provide a final, binding decision.

### **History of the Right to Buy scheme**

The Right to Buy scheme was introduced in 1980 and gives qualifying social tenants the opportunity to buy their rented home at a discount. The scheme is open to secure tenants of local authorities and non-charitable PRPs, and to those assured tenants of PRPs who have transferred with their homes from a local authority as part of a stock transfer. In order to qualify for the Right to Buy scheme, a social tenant must have accrued at least three years public sector tenancy. This does not need to be continuous, nor does it need to have been accrued whilst living in the tenant's current property.

In 1998 and 2003, Discount Orders reduced Right to Buy discounts across England to maximums ranging from £16,000 to £38,000 (depending on the local authority where the property was located). Prior to that, the discount cap had been £50,000 across England.

In April 2012 the DCLG changed the maximum cash discount available for Right to Buy sales to a new higher level of £75,000 across England. In March 2013, in recognition of the increasing property prices in London, the Government further increased the maximum discount available for tenants living in London boroughs to £100,000. In July 2014, DCLG changed the maximum cash discount available for the Right to Buy in order for it to increase annually in line with the Consumer Price Index (CPI) rate of inflation. The discount is currently £77,900 in England and £103,900 in London.

The Government's aim is that for every additional property sold under Right to Buy, a new affordable home for rent will be provided nationally under the one-for-one additions policy. Under the reinvigorated Right to Buy, local authorities are now able to keep the receipts from additional Right to Buy sales to pay off debt and fund additional affordable housing.

# Technical notes

## Data collection

Data are collected from a quarterly local authority return to the MHCLG called Pooling of Housing Capital Receipts through a data collection system called DELTA. Local authorities with dwelling stock which receive poolable housing receipts supply these data to MHCLG on a quarterly basis. This quarter is the first quarter that data is collected through DELTA.

## Data quality

The Pooling of Housing Capital Receipts figures are audited annually by local authorities and continuously quality assured by MHCLG, both of which can result in revisions (see [Revisions Policy](#)). The figures are compared against those supplied through the annual LAHS return for consistency, which again can result in revisions. Every effort is made to collect data from every local authority but on occasional instances estimates may be used. Care should be taken using data at a local authority level as the totals are low and therefore can be volatile.

Where possible revisions made in these statistics should also be made in the DELTA system, however for historic periods this may not always be possible. This may result in minor discrepancies between DELTA data and the published figures.

MHCLG imputes values for local authorities that did not submit data for the past four quarters. Due to a change in the data collection system in Q1 2018-19 it is not possible to distinguish between a return of zero and a blank return and therefore imputations cannot be identified for sales, receipts and starts-on-site. However, this does not impact on the figures. Imputation highlighting is removed after four quarters.

The current percentage of completed returns for the past three quarters is given in **Table 5**. The percentage of completed returns for Q1 could not be calculated due to the change in the data collection system outlined above.

**Table 5: Percentage of local authorities that completed returns for Right To Buy Sales, Receipts and Starts on Site and Acquisitions, Q2 2017-18 to Q1 2018-19, England.**

		Percentage of the completed returns per quarter			
		Q2	Q3	Q4	Q1
<b>Sales</b>	Count	161	161	155	-
	% of total	<b>98%</b>	<b>98%</b>	<b>94%</b>	-
<b>Receipts</b>	Count	160	161	156	-
	% of total	<b>97%</b>	<b>98%</b>	<b>95%</b>	-
<b>New starts and acquisitions</b>	Count	152	159	142	-
	% of total	<b>92%</b>	<b>96%</b>	<b>86%</b>	-

Note: These figures only refer to the stock holding local authorities with stock equal or greater than 1,000. The total number of local authorities that hold social housing stock is 165.

## Starts on site and acquisitions

The starts on site and acquisitions data are particularly sensitive to reporting error as they are not audited in the way that sales and receipts figures are and there are no comparable statistics collected against which they can be assessed. Consultation has revealed that the question the Department asks in its Pooling of Housing Capital Receipts Return about starts on site and acquisitions has been interpreted in different ways by different local authorities. For example, in the past some local authorities may have reported all starts on site and acquisitions rather than excluding those that were partially or fully funded by HE or the GLA.

It is possible that interpretation of starts on site and acquisitions by local authorities may still not be uniform. Whilst most local authorities should now be (correctly) reporting all starts on site or acquisitions not funded by HE or the GLA, there may be some others interpreting the question more narrowly as only referring to delivery directly funded by Right to Buy receipts. We will continue to work with local authorities to improve the quality of the data and the way it is collected.

In some cases the quarter in which the start is reported may be later than the actual quarter when the start actually occurred. This is caused by a delay between the start on site occurring and this being reported to us via the local authority.

To ensure the accuracy of starts on site and acquisitions figures, the department contacts local authorities with more starts on site and acquisitions than our validation threshold, for confirmation of their figures.

## Revisions policy

The revisions policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Ministry of Housing, Communities and Local Government Revisions Policy (found at <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>). There are two types of revisions that the policy covers:

### Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

### Scheduled Revisions

Revisions to imputed data (see [Data Quality](#)) will be made in the next release after this data is submitted by the local authority.

Otherwise, revisions to previous quarters are made in the latest quarterly publication where there was an error or data was not previously provided. Revisions to previous years are also made in the annual Social Housing Sales Statistical release. Figures are not published in these statistics with a provisional status (imputed estimates may be used) and the component data are reported as final annual figures. Revised figures are highlighted in the live tables.



## Revisions in this release

The data provided to the department by local authorities is regularly reviewed for monitoring purposes. As part of this monitoring it was noted that there were a number of local authorities reporting unusual and unexpected values. These values included cases where:

- Local authorities reported a high number of received receipts but had reported a relatively low number, or zero associated replacement starts.
- Local authorities reported a high amount of expenditure on replacements but had reported a relatively low number, or zero associated replacement starts.

Local authorities that appear to have been affected are contacted as part of the on-going statistical quality assurance. Where required, revisions have been made to historic figures. The 21 local authorities for which figures were revised are given in **Table 6**; all revisions have been highlighted in the live tables. The net change of these revisions on the live tables is summarised in **Table 7**.

**Table 6: Local authorities for which figures were revised in Q1 2018-2019.**

Barnet	Camden	Kensington and Chelsea	Westminster
Birmingham	Crawley	Newcastle upon Tyne	Wiltshire
Brent	Croydon	New Forest	
Brentwood	Greenwich	Northampton	
Bristol	Hounslow	Shropshire	
Broxtowe	Ipswich	Thurrock	

**Table 7: Net change of revisions made in Q1 2018-19**

	2016-17 Q4	2017-18 Q1	2017-18 Q2	2017-18 Q3	2017-18 Q4
<b>Live Table 691 Net change in sales</b>	-	-	14	9	345
<b>Live Table 692 Net change in receipts (£ thousands)</b>	-	-	3,841	3,212	26,796
<b>Live Table 693 Net change in starts on site</b>	-	8	1	24	193

## Uses of the data

These statistics are used to monitor local authority Right to Buy sales and analyse the effectiveness of policy changes around Right to Buy and the housing sector.



## User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section.

The Department's engagement strategy to meet the needs of statistics users is published here:

<https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

## Related statistics, England

### **Social Housing Sales**

MHCLG publish annual statistics on Social Housing Sales. These statistics cover sales not only by local authorities but by PRPs under preserved Right to Buy and by all schemes not solely Right to Buy (for example Social Homebuy). The statistics are collected from MHCLG's Local Authority Housing Statistics return.

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/social-housing-sales-including-right-to-buy-and-transfers>

### **Private Registered Provider stock**

Homes England (HE) publish annual statistics collected through its Statistical Data Return (SDR) on stock size, location, type, provider characteristics and rents relating to PRPs in England. Data from the SDR is the main source of PRP data used in the social housing sales statistics.

<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

### **Homes England Housing Statistics**

The HE publish bi-annual statistics collected through its Investment Management System (IMS) and Planning Concept Statement (PCS) returns detailing the housing starts on site and housing completions delivered by the HE.

<https://www.gov.uk/government/collections/housing-statistics>

### **Greater Local Authority Housing Statistics**

The Greater London Authority (GLA) publish monthly statistics detailing the housing start on site and housing completions delivered by the GLA.

<https://www.london.gov.uk/WHAT-WE-DO/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

### **Dwelling stock estimates**

MHCLG also publish statistics showing the total dwelling stock in England each year and estimates of stock by local authority district and tenure. They can be found at the following link:

[www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants](https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants)

## Devolved administration statistics

### Data for Wales

The Welsh Government publish information on Social Housing sales, which does include information on Right to Buy sales. The latest release can be found at the following link:

<http://wales.gov.uk/statistics-and-research/social-housing-sales/?lang=en>

### Data for Scotland

The legislation in Scotland is different but the principals are similar. The Scottish Government publish information on Social Housing sales, which does include information on Right to Buy sales. The latest release can be found at the following link:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Sales>

### Data for Northern Ireland

In Northern Ireland social tenants have the right to a statutory house sale, which is similar to a Right to Buy. The latest release can be found at the following link:

<https://www.communities-ni.gov.uk/topics/housing-statistics>

## Official Statistics

This Statistical Release is published at 9.30am on a date which has been pre-announced on the MHCLG Statistics Release Calendar:

<https://www.gov.uk/government/statistics/announcements?utf8=%E2%9C%93&organisations%5B%5D=department-for-communities-and-local-government>

A list of officials who have received pre-release access to this Statistical Release up to 24 hours in advance of publication is available on the Department's website:

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics>

## Next Publication

The next release, Right to Buy sales in England 2018-19 Q2, will be released in December 2018. The precise date will be announced on the MHCLG Statistics Release Calendar:

<https://www.gov.uk/government/statistics/announcements?utf8=%E2%9C%93&organisations%5B%5D=department-for-communities-and-local-government>

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Information on Official Statistics is available via the UK Statistics Authority website:

<http://www.statisticsauthority.gov.uk/>

Information about statistics at MHCLG is available via the Department's website:

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics#statistical-collections>

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This document/publication is also available on our website at:  
[www.gov.uk/dcl](http://www.gov.uk/dcl) <https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

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