



# Estimating the number of leasehold dwellings in England, 2018-19

- In 2018-19, there were an estimated **4.5 million leasehold dwellings in England**. This equates to 19% of the English housing stock. Of these, 2.5 million dwellings (55%) were in the owner occupied sector and 1.8 million (39%) were privately owned and let in the private rented sector. The remaining 234,000 (5%) were dwellings owned by social landlords and let in the social rented sector.
- More than two thirds (69%, 3.1 million) of the leasehold dwellings in England were flats; 31% (1.4 million) were houses.
- For the first time, this release includes an estimate of the number of leasehold dwellings by region. London and the North West had the highest proportion of leasehold dwellings, at 34% and 31% respectively, while the East Midlands had the lowest (9%).
- The estimated number of leasehold dwellings increased from 4.3 million in 2017-18, though this is not a statistically significant change.
- The statistics in this report are published as **Experimental Official Statistics**. Experimental statistics are considered by the Government Statistical Service as 'new official statistics undergoing evaluation'. Publishing in this way is intended to involve users and stakeholders in their development and as a means of building in quality at an early stage. This experimental statistic, therefore, has been published in line with the standards expected of an Official Statistic.

## Housing *Statistical Release*

9 July 2020

Introduction	2
Results	2
Data quality	4
Technical notes	13
Enquiries	16

### **Responsible Statistician:**

Hugh Simpson

### **Statistical enquiries:**

office hours:

0303 444 6771

[ehs@communities.gov.uk](mailto:ehs@communities.gov.uk)

### **Media enquiries:**

0303 444 1209

[newsdesk@communities.gov.uk](mailto:newsdesk@communities.gov.uk)

### **Date of next publication:**

July 2021

# Introduction

This report presents an estimate of the number of leasehold dwellings in England in 2018-19 by tenure, dwelling type and region.

The statistics in this report are Experimental Official Statistics. Experimental statistics are considered by the Government Statistical Service as 'new official statistics undergoing evaluation'. Publishing in this way is intended to involve users and stakeholders in their development and as a means of building in quality at an early stage. This experimental statistic, therefore, has been published in line with the standards expected of an Official Statistic.

The Ministry of Housing, Communities and Local Government (MHCLG) welcomes feedback on how these statistics are used and how well they meet user needs<sup>1</sup>.

## Results

**In 2018-19, there were an estimated 4.5 million leasehold dwellings in England.** This equates to 19% of the English housing stock. Of these, 2.5 million dwellings (55%) were in the owner occupied sector and 1.8 million (39%) were privately owned and let in the private rented sector. The remaining 234,000 (5%) were dwellings owned by social landlords and let in the social rented sector. Looking within tenure, 16% of owner occupied homes, 37% of homes in the private rented sector and 6% of homes in the social rented sector are owned on a leasehold basis<sup>2</sup>, Table 1.

The majority of leasehold dwellings (69%) were flats with 3.1 million leasehold flats across all tenures (2.9 million in the private sector and 159,000 in the social rented sector). There were 1.4 million leasehold houses in 2018-19 which made up the remaining 31% of leasehold dwellings.

While 56% of flats were leasehold, proportions varied by tenure. In the private sector, 83% of flats were owned on a leasehold basis (94% of owner occupied flats and 75% of privately rented flats). A much smaller proportion (8%) of flats in the social rented sector were owned on a leasehold basis.

Leasehold houses were less prevalent than flats. This is true across all tenures. Overall 7% of houses were owned on a leasehold basis, this was highest in the private rented sector, and lowest in local authority owned houses (9% and 1% respectively).

---

<sup>1</sup> Please send feedback to [ehs@communities.gov.uk](mailto:ehs@communities.gov.uk)

<sup>2</sup> Shared owners are included as owner occupiers

**Table 1: Leasehold as a proportion of stock and number of dwellings, by tenure and dwelling type, 2018-19**

	Houses		Flats		Total	
	% dwellings leasehold	number of leasehold dwellings (thousands)	% dwellings leasehold	number of leasehold dwellings (thousands)	% dwellings leasehold	number of leasehold dwellings (thousands)
Owner occupied	7.6	1,045	94.1	1,427	16.1	2,472
Private rented sector	9.2	254	75.1	1,507	36.9	1,760
All private sector	7.8	1,299	83.3	2,934	21.1	4,232
Local Authority	1.2	9	3.3	26	2.2	36
Housing Association	5.0	65	11.4	133	8.1	198
All social sector	3.6	74	8.1	159	5.8	234
<b>All tenures</b>	<b>7.4</b>	<b>1,373</b>	<b>56.4</b>	<b>3,093</b>	<b>18.5</b>	<b>4,466</b>

Sources: English Housing Survey; HM Land Registry; MHCLG Dwelling Stock Estimates 2018; VOA Council Tax Stock of Properties 2018

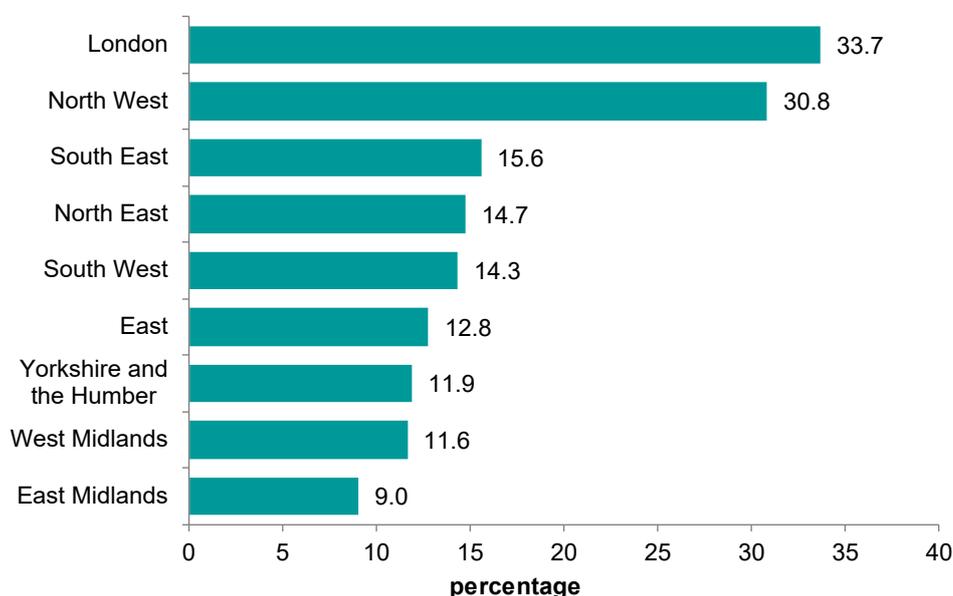
Notes: Percentages are rounded to one decimal place; based on 11,921 cases.

Based on Annex Tables AT 1 and AT 3

## Regional results

While 19% of the housing stock was owned on a leasehold basis, this varied by region. London and the North West had the highest proportion of leasehold dwellings, at 34% and 31% respectively, while the East Midlands had the lowest (9%), Figure 1 and Table 2.

**Figure 1: Proportion of housing stock owned on a leasehold basis, by region, 2018-19**



Sources: English Housing Survey; HM Land Registry; MHCLG Dwelling Stock Estimates 2018; VOA Council Tax Stock of Properties 2018

Based on Annex Tables AT 1 and AT 3

The proportion of leasehold houses also varied by region. Notably, 26% of houses in the North West were owned on a leasehold basis, a significantly greater proportion than in any other region (the next highest was 7% in both the North East and Yorkshire and the Humber). For flats,

proportions ranged from 42% in Yorkshire and the Humber to 62% in the South East, Table 2. This regional pattern is observed across tenures, Annex Table 7.

**Table 2: Leasehold as a proportion of stock and number of dwellings, by region and dwelling type, 2018-19**

	Houses		Flats		Total	
	% dwellings leasehold	number of leasehold dwellings (thousands)	% dwellings leasehold	number of leasehold dwellings (thousands)	% dwellings leasehold	number of leasehold dwellings (thousands)
North East	7.0	73	55.0	110	<b>14.7</b>	182
North West	25.8	708	56.4	304	<b>30.8</b>	1,012
Yorkshire and the Humber	6.6	135	42.3	151	<b>11.9</b>	287
East Midlands	4.5	83	42.5	104	<b>9.0</b>	188
West Midlands	5.4	113	44.1	176	<b>11.6</b>	289
East	3.3	72	58.3	269	<b>12.8</b>	341
London	2.1	34	60.1	1,167	<b>33.7</b>	1,201
South East	2.6	79	61.8	525	<b>15.6</b>	605
South West	3.7	76	58.1	287	<b>14.3</b>	363
<b>Total</b>	<b>7.4</b>	<b>1,373</b>	<b>56.4</b>	<b>3,093</b>	<b>18.5</b>	<b>4,466</b>

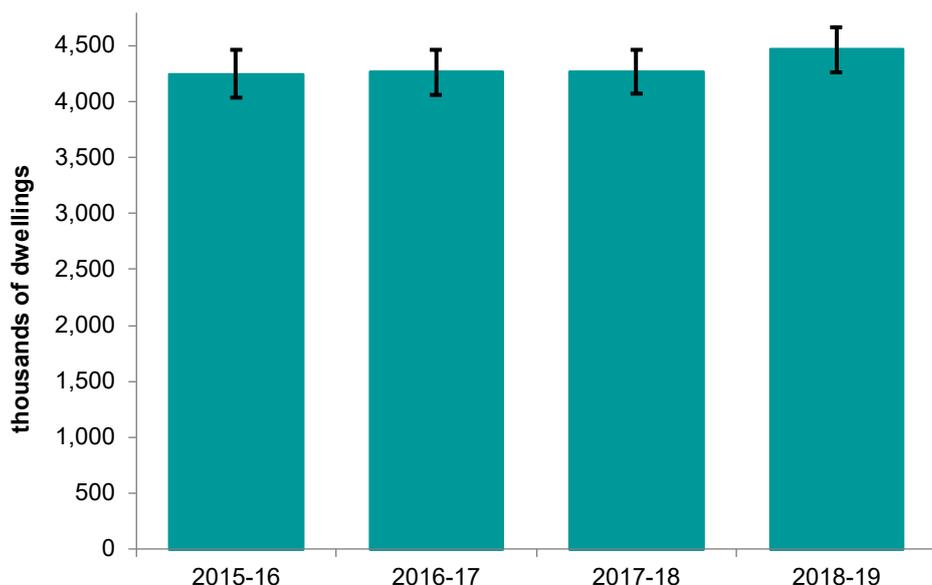
Sources: English Housing Survey; HM Land Registry; MHCLG Dwelling Stock Estimates 2018; VOA Council Tax Stock of Properties 2018  
Notes: Percentages are rounded to one decimal place; based on 11,921 cases.  
Based on Annex Tables AT 4 and AT 6

## Changes over time

Between 2015-16 and 2017-18, the number of leasehold dwellings remained at around 4.3 million. In 2018-19, the number increased to 4.5 million, Figure 2. However this increase is not statistically significant<sup>3</sup>, Figure 2. Nor is the apparent increase from 18% of dwellings in 2017-18 to 19% in 2018-19.

<sup>3</sup> The way the EHS sample is drawn means that a confidence interval around the estimate can be calculated, enabling comparisons between survey years. Using a 95% confidence interval, the estimate is relatively precise with a lower bound of 4.3 million leasehold dwellings and an upper bound of 4.7 million dwellings. The difference between the 2017-18 and 2018-19 estimates is 197,000 dwellings, just within these confidence intervals. This means that the apparent change is not statistically significant.

**Figure 2: Estimated number of leasehold dwellings, 2015-16 to 2018-19**



**Note: 2014-15 data not included as this estimate did not include the social rented sector**

**Sources: English Housing Survey; HM Land Registry; MHCLG Dwelling Stock Estimates 2018; VOA Council Tax Stock of Properties 2018**

## Data quality

An estimate of the number of leasehold dwellings was first published by the Ministry of Housing Communities and Local Government (MHCLG) in 2014<sup>4</sup>. This Experimental Statistics series was established in 2017 and has been updated and published annually ever since. All releases can be found at: <https://www.gov.uk/government/collections/leasehold-dwellings>. A summary is provided in Table 3.

**Table 3: Leasehold releases since 2017**

Publication date	Title	Based on data collected in:
July 2020 (this release)	Estimating the number of leasehold dwellings in England, 2018 to 2019	2018-19
September 2019	Estimating the number of leasehold dwellings in England, 2017 to 2018	2017-18
September 2018	Estimating the number of leasehold dwellings in England, 2016 to 2017	2016-17
September 2017	Estimating the number of leasehold dwellings in England, 2015 to 2016	2015-16
April 2017	Estimating the number of leasehold dwellings in England, 2014 to 2015	2014-15

Throughout this report we refer to the survey year rather than the publication year when describing the methodology and data quality.

<sup>4</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/342628/Residential\\_Leasehold\\_dwellings\\_in\\_England.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/342628/Residential_Leasehold_dwellings_in_England.pdf), based on 2012-13 data.

## Methodology

This statistical release presents an estimate of the number of leasehold dwellings in England in 2018-19 by tenure, dwelling type and region.

The methodology used to produce the leasehold estimate is broadly the same methodology that MHCLG have used since establishing this experimental statistics series in 2017, and broadly similar to that used to produce the first estimate in 2014. At the request of MHCLG, the Office for National Statistics (ONS) Good Practice Team reviewed the leasehold methodology in 2015-16. They judged it to be “the best approach given the available data sources”, and supported the developments described in the Missing data section below.

To summarise, the methodology involves calculating the proportion of dwellings with leasehold titles by tenure and dwelling type (by matching English Housing Survey and HM Land Registry data<sup>5</sup>), and applying these proportions to the total number of dwellings in England (which is derived using MHCLG’s Dwelling Stock Estimates adjusted to account for dwelling type using Valuation Office Agency’s (VOA) Council Tax Stock of Properties).

While the methodology has remained broadly the same, a number of adjustments have been made in order to improve the accuracy of the estimate. These are detailed below and summarised in Table 4.

---

<sup>5</sup> Data are matched on their Unique Property Reference Number (UPRN)

**Table 4: Overview of leasehold methodology**

Survey year	Leasehold data	Calibration	Changes
<b>Experimental Statistics series</b>			
2018-19	HM Land Registry's Title descriptor dataset	MHCLG's Dwelling Stock Estimates distributed by dwelling type using VOA's Council Tax: Stock of Properties (England and Wales)	<b>Regional data</b> <ul style="list-style-type: none"> <li>Imputation removed</li> <li>Regional calibration and estimates added</li> </ul>
2017-18	HM Land Registry's Title descriptor dataset	MHCLG's Dwelling Stock Estimates distributed by dwelling type using VOA's Council Tax: Stock of Properties (England and Wales)	<b>Missing data</b> <ul style="list-style-type: none"> <li>Imputation used for addresses without a UPRN or Land Registry record.</li> </ul>
2016-17	HM Land Registry's Title descriptor dataset	MHCLG's Dwelling Stock Estimates distributed by dwelling type using VOA's Council Tax: Stock of Properties (England and Wales)	<b>Address matching</b> <ul style="list-style-type: none"> <li>"Fuzzy matching" used to improve the match rate of EHS address data to UPRN.</li> </ul>
2015-16	HM Land Registry's Title descriptor dataset	MHCLG's Dwelling Stock Estimates distributed by dwelling type using VOA's Council Tax: Stock of Properties (England and Wales)	<b>Wider coverage</b> <ul style="list-style-type: none"> <li>Estimate of the number of leasehold dwellings in the social rented sector added.</li> <li>Estimate based on two years of EHS to increase sample size and improve precision.</li> </ul>
2014-15	HM Land Registry's Title descriptor dataset	MHCLG's Dwelling Stock Estimates distributed by dwelling type using VOA's Council Tax: Stock of Properties (England and Wales)	<b>Calibration</b> <ul style="list-style-type: none"> <li>Calibrated to Dwelling Stock Estimates</li> </ul>
<b>Before Experimental Statistics series was established</b>			
2012-13	HM Land Registry's Title descriptor dataset	Census 2011 distributed by dwelling type using the English Housing Survey	

The revisions described have improved the coverage, accuracy and geographical precision of the estimate, but have retained the fundamental methodology. Therefore, these changes do not constitute a break in the time series, and estimates are comparable from the 2014-15 release onwards for the private sector, and from the 2015-16 release onwards for all tenures. It is therefore possible to compare the current estimate with previous estimates.

As an experimental statistic, analysts at MHCLG will continue to evaluate and test the methodology, making improvements as required.

## **Wider coverage**

Since 2015-16, the estimate has included the small number of leasehold dwellings in the social rented sector. Prior to that, only leasehold dwellings in the private sector were included.

Also since 2015-16, the leasehold estimate has been based on two years of English Housing Survey data to increase the sample size, and to improve the accuracy of the estimate.

## **Address matching**

The accuracy of the leasehold estimate relies on a high match rate between the English Housing Survey and HM Land Registry data. Given the relative completeness of the English Housing Survey address information, most cases are easily matched in AddressBase<sup>6</sup> and have a UPRN. However, a small number of cases do not.

In the release covering 2016-17, MHCLG worked with data scientists to increase the number of English Housing Survey addresses that have a UPRN. A new algorithm was developed which enabled “fuzzy matching” between the English Housing Survey and AddressBase, allowing English Housing Survey addresses without a precise match in AddressBase to be matched to a UPRN. These are typically dwellings where the address has been recorded in a different format, or where the address has changed, for example from a street number to a named house.

This algorithm has been used in all subsequent releases. In 2018-19, this process matched 99% of English Housing Survey cases with a UPRN. Of the cases matched to a UPRN 96% could be matched to HM Land Registry data, giving an overall rate of 95% of EHS cases matched to a HM Land Registry data.

## **Calibration**

To ensure the most accurate possible estimate, the leasehold proportions obtained by matching the English Housing Survey with HM Land Registry are applied (calibrated/weighted) to the total number of dwellings in England, using MHCLG’s Dwelling Stock Estimates and adjusted to account for dwelling type using VOA’s Council Tax Stock of Properties. This method was first used to produce the 2014-15 estimate and has been retained in this release. The classification of dwelling type in English Housing Survey data has been adjusted to better match definitions used by the VOA. In particular, bungalows are now counted separately (they were previously classified as either detached or non-detached houses). In 2018-19 (this release) the weighting strategy was updated to also control for regional variations, also using the VOA’s Council Tax Stock of Properties. This will be applied in all future releases.

Prior to establishing the current statistical series, MHCLG produced an estimate of the number of leasehold dwellings, based on 2012-13 data<sup>7</sup>. In this release, the leasehold proportions were

---

<sup>6</sup> <https://www.ordnancesurvey.co.uk/business-and-government/products/addressbase.html>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/342628/Residential\\_Leasehold\\_dwellings\\_in\\_England.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/342628/Residential_Leasehold_dwellings_in_England.pdf)

calibrated to the 2011 Census to obtain the total number of properties. This was due to the proximity of the 2012-13 estimate to the 2011 Census. It is expected that the forthcoming 2021 Census will be used to produce future leasehold estimates.

### Missing data

A small proportion of EHS cases cannot be matched to HM Land Registry data. These “missing” or “unmatched” cases either cannot be matched to a UPRN, or do not have a record in HM Land Registry title data<sup>8</sup>. To produce the 2017-18 release, MHCLG worked with the Methods Advisory Service at the ONS to implement an imputation strategy for the 836 cases that could not be matched to HM Land Registry data.

Imputation was not undertaken to produce this (2018-19) release because revisions to the calibration strategy to include regional estimates of the dwelling stock (see above) performs the same role, thus negating the need for imputation.

### Regional data

For the first time, the 2018-19 release (this release) includes regional estimates of the number of leasehold estimates. Regional estimates will be included in all future releases.

## Assessment of data quality

In 2015 the UK Statistics Authority (UKSA) published a [regulatory standard for the quality assurance of administrative data](#). To assess the quality of the data provided for this release the department has followed that standard.

The standard is supported with an [Administrative Data Quality Assurance Toolkit](#) which provides useful guidance on the practices that can be adopted to assure the quality of the data they utilise.

The annual estimate of the number of leasehold dwellings statistical release is produced by MHCLG and based on data collected by MHCLG (English Housing Survey, Dwelling Stock Estimates), VOA (Council Tax: Stock of Properties (England and Wales), and HM Land Registry (National Polygon Service: Title Descriptor datasets).

An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

Risk/Profile Matrix Statistical Series	Administrative Source	Data Quality Concern	Public Interest	Matrix Classification
Estimating the number of leasehold dwellings in England	MHCLG	Low	Medium	Medium risk [A1]

The publication of the annual estimate of the number of leasehold dwellings typically generates a

---

<sup>8</sup> Dwellings which have not been bought, given or inherited, received in exchange for other property or land, or been mortgaged since 1990 may not be recorded with HM Land Registry.

medium level of public interest and moderate economic and/or political sensitivity. Some specialist leasehold interest groups report on the findings and there is sometimes press coverage.

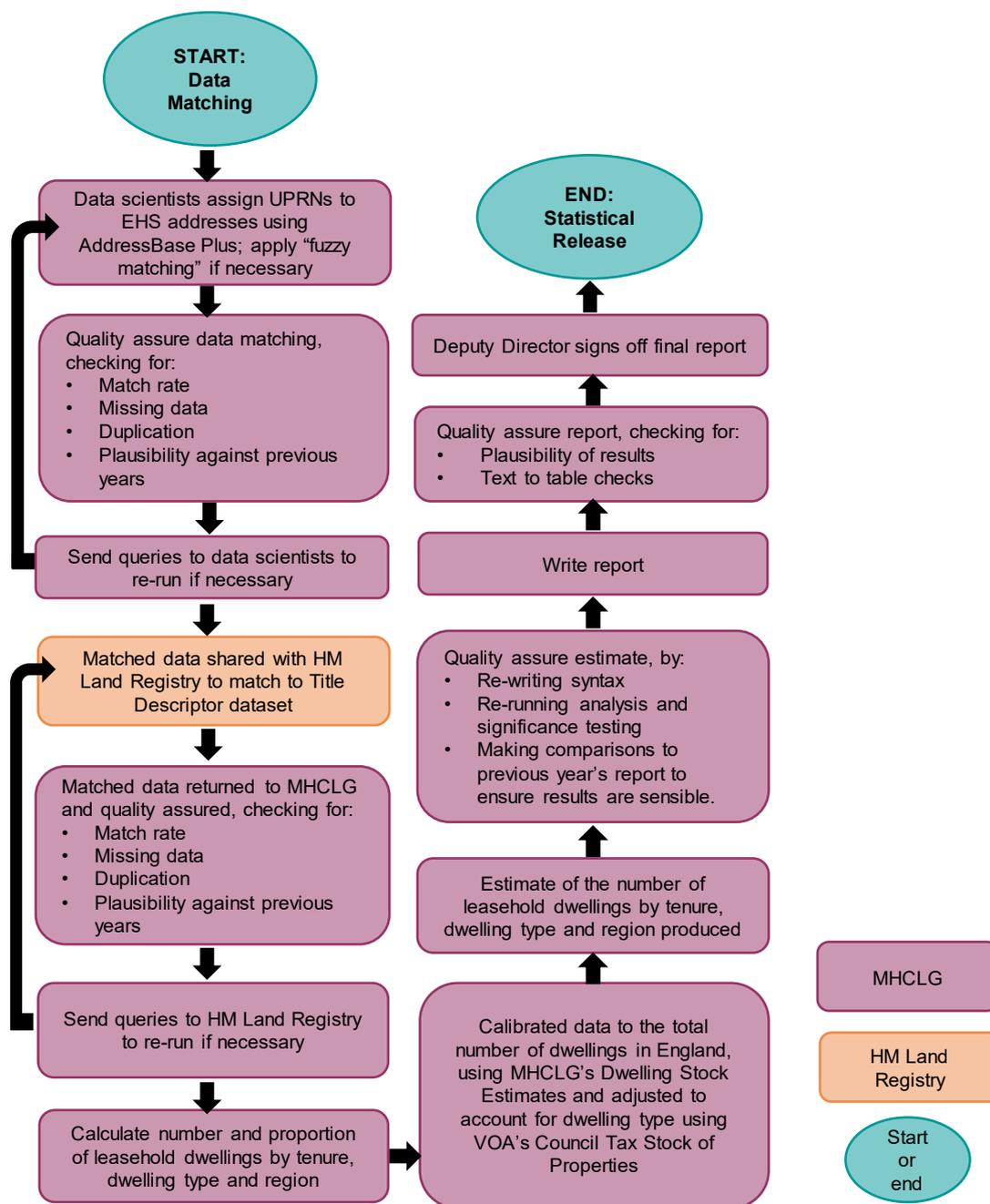
The data quality concern is low because of the robustness of the data on which the estimate is based, and the high match rate achieved between the English Housing Survey and the HM Land Registry data. A full outline of the statistical production process and quality assurance carried out is provided in the flow chart below.

The data are then further quality assured in detail by statisticians responsible for this publication, who perform further detailed validation and checks, spotting and correcting any errors. These checks include comparisons with data provided, published or historical data.

Overall, the annual estimate of the number of leasehold dwellings has been assessed as A1: Medium Risk. This is mainly driven by the medium level of public interest in the statistics.

A full outline of the statistical production process and quality assurance carried out is provided in the flow chart in Figure 3 below.

**Figure 3: Quality assurance flow chart**



Further details are also provided against each of the four areas outlined in the Quality Assurance of Administrative Data (QAAD) Toolkit.

### 1. Operational context and administrative data collection

No new data are collected for this statistical release. Instead, it draws on information from the statistical sources listed below:

- **English Housing Survey** (*National Statistics* produced by MHCLG) <https://www.gov.uk/government/collections/english-housing-survey>
- **Dwelling Stock Estimates** (*National Statistics* produced by MHCLG)

<https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

- **Council Tax: Stock of Properties (England and Wales)** (*Official Statistics* produced by VOA)  
<https://www.gov.uk/government/collections/valuation-office-agency-council-tax-statistics>
- **National Polygon Service:** Title Descriptor dataset (HM Land Registry)  
<https://www.gov.uk/guidance/national-polygon-service>

## 2. Communication with data supply partners

Data suppliers work collaboratively to produce this release to ensure that there is a common understanding of what information is being supplied and why. There is regular contact between the analysts responsible for the leasehold estimate and those responsible for the English Housing Survey and the Dwelling Stock Estimates, who all work in the Housing and Planning Analysis Division at MHCLG.

VOA's Council Tax: Stock of Properties data are publicly available and downloaded from <https://www.gov.uk/government/collections/valuation-office-agency-council-tax-statistics>.

There is a Memorandum of Understanding in place between MHCLG and HM Land Registry which sets out the specific data sharing arrangements for the sharing by MHCLG of data relating to the properties included in the EHS sample, and HM Land Registry of data relating to the tenure (leasehold or freehold) of properties.

## 3. QA principles, standards and checks by data suppliers

The data sources for these statistics are National (English Housing Survey and Dwelling Stock Estimates) or Official Statistics (Council Tax: Stock of Properties (England and Wales) and HM Land Registry data) collected and published by government departments in line with the Code of Practice for Statistics. More information on the quality of the data sources used to produce the annual estimate of leasehold dwellings can be found at the links for each data source, provided above.

At MHCLG's request, the Office for National Statistics (ONS) Good Practice Team reviewed the leasehold methodology in 2015-16. They judged it to be "the best approach given the available data sources".

## 4. Producers' QA investigations and documentation

Whilst providers are expected to carry out their own checks before the data is submitted for this publication, further quality assurance is carried once the data is received by the responsible statisticians for this publication. The data is compiled together and compared to the raw data, published figures, historical time series and policy information that may have impacted the figures.

The data, report and tables are quality assured independently by another statistician in the production team. Further final checks are performed to the final end product. These checks use a clear checklist approach to ensure the figures are consistent across the release and live tables, with each check being systematically signed off when it has been completed.

## Comparison with other data sources

### English Housing Survey

The English Housing Survey alone underestimates the number the leasehold dwellings. There are two main reasons for this:

- The English Housing Survey cannot provide an estimate of the number of leasehold properties in the social or private rented sectors, because respondents are tenants who will not know if their home is leasehold; and
- Owner occupiers may not understand the leasehold questions and misreport their leasehold status.

Analysis has found that, each year, the English Housing Survey underestimates the number of owner occupied leasehold properties by almost a million<sup>9</sup>.

### HM Land Registry Price Paid Data

The HM Land Registry Price Paid Data<sup>10</sup> records whether properties bought and sold (and registered with HM Land Registry) are leasehold or freehold. This is a record of transactions not properties and cannot be used to estimate the prevalence of leasehold properties across the whole stock.

### HM Land Registry Title Data

In addition to using HM Land Registry Title Data to produce the estimate of the number of leasehold dwellings, MHCLG have also conducted robustness checks against these high level data.

HM Land Registry keeps a register of leasehold titles in England and Wales<sup>11</sup>. In 2019, there were a total of 5.3 million registered leases, including non-residential leases such as commercial premises or leases of roof spaces for solar panels, and multiple leases on some dwellings, such as subsidiary leases for flats within a leased block. It is therefore not possible to calculate a definitive number of leasehold dwellings from this dataset. HM Land Registry estimate that just over 160,000 of these leases were in Wales<sup>12</sup>, and that 14%<sup>13</sup> of all leases were likely to be non-residential. Excluding these Welsh and non-residential leases gives a total of approximately 4.5 million residential leases in England, including multiple leases on the same dwelling. This figure is a plausible upper limit on the number of leasehold dwellings in England, and is within the

---

<sup>9</sup> <https://www.gov.uk/government/publications/english-housing-survey-methodology-paper-cognitive-testing-of-leasehold-questions>

<sup>10</sup> <https://www.gov.uk/government/collections/price-paid-data>

<sup>11</sup> Register Stocks by Tenure (HM Land Registry internal report) based on data from the National Polygon Service datasets <https://www.gov.uk/guidance/national-polygon-service>

<sup>12</sup> HM Land Registry internal calculations

<sup>13</sup> Estimated based on unpublished internal regulatory impact assessment for HM Land Registry and <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/ukbusinessactivitysizeandlocation/2018>

confidence intervals reported in this release (4.1 to 4.5 million leasehold dwellings). It therefore provides support for the robustness of this estimate.

## Technical notes

### Definitions

#### **Dwelling**

A unit of accommodation which may comprise one or more household spaces (a household space is the accommodation used or available for use by an individual household). A dwelling may be classified as shared or unshared. A dwelling is shared if:

- the household spaces it contains are ‘part of a converted or shared house’, or
- not all of the rooms (including kitchen, 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.

Dwellings that do not meet these conditions are unshared dwellings.

#### **Leasehold**

A long leasehold is a form of property ownership normally used for flats that is simply a long tenancy, providing the right to occupation and use for a long period – the ‘term’ of the lease. This can be a period of over 21 years and the lease can be bought and sold during this term. The term is fixed at the beginning and decreases year by year, until the property returns to the landlord. Houses can also be leasehold. A person who buys a leasehold property on a lease is called a leaseholder.

#### **Freehold**

The freehold interest in land is a title in property that can be held in England and Wales. In practice a residential freehold interest applies to the outright ownership of land or property for an unlimited period and applies to the majority of houses.

#### **Share of freehold**

Where the freehold of the building is (a) either owned jointly by a number (up to four) of the flat owners in their personal names, or (b) where a company is the owner of the freehold and each of the leaseholders hold a share or membership in that company.

The data most commonly show detached houses to have a single freehold title. For flats, the record most frequently showed either a single freehold title or a single leasehold title. However, some homes were found to have multiple titles of ownership recorded. In these cases addresses with one or more leasehold titles registered were categorised as leasehold. Conversely, cases were designated as freehold only if all titles found in the data were freehold titles.

These definitions have not changed since the statistical series was first established.

## Revisions policy

This 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-MHCLG-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

Changes to the component data sources used in this release will be incorporated in the next scheduled release of data.

## Uses of the data

The leasehold estimates are intended to be used as evidence in policy making by both central and local government. These releases will allow for tracking the total number of leasehold dwellings over time.

## 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 below.

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

### Help to Buy (Equity Loan scheme) and Help to Buy: NewBuy statistics

The Ministry of Housing, Communities and Local Government publishes quarterly Official Statistics on the number of home purchases and the value of equity loans under the Government's Help to Buy: Equity Loan scheme, as well as the number of purchases under the Government's Help to Buy: NewBuy scheme (formerly known only as 'NewBuy'). The latest statistical release contains data on the number of homes purchased through the Help to Buy: Equity Loan scheme that are freehold and the number that are leasehold. Further information, including a breakdown of homes purchased through the scheme by tenure (freehold/leasehold), property type and local authority, is

available in the live tables accompanying the release (Release Tables 9, 9a and 9b). The Help to Buy (Equity Loan scheme) and Help to Buy: NewBuy statistics can be found here:

<https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

## Notes

1. These leasehold dwelling statistics are estimates.
2. Sources are shown at the foot of each table throughout the release.
3. This is an experimental statistics publication and is produced to the standards set out in the Code of Practice for Statistics.
4. Details of ministers and officials who receive pre-release access to the Ministry of Housing, Communities and Local Government estimating the number of leasehold dwellings in England release up to 24 hours before release can be found at:  
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics>
5. The next release will be published in July 2021.

## Enquiries

### Media enquiries:

telephone: 0303 444 1209

Email: [newsdesk@communities.gov.uk](mailto:newsdesk@communities.gov.uk)

### Public enquiries and Responsible Statisticians:

Hugh Simpson

Email: [ehs@communities.gov.uk](mailto:ehs@communities.gov.uk)

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

<https://www.gov.uk/government/statistics/announcements>

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

[www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics](https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

© Crown copyright, 2020

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, [www.nationalarchives.gov.uk/doc/open-government-licence/](http://www.nationalarchives.gov.uk/doc/open-government-licence/) or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: [psi@nationalarchives.gov.uk](mailto:psi@nationalarchives.gov.uk).

This document/publication is also available on our website at [www.gov.uk/MHCLG](http://www.gov.uk/MHCLG)

If you have any enquiries regarding this document/publication, complete the form at <http://forms.communities.gov.uk/> or write to us at:

Ministry of Housing, Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 030 3444 0000  
Email: [ehs@communities.gov.uk](mailto:ehs@communities.gov.uk)

For all our latest news and updates follow us on Twitter: <https://twitter.com/MHCLG>

July 2020