



Ministry of Housing,
Communities &
Local Government



Statistical release

Housing

Dwelling Stock Estimates: 31 March 2020, England

In this release:

- There were 24.7 million dwellings in England at 31 March 2020, an increase of 243,770 dwellings (1.00%) on the same point the previous year.
- 15.7 million dwellings were owner occupied dwellings, 4.8 million private rented dwellings and 4.1 million social and affordable rented dwellings (Private Registered Providers plus Local Authority).
- Between March 2019 and March 2020, the owner-occupied dwelling stock increased by 195,000 and the private rented stock increased by 36,000. The social and affordable rented stock increased by 22,000 dwellings and the other public sector stock decreased by 9,000 dwellings.
- There were 665,600 Vacant Dwellings in England on 5 October 2020, an increase of 17,500 (2.7%) from 648,100 on 7 October 2019. Vacant dwellings are 2.7 per cent of the dwelling stock. There were 268,400 Long-Term Vacant Dwellings in England on 5 October 2020, an increase of 42,500 (18.8%) from 225,900 on 7 October 2020. Long-term vacant dwellings are 1.1 per cent of the dwelling stock. (Vacancy figures as previously published in Council Taxbase statistics and Live Table 615)
- England had a dwelling density of 1.89 dwellings per hectare in 2020. The district with the highest dwelling density was Kensington and Chelsea (72.77 dwellings per hectare in 2020) and the district with the lowest dwelling density was Eden (0.13 dwellings per hectare in 2020).

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Contact: Simon Gillespie housing.statistics@communities.gov.uk

Media enquiries: 0303 444 1209 NewsDesk@communities.gov.uk

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Introduction

This Statistical Release presents estimates of the number of dwellings in England and in each local authority district. The estimates are at 31 March each year. The statistics use the Census 2011 as a baseline and apply annual net changes to stock as measured by the related *Housing supply: net additional dwellings* statistics (see related statistics).

Estimates for Scotland, Wales and Northern Ireland are produced by the devolved administrations, and those for Great Britain and the UK are now produced by the Office for National Statistics (ONS).

The latest ONS release is available at the following link:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/dwellingstockbytenureuk>

This is the first release of this publication to include figures on dwelling density, shown by dwellings per hectare of land area.

National estimates

There were 24.7 million dwellings in England at 31 March 2020, an increase of 243,770 dwellings (1.00%) on the previous year. Figures for all years since 2012 are provisional and subject to revision when data from the 2021 Census becomes available (see the 'Revision Policy' section for further information).

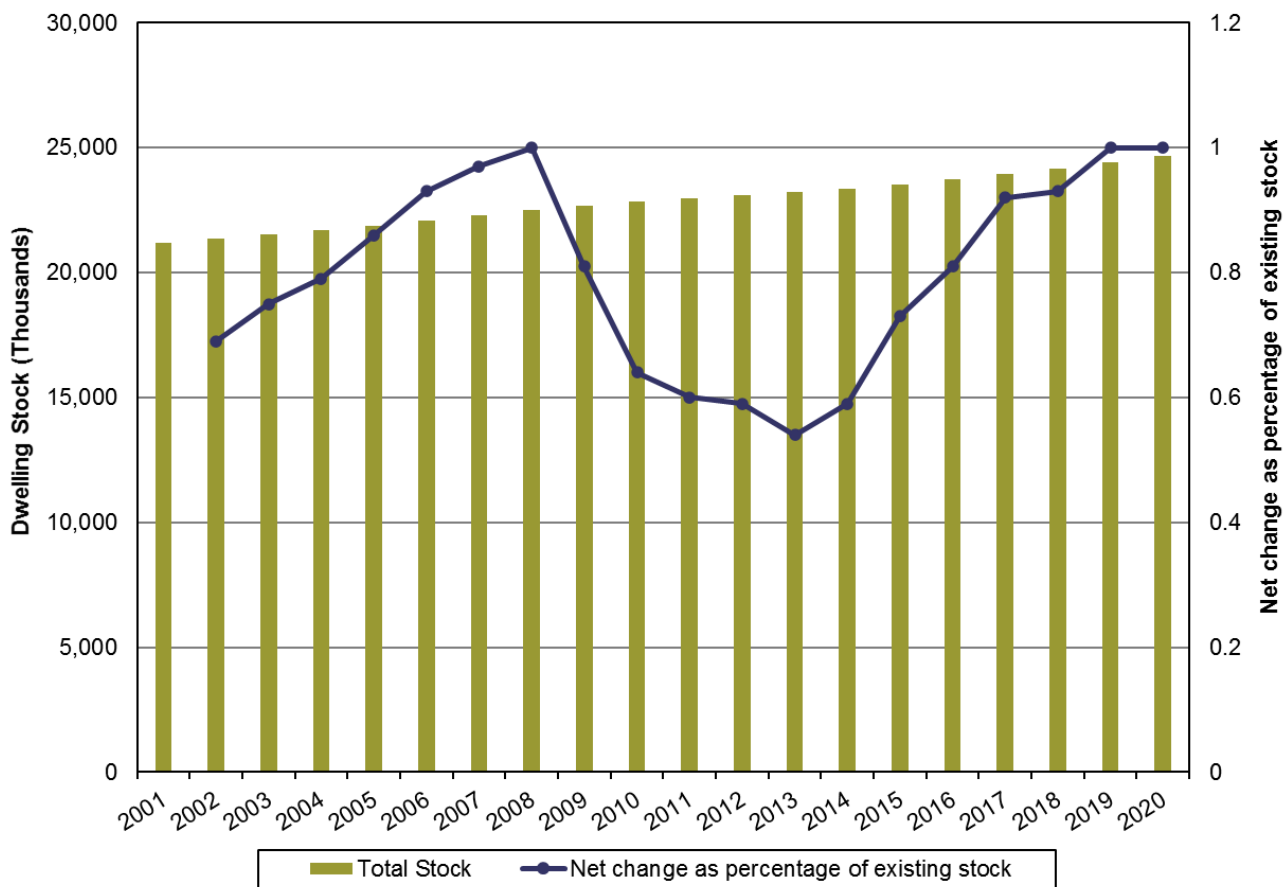
Table 1: Annual estimates of total dwelling stock for England and annual change, as at 31 March 2001–2020

31 March	Thousands of dwellings		Percentages
	Total stock	Net change	Net change as percentage of existing stock
2001	21,207
2002	21,354	147	0.69%
2003	21,513	160	0.75%
2004	21,684	171	0.79%
2005	21,870	186	0.86%
2006	22,073	203	0.93%
2007	22,288	215	0.97%
2008	22,511	224	1.00%
2009	22,694	183	0.81%
2010	22,839	145	0.64%
2011	22,976	137	0.60%
2012	^P 23,111	135	0.59%
2013	^P 23,236	125	0.54%
2014	^P 23,372	137	0.59%
2015	^P 23,543	171	0.73%
2016	^P 23,733	190	0.81%
2017	^P 23,950	217	0.92%
2018	^P 24,172	222	0.93%
2019	^P 24,414	241	1.00%
2020	^P 24,658	244	1.00%

^P Figures for all years since 2012 are provisional and subject to revision when data from the 2021 Census becomes available (see the 'Revision Policy' section for further information).

Figure 1 shows the annual dwelling stock estimates in England, and annual change as a percentage of existing stock since 2001.

Figure 1: Annual estimates of total dwelling stock for England and annual change as a percentage of existing stock, as at 31 March 2001–2020



Tenure

In England, at March 2020, making up the 24.7 million dwellings were 15.7 million owner-occupied, 4.8 million private rented, 2.5 million rented from private registered providers (housing associations) and 1.6 million rented from local authorities (Tables 2 and 3). Figure 2 shows the historical trends of dwelling stock estimates in England, by tenure, since 1961. Figure 3 shows the proportion of dwellings in England, by tenure, since 2001.

These tenure statistics differ from those published from the English Housing Survey which are in terms of households not dwellings. In addition, the dwelling stock figures include vacant dwellings. The trends are consistent. The English Housing Survey is the primary measure of tenure, as the unit of households is the preferred metric, but the Dwelling Stock figures are a useful leading

indicator.

The **number of owner-occupied dwellings** increased between 2014 and 2020 after a period of decline. The **proportion of dwellings in owner occupation** increased steadily from the 1980s to 2002 when it reached its peak of 69.5%. Since then, owner occupation gradually declined to level out at 62.4% in 2015 and 2016, and has increasing slightly since, reaching 63.8% in 2020.

This is comparable with the latest figures on households in owner occupation revealed by the English Housing Survey, which show that while owner occupation rates did not increase between 2018-19 and 2019-20, rates are up from 2016-17.

The number of private rented sector dwellings increased slightly between 2019 and 2020. The private rented sector remained 19.5% as a proportion of the total stock in 2020, down from 19.7% in 2018, following small decreases in the proportion since 2015.

The number of **social and affordable rented dwellings** (the total rented from Private Registered Providers and Local Authorities) increased slightly between 2019 and 2020 and has not seen a year-on-year fall since 2015. The increase resulted from a rise in Private Registered Provider dwellings, partly offset by a reduction in Local Authority dwellings. Social and affordable rented dwellings are 16.6% as a proportion of the total stock in 2020, a 0.1% decrease from 2019.

Table 2: Dwelling stock in England by tenure, as at 31 March 2001–2020

Thousands of dwellings							
31 March	Owner-occupied	Rented privately or with a job or business	Rented from Private Registered Providers and Local Authorities	<i>Of which Rented from Private Registered Providers</i>	<i>Of which Rented from Local Authorities</i>	Other public sector dwellings	All dwellings
2001	14,735	2,133	4,236	1,424	2,812	103	21,207
2002	14,846	2,197	4,198	1,492	2,706	112	21,354
2003	14,752	2,549	4,108	1,651	2,457	104	21,513
2004	14,986	2,578	4,037	1,702	2,335	83	21,684
2005	15,100	2,720	3,968	1,802	2,166	82	21,870
2006	15,052	2,987	3,952	1,865	2,087	82	22,073
2007	15,093	3,182	3,938	1,951	1,987	75	22,288
2008	15,067	3,443	3,927	2,056	1,870	74	22,511
2009	14,968	3,705	3,947	2,128	1,820	74	22,694
2010	14,895	3,912	3,966	2,180	1,786	66	22,839
2011	14,827	4,105	3,981	2,255	1,726	63	22,976
2012 ^P	14,754	4,286	3,996	2,304	1,693	75	23,111
2013 ^P	14,685	4,465	4,013	2,331	1,682	73	23,236
2014 ^P	14,674	4,623	4,012	2,343	1,669	64	23,372
2015 ^P	14,684	4,773	4,030	2,387	1,643	55	23,543
2016 ^P	14,801	4,832	4,042	2,430	1,612	57	23,733
2017 ^P	15,050	4,798	4,045	2,444	1,602	56	23,950
2018 ^{PR}	15,311	4,773	4,045	2,452	1,592	43	24,172
2019 ^{PR}	15,544	4,762	4,066	2,479	1,587	42	24,414
2020 ^{1P}	15,739	4,799	4,088	2,505	1,583	32	24,658

¹ EHS 2020 vacancy data are not yet available to adjust the LFS 2020 privately rented tenure estimates. Therefore, EHS 2019 vacancy data has been used for the LFS 2020 adjustment. This will be updated once the required survey information becomes available (see the 'Methodology' section for further information).

^P Figures for all years since 2012 are provisional and subject to revision following 2021 Census (see the 'Revision Policy' section for further information).

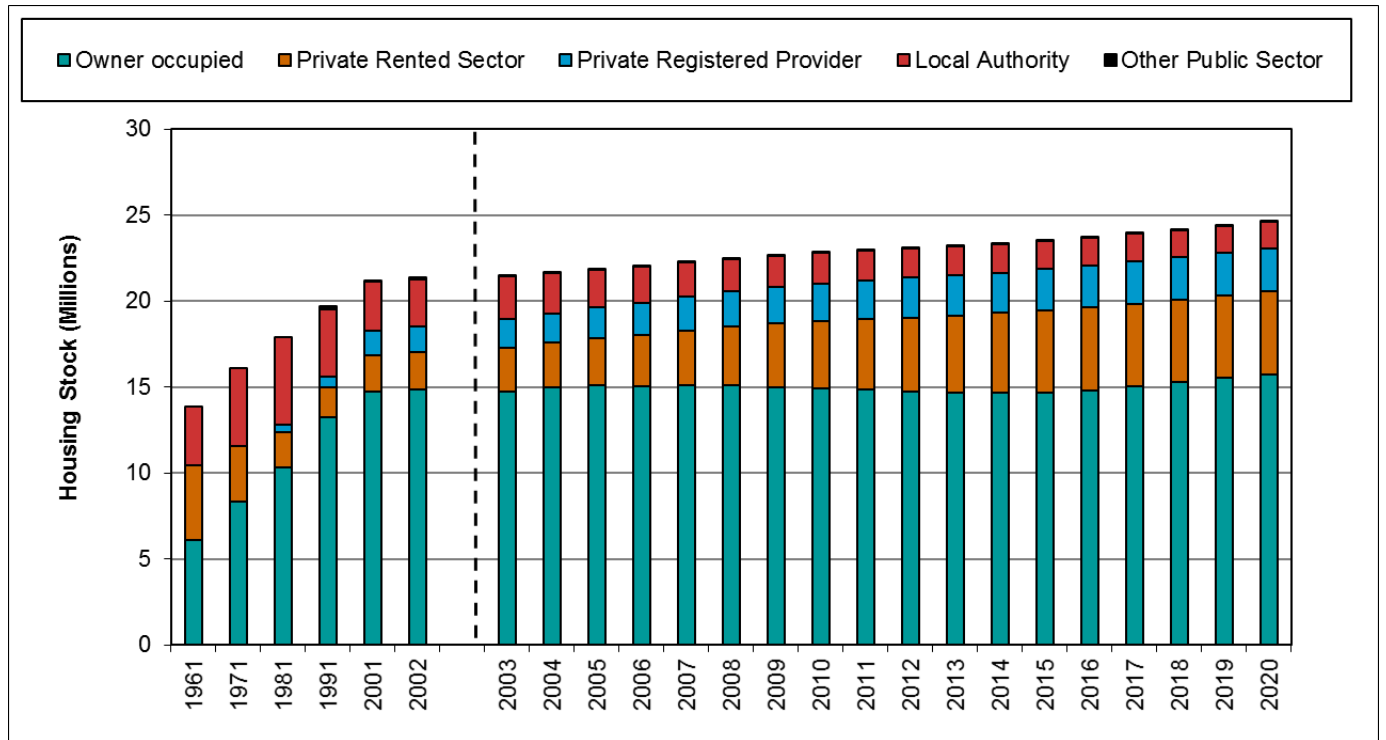
Table 3: Proportion of dwellings in England by tenure, as at 31 March 2001–2020

							Percentages
31 March	Owner-occupied	Rented privately or with a job or business	Rented from Private Registered Providers and Local Authorities	<i>Of which Rented from Private Registered Providers</i>	<i>Of which Rented from Local Authorities</i>	Other public sector dwellings	All dwellings
2001	69.5%	10.1%	20.0%	6.7%	13.3%	0.5%	100%
2002	69.5%	10.3%	19.7%	7.0%	12.7%	0.5%	100%
2003	68.6%	11.8%	19.1%	7.7%	11.4%	0.5%	100%
2004	69.1%	11.9%	18.6%	7.8%	10.8%	0.4%	100%
2005	69.0%	12.4%	18.1%	8.2%	9.9%	0.4%	100%
2006	68.2%	13.5%	17.9%	8.5%	9.5%	0.4%	100%
2007	67.7%	14.3%	17.7%	8.8%	8.9%	0.3%	100%
2008	66.9%	15.3%	17.4%	9.1%	8.3%	0.3%	100%
2009	66.0%	16.3%	17.4%	9.4%	8.0%	0.3%	100%
2010	65.2%	17.1%	17.4%	9.5%	7.8%	0.3%	100%
2011	64.5%	17.9%	17.3%	9.8%	7.5%	0.3%	100%
2012 ^P	63.8%	18.5%	17.3%	10.0%	7.3%	0.3%	100%
2013 ^P	63.2%	19.2%	17.3%	10.0%	7.2%	0.3%	100%
2014 ^P	62.8%	19.8%	17.2%	10.0%	7.1%	0.3%	100%
2015 ^P	62.4%	20.3%	17.1%	10.1%	7.0%	0.2%	100%
2016 ^P	62.4%	20.4%	17.0%	10.2%	6.8%	0.2%	100%
2017 ^P	62.8%	20.0%	16.9%	10.2%	6.7%	0.2%	100%
2018 ^{PR}	63.3%	19.7%	16.7%	10.1%	6.6%	0.2%	100%
2019 ^{PR}	63.7%	19.5%	16.7%	10.2%	6.5%	0.2%	100%
2020 ^{1PR}	63.8%	19.5%	16.6%	10.2%	6.4%	0.2%	100%

¹ EHS 2020 vacancy data are not yet available to adjust the LFS 2020 privately rented tenure estimates. Therefore, EHS 2019 vacancy data has been used for the LFS 2020 adjustment. This will be updated once the required survey information becomes available (see the 'Methodology' section for further information).

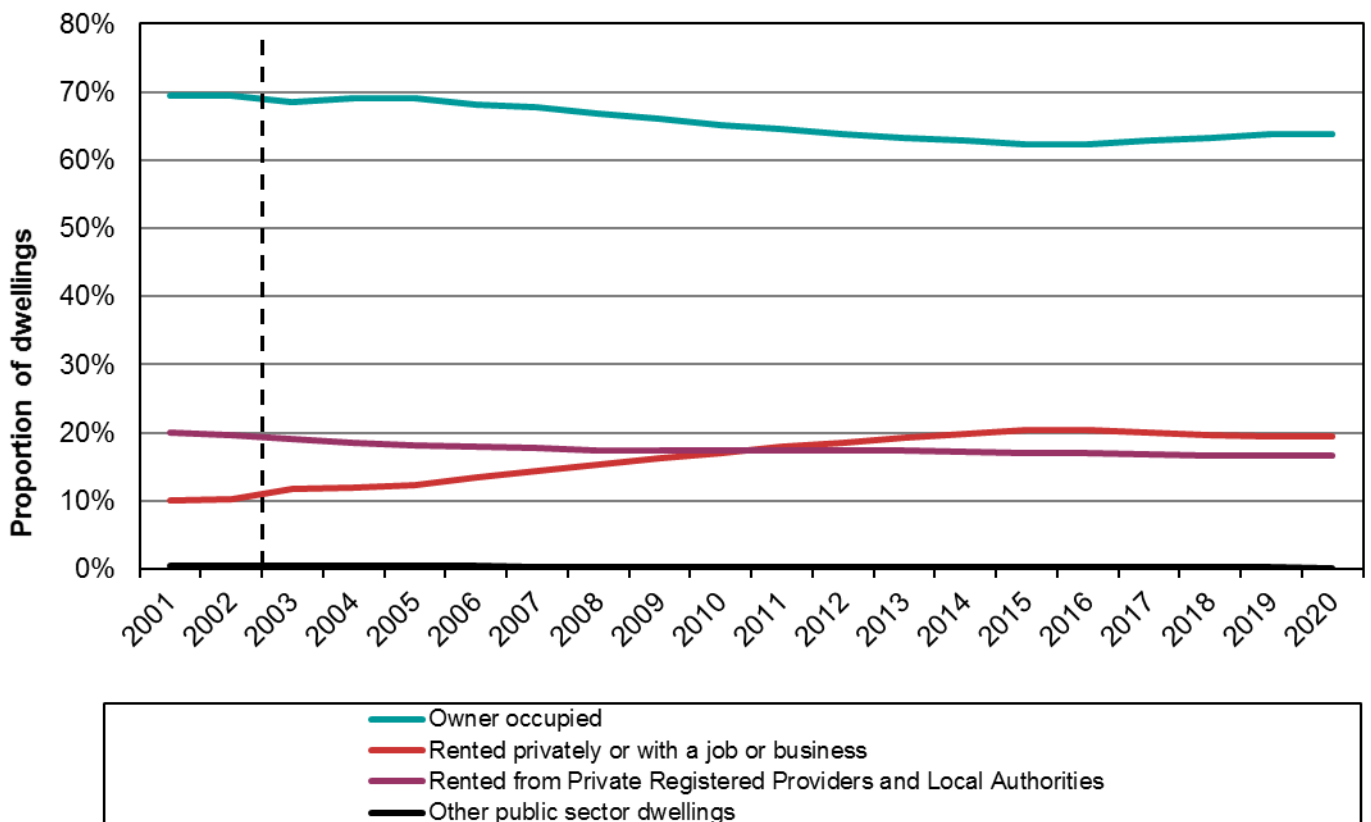
^P Figures for all years since 2012 are provisional and subject to revision following 2021 Census (see the 'Revision Policy' section for further information).

Figure 2: Dwelling Stock Estimates, England, 1961 to 2020



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Figure 3: Proportion of dwellings in England by tenure, as at 31 March 2001–2020



The chart includes an improved methodology (vacancy adjustment in private rented sector) from 2003.

Sub-national estimates

Regional estimates

The proportion of dwellings in owner occupation rose in all regions except for the West Midlands, the East of England, and the South West, falling by 0.3, 0.4, and 0.2 percentage points, respectively, from 2019 to 2020, whilst England saw an overall increase of 0.1 percentage points. The West Midlands, the East of England and the South West were also the only regions in which there was an increase in the proportion of the private rented sector, with increases of 0.5, 0.4, and 0.3 percentage points from 2019 to 2020. The proportion in England remained unchanged in the same period. Numbers by region are available in live table 109.

Live table 100 presents regional totals and proportions with a tenure breakdown from 1991 to 2020.

Local authority district estimates

Local authority district estimates are available in the live tables 100 and 125.

The same methodology (census + net additions) is used to produce estimates at this level of detail as at the national and regional levels, using a methodology endorsed by the Office for National Statistics. Using this methodology, the breakdown of the private sector into owner-occupied and privately rented dwelling stock at the local authority district is not available (as the split is based on survey information held at regional level). However, the Office for National Statistics has recently published research into new methods and data sources to estimate the private sector components at local authority district level (for detail, see the technical notes on page 20).

Live table 125 presents district level totals from 2001 to 2020.

Live table 100 shows district level information with a tenure breakdown between local authority, Private Registered Providers (PRPs), other public sector and private sector. Live table 100 covers the years from 2009 to 2020.

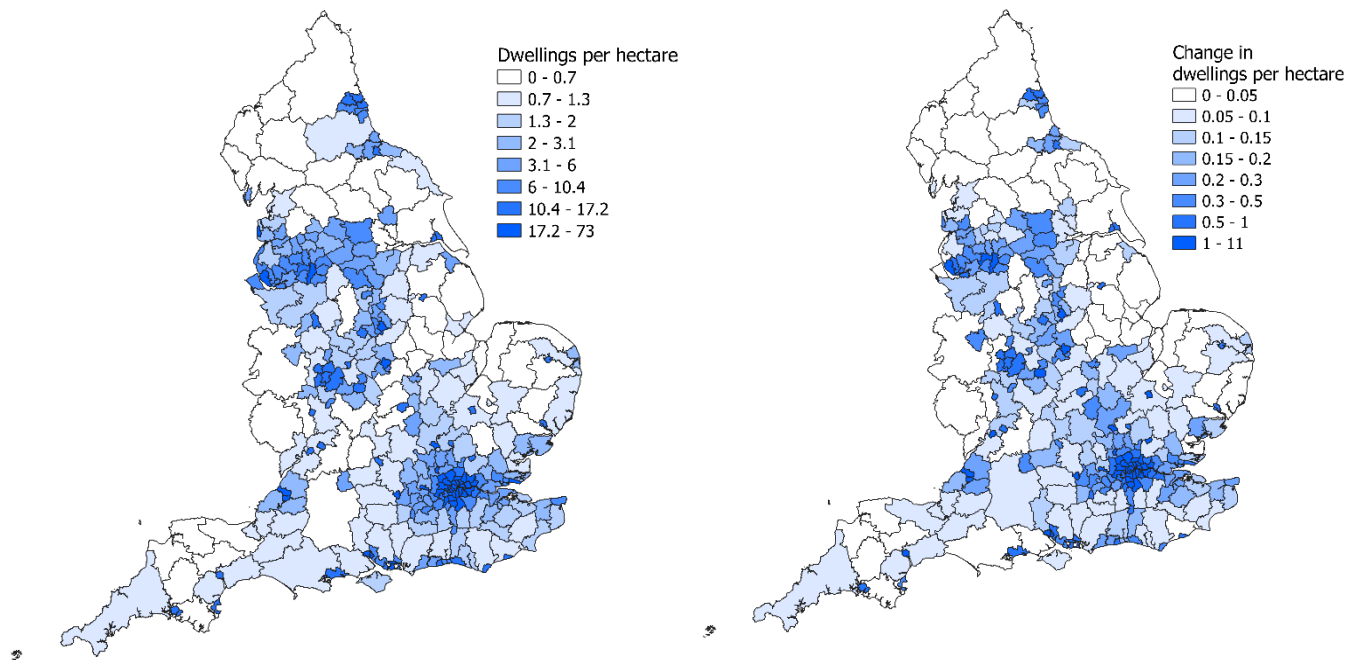
Live table 126 is a new table and presents dwelling density estimates at the district level, calculated by dwellings per hectare of land area. Live table 126 covers the years from 2011 to 2020.

In 2020, England had a mean dwelling density of 1.89 dwellings per hectare. The district with the highest dwelling density was Kensington and Chelsea (72.77 dwellings per hectare in 2020) and the district with the lowest dwelling density was Eden (0.13 dwellings per hectare in 2020).

The districts with the largest increase in dwelling density since the 2011 census were all in London, with Tower Hamlets increasing by 10.51 dwellings per hectare (from 53.27 in 2011 to 63.79 in 2020), Islington by 5.8 dwellings per hectare (from 65.20 in 2011 to 71.01 in 2020), and the City of London increasing by 5.56 dwellings per hectare (from 18.98 to 24.54 in 2020).

Outside of London, the districts which saw the greatest dwelling density increases were Cambridge (increasing by 1.81 dwellings per hectare, from 11.86 in 2011 to 13.68 in 2020), Southampton (increasing by 1.58 dwellings per hectare, from 20.18 in 2011 to 21.76 in 2020) and Leicester (increasing by 1.57 dwellings per hectare, from 17.28 in 2011 to 18.84 in 2020).

Figure 4: Dwellings per hectare (left) and change in dwellings per hectare from 2011 (right) for the year to 31 March 2020



The left-hand map in figure 4 shows dwellings per hectare in each local authority as at 31 March 2020. To calculate this, we divide total dwelling stock by land area in hectares.

The right-hand map in figure 4 shows the change in dwellings per hectare from 2011 to 2020, for each local authority.

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Vacant dwellings

The Ministry of Housing, Communities and Local Government's *Vacant dwellings* table brings together figures on vacant dwellings in England at local authority district level drawn from several separately published sources:

Table 615 Vacant dwellings by local authority district: England, from 2004

This table has been previously published and can be accessed at:

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

This table shows:

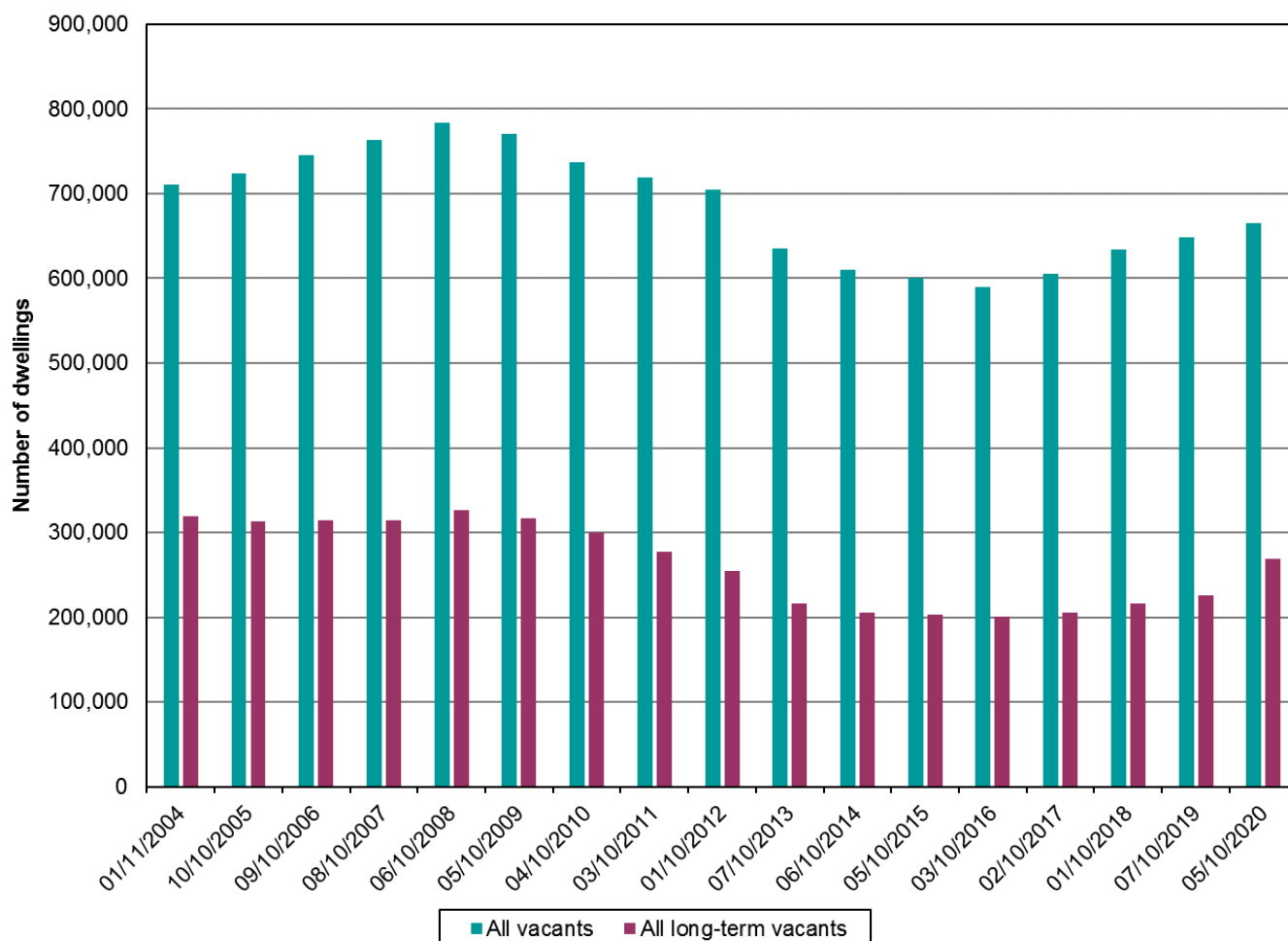
There were 665,600 Vacant Dwellings in England on 5 October 2020, an increase of 17,500 (2.7%) from 648,100 on 7 October 2019. Vacant dwellings are 2.7 per cent of the dwelling stock in England on 5 October 2020.

There were 268,400 Long-Term Vacant Dwellings in England on 5 October 2020, an increase of 42,500 (18.8%) from 225,800 on 5 October 2019. Long-term vacant dwellings are 1.1 per cent of the dwelling stock in England on 5 October 2020.

Figure 5 shows the number of vacant and long-term vacant dwellings in England from 2004 (when records began).

The England figures above have been previously published within the Council Taxbase statistics and in Live Table 615.

Figure 5: Number of vacant and long-term vacant dwellings in England, 2004–2020



Methodology

Local authority stock

Since 2012, the data on local authority and other public sector housing stock are taken from the Ministry of Housing, Communities and Local Government’s Local Authority Housing Statistics (LAHS) return, which is completed and returned every year by local authorities. Prior to 2012, the data were taken from the Ministry of Housing, Communities and Local Government’s Housing Strategy Statistical Appendix (HSSA). These data are used directly in the dwelling stock tenure split. A web link to this data source where you can find further information is given in the ‘Data collection’ section of this publication.

Private Registered Provider stock

Information on PRP stock prior to 2012 comes from the Tenant Services Authority (TSA) Regulatory and Statistical Return (RSR). From April 2012, the information on PRP stock has been published in

the annual Statistical Data Return (SDR) collected by the Regulator of Social Housing (RSH) (formerly a statutory regulatory committee within the Homes and Communities Agency (HCA)). The SDR (and the RSR in the past) is completed by all PRPs every year in one of two variants; with larger PRPs completing a longer, more detailed form (the 'long form') than smaller ones (who complete the 'short form'). Up to 2006, the threshold for completing the long form was that the PRP owned or managed at least 250 units or bed spaces of social housing. From 2007 this increased to 1,000 units or bed spaces of social housing. For 2012, the threshold for completing the long form was that the PRP owned at least 1,000 units or bed spaces of social housing or was the parent of a group, while, for 2013, the threshold was simply owning at least 1,000 units or bed spaces of social housing. A web link to this data source where you can find further information is given in the 'Data collection' section of this publication.

The RSR and SDR data include information on bed spaces as well as self-contained dwellings. In calculating dwelling stock numbers, bed spaces are not included as they do not represent a separate, self-contained dwelling. Dwellings are also reported on the RSR and SDR separately as general needs and supported dwellings (where the occupant requires some form of special facilities or care). Supported dwellings include both Supported Housing and Housing for Older People.

Due to the format of the data collection and the need to minimise the burden on data providers of completing the form, it is not possible to separate out bed spaces from self-contained dwellings in all categories. The treatment of the different categories is detailed below.

General needs, long form

In both the RSR and the SDR, data on general needs dwellings provided on the long form are split between bed spaces and self-contained dwellings. Only the self-contained dwellings are included in the numbers published here.

General needs, short form

In the RSR (prior to 2012), data on general needs dwellings collected on the short form only give a total including bed spaces and self-contained dwellings combined. The short form data represent a small (around 3 per cent) proportion of the general needs stock and from the long form data bed spaces make up less than 1 per cent of the total general needs stock. Due to the small size of the adjustment which would have to be made and having no directly comparable data from which to adjust, short form general needs totals are left unadjusted for bed spaces. In the SDR (from 2012), data on general needs dwellings collected on the short form are split between bed spaces and self-contained dwellings in the same way as for the long form. Again, only the self-contained dwellings are included here.

Supported, long and short form

In both the RSR and the SDR, for supported dwellings, only a combined bed space and dwellings figure is reported at sub-national level and comprises the short and long form data combined.

At a national level the long form data provide a split between supported bed spaces and self-contained dwellings. This is used to calculate the percentage of long form supported dwellings which are self-contained. The percentage is then used to adjust the sub-national supported dwellings totals to give an estimate of the number of self-contained supported dwellings. For the RSR data (collected prior to 2012) this adjustment was made for all supported dwellings collectively but for the SDR data (from 2012), it is made separately for the Supported Housing and Housing for Older People sub-categories.

Total

Prior to 2012, the PRP stock figure from the RSR was then calculated as the total:

PRP Total = Long form self contained general needs stock
+ Short form unadjusted general needs stock
+ Combined long and short form supported stock adjusted to give a self-contained only figure.

From 2012, the PRP stock figure from the SDR is then calculated as the total:

PRP Total = Long form and short form self-contained general needs stock
+ Combined long and short form supported stock adjusted to give a self-contained only figure.

For estimates at the local authority district level, as published in live tables 100 and 115, it is not possible to adjust for bed spaces for all tenures. Therefore, the figures in live tables 100 and 115 will differ from national and regional totals which have had the bed space adjustment.

Other public sector dwellings

'Other' public sector dwellings follow the Census definition of a dwelling and include dwellings owned by any public sector body other than lower-tier local authorities (district councils, unitary authorities, metropolitan district councils and London boroughs) or Private Registered Providers (housing associations). This category includes dwellings owned by government departments (e.g. Ministry of Defence) and other public sector agencies (e.g. the NHS, the Forestry Commission, the Prison Service or county councils). It includes dwellings that are vacant even if they are scheduled for demolition at a future date.

Private sector stock

Private sector stock is split into owner-occupied (OO) and private rental sector (PRS). There is no direct measure of either of these tenures due to the difficulty of collecting this private information and the relatively fluid interchange between these two parts of the private dwelling stock.

The current methodology calculates an estimate of the PRS using information from the Labour Force Survey (LFS) and English Housing Survey (EHS). The OO tenure is then calculated as the residual after the other tenures have been removed. Web links to these data sources where you can find further information are given in the technical notes document.

The LFS gives estimates for the PRS. However, the LFS only covers occupied dwellings. The vacancy rate in the PRS tenure has been around 10 per cent for the last 10 years, which compares with a vacancy rate of less than 5 per cent in the OO tenure. In order to prevent this vacancy rate biasing the PRS estimate, data on vacancy from the EHS is used to make an adjustment.

The full methodology is outlined below.

Private rented sector estimates from Labour Force Survey

Estimates of the PRS are taken from the LFS and smoothed. For past years, the data is smoothed using a weighted average of the previous, current, and following years. For example, in the 2019 split we take the estimates from the LFS for the Private Rental Sector for 2018, 2019 and 2020 and form the weighted average:

$$PRS_occupied_2019 = 0.25 \times PRS_{LFS2018} + 0.5 \times PRS_{LFS2019} + 0.25 \times PRS_{LFS2020}$$

For the most recent year the data is smoothed only with the previous year. For example, if 2020 is the most recent year we form the weighted average:

$$PRS_occupied_2020 = 0.25 \times PRS_{LFS2019} + 0.75 \times PRS_{LFS2020}$$

Once new data becomes available the previous year will be updated to the full smoothed value.

Adjusting PRS estimates for occupancy rate

The smoothed PRS occupied figure is then adjusted by the occupancy rate. The occupancy rate is calculated as one minus the EHS vacancy rate. This gives an estimate of the total PRS sector including vacant properties.

$$PRS_total = PRS_occupied / PRS_Occupancy\ rate$$

This methodology has been used to produce the figures since 2003. Prior to this no account was taken of vacancy rates in producing the split.

To adjust the PRS_occupied figure for 2020, EHS vacancy rates for 2019 have been used (as EHS vacancy data are not yet available for 2020). This will be updated once the required survey information becomes available. This enables an estimation of the private rental sector tenure split

for the most recent year, as EHS estimates of the private rental sector vacancy rate in recent years have been comparable (10.0% in 2013, 10.0% in 2014, 10.1% in 2015, 10.4% in 2016, 10.3% in 2017, 10.3% in 2018, 10.3% in 2019).

Owner-occupation

The OO tenure can then be calculated by deducting the PRS, local authority, PRP and other public sector values from the total stock.

$$OO = Total - LA - PRP - Other - PRS$$

Dwelling density

Dwelling density is calculated using standard area measurements (SAM) from ONS Geography, which are provided as at 31 December of each year. All measurements provided are 'flat' as they do not take into account variations in relief e.g. mountains and valleys. Measurements are given in hectares (10,000 square metres) to 2 decimal places. We use area to mean high water excluding area of inland water, known as land area. This is the Eurostat-recommended approach to compile population density figures.

Dwelling density is calculated as shown below.

$$Dwellings\ per\ hectare = Total\ dwelling\ stock / Total\ hectares$$

Accompanying tables

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

Table 100	Dwelling stock: Number of dwellings by tenure and district, from 2009
Table 104	Dwelling stock: by tenure. England (historical series)
Chart 105	Dwelling stock: by tenure, England historical series
Table 109	Dwelling stock: by tenure and English region, from 1991
Table 125	Dwelling stock estimates by district, from 2001
Table 126	Dwelling density estimates by district, from 2011

Discontinued tables

Table 101	Dwelling stock: by tenure, United Kingdom (historical series)
Table 102	Dwelling stock: by tenure, Great Britain (historical series)
Chart 103	Dwelling stock: by tenure, Great Britain (historical series)
Table 106	Dwelling stock: by tenure. Wales (historical series)
Table 107	Dwelling stock: by tenure. Scotland (historical series)
Table 108	Dwelling stock: by tenure, Northern Ireland (historical series)

These tables can be accessed at

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

The Northern Ireland (and hence United Kingdom) tables have not been updated since 31 March 2014 as the source table has been discontinued by the Department for Social Development (Northern Ireland), as noted in the 'Review of Housing Stock Data' documentation

<https://www.communities-ni.gov.uk/publications/proposed-changes-housing-stock-tables>

To note, responsibility for the production of United Kingdom, Great Britain and collation of devolved administration dwelling stock estimate tables has now transferred to the Office for National Statistics and updated tables (published in January 2021) are available at the following link.

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/dwellingstockbytenu-reuk>

Definitions

The Housing Statistics and English Survey glossary can be found here:

<https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary/a-to-z>

The glossary is a single reference point for terms and definitions used in MHCLG housing statistical publications and English Housing Survey reports, arranged alphabetically.

Dwelling

A dwelling is defined (in accordance with the 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 included 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. '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 are no conditional restrictions on occupancy.

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 are included if they are, or likely to become, the occupants' main residence.

Communal establishments

Communal establishments are not included within these estimates. These cover university and college student communal accommodation, 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) are included. Each self-contained unit should be counted as a dwelling; however some dwellings of this type may have been excluded due to changes in this part of the dwelling definition during the last ten years.

Open Data

These statistics are available in fully open and linkable data formats at Open Data Communities: <http://opendatacommunities.org/>

Technical Notes

Symbols

The following conventions have been used in the tables:

.. Not available;

^P Figure provisional and subject to revision;

^R Revised from previous release.

Totals may not equal the sum of component parts due to rounding to the nearest 10.

Please see the accompanying technical notes document for further details.

This can be found at <https://www.gov.uk/government/collections/house-building-statistics>.

Enquiries

Media enquiries:

0303 444 1209

Email: newsdesk@communities.gov.uk

Public enquiries and Responsible Statistician:

Simon Gillespie

Email: housing.statistics@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 Ministry's website:

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



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Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF
Telephone: 030 3444 0000

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