



Department for  
Communities and  
Local Government

# Local authority housing statistics: 2011-12

Local authority-owned stock and stock management

- Local authorities in England owned 1.69 million dwellings on 1 April 2012, continuing a general decline from 2.81 million on 1 April 2001 (Chart 1).
- Local authority landlords in England made 140,900 lettings during 2011-12, decreasing from 146,000 during 2010-11. This follows a general decline from 326,600 in 2000-01 (Chart 2).
- The average local authority rent in England in 2011-12 was £73.58 per week (Table 3).
- There were 1.85 million households on local authority waiting lists on 1 April 2012, an increase of 0.6 per cent on 1.84 million on 1 April 2011 (Chart 4). Changes in waiting list numbers can reflect administrative and policy changes as well as changes in the demand for social housing.
- In 2011-12 local authorities reported that 6,140 evictions were carried out by court bailiffs. The majority (84 per cent) of these were for rent arrears (Table 9).
- As at 1 April 2012, there were 214,000 non-decent local authority owned dwellings across England, a decrease from 217,000 on 1 April 2011 (Chart 6).

## Housing *Statistical Release*

20 December 2012



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# housing

## Introduction

This statistical release provides summary information from the Local Authority Housing Statistics return, which succeeded the Housing Strategy Statistical Appendix, the Business Plan Statistical Appendix and Local Authority Housing Sales Monitoring (P1B form). This release presents information for the following topics areas from 2000-01 to 2011-12 for England:

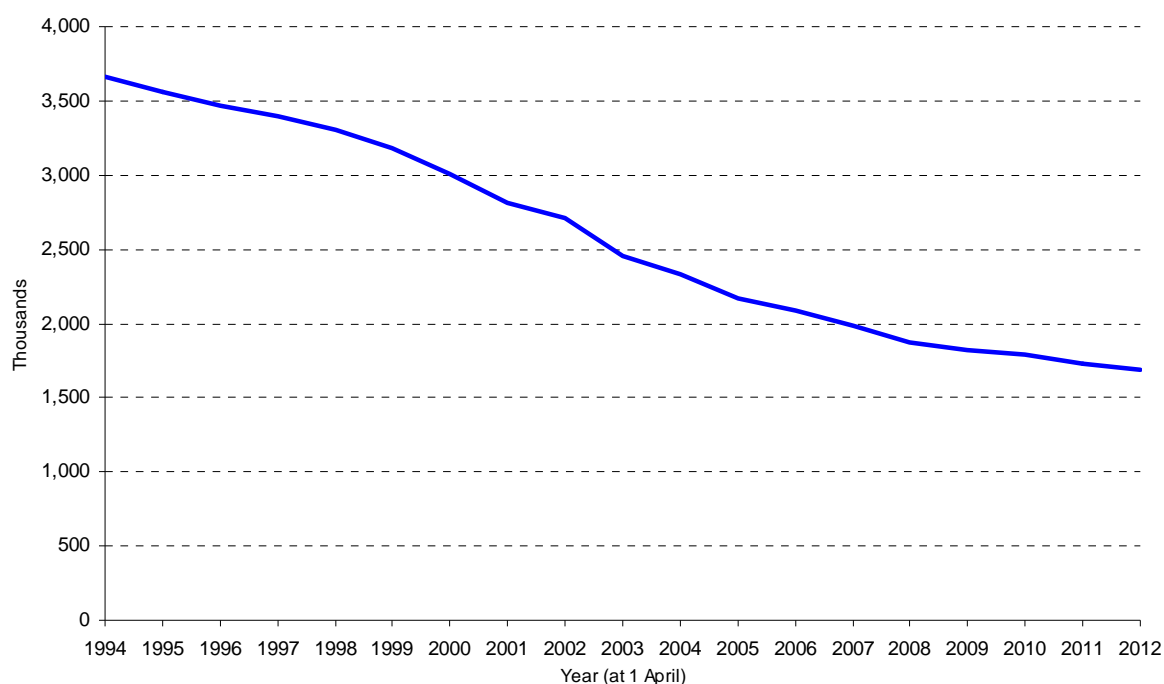
- local authority housing stock;
- local authority lettings;
- average local authority rents;
- local authority waiting lists;
- decent homes delivery;
- evictions carried out by local authority landlords.

**Important Note:** The focus of this statistical release is on social housing that is owned and managed by local authorities. It should be noted this is only part of the story for social housing because other registered providers such as housing associations also own and manage social housing stock. Information on data sources for Private Registered Providers can be found in the 'Supplementary Information' section of this statistical release.

Local authority stock is approximately 41 per cent of all social stock, registered providers (such as housing associations) and other public sector dwellings make up the other 59 per cent.

## Local authority housing stock

**Chart 1: Number of local authority owned dwellings in England, 1994 - 2012**



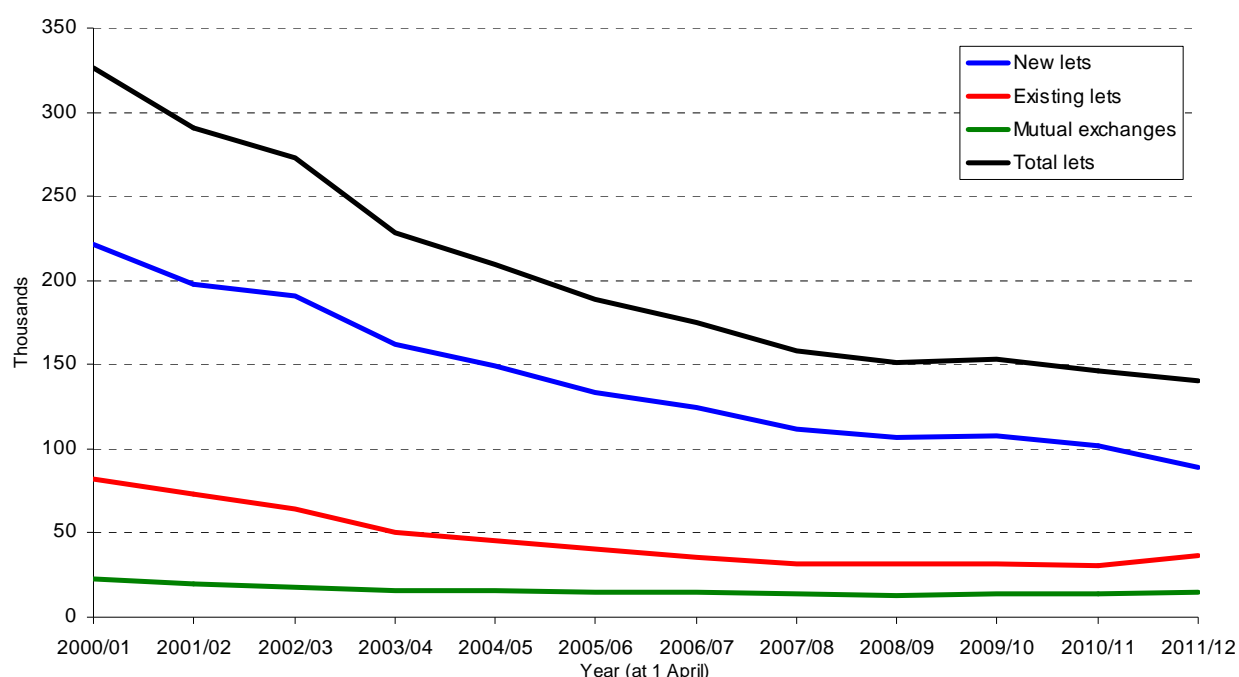
Source: Local Authority Housing Statistics, or one of its predecessors – the Housing Strategy Statistical Appendix (HSSA), the Housing Investment Programme (HIP) Returns.

Local authorities in England owned 1.69 million dwellings on 1 April 2012, following a downward trend from 2.81 million on 1 April 2001 (see Chart 1). This has been associated with Right to Buy and large-scale voluntary transfer (LSVT) of local authority stock to registered social landlords.

Between 2011 and 2012, there was a decrease in local authority owned stock in all categories of local authority (see Live Table 116). The largest decreases were in Rochdale (13,704), South Lakeland (3,179) and Wycombe (6,079) who made large transfers to Private Registered Providers through LSVTs.

# Social lettings made by local authority landlords

**Chart 2: Number of local authority lettings<sup>1</sup> made to local authority-owned dwellings, 2000-01 – 2011-12<sup>4</sup>**



Source: Local Authority Housing Statistics, or one of its predecessors – the Housing Strategy Statistical Appendix (HSSA), the Housing Investment Programme (HIP) Returns.

Notes:

1. The falling number of lettings is associated with local authorities transferring their stock to Private Registered Providers through large scale voluntary transfers, Right to Buy and other sales, and demolitions.
2. In the LAHS an existing let is defined as an internal transfer (i.e. a dwelling let to a tenant moving within a specific local authority's housing stock). New tenants are therefore defined as tenants new to a particular local authority (and not to local authority housing or social housing more generally).
3. Total lets includes mutual exchanges.
4. Information was collected from 2009-10 using questions which had been restructured from questions asked in previous years. As a result there may be a discontinuity between 2008-09 and 2009-10 and the increase in the number of lettings reported may not represent a true increase. Some data returns for 2009-10 were revised downwards during reporting for 2010-11.

Local authority landlords in England made 140,900 lettings in 2011-12. This was a decrease of 3.8 per cent compared with 2010-11, and follows a general decline from 326,600 in 2000-01 (see Chart 4). During the last few years local authority new lets have remained fairly stable at around 8.5 per cent of local authority owned stock

During 2011-12, 89,100 local authority lettings were made to tenants new to the local authority, 36,700 local authority lettings were made to transferring tenants and 15,100 local authority lettings were made through mutual exchange schemes.

Further information on the household type, gender, economic status, ethnicity and nationality of lettings of both local authority and Private Registered Provider lettings can be found in CORE Tables also released today. There are available here:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

## Local authority stock and average rent by size of property

**Table 3: Local authority stock and average rent by size of property for England, 2011 - 2012**

Stock and average rent by property size, England		
	Stock	Average weekly rent (£)
Bedsit	43,470	61.30
One bedroom	471,100	64.90
Two bedrooms	555,470	73.37
Three bedrooms	546,370	80.42
Four bedrooms	41,300	95.66
Five bedrooms	3,720	109.78
Six or more bedrooms	860	125.65
<b>Total</b>	<b>1,662,280</b>	<b>73.58</b>

Source: Local Authority Housing Statistics, 2011-12

Notes:

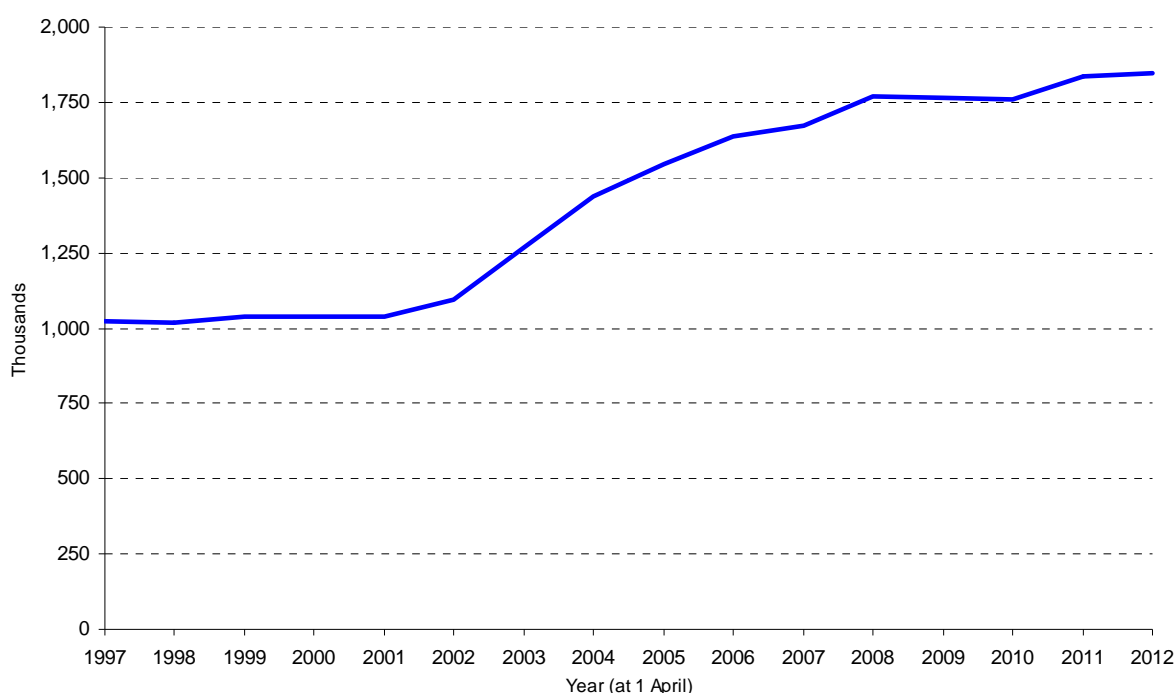
1. Stock numbers are provided as at 1 April 2012 and rounded to the nearest 10 dwellings
2. Stock is defined as being within the local authority Housing Revenue Account – this differs from the Census definition of stock used in Chart 1.
3. Average rents are provided for the 2011-12 financial year.
4. Information about rent levels and stock composition was previously collected in the Housing Revenue Account Subsidy Claim and Base Data Capture forms. To ensure that key data on rent levels and stock composition were still collected, the LAHS return captured this information for the first time in 2011-12.

The majority of local authority stock were one, two or three bedroom properties, which comprised 28 per cent, 33 per cent and 33 per cent respectively of total stock. The average local authority rent in England in 2011-12 ranged from £61.30 per week for a bedsit to £125.65 per week for a property with six or more bedrooms.

Across all stock, the average local authority rent in England was £73.58 per week in 2011-12. Rent levels as at 1 April 2011 were reported in the last collection of the Housing Revenue Account administrative returns, providing an overlap in the rent periods. At 1 April 2011, the average local authority rent in England was 1.7 per cent lower, at £72.30. Changes in local authority stock composition during 2011-12 are likely to account for most of the difference in average rent levels reported by these two data sources.

# Households on local authority housing waiting lists

**Chart 4: Number of households on local authority housing waiting lists in England, 1997 - 2012**



Source: Local Authority Housing Statistics, or one of its predecessors – the Housing Strategy Statistical Appendix (HSSA), the Housing Investment Programme (HIP) Returns.

**Notes:**

1. Where local authorities and housing associations operate a common register, households registered with the housing association will be included in the data. However, housing associations are independent bodies and can keep their own waiting lists.
2. From 2003 local authorities have maintained open waiting lists whereby anyone can apply to go on any local authority waiting list. The introduction of open waiting lists coincided with the rise of waiting list numbers. Waiting list figures may also be influenced by the introduction of Choice-Based Lettings schemes which can stimulate demand for social housing through advertising and bidding systems for social housing.

There were 1.85 million households on local authority waiting lists on 1 April 2012, an increase of 0.6 per cent over 1.84 million on 1 April 2011. Changes in the number of households registered on local authority waiting lists can reflect policy and administrative changes as well as changes in the demand for social housing. Local authorities from time to time, conduct a review of their lists to remove the names of those who no longer want housing. This can lead to a large year-on-year reduction in the size of their list. However, the frequency with which local authorities carry out these reviews varies considerably. Consequently the total number of households on waiting lists can rise year-on-year if only a few local authorities have updated their list but can decline if a lot of local authorities have updated their lists. This indicates that the figure for the total number of households on waiting lists is likely to overstate the numbers of households who still require housing assistance.

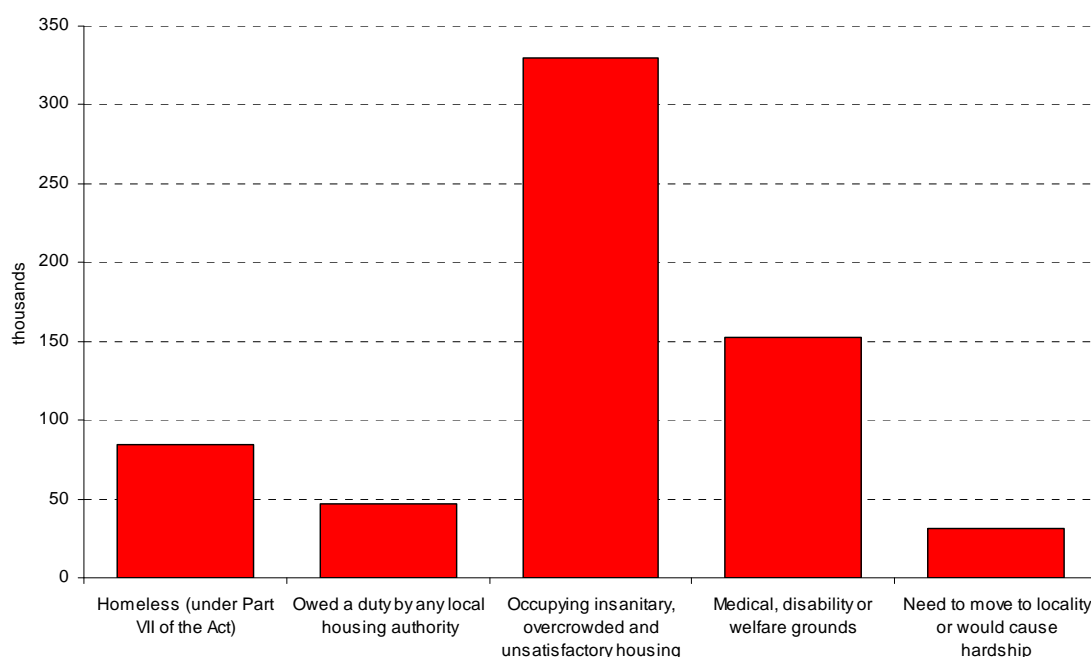
Changes to the allocation legislation in the Localism Act 2011, which came into force in June 2012 have enabled local authorities to apply restrictive qualification criteria. A few local authorities had already adopted qualification criteria prior to June 2012 which is likely to have had an impact on the number of households registered.

Between 2011 and 2012, there was a decrease in the number of households on local authority

waiting lists in metropolitan areas but increases in the other categories of local authority (see Live Table 160).

Every local housing authority is required to have an allocation scheme for determining priorities and the procedure to be followed in allocating housing accommodation. The scheme must be framed so that reasonable preference can be given to key vulnerable groups. In 2011-12 there were 740,600 households on local authority housing waiting lists in a reasonable preference category. Five specified categories are shown in Chart 3 below.

**Chart 5: Households on local authority housing waiting list in specified reasonable preference categories, 2011 - 2012**



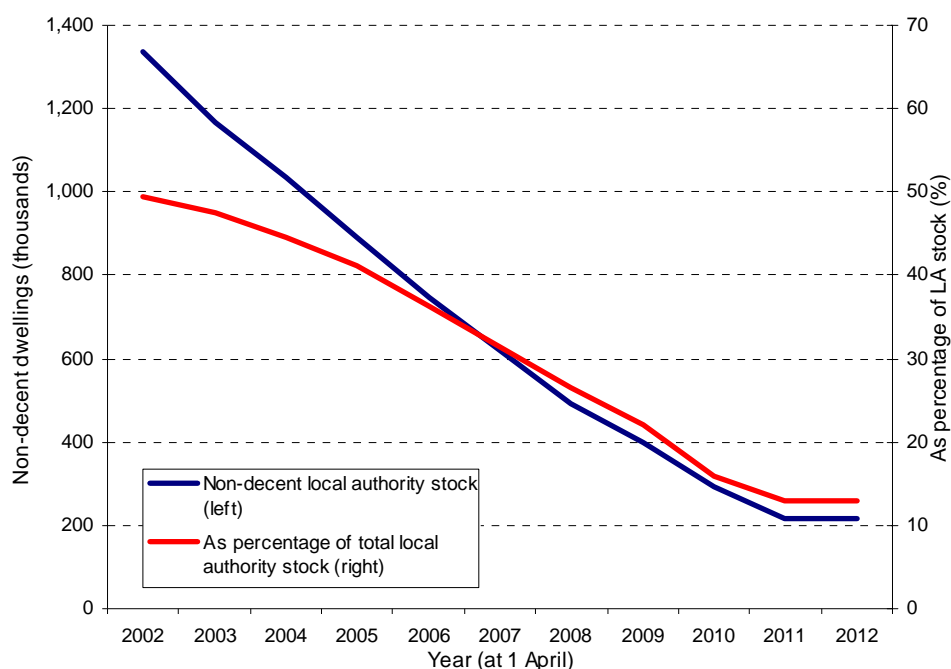
Source: Local Authority Housing Statistics 2011-12

The largest reasonable preference group was “People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions”, which covered 329,800 households. The second largest group was “People who need to move on medical or welfare grounds, including grounds relating to a disability”, which covered 152,800 households.

## Decent homes delivery

The decent homes standard was established in 2001 and applies to all social housing (see the 'Supplementary Information' for further details). In order to be 'decent' a home should be warm, weatherproof and have reasonably modern facilities.

**Chart 6: Number of non-decent local authority owned dwellings: England 2002 - 2012**



Source: Local Authority Housing Statistics and its predecessor, Business Plan Statistical Appendix (BPSA).

As at 1 April 2012, there were 214,000 non-decent local authority owned dwellings across England, a decrease from 217,000 on 1 April 2011 (see Chart 5). The proportion of non-decent local authority dwellings remained unchanged between 1 April 2011 and 1 April 2012 at 13 per cent.

From the 2011-12 LAHS return, local authorities have forecast that around 191,000 dwellings (11 per cent of current local authority stock) will be non-decent by 1 April 2013, reducing to around 126,000 non-decent dwellings (seven per cent of current local authority stock) by 1 April 2017.

The number of dwellings in the Housing Revenue Account that received capital works and their associated expenditure are shown in Table 7.

**Table 7: Housing Revenue Account (HRA) dwellings and expenditure on selected components<sup>1</sup>, England, 2002-03 – 2011-12**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08 <sup>2</sup>	2008/09 <sup>2</sup>	2009/10	2010/11	2011/12	Total
<b><u>Central Heating</u></b>											
No. of Dwellings	125,680	133,730	140,070	139,490	135,480	113,520	114,680	126,220	125,570	90,180	1,244,620
Expenditure (£m)	279	326	380	426	426	379	391	399	356	255	3,618
<b><u>Insulation</u></b>											
No. of Dwellings	119,260	138,120	111,630	89,820	81,560	64,980	59,140	73,430	92,920	49,490	880,340
Expenditure (£m)	54	59	44	35	33	29	27	44	72	58	455
<b><u>Windows</u></b>											
No. of Dwellings	152,970	132,860	132,250	116,080	105,860	92,650	79,760	81,750	71,660	41,400	1,007,230
Expenditure (£m)	341	326	340	353	290	266	229	253	202	115	2,715
<b><u>Rewiring</u></b>											
No. of Dwellings	80,870	95,020	93,450	105,480	116,630	109,410	107,880	110,470	105,470	69,470	994,140
Expenditure (£m)	106	123	160	211	246	207	240	258	209	144	1,904
<b><u>Bathrooms</u></b>											
No. of Dwellings	40,550	53,910	76,610	90,330	94,970	87,390	81,910	84,020	82,250	50,170	742,110
Expenditure (£m)	79	107	163	228	240	215	218	226	178	114	1,767
<b><u>Kitchens</u></b>											
No. of Dwellings	56,320	76,320	105,560	119,220	124,250	113,630	117,020	117,710	109,880	70,440	1,010,350
Expenditure (£m)	152	239	359	500	519	463	480	500	432	264	3,910

Source: Local Authority Housing Statistics and its predecessor, Business Plan Statistical Appendix (BPSA).

Notes:

1. Improvement work includes works of a capital nature: installation, replacement or major repair.
2. LA figures for 2007-08 to 2011-12 include imputation for missing/inaccurate data.
3. Totals may not equal the sum of components because of rounding (to the nearest 10).

**Table 8: Capital works on Housing Revenue Account stock (HRA) (installation, replacement or major repairs), England, 2011-12**

	Dwellings <sup>1,2</sup>	Spend <sup>3</sup> (£m)	Average per dwelling <sup>4</sup>
Rewiring	69,470	144	2,100
Roof structure	5,930	14	2,400
Roof covering	22,670	86	3,800
Doors	66,480	61	900
Kitchens	70,440	264	3,800
Bathrooms	50,170	114	2,300
Replacement of windows	41,400	115	2,800
Replacement of boilers	90,180	255	2,800
Installation of insulation	49,490	58	1,200
Installation of renewable energies	24,020	72	3,000
Other <sup>5</sup>	329,180	722	2,200
<b>Total spend<sup>6</sup></b>	<b>796,585</b>	<b>1,929</b>	

Source: Local Authority Housing Statistics, 2011-12

Notes:

1. Dwellings can receive works to a number of components in the same year. Where this occurs, dwellings will be counted in each category.

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

2. Rounded to the nearest 10.

3. Rounded to the nearest £million.

4. Rounded to nearest £hundred.

5. Includes security works and disabled/elderly adaptations.

6. The components do not sum to the total expenditure due to imputations used for missing values. Imputations have been made to component parts where either the expenditure or the number of dwellings receiving work for a local authority is known. As a result of this methodology, imputations may not have been made for every component of spend.

More dwellings received 'Other' works (including security and disabled adaptations) than any other category during 2011-12 and this category had the largest amount of total spend overall (£329 million, see Table 7). The highest amount of spend per dwelling was for roof covering (£3,800), followed by kitchens (£3,800). The lowest amount of spend per dwelling was for doors (£900). This least common capital works on stock was for roof structure work.

## Evictions carried out by local authority landlords in 2011-12

**Table 9: Evictions carried out, by reason, by the courts for local authority landlords in England, 2011 - 2012**

	Evictions	
	<i>Numbers</i>	<i>As a % of stock</i>
Total	6,140	0.36%
<i>of which, for:</i>		
Rent Arrears	5,150	0.30%
Anti-Social Behaviour	500	0.03%
Both	140	0.01%

Source: Local Authority Housing Statistics, 2011-12

Notes:

1. Components will not sum to the total as evictions may be carried out for other reasons not specified.
2. Totals may not equal the sum of components because of rounding (to the nearest 10).

In 2011-12 local authorities reported that 6,140 evictions were carried out by court bailiffs. The majority (84 per cent) of these were for rent arrears.

Possession orders and evictions of local authority housing tenants can be obtained by local authority landlords under Sections 82 and 82A of the Housing Act 1985, and section 127 of the Housing Act 1996.

The total number of evictions includes only properties recovered following the execution of a warrant of possession by the court bailiffs. It does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant.

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## Scope

This data collection was put to public consultation from 10 January to 2 April 2012 in the form 'English Local Authority Statistics on Housing (ELASH)'. It has been renamed to a more succinct title. This data collection form rationalises the data previously collected by three local authority returns prior to 2011-12:

- Housing Strategy Statistical Appendix (HSSA) - basic and policy orientated data related to local authorities' housing strategies.
- Business Plan Statistical Appendix (BPSA) – information on management and programme of work relating to the local authorities' own stock.
- Housing Sales Monitoring return (P1B form) – sales and transfers of local authority owned stock made each year, including the Right To Buy and Social HomeBuy schemes.

With the introduction of the new form, these forms are discontinued, but current statistical publications that draw on these forms should be largely unchanged. The Department will also continue to publish all data by individual local authority.

The form also collects key information from administrative systems that have ceased:

- Housing Revenue Account administrative returns (Subsidy Claim Form (01, 02, 03 & 04) and Base Data Capture Forms (B1 & B2)) – these returns are no longer be required under self-financing, but this new form captures key data on rent levels and stock composition.
- Register Of Licensed Houses in Multiple Occupation – this collection has ceased to exist but the new form collects key aggregate data on the compulsory licensing of Houses in Multiple Occupation.

Some new data not previously collected through the ceasing collections has been included to monitor the impact of new government policies announced in the Localism Act 2012 and the 2011 Housing Strategy. For example, we are collecting more detailed data on the installation of renewable energies to provide monitoring data for the Department for Energy and Climate Change (the Green Deal), or the inclusion of 'affordable rent' as the main product to add to your offer of new affordable housing in line with the new Affordable Homes Programme 2011-2015 funded by the Homes and Communities Agency.

The content of this rationalised form is the result of consultations with government policy divisions, local authorities through the Central and Local Government Information Partnership Housing sub-group and the wider public through a formal twelve-week public consultation.

## Data collection

The information collected in the LAHS is a combination of snapshot and financial year information. The snapshot information refers to 1 April following the end of the financial year. For example, in the 2011-12 data collections, this is 1 April 2012. Other information refers to financial years, so for

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the 2011-12 data collection, the reporting period is 1 April 2011 to 31 March 2012.

The LAHS data collection is a non-statutory annual returns and is collected from all local authorities in England that were in existence over the 2011-12 financial year (326 local authorities).

## Data Quality

The response rates for 2011-12 were as follows.

- All 326 local authorities provided some data for the Local Authority Housing Statistics (LAHS) return. 318 (98 per cent) of local authorities provided complete returns.

The LAHS return contains mandatory and voluntary questions. Where there are mandatory questions, these are completed by all local authorities that submit a return. Some authorities may not report data for all voluntary parts of the return.

All returns undergo validation and cross-checking, and late returns are chased to ensure overall response is as complete and accurate as possible. Anomalous data are highlighted and verified by contacting the local authority. Where the local authority has not responded to the query, an assessment has been made as to the likelihood of the data being correct. Where the figures are highly likely to be incorrect, an imputation has been included for the purposes of producing the regional and national totals, where possible.

Imputations attempt to take into account missing or incorrect data in order to provide national aggregates. This method has been used in the LAHS (and previously HSSA and BPSA) data collection process for many years. All of the national totals reported in this statistical release include imputed data for missing returns.

In total, 201 of the 326 local authorities' returns required imputation. This meant around three percent of all data (for each question, for each local authority) were imputed. In general terms, one of three approaches to imputation are taken; direct carry over of the value reported in 2010-11, based on other sources of equivalent data, and based on values reported by similar authorities in 2011-12. The latter approach is particularly taken when calculating items which are sub-components of other reported items.

## Uses of the Data

The data in this Statistical Release are important for a number of different purposes. They meet the requirements of informed decision-making by the Secretary of State for Communities and Local Government, other government departments, local authorities, other public services, business, researchers and the public. The data collected on the LAHS form provide an important part of the evidence base for the assessment of future housing requirements and are used to inform evidence-based policy decisions and as a basis for answering Parliamentary Questions and other requests for information by Ministers, local authorities and the general public.

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## Revisions Policy

This policy has been developed in order to comply with the National Statistician's Guidance on the UK Statistics Authority Code of Practice introduced in January 2009.

Where a significant error has occurred as a result of the compilation, imputation or dissemination process, the live tables, annual dataset and statistical release will be updated with a correction notice.

Any revisions made by local authorities to their figures after the dataset has been frozen, due to either errors found in their submission or failure to meet the deadline, will be validated and kept internally but no changes will be made to the published statistical release. When the statistical release, annual datasets and accompanying live tables for the following year are published, these revisions will be incorporated. Revisions will normally only be made to one year prior to the year that is being published.

Where LAHS data are published in live tables, these tables will be updated annually at the same time as the publication of this statistical release. The exception to this is when a significant error has been identified as described previously. In this case, these tables will be updated as soon as the error is found and a note will be placed on the table to notify users of the reason for the change.

Revisions to historic data (all years before the year previously published) should only be made where there is a substantial revision, such as a change in methodology or definition. Where there are small revisions that do not significantly change historic data, internal updates are maintained.

## National Statistics

This Statistical Release is published at 9.30am on a date which has been pre-announced on the United Kingdom Statistics Authority Publication Hub (<http://www.statistics.gov.uk/hub/index.html>).

The statistics contained within this Statistical Release and other statistics collected in the LAHS return were assessed by the UK Statistics Authority to become National Statistics. The assessment report was published on 30 June 2011 and can be found on the UKSA website: <http://www.statisticsauthority.gov.uk/assessment/assessment-reports/assessment-report-117---statistics-on-housing-in-england.pdf>.

The requirements set out in this report have now been addressed and therefore this release is badged as a National Statistic.

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 alongside this Statistical Release.

## Related Statistics – England

The Ministry of Justice publishes quarterly National Statistics on possession actions issued in county courts by mortgage lenders and social and private landlords in England and Wales. Whilst

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the LAHS return collects information on the evictions from properties owned by local authority landlords, corresponding information is not collected from housing associations. Therefore, where a breakdown by type of social landlord is not required, the best source would be the Ministry of Justice's statistics on possession actions (see table 3 of their statistical tables).

Please note that there are some differences as 1) the Ministry of Justice publishes data on the number of possession claims and number of possession claims leading to an order rather than the number of orders; 2) the information is taken from courts administrative data rather than local authority returns; and 3) the Ministry Of Justice's published tables include both England and Wales. A link to the latest Statistical Release can be found at:

<http://www.justice.gov.uk/publications/statistics-and-data/civil-justice/mortgage-possession.htm>

## Related Statistics – Devolved Administrations

Statistics relating to social housing stock in the other UK countries are published by the devolved administrations. In all countries, data are collected from returns made by the stock owning authority (local authority, housing association or equivalent).

- The Scottish Government publishes statistics on social housing which are available through their website:  
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>.  
In particular, they produce an annual Key Trend Summary. The 2012 edition can be accessed at:  
<http://www.scotland.gov.uk/Publications/2012/08/2103/0>
- The Welsh Assembly Government also publishes statistics on social housing which are available at:  
<http://wales.gov.uk/topics/statistics/headlines/housing2012/?lang=en>
- In Northern Ireland, the Department for Social Development produces an annual publication, which brings together housing statistics collected by the Department including statistics on social housing:  
[http://www.dsdni.gov.uk/index/stats\\_and\\_research/stats-publications/stats-housing-publications/housing\\_stats.htm](http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm)

There are a number of differences between the statistics that are collected and published for local authorities in England through the LAHS return and the other UK countries. These differences can arise for a number of reasons, but the majority are a result of different legislation, methodology or coverage. Details describing these differences can be found at the following link:

<https://www.gov.uk/government/organisations/departments-for-communities-and-local-government/series/local-authority-housing-data>

The table below shows the main topics collected from the LAHS return and provides links to the corresponding statistics published by the devolved administrations:

**Figure 1: Links to related statistics in the devolved administrations**

Topic	Scotland	Wales	Northern Ireland
Council Housing Stock	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2012/120726/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2012/120726/?lang=en</a>	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Decent Homes programmes	Scottish Housing Quality Standard <a href="http://www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/shqs/progress">http://www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/shqs/progress</a>	Welsh Housing Quality Standard <a href="http://wales.gov.uk/docs/desh/publications/110330housingwhqsen.pdf">http://wales.gov.uk/docs/desh/publications/110330housingwhqsen.pdf</a>	<a href="http://www.nihe.gov.uk/index/sp_home/research-2/house_condition_survey.htm">http://www.nihe.gov.uk/index/sp_home/research-2/house_condition_survey.htm</a>
Stock Condition & Fitness Standards	<a href="http://www.scotland.gov.uk/Publications/2012/12/4995">http://www.scotland.gov.uk/Publications/2012/12/4995</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/110824/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/110824/?lang=en</a>	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Council House Vacant Stock	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en</a>	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Energy Efficiency / SAP Ratings	<a href="http://www.scotland.gov.uk/Publications/2012/12/4995">http://www.scotland.gov.uk/Publications/2012/12/4995</a>	Not collected	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Houses of Multiple Occupations	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HMO">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HMO</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/110824/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/110824/?lang=en</a>	Not collected
Private Sector Renewal / Assistance	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Improvements">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Improvements</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/110907/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/110907/?lang=en</a>	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Affordable Housing Provision	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2012/121025/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2012/121025/?lang=en</a>	Not collected
Lettings / Allocations	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en</a>	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Waiting Lists	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement</a>	Not Collected	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>
Landlord Possessions / Evictions	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/111207/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/111207/?lang=en</a>	Not collected
Rent Arrears	<a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09</a>	<a href="http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2011/111116/?lang=en</a>	<a href="http://www.dsdni.gov.uk/housing_stats">http://www.dsdni.gov.uk/housing_stats</a>

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## Supplementary information

**Housing stock data:** Further information on 'Notes and definitions for housing stock data' is available from the Department's website at:

<https://www.gov.uk/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

This information explains the different data sources used to calculate total stock figures for England and stock figures by tenure, as well as the associated data sources. For total local authority stock figures, LAHS is the preferred data source. Live table 100 provides the number of local authority dwelling in each LA district by tenure.

Social housing stock in an area is made up of local authority owned stock and stock owned by housing associations. The Homes and Communities Agency Statistical (HCA) Data Return (SDR, formerly the Tenant Services Authority's Regulatory Statistical Return) is the preferred data source. This can be found here:

<http://www.homesandcommunities.co.uk/news/statistical-data-return>

Since the Tenant Services Authority (TSA) took over as the regulator for social housing on 1 April 2010 local authorities and housing associations have been termed as registered providers by the TSA. A new register of social housing providers was formed and housing associations automatically moved on to the new register without the need to apply. Successful applicants for voluntary registration, as well as those organisations which moved across from the previous register, are commonly termed by the TSA as 'Private Registered Providers' of social housing. The decline in local authority housing stock has been associated with Right to Buy (RTB) and large scale voluntary transfer (LSVT) of local authority stock to Private Registered Providers, as well as other sales and demolitions (though on a smaller scale). The HCA took over responsibility for the regulation of social housing providers in England from the TSA on 1 April 2012

Further information about local authority LSVT to Private Registered Providers can be found at:

<http://www.homesandcommunities.co.uk/ourwork/existing-stock##lsvt>

Further information and data about Right To Buy and other sales of social stock can be found in the Live Tables at:

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

**Waiting lists:** The English Housing Survey (EHS) asks questions on the number of households on housing waiting lists. The numbers reported by households on the EHS are much lower than those reported by local authorities on the LAHS return. See the EHS household report, chapter 3:

<https://www.gov.uk/government/publications/english-housing-survey-household-report-2010-to-2011>

**Social lettings data:** Local authority lettings information is reported on the LAHS return, and most local authorities, as well as all Private Registered Providers, also report information on the CORE (Continuous Recording of Lettings and Sales) data collection system, which can be found here:

<https://core.communities.gov.uk/>

Lettings made by Private Registered Providers are also collected on the HCA's SDR.

**Decent homes programme:** In 2001 the previous government established the decent homes standard for all social housing (set out in guidance, updated in 2006), see link to decent homes guidance:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7812/138355.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf)

Local authorities report information on decent homes activity through the LAHS return. Private Registered Providers report similar information through the HCA's SDR. In the LAHS return, non-decent local authority housing stock includes stock owned by local authorities in other areas.

Estimates on the numbers of non-decent homes are also available from the English Housing Survey:

<https://www.gov.uk/government/publications/english-housing-survey-homes-report-2010>

Decent homes figures from different sources are summarised in live table 119:

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

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## Accompanying tables

A full set of LAHS data collected from local authorities can be found on this web page:

<https://www.gov.uk/government/statistical-data-sets/lahs-data-returns-for-2011-12>.

Associated live tables which are updated with LAHS data alongside this release can be accessed from the summary web pages:

### **Live tables on dwelling stock (including vacants)**

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

Live table 100 Number of Dwellings by Tenure and district; England; 2008-09 – 2010-11 (This table will be updated in January once private sector dwelling data are available)

Live table 116 Local authority stock, by district; England; from 1994

Live table 119 Stock of non-decent homes in the Social Rented Sector; England 2001- 2011

### **Live tables on rents, lettings and tenancies**

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

Live table 600 Rents, lettings and tenancies: numbers of households on local authorities' housing waiting lists, by district; England; from 1997

Live table 602 Local authority lettings made to local authority owned dwellings, England, 2000-01 – 2011-12

Live table 612 Local authority vacant dwellings; England; 1989 – 2012

Live table 701 Rents, lettings and tenancies: Local authority housing average weekly rents by country (This table will be updated once data from the devolved administrations are available)

Live table 702 Local authority average weekly rents, by district, from 1998-99

Live table 704 Private Registered Provider average weekly rents, by district, from 1997

Live table 705 Local authority average weekly rents, United Kingdom, 1999-00 - 2011-12 (This table will be updated once data from the devolved administrations are available)

Live table 750 General needs social lettings made by housing association (HAs) and local authority (LA) landlords, 2007/08 to 2011/12, England: household type.

Live table 751 General needs social lettings made by housing association (HA) and local authority (LA) landlords, 2007/08 to 2011/12, England: age by gender of household reference person.

Live table 752 General needs social lettings made by housing association (HA) and local authority (LA) landlords, 2007/08 to 2011/12, England: economic status of household reference person

Live table 753 General needs social lettings made by housing association (HA) and local authority (LA) landlords, 2007/08 to 2011/12, England: ethnic origin of household reference person

Live table 754 General needs social lettings made by housing association (HA) and local authority (LA) landlords, 2007/08 to 2011/12, England: nationality of household reference person

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

[www.statistics.gov.uk](http://www.statistics.gov.uk).

Information about the Department for Communities and Local Government is available via the Department's website:

[www.gov.uk/dclg](http://www.gov.uk/dclg)

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