



16 May 2013

Right to Buy Sales in England: 2012-13 Q4

Sales

- In 2012-13 Quarter 4, local authorities sold an estimated 2,449 dwellings under the Right to Buy scheme. This is over four times the 566 sold in the same quarter in the previous year (Table 1).
- In 2012-13, local authorities sold an estimated 5,942 dwellings under the Right to Buy scheme. This is more than twice the 2,638 sold in 2011-12 (Table 1).
- The 2012-13 annual total comprises of 443 sales in Q1, 1,041 sales in Q2, 2,009 sales in Q3 and 2,449 sales in Q4 (Table 1).

Receipts and Starts on Site

- In 2012-13 Q4 local authorities received approximately £158 million from Right to Buy sales, while 465 dwellings were started on site or acquired (Table 2).
- In the whole of 2012-13 local authorities received approximately £368 million from Right to Buy sales, while 844 dwellings were started on site or acquired (Table 3).

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Responsible Statistician:
Paul Gaught

Statistical Enquiries:
Phone : 0303 444 1190
housing.statistics@communities.gov.uk

Media Enquiries:
Office hours: 0303 444 1136
Out of hours: 0303 444 1201
press.office@communities.gsi.gov.uk

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Introduction

This statistical release presents official statistics on the number of sales of dwellings under the Right to Buy scheme, as well as providing statistics on receipts resulting from those sales, and starts on site as part of the one-for-one replacements. The Right to Buy scheme allows some social housing tenants to buy their house at a reduced price and has been in place since 1980. These statistics relate only to sales by local authorities under the Right to Buy scheme, excluding sales by registered providers under preserved Right to Buy. Figures are collected from Local Authority returns to the Department for Communities and Local Government (DCLG).

Right to Buy Sales

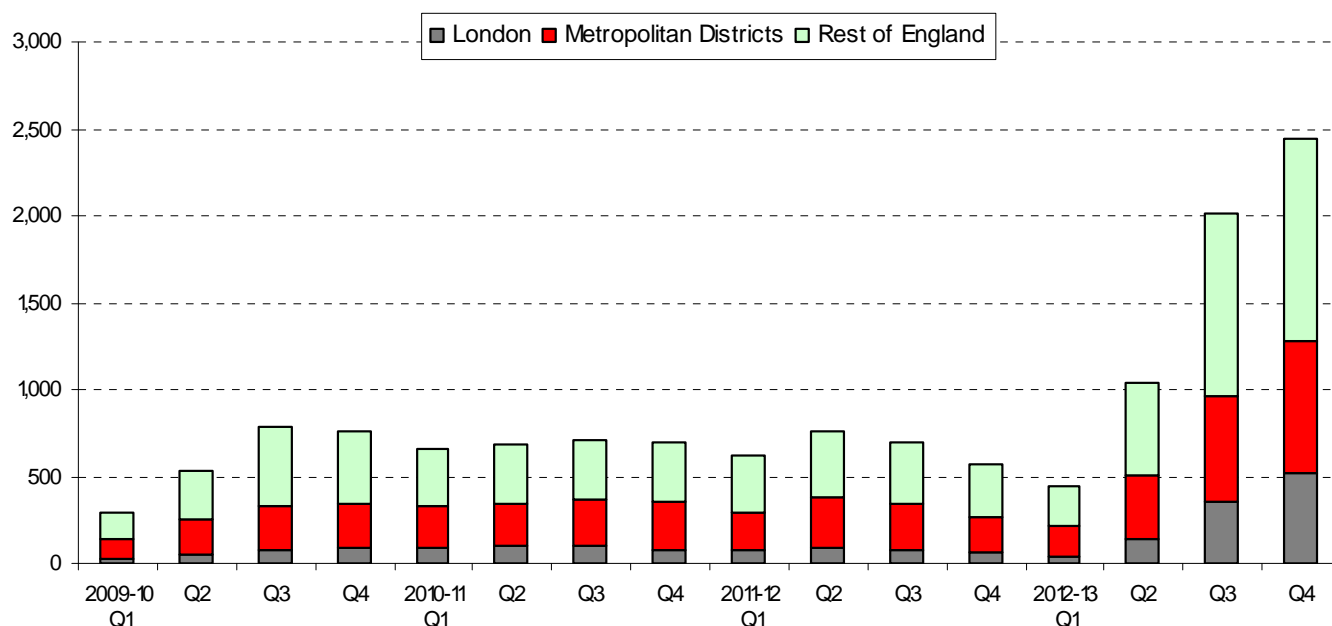
Right to Buy sales have been relatively stable between 2009-10 until 2011-12. The figures for 2012-13 show a large increase, probably due to the increased discounts available to tenants from 1st April 2012 (see History of the Right to Buy scheme in Definitions and Notes on page 5).

Table 1: Quarterly Right to Buy Sales, England, 2009-10 Q1 to 2012-13 Q4

	Q1	Q2	Q3	Q4	Total
2009-10	293	532	789	761	2,375
2010-11	657	689	714	698	2,758
2011-12	615	764	693	566	2,638
2012-13	443	1,041	2,009	2,449	5,942

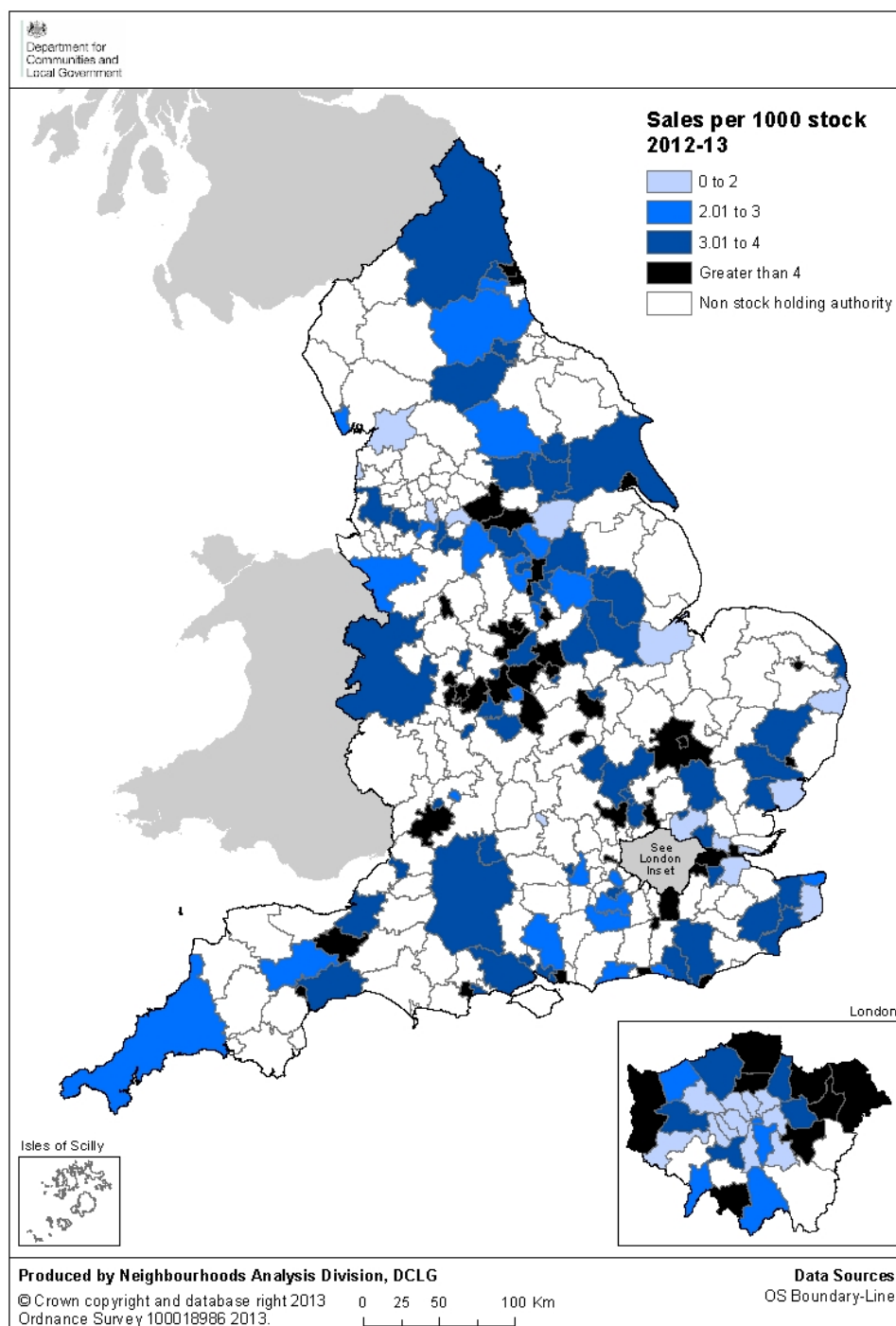
In 2012-13 Q4, local authorities sold an estimated 2,449 dwellings under the Right to Buy scheme. This is over four times the 566 sold in the same quarter of 2011-12. Over 2012-13 as a whole local authorities sold an estimated 5,942 dwellings under the Right to Buy scheme. This is more than twice the 2,638 sold in 2011-12. Local authorities in London accounted for 18 and 21 per cent of sales in 2012-13 Q3 and Q4 respectively (see chart 1 below).

Chart 1: Quarterly Right to Buy Sales 2009-10 Q1 to 2012-13 Q4



The map below shows the sales per 1000 dwellings of existing stock in 2012-13 for local authorities in England. Many local authorities no longer hold stock (they have been transferred to registered providers). Even those authorities selling at the greatest rate (compared to existing stock) would take over 100 years to sell all of their stock at that rate.

Map 1: Local Authority Right to Buy Sales per 1000 dwellings of existing stock, England 2012-13



Further detail on Right to Buy Sales statistics including data at a local authority level and footnotes are available in the Department's Live Tables. They can be found here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>. The tables covering this topic in particular are Tables 671, 685, 691a, 682 and 681.

Right to Buy Receipts and Starts on Site

Statistics for receipts and starts on site are only currently available for 2012-13 (further data going back in time will be available once work is completed to ensure its robustness). In 2012-13 Q4 local authorities received £158 million from Right to Buy sales, while 465 dwellings were started on site or acquired. Overall in 2012-13 local authorities received £368 million from Right to Buy sales, while 844 dwellings were started on site or acquired.

Table 2: Quarterly Right to Buy Receipts, England, 2012-13 Q1 to Q4

					£ thousands
	Q1	Q2	Q3	Q4	Total
2012-13	24,028	61,249	125,082	157,636	367,995

Table 3: Quarterly Right to Buy Starts on Site, England, 2012-13 Q1 to Q4

					dwellings
	2012-13 Q1	2012-13 Q2	2012-13 Q3	2012-13 Q4	Total
2012-13	14	236	129	465	844

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

Accompanying Tables

Accompanying tables are available to download alongside this release at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>.

The most relevant table is Table 691: Quarterly Right to Buy Sales by local authority. Which contains local authority level data on Right to Buy sales, receipts and starts on site.

Further information on other types of Social Housing Sales (such as sales by Registered Providers) are also available on this page. The other statistics are annual rather than quarterly and collected from other sources, Local Authority Housing Statistics (LAHS), the Homes and Community Agency's (HCA's) Statistical Data Return (SDR) and COntinuous REcording of Lettings and Sales in Social Housing in England (CORE) - rather than LOGASNet.

Also useful may be tables on stock, for example the stock data used in the map on page 3 can be found in Live Table 116 here-

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

Data Collection

Data are collected from a quarterly local authority return to the Department for Communities and Local Government called LOGASNet. Local authorities with dwelling stock which receive poolable housing receipts supply these data to DCLG on a quarterly basis.

Data Quality

The LOGASNet figures are audited annually by local authorities and continuously quality assured by DCLG, both of which can result in revisions. The figures are compared against those supplied through the annual Local Authority Housing Statistics (LAHS) return for consistency, which again can result in revisions. Every effort is made to collect data from every local authority but in occasional instances estimates may be used.

Care should be taken using data at a local authority level as the totals are low and therefore can be relatively volatile.

As set out in the Written Ministerial Statement on 18 September 2012, the Department no longer publishes statistics at a regional level. This follows the abolition of regional government by the Coalition who do not believe that regions provide a coherent or meaningful framework for assessing public policy. Instead, our published statistics present, where relevant, other sub-national geographies which are more aligned with public policy. The Written Ministerial Statement can be found here: <https://www.gov.uk/government/news/local-statistics-written-ministerial-statement>

Definitions and Notes

Right to Buy Sale

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

Proportions of dwellings

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

Right to Buy Receipts

The figures include receipts arising from all sales included in the sales figures.

Right to Buy Starts on Site

The figures include all starts on site and acquisitions of dwellings for the provision of social housing made by or on behalf of the authority.

Isles of Scilly

As Isles of Scilly no longer have a Housing Revenue Account their figures are not collected.

History of the Right to Buy Scheme

The Right to Buy scheme was introduced in 1980 and gives qualifying social tenants the opportunity to buy their rented home at a discount. The scheme is open to secure tenants of local authorities and non-charitable housing associations, and to those assured tenants of housing associations who have transferred with their homes from a local authority as part of a stock transfer.

In 1998 and 2003 Discount Orders reduced Right to Buy discounts across England to maximums ranging from £16,000 to £38,000 (depending on the local authority where the property was

located). Prior to that, the discount cap had been £50,000 across England.

In April 2012 the Department for Communities and Local Government changed the maximum cash discount available for Right to Buy sales to a new higher level of £75,000 across England. In March 2013, in recognition of the increasing property prices in London, the Government further increased the maximum discount available for tenants living in London boroughs to £100,000.

Uses of the Data

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

Related Statistics – England

Social Housing Sales

The DCLG publishes annual statistics on Social Housing Sales. These statistics cover sales not only by local authorities but by Registered Providers (Housing Associations) and by all schemes not solely Right to Buy (for example Social Homebuy). The statistics are collected from DCLG's Local Authority Housing Statistics return.

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

Private Registered Provider stock

The Homes and Communities Agency (HCA) publishes annual statistics collected through its Statistical Data Return (SDR) on stock size, location, type, provider characteristics and rents relating to Registered Providers (RPs) in England. Data from the SDR is the main source of RP data used in the social housing sales statistics.

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

Dwelling stock estimates

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

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

Related Statistics – Devolved Administrations

Data for Wales

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

<http://wales.gov.uk/topics/statistics/headlines/housing2012/120612/?lang=en>

Data for Scotland

The legislation in Scotland is different but the principals are similar. The Scottish Government publish information on Social Housing sales, which does include information on Right to Buy sales.

The latest release can be found at the following link:

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

Data for Northern Ireland

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

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

Revisions Policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the DCLG Revisions Policy.

Revisions to previous quarters data are generally incorporated in the next release. However if a substantial error was identified as a result of the data collected, compilation, imputation or dissemination process, then the statistical release, live tables and other accompanying releases would be updated with a correction notice as soon as is practical. Figures are not published in these statistics with a provisional status and the component data are reported as final annual figures. Revised figures are labelled “R”.

Official 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>).

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

(<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics#pre-release-access-to-official-statistics>).

User Engagement

DCLG are always looking for feedback on these statistics, please send them using the contact details below. Once the release is established we plan to consult more fully with users about the content and release.

Next Publication

The next release, Right to Buy Sales in England 2013-14 Q1, will be released in August.

The precise date will be announced on the National Statistics Publication Hub

(<http://www.statistics.gov.uk/hub/index.html>) and the Department’s Statistics Page (<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics#forthcoming-publications>).

Enquiries

Media Enquiries: office hours: 0303 444 1136
out of hours: 0303 444 1201
e-mail: press.office@communities.gsi.gov.uk

Statistical enquiries about the figures contained in this Release:
e-mail: housing.statistics@communities.gov.uk
telephone: 0303 444 1190

Information on National Statistics is available via the UK Statistics Authority website:
www.statistics.gov.uk.

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