



Right to Buy Sales in England: 2013-14 Quarter 1 (Apr – Jun)

Sales

- In 2013-14 Quarter 1, local authorities sold an estimated 2,149 dwellings under the Right to Buy scheme. This is nearly five times the 443 sold in the same quarter of the previous year (Table 1).
- There were approximately 300 fewer sales in 2013-14 Q1 than in 2012-13 Q4. This was the first quarter on quarter reduction in sales after three quarters of increases.
- Local authorities in London accounted for 18 per cent of sales in 2013-14 Q1, this compares to a maximum of 21 per cent in the previous seven years.

Receipts and Starts on Site

- In 2013-14 Q1 local authorities received approximately £129 million from Right to Buy sales, more than five times higher than the £24 million in the same quarter of 2012-13 (Table 2).
- The average receipt per dwelling in 2013-14 Q1 was £60 thousand, this compares to £54 thousand in the same quarter of the previous year (Table 3).
- There were 65 dwellings started on site or acquired in 2013-14 Q1, this compares to 14 in the same quarter of the previous year (Table 4).

22 August 2013

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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 replacement policy (see [History of the Right to Buy Scheme](#) for more detail). The Right to Buy scheme allows eligible social housing tenants to buy their house at a reduced price and has been in place since 1980 (see [History of the Right to Buy Scheme](#) for more detail).

These statistics relate only to sales by local authorities under the Right to Buy scheme, excluding sales by registered providers under preserved Right to Buy. These are recorded in Social Housing Sales, see [Related Statistics](#). Figures are collected from local authority returns to the Department for Communities and Local Government (DCLG).

Right to Buy Sales

The number of Right to Buy sales fell greatly between 2006-07 and 2009-10. There was an underlying downward trend in sales in the 2000s, as well as the Credit Crunch having an effect on sales. Right to Buy sales have been relatively stable between 2009-10 and 2011-12. The figures for 2012-13 show a large increase with sales starting to increase in Q2, likely to be due to the increased discounts available to tenants from 1st April 2012 (see [History of the Right to Buy Scheme](#)).

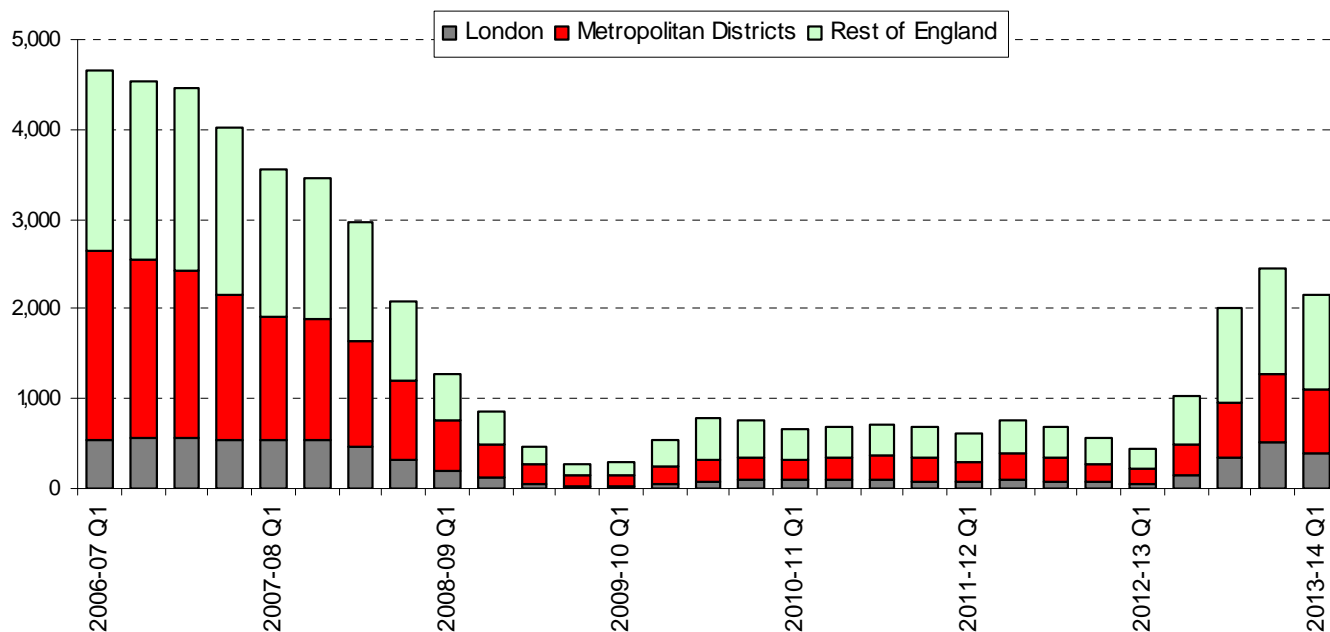
Table 1: Quarterly Right to Buy Sales, England, 2006-07 Q1 to 2013-14 Q1

	Q1	Q2	Q3	Q4	Total
2006-07	4,655	4,538	4,470	4,021	17,684
2007-08	3,553	3,454	2,954	2,082	12,043
2008-09	1,286	851	455	277	2,869
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	2,010	2,450	5,944
2013-14	2,149				

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

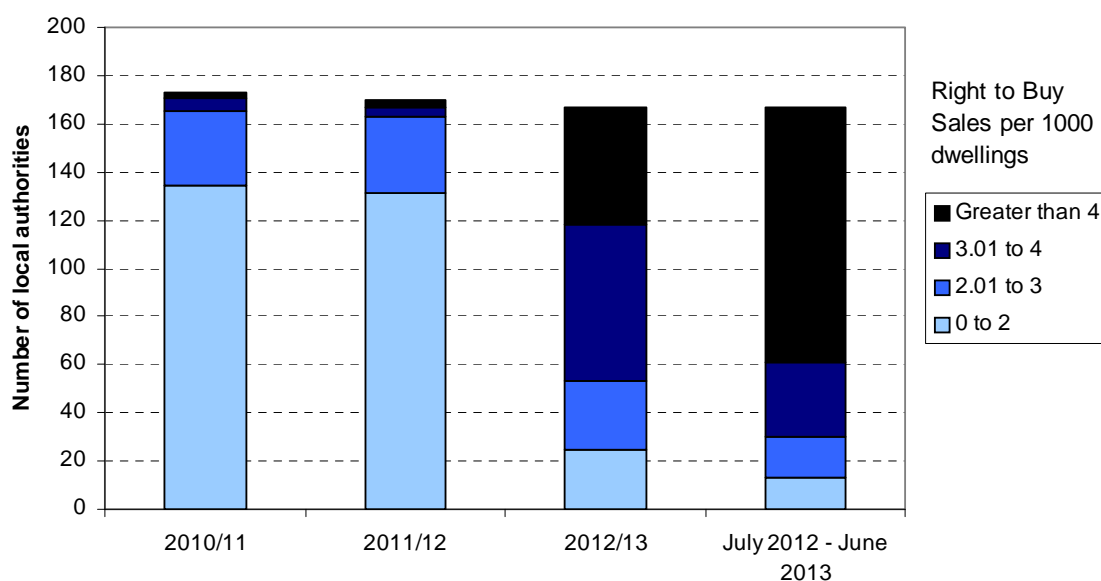
- In 2013-14 Q1, local authorities sold an estimated 2,149 dwellings under the Right to Buy scheme. This is nearly five times the 443 sold in the same quarter of 2012-13. The sales figure for 2012-13 Q1 may have been low due to tenants waiting until the new discounts came into effect, and the time it takes to purchase a dwelling.
- Local authorities in London accounted for 18 per cent of sales in 2013-14 Q1, this compares to a maximum of 21 per cent in the previous seven years, and 9 per cent in the same quarter of 2012-13.
- The 5,944 dwellings sold in 2012-13 compares to a peak of 167,123 in 1982-83.
- Right to Buy sales are yet to reach the levels before the Credit Crunch. Sales in 2013-14 Q1 were less than half those in 2006-07 Q1.

Chart 1: Quarterly Right to Buy Sales 2006-07 Q1 to 2013-14 Q1

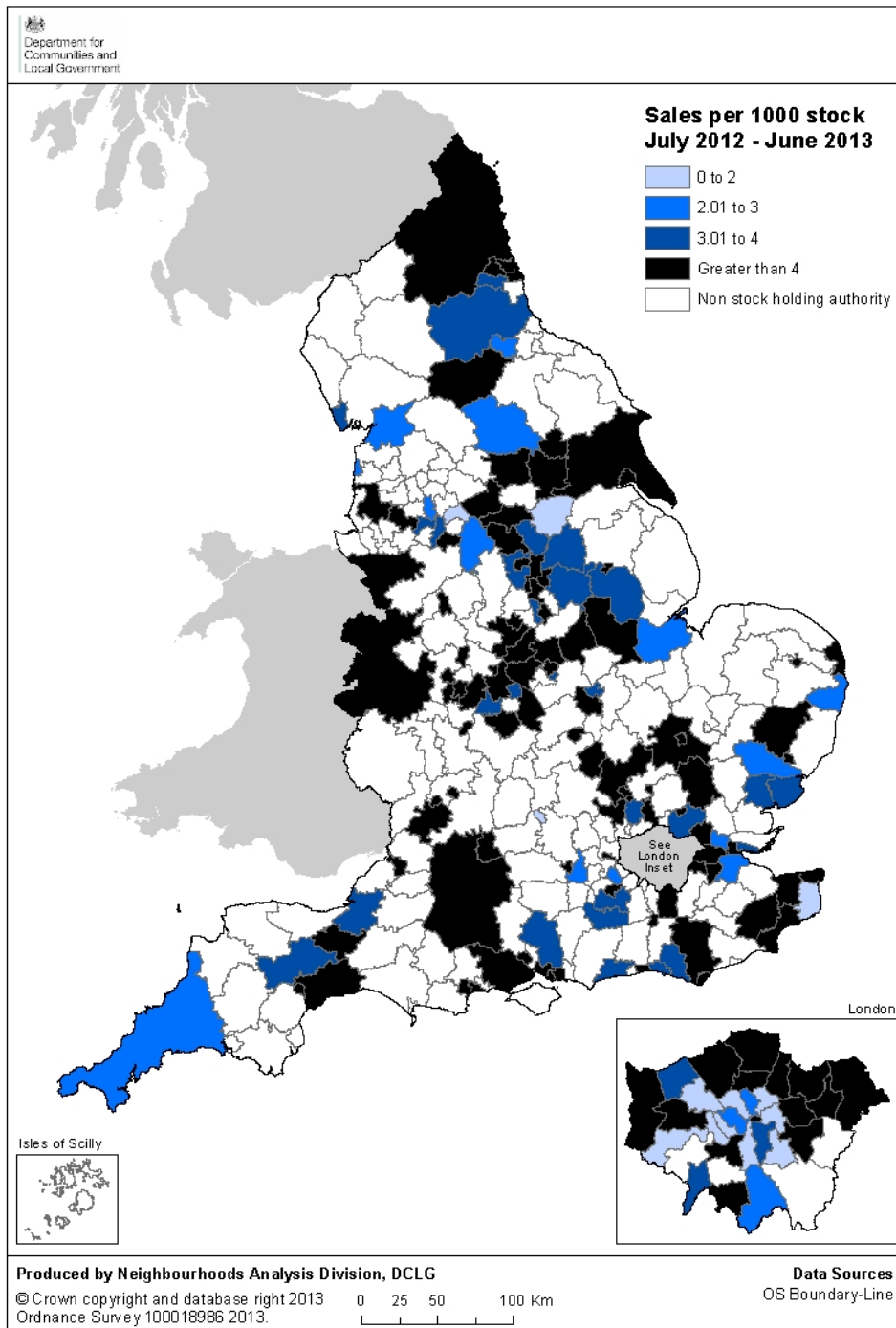


The chart and map below show the sales per 1000 dwellings of existing stock in the past year (the year July 2012 - June 2013, 2012-13 Q2 – 2013-14 Q1) for local authorities in England. Note that all stock figures are based on data from 1st April 2012. Many local authorities no longer hold stock (they have been transferred to registered providers). In the past year there were 7,650 Right to Buy sales, but local authorities still owned 1.69 million dwellings. This suggests that 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. There has been an increase in the number of local authorities with greater than four sales per 1000 dwellings since 2010-11.

Chart 2: Right to Buy Sales per 1000 dwellings by number of local authorities, 2010-11 to the year July 2012 - June 2013



Map 1: Local Authority Right to Buy Sales per 1000 dwellings of existing local authority stock, England the year July 2012 - June 2013



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#right-to-buy-sales>. The quarterly tables covering this topic are Tables 688 and 691, other Right to Buy sales data are in Tables 671, 685, 682 and 681.

Right to Buy Receipts and Starts on Site

Statistics for receipts and starts on site are only currently available back to 2012-13 Q1.

Table 2: Quarterly Right to Buy Receipts, England, 2012-13 Q1 to 2013-14 Q1

	£ thousands				
	Q1	Q2	Q3	Q4	Total
2012-13	24,036	61,236	125,031	157,638	367,941
2013-14	129,205				

- In 2013-14 Q1 local authorities received approximately £129.2 million from Right to Buy sales, more than five times higher than in the same quarter of 2012-13.

Table 3: Quarterly Average Receipts per Dwelling, England, 2012-13 Q1 to 2013-14 Q1

	£ thousands				
	Q1	Q2	Q3	Q4	Total
2012-13	54	59	62	64	62
2013-14	60				

- The average receipt per dwelling in 2013-14 Q1 was £60 thousand, this compares to £54 thousand in the same quarter of the previous year. Changes in house prices and discounts need to be taken into consideration when comparing these figures.

Table 4: Quarterly Right to Buy Starts on Site, England, 2012-13 Q1 to 2013-14 Q1

	dwellings				
	Q1	Q2	Q3	Q4	Total
2012-13	14	236	129	465	844
2013-14	65				

- There were 65 dwellings started on site or acquired in 2013-14 Q1, compared to 14 in the same quarter of the previous year.

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#right-to-buy-sales>. The tables covering this topic in particular are 692 and 693.

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 tables are:

- Table 691: Quarterly Right to Buy Sales by local authority
- Table 692: Quarterly Right to Buy Receipts by local authority
- Table 693: Quarterly Right to Buy Starts on Site by local authority

These contain 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 (see [Data Collection](#)).

Also useful may be tables on stock, for example the stock data used in the map in the [Right to Buy Sales](#) section can be found in Live Table 116 here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

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 strictly under Right to Buy.

Proportions of dwellings

Some figures will include proportions of dwellings. This is because the figures also include sales of a shared ownership lease of a dwelling accounted for in the Housing Revenue Account where either the premium (i.e. a portion of the market value of the dwelling) paid by the purchaser

exceeded 50% 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. Figures for a particular quarter may include receipts arising from a sale in another quarter, but do not include receipts arising from sales before 1 April 2012. After a portion of these receipts are reserved for costs incurred by authorities in administering the RTB scheme, paying off of additional local authority housing debt, an amount for authorities to use for general capital purposes, and a share required by the HM Treasury, the remainder of the receipts are for the funding of new replacement homes for affordable or social rent.

A local authority may either return this portion of the receipts to the Homes and Communities Agency or Greater London Authority for redistribution for funding these replacement homes, or, if it has signed an agreement with DCLG, retain part or all of this portion on the condition that it spends, or ensures that another body spends on its behalf, an agreed amount for this same purpose within three years.

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.

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

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

Market price

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

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 order to qualify for the Right to Buy scheme, a social tenant must have accrued at least five years public sector tenancy. This does not need to be continuous, nor does it need to have been accrued whilst living in the tenant's current property.

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

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

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

Data Collection

Data are collected from a quarterly local authority return to the DCLG 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 (see Revisions Policy). 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>

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 highlighted in the live tables.

Uses of the Data

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

User Engagement

DCLG are always looking for feedback on these statistics. If you have comments on this release please complete our short questionnaire to help us improve the release. It can be found here: <http://www.surveymonkey.com/s/87X52HW>. DCLG are running a statistics user engagement event towards the end of 2013 to obtain feedback on this and other DCLG releases. For further information please email housing.statistics@communities.gov.uk.

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) under preserved Right to Buy 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/housing2013/social-housing-sales-2012-13/?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

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>).

Next Publication

The next release, Right to Buy Sales in England 2013-14 Q2, will be released in November.

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>).

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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:
www.gov.uk/dclg

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