



Ministry of Housing,
Communities &
Local Government

Local authority housing statistics: Year ending March 2018, England



Housing *Statistical Release*

24 January 2019

The Ministry of Housing, Communities and Local Government is consulting on the future of this statistical bulletin and would like to invite views from users.

See our [user consultation](#).

- Local authorities in England owned 1.59 million dwellings on 1 April 2018, a decrease of 0.6% from the previous year. This follows a historical trend which has been driven by large-scale voluntary transfer of stock to Private Registered Providers (PRP), Right to Buy sales and demolitions. PRP owned stock has increased in the same period and the overall social housing stock has increase year on year since 2008 from 4.00 million to 4.14 million (Chart 2).
- Local authority landlords in England made 108,300 lettings during 2017-18. This was a decrease of 4% from the previous year, and follows a decrease from 326,600 in 2000-01 (Chart 3).
- The average local authority social rent in England in 2017-18 was £86.58 per week. This is 1% lower than the previous year which is in line with the social rent reduction set out in the Welfare Reform and Work Act 2016.
- There were 1.11 million households on local authority waiting lists on 1 April 2018, a decrease of 4% on the previous year (Chart 4).
- As at 1 April 2018, there were 70,300 “non-decent” local authority owned dwellings across England, a decrease of 11% from the previous year and a 91% decrease from 2006 when the decent homes standard was updated (Chart 6).
- In 2017-18 local authorities reported that 5,500 evictions were carried out by court bailiffs, a decrease of 6% on the previous year (Chart 7).

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Introduction

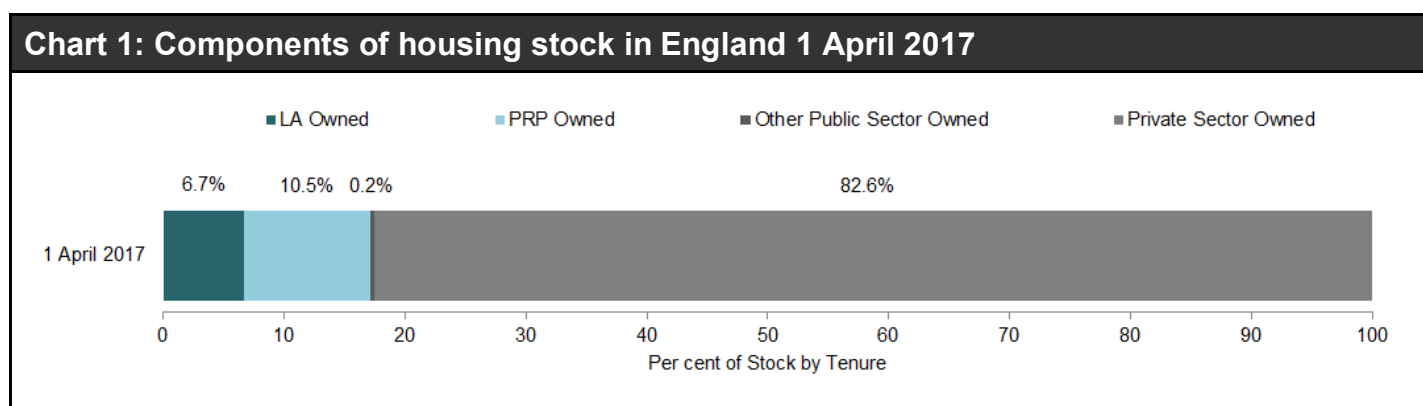
This statistical release covers social housing that is owned and managed by local authorities. This is only a part of social housing as Private Registered Providers (PRPs), formerly known as Housing Associations, also own and manage social housing stock. The 'Supplementary Information' section includes sources for information on PRPs.

This release presents information on local authority housing: stock, lettings, average rents, waiting lists, decent homes delivery and evictions for England.

At the end of the reporting year on the 1 April 2018 local authority owned 38% of all social stock (1.59 million dwellings out of 4.18 million dwellings) with the remainder owned by PRPs and other public sector providers.

At the beginning of the reporting year on the 1 April 2017 stock owned by local authorities and PRPs represented 17% of the total stock of housing in England (see chart 1).

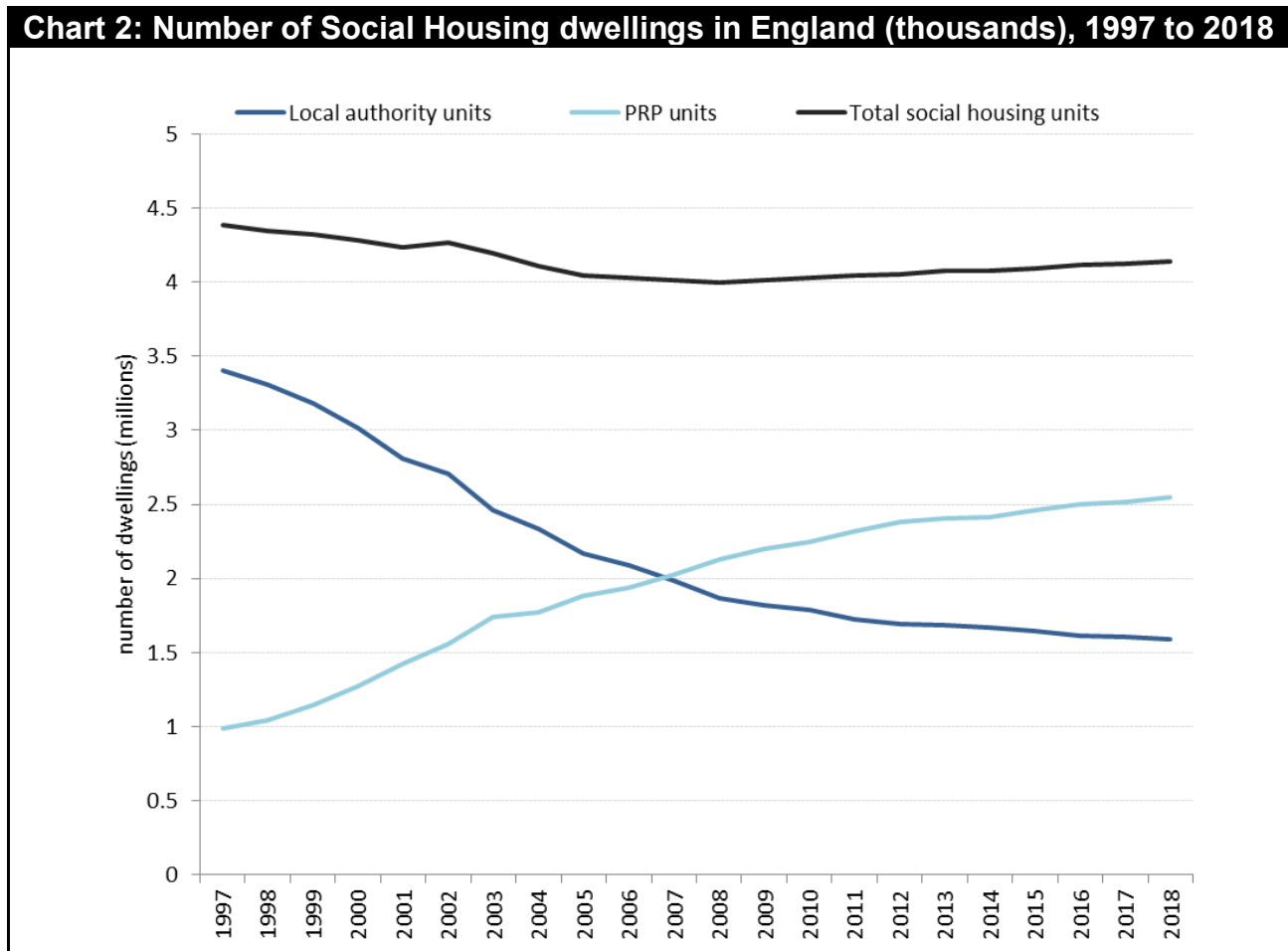
Information on private sector owned stock for 1 April 2018 will be published in the spring 2019 as part of the dwelling stock estimates in England: 2018 publication which will be available here: <https://www.gov.uk/government/collections/dwelling-stock-including-vacants>. As such April 2017 figures are presented in this bulletin.



Source: Live table 100: Dwelling stock: Number of Dwellings by Tenure and district: England; 2017

For further info: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> The table covering this topic is Live Table 100.

Local authority housing stock



Note: Local authority figures are based on 1 April, while PRP figures are based on 31 March.

Source: Live table 116 and SDR table 3

On the 1 April 2018 local authorities in England owned 1.59 million dwellings, a decrease of 0.6% from the previous year. Of these 1.59 million dwellings, 98.9% are let at social rent and 1.1% are affordable rent.

There has been a decrease in the number of local authority owned units from 4.39 million on 1 April 1997 (Chart 2 shows trend from 1997). This is due to Right to Buy sales, large-scale voluntary transfer of local authority stock to Private Registered Providers and demolitions.

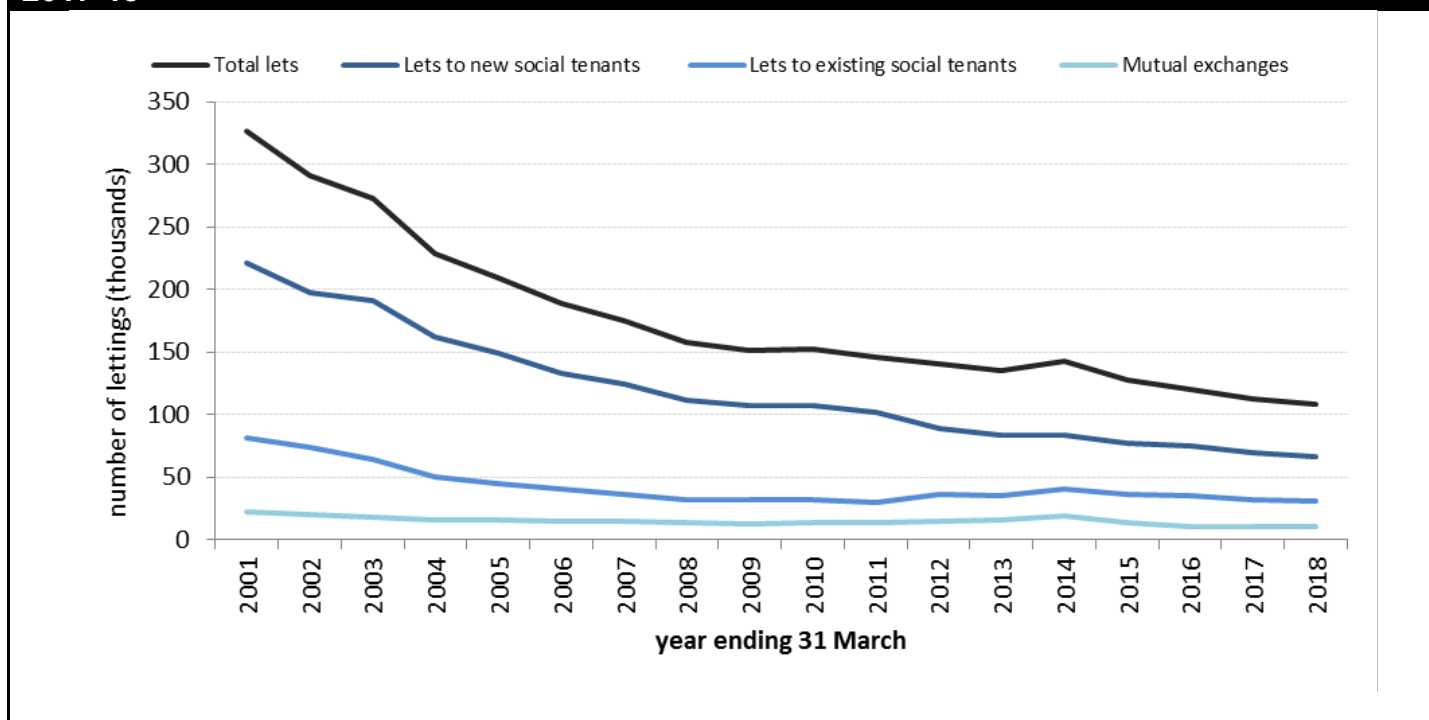
Private Registered Provider (PRP) owned stock has increased from 0.99 million in 1997 to over 2.54 million in 2018. Up to 2008 this was primarily driven by the large-scale voluntary transfer of stock from local authorities. After this, increases have been due to building and acquisitions.

Overall social housing stock owned by local authorities and PRPs decreased from 4.39 million dwellings in 1997 to 4.00 million in 2008. Since 2008, the stock of social housing has been increasing each year and now stands at 4.14 million.

For further info: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>
The table covering local authority stock is Live Table 116. Un-weighted PRP stock figures are covered in Live Table 115. Chart 2 uses weighted PRP stock figures represented in the Single Data Return (SDR) publication table 3 and can be found at <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>.

Lettings made by local authority landlords

Chart 3: Number of lettings made to local authority owned dwellings (thousands), 2000-01 to 2017-18



Source: Live table 602

Local authority landlords in England made 108,300 lettings in 2017-18. This was a decrease of 4% compared with the 112,600 lettings made in the previous year, and follows a decline from 326,600 in 2000-01 (see Chart 3 above). This decline has been due in part to the decline in local authority owned stock. In 2017-18, these lettings represented 7% of the total local authority owned stock. This is a decrease from 12% in 2001 indicating that there has been less churn of tenants within the available stock.

During 2017-18, 66,900 local authority lettings were made to new social housing tenants (a decrease of 3% from 2016-17), 30,700 local authority lettings were made to existing social housing tenants (a decrease of 5% from 2016-17) and 10,700 local authority lettings were made through mutual exchange schemes (a decrease of 3% from 2016-17).

Further information on lettings including the household type, gender, economic status, ethnicity and nationality of lettings of both local authority and Private Registered Provider lettings can be found in the Social Housing Lettings release, sourced from the CORE data collection. They are available here: <https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

For further info: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>
The live table covering this topic is Live Table 602.

Local authority stock and average social rent by size of property

Tables 1 and 2 show local authority social rented stock and average social rent by size of property for England and London respectively. These tables exclude affordable rent properties and Houses in Multiple Occupation (HMO) and hostel bed spaces.

| Table 1: Local authority social rented stock and average social rent by size of property for England 2017-18 ¹ | | |
|--|------------------|--------------------------------|
| Type | Stock | Average weekly rent (£) |
| Bedsits | 38,486 | 73.11 |
| One bedroom | 455,059 | 76.43 |
| Two bedrooms | 526,360 | 86.33 |
| Three bedrooms | 506,999 | 95.01 |
| Four bedrooms | 39,772 | 113.75 |
| Five bedrooms | 3,512 | 133.64 |
| Six or more bedrooms | 882 | 146.43 |
| Total | 1,571,070 | 86.58 |

1. Figure does not include properties for affordable rent, HMO and hostels bed spaces so is lower than the total stock figure of 1.59 million

Source: Live table 706

The average local authority social rent in England in 2017-18 was £86.58 per week. This is 1% lower than the average of £87.20 in 2016-17. This is in line with the Welfare Reform and Work Act 2016 – social rent reduction. Details are available at: <https://www.gov.uk/guidance/welfare-reform-and-work-act-2016-social-rent-reduction>

As shown in Table 2 below, the average social rent by property size for London is higher than the national average across all property sizes. The average local authority rent in London followed the national trend and was 1% lower than the average in 2016-17.

| Table 2: Local authority social rented stock and average social rent by size of property for London 2017-18 ¹ | | |
|---|----------------|--------------------------------|
| Type | Stock | Average weekly rent (£) |
| Bedsits | 18,580 | 82.88 |
| One bedroom | 117,609 | 92.66 |
| Two bedrooms | 136,937 | 105.11 |
| Three bedrooms | 99,668 | 120.14 |
| Four bedrooms | 14,657 | 139.08 |
| Five bedrooms | 1,947 | 154.08 |
| Six or more bedrooms | 539 | 165.23 |
| Total | 389,936 | 105.98 |

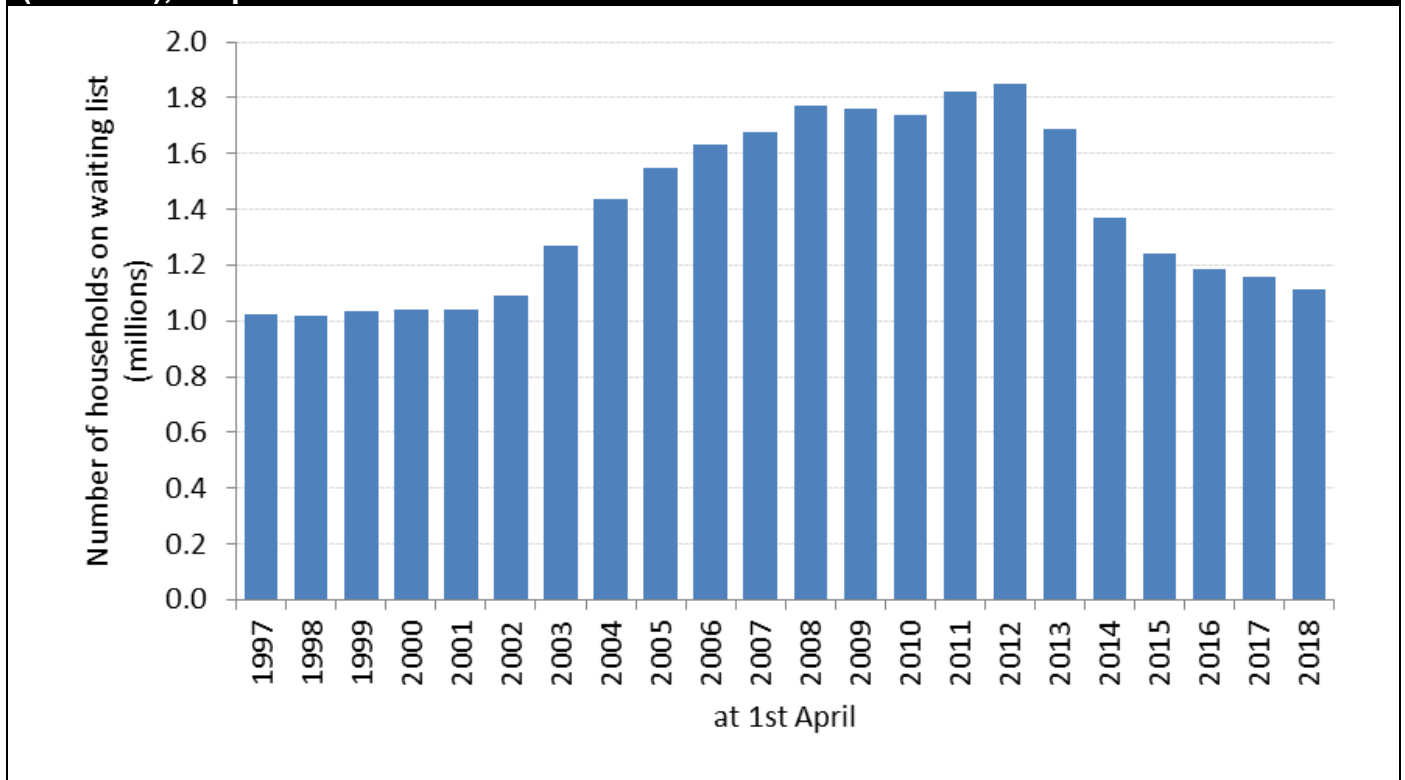
1. Figure does not include properties for affordable rent, HMO and hostels bed spaces so is lower than the total stock figure of 1.59 million

Source: Live table 707

For further info: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>.
The tables covering this topic are Live Tables 702, 706 and 707.

Households on the local authority housing waiting lists

Chart 4: Number of households on local authority housing waiting lists in England (millions), 1 April 1997 to 2018



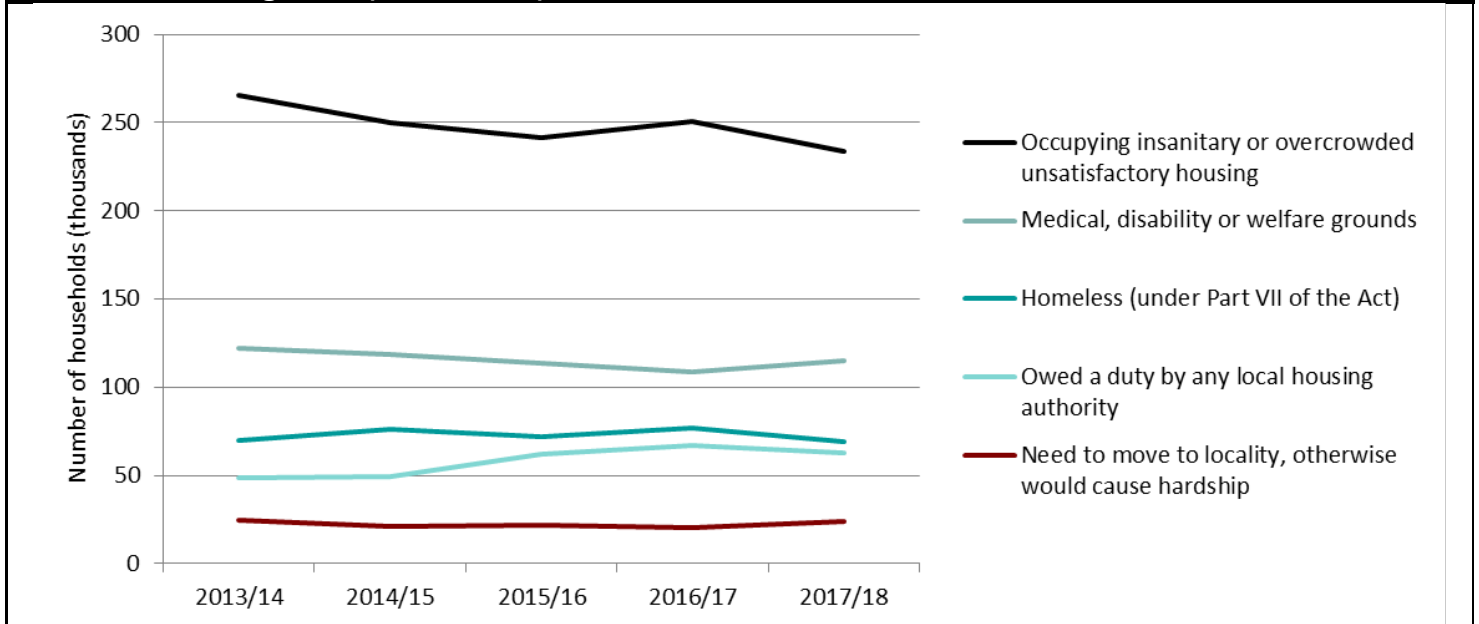
Source: Live table 600

On 1 April 2018, there were 1.11 million households on local authority waiting lists, a decrease of 4% on the 1.16 million the previous year. The Localism Act 2011 gave local authorities freedom to manage their own waiting lists so that they can decide who should qualify for social housing in their area and develop solutions which make best use of the social housing stock. Since the Localism Act came into effect, 95% of local authorities have reported changing their waiting list criteria due to the Act. This change is in part responsible for the recent decrease in the number of households on waiting lists.

Waiting lists can be affected by other factors, including reviews by local authorities to remove households who no longer require housing. The frequency of local authority reviews varies considerably and therefore, the total number of households on waiting lists is likely to overstate the number of households who still require housing.

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 2017-18, there were 494,000 households on local authority housing waiting lists in a reasonable preference category. The five specified categories are shown in Chart 5 below. On the 1 April 2018, 44% of the households on the local authority waiting list are in a Reasonable Preference category. This is up from 42% in 2017.

Chart 5: Households on local authority housing waiting list in specified Reasonable Preference categories (thousands), 2013-14 to 2017-18



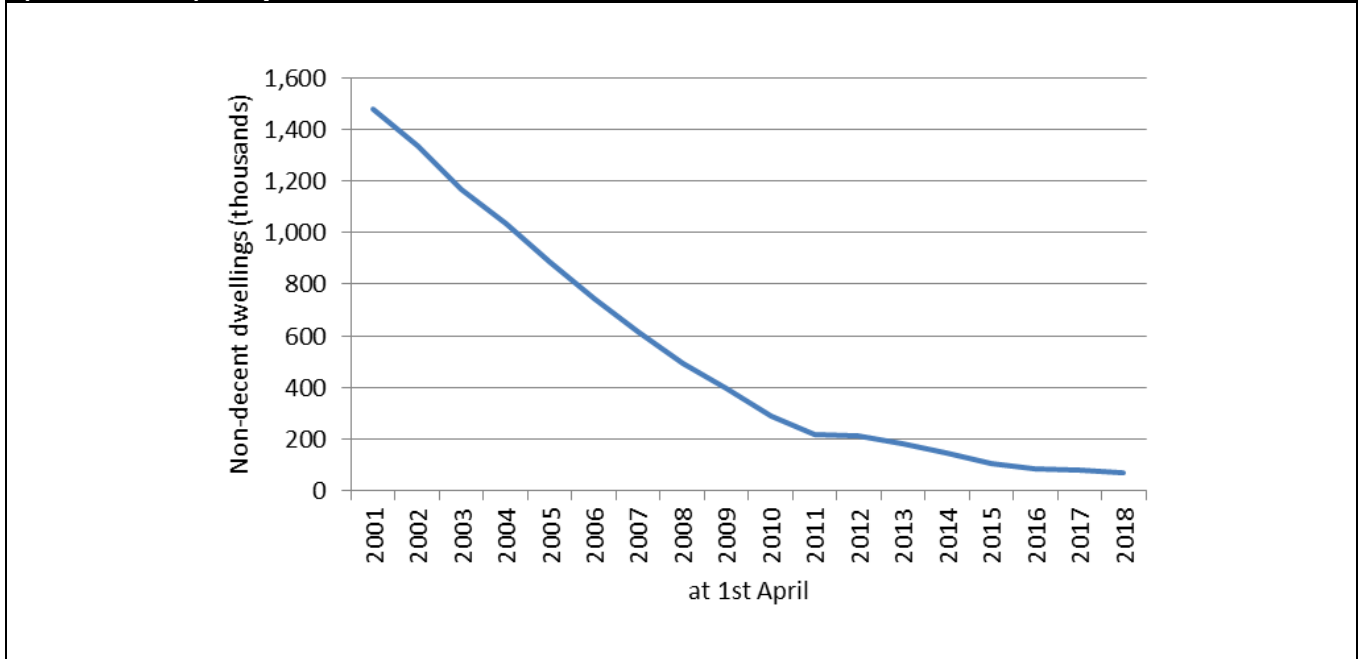
Source: LAHS Section C

The largest reasonable preference group remained “People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions”, which covered 233,600 households. The second largest group was “People who need to move on medical or welfare grounds, including grounds relating to a disability”, which covered 114,900 households. These groups have been the largest and second largest groups since 2013-14.

For further info: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>.
The table covering this topic is Live Table 600.

Decent homes

Chart 6: Number of non-decent local authority owned dwellings: England (thousands) 1 April 2001-2018



Source: Live table 119

Continuing the long term trend, the number of “non-decent” local authority owned dwellings across England decreased by 11% in 2018 (70,300 dwellings) compared with the previous year (79,000 dwellings). The proportion of “non-decent” local authority dwellings was 4% at 1 April 2018 compared with 5% at 1 April 2017.

In 2017-18, 33,400 homes were certified as “non-decent”. Local authorities made 40,100 homes decent with an associated cost of £350 million. 5,000 “non-decent” dwellings were removed from the total number of “non-decent” stock through tenant refusal, demolitions and partial transfers or other sales. Local authorities also spent £376 million on preventing 103,500 dwellings becoming “non-decent”.

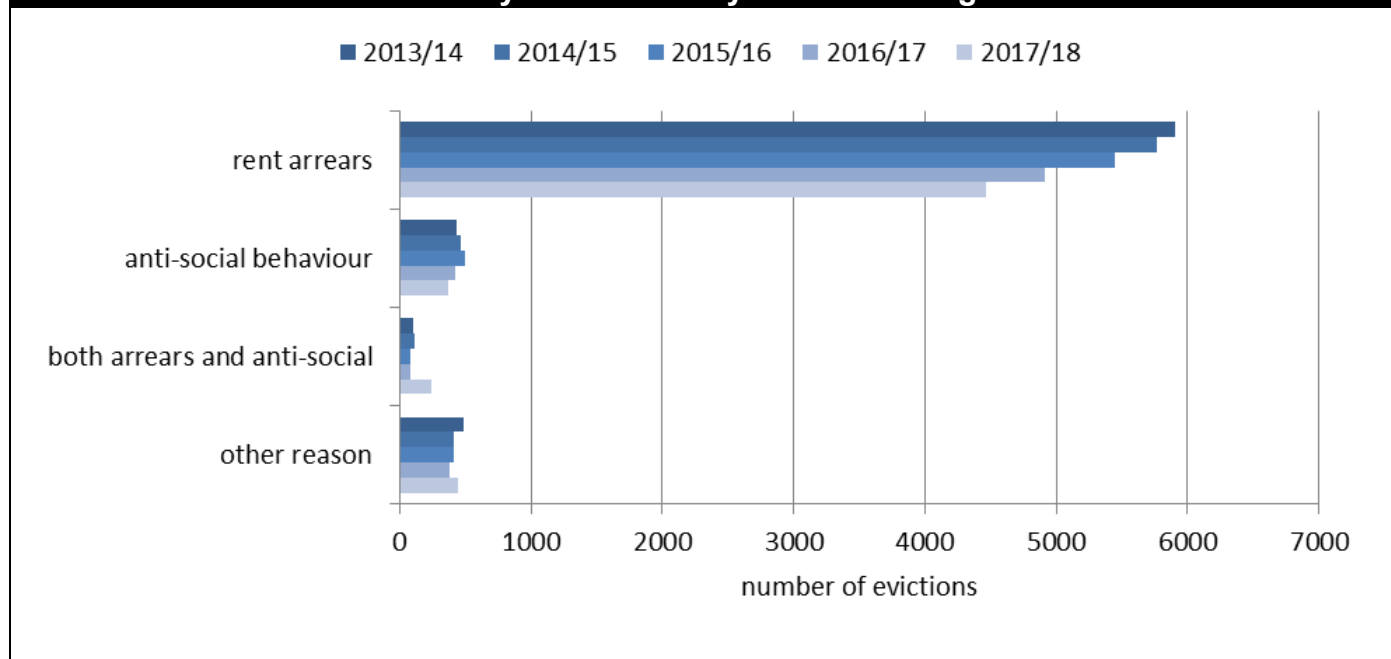
These figures for non-decent homes are based on the number of properties that local authorities are directly aware of and do not include cases where tenants have refused improvement work. An estimate of the total number of homes that are estimated to be non-decent, including whether work has been refused or not is available in the English Housing Survey (EHS)

<https://www.gov.uk/government/collections/english-housing-survey> and the comparison between the figures is presented in Live Table 119.

For further info: <https://www.gov.uk/government/collections/dwelling-stock-including-vacants>
The table covering this topic is Live Table 119.

Evictions carried out by local authority landlords

Chart 7: Evictions carried out by local authority landlords: England 2013-14 to 2017-18



Source: LAHS Section G

In 2017-18 local authorities reported that 5,482 evictions were carried out by court bailiffs, a decrease of 6% compared to 2016-17. This represents 0.3% of the 1.59 million local authority dwelling stock.

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. The Ministry of Justice publishes further data on landlord possessions at <https://www.gov.uk/government/collections/mortgage-and-landlord-possession-statistics>.

Accompanying Tables

The complete set of Local Authority Housing Statistics (LAHS) data collected from local authorities can be found on this web page:

<https://www.gov.uk/government/publications/completing-local-authority-housing-statistics-2017-to-2018-guidance-notes>

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>

- Table 100** Number of Dwellings by Tenure and district; England; 2008-09 to 2017-18 (This table will be updated in April once private sector dwelling data are available)
- Table 115** Dwelling stock: PRP stock, by district: England 1997-2018
- Table 116** Local authority stock, by district; England:1994-2018
- Table 119** Stock of non-decent homes in the Social Rented Sector; England 2001-2018 (This table will be updated on 31 January 2019)
- Table 612** Local authority vacant dwellings; England; 1989 – 2018 (with chart)

Live tables on rents, lettings and tenancies

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

- Table 600** Numbers of households on local authorities' housing waiting lists, by district: England 1997-2018
- Table 602** Local authority owned dwellings let by local authority, England, 2000-01 to 2016-18
- Table 702** Local authority average weekly rents, by district, from 1998-99
- Table 704** Rents: Private Registered Provider (PRP) rents, by district, England 1997 to 2018
- Table 706** Local authority social rented stock and average social rent by size of property, England, 2017-18
- Table 707** Local authority social rented stock and average social rent by size of property, London, 2017-18

Discontinued tables

- Table 701** Local authority housing average weekly rents by country (Discontinued 2017)
- Table 705** Local authority average weekly rents, United Kingdom, 2004-05 to 2015-16 (Discontinued 2017)

Related statistics

Local Authority Housing Statistics (LAHS) and related statistics are detailed in Table 3. Further information can be found in the separate statistical release for each source which can be found at the links below.

A guide to the Department's housing statistics can be found here:

<https://www.gov.uk/government/publications/guide-to-mhclg-housing-statistics>

| Table 3: Local Authority Housing Statistics and related statistics | | | | |
|---|--|---|--|--|
| Release | What do statistics show? | Frequency | Where does the data come from? | What are these figures most appropriate for? |
| This re-lease: Local Authority Housing Statistics (LAHS) | Annual estimates of stock and condition of Local Authority owned housing, including information on rents, waiting lists and evictions | Annual (January) | Data provided directly by local authorities | Information on the stock, condition and changes to local authority owned properties. |
| Social Housing Sales | Annual estimates of sales for social housing stock in England. Characteristics for Private Registered Providers (PRP) sales are also shown. | Annual (November) | The LAHS form administered by MHCLG. The Pooling of Housing Capital Receipts return administered by MHCLG. The Statistical Data Return (SDR) from the Regulator of Social Housing (RSH). The COntinuous REcording (CORE) data collection run by MHCLG. The administration systems of Home England (HE) and Greater London Authority (GLA). | These figures provide an overview of all sales of social housing stock in England. Shared ownership sales are not counted as they are treated as supply and not the sale of existing stock. These figures provide characteristics for PRP sales that have been recorded in COREsales. |
| Quarterly Right to Buy | Quarterly estimates of Local Authority Right to Buy | Quarterly (March, June, September, December) | Data provided directly by local authorities | 'Leading indicator' for the Right to Buy policy. Figures provided are Local Authority Right to Buy sales, the associated receipts. The starts on site and acquisitions of the delivered replacements. |
| Social housing lettings | Annual estimates of lettings for social housing stock in England. | Annual (November) | The CORE data collection run by MHCLG. The LAHS form administered by MHCLG. | These figures provide an overview of all lettings of social housing stock in England. |
| Affordable housing Supply | Overall affordable housing supply (new build and acquisitions) | Annual (November) | HE and GLA data which is published every six months combined with and LAHS data | Provides the most complete estimate of affordable housing supply. Affordable housing figures are a subset of total housing supply. |
| English Housing Survey | Information on people's housing circumstances and the condition and energy efficiency of housing in England | Annual (Headline report in January. Detailed reports in Summer) | Continuous national survey of people by a third party commissioned by MHCLG | Provides comprehensive information on the experiences of households in England. Summaries are available at the national and regional levels. |

| | | | | |
|---|---|--|---|---|
| Statistical Data Return Produced by RSH | Stock and condition of PRP owned housing | Annual (October) | Data provided directly by PRPs to the Regulator of Social Housing (RSH) | Information on the stock, condition and changes to PRP owned properties. |
| House building; new build dwellings | Quarterly estimates of new build starts and completions | Quarterly (March, June, September, December) | Building control officers at: <ul style="list-style-type: none"> • National House Building Council • Local Authorities • Approved Inspectors | This is a 'leading indicator' of house building, available soon (less than 2 months) after each quarter's end. |
| Housing supply; net additional dwellings | Total housing supply that comprises all new build, conversions, change of use, other gains/losses and demolitions | Annual (November) | Comes from local authorities outside London (Housing Flows Reconciliation Return) and for London boroughs is provided by GLA (London Development Database) | Provides an accurate assessment of annual change in all housing stock and is the most comprehensive estimate of supply. |
| Dwelling Stock estimates | Total housing stock, split by tenure | Annual (May) | Overall change in stock from Net Additional Dwellings. Tenure information provided directly from Local Authorities and Housing Associations. | Provides an accurate assessment of the total size of the housing stock and how it is split by tenure |

Note: Where otherwise stated all releases are produced by the MHCLG.

Social Housing Sales and Quarterly Right to Buy

Social Housing Sales and Quarterly Right to Buy publications can be found at

<https://www.gov.uk/government/collections/social-housing-sales-including-right-to-buy-and-transfers>

Social Housing Lettings

Further information of flow and characteristics of social housing lettings is produced by the Department and can be found here –

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Local Authority Stock Data

Local Authority Stock data can be found in Live Table 100 here-

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

Affordable Housing Supply

Further information on Affordable Housing Supply can be found here-

<https://www.gov.uk/government/collections/affordable-housing-supply>

Private Registered Provider (PRP) Data

Information regarding the stock and condition of stock of PRPs is produced by the Regulator of Social Housing (RSH) and can be found here –

<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

English Housing Survey (EHS)

Further information on the EHS can be found here –

<https://www.gov.uk/government/collections/english-housing-survey>

Technical notes

Data collection and data quality

The information collected in LAHS is a combination of information as a snapshot and for the whole of the financial year. The snapshot information refers to 1 April following the end of the financial year. For example, in the 2017-18 data collections, this is 1 April 2018. Other information refers to financial years, so for the 2017-18 data collection, the reporting period is 1 April 2017 to 31 March 2018.

The overall response rate for 2017-18 was as follows.

- 325 of the 326 local authorities provided some data for the LAHS return.
- Of which, 8 local authorities provided “un-finalised” returns. Local authorities are required to sign off their return to confirm it passes a range of quality checks and these local authorities have not signed off the return.
- Windsor and Maidenhead did not return any information.
- Approximately 94% of the 326 local authorities’ returns required imputation for at least one question. This meant around 4% of all data were imputed.

Assessment of data quality

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

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

The Local Authority Housing Statistics release is produced by MHCLG based on data provided by Local Authorities. An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

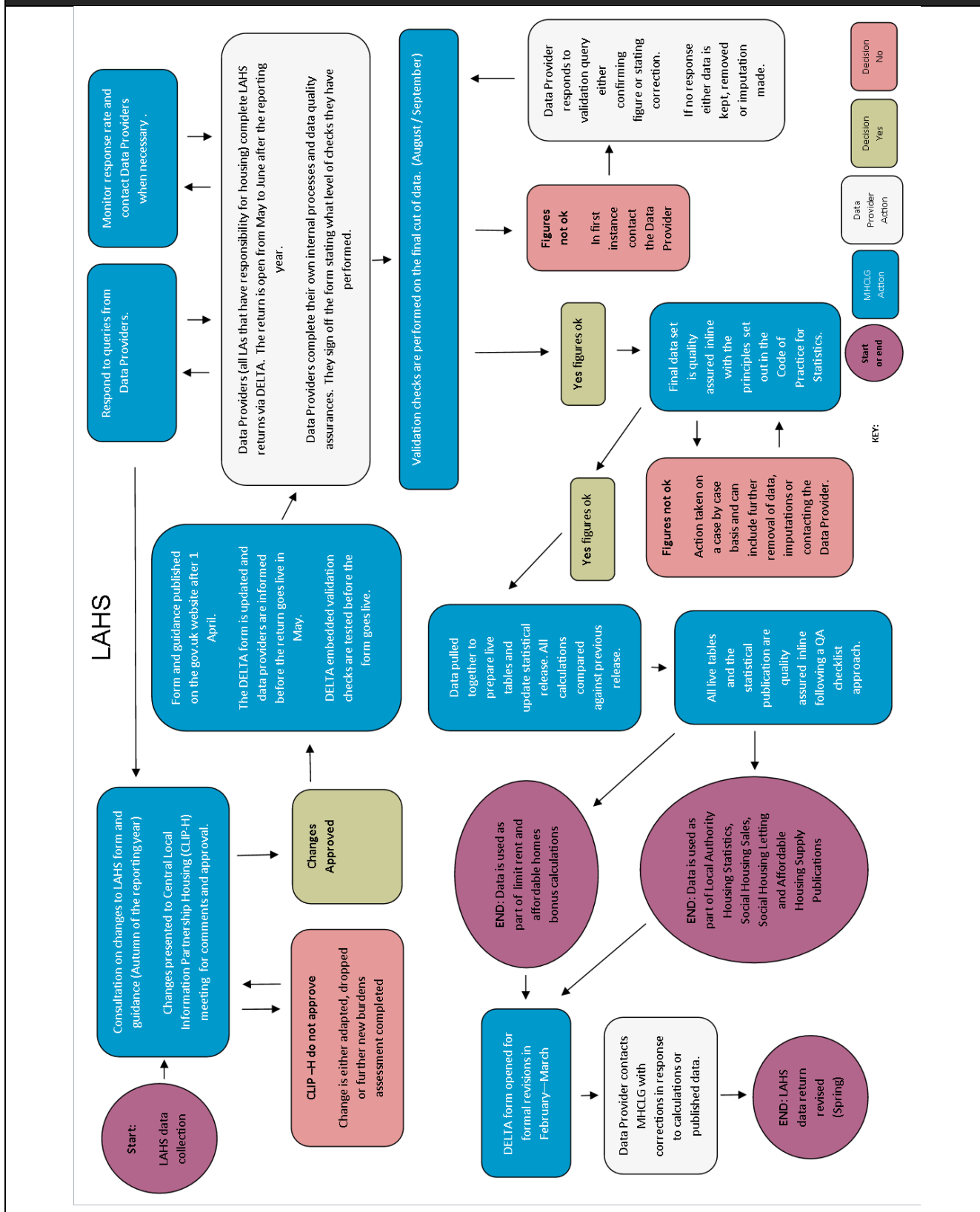
| Table 4: MHCLG Local Authority Housing Statistics | | | | |
|---|---|----------------------|-----------------|-----------------------|
| Risk/Profile Matrix Statistical Series | Administrative Source | Data Quality Concern | Public Interest | Matrix Classification |
| Local Authority Housing Statistics | Local authorities’ individual data systems. | Low | Medium | Low Risk [A2] |

The publication of Local Authority Housing Statistics can be considered as medium profile, as there has been mainstream media interest, with moderate economic and/or political sensitivity.

The data quality concern is considered low given that the data are checked by providers and is subject to data quality checks prior to publication.

Overall, the Local Authority Housing Statistics have been assessed as A2: Low Risk as it is a source to other publications such as Affordable Housing Supply, Social Housing Sales and Social Housing Lettings. A full outline of the statistical production process and quality assurance carried out is provided in the flow chart in Figure 1. Further details are also provided against each of the four areas outlined in the Quality Assurance of Administrative Data (QAAD) Toolkit.

Figure 1: Quality assurance flow diagram Local Authority Housing Statistics



Operational context and administrative data collection

The LAHS data collection is a non-statutory annual return and is collected from all lower tier local authorities (including unitary authorities) in England that were in existence over the 2017-18 financial year (326 local authorities). It covers information on social housing owned by local authorities, including information on rents, waiting lists and evictions.

2017-18 was the first year the return was completed by local authorities via the Department's DELTA system. In previous years this was returned using the Interform system. To reduce any risk to data quality the Department tested the form through its development and there was regular communication with authorities to prepare them for the new system. As part of the transition to the new system all validation tests were checked for appropriateness. Also further validations were developed for the system including checks on the previous year's 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.

Every effort is made to collect data from every Local Authority but on occasion estimates may be used ([see imputation](#)). Where possible revisions made in these statistics should also be made in the DELTA system, however for historic periods this may not always be possible. This may result in minor discrepancies between DELTA data and the published figures. Care should be taken using data at a Local Authority level as the totals are low and therefore can be volatile.

There are a number of other sources that contain related data that is presented in LAHS. This includes the English Housing Survey (EHS), COntinuous REcording (CORE), Statistical Data Return (SDR), Quarterly Right to Buy (QRtB) and the Mortgage and Landlord Possession statistics. Further information is available in the [definitions](#) section covering themes on stock, rents, waiting lists, decency and evictions.

The LAHS form is regularly assessed against current and future policy requirements. Where changes are proposed they are presented to the Central Local Information Partnership Housing (CLIP-H) subgroup for discussion.

Communication with data supply partners

There are regular contacts with the data suppliers for this release to ensure that there is a common understanding of what information is being supplied.

Communication with suppliers is managed through a number of formats (regular contact with data providers via email or phone both during the data collection or validation checks processes, and throughout the year via the gov.uk website and the Central Local Information Partnership Housing (CLIP-H) sub-group).

The Government maintains the Single Data List which is a catalogue of all datasets that local government is required to submit to central government. LAHS is on this list.

QA principles, standards and checks by data suppliers

The Local Authority Housing Statistical data is provided by Local Authorities and therefore the Department does not have full oversight of their systems and quality procedures. We provide clear guidance and documentation to them via DELTA and online at <https://www.gov.uk/government/publications/completing-local-authority-housing-statistics-2017-to-2018-guidance-notes>. Data received by the Department goes through an extensive validation and imputation process which is set out in **Figure 1**.

Producers' QA investigation and documentation

Whilst providers are expected to carry out their own checks before the data is submitted for this publication, further quality assurance is carried out once the data is received by the responsible statistician for this publication (**Figure 1**).

The quality assurance process includes sense checks on previous year's figures, identification of extreme values, cross validation of multiple fields and, when necessary, contacting the data provider for clarification or confirmation of figures.

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

Imputation

All returns undergo validation and cross-checking, and late returns are chased to ensure overall response is as complete and accurate as possible. Outliers or inconsistent 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 (Housing Strategy Statistical Appendix (HSSA) and Business Plan Statistical Appendix (BPSA) data) collection process for many years. All national totals reported in this release include imputed data for missing returns.

Approximately 94% of the 326 local authorities' returns required imputation for at least one question. This meant around 4% of all data were imputed. In general terms, one of three approaches to imputation are taken which are:

- Where figures are not expected to change greatly year on year direct carry-over of the value reported in 2016-17 was used.
- Where there are sub-components of other reported items imputations are calculated from data provided.
- When the first two methods are not appropriate there is an assumption of 0.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Ministry of Housing, Communities and Local Government Revisions Policy (found at <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>). There are two types of revisions that the policy covers:

Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled Revisions

Revisions are scheduled to be made to the complete dataset to reflect changes to Sections I and A. The changes to Section I will be due to representations made by local authorities as part of the New Homes Bonus allocation process. The changes to Section A will be as part of the limit rent setting process. These revisions are used to update the calculations and recorded by the Department. However, these will not be automatically updated on DELTA and the published release.

Any revisions made by local authorities to their figures after the DELTA form is closed for editing, due to either errors found in their submission or failure to meet the deadline, will be recorded but no changes will be made to the published statistical release in January.

There is a formal revisions period in early 2019 after the publication of LAHS in January. The LAHS forms are reopened for editing for a few weeks. The Department inform all authorities when DELTA is open and will further target authorities where the Department knows revisions are due. Revisions will normally only be made to the most recent published year. The revised LAHS returns are published in spring 2019.

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 last published year) 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.

Definitions

A full list of housing statistics and English Housing Survey definitions can be found at: <https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary>.

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 made up of local authority owned stock and stock owned by Private Registered Providers. The Homes and Communities Agency (HCA) took over responsibility for the regulation of social housing providers in England on 1 April 2012. In 2018 the HCA was split into the Regulator of Social Housing (RSH) and Homes England (HE). The RSH Statistical Data Return (SDR) is the preferred data source. This can be found here: <https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018>

Further information about local authority LSVT to Private Registered Providers can be found at: <https://webarchive.nationalarchives.gov.uk/20140805134157/https://www.homesandcommunities.co.uk/ourwork/existing-stock###svt>. 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/collections/english-housing-survey>. There are a number of potential reasons for this such as, households may apply to multiple local authorities and households may remain in local authority's systems after their housing need has ended. The latter can occur due to the periodic nature of authorities cleaning of their waiting lists and where the authority has not been involved in ending of the housing need.

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/>. The latest statistical release provides information on lettings of social housing in England during 2017-2018 by local authorities and Private Registered Providers, and can be found here: <https://www.gov.uk/government/collections/rents-lettings-and-tenancies>. The 2017-2018 figures were published on the 28 November 2018. Lettings made by Private Registered Providers are also collected on the RSH's SDR.

Types of social let:

Existing social tenant - immediately before the current let the tenant had a secure, assured, flexible, fixed term, introductory, starter, demoted or family intervention tenancy

New social tenant – tenant's last dwelling was not a social housing dwelling (whether owned or managed by your local authority or another social landlord).

Mutual exchange tenant – tenant swaps dwellings with another social tenant.

Social Rents:

Social Rented Sector rents are consistently higher from the EHS compared with LAHS and SDR. The reasons for this are unclear but are likely to be due to differences in methodology. EHS data is reported by the tenant where as LAHS and SDR come from the social landlord.

The LAHS figures are consistently higher than those from CORE lettings. LAHS figures represent general needs and supported housing whereas CORE only contains general needs. As supported needs rents tend to be higher than general needs this could explain why LAHS figures are higher than from CORE. Differences will also be caused by relative levels of turnover across local authorities since CORE only records new lettings.

The SDR figures on housing association rents are consistently higher than those from CORE lettings. Both sets of figures represent general needs housing only but differences will be caused by relative levels of turnover across local authorities since CORE only records new lettings.

Local authorities can now offer social housing at two different rent levels, social rent and affordable rent. Social rented housing is housing owned and managed by local authorities and other registered providers, for which target rents are determined through the national rent regime. Affordable rented housing is housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent. For more detailed information go to <https://www.gov.uk/housing/funding-programmes>. Local authorities were not able to let properties at affordable rent until 2012-13, meaning the LAHS return for 2012-13 collected data on affordable rent lettings made by local authorities for the first time. As such Table 3 is based on social rent stock only. In addition, the data quality of the affordable rent stock, lettings and rent figures are not as high as the social rented stock figures.

Decent homes programme:

In 2001 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/publications/a-decent-home-definition-and-guidance>

Local authorities report information on decent homes activity through the LAHS return. Private Registered Providers report similar information through the RSH'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/collections/english-housing-survey>

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>

Reported levels of decent homes have been consistently lower in LAHS than EHS. There are a number of reasons for this. For example EHS figures are based on a physical inspection of surveyed properties. While in LAHS only properties that LAs have been made aware of are included. Also in LAHS properties where the tenant refused work are excluded. LAHS data should be used when accessing the decent homes standard for social housing.

Evictions:

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 the LAHS return collects information on the evictions from properties owned by local authority landlords, corresponding information is not collected from Private Registered Providers. 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:

<https://www.gov.uk/government/statistics/mortgage-and-landlord-possession-statistics-july-to-september-2018>

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.

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users is published here:

<https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

Devolved administration statistics

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, Private Registered Provider or equivalent).

The Scottish Government publishes statistics on social housing which are available through their website:

http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration?utm_source=website&utm_medium=navigation&utm_campaign=statistics-topics

In particular, they produce an annual Key Trend Summary. This can be accessed at:

<https://beta.gov.scot/publications/housing-statistics-scotland-2018-key-trends-summary/>

The Welsh Assembly Government publishes statistics on social housing which are available at:

<http://gov.wales/statistics-and-research/social-housing-stock-rents/?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:

<https://www.communities-ni.gov.uk/topics/housing-statistics>

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/department-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:

| Appendix 1: Links to related statistics in devolved administrations | | | |
|--|---|---|---|
| Topic | Scotland | Wales | Northern Ireland |
| Council Housing Stock | http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock | http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en | https://www.finance-ni.gov.uk/topics/statistics-and-research/housing-stock-statistics |
| Decent Homes Programme | Scottish Housing Quality Programme http://www.gov.scot/Topics/Built-Environment/Housing/16342/shqs/progr ess | Welsh Housing Quality Standard https://gov.wales/topics/housing-and-regeneration/housing-quality/welsh-standard/?lang=en | https://www.communities-ni.gov.uk/decent-homes-standard |
| Stock Condition & Fitness Standards | http://www.scotland.gov.uk/topics/statistics/shcs | http://wales.gov.uk/statistics-and-research/welsh-housing-quality-standard/?lang=en | https://www.nihe.gov.uk/nihcs_2016_preliminary_report.pdf |
| Council House Vacant Stock | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement | https://gov.wales/statistics-and-research/social-housing-vacancies-lettings-arrears/arrears-data-collection/?lang=en | https://www.nidirect.gov.uk/rating-empty-homes |
| Energy Efficiency / SAP Ratings | http://www.scotland.gov.uk/topics/statistics/shcs | http://gov.wales/topics/environmentcountry-side/energy/efficiency/energy-efficiency-strategy-for-wales/?lang=en | https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17 |
| Houses of Multiple Occupations | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HMO | http://gov.wales/topics/planning/policy/guidanceandleaflets/houses-in-multiple-occupation-practice-guidance/?lang=en | Not collected |
| Private Sector Renewal / Assistance | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Improvements | http://gov.wales/topics/housing-and-regeneration/?lang=en | https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17 |
| Affordable Housing Provision | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild | http://wales.gov.uk/statistics-and-research/affordable-housing-provision/?lang=en | Not collected |
| Lettings / Allocations | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement | https://gov.wales/statistics-and-research/social-housing-vacancies-lettings-arrears/arrears-data-collection/?lang=en | https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17 |
| Waiting Lists | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement | Not collected | https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17 |
| Landlord Possessions / Evictions | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement | https://statswales.gov.wales/Catalogue/Housing/Possessions-and-Evictions/PossessionOrders-by-Landlord-PossessionType | Not collected |
| Rent Arrears | http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09 | https://gov.wales/statistics-and-research/social-housing-vacancies-lettings-arrears/arrears-data-collection/?lang=en | https://www.communities-ni.gov.uk/topics/housing-statistics |

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

<http://www.statisticsauthority.gov.uk/>

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

www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

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

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