



Social Housing Sales: April 2018 to March 2019, England

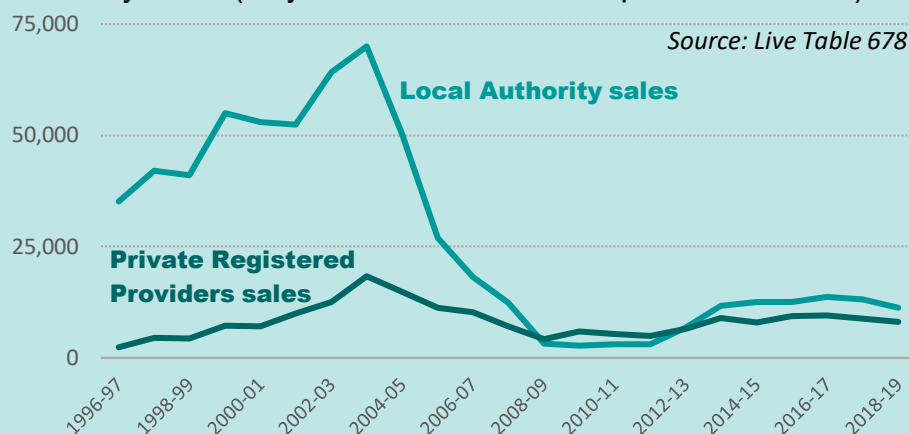


Housing Statistical Release

05 December 2019

Sales

- In 2018-19, there were 19,389 sales of social housing dwellings, a 12 per cent decrease compared to 2017-18.
- Local authorities (LAs) were responsible for 3 out of 5 social housing sales in 2018-19, consistent with the previous three years. The chart below shows sales since 1996-97 by seller (only LA data are available prior to that date).



- In 2018-19, three quarters of all sales were Right to Buy (including preserved and voluntary Right to Buy) and this is consistent with previous years.

Right to Buy Discounts

- In 2017-18, Local Authority Right to Buy sales had an average discount of 42 per cent of the selling price, 15 percentage points higher than in 2011-12 (pre-reinvigoration).
- PRP Right to Buy sales had an average discount of 54 per cent of the selling price, 24 percentage points higher than in 2011-12 (pre-reinvigoration).

Demolitions of social housing stock

- In 2018-19, there were 4,351 demolitions of social housing stock held by local authorities and private registered providers. There has been a general decrease in number of demolitions since 2001-02.

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Responsible Statistician:

Alexandra Turner

Statistical enquiries:

office hours:

0303 444 6420

housing.statistics@communities.gov.uk

Media Enquiries:

0303 444 1209

newsdesk@communities.gov.uk

Date of next publication:

Autumn 2020

Introduction

This Statistical Release presents National Statistics on annual sales of dwellings in the socially rented sector in England, including those previously used for social rent and affordable rent. It complements the statistical releases on quarterly Local Authority 'Right to Buy sales in England' with statistics on sales by Private Registered Providers and other schemes and types of sale in addition to the Right to Buy scheme.

Shared ownership sales are excluded from the statistics reported under "Social Housing Sales" (page 3). Financial information on shared ownership sales and information on the characteristics of shared ownership buyers is still available in this publication, on pages 7 and 8. Information on Shared Ownership completions is published in the Affordable Housing Supply publication <https://www.gov.uk/government/collections/affordable-housing-supply>.

For the financial and household characteristics sections of this publication (which uses the COntinuous REcording of Sales (CORESales) data)¹.

Changes in this release

Sections A and B of the Local Authority Housing Statistics (LAHS) are released along with this publication for the first time. This follows a consultation earlier this year about discontinuing the LAHS bulletin and releasing the LAHS tables and datasets alongside relevant publications.

In future years, it is expected that section A will be released with Social Housing Lettings, should that publication precede this one in the release calendar.

Live tables 671 and 685 have been discontinued, as all the information they include are already present in live tables 678 and 691 respectively. In the case of Live Table 691, this table is also updated quarterly, with each new release of the bulletin of Right to Buy sales. Live table 688 has also been discontinued; the information used to produce this table is available in Live Table 691 and in Section A of the Local Authority Housing Statistics.

¹ Please see <https://core.communities.gov.uk/> for further information.

Social Housing Sales

The number of social housing sales included in this section refer to sales of existing stock owned by Local Authority (LA) and Private Registered Provider (PRP). These sales include Right to Buy, preserved Right to Buy, voluntary Right to Buy, Right to Acquire, Social HomeBuy, Voluntary Purchase Grant, other outright sales to tenants and disposals of existing stock to the private sector. Further information these types for sales can be found in the Type of Social Housing Sales section of this publication.

In 2018-19, there were 19,389 sales of social housing dwellings, a 12 per cent decrease compared to 2017-18. These sales represent 0.5 per cent of the total social rented stock of 4 million² at 31 March 2018. Throughout 2018-19, an additional 37,825 affordable homes for rent were delivered³.

Right to Buy and to a lesser extent preserved Right to Buy have been the main drivers of social housing sales in England since their introduction in 1980 and 1989 respectively. In 2018-19, three quarters of all sales were Right to Buy and this has been the case in all but three years since 2008-09. Prior to 2008-09 this proportion would have been higher.

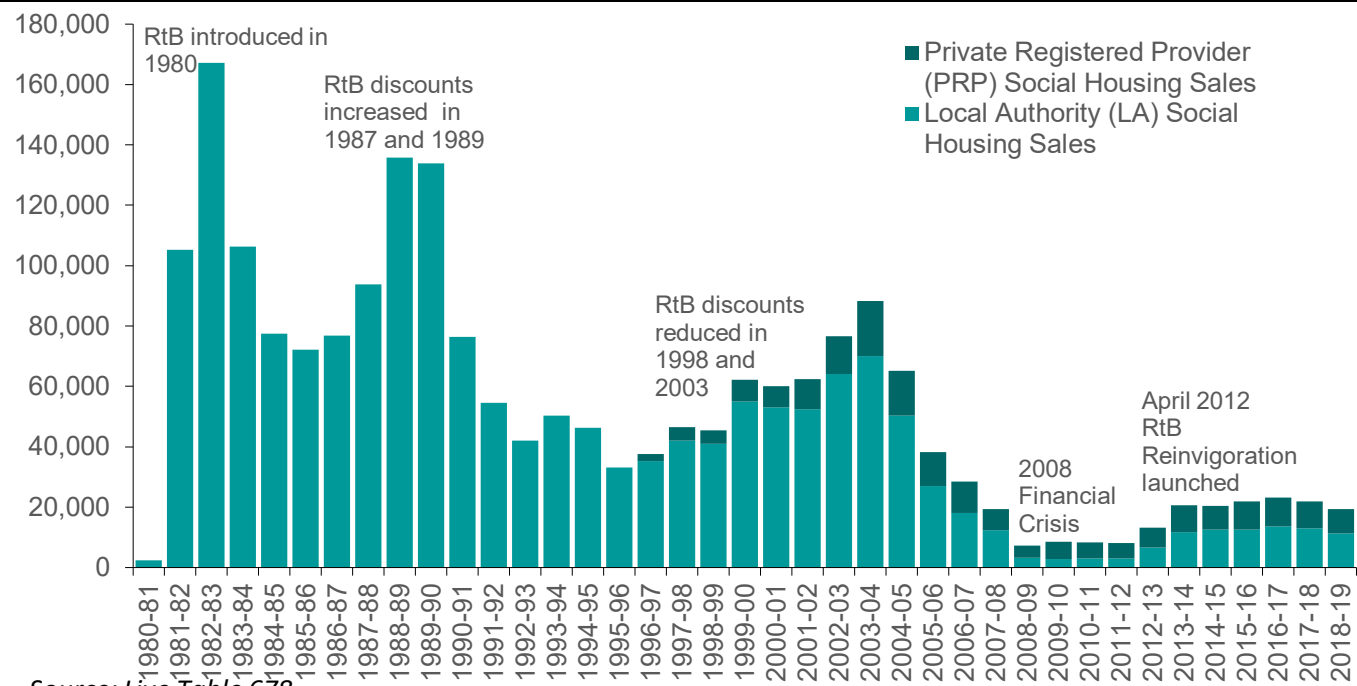
The changes introduced in 2012-13 to re-invigorate the Right to Buy scheme has led to an increase in the number of sales of social housing stock but these remain lower than the pre-financial crisis peak in 2003-04: the number of sales in 2018-19 represented 22 per cent of those in 2003-04.

The majority of social housing sales have been of LA owned stock, however sales by PRP owned stock has increase as their stock has increased (see Chart 1 below). In 2018-19, there were 11,302 sales of Local Authority social housing stock, a decrease of 14 per cent from the previous year. Sales of Private Registered Provider's social housing stock were 8,087 in 2018-19, a decrease of 8 per cent compared with the previous year.

² Source Live Table 104 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

³ Source Affordable Housing Supply Live Table 1000 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

Chart 1: Total social housing sales in England 1980-81 to 2018-19 ^(a)



Source: Live Table 678

(a) Figures for Private Registered Providers are only available from 2001-02, however they would have been relatively small before that point

Data on social housing sales are available in Live Table 678, which can be found here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

Types of sales

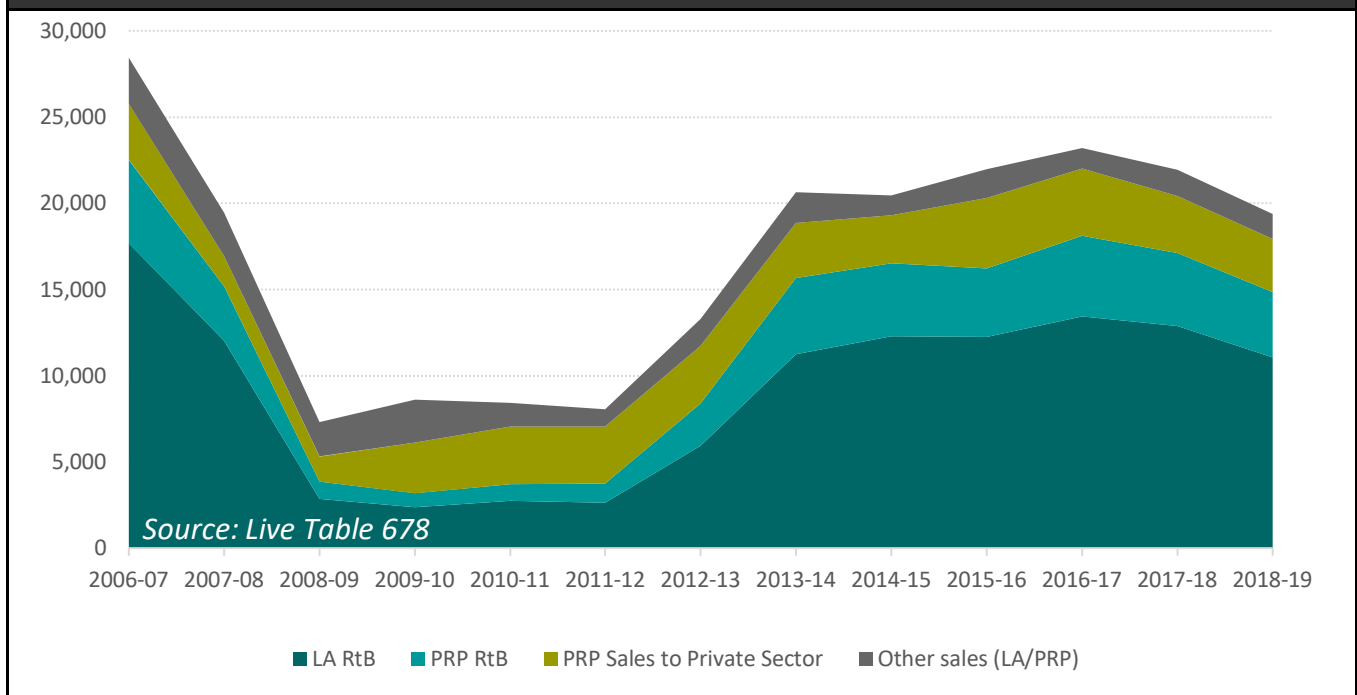
Tenants in LA housing may be eligible to buy their property under Right to Buy if they have accrued at least three years as a social housing sector tenant. This does not need to be continuous, nor does it need to have been accrued whilst living in the same property.

In 2018-19, there were 26,250 Right to Buy applications to LAs, a 4 per cent decrease compared to 2017-18. However, applications remain above the pre-reinvigoration level of 9,000 applications in 2011-12.

LAs sold 11,059 properties under Right to Buy, the lowest value since 2012-13. In that year, which was the first year following the changes to Right to Buy discounts, there were 5,944 sales.

In addition to these, there were 3,776 PRP Right to Buy Sales, a decrease of 11 per cent on the previous year. Where tenants have been moved as part of a Large Scale Voluntary Transfer of stock from Local Authorities to PRPs the tenants may be able to buy their property through preserved Right to Buy. In 2016-17, voluntary Right to Buy was introduced as a small-scale pilot and then widened to a Midlands regional pilot in 2018. This gave PRP tenants the Right to Buy who previously did not have preserved Right to Buy. PRP Right to Buy covers both preserved Right to Buy and voluntary Right to Buy.

Chart 2: Types of social housing sales in England, 2006-07 to 2018-19



Source: Pooling of Housing Capital Receipts Return (MHCLG), Local Authority Housing Statistics Return (MHCLG) and Statistical Data Return (RSH)

For the other types of sales in 2018-19 (see Live Table 678):

- PRPs sold 3,110 units of their stock to the private sector, a decrease of 6 per cent from the previous year;
- There were 1,201 PRP other sales, which includes Social Homebuy, Right to Acquire and other sales to sitting tenants. This was a decrease of 7 per cent from last year.
- There were 243 LA other sales which include the sales of Local Authority stock through other products such as Social Homebuy, other sales to sitting tenants and other sales. This compares with 226 sales in the previous year.

Time series on Right to Acquire (in Live Table 677) and Social HomeBuy (in Live Table 683) are derived from data reported to Homes England (HE) and the Greater London Authority (GLA). These may differ from the figures above due to coverage and response rates to the Statistical Data Return (SDR) on which Live Table 678 is based.

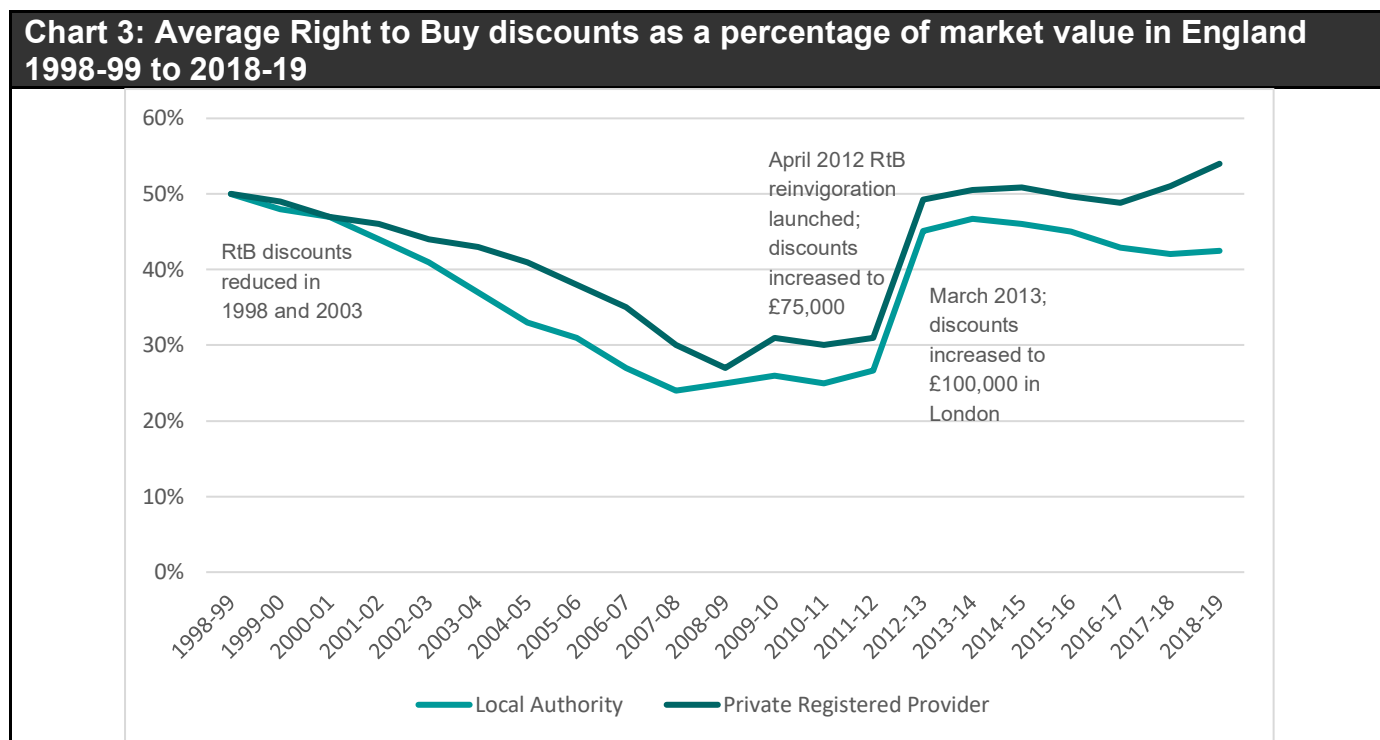
Right to Buy sales: Financial Information

When a property is sold through Right to Buy the 'discount percentage' is the percentage below market value that a dwelling is sold.

Historically the average 'discount percentage' decreased steadily between 1998-99 to 2007-08, from 50 per cent to 24 per cent for Local Authorities and from 50 per cent to 30 per cent for Private Registered Providers (PRPs). In 2012-13, the discount increased back towards 1998-99 values with a 'discount percentage' of 45 per cent value for Local Authorities and 49 per cent value for

PRPs. See Chart 3.

These increases reflect changes made to the scheme between April 2012 and July 2014 which increased the maximum discounts available for buyers.



Source: Local Authority Housing Statistics Return (MHCLG) and CORE data collection (MHCLG)

Chart 3 shows the consistent trend that PRP discounts on Preserved Right to Buy (PRtB) properties tend to be higher than LA discounts on Right to Buy properties. To be eligible for PRtB, tenants have to have been resident in their property since before the property transferred from a LA to the PRP. Most of these transfers happened several years ago, meaning tenants applying under PRtB are expected to have been resident at their properties for longer than residents applying under RtB, and are therefore eligible for larger discounts.

Financial figures in the next two sections are rounded to the nearest £10.

Local Authority Right to Buy Sales

The average Right to Buy discount per Local Authority dwelling sold was £63,370 in 2018-19 which was more than double the 2011-12 value of £26,690. The increase reflects both the increased discounts with the re-invigoration of Right to Buy in April 2012 and the overall increase in house prices.

The average discount, as a percentage of market value, of Right to Buy Local Authority dwellings sold was 42 per cent in 2018-19. This is 5 percentage points lower than the last peak in 2013-14, but is still 15 percentage points higher than in 2011-12.

The average market value of LA Right to Buy sales was £149,220 in 2018-19, approximately a 4

per cent change on the previous year.

Private Registered Provider Right to Buy Sales

The average Right to Buy discount per Private Registered Provider dwelling sold was £59,170 in 2018-19, just over double the 2011-12 value of £28,410.

The average discount, as a percentage of market value, of Right to Buy Registered Provider dwellings sold was 54 per cent in 2018-19, 4 percentage points up from 2017-18 and 24 percentage points higher than in 2011-12. This is the highest average discount in the available data series (from 1998-99).

The average market value of PRP Right to Buy sales was £110,130 in 2018-19, a 2 per cent increase on the previous year.

Further detail on Right to Buy Financial statistics is available in Live Table 682, which can be found here <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>.

Shared Ownership sales: Financial Information

Data in this section were collected through the COntinuous REcording (CORE) system - for details on how CORE and the Statistical Data Return (SDR) collection criteria compare please see the annex on Data Collection and Data Quality. It is mandatory for Private Registered Providers to complete CORE Sales logs. Local authorities and other social landlords are invited to complete CORE Sales logs on a voluntary basis, and few choose to do so. As such, the CORE Sales data set is considered a partial data set of Social Housing Sales and is almost exclusively reflective of sales of PRP-owned stock.

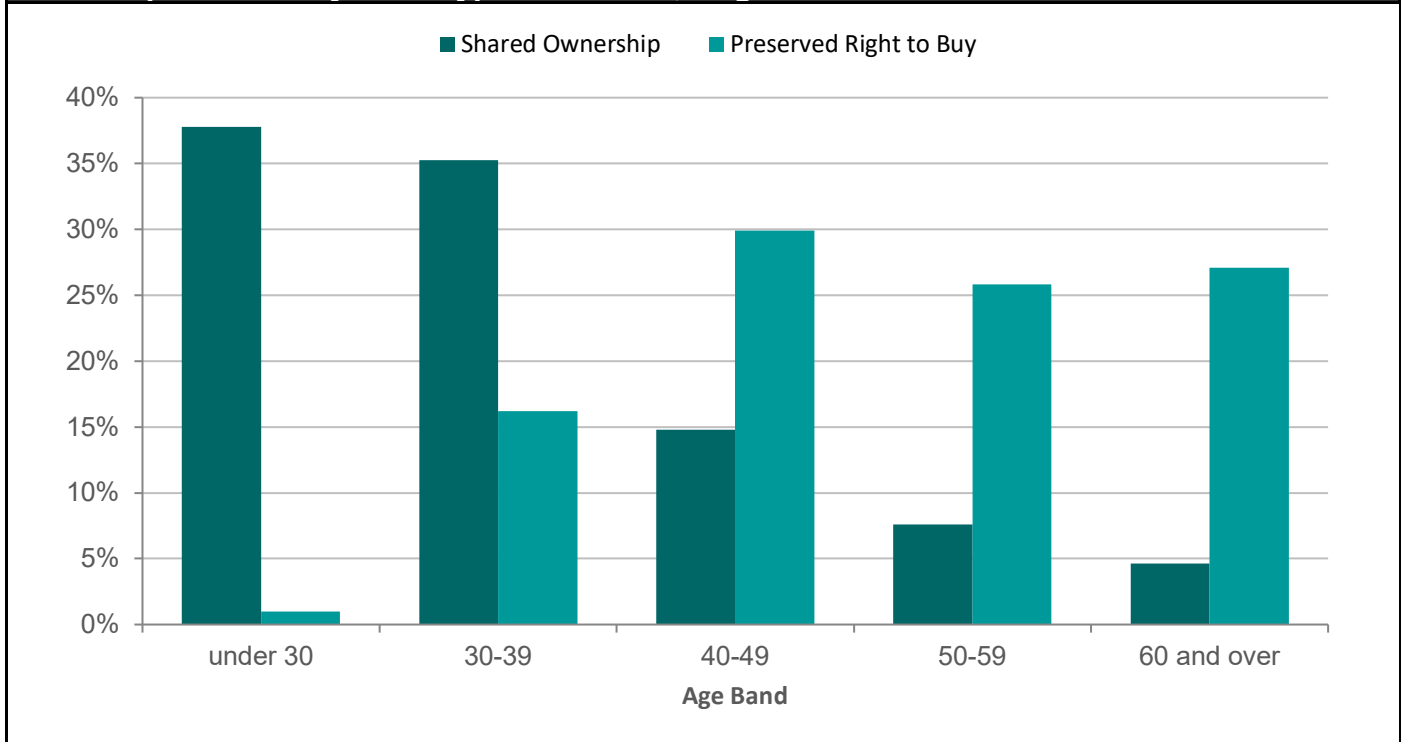
The completion of fields containing financial information in CORE is not mandatory, and some missing information on mortgage and deposit is imputed during data processing. For the purpose of this release, only sales that have no missing data following imputation in market value, initial equity stake, mortgage value and deposit were included. This totalled 12,793 Shared Ownership and Social HomeBuy (shared ownership) sales in 2018-19. CORE only captures data from certain Private Registered Providers and similar data on Local Authority sales is not available. As such these figures have limitations and should be treated with caution. These figures are also available in Live Table 697.

The average market value for Shared Ownership sales was £265,000 in 2018-19, a 54 per cent increase compared to £172,100 in 2010-11, the first year for which data is available.

The value of the initial equity stake purchased has increased from £67,200 in 2010-11 to £108,100 in 2018-19, with the average initial equity stake increasing from 40 to 42 per cent.

The proportion of the average equity stake paid as a cash deposit fluctuated slightly in the period from 2010-11 to 2018-19, between a low of 6.9% in 2012-13 to a high of 9.3% in 2018-19.

Chart 4: Percentage of social housing buyers of private registered provider stock by age band of purchaser by sales type in 2018-19, England



Source: CORE data collection (MHCLG)

Private Registered Provider sales: buyer household characteristics

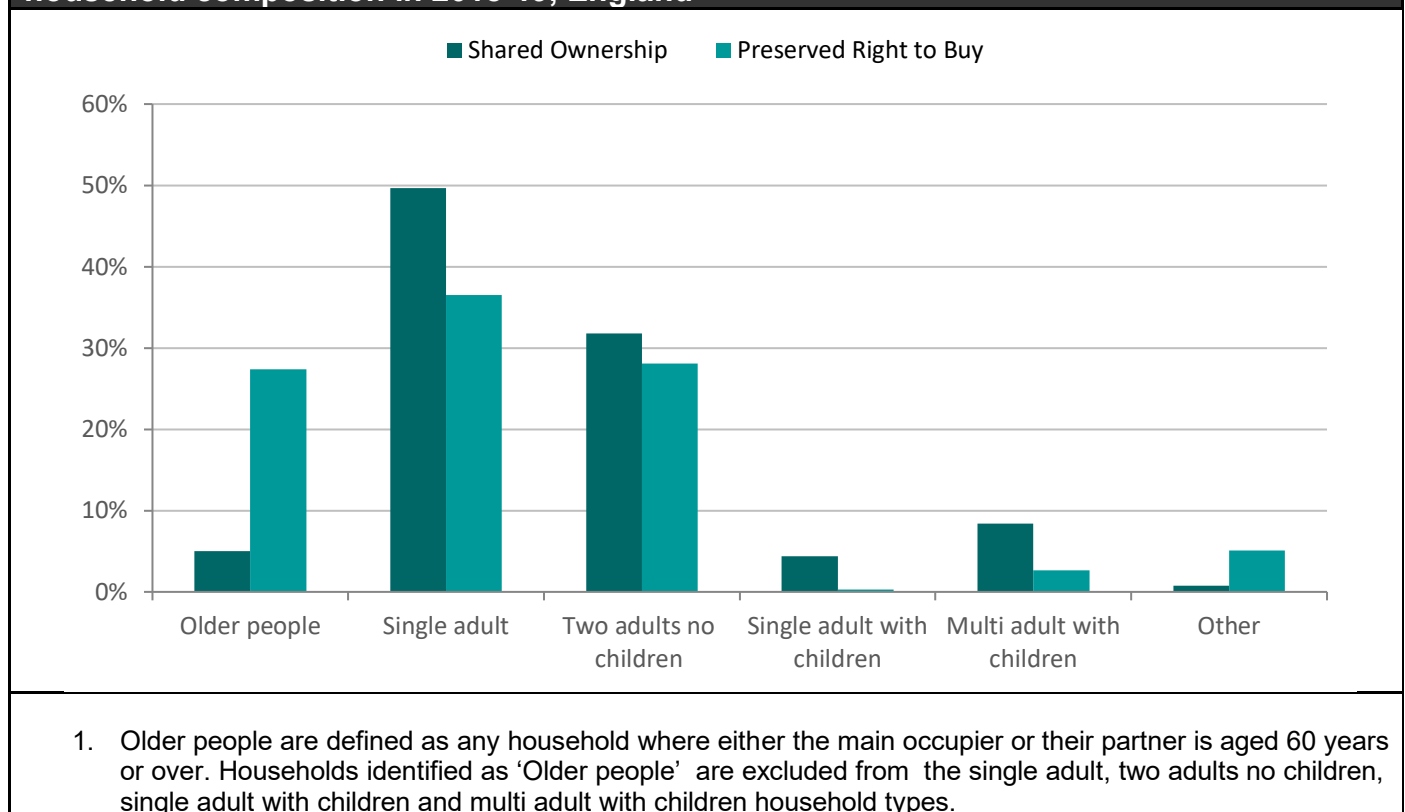
Information on the household characteristics is only available for sales made by Private Registered Providers. In this section we discuss these for two groups of sales: Right to Buy sales (encompassing Right to Buy, Preserved Right to Buy, and Voluntary Right to Buy), and Shared Ownership & Social HomeBuy Sales. The charts in this section show the contrast between these two groups of sales. All other sales types, such as Right to Acquire and Rent to Buy, have been excluded. Equivalent data for those buying Local Authority dwellings are not collected.

These data are collected through the COntinuous REcording (CORE) data collection. Some questions have missing data where respondents have not answered that question, meaning the figures have limitations and should be treated with caution. These figures are also available in Live Tables 694, 695 and 696.

There is a difference in age distribution between preserved Right to Buy and Shared Ownership sales. People buying Shared Ownership properties tend to be younger (on average 35 years old) than people buying preserved Right to Buy properties (on average 52 years old). Additionally, households with children are more common in Shared Ownership sales than preserved Right to Buy sales. These trends are to be expected given the nature of the two schemes. Eligibility for the Right to Buy schemes is dependent on the length of time a household has lived in the property and the incentive discount increases with tenancy length, so this naturally favours older households who have had longer tenancies. By contrast, the Shared Ownership scheme does not have these restrictions, and is used by many young professionals and young families as an affordable means of stepping onto the property ladder.

Single adults are the most common household composition to buy either a Shared Ownership or, preserved Right to Buy property, reflective of the fact that homeownership is more attainable in households with multiple incomes while single-income households will have more need of affordable housing schemes.

Chart 5: Percentage of social housing buyers of private registered provider stock by household composition in 2018-19, England ¹



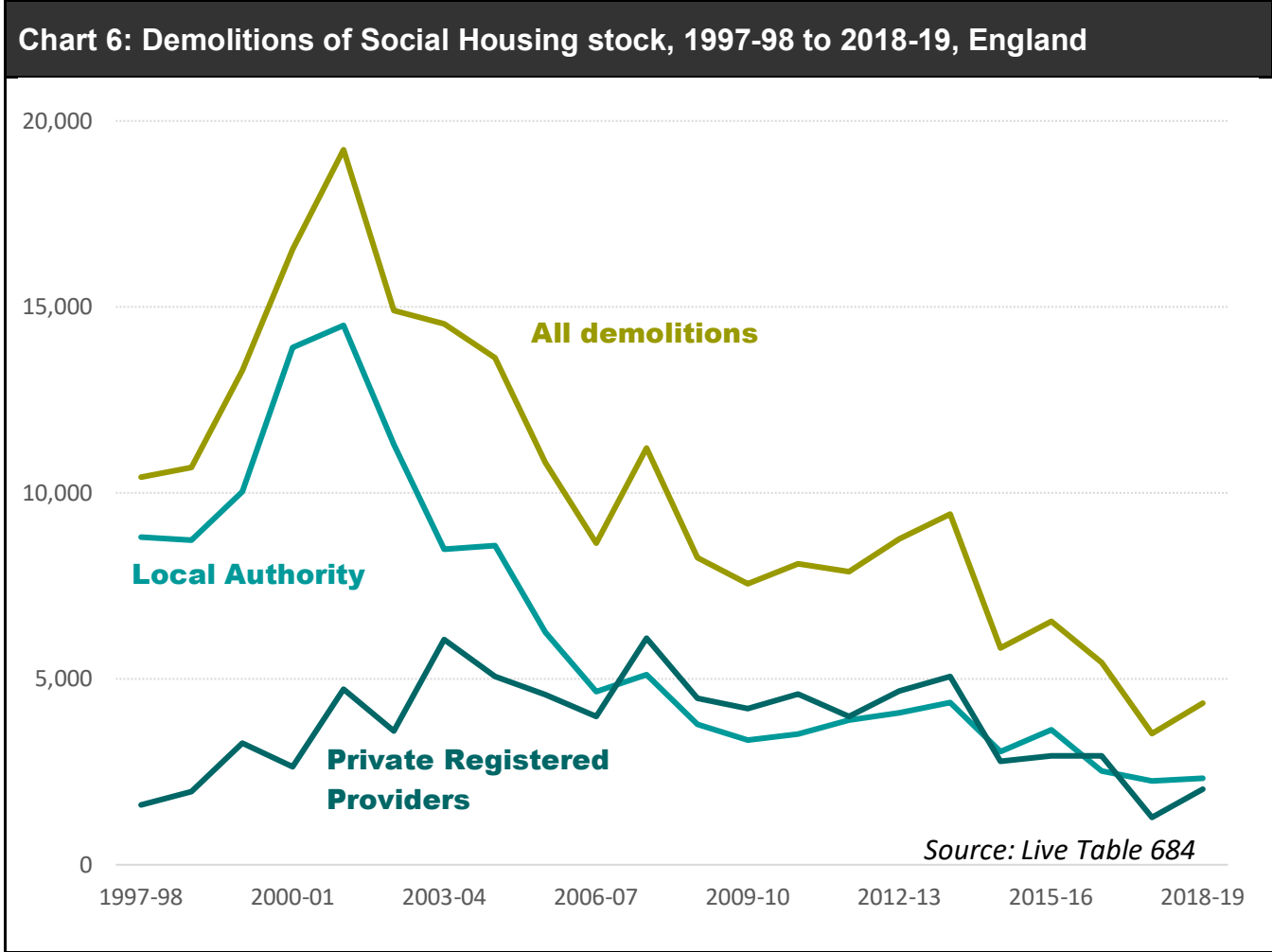
Source: CORE data collection (MHCLG)

Further detail on Right to Buy Financial statistics is 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 are 694, 695 and 696.

Demolitions

In 2018-19, there were 4,351 demolitions of social housing stock held by local authorities and private registered providers. Of these, 2,319 were by local authorities and the remaining 2,032 by private registered providers. In general, the number of demolitions has been decreasing since 2001-02, where there were 19,225 demolitions.

Historically, the number of demolitions of local authorities owned stock was much higher, peaking at just over 14,500 in 2001-02, but have since been in a generally downwards trend, in line with the overall demolitions trend. Demolitions of private registered providers' stock has shown more fluctuation, broadly decreasing since 2014-15. These fluctuations could be due to the number of providers that are required to fill the Statistical Data Return where this information is collected.



Accompanying tables

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

Table 677	Other Schemes: Annual Right to Acquire sales for England
Table 678	Social Housing Sales: Annual social housing sales by scheme for England
Table 681	Right to Buy Sales: Annual Right to Buy sales that were flats for England
Table 682	Right to Buy Sales: Financial data on Right to Buy sales for England
Table 683	Other Schemes: Annual Social HomeBuy sales for England
Table 684	Other Schemes: Annual demolitions of social housing stock for England
Table 691	Right to Buy: Quarterly Right to Buy sales, by local authority
Table 692	Right to Buy: Quarterly Right to Buy receipts, by local authority
Table 693	Right to Buy: Quarterly Right to Buy starts on site, by local authority
Table 694	Shared Ownership Sales: Previous tenure of buyers immediately before purchase (private registered providers only) for England
Table 695	Shared Ownership and Right to Buy Sales: Age of purchaser (private registered providers only) for England
Table 696	Shared Ownership and Right to Buy Sales: Household composition of social housing buyers (private registered providers only) for England
Table 697	Shared Ownership Sales: Financial data on Shared Ownership for England

These tables can be accessed at

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

Changes to Tables

Live Tables 678 and 682 will be revised along with the Right to Buy quarterly corresponding to the end of the financial year, usually released in June release.

Live tables 671 and 685 have been discontinued as all the information they include are already present in live tables 678 and 691 respectively. In the case of Live Table 691, this table is also updated quarterly, with each new release of the bulletin of Right to Buy sales. Live table 688 has also been discontinued; the information used to produce this table is available in live table 691 and in Section A of the Local Authority Housing Statistics.

Open Data

Statisticians in MHCLG will be releasing an open source time series file for the LAHS collection during 2020, as stated in the updated included in the Affordable Housing Supply statistics 2018-19 bulletin⁴.

⁴ Please see <https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2018-to-2019> for further details.

This open file will cover information on local authority sales and will be made available on the LAHS page on Gov.uk (<https://www.gov.uk/government/collections/local-authority-housing-data>) and it will include a full time series of the LAHS collections (from 2011-12). Statisticians will also be working to include, wherever possible and consistent, information from the data collections preceding LAHS to have a time series as complete as possible in an open source format file.

National Statistics Status



National Statistics status means that our statistics meet the highest standards of trustworthiness, quality and public value as set out in the [Code of Practice for Statistics](#). It is the Ministry of Housing Communities and Local Government's statisticians' responsibility to maintain compliance with these standards.

The designation of these statistics as National Statistics was first confirmed in December 2011 following an assessment by the UK Statistics Authority. These statistics last underwent a compliance check against the Code of Practice for Statistics in June 2018.

As part of ongoing work to continuously improve the publication, over the past year we have:

- Reviewed the time series available and presented unrounded figures where possible and where it is not financial information;
- Created an online [glossary](#) as to be able to include more definitions and that these are consistent across housing statistical releases;
- Added descriptions of the imputation processes used for the data sets used for this release;
- Extended the explanations of the trends seen in the charts.

Technical notes

The figures in this release show the sales of social housing each year. Figures are presented for financial years ending 31 March. They represent our best estimate and may be subject to revisions.

Figures are presented unrounded unless otherwise stated.

Symbols

R Revised

P Provisional

"-" nil units

".." not applicable

Data collection and Data Quality

The statistics in this publication are based on six sources:

1. The Local Authority Housing Statistics (LAHS) form administered by MHCLG;
2. The Pooling of Housing Capital Receipts return administered by MHCLG;
3. The Statistical Data Return (SDR) from the Regulator of Social Housing RSH;
4. The COntinuous REcording (CORE) of sales data collection run by MHCLG;
5. The Investment Management System (IMS) administration system run by the HE;
6. The Greater London Affordable Housing Statistics from the GLA.

Right to Buy Sales of local authority stock are collected through the Pooling of Housing Capital Receipts returns supplied to MHCLG by Local Authorities. This provides information at district level for all local authority council Right to Buy sales as well as housing capital expenditure. This is a quarterly return and is reconciled annually against LAHS values. For 2018-19, this will be done for the Quarterly Right to Buy release to be published in June 2020.

The RSH collects stock sale information from Private Registered Providers through the SDR. The figures in the SDR do not include new build dwellings built for Local Cost Home Ownership, such as Shared Ownership, acquisitions from the private sector for Affordable Home Ownership or transfers between social housing providers.

Data from the Pooling of Housing Capital Receipts, LAHS and the SDR to compile social housing sales totals in table 678 and the headline figure for this report. These sections include sales under the Right to Buy, Preserved Right to Buy, Voluntary Right to Buy, Right to Acquire, Social Home-Buy, other outright or shared equity sales to tenants, and sales of existing stock to the private sector. Shared equity sales to tenants are recorded at the point of initial sale. The figures exclude sales through low cost home ownership schemes, such as shared ownership, where these do not relate to existing social stock, i.e. sales of newly built homes for shared ownership or acquisitions of private sector homes for affordable home ownership. Intra-tenure transfers between social housing providers are also excluded.

Private Registered Providers are required by the Social Housing Regulator to complete CORE Sales logs. Social landlords that are not registered with the Social Housing Regulator but affiliated to the National Housing Federation are invited on a voluntary basis to complete CORE Sales logs. Local authorities are also invited to return the forms on a voluntary basis, but only a small number chooses to do so.

CORE captures information on each individual sale, including the demographic characteristics of the purchaser (see [Household Characteristics of those buying Private Registered Provider stock](#)). These demographic questions are voluntary however and not reported for all sales. CORE is also used to calculate the proportion of flats sold and financial details by private registered providers. CORE records information on Shared Ownership, are included in the characteristics and financial sections, but have been excluded from the analysis on the total and type of sales, as they are not sales of social housing stock.

The IMS is a HE system for administering grants. In areas covered by the GLA this is now recorded by GLAOps as part of the GLA’s Affordable Housing Statistics. These sources provide data on private registered provider Right to Acquire and Social HomeBuy sales. These are considered the preferred sources for these data.

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 Social Housing Sales statistical release is produced by MHCLG based on data provided by Homes England, the Regulator of Social Housing, the Greater London authority, Local Authorities and other data collections held by the department. An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

Table 2: MHCLG Social Housing Sales sources				
Risk/Profile Matrix Statistical Series	Administrative Source	Data Quality Concern	Public Interest	Matrix Classification
Social Housing Sales Statistics	Homes England, GLA and Local authorities’ individual data systems.	Low	Medium	Low Risk [A1]

The publication of Social Housing Sales 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 most of the data would have been released in publications that are compliant with the Code of Practice for Statistics and subject to data quality checks prior to publication.

Overall, the Social Housing Sales statistics have been assessed as A1: Low Risk. A full outline of the statistical production process and quality assurance carried out is provided in the flow chart in Figure 1 and 2. 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 Social Housing Sales

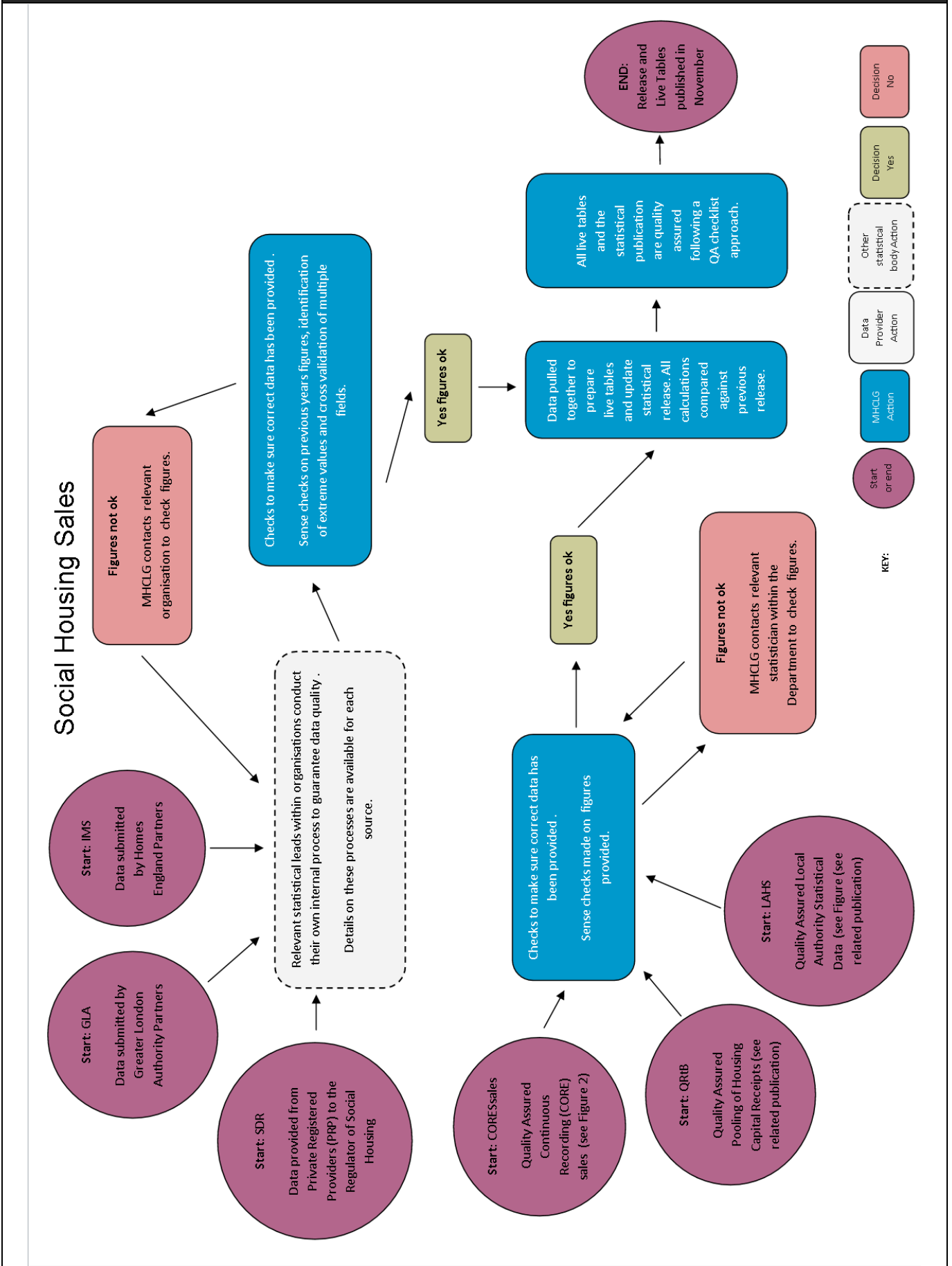
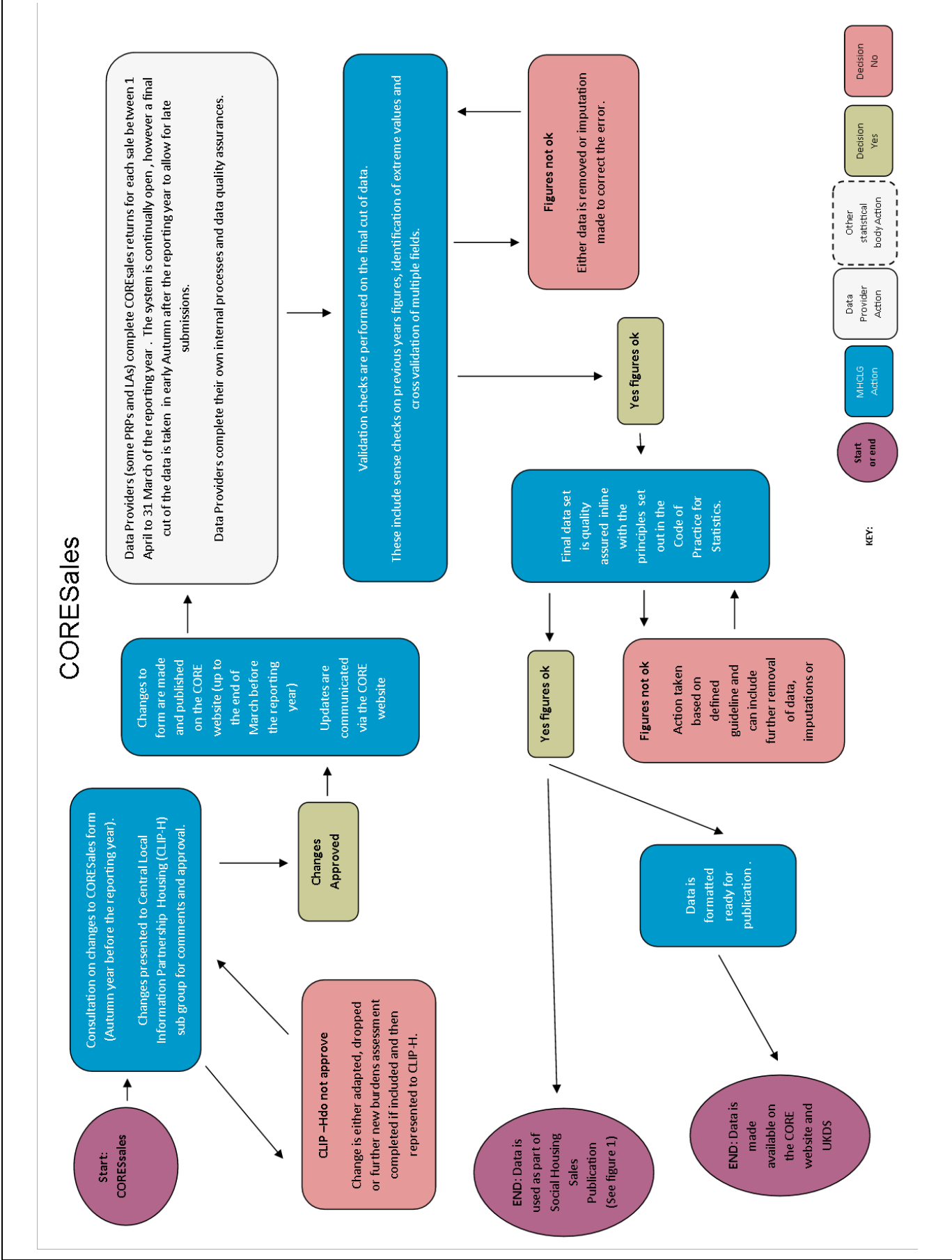


Figure 2: Quality assurance flow diagram CORESales



Operational context and administrative data collection

For the Local Authority returns (LAHS form) some Local Authorities do not own any stock and therefore cannot make any social housing sales. As at 1 April 2019 there were 174 stock holding authorities (i.e. those with a Housing Revenue Account); all but one made a return, and one return was unfinalized. The overall response rate for LAHS 2018-19 was high at 98.9%.

The Pooling of Housing Capital Receipts figures on Local Authority Right to Buy sales and receipts are audited annually by Local Authorities and continuously quality assured by MHCLG, both of which can result in revisions. The figures are compared against those supplied through the annual LAHS return for consistency, which again can result in revisions. Every effort is made to collect data from every Local Authority but on occasion estimates may be used ([see imputation](#)). Care should be taken using data at a Local Authority level as the totals are low and therefore can vary greatly year on year.

In Private Registered Provider returns all social landlords that are registered with the Regulator of Social Housing (RSH) complete a Statistical Data Return (SDR) which includes data on all their sales. The SDR sales data does not include information on property type. Instead, data on the types of properties sold by PRP is taken from Continuous Recording (CORE) returns. This method assumes that the property type distribution of any sales not reported on CORE, such as those by small PRPs, is the same as those for larger PRPs.

The SDR does not ask PRPs to provide financial information on their sales of stock. However, CORE returns do include financial data on social housing sales. The financial information from CORE is shown as simple average values for the reported sales.

Homes England's (HE) Investment Management System (IMS) contains information provided by PRPs that have applied to receive grant and this shows the number of Right to Acquire and PRP Social HomeBuy figures. These are also reported through the SDR but the IMS figures are used here because they are based on grant funded completions.

The RSH's Statistical Data Return (SDR) is used to compile figures for sales by Private Registered Providers for sections [Total Social Housing Sales](#), [Type of Social Housing Sale](#) and [Financial Information regarding Right to Buy](#). An alternative source, using a wider definition of 'sales', is COntinuous REcording (CORE). More information on both can be found in the [Data Collection](#) section of this release.

The Greater London Authority produces affordable housing statistics which can be found at <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>.

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, e.g. regular contact with data providers and the Central Local Information Partnership Housing (CLIP-H) sub-group.

For data collected in LAHS please see the individual releases for further specific engagement with their suppliers (links provided above). For CORESales communication is delivered primarily via the website <https://core.communities.gov.uk/>.

There is a clear Memorandum of Understanding between MHCLG, Homes England and the GLA outlining the terms of what data are provided and timescales.

QA principles, standards and checks by data suppliers

The Regulator of Social Housing publication (SDR) is a National Statistics publication and has been assessed to obtain that badge. The Mayor of London has a commitment to achieve full compliance with the Code of Practice and the GLA revises its data to ensure quality of information. Details of the operational context and quality assurance procedures of how these figures are collected are included in those sources.

The LAHS return is also badged as National Statistics and contains mandatory on completions and non-mandatory questions. Validation rules have been developed and included in the DELTA form. Where a validation rule has triggered values are checked for their reasonableness. Further details on the QA of its return can be found in the LAHS return.

The CORESales data is provided from around 250 Private Registered Providers, the Department does not have full oversight of their systems and quality procedures. We provide clear guidance and documentation to them via the CORE system. Data received by the Department undergoes an extensive validation and imputation process which is set out in figure 2.

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 statisticians for this publication (figure 1).

The data is compiled together and compared to the raw data, published figures, historical time series and policy information that may have impacted the figures. Queries are escalated to producers if necessary to clarify further.

The data, report and tables are quality assured independently 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.

Data cleaning and imputation

Imputations are performed on CORE Sales data. Imputation rules are based on checks of multiple fields and examination of extreme values. For this release, imputation was performed in cases where the mortgage and/or deposit were unknown, but the sale price was known. Where either mortgage or the deposit were missing, the missing value was calculated based on the other value and the sale price. Where both entries were missing, the deposit was assumed to be equal to 10% of the sale price. Entries with impossible values (e.g. a deposit greater than the market value of the property) were removed.

Imputation is used in the LAHS dataset, but not for the sections used for this release.

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-MHCLG-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 to previous annual data are generally incorporated in the next release. Figures are not published in these statistics with a provisional status (but imputed estimates may be used). Revised figures are highlighted in the live tables.

Live Tables 678 and 682 will be revised along with the June release of Right to Buy quarterly, which corresponds to the end of the financial year.

Uses of the data

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

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>

Related statistics

Social Housing Sales and related statistics are detailed in Table 1. Further information can be found in the separate statistical release for each source which can be found at the links below.

Table 1: Social Housing Sales and related statistics				
Release	What do statistics show?	Frequency	Where does the data come from?	What are these figures most appropriate for?
This release: Social Housing Sales MHCLG	Annual estimates of sales for social housing stock in England. Characteristics for PRP sales are also shown.	Annual (November)	The Local Authority Housing Statistics (LAHS) form administered by MHCLG. The Pooling of Housing Capital Receipts return administered by MHCLG. The Statistical Data Return (SDR) from the RSH. The COntinuous REcording (CORE) data collection run by MHCLG. The Investment Management System (IMS) administration system run by the HE Greater London Affordable Housing Statistics from the 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 MHCLG	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 MHCLG	Annual estimates of lettings for social housing stock in England.	Annual (November)	The COntinuous REcording (CORE) data collection run by MHCLG. The Local Authority Housing Statistics (LAHS) form administered by MHCLG.	These figures provide an overview of all lettings of social housing stock in England.
Affordable housing Supply MHCLG	Overall affordable housing supply (new build and acquisitions)	Annual (November)	Homes England and Greater London Authority data which is published every six months combined with and Local Authority Housing Statistics Data	Provides the most complete estimate of affordable housing supply. Affordable housing figures are a subset of total housing supply.

Local Authority Housing Statistics MHCLG	Stock and condition of Local Authority owned housing, including information on rents and waiting lists	Annual (January)	Data provided directly by local authorities	Information on the stock, condition and changes to local authority owned properties.
Statistical Data Return RSH	Stock and condition of Private Registered Provider owned housing	Annual (October)	Data provided directly by Private Registered Provider to the Regulator of Social Housing	Information on the stock, condition and changes to Private Registered Provider owned properties.
House building; new build dwellings MHCLG	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 (< 2 months) after each quarter's end
Housing supply; net additional dwellings MHCLG	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 Greater London Authority (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 MHCLG	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

Quarterly Right to Buy

Quarterly Right to Buy statistics can be found at

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

Quarterly Right to Buy sales figures may diverge for the figures in this publication due to the rolling four quarter revisions policy in the quarterly estimates. They will always show the most up-to-date figures.

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>

Changes to stock can also arise due to the transfer of stock from local authorities to private registered providers (through Large Scale Voluntary Transfers, LSVTs) and between registered providers. Information on local authority LSVTs is reported by the Regulator of Social Housing at

<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>. Transfers between registered providers are also published by the Regulator of Social Housing in their supporting tables for the Statistical Data Return

Definitions

Total Social Housing Sales

Figures on social housing sales include only sales which result in existing stock leaving the social sector. These include sales under Right to Buy (RTB), Preserved Right to Buy (PRTB), Voluntary Right to Buy (VRTB), Right to Acquire (RTA), Social HomeBuy (SHB), Voluntary Purchase Grant (VPG), other outright or shared equity sales to tenants and disposals of existing stock to the private sector.

Sales of other kinds, such as shared ownership sales of newly built social stock or of private sector stock, stock transfers to Registered Providers, either from Local Authorities or other PRPs, and demolitions are **not included** in the total social housing sales figures.

The figures do not include sales and transfers between local authorities and private registered providers (PRPs). Large Scale Voluntary Transfers (LSVTs) of local authority stock to PRPs and sales and transfers between PRPs for social housing purposes are not included in these figures. Further information on Large Scale Voluntary Transfers (LSVTs) of local authority stock to PRPs can be found in MHCLG's Local Authority Housing Statistics (LAHS) and the RSH's Statistical Data Return (SDR).

Other definitions

Other definitions used in this publication can be found the housing statistics and English Housing survey glossary published by MHCLG and that can be found at:

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

Devolved administration statistics

Data for Wales

The Welsh Government publishes information on social housing sales, which does include information on Right to Buy sales. On 26 January 2019 'Right to Buy' was repealed for all council and housing association tenants. The latest release can be found at the following link:

<http://gov.wales/statistics-and-research/social-housing-sales/?lang=en>

Data for Scotland

The Scottish Government publish information on social housing sales, however, from 1 August 2016 the 'Right to Buy' has been repealed for all council and housing association tenants. 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:

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

Enquiries

Media enquiries:

0303 444 1209

Email: newsdesk@communities.gov.uk

Public enquiries and Responsible Statistician:

Alexandra Turner

Email: housing.statistics@communities.gov.uk

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

<https://www.gov.uk/government/statistics/announcements>

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

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

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If you have any enquiries regarding this document/publication, email contactus@communities.gov.uk or write to us at:

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

December 2018

For all our latest news and updates follow us on Twitter: <https://twitter.com/mhclg>