



Ministry of Housing,  
Communities &  
Local Government

Dwelling Stock Estimates:

England, 31 March 2020

Technical Notes

# 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.

The Office for Statistics Regulation confirmed the continued designation of these as National Statistics on 9 February 2019.

<https://www.statisticsauthority.gov.uk/correspondence/response-to-update-on-statistics-on-housing-in-england/>

The Office for Statistics Regulation commended the following improvements:

- Improvements to the coherence of your statistics by publishing guidance within each publication about how the range of housing statistics relate to each other, supported by an accessible one page guide.  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/780706/HPAD\\_stats\\_guide\\_Feb\\_2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/780706/HPAD_stats_guide_Feb_2019.pdf)
- Improved supporting information about the strengths and limitations of the data sources used to produce each statistic, and publishing your assessment of the existing quality assurances of these sources taking into account the Authority's Quality Assurance for Administrative Data Regulatory standard.

Continued collaborative working with statisticians in the Office for National Statistics and across the devolved administrations as part of the Cross-Government Housing Statistics Working Group to deliver a range of wider improvements to housing and planning statistics.

## Data collection

No data are collected directly for this statistical release. Instead, it draws on information from a range of data sources in order to compile a coherent set of statistics on the total number of dwellings and the tenure profile of the stock. The statistical sources used are listed below.

- Census 2001 (Office for National Statistics)  
<http://www.ons.gov.uk/ons/guide-method/census/census-2001/index.html>

- Census 2011 (Office for National Statistics)  
<https://www.ons.gov.uk/census/2011census>
- Housing Supply: Net Additional Dwellings (Ministry of Housing, Communities and Local Government)  
<https://www.gov.uk/government/collections/net-supply-of-housing>
- Local Authority Housing Statistics (Ministry of Housing, Communities and Local Government)  
<https://www.gov.uk/government/collections/local-authority-housing-data>
- Statistical Data Return (Homes England, formerly Homes and Community Agency)  
<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>
- Labour Force Survey (Office for National Statistics)  
<https://www.ons.gov.uk/surveys/informationforhouseholdsandindividuals/householdandindividualsurveys/labourforcesurvey/ifs>
- English Housing Survey (Ministry of Housing, Communities and Local Government)  
<https://www.gov.uk/government/collections/english-housing-survey>
- Standard Area Measurements (Office for National Statistics)  
<https://geoportal.statistics.gov.uk/datasets/standard-area-measurements-latest-for-administrative-areas-in-the-united-kingdom>

## Data sources and data quality

### Data Sources

There are several alternative sources of data on total dwelling stock in England, including the census and the council tax system. Each has its own advantages and disadvantages. The methodology has been reviewed by Office for National Statistics in 2009, July 2017, December 2017 and January 2019. These reviews concluded that the existing method for producing estimates at the England and Government Office regions remains the most suitable method.

In July 2017, the Office for National Statistics published a quality assurance of administrative data used in consumer price inflation statistics. This is relevant as ONS use the dwelling stock estimates in the production of the Consumer Price Index which includes Owner Occupiers' Housing costs (CPI-H). As part of this work, the Department had provided a summary assessment of the methodology and data sources used for 'Dwelling Stock Estimates' and this is published in Annex A at the following link. ONS reviewed this with the key finding being that they "have assessed the checks and processes as being fit for the

purpose for which they are used in the production of CPI-H”.

<https://www.ons.gov.uk/economy/inflationandpriceindices/methodologies/qualityassuranceofadministrativedatausedincpih>

In December 2017, the Office for National Statistics, after completing a new review of the method and data sources used for producing estimates of the dwelling stock again concluded the current method is the most appropriate. Using additional data sources, they published a research output which can further assist users by providing subnational dwelling stock by tenure estimates, available at the following link:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/researchoutputssubnationaldwellingstockbytenureestimatesengland2012to2015/2017-12-04>

One of the key findings of the 2017 Office for National Statistics review was that the existing methods for producing ‘total stock’, ‘private sector stock’, ‘local authority’ stock, ‘other public sector stock’ and ‘housing association stock’ for the published England tables remain the most suitable method, as these are calculated from data provided by local authority and housing associations. Therefore, the Office for National Statistics explored whether it is possible to use data on tenure for subnational areas from the Annual Population Survey (APS) and regional vacancy data from the English Housing Survey (EHS) to split the private sector stock into owner-occupied and privately-rented dwellings. Therefore, the Office for National Statistics provided estimates and confidence intervals to indicate the degree of uncertainty around the estimates. The results showed local authority estimates of privately rented dwellings tended to be have wider confidence intervals and a wider distribution than estimates of owner occupied dwellings.

In January 2019, the Office for National Statistics published a Research Output provides the latest information about research into new methods and data sources used to produce annual subnational estimates of the dwelling stock by tenure in England. This was an update to the previous Research Output, following the same method but with two years’ extra data.

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/researchoutputssubnationaldwellingstockbytenureestimatesengland2012to2015/2012to2017>

In May 2021, the Office for National Statistics published a Research Output provides the latest information about research into new methods and data sources used to produce annual subnational estimates of the dwelling stock by tenure in England. This was an update to the previous Research Output, following the same method but with two years’ extra data.

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/researchoutputssubnationaldwellingstockbytenureestimatesengland2012to2015/2019>

The source of the baseline dwelling counts for these estimates, the 2001 census and the 2011 census, are some of the most reliable National Statistics produced in the UK. The dwelling stock estimates are scheduled to be recalibrated following the 2021 Census and

the dwelling stock estimates methodology will be reviewed again alongside rebasing to the Census.

The Census results are subject to intensive validation processes. It cannot be perfect however, and it is estimated that the dwelling count from the 2001 census contains an undercount for England of approximately 60,000 dwellings.

There is a wide margin of error around this estimate of the undercount, and the ONS does not recommend that it should be used as a basis on which to revise the census count. For this reason, and to maintain consistency with published census figures, the dwelling stock estimates in this series will continue to use the existing 2001 census and 2011 census count as a baseline.

Information on the strengths and weaknesses of the *Housing supply; net additional dwellings* data used in the production of these dwelling stock estimates can be found in the most recent release of those statistics at the following link:

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

The Ministry of Housing, Communities and Local Government continues to work with the Office for National Statistics to explore improvements to the statistics using alternative data sources. We have met with the Land Registry to evaluate the potential for using their database. This is, however, a record of land and ownership, and therefore not all dwellings will be identifiable, so the data is not the most suitable for dwelling stock estimates.

The current data sources are evaluated in Table 4. Further information on the strengths and weaknesses of the other data sources used to provide the tenure profile can be found in the separate statistical releases for each source. See the 'Data collection' section of this publication for a list of these sources and weblinks to each.

**Table 4: MHCLG Dwelling Stock Estimates; Quality Assurance of Sources**

Source/ Type	Use	Strengths	Weaknesses	Continuing Improvement	Why 'Fit for Purpose'
<p><b>Population Censuses 2011 &amp; 2001: Dwelling counts</b></p> <p><b>Type</b> Census with address list built from administrative data.</p>	Base line for total stock by local authority	<p>Consistent, comprehensive coverage from national to sub local authority level</p> <p>10 year estimates fit well with stock projected by annual net additions.</p>	<p>Infrequent</p> <p>Known undercount in 2001.</p>	Working with ONS on potential use of Annual Population Survey and Administrative Data.	<p>ONS approved adjustment for 2001 error. Sense checked with other sources (e.g. VOA council tax) and found consistent. Census provides consistent estimates from national to sub local authority. VOA/Council tax has some inconsistencies due to communal dwellings and classification of holiday lets which move between the council tax an business rate.</p> <p><b>Risk</b> Error: minimal Impact- high if incorrect, but this would be revealed in comparisons with other sources.</p>

<b>MHCLG Net Additional Dwellings</b>  <b>Type</b> Annual statistical return from local authorities and Greater London Authority. High response rate (100% in 2017/18). Imputation for missing returns	To increment annually local authority total stock estimates by net gains and losses to stock	<p>Local authority provided data on stock gains and losses – reconciled locally from several sources.</p> <p>Digital return completed by local authorities, and London Boroughs via Greater London Authority. Validated by Greater London Authority and MHCLG.</p> <p>Ways to ensure consistency:</p> <ul style="list-style-type: none"> <li>•Guidance notes updated annually <a href="https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form">https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form</a></li> <li>•On-line form has interactive validation that alerts users to invalid and implausible values</li> <li>•Validation check after data receipt with follow ups to local authorities as necessary.</li> </ul>	Does not allow revisions to previous data	<p>Potential for revisions to earlier years</p> <p>Continuing communication with local authorities, Greater London Authority and the Consultative Committee on Construction Industry Statistics.</p>	<p>‘Net Additions’ - public scrutiny as main measure of housing supply. National Statistic Comprehensive QA and sense checks by MHCLG e.g. Council Tax, Energy Performance Certificates</p> <p><b>Risk</b> Error – low Impact- medium</p>
<b>Local Authority Housing Statistics</b>  Annual statistical return from local authorities. High response rate (99% in 2017/18).	Local authority owned dwellings for rent.	<p>Statistical return provided from local authorities that own and manage the stock.</p> <p>Digital return completed by LAs and validated by MHCLG</p> <p>Ways to ensure consistency:</p> <ul style="list-style-type: none"> <li>•Guidance notes updated annually <a href="https://www.gov.uk/government/publications/completing-local-authority-housing-statistics-2018-to-2019-guidance-notes-and-bulk-upload">https://www.gov.uk/government/publications/completing-local-authority-housing-statistics-2018-to-2019-guidance-notes-and-bulk-upload</a></li> <li>•On-line form has interactive validation that alerts users to invalid and implausible values</li> <li>•Validation check after data receipt with follow ups to local authorities as necessary.</li> </ul>		Continuing communication with local authorities	<p>Best measure of local authority stock. National Statistic Comprehensive QA and sense checks</p> <p><b>Risk</b> Error – low Impact –low</p>
<b>Homes England, (formerly Homes and</b>	Local authority level estimates of PRP stock	HE estimates from PRP statistical returns on the stock they manage	Complete response from larger PRPs 1000+	Regular communication with HE about their statistics.	Comprehensive QA by HE – their output is badged as

<b>Community Agency) returns from Private Registered Providers (PRP)</b>  <b>Type</b> Statistical return from Private Registered Providers		Digital return completed by Private Registered Providers, validated by MHCLG  Ways to ensure consistency: <ul style="list-style-type: none"> <li>See Section 9, Methodology and Data Quality in the <a href="#">statistical release</a></li> </ul>	dwellings) / (94% from smaller PRPs) – corrected by weighting	HE is an executive non-departmental public body sponsored by DCLG	‘National Statistics’ Weighting for non-response as advised by ONS and MHCLG <b>Risk</b> Error – low Impact –medium
<b>Labour Force Survey</b>  <b>Type</b> Sample survey	To provide regional level split of ‘private dwellings into owner occupied’	Established ONS survey.  LFS is tripled QA’d by 1) extensively by the ONS LFS team and 2) by the UK data archive team before uploading to the UK data archive from which MHCLG obtain the files and 3) MHCLG - We also QA and sense check outputs.	LFS covers ‘occupied’ dwellings only Year on year estimates of % private rented can be variable – but smoothed for Dwelling Stock	Informed by LFS quality documentation  Working with ONS on comparison with Annual Population Survey	Large sample survey (40,000 household per year) Standard errors not produced for private rented/ owner occupied split  <b>Risk</b> Error – low Impact – medium
<b>English Housing Survey</b>  <b>Type</b> Sample Survey	Vacancy estimate for Private Rented Sector	Established survey Standard errors documented in the annual technical report.  Well regarded survey running continuously for 50 years		Continuing dialogue with EHS	Large sample size (over 13,000 per year) Comprehensive QA Best source of vacancy in the private rented sector <b>Risk</b> Error – low Impact- medium



<b>ONS Geography Standard Area Measurements</b>	<p>District level land area measurements for dwelling density calculation</p> <p>Area to mean high water excluding area of inland water (land area) (AREALHECT).</p>	<p>Produced in conjunction with UK government statistical organisations and independent mapping agencies including Ordnance Survey.</p> <p>Established and consistent ONS data</p>	<p>Not available for 2006 and 2008.</p>	<p>Opportunity to extend the dwelling density time series if ONS Geography produce estimates for 2006 and 2008 Standard Area Measurements</p>	<p>Comprehensive QA by ONS Geography and Ordnance Survey. Eurostat recommended approach. Best source of statistical geography data.</p> <p><b>Risk</b> Error -low Impact - low</p>
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## 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 Dwelling Stock Estimates statistical release is produced by MHCLG based on data provided by Local Authorities, Greater London Authority, Homes England (formerly Homes and Community Agency) returns from Private Registered Providers (PRP), the Office for National Statistics Census and Labour Force Survey and the MHCLG English Housing Survey. An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

<b>Risk/Profile Matrix Statistical Series</b>	<b>Administrative Source</b>	<b>Data Quality Concern</b>	<b>Public Interest</b>	<b>Matrix Classification</b>
Dwelling Stock Estimates	Local Authorities, Greater London Authority, Homes England (formerly Homes and Community Agency) returns from Private Registered Providers (PRP), the Office for National Statistics Census, Labour Force Survey, Standard Area Measurements and the MHCLG English Housing Survey.	Low	Medium	Medium Risk [A1/A2]

The publication of Dwelling Stock Estimates can be considered as medium profile, as there is medium mainstream media interest, with moderate economic and/or political sensitivity. These statistics show the latest timely information on trends in dwellings by tenure; however, they are not as high profile as the administrative source components such as the net additional dwellings measure of supply.

The data quality concern is considered as low given that the estimates are checked extensively by MHCLG statisticians before being published, further to the source data having been previously checked by statisticians in MHCLG, ONS and the Regulator for Social Housing.

Overall, the dwelling stock estimates have been assessed as A1/A2: Medium Risk. This is mainly driven by the medium profile nature of the figures. Further details are also provided in the following four paragraphs against each of the four areas outlined in the Quality Assurance of Administrative Data (QAAD) Toolkit.

### **Operational context and admin data collection**

Data to produce this statistical return is collected through several other existing official and national statistics products. Full details of how data is extracted and used from these products is provided in the 'Methodology' section of this release. Detailed information on the operational context and collection methods will be included in the technical documentation for each of these products.

### **Communication with data supply partners**

The department maintains regular communication with the data suppliers for the dwelling stock estimates. Both the Local Authority Housing Statistics and Net Additional Dwellings statistics are produced in house within the same production team and we have regular catch ups with other data providers such as The Regulator for Social Housing and the Office for National Statistics. There is a clear production timetable for the dwelling stock estimates, and we ensure that there are agreements in place for MHCLG to be able to receive the required data when needed.

### **QA principles, standards and checks by data suppliers**

Each of the underlying data sources for the dwelling stock estimates have extensive quality assurance processes in place and MHCLG has confidence in the quality of the data provided. Each of the statistical releases that provide data to the dwelling stock estimates has further details of the QA processes published within their outputs.

### **QA investigations and documentation**

Whilst data comes from published statistical products which will have gone through extensive QA, MHCLG will further quality assure the figure provided to make sure that changes calculated following the dwelling stock methodology are plausible.

There are further final quality checks performed when producing the published end products such as the live tables and this statistical bulletin. These checks use a clear

checklist approach to ensure published figures are consistent across the release and live tables, with each check being systematically signed off when it has been completed.

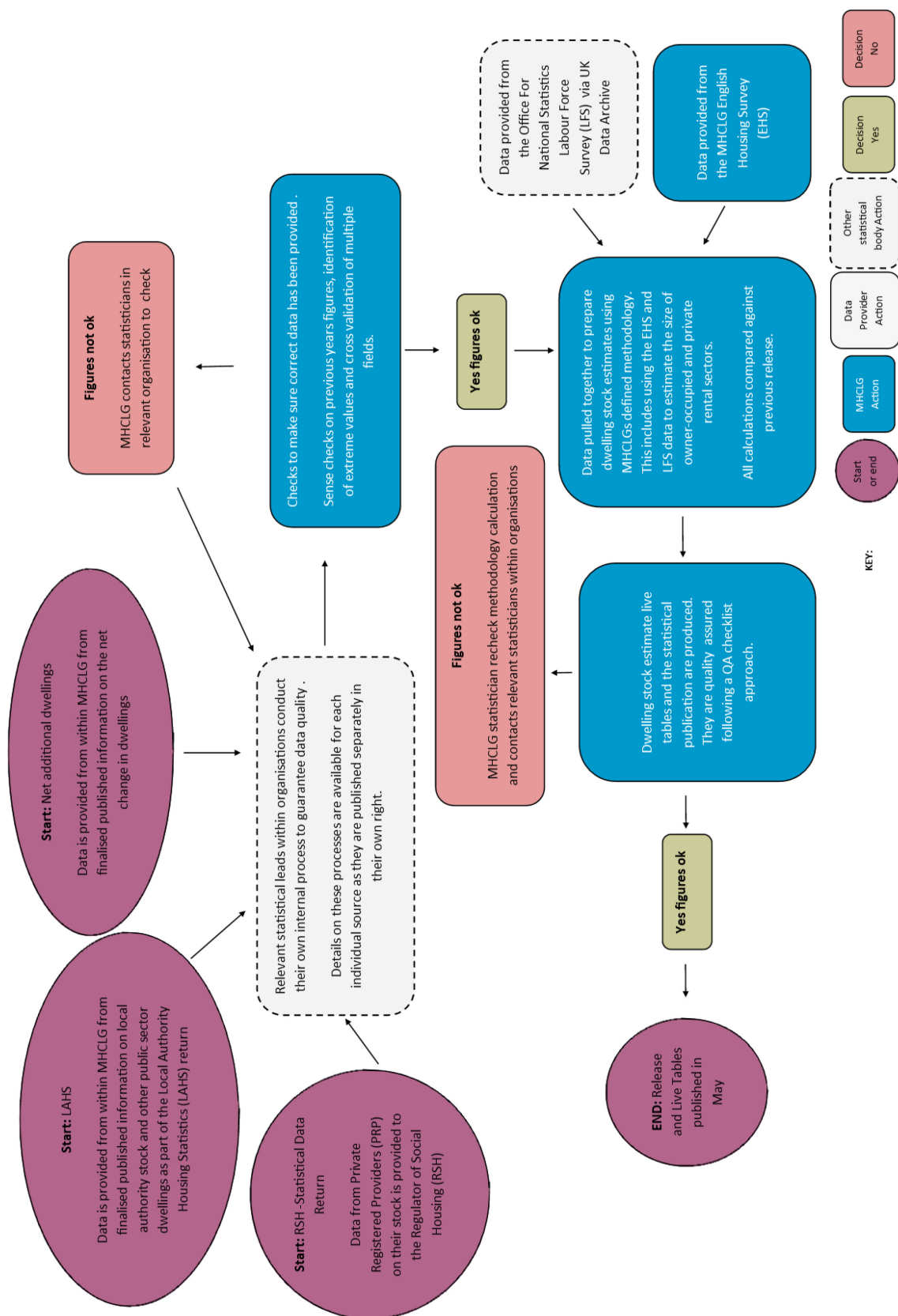
## **Imputation**

There is no imputation in any of the dwelling stock estimates themselves, there may be cases of imputation in the underlying data sources where data has not been provided. Details of the imputation policy will be provided in the underlying data sources assessment of data quality.

A full outline of the statistical production process and quality assurance carried out is provided in the flow chart in Figure 5.

Net additional dwellings figures for 2019-20 were imputed for the local authorities Shropshire, Wiltshire, and Southend-on-Sea due to a lack of data. The imputed estimates were 1,493 net additional dwellings for Shropshire, 2,550 for Wiltshire, and 94 for Southend-on-Sea. These imputed figures, for 3 local authorities were added to the reported total provided by 314 of the 317 local authorities, resulting in an estimate of 243,770 net additional dwellings in England in 2019/20.

**Figure 5: Quality assurance flow diagram**



# 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

Scheduled revisions for the dwelling stock estimates are dependent on revisions to the Housing Supply: Net Additional Dwelling statistics. Information on the revisions policy of those statistics can be found in the most recent release of those statistics at the following link.

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

Scheduled revisions for the dwelling stock estimates are also dependent on revisions to the English Housing Survey statistics. Information on the revisions policy of those statistics can be found in the most recent release of those statistics at the following link.

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

In addition, the dwelling stock estimates are calibrated against the census dwelling count on its release every ten years.

Following the 2001 census, the annual figures (1992 to 2001) were adjusted, with any difference spread evenly across the ten years since the previous census. It amounted to around 8,000 extra dwellings per year at the England level. Following the 2011 census, the annual figures (2002 to 2011) were adjusted, with any difference spread evenly across the ten years since the previous census. It amounted to around 16,000 extra dwellings per year at the England level. The differences are not evenly spread across districts.

For information, the dwelling stock estimates are not the source for the local authority council taxbase in England, which is sourced from the number of dwellings liable for council tax on the Valuation Office Agency valuation list, which can be found at the link below.

<https://www.gov.uk/government/collections/council-taxbase-statistics>

# Uses of the data

The dwelling stock estimates are used as evidence in policy making by both central and local government. These estimates are important because they show how the housing stock is used and how this changes year on year. The data is also used in the development and production of other government statistics such as the English Housing Survey and by the Office for National Statistics for the Consumer Price Index including Owner Occupier's Housing costs (CPIH). Outside of government the dwelling stock estimates are used by the finance and investment industries, for example to help develop a picture of demographic trends. External users include the Charter Institute of Housing's [UK Housing Review](#) which compiles figures for England with comparable numbers from the other UK countries. Other users include local authorities, the Bank of England, Eurostat and the European Central Bank.

Related statistical releases are available:

## Housing supply; net additional dwellings

The Ministry of Housing, Communities and Local Government publishes annual National Statistics on net additional dwellings based on local authority estimates of gains and losses of dwellings during each year. These *Housing supply: net additional dwellings* (formerly known as *Net supply of housing*) statistics show the absolute change in dwelling stock between 1 April and 31 March the following year. They comprise the number of new build permanent dwellings; plus the net gain from dwelling conversions; plus the net gain of non-dwellings brought into residential use; plus net additions from other gains and losses to the dwelling stock (such as mobile and temporary dwellings); less any demolitions. **These annual statistics provide a more comprehensive but less timely measure of total housing supply in England than the new build dwelling statistics. The quarterly new build dwelling statistics can be considered an important leading indicator of the annual net additional dwellings statistics.**

Each year the annual net additional dwellings is added to the previous year's dwelling stock estimates to produce the latest year's dwelling stock estimates. The *Housing supply: net additional dwellings* statistics can be found at the link below.

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

## Housing supply: Indicators of new supply starts and completions

New house building completions are the largest component of housing supply. The Ministry of Housing, Communities and Local Government also publish a quarterly National Statistics series on new build starts and completions based on quarterly data returns by local authorities, the National House-Building Council (NHBC) and other independent approved

building control inspectors. This quarterly *House building (new build dwellings)* completions statistic is a key leading indicator for the annual net supply of housing figures in this release.

The quarterly *Housing supply: Indicators of new supply* statistical series is separate from and complementary to the annual *Housing Supply (net additional dwellings)* series. The quarterly *Housing supply: Indicators of new supply* series provides a more frequent and timely but less comprehensive measure of total housing supply in England. Completions figures from the quarterly *Housing supply: Indicators of new supply* series are not used in the *Housing Supply (net additional dwellings) statistics*. Instead a separate set of data on the new build completions component of housing supply is collected as part of the overall annual *Housing Supply (net additional dwellings)* data collection.

The *Housing supply: Indicators of new supply* statistics can be found at the link below.

<https://www.gov.uk/government/collections/house-building-statistics>

### **Affordable housing supply**

The Ministry of Housing, Communities and Local Government's annual *Affordable housing supply* statistics can be found at the following link. The affordable housing supply statistics include both new build supply and acquisitions for social and affordable rent and low cost home ownership. These figures are 'gross' in that they do not take account of any losses from the affordable housing sectors for example through demolitions, sales or transfers to the private sector.

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

### **Council tax valuation lists**

The Valuation Office Agency compiles and maintains lists of all domestic properties in England and Wales to support the collection of council tax, and these lists are constantly updated to reflect the creation of new dwellings and losses of dwellings. The Valuation Office Agency also compiles and maintains lists of non-domestic rating properties in England and Wales to support the collection of business rates, and these lists are constantly updated to reflect the creation and loss of non-domestic rating stock. To note, there is a flow of existing stock between both lists (for example, a non-domestic rated self-catering property may change to a Council Tax valuation list dwelling, and vice versa).

The Valuation Office Agency's definition of a dwelling differs somewhat from that used by the census. The Ministry of Housing, Communities and Local Government's *Housing supply: net additional dwellings* and *dwelling stock estimates* statistics use the census definition (see 'Definitions' section below). The census definition used by the *Housing Supply; net additional dwellings* statistics does not include communal dwellings although these would be found on the council tax list. Dwellings are likely only to be registered on the Council Tax valuation list when they become occupied whilst they should feature in the net supply statistics as soon as they are ready for occupation. It is also possible that the Council Tax



valuation list will count differently houses in multiple occupation and include dwellings which have been build or converted outside the planning regime.

The Valuations Office Agency now publishes statistics on these lists which can be found at the following link:

<http://www.voa.gov.uk/corporate/Publications/statistics.html>

## **New Homes Bonus**

The New Homes Bonus allocates grants to local authorities according to the number of new homes delivered and empty homes brought back into use in their area. The growth in their council taxbase is used as a proxy measure for the number of new homes delivered because this provides information about council tax bands which are required as part of the calculation of New Homes Bonus allocations. The number of long-term empty homes in each area is also collected as part of the council tax system.

As the New Homes Bonus is based on council tax data, which is itself derived from the Valuation Office Agency's valuation list, it is collected using the same, broader definition of a dwelling as used by the Valuation Office Agency (see 'Council tax valuation lists' above).

The council taxbase data return is made by local authorities to the Ministry of Housing, Communities and Local Government in November giving details of their council tax base at September. **Therefore the period over which the change in taxbase is measured for the New Homes Bonus (the year to September) is different from the period over which the housing supply is measured (the year to April).**

The combination of timing and definitional differences means that it is not possible to reconcile the New Homes Bonus numbers fully to the National Statistics on *House Building* and *Housing Supply*. The different sources will inevitably give different figures, though trends over time are likely to be similar. In addition, the New Homes Bonus headline allocations figures also include a component for empty homes brought back in to use.

Users of housing supply statistics should note that the New Homes Bonus figures are a by-product of the data used to administer the council tax system and are not primarily designed as a measure of housing supply. The National Statistics on *House Building* and on *Housing Supply* are designed to give a comprehensive measure of housing supply which can be used to make consistent comparisons over time. They have been assessed and endorsed by the UK Statistics Authority (see 'National Statistics' section below).

## Energy Performance Certificates

A related source of information on new supply is the data collected by the Ministry on Energy Performance Certificates.

<https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>

These relate to new build and transactions of existing dwellings. New build can be identified separately but “conversions” count as new domestic properties for EPC purposes (e.g. office conversions). Therefore the EPC definition of new domestic properties is broader than *‘House Building (new build dwellings)’* and is closer to *‘Housing Supply (net additional dwellings)’*.

## User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. In 2019 MHCLG transferred the responsibility for the production and publication of UK, GB and collated devolved administration statistics on housebuilding. MHCLG will continue to work with the ONS to review whether the ‘dwelling stock estimates’ statistics across the UK could also transfer to the ONS in future.

Comments on this and 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 Ministry’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>

## Notes

1. These dwelling stock statistics are estimates and are all provisional and subject to revision. Figures at the national levels in the accompanying tables are shown rounded to the nearest 1000 dwellings. Figures at the local authority district level are expressed to the nearest ten dwellings but should not be regarded as accurate to the nearest ten (an unrounded version is also available in Live Table 125). Further work is scheduled to investigate differences in estimates of net additional dwellings.
2. Sources are shown at the foot of individual accompanying tables and live tables.
3. National Statistics are produced to professional standards set out in the Code of Practice

for Statistics.

4. Details of ministers and officials who receive pre-release access to the Ministry of Housing, Communities and Local Government annual dwelling stock release up to 24 hours before release can be found at:  
<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics>
5. The next annual release will be published in May 2022 and will provide estimates of the dwelling stock as at 31 March 2021.

## Devolved administration statistics

### Comparability between the countries of the UK

Each of the countries of the UK produces its own statistics on Dwelling Stock Estimates (see “Related statistics” section below). The Ministry of Housing, Communities and Local Government is responsible for collecting and publishing data for England. However dwelling stock statistics for the devolved administrations of the UK, as well as for Great Britain and the UK as a whole, are included in the tables that accompany this statistical release. In this section the consistency of the data sources and methods is summarised.

This is not an exhaustive account of the methods used in each country. For full details please refer to their respective statistical releases. Links to these are provided in the ‘Related Statistics’ section of this publication.

In England, some imputation of net additional dwellings figures is necessary for individual local authority districts, this is in cases where the local authority did not supply data, via the Housing Flows Reconciliation (HFR) form for the ‘*Housing Supply; Net Additional Dwellings*’ statistical release and this generally accounts for around 1 per cent of annual net supply. As the dwelling stock statistics use the Census 2011 as a baseline and apply annual net changes to stock as measured by the related housing supply; net additional dwellings statistics. The imputation rules used for missing data is as follows. In 2019-20, imputation was required for 3 local authorities (as the response rate was 99%). In previous years, imputation was used for the small number of authorities that do not supply data through the HFR form. As a basis for imputation the ratio of the number of house building completions on quarterly Local Authority house building returns (P2) to the net additions figure was calculated at regional level, using data from all local authorities that finalised their 2019-20 HFR return. For local authorities which failed to submit a HFR return this ratio was applied to the number of house building completions reported on their P2 quarterly house building

returns for 2019-20. Due to the differing way that data is collected in London, no imputation was performed as the Greater London Authority informed the department that all London Boroughs had supplied data. This should not lead to any positive or negative bias in the final figures.

In Scotland, council tax data are used and this leads to a slight definitional mismatch with the rest of the UK as council tax data includes certain extra dwelling types. Evidence from comparisons in England suggests that the inclusion of such extra dwelling types probably increases estimates of the Scottish dwelling stock by less than one per cent, although this proportion may differ between Scotland and England.

The approach in Wales is very similar to that in England, using the Census and adding a measure of net supply for each intervening year. However, there may be a small negative bias in the net supply estimate for Wales compared to the rest of the UK due to the fact that they do not include new builds certified by Approved Inspectors and they have no way of incorporating gains or losses due to Change of Use.

Northern Ireland, like Scotland, previously used administrative data from a tax system for total stock, but the data relate to March 31<sup>st</sup> and no substantial definitional differences or biases have been detected. The Northern Ireland (and hence United Kingdom) tables have not been updated since 31 March 2014 as the source table has been discontinued by the Department for Social Development (Northern Ireland), as noted in the 'Review of Housing Stock Data' documentation <https://www.communities-ni.gov.uk/publications/proposed-changes-housing-stock-tables>

The methodology used for the tenure breakdown of stock is similar for all devolved administrations. Due to the nature of the social housing sector, data can be collected directly from the local authorities and PRPs who own and manage the stock. Total private sector is then derived by deducting full counts for the social tenures from the total estimate:

$$\text{Private} = \text{Total} - \text{Social (PRP + LA)}$$

The private stock is then split into owner-occupied and private rental using proportions estimated from a large government survey. This is done slightly differently in England from the other countries of the UK, with extra account taken of the much higher vacancy rate in the private rental sector. For further details see the 'Tenure' section of this publication.

Dwelling stock estimates for the devolved administrations of the UK were included alongside the England statistics but these tables have been discontinued as responsibility for the production of United Kingdom, Great Britain and collation of devolved administration dwelling stock estimate tables has now transferred to the Office for National Statistics and updated tables (published in January 2021) are available at the following link.

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/dwellingstockbytenureuk>

Although these figures were correct at the time of last publication, the dwelling stock data are published separately by the devolved administrations, and, they can be superseded by recent publications. Latest data and details on data sources and methods can be found at the following links.

Scotland

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

Wales

<https://gov.wales/statistics-and-research/?lang=en>

Northern Ireland

<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:

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

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

[www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics)