



# Department for Levelling Up, Housing & Communities

*Statistical release*

Housing

## Housing supply; net additional dwellings, England: 2020-21

### In this release:

- Annual housing supply in England amounted to 216,490 net additional dwellings in 2020-21, down 11 per cent on 2019-20.
- The 216,490 net additions in 2020-21 resulted from 194,060 new build homes, 23,790 gains from change of use between non-domestic and residential, 3,870 from conversions between houses and flats and 530 other gains (caravans, house boats etc.), offset by 5,760 demolitions.
- 10,603 of the net additions from change of use were through 'permitted development rights' (full planning permission not required). These comprised 8,768 additional dwellings from former offices, 835 from agricultural buildings, 167 from storage buildings, 61 from light industrial buildings and 772 from other non-domestic buildings.
- 697 of the net additions from new build homes were through 'permitted development rights' (full planning permission not required).
- The loss of 25 dwellings from demolitions were through 'permitted development rights' (full planning permission not required).

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## Introduction

This Statistical Release presents National Statistics on net additional dwellings in England up to 2020-21. The figures show the net change in dwelling stock in England between 1st April and 31st March the following year.

The 'net additional dwelling' figures are based on local authority estimates of gains and losses of dwellings during each year and are calculated using the most comprehensive list of sources available. This includes council tax base, building control, site visits and any other management information available to the authority. In 2020-21, the response rate was 99%, with 3 out of 314 authorities not completing the return.

'Net additional dwellings' is the primary and most comprehensive measure of housing supply. The Department also publishes quarterly 'housing supply; indicators of new supply' statistics. These cover building control reported estimates of new build dwellings and estimates of housing supply using other, additional sources and should be regarded as a leading indicator of overall housing supply.

Information on affordable housing is not collected as part of the net additional dwelling statistics. Separate statistics on affordable housing are published by the department. Full details are available in the 'Related Statistics' section of the technical notes that accompany this release.

An interactive dashboard to illustrate results and historical trends from this release can be found via a link on the statistics release web page:

<https://www.gov.uk/government/statistics/housing-supply-net-additional-dwellings-england-2020-to-2021>

## Changes to this release

DLUHC published a consultation on 30 January 2020 and a response on 26 November 2020, on changes to the revisions policy to further improve the net additional dwellings statistics. The consultation and response is available at the following link:

<https://www.gov.uk/government/consultations/housing-supply-net-additional-dwellings-statistics-proposed-changes-to-revisions-policy>

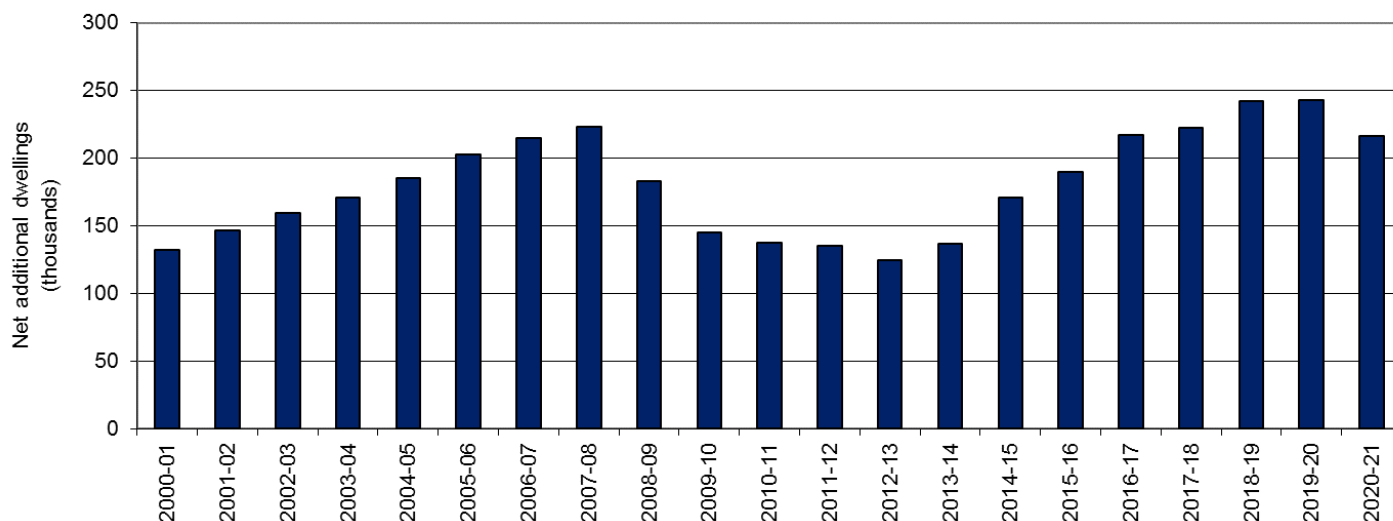
DLUHC is proceeding with the proposals outlined in the consultation response and allowing annual revisions. In collecting the data for this publication, we have allowed local authorities to revise data for the previous year's published figures. The local authority revisions resulted in an increased response rate (100% for 2019-20) and an overall decrease of 1,068 net additional dwellings in 2019-20.

In this release, for the first time, data have been collected on net additional dwellings from both new build and demolitions under new permitted development rights introduced in 2020-21.

## National trends in net additional dwellings

The trends in net additional dwellings are shown in Figure 1 and Table 1.

**Figure 1: Trends in housing supply; net additional dwellings, England: 2000-01 to 2020-21**



Note: The data for this figure are available in Live Table 120.

Net additional dwellings reached a previous peak of 223,530 in 2007-08 and then decreased to 124,720 in 2012-13 with the economic downturn. Since then, net additions have increased to a peak of 242,700 in 2019-20, before falling to 216,490 in 2020-21, down 11 per cent on the previous year. It is the lowest level for 5 years.

This decrease may be due, in part, to the restrictions introduced during Spring 2020 in response to the COVID-19 pandemic. The current level is 3 per cent below the previous 2007-08 peak and 74

per cent above the trough in 2012-13.

The 216,490 net additional dwellings in 2020-21 represents an increase of 1% on the previous dwelling stock estimate of 24.7 million dwellings in England as at 31 March 2020.

**Table 1: Annual housing supply; net additional dwellings, England: 1991-92 to 2020-21**

Financial Year	Provisional (P) and Revised (R) indicator	Net additional dwellings	Change from previous year (percentage change)
1991-92		165,000	..
1992-93		151,000	-8%
1993-94		152,000	1%
1994-95		166,000	9%
1995-96		163,000	-2%
1996-97		154,000	-6%
1997-98		156,000	1%
1998-99		149,000	-4%
1999-00		148,000	-1%
2000-01		132,000	-11%
2001-02		146,700	11%
2002-03		159,870	9%
2003-04		170,970	7%
2004-05		185,550	9%
2005-06		202,650	9%
2006-07		214,940	6%
2007-08		223,530	4%
2008-09		182,770	-18%
2009-10		144,870	-21%
2010-11		137,390	-5%
2011-12	P	134,900	-2%
2012-13	P	124,720	-8%
2013-14	P	136,610	10%
2014-15	P	170,690	25%
2015-16	P	189,650	11%
2016-17	P	217,350	15%
2017-18	P	222,280	2%
2018-19	P	241,880	9%
2019-20	P R	242,700	0%
2020-21	P	216,490	-11%

# Components of net additional dwellings

The annual net change in the dwelling stock breaks down as follows:

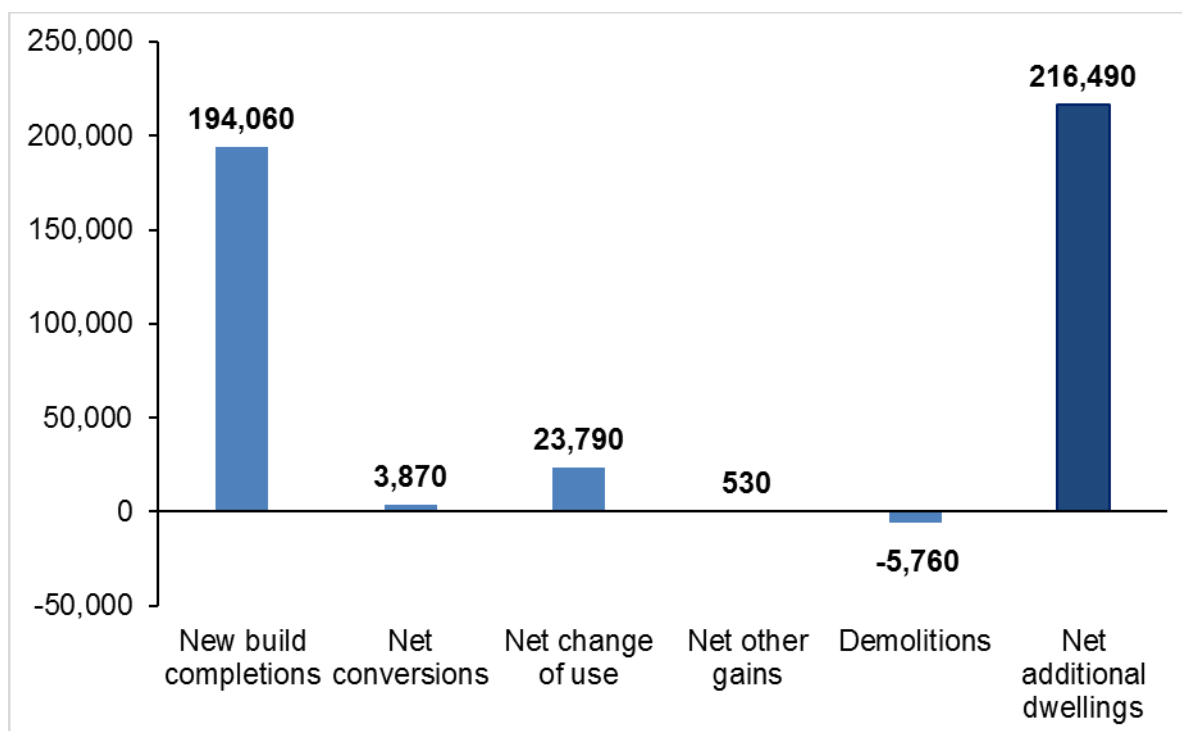
- New house building completions;
- Gains or losses through conversions (for example of a house into flats);
- Changes of use (for example a shop into house or a barn conversion);
- Demolitions; and
- Other changes to the dwelling stock (caravans, houseboats etc.)

Full descriptions are in the accompanying technical notes document for further details. This can be found at the following link:

<https://www.gov.uk/government/statistics/housing-supply-net-additional-dwellings-england-2020-to-2021>

The components of net additional dwellings in 2020-21 are shown in Figure 2 and detailed in Table 2. A time series since 2006-07 is shown in Figure 3.

**Figure 2: Components of housing supply; net additional dwellings, England: 2020-21**



Note: The data for this figure are available in Live Table 120.

New build completions is the largest component. In 2020-21, the 194,060 new build completions accounted for 90 per cent of the net change. 'Change of use' is the second largest component with a gain of 23,790 dwellings (11% of the net change). Conversions added 3,870 dwellings (2% of the net change) and there were a further 530 other gains (0.2% of the net change). Demolitions resulted in a loss of 5,760 dwellings (-3% of the net change).

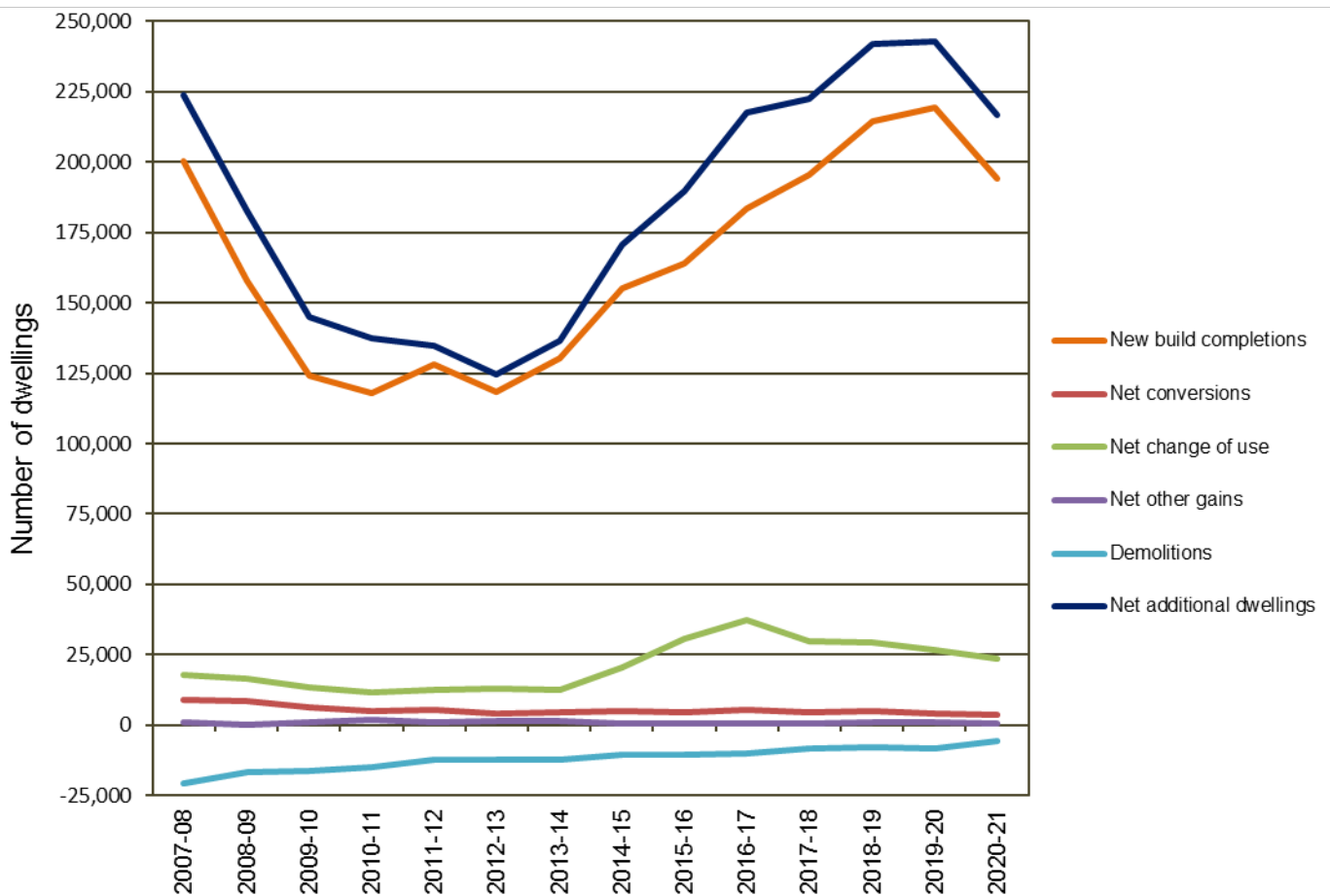
Net additions from change of use decreased in 2020-21, down by 2,930 (-11%) on the previous year. This component includes the amendments to 'permitted development rights' making it easier to change buildings to residential use. New build completions decreased by 25,060 (-11%).

Since 2015-16, new data have been collected on dwellings from change of use under permitted development rights. In 2020-21, the 23,790 additional homes resulting from change of use included 10,603 through permitted development rights. These additional dwellings (through permitted development rights) comprised 8,768 office to residential, 835 agricultural to residential, 167 storage to residential, 61 light industrial use to residential, 656 any other to residential and 116 unspecified to residential.

Since 2020-21, new data have been collected on dwellings from new build under permitted development rights. In 2020-21, the 194,060 additional homes resulting from new build included 697 through unspecified permitted development rights.

Since 2020-21, new data have been collected on demolitions under permitted development rights. In 2020-21, the loss of 5,760 dwellings under demolitions included 25 through unspecified permitted development rights.

**Figure 3: Components of housing supply; net additional dwellings, England: 2007-08 to 2020-21**



Note: The data for this figure are available in Live Table 120.

**Table 2: Components of housing supply; net additional dwellings, England: 2018-19 to 2020-21**

Components of housing supply	2018-19	2019-20 <sup>R</sup>	2020-21	Change 2019-20 to 2020-21
New build completions	214,410	219,120	194,060	-25,060
<i>of which delivered under permitted development rights, comprising:</i>				
<i>Building upwards to create dwellings on detached blocks of flats</i>	..	..	0	..
<i>Building upwards to create dwellings on detached commercial or mixed-use buildings</i>	..	..	0	..
<i>Building upwards to create dwellings on commercial or mixed-use buildings in a terrace</i>	..	..	0	..
<i>Building upwards to create dwelling houses in a terrace</i>	..	..	0	..
<i>Building upwards to create dwelling houses on detached dwelling houses</i>	..	..	0	..
<i>Demolition of buildings and construction of dwellings houses</i>	..	..	0	..
<i>Unspecified</i>	..	..	697	..
<i>Total to residential</i>	..	..	697	..
<b>Plus</b>				
Net conversions	5,160	4,340	3,870	-470
<b>Plus</b>				
Net change of use	29,300	26,710	23,790	-2,930
<i>of which delivered under permitted development rights, comprising:</i>				
<i>Agricultural to residential;</i>	1,062	745	835	90
<i>Office to residential;</i>	12,075	10,598	8,768	-1,830
<i>Storage to residential;</i>	199	149	167	18
<i>Light Industrial to residential;</i>	69	47	61	14
<i>Any other to residential;</i>	779	680	656	-24
<i>Unspecified to residential;</i>	147	156	116	-40
<i>Total to residential;</i>	14,331	12,375	10,603	-1,772
<b>Plus</b>				
Net other gains	970	860	530	-320
<b>Less</b>				
Demolitions	7,960	8,330	5,760	-2,570
<i>of which delivered under permitted development rights</i>			25	
<b>Gives</b>				
<b>Net additional dwellings</b>	<b>241,880</b>	<b>242,700</b>	<b>216,490</b>	<b>-26,210</b>

1. Note: The data for this figure are available in Live Table 120 and the components of housing supply are available since 2006-07.

2. Totals may not equal the sum of component parts due to rounding to the nearest 10. Figures for delivery via permitted development rights are unrounded.

<sup>P</sup> Figures since 2011-12 are provisional and subject to revision.

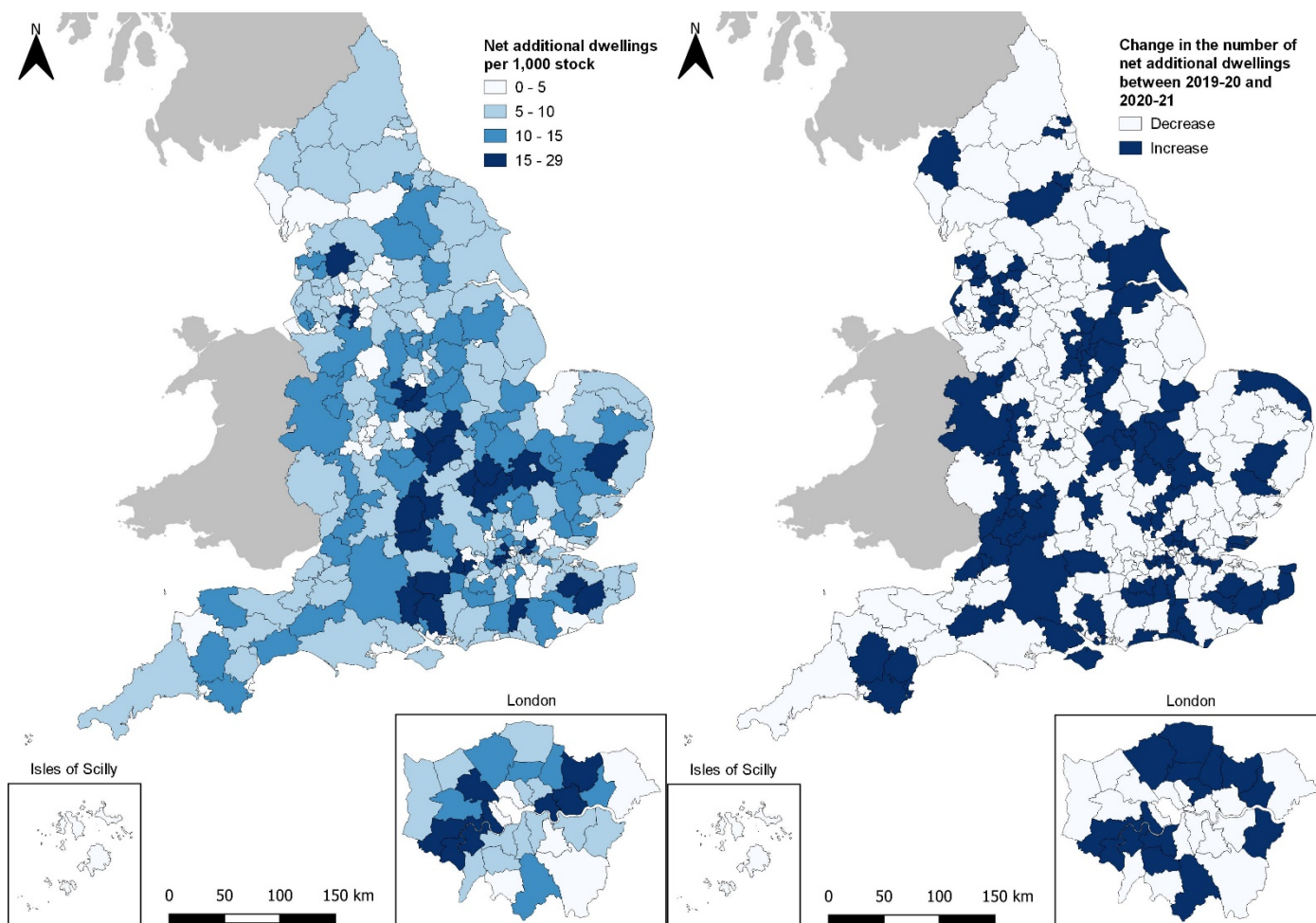
<sup>R</sup> Figures revised.

# Sub-national trends

## Geographic distribution of net housing supply

The left map in Figure 4 shows the rate of net additions (i.e. net additions per 1000 dwellings) in each local authority district in England in 2020-21. The right map shows the change in net additional dwellings between 2019-20 and 2020-21. Rates of net additions are not uniform across England and can vary considerably between local authority areas.

**Figure 4: Net additions per 1,000 dwellings and change from previous year for each local authority district 2020-21**



Note: The data for this figure are available in Live Table 122 and 125. Crown copyright and database rights 2021 Ordnance Survey 100024857

## Sub national trends in levels of net additions

There are relatively high rates of net additional dwellings in local authorities stretching from west of the London commuter belt across the midlands to East Anglia.

Aside from the City of London (which has a low level of residential stock,) Tower Hamlets, Salford



and Harborough have the top three net addition rates per 1000 dwellings in the country. Other notable areas with high rates of net additions per 1000 dwellings are Redbridge, South Derbyshire and Ashford. London presents a mixed picture, with nine of the top 50 net addition rates per 1000 dwellings and four of the lowest 50 net addition rates. Areas with low levels of net additions per 1000 dwellings are geographically varied. Aside from the Isles of Scilly (which has a low level of residential dwelling stock), the lowest three net additions rates per 1000 of the stock were in Walsall, Lewisham and Halton.

## Changes in levels of net additions

Changes in the level of net additional dwellings between 2019-20 and 2020-21 also varied across England, increasing in 119 out of 314 authorities. The geographic spread of increases and decreases is mixed. In London, 14 out of 33 London Boroughs showing some level of increase and 19 having decreases.

## Communal accommodation

This publication includes separate data on additions and losses from the stock of communal accommodation. These figures are not included in the main net additions figures shown above. Communal accommodation is distinguished from the dwellings in the main net additions figures as it does not provide self-contained household spaces with kitchens and bathrooms. Communal accommodation, thus defined, does not include 'student or other cluster flats' which are included in the main net additional dwellings figures. Each cluster flat typically has several bedrooms and shared cooking and living space behind a lockable door. Communal accommodation, however, has a number of individual bedrooms sharing communal facilities such as a refectory or lounge. For more information please see the 'Definitions' section of this release.

Figures for communal accommodation presented here are split into 'student' and 'other' communal accommodation. Communal student accommodation is the traditional 'student hall' style with many student rooms and a single refectory. Other communal accommodation includes care homes or hostels where rooms are arranged along corridors with one or more communal sitting and dining rooms.

Communal accommodation figures by component are shown in Table 3. In 2020-21, there was a net increase of 2,250 communal student accommodation units and a net increase of 420 other communal accommodation units, bringing the total net increase to 2,670 units.

**Table 3: Components of communal accommodation; numbers of council tax valuation listings<sup>1</sup>, England: 2014-15 to 2020-21**

<b>Components of Communal Accommodation</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20<sup>R</sup></b>	<b>2020-21</b>
Student Gain	4,350	3,220	4,050	2,310	1,960	2,150	2,270
Student Loss	100	190	180	40	140	50	20
<b>Student Net Change</b>	<b>4,250</b>	<b>3,040</b>	<b>3,870</b>	<b>2,270</b>	<b>1,820</b>	<b>2,100</b>	<b>2,250</b>
Other Gain	1,380	1,330	1,310	690	1,540	460	560
Other Loss	540	410	560	320	330	100	140
<b>Other Net Change</b>	<b>840</b>	<b>920</b>	<b>750</b>	<b>370</b>	<b>1,210</b>	<b>370</b>	<b>420</b>
Total Gain	5,730	4,560	5,360	3000	3500	2,610	2,830
Total Loss	640	600	740	360	470	150	160
<b>Total Net Change</b>	<b>5,090</b>	<b>3,960</b>	<b>4,620</b>	<b>2,640</b>	<b>3,030</b>	<b>2,460</b>	<b>2,670</b>

1. The number of communal accommodation units corresponds to the number of council tax valuation listings for the accommodation, as described on the Valuations Office Agency website at the following link. <http://www.voa.gov.uk/corporate/CouncilTax/multiOccupiedHomes.html>

2. Figures since 2015-16 have also been collected in the communal accommodation units of bedspaces and are published in LiveTable124b (see accompanying tables section).

3. Figures for previous years are available at this link (<https://www.gov.uk/government/statistics/net-supply-of-housing-in-england-2012-to-2013>), however these are not directly comparable (as London figures previously referred to the number of bedrooms provided, rather than council tax valuation listings).

4. The Greater London Authority were unable to provide communal accommodation in council tax listings units for London Boroughs (except for Harrow) for 2019/20 by the data collection deadline but did provide communal accommodation data for 2019/20 in bedspace units, published in LiveTable124b (see accompanying tables section).

# Comparison with affordable housing supply

This release is the primary and most comprehensive measure of total housing supply. The Department also publishes an annual statistical release entitled “Affordable Housing Supply” which is the primary and most comprehensive measure of affordable housing supply. This can be found at the following link:

<https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2020-to-2021>

The 52,100 affordable homes delivered<sup>[1]</sup> represent an estimated 23 per cent of the total number of new additions to the housing stock delivered<sup>[2]</sup> represent in 2020-21 (i.e. excluding demolitions from the totals in Live Table 120), similar to the previous year. This proportion has varied considerably since 2006-07, with a peak of 40 per cent in 2010-11 and low of 16 per cent in 2015-16 (see Figure 5).

**Figure 5: Affordable Housing and All Housing new additions, England, 2006-07 to 2020-21**



<sup>[1]</sup> Source: DLUHC Live Table 1000 on housing supply <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

<sup>[2]</sup> Source: DLUHC Live Table 120 on housing supply <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

Note: The data for this figure are available in Live Table 120 and 1000.

# Accompanying tables and open data

## Symbols used

The following conventions have been used in the release and tables:

<sup>P</sup> Figure provisional and subject to revision;

<sup>R</sup> Revised from previous release.

Totals may not equal the sum of component parts due to rounding to the nearest 10.

## Tables

Accompanying tables are available to download alongside this release. These tables can be accessed at <http://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

Table 118	Annual net additional dwellings and components: England and the regions, 2000-01 to 2020-21
Table 120	Components of housing supply; net additional dwellings, England: 2006-07 to 2020-21
Table 122	Housing supply; net additional dwellings, by local authority district, England: 2001-02 to 2020-21
Table 123	Housing supply; net additional dwellings, component flows of, by local authority district: 2012-13 to 2020-21
Table 124	Housing supply; communal accommodation, component flows of, by local authority district: 2014-15 to 2020-21 (Units: Council Tax Valuation Listings)
Table 124b	Housing supply; communal accommodation, component flows of, by local authority district: 2015-16 to 2020-21 (Units: Bedspaces)

The tables provide unrounded data.

These data are also available in a dashboard that can be access at <https://www.gov.uk/government/statistics/housing-supply-net-additional-dwellings-england-2020-to-2021>

## Open data

These statistics are available in fully open and linkable data formats at Open Data Communities:

<http://opendatacommunities.org>

## Technical Notes

Please see the accompanying technical notes document for further details. This can be found at

<https://www.gov.uk/government/statistics/housing-supply-net-additional-dwellings-england-2020-to-2021>

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

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

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

<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities/about/statistics>



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