



Department for
Communities and
Local Government

Housing supply; net additional dwellings, England: 2016-17



Housing *Statistical Release*

16 November 2017

- Annual housing supply in England amounted to 217,350 net additional dwellings in 2016-17, up 15% on 2015-16.
- The 217,350 net additions in 2016-17 resulted from 183,570 new build homes, 37,190 gains from change of use between non-domestic and residential, 5,680 from conversions between houses and flats and 720 other gains (caravans, house boats etc.), offset by 9,820 demolitions.
- 18,887 of the net additions from change of use were through 'permitted development rights' (full planning permission not required). These comprised 17,751 additional dwellings from former offices, 330 from agricultural or forestry buildings, 106 from storage buildings and 700 from other non-domestic buildings

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Responsible Statistician:

Neil Higgins

Statistical enquiries:

office hours:

0303 444 1864

housing.statistics@communities.gsi.gov.uk

Media Enquiries:

0303 444 1209

newsdesk@communities.gsi.gov.uk

Date of next publication:

November 2018

Introduction

This Statistical Release presents National Statistics on net additional dwellings in England up to 2016-17. The figures show the net change in dwelling stock in England between 1st April and 31st March the following year.

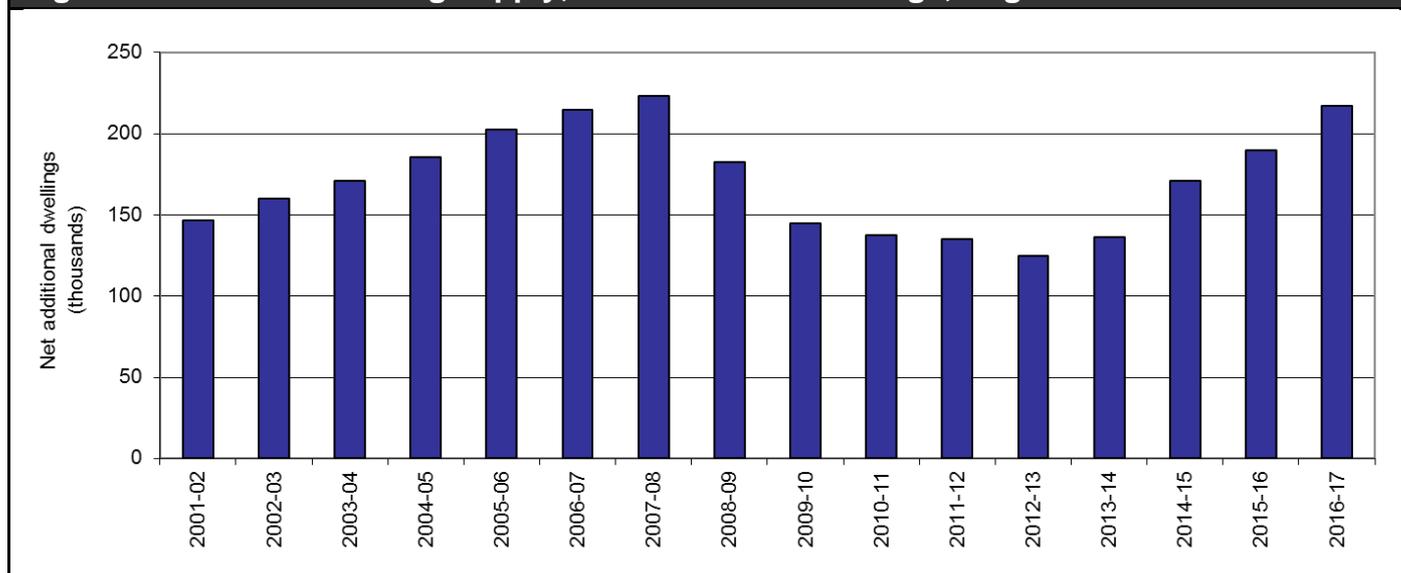
'Net additional dwellings' is the primary and most comprehensive measure of housing supply. The Department also publishes quarterly house building statistics. These cover new build dwellings only and should be regarded as a leading indicator of overall housing supply.

The 'net additional dwelling' figures are based on local authority estimates of gains and losses of during each year.

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 2016-17



Net additional dwellings reached a recent 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 217,350 in 2016-17, up 15% on the previous year. This level is 3% below the 2007-08 peak.

Table 1: Annual housing supply; net additional dwellings, England: 1991-92 to 2016-17¹

Financial Year	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%

1. The dwelling counts from the 2001 and 2011 Census were previously used to revise the estimates from 1991-92 to 2010-11. See the 'Scheduled revisions' section for further information.

2. In 2000-01 a new data collection system was introduced to improve estimates of housing supply and collect information on the components of supply. See the 'notes' section for further information.

^P Figure provisional and subject to revision.

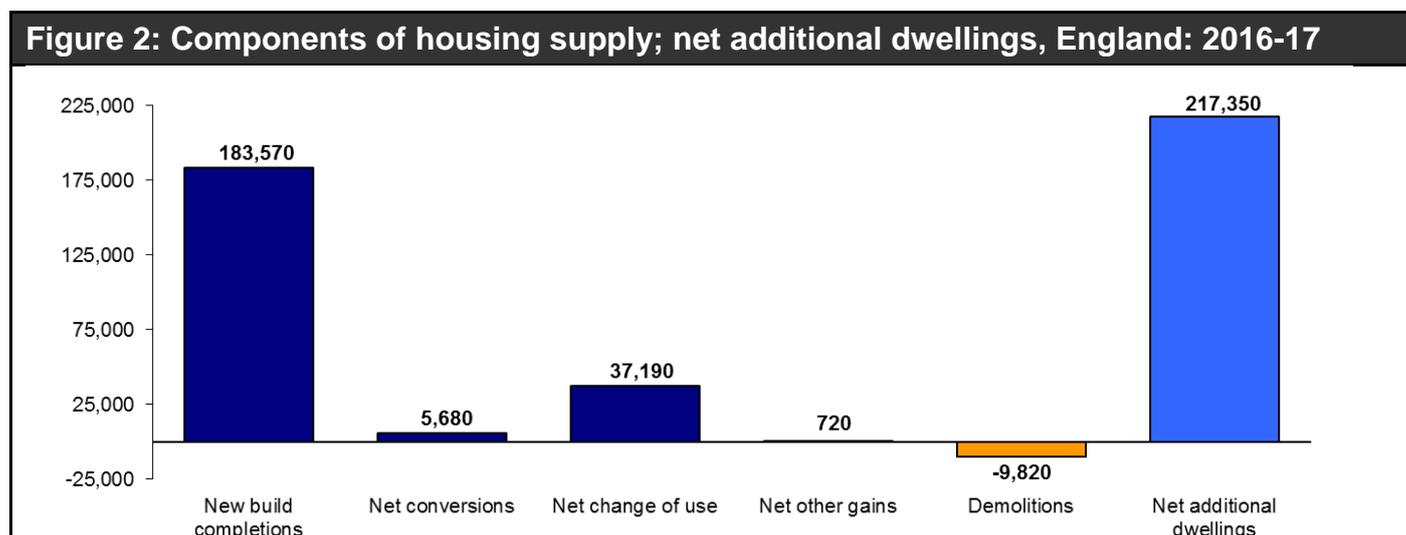
Components of net additional dwellings

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 *'Definitions'* section of this publication.

The components of net additional dwellings are shown in Figure 2 and detailed in Table 2.



New build completions is the largest component. In 2016-17, the 183,570 new build completions accounted for 84% of the net change. 'Change of use' is the second largest component with a gain of 37,190 dwellings (17% of the net change). Conversions added 5,680 dwellings (3% of the net change) and there were a further 720 other gains (0.3% of the net change). Demolitions resulted in a loss of 9,820 dwellings (-5% of the net change).

Table 2: Components of housing supply; net additional dwellings, England: 2011-12 to 2016-17^{1,2}

Components of housing supply	2011-12 ^P	2012-13 ^P	2013-14 ^P	2014-15 ^P	2015-16 ^P	2016-17 ^P	Change 2015-16 to 2016-17
New build completions	128,160	118,540	130,340	155,080	163,940	183,570	19,630
Plus							
Net conversions	5,240	4,100	4,470	4,950	4,760	5,680	930
Plus							
Net change of use	12,590	12,780	12,520	20,650	30,600	37,190	6,590
<i>of which delivered under permitted development rights, comprising:</i>							
<i>Agricultural to residential;</i>	-	-	-	-	226	330	104
<i>Office to residential;</i>	-	-	-	-	12,824	17,751	4,927
<i>Storage to residential;</i>	-	-	-	-	55	106	51
<i>Any other to residential;</i>	-	-	-	-	645	613	-32
<i>Unspecified to residential;</i>	-	-	-	-	129	87	-42
<i>Total to residential;</i>	-	-	-	-	13,879	18,887	5,001
Plus							
Net other gains	1,100	1,370	1,330	630	780	720	-50
Less							
Demolitions	12,200	12,060	12,060	10,610	10,420	9,820	-610
Plus							
Adjustment to Census	-	-	-	-	-	-	-
Gives							
Net additional dwellings	134,900	124,720	136,610	170,690	189,650	217,350	27,700

1. The dwelling counts from the 2011 Census have previously been used to revise the net supply estimates from 2001-02 to 2010-11. See the 'Scheduled revisions' section for further information.

2. This breakdown of housing supply is available since 2006-07 and published in Live Table 120. See the 'Accompanying tables section for further information.

3. 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.

^P Figure provisional and subject to revision.

Net additions from change of use increased in 2016/17, up by 6,590 (22%) on the previous year. This reflects the amendments to 'permitted development rights' making it easier to change buildings to residential use¹. New build completions increased by 19,630 (12%).

¹ Amendments to permitted development rights in May 2013 enabled buildings to change to residential use subject to prior approval being granted by a local authority. (Certain areas are exempt). See the 'Definitions' section for further information.

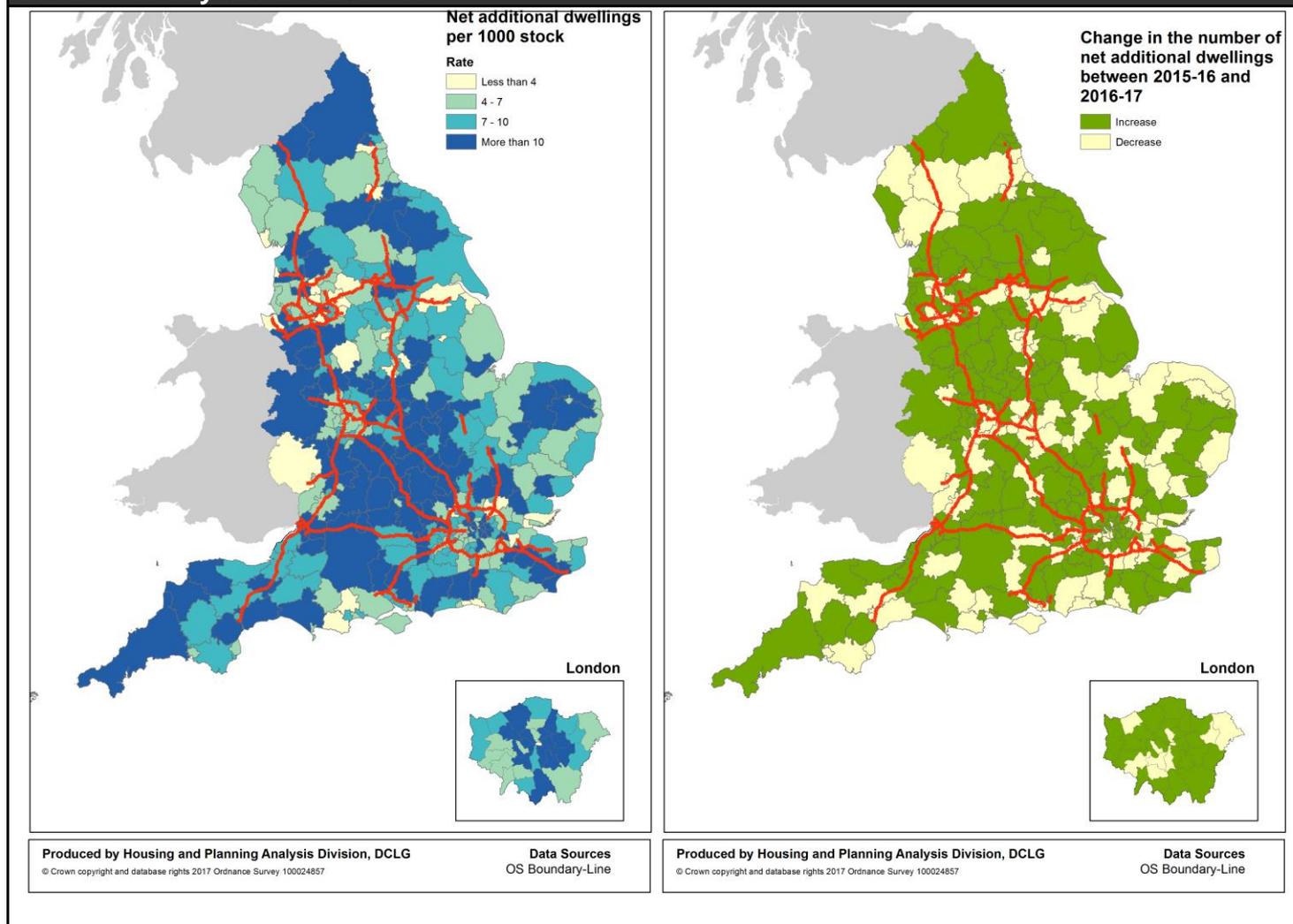
Since 2015-16, new data has been collected on dwellings from change of use under permitted development rights. In 2016-17, the 37,190 additional homes resulting from change of use included 18,887 through permitted development rights. These additional dwellings (through permitted development rights) comprised 17,751 office to residential, 330 agricultural or forestry to residential, 106 storage to residential, 613 any other to residential and 87 unspecified to residential.

Sub-national trends

Geographic distribution of net housing supply

The left hand map in Figure 3 shows the rate of net additions (i.e. net additions per 1000 dwellings) in each local authority district in England in 2016-17. The right hand map shows the change in net additional dwellings between 2015-16 and 2016-17. Rates of net additions are not uniform across England and can vary considerably between local authority areas.

Figure 3: Net additions per 1000 dwellings and change from previous year for each local authority district 2016-17²



Sub national trends in levels of net additions

The left hand map in Figure 3 shows high rates of net additional dwellings in Cornwall, parts of Devon and Gloucestershire, continuing outside the Green Belt of London and on into

² The left hand map in Figure 3 shows net additions rates in each of the 326 local authority districts during 2016-17. The right hand map shows whether the number of net additional dwellings have increased or decreased over the previous year. To show net housing supply in proportion to the size of each district we divide the number of net additions in the 12 months to 31 March 2017 by the existing dwelling stock (multiplied by 1000 for easier interpretation). Consider a hypothetical local authority district with 100,000 dwellings as at 31 March 2016. Over the next year 200 new dwellings are completed, representing two new dwellings per thousand of existing stock (rounded).

Buckinghamshire, Bedfordshire, Oxfordshire, Northamptonshire, Cambridgeshire and Norfolk.

Tower Hamlets, the Vale of White Horse and Dartford 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 occur in Cambridge, Newcastle upon Tyne, Salford and Greenwich. London presents a mixed picture, with six of the top 40 net addition rates per 1000 dwellings, but also three of the bottom 40.

Areas with low levels of net additions per 1000 dwellings are geographically varied. Aside from the Isles of Scilly and the City of London (which have low levels of residential dwelling stock), the lowest three net additions rates per 1000 of the stock were in Blackpool, Barrow-in-Furness and Wirral. Low rates for Blackpool result from a medium level of demolitions and a lower level of new build.

Changes in levels of net additions

Changes in the level of net additional dwellings between 2015-16 and 2016-17 also varied across England, increasing in 198 out of 326 authorities. The geographic spread of increases and decreases is mixed. In London, 23 out of 33 London Boroughs showing some level of increase and 10 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 2016-17, there was a net increase of 3,870 communal student accommodation units and a net increase of 750 other

communal accommodation units, bringing the total net increase to 4,620.

Table 3: Components of communal accommodation, England: 2014-15 to 2016-17			
Components of Communal accommodation	Number of council tax valuation listings¹		
	2014-15	2015-16	2016-17
Student Gain	4,350	3,220	4,050
Student Loss	100	190	180
Student Net Change	4,250	3,040	3,870
Other Gain	1,380	1,330	1,310
Other Loss	540	410	560
Other Net Change	840	920	750
Total Gain	5,730	4,560	5,360
Total Loss	640	600	740
Total Net Change	5,090	3,960	4,620

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 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).

Accompanying tables

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

- Table 120** Components of housing supply; net additional dwellings, England: 2006-07 to 2016-17
- Table 122** Housing supply; net additional dwellings, by local authority district, England: 2001-02 to 2016-17
- Table 123** Housing supply; net additional dwellings, component flows of, by local authority district: 2012-13 to 2016-17
- Table 124** Housing supply; communal accommodation, component flows of, by local authority district: 2014-15 to 2016-17

Table 124 is new. The Local Authority tables provide unrounded data. These tables can be accessed at: <http://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

In addition, legacy regional tables are also available at the link above. These tables have not been updated. For more information please see the Written Ministerial Statement as noted below:
<http://www.gov.uk/government/speeches/statistics-for-local-enterprise-partnerships-and-upper-tier-local-authorities>

- Table 118** Annual net additional dwellings: England and the regions, 2000-01 to 2010-11;
- Table 121** Components of net housing supply: by region, 2010-11

Related statistical releases

House building; new build dwellings, England: quarterly

The Department for Communities and Local Government publishes quarterly National Statistics on **new build starts and completions** based on building control inspection data from local authorities, the National House-Building Council (NHBC) and other independent approved building control inspectors. **These quarterly new build statistics are an important leading indicator but are less comprehensive than net additional dwellings estimates published in this release.**

Estimates of new build dwellings: net additions and quarterly new build statistics

The 'quarterly new build' statistics are based on building control inspection data. The 'new build' component in 'net additions' statistics comes from annual returns from local authorities. Local authorities are asked to take account of all the changes to the housing stock over the previous financial year. The new build figures from the annual return provide a more complete count than the building control based quarterly statistics. Local authorities have longer to complete the annual return and to reconcile various sources including council tax records, site visits and building control. The new build component of the net additions statistics is generally larger than the corresponding annual total from the quarterly new build series. **'Net additional dwellings' is the primary and most comprehensive measure of housing supply. The quarterly *House building; new build dwellings* release provides a leading indicator.**

The *House building; new build dwellings* statistics can be found at the link below.

<http://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/house-building-statistics>

Dwelling stock estimates

The Department for Communities and Local Government also publishes statistics showing the total dwelling stock in England each year. These estimates are based on the latest census count incremented annually with the net additional dwelling statistics from this release. The dwelling stock estimates also provide a split by tenure that takes account of the net increases in supply and also changes between tenure such as Right to Buy sales.

<http://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/dwelling-stock-including-vacants>

Dwelling stock by tenure is available at:

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

Energy Performance Certificates

A related source of information on new supply is the data collected by the department 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)*’.

The Department published on 31 October 2017 ‘Energy Performance of Building Certificates 2008 to September 2017’, a regular statistical release, which showed there was a net increase of 212,109 new domestic EPC lodgements in England in 2016/17. The Housing Supply (net additional dwellings) show an annual estimate in England of 217,350 new dwellings completed in 2016/17 (Figure 1). The 2 per cent difference is likely to relate to difference in timing, definitions and imputation for non-response. In summary, the Housing Supply (net additional dwellings) estimates seem to be in very good agreement with the ‘EPC new domestic properties’ lodgements.

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. These lists are continually updated to reflect new dwellings and losses. The Valuation Office Agency also manages lists of ‘non-domestic rating’ properties in England and Wales to support the collection of business rates. These lists are also continually updated to reflect the creation and loss properties. Properties move between the two 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 from that used in the population census. The Department for Communities and Local Government’s *net additional dwelling statistics* and dwelling stock estimates statistics use the census definition that does not include communal dwellings although these are included in the council tax list (see ‘*Definitions*’ section below)

In the 2016-17 net additional dwelling statistics, adding the communal dwelling data (4,540) to the headline figure (217,350) gives an overall net change within 1 per cent of the change in the Council Tax valuation list (220,420). The 1 per cent difference is likely to be due to changes between the ‘Council Tax valuation’ and the ‘Non-Domestic Rating lists’, timing differences and imputation for non-response in the net addition figures. Dwellings are likely 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 occupations and include dwellings which have been built or converted outside that have not been captured in planning or building control records. The Valuations Office Agency 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 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 Department for 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 *Net supply of housing* is measured (the year to April).

The combination of timing and definitional differences means that it is not possible to reconcile fully the New Homes Bonus numbers to the net additional dwelling estimates. 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 *Net additional dwellings* is 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).

Affordable housing

The *Net additional dwellings* statistics do not provide a split by tenure. However a complete picture of affordable housing supply can be found in the Department for Communities and Local Government's *Affordable housing supply* statistics, which can be found at the following link, along with detail on definitions and sources.

<http://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

New affordable homes are defined as additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market and can be categorised into social rent, intermediate rent, affordable rent and low cost home ownership. Total additional affordable supply includes both new build supply and acquisitions of existing private sector homes.

Definitions

Completion

A dwelling is regarded as completed when it becomes ready for occupation or when a completion certificate is issued whether it is in fact occupied or not.

Conversion

A conversion is the conversion of one dwelling into multiple dwellings - such as splitting a house in to several flats, or vice versa.

Change of use

This is the changing of a non-residential dwelling to residential use, or changing a residential building to non-residential use. This would include, for example, a shop converted into a flat, a barn conversion or a house converted to an office. Changes to permitted development rights in May 2013, allowed offices (and subsequently other buildings) to change to residential use, subject to prior approval being granted by a local authority. (Certain areas are exempt.).

Communal accommodation

These are establishments providing managed residential accommodation. They are not counted in overall housing supply but are covered separately in the 'Communal accommodation' section of this release. These cover 'traditional' university and college student halls, hospital staff accommodation, hostels/homes, hotels/holiday complexes and defence establishments (not married quarters). However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) are included in the main dwelling figures, with each self-contained unit counted as one dwelling. The number of units counted is based on the Valuation Office Agency guidance on communal dwellings which can be found at the following link: <http://www.voa.gov.uk/corporate/CouncilTax/multiOccupiedHomes.html>

Dwelling

A home or dwelling in these statistics uses the Census definition of a dwelling as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self-contained household spaces at the same address should be counted together as a

single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.

Ancillary dwellings (e.g. 'granny annexes') are included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.

Non-permanent (or 'temporary') dwellings are included if they are the occupant's main residence and council tax is payable on them as a main residence. These include caravans, mobile homes, converted railway carriages and houseboats. Permanent Gypsy and Traveller pitches should also be counted if they are, or likely to become, the occupants' main residence.

HFR

The Housing Flows Reconciliation is an annual data collection in which local authorities report on changes to the size of the dwelling stock within their boundaries directly to the Department for Communities and Local Government. In 2011 all local authorities except for the London Boroughs were asked to submit their data through the HFR.

Net additional dwellings

A measure of the net change in dwelling stock between 1 April and 31 March of the following year. The net change comprises the number of new house building completions plus any gains or losses through conversions, changes of use and demolitions. (also referred to as *Net supply of housing*).

Technical notes

Symbols

The following conventions have been used in the tables:

^P Figure provisional and subject to revision;

^R Revised from previous release.

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

Data collection

This release takes annual figures on net housing supply in England from two data sources:

- Information submitted to the Department for Communities and Local Government (DCLG) by local authorities in all regions except London through the Housing Flows Reconciliation (HFR) form; and

- Information collected by the Greater London Authority (GLA) for London Boroughs.

From 2000-01 to 2003-04, all local authorities submitted data to Communities and Local Government through the HFR form. Between 2004-05 and 2008-09, Communities and Local Government worked jointly with Regional Planning Bodies in some regions on joint returns to ensure consistency between the net housing supply figures reported at various geographical levels.

In 2010 the abolition of Regional Planning Bodies prompted a return to submission through the HFR for all local authorities outside London. London Boroughs continue to supply their data through the GLA. Users should note that figures for London Boroughs are provisional at this stage and may be subject to change before they are reported in the GLA's Annual Monitoring Report. Local authorities have until early September, five months after the end of the financial year, to complete the HFR form.

Data quality

The HFR form collects data from all local authorities in England except the 33 London Boroughs. The HFR return requires local authorities to submit a full break-down of housing flows over the previous year; this includes figures for new house building, conversions, change of use and demolitions. The form was simplified for 2011-12 to remove the requirement to report by tenure. The form was expanded in 2015-16 to collect information on change of use delivered under permitted development rights.

The GLA collects, collates and validates data from London Boroughs before passing the information on to the Department for Communities and Local Government. This return is not exactly the same as the HFR but allows the same flows to be constructed.

A small number of authorities in England did not provide data which had to be imputed.

Net additional dwelling statistics include a more complete picture of new build completions than the Department for Communities and Local Government's quarterly release on new house building. Further differences in this data are discussed under '*Related statistics*' above.

Response rates

In 2016-17, a 99 per cent response rate was achieved. For the HFR, 2 out of 293 English local authorities did not complete their return. Imputations for these 2 local authorities account for less than one percent of the total non-London net additions figure for 2016-17. All 33 authorities in London provided data to the Greater London Authority. The response rates shown in Table 4 are the sum of the responses to the HFR and GLA data.

Table 4: Overall response rates

Financial Year	Response rates
2006-07	97%
2007-08	99%
2008-09	98%
2009-10	96%
2010-11	93%
2011-12	96%
2012-13	95%
2013-14	94%
2014-15	96%
2015-16	99%
2016-17	99%

Imputation

Imputation is 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 2016-17 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 2016-17.

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.

Communal data

Since 2011-12, data on communal accommodation units has been collected on the HFR. For London, this data has been collected by the Greater London Authority which is provided in communal accommodation units and not in bedroom spaces from 2014-15. The data is very unevenly distributed between authorities and no imputation has been performed.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Department for Communities and Local Government Revisions Policy (found at <http://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

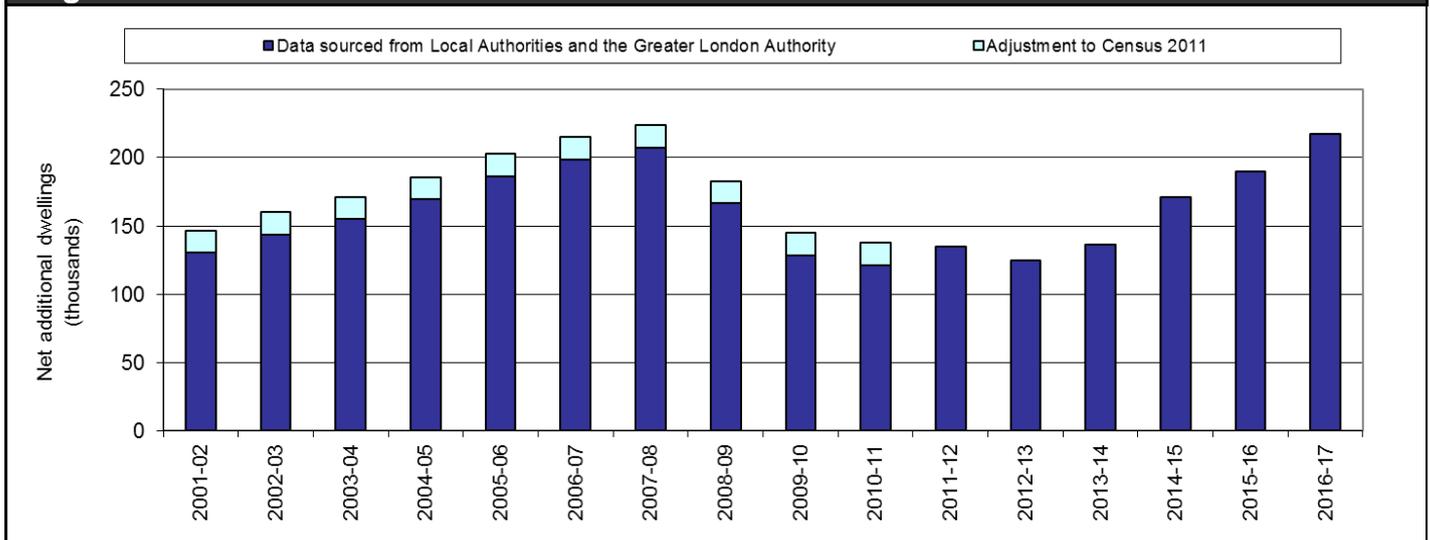
Local authorities may not revise the data they supply for these statistics after the original deadline for submission as this is an annual series with a relatively long data collection period.

These statistics are compared against the census on its release every ten years to ensure that the sum of net additions over that period matches the difference between the latest census dwelling count and the previous one. The net additions figures are then adjusted, with any difference spread evenly across the ten years since the previous census. When this adjustment was carried out following the 2001 census it amounted to around 6,600 dwellings per year at the England level.

As scheduled, the dwelling counts from the 2011 census, which were released by the Office for National Statistics in December 2012, have previously³ been used to revise the net supply estimates for 2001-02 to 2010-11. This ensures the net supply estimates are calibrated to the 2001 and 2011 censuses and consistent with the dwelling stock estimates (which is also collected and published by the Department for Communities and Local Government: see the 'Related statistics' section of this publication). The revision of the net supply estimates was implemented by adding 16,190 extra dwellings per year between 2001-02 and 2010-11. This can be seen in Figure 4 which shows the previous estimates (based on Housing Flows Reconciliation data sourced from Local Authorities and information supplied the Greater London Authority) plus the adjustment to the 2011 Census which sum to produce the revised trend in net additional dwellings.

³ The dwelling counts from the 2011 census have previously been used to revise the net supply estimates for 2001/02 to 2010/11 and further information on the revision methodology is published by the Department for Communities and Local Government in the Net Supply of Housing: 2012-13, England statistical release:
<http://www.gov.uk/government/statistics/net-supply-of-housing-in-england-2012-to-2013>

Figure 4: Scheduled revisions to the trends in housing supply; net additional dwellings, England: 2000-01 to 2016-17



Uses of the data

The housing supply; net additional dwellings statistical series is an important part of the evidence base which informs the development and evaluation of housing policy by central and local government. They are the only data source to give a comprehensive picture of housing supply consistent with the Census dwelling definition; consequently net additions provides the only consistent data source for providing dwelling stock estimates between census years in England.

The net additional dwelling statistics are a key data source for local authorities in their planning policy when assessing supply against future housing requirements and comparing performance against peers. The net additional dwelling statistics are used by other government departments and businesses to assess and model various elements of housing supply.

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs, including the new local authority table on communal accommodation. 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>

A short questionnaire on how the Housing Statistics and data are used and the decisions they inform is currently open at: <https://www.surveymonkey.co.uk/r/housinguser>

Notes

1. Prior to 2000-01 it had been possible to make estimates of annual housing supply since the late 1960s simply by looking at changes in annually-produced housing stock figures. In 2000-01 a new data collection system was introduced to improve estimates of housing supply and collect information on the components of supply.
2. For 2016-17, all local authorities outside of London used the HFR to submit their net supply data to Communities and Local Government. Authorities in London submitted data to the Greater London Authority who passed data to the Department for Communities and Local Government.
3. Details of ministers and officials who receive pre-release access to the Department for Communities and Local Government annual housing supply release up to 24 hours before release can be found at: <http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics>

Devolved administration statistics

The Scottish Government does not publish a similar series on net supply of housing, but time series showing demolitions and conversions in Scotland are available.

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

These statistics are in addition to the new build statistics produced by the Scottish Government which are available at the following link.

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

The Scottish Government also produce dwelling stock numbers for Scotland, these are separate from the figures above and are based on Council Tax data. They can be found at the following link. <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>

Wales and Northern Ireland do not publish net supply statistics in the same format as the Department for Communities and Local Government, but they do publish annual stock statistics calculated using net supply to dwelling stock data. These can be found at the following links.

Wales <http://wales.gov.uk/topics/statistics/headlines/housing2012/120222/?lang=en>

Northern Ireland <https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

Enquiries

Media enquiries:

0303 444 1209

Email: newsdesk@communities.gsi.gov.uk

Public enquiries and Responsible Statistician:

Neil Higgins

Email: housing.statistics@communities.gsi.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 DCLG is available via the Department's website:

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

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

Department for Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF
Telephone: 030 3444 0000

November 2017

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ISBN: 978-1-4098-5131-8