



Department for
Communities and
Local Government

Net supply of housing: 2012-13, England

- Annual housing supply in England amounted to 124,720 net additional dwellings in 2012-13, an 8 per cent decrease in net additional dwellings from 2011-12.
- The 124,720 net additions figure for 2012-13 comprised 118,540 new build homes, 4,100 additional homes resulting from conversions, 12,780 additional homes resulting from change of use, 1,370 other gains and a loss of 12,060 homes through demolitions.
- The dwelling counts from the 2011 census, which were released by the Office for National Statistics in December 2012, have been used to revise the net supply of housing estimates for 2001-02 to 2010-11.



Housing *Statistical Release*

7 November 2013

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Date of next publication:

Autumn 2014

Introduction

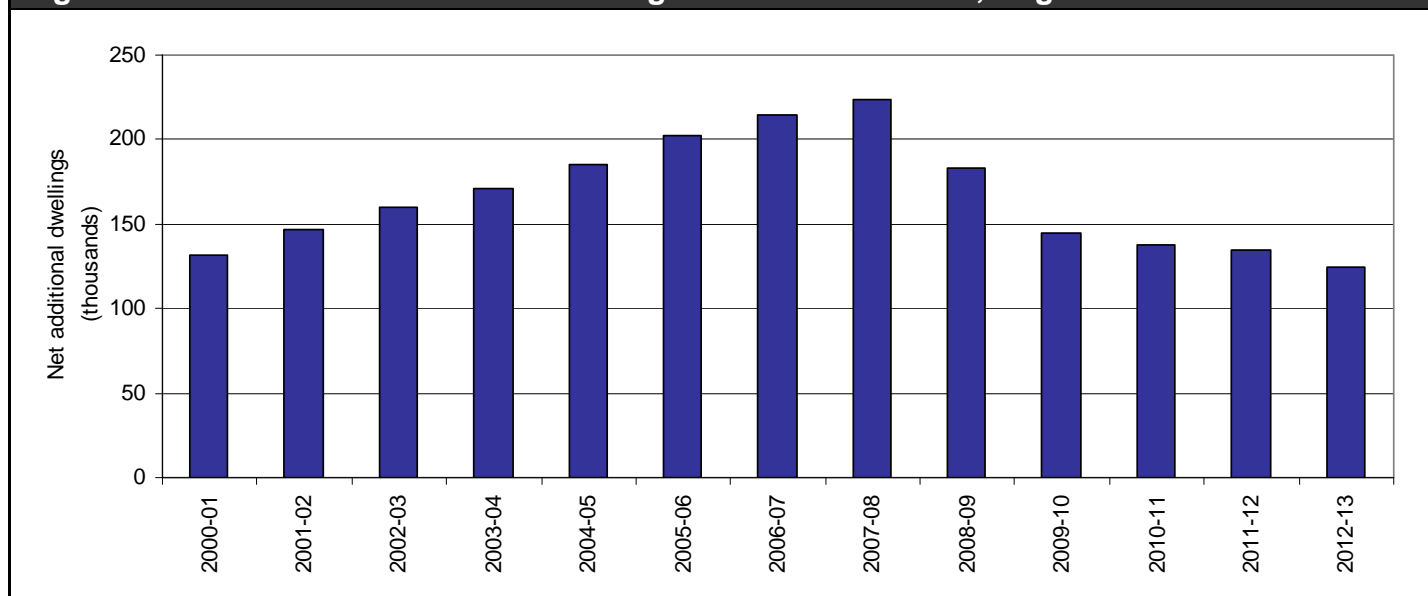
This Statistical Release presents National Statistics on the net supply of housing in England up to 2012-13. Net supply of housing, also referred to as net additional dwellings, measures the absolute change in dwelling stock in England between 1st April and 31st March the following year.

The net supply estimates of the absolute change in dwelling stock each year are produced by using the dwelling count from the 2001 and 2011 census as a baseline and projecting forward using information on net annual changes to the housing stock.

As scheduled, the dwelling counts from the 2011 census, which were released by the Office for National Statistics in December 2012, have 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).

National trends in housing supply

Figure 1: Trends in net additional dwellings 2000-01 to 2012-13, England



From 2000-01, net housing supply increased for seven consecutive years, reaching a peak of 223,530 net additional dwellings in 2007-08. Housing supply was strongly affected by the economic downturn and supply then fell. In 2012-13, annual housing supply amounted to 124,720 net additional dwellings, an 8 per cent decrease in net additional dwellings from 2011-12 and 44 per cent below the 2007-08 peak.

Table 1: Annual net additional dwellings 2000-01 to 2012-13, England¹

Financial Year		Net supply (dwellings)	Change from previous year (percentage change)
2000-01		132,000	
2001-02	R	146,700	11%
2002-03	R	159,870	9%
2003-04	R	170,970	7%
2004-05	R	185,550	9%
2005-06	R	202,650	9%
2006-07	R	214,940	6%
2007-08	R	223,530	4%
2008-09	R	182,770	-18%
2009-10	R	144,870	-21%
2010-11	R	137,390	-5%
2011-12	P	134,900	-2%
2012-13	P	124,720	-8%

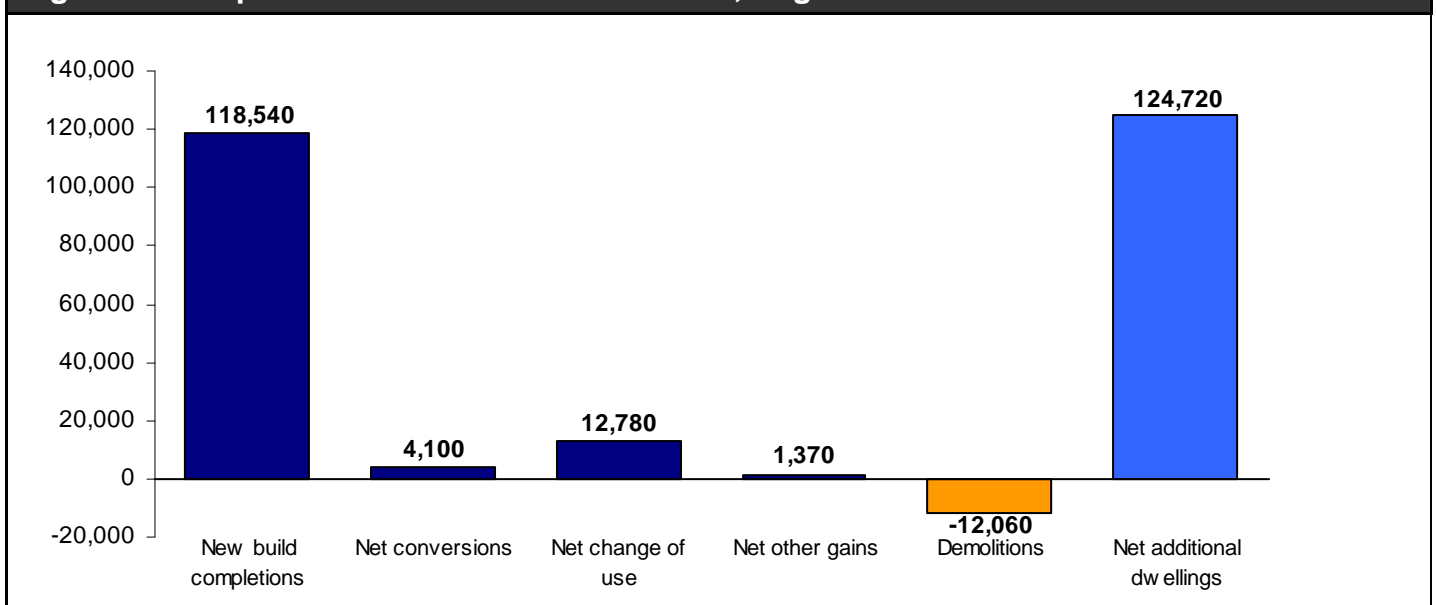
1. The dwelling counts from the 2011 Census have been used to revise the net supply estimates from 2001-02 to 2010-11. See the 'Scheduled revisions' section for further information.

Breakdown of net housing supply

The annual net change in the dwelling stock can be broken down as follows:

- The number of 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.

Full definitions of these terms are given in the '*Definitions*' section of this publication.

Figure 2: Components of net additions 2012-13, England

By far the largest component of net supply is new build completions. In 2012-13 there were 118,540 new build completions, accounting for 95 per cent of the net change in the dwelling stock. Change of use is the second most significant component of housing supply, with a gain of 12,780 dwellings (10 per cent of the net change). Demolitions resulted in a loss of 12,060 dwellings (-10 per cent of the net change). Conversions added 4,100 dwellings (3 per cent of the net change) and there were a further 1,370 other gains to the dwelling stock (1 per cent of the net change).

Table 2: Components of net housing supply, 2007-08 to 2012-13, England^{1,2}

Components of net housing supply	2007-08 ^R	2008-09 ^R	2009-10 ^R	2010-11 ^R	2011-12 ^P	2012-13 ^P	Change 2011-12 to 2012-13
New build completions	200,300	157,630	124,200	117,700	128,160	118,540	-9,620
Plus							
Net conversions	9,020	8,640	6,230	5,050	5,240	4,100	-1,150
Plus							
Net change of use	17,640	16,640	13,600	11,540	12,590	12,780	190
Plus							
Net other gains	1,020	270	970	1,810	1,100	1,370	270
Less							
Demolitions	20,500	16,590	16,330	14,890	12,200	12,060	-140
Plus							
Adjustment to Census 2011	16,190	16,190	16,190	16,190	-	-	-
Gives							
Net additional dwellings	223,530	182,770	144,870	137,390	134,900	124,720	-10,170

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

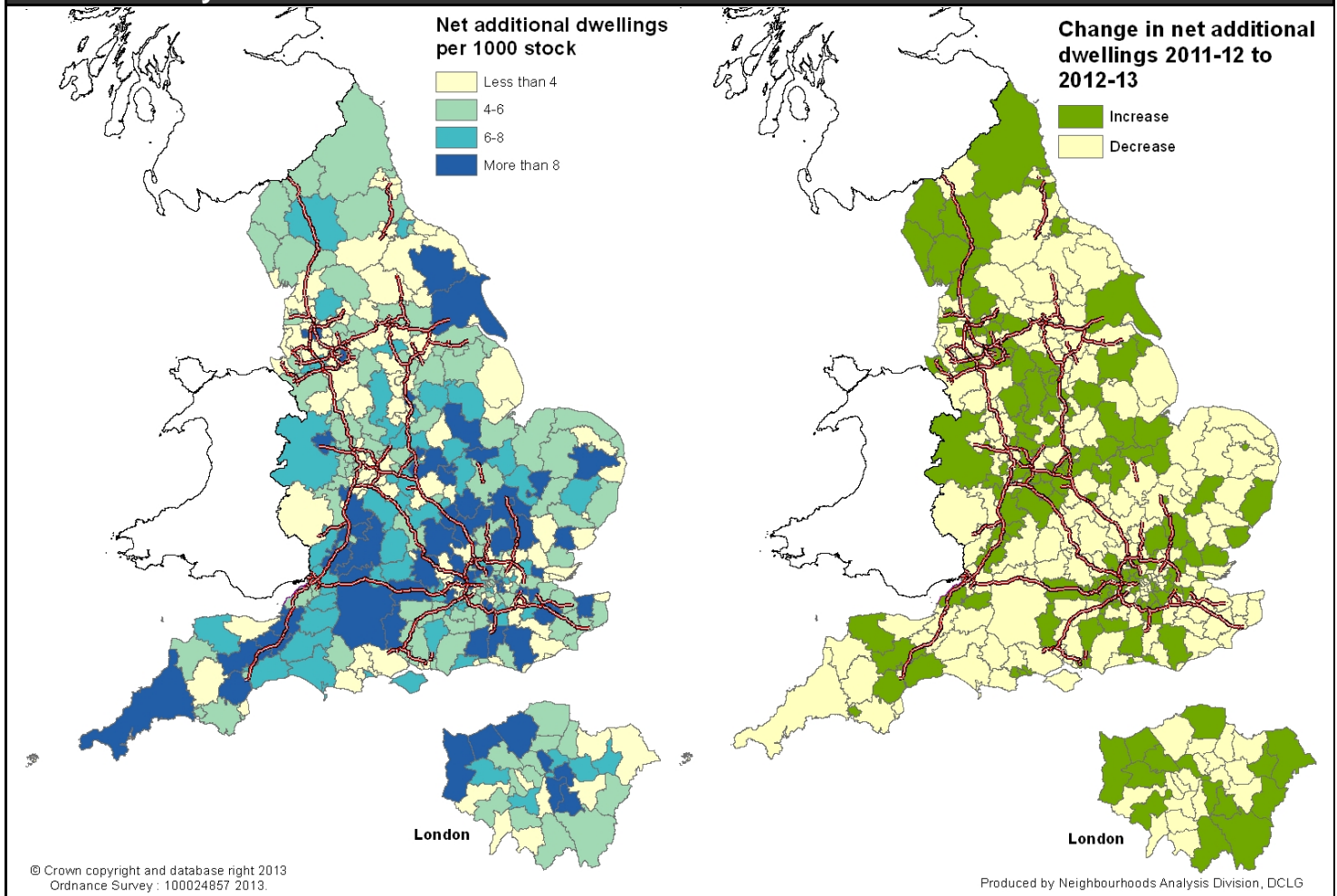
2. In 2007-08, there is a difference of approximately 140 dwellings between the total and sum of the components due to a discrepancy in the data return submitted by a government office region.

The 8 per cent decrease in net housing supply between 2011-12 and 2012-13 was primarily the result of a 8 per cent decrease in new build completions (9,620 fewer new build completion than the previous year) and a reduction by 22 per cent in the number of net conversions (1,150 fewer net conversions than the previous year). There was a 25 per cent increase in 'other net gains' (270 dwellings added as 'other net gains' than the previous year) and a 2 per cent increase in dwellings added through change of use (190 more dwellings added through change of use than the previous year). There was a 1 per cent reduction in demolitions in 2012-13 compared with 2011-12 (140 fewer dwellings demolished).

Sub-national trends

Geographic distribution of net housing supply

Figure 3: Net additions per 1000 dwellings and change from previous year for each local authority district 2012-13¹



Rates of net additions are not uniform across England and can vary considerably between local authority areas. The left hand map in figure 3 shows the rate of net additional dwellings in each local authority district in England in 2012-13. The right hand map shows the change in net additional dwellings between 2011-12 and 2012-13.

Sub national trends in levels of net additions

The left hand map in figure 3 shows high rates of net additional dwellings in a band running from Cornwall and up into parts of Devon, Wiltshire and the Cotswolds, continuing North of London and on into Bedfordshire and Cambridgeshire. This band is only broken by lower net addition levels in

¹ The left hand map in figure 3 shows net additions rates in each of the 326 local authority districts during 2012-13. 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 March 2013 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 2012. Over the next year 200 new dwellings are completed, representing two new dwellings per thousand of existing stock (rounded).

west Devon and areas North and West of Oxford.

Corby, Epsom and Ewell and Uttlesford 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 areas to the North and East of York, south Norfolk, and an area around Leicestershire.

London presents a mixed picture, with six of the top 40 net addition rates per 1000 dwellings, but also five of the bottom 40.

Many of the areas with low levels of net additions per 1000 dwellings occur in a band running from south of Birmingham up through Staffordshire and Derbyshire, into the Manchester area and on to the south of Cumbria. Areas in this band with particularly low levels of net additions occur around the peak district national park, areas surrounding Manchester and in Lancashire.

There are also a collection of districts around Durham, Newcastle-upon-Tyne and Northumberland with low rates of net additions per 1000 of the stock.

Changes in levels of net additions

The picture of changes in the level of net additional dwellings between 2011-12 and 2012-13 also varied across England.

Many of the areas showing the highest rates of net additions per 1000 dwellings showed increased levels of net additional dwellings, particularly in areas of Devon, the Cotswolds and areas around London.

London presents a mixed picture, with 18 out of 33 London Boroughs showing some level of decrease and 15 having increases.

Increased levels of net additional dwellings were also found around Greater Manchester, Lancashire, Birmingham and around the Suffolk and Essex coast. Despite low rates of net additional dwellings per 1000 dwellings there were also increased levels of net additional dwellings in Cumbria.

The most prominent area where net additional dwelling levels reduced was around Kent, Newcastle upon Tyne and Dorset. There is also an area of generally reduced levels running across Oxfordshire, Bedfordshire and into Norfolk.

Communal accommodation

This publication gives data on additions to and losses from the stock of communal accommodation. These figures are in addition to the main net additions figures shown above and are not included in them. Communal accommodation is distinguished from the dwellings in the net additions figures above by not providing self contained household spaces with kitchens and

bathrooms. Communal accommodation does not include 'cluster flats' which would be included in the net additional dwellings figures above. An example of cluster flat accommodation counted in the headline figures would be student accommodation which is provided in a collection of flats with each cluster providing up to six bedrooms and shared cooking and living space behind a lockable door. Communal accommodation would generally have a number of individual bedrooms sharing facilities such as a refectory or lounge. Each unit within a communal dwelling may comprise many bedrooms or even the whole building. 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 might relate to traditional 'student hall' style accommodation with many student rooms and a single refectory. Other communal accommodation might refer to a care home or hostel where rooms are arranged along corridors with one or a selection of communal sitting and dining rooms.

Figures for England excluding London are shown in Table 3a. Figures for London are shown in Table 3b. Both tables are provided due to differences in the unit of measurement for communal accommodation. Figures for Local Authorities outside London are collected by the Department for Communities and Local Government and record communal accommodation by the number of council tax valuation listings (in accordance with the Valuation Office Agency council tax manual). Communal accommodation figures for London are collected by the Greater London Authority and record communal accommodation by the number of bedrooms provided.

Table 3a: Components of net housing supply, England excluding London, 2011-12 to 2012-13

Components of Communal accommodation	Number of council tax valuation listings ¹		
	2011-12 ^R	2012-13 ^P	Change 2011-12 to 2012-13
Student Gain	940	1,870	930
Student Loss	250	510	260
Student Net Change	690	1,370	670
Other Gain	950	560	-390
Other Loss	140	60	-80
Other Net Change	800	500	-310
Total Gain	1,890	2,430	540
Total Loss	390	570	170
Total Net Change	1,500	1,870	370

1. For England excluding London, 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>

Table 3b: Components of net housing supply, London, 2011-12 to 2012-13

			Number of bedrooms ¹
Components of Communal accommodation	2011-12 ^R	2012-13 ^P	Change 2011-12 to 2012-13
Student Gain	2,590	3,340	750
Student Loss	940	0	-940
Student Net Change	1,650	3,340	1,690
Other Gain	830	1,060	230
Other Loss	1,380	1,060	-320
Other Net Change	-550	-10	540
Total Gain	3,420	4,400	980
Total Loss	2,320	1,060	-1,250
Total Net Change	1,100	3,340	2,230

1. For London, the number of communal accommodation units correspond to the number of bedrooms.

The figures in table 3a show that for England excluding London, there was a net increase of 1,370 communal student accommodation units in 2012-13 and a net increase of 500 other communal accommodation units.

The figures in table 3b show that in London, there was a net increase of 3,340 student bedrooms in 2012-13 and a net decrease of 10 other communal accommodation bedrooms.

Accompanying tables

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

Table 120 Components of net housing supply: England, 2006-07 to 2012-13

Table 122 Net additional dwellings: by local authority district, 2004-05 to 2012-13

Table 123 Net additions component flows of by local authority district, England 2012-13

These tables can be accessed at:

<http://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

The following legacy tables are also available at the link above:

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 DCLG statistical releases are available:

House building starts and completions

New house building completions are the largest component of net housing supply. The Department for 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* completions statistic is a key leading indicator for the annual net supply of housing figures in this release.

The quarterly *House building* statistical series is separate from and complementary to the annual *Net supply of housing* series. The quarterly *House building* series provides a more frequent and timely but less comprehensive measure of total housing supply in England. Completions figures from the quarterly *House building* series are not used in the *Net supply of housing statistics*. Instead a separate set of data on the new build completions component of housing supply is collected as part of the overall annual *Net supply of housing* data collection (see '*Data collection*' above). This eliminates timing differences from the net supply series and provides a picture of the components of net change which can be reconciled between years.

The *House building* statistical series takes its data from the same source throughout England, combining data from building control officers at local authorities, the National House-Building Council (NHBC) and other independent approved building control inspectors. This collection provides a consistent source for the series which is published within eight weeks of the end of each quarter. For net supply all the data comes from local authorities, who in turn use whichever local data source they believe is most appropriate. The data collection period for net supply is relatively long, closing some five months after the end of the financial year. The longer collection period makes it possible to compile a more complete picture of housing supply over the period; including conversions, change of use and demolitions.

The new build component of the *Net supply of housing* statistics is generally slightly larger than the corresponding annual total from the *House building* series, despite the fact that they are measuring the same thing. The longer collecting period and range of sources used in compiling the *Net supply of housing* statistics means that the new build component of net supply captures some elements of new build which are missed in the building control based data. It is also possible that *Net supply of housing* will pick up the small minority of dwellings in which people are living but for which no completion certificate has been issued. In such cases a completion may be missed in the building control data although the dwelling would meet the definition used for complete.

Users who need an early indication of house building activity or who intend to use housing supply statistics as an economic indicator are advised to use the quarterly *House building* starts and completions series. Those who require a long-running, consistent time series on house building activity should also use *House building*, on either a quarterly or annual basis. Users wanting a more complete picture of the overall supply of housing may find the *Net supply of housing* statistical series more appropriate.

The *House building* 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 publish statistics showing the total dwelling stock in England each year. These estimates are based on the latest census count plus the annual *Net supply of housing* statistics shown in this release, and can be found at the following link.

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

Estimates of the tenure split of the dwelling stock are also published in the suite of live tables on dwelling stock. They can be found at the following link.

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

It should be noted that the tenure breakdown in the *Dwelling stock estimates* can not be differenced to recreate tenure based flows relating to the *Net supply of housing* statistics as there are elements of changes between tenures which will not be captured.

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's definition of a dwelling differs somewhat from that used by the census. The Department for Communities and Local Government's *Net supply of housing* and dwelling stock estimates statistics use the census definition (see '*Definitions*' section below). The census definition used by the *Net supply of housing* statistics does not include communal dwellings although these would be found on the council tax list. At the time of production, the Valuation Office Agency had yet to publish the 2012-13 changes to the council tax list, hence the comparison below refers to the previous publication in 2011/12.

If the communal dwelling data collected as part of the *Net supply of housing* statistics in 2011-12 is combined with the headline figure from the *Net supply of housing* statistics the combined total is within 2 per cent of the change in the CT valuation list over the same period. The remaining 2 per cent difference is likely to relate partly to timing differences. Dwellings are likely only to be registered on the CT 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 CT 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 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 the New Homes Bonus numbers fully to the National Statistics on housing supply (*House building* and *Net supply of housing*). 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 *Net supply of housing* 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).

The New Homes Bonus allocations for 2013/14 were published in February 2013. Details can be found at the following link.

<http://www.gov.uk/government/policies/increasing-the-number-of-available-homes/supporting-pages/new-homes-bonus>

Affordable housing

The *Net supply of housing* statistics does 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 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.

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 university and college student, hospital staff accommodation, hostels/homes, hotels/holiday complexes and defence establishments (not married quarters). However, purpose-built (separate) homes (eg 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 is defined in line with the Census definition, which defines 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 (eg '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 (eg 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 absolute change in dwelling stock between 1 April and 31 March of the following year. The absolute change in the dwelling stock is the number of new house building completions plus any gains or losses through conversions, demolitions and changes of use (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.

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. Because of the unique status of the GLA, 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.

The regional tables have not been updated. As set out in the Written Ministerial Statement on 18 September 2012, the Department no longer publishes statistics at a regional level. This follows the abolition of regional government by the Coalition who do not believe that regions provide a coherent or meaningful framework for assessing public policy. Instead, our published statistics present, where relevant, other sub-national geographies which are more aligned with public policy. The Written Ministerial Statement can be found here:

<http://www.gov.uk/government/speeches/statistics-for-local-enterprise-partnerships-and-upper-tier-local-authorities>

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 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 supply of housing statistics provide 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*' below.

Response rates

In 2012-13, a 95 per cent response rate was achieved. For the HFR, 17 out of the 293 English local authorities did not complete their return. Imputations for these 17 local authorities account for seven per cent of the total, non London, net additions figure for 2012-13. 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%

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 P2 house building returns to the net additions figure was calculated at regional level, using data from all local authorities that finalised their 2012-13 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 2012-13.

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. This data has been presented with communal accommodation bedroom space data collected by the GLA to give estimates of communal housing supply. 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 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 estimates² (which is also collected and published by the Department for Communities and Local Government: see the 'Related statistics' section of this publication).

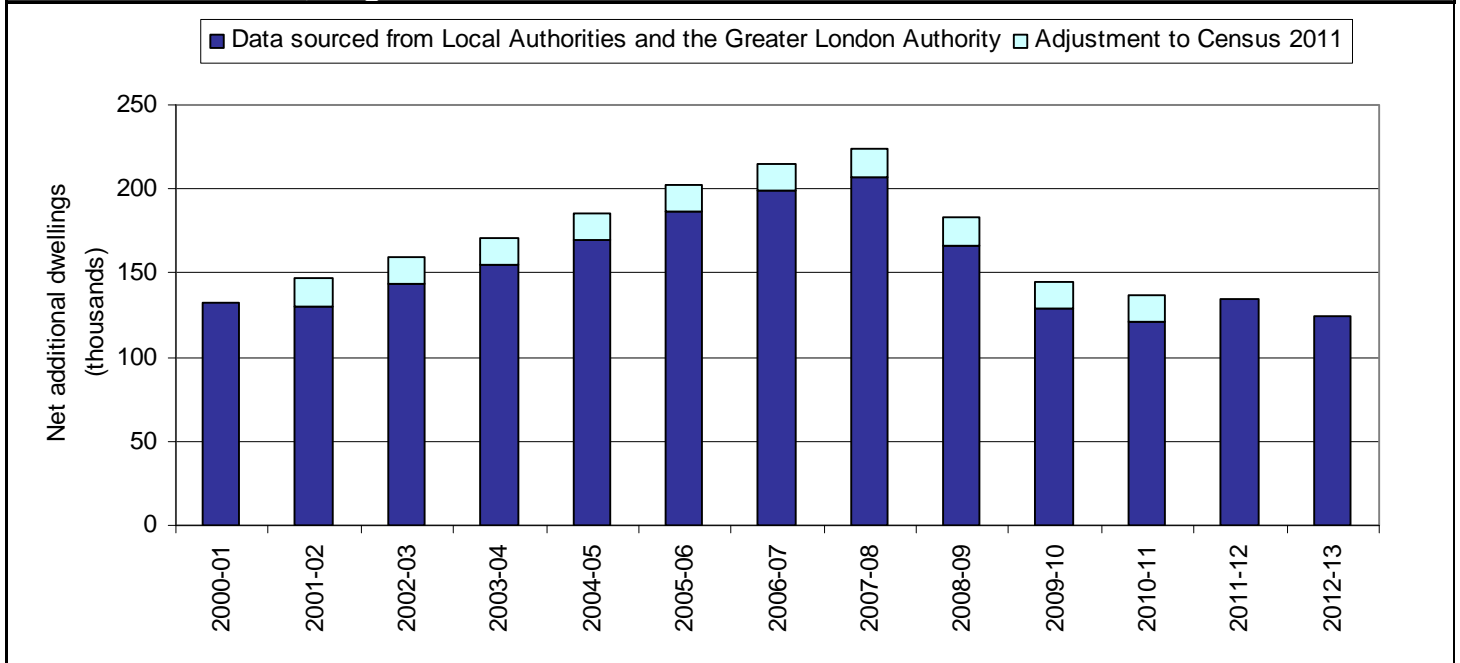
The 2011 census gives a total of 22.98 million dwellings at 27th March 2011. This is 161,900 more dwellings than the previously published DCLG estimate for April 2011 of 22.81 million dwellings (constructed by taking the 2001 census dwelling count and cumulatively adding the annual net housing supply figures).

The 2001 Census dwelling count is estimated to contain an undercount for England of approximately 60,000 dwellings and together with an underestimate in the net housing figures result in a difference of 9% over the 10 year period from 2001 to 2011. It is equivalent to an average additional net supply of 16,190 extra dwellings per year.

This release adjusts for this difference and presents revised net supply estimates (2002 to 2011) calibrated to the 2011 Census. The revision of the net supply estimates is 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.

² The dwelling counts from the 2011 census have previously been used to revise the dwelling stock estimates for 2002 to 2011 and further information on the revision methodology is published by the Department for Communities and Local Government in the Dwelling Stock Estimates: 2012, England statistical release: <http://www.gov.uk/government/publications/dwelling-stock-estimates-in-england-2012>

Figure 4: Scheduled revisions to the trends in net additional dwellings 2000-01 to 2012-13, England



Uses of the data

The net supply of housing 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 supply of housing statistics are a key data source for local authorities in their planning policy when assessing supply and comparing performance against peers. The net supply 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. 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>

Notes

1. Prior to 2000-01 it had been possible to make estimates of annual net supply since the late 1960s simply by looking at changes in annually-produced housing stock figures. In 2000-01 a new data collection was introduced to improve estimates of net supply and collect information on the components of supply.
2. For the 2012-13 financial year 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 dwelling stock 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>
4. The next net additions release is provisionally scheduled for autumn 2014 and will include net additional dwellings up to 2013-14.

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 http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

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

www.statistics.gov.uk/hub/browse-by-theme/index.html

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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November 2013

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ISBN: 9781-4098-4027-5