

Dwelling Stock Estimates: 2010, England

30 November 2010

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- In 2010, the region with the largest dwelling stock was the South East, with 3,661,000 homes. This was followed by London (3,300,000) and the North West (3,103,000). The region with the smallest dwelling stock was the North East, with 1,160,000 homes

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housing

This Statistical Release presents estimates of the total dwelling stock in England, in each of the nine Government Office regions of England, and in each local authority district area in England. These are Official Statistics, and estimate the dwelling stock as at 31 March each year.

These estimates are produced by using the dwelling count from the most recent census as a baseline. This count is then projected forward using information on net annual changes to the housing stock, which is also collected and published by Communities and Local Government in the *Net supply of housing* statistical release at the following link.

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stoc/includingvacants/nethousingsupply/>

Net supply of housing statistics, also referred to as net additional dwellings, measure the net change in the dwelling stock between 1 April and 31 March the following year. The net 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.

National estimates

Table 1: Annual estimates of total dwelling stock for England, and annual change

Year		Thousands of dwellings		Percentage
		ENGLAND	Net change	Net change as % of existing stock
2001		21,208	-	-
2002	P	21,338	131	0.62
2003	P	21,482	144	0.67
2004	P	21,635	155	0.72
2005	P	21,805	169	0.78
2006	P	21,992	186	0.85
2007	P	22,190	199	0.90
2008	P	22,398	207	0.93
2009	P	22,564	167	0.74
2010	P	22,693	129	0.57

This is the first time that estimates for 2010 have been published. There were an estimated 22,693,000 dwellings in England as at 31 March 2010, an increase of 0.57 per cent on the previous year. Figures for all years since 2001 are at present provisional and subject to revision when the dwelling count from the 2011 census is published.

Estimates for Scotland, Wales and Northern Ireland, Great Britain and the UK are also available in the live tables on the Communities and Local Government website. These data are produced and published separately by the devolved administrations, and although the figures are correct at the time of this publication they may be superseded before the next England dwelling stock estimates release.

Regional estimates

Table 2: Annual estimates of total dwelling stock by Government Office region: 2010

Government Office region	Thousands of dwellings
	2010
North East	1,160
North West	3,103
Yorkshire and the Humber	2,283
East Midlands	1,950
West Midlands	2,348
East of England	2,503
London	3,300
South East	3,661
South West	2,385
ENGLAND	22,693

In 2010, the region with the largest dwelling stock was the South East, with 3,661,000 homes. This was followed by London (3,300,000) and the North West (3,103,000). The region with the smallest dwelling stock was the North East, with 1,160,000 homes.

Regional figures for 2001 to 2010 are shown in accompanying table 1c.

Local authority district estimates

This statistical release also presents estimates of the total dwelling stock in each local authority district area. This methodology (census + net additions) is used to produce estimates at this level of detail, following a recommendation from the Office for National Statistics that this should be the preferred method for the district level, as well as the national and regional levels. These figures are shown in accompanying table 1d.

The release presents six years of figures at the district level, from 2005 to 2010. Further validation work is needed on earlier years (2002 to 2004) in order that robust estimates for those years can be published at the district level.

Data collection

This release takes information from several data sources on dwelling stock. The estimates provided by the 2001 Census provide a baseline for all later years, including 2010. Then information on annual changes to the dwelling stock are collected from two main sources:

- information submitted to Communities and Local Government (CLG) by local authorities outside London through the Housing Flows Reconciliation (HFR) form; and
- information collected by the Greater London Authority (GLA) for London boroughs.

Information for some earlier years (2004-05 to 2008-09) also incorporate data collected by Regional Planning Bodies. These were abolished in 2010.

Data quality

There are several alternative sources of data on total dwelling stock in England, including the council tax system and the Housing Strategy Statistical Appendix. Each has its own advantages and disadvantages. Therefore in 2009 Communities and Local Government asked the Office for National Statistics (ONS) to conduct a review of the method and data sources used for producing estimates of the dwelling stock.

One of the key findings of the review was that the existing method for producing estimates at the England and Government Office regions remains the most suitable method. The review also stated that it would be desirable to extend the same methodology to produce estimates at the local authority district level.

The source of the baseline dwelling counts for these estimates, the 2001 census, is one of the most reliable National Statistics produced in the UK. The results are subject to intensive validation processes. It cannot be perfect however, and it is estimated that the dwelling count from the 2001 census contains an undercount for England of approximately 60,000 dwellings.

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

Information on the strengths and weaknesses of the *Net housing supply* data used in the production of these dwelling stock estimates can be found in the most recent release of those statistics at the following link.

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stoc/includingvacants/nethousingsupply/>

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Communities and Local Government Revisions Policy. There are two types of revisions that the policy covers.

Scheduled Revisions

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

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stoc/includingvacants/nethousingsupply/>

In addition, the dwelling stock estimates are calibrated against the census dwelling count on its release every ten years. The annual figures are 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 8,000 dwellings per year at the England level.

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.

Definitions

A **dwelling** is defined (in line with the 2001 Census) 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.

Communal establishments are not included within these estimates. These cover university and college student, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built, separate homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling, however some dwellings of this type may have been excluded due to changes in this part of the dwelling definition during the last ten years.

Accompanying tables

Accompanying tables are available to download alongside this release:

Tables:

- 1a** Dwelling stock estimates: England and annual percentage change: 2001 - 2010;
- 1b** Dwelling stock estimates by Government Office region: 2010;
- 1c** Dwelling stock estimates by Government Office region: 2001 - 2010;
- 1d** Dwelling stock estimates by local authority district: 2005 - 2010.

Additional historic data as well as figures for Scotland, Wales, Northern Ireland, Great Britain and the UK are shown in tables 100 – 109 in the 'Live tables' section ("Live tables on stock") of the Department for communities and Local Government website at

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/>.

Background notes

1. These dwelling stock statistics are estimates and are all provisional and subject to revision. Figures at the national and regional levels in the accompanying tables are shown rounded to the nearest 1000 dwellings. Figures at the local authority district level are expressed to the nearest ten dwellings but should not be regarded as accurate to the nearest ten.
2. Sources are shown at the foot of individual accompanying tables and live tables.
3. Official Statistics are produced to professional standards set out in the Code of Practice for Official Statistics.
4. Details of officials who receive pre-release access to the Communities and Local Government annual dwelling stock release up to 24 hours before release can be found at:
<http://www.communities.gov.uk/corporate/researchandstatistics/statistics/nationalstatistics/>
5. The next annual release will be published towards the end of 2011, and will provide estimates of the dwelling stock as at 31 March 2011.

User consultation

Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "statistical enquiries" contact given in the "Enquiries" section below.

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