

Dwelling Stock Estimates: 2011, England

30 November 2011



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- There were an estimated 22.8 million dwellings in England as at 31 March 2011, an increase of 0.53 per cent on the previous year.
- In 2011, the region with the largest number of dwellings was the South East, with 3.7 million homes. This was followed by London (3.3 million) and the North West (3.1 million). The region with the smallest number of dwellings was the North East, with 1.2 million homes.
- At March 2011 there were 18.8 million private dwellings (owner occupied plus private rented tenures) and 4.0 million social rented (housing associations plus local authority tenures).
- Between March 2010 and March 2011 the social rented stock increased by 16,000 dwellings and the private stock increased by 105,000 dwellings.

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housing

This Statistical Release presents estimates of the number of dwellings in England, in each English region and in each local authority district area in England. The tenure profile of the stock is also presented, and more detailed figures are provided in the live tables which accompany the release. These are Official Statistics, and estimate the dwelling stock as at 31 March each year.

The estimates of the total stock are produced by using the dwelling count from the 2001 census as a baseline (results from the 2011 census will start to become available in 2012). This count has then been projected forward using information on net annual changes to the housing stock, which is also collected and published by the Department for Communities and Local Government in the *Net supply of housing* statistics (see the 'Related statistics' section of this publication).

The tenure split is estimated using data from several other statistical sources, both from the Department for Communities and Local Government and other organisations. Each of these sources is published separately, and sources are given in the 'Tenure' section of this publication.

National estimates

Table 1: Annual estimates of total dwelling stock for England, and annual change 2001 - 2011

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
2011	P	22,814	121	0.53

This is the first time that estimates for 2011 have been published. There were an estimated 22.8 million dwellings in England as at 31 March 2011, an increase of 0.53 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 Department for 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.

Sub-national estimates

Table 2: Annual estimates of total dwelling stock by region: 2011

Region	Thousands of dwellings
	2011
North East	1,164
North West	3,111
Yorkshire and the Humber	2,294
East Midlands	1,961
West Midlands	2,358
East of England	2,520
London	3,318
South East	3,683
South West	2,403
ENGLAND	22,814

In 2011, the region with the largest number of dwellings was the South East, with 3.7 million homes. This was followed by London (3.3 million) and the North West (3.1 million). The region with the smallest number of dwellings was the North East, with 1.2 million homes.

Regional figures from 1991 are shown in live table 109.

Local authority district estimates

Local authority district area estimates are also available in the live tables. The same methodology (census + net additions) is used to produce estimates at this level of detail as at the national and regional levels, following a recommendation from the Office for National Statistics that this should be the preferred method for the district level.

Live table 100 shows district level information with a tenure breakdown between local authority, housing association, other public sector and private sector. Live table 100 covers the years 2009, 2010 and 2011.

Live table 125 presents eleven years of district level totals from 2001 to 2011.

Tenure

Table 3: Dwelling stock in England by tenure 2007-2011

Thousands of dwellings

Year	Owner Occupied	Rented privately or with a job or business	Rented from Housing Associations	Rented from Local Authorities	All Dwellings
2007	15,070	3,182	1,951	1,987	22,190
2008	15,029	3,443	2,056	1,870	22,398
2009	14,907	3,709	2,128	1,820	22,564
2010	14,790	3,938	2,179	1,786	22,693
2011 ¹	2,255	1,726	22,814

¹ Data are not yet available on owner occupied and privately rented tenures for 2011. This will be updated once the required survey information becomes available.

At 31 March 2011, of the 22.8 million total dwellings in England 2.3 million were rented from housing associations and 1.7 million were rented from local authorities. This continues the trend from previous years of a reduction in the number of dwellings rented from local authorities and an increase in the number of dwellings rented from housing associations and partly reflects the direct transfer of some local authority housing to the housing association sector. The result of these trends is a net increase of 16,000 social rented dwellings between 2010 and 2011.

At March 2011 there were 18.8 million dwellings in the private sector, an increase of 105,000 from 2010. The required survey data are not yet available to split the 2011 figure into owner occupied and privately rented stock.

The tenure split between local authority, housing association, private rental sector and owner occupied is produced from a number of sources. The data sources and methodologies for producing the tenure breakdown are outlined below.

Local authority stock

The data on local authority housing stock are taken from the Department for Communities and Local Government's housing strategy statistical appendix (HSSA), which is completed and returned every year by local authorities. These data are used directly in the dwelling stock tenure split. A weblink to this data source where you can find further information is given in the 'Data collection' section of this publication.

Housing association stock

Information on housing association stock comes from the Tenant Services Authority (TSA) Regulatory and Statistical Return (RSR). This form is completed by all housing associations every year in one of two variants; with associations owning or managing fewer than 1000 properties completing a shorter, less detailed form than those owning or managing 1000 or more properties. A weblink to this data source where you can find further information is given in the 'Data collection' section of this publication.

The RSR data include information on bed spaces as well as self-contained dwellings. In calculating dwelling stock numbers bed spaces are not included as they do not represent a separate, self-contained dwelling. Dwellings are also reported on the RSR separately as general needs and supported dwellings (where the occupant requires some form of special facilities or care).

Due to the format of the data collection and the need to minimise the burden on data providers of completing the form, it is not possible to separate out bed spaces from self-contained dwellings in all categories. The treatment of the different categories is detailed below

General needs, long form

Data on general needs dwellings provided on the long form are split between bed spaces and self-contained dwellings. Only the self-contained dwellings are included.

General needs, short form

Data on general needs dwellings collected on the short form only give a total including bed spaces and self-contained dwellings combined. The short form data represent a small (around 3 per cent) proportion of the general needs stock and from the long form data bed spaces make up less than 1 per cent of the total general needs stock. Due to the small size of the adjustment which would have to be made and having no directly comparable data from which to adjust, short form general needs totals are left unadjusted for bed spaces.

Supported, long and short form

For supported dwellings only a combined bed space and dwellings figure is reported at sub-national level and comprises the short and long form data combined.

At a national level the long form data provide a split between supported bed spaces and self-contained dwellings. This is used to calculate the percentage of long form supported dwellings which are self-contained. The percentage is then used to adjust the sub-national supported dwellings totals to give an estimate of the number of self-contained supported dwellings.

Total

The housing association stock figure is then calculated as the total:

HA Total = Long form, self contained general needs stock
+ Short form unadjusted general needs stock
+ Combined long and short form supported stock adjusted to give a self contained only figure.

For estimates at the local authority district level, as published in live table 100, it is not possible to adjust for bed spaces. Therefore the figures in live table 100 will differ from national and regional totals which have had the bed space adjustment.

Private sector stock

Private sector stock is split into owner-occupied (OO) and private rental sector (PRS). There is no direct measure of either of these tenures due to the difficulty of collecting this private information and the relatively fluid interchange between these two parts of the private dwelling stock.

The current methodology calculates an estimate of the PRS using information from the Labour Force Survey (LFS) and English Housing Survey (EHS). The OO tenure is then calculated as the residual after the other tenures have been removed. Weblinks to these data sources where you can find further information are given in the 'Data collection' section of this publication.

The LFS gives estimates for the PRS. However the LFS only covers occupied dwellings. The vacancy rate in the PRS tenure has been above 10 per cent for the last 10 years, which compares with a vacancy rate of less than 5 per cent in the OO tenure. In order to prevent this vacancy rate biasing the PRS estimate, data on vacancy from the EHS is used to make an adjustment.

The full methodology is outlined below.

Private rented sector estimates from Labour Force Survey

Estimates of the PRS are taken from the LFS and smoothed. For past years the data is smoothed using a weighted average of the previous, current and following years. For example, in the 2007 split we take the estimates from the LFS for the Private Rental Sector for 2006, 2007 and 2008 and form the weighted average:

$$PRS_occupied_2007 = 0.25 \times PRS_{LFS2006} + 0.5 \times PRS_{LFS2007} + 0.25 \times PRS_{LFS2008}$$

For the most recent year the data is smoothed only with the previous year. For example if 2010 is the most recent year we form the weighted average:

$$PRS_occupied_2010 = 0.25 \times PRS_{LFS2009} + 0.75 \times PRS_{LFS2010}$$

Once new data becomes available the previous year will be updated to the full smoothed value.

Adjust PRS for occupancy rate

The smoothed PRS occupied figure is then adjusted by the occupancy rate. The occupancy rate is calculated as one minus the EHS vacancy rate. This gives an estimate of the total PRS sector including vacant.

$$PRS_total = PRS_occupied / PRS_Occupancy\ rate$$

Calculate OO

The OO tenure can then be calculated by deducting the PRS, local authority and housing association values from the total stock.

$$OO = Total - LA - HA - PRS$$

This methodology has been used to produce the figures since 2003. Prior to this no account was taken of vacancy rates in producing the split.

Data collection

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

- Census 2001 (Office for National Statistics) <http://www.ons.gov.uk/ons/guide-method/census/census-2001/index.html>
- Net supply of housing (Department for Communities and Local Government) <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/netsupplyhousing/>
- Housing strategy statistical appendix (Department for Communities and Local Government) <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/>
- Regulatory and statistical return (Tenant Services Authority) <http://www.tenantservicesauthority.org/server/show/nav.14574>
- Labour Force Survey (Office for National Statistics) <http://www.ons.gov.uk/ons/guide-method/surveys/list-of-surveys/survey.html?survey=%27Labour+Force+Survey%27>
- English Housing Survey (Department for Communities and Local Government)

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

Data quality

There are several alternative sources of data on total dwelling stock in England, including the census, the council tax system and the Department for Communities and Local Government's housing strategy statistical appendix. Each has its own advantages and disadvantages. Therefore in 2009 the Department for 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/netshousing/>

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

Comparability between the countries of the UK

Each of the countries of the UK produces its own statistics on Dwelling Stock Estimates (see "Related statistics" section below). The Department for Communities and Local Government is responsible for collecting and publishing data for England. However dwelling stock statistics for the devolved administrations of the UK, as well as for Great Britain and the UK as a whole, are

included in the tables that accompany this statistical release. In this section the consistency of the data sources and methods is summarised.

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

In England, some imputation of stock figures is necessary for individual local authority districts, and this generally accounts for around 5 per cent of annual net supply. Assuming the imputation technique is appropriate, this should not lead to any positive or negative bias in the overall figures.

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

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

Northern Ireland, like Scotland, uses administrative data from a tax system for total stock, but the data relate to March 31st and no substantial definitional differences or biases have been detected.

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

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

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

Uses of dwelling stock estimates

The dwelling stock estimates are used as evidence in policy making by both central and local government. The data is also used in the development and production of other government statistics such the English Housing Survey and by ONS. Outside of government the dwelling stock estimates are used by the finance and investment industries, for example to help develop a picture of demographic trends.

Related statistics

Net supply of housing

The Department for Communities and Local Government's *Net supply of housing* statistics show the absolute change in the dwelling stock between 1 April and 31 March the following year. It comprises the number of new build permanent dwellings; plus the net gain from dwelling conversions; plus the net gain of non-residential buildings brought into residential use; plus net additions from other gains and losses to the dwelling stock (such as mobile and temporary dwellings); less any demolitions. Each year the net supply of housing is added to the previous year's dwelling stock estimates to produce the latest year's dwelling stock estimates. The net supply of housing statistics can be found at the link below.

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

House building starts and completions

New house building completions are the largest component of net housing supply and therefore the most important factor in the annual change in the size of the dwelling stock. The Department for Communities and Local Government publishes a quarterly National Statistics series on new build starts and completions based on quarterly data returns by building control officers.

The quarterly house building statistical series is separate from and complementary to the annual *Net supply of housing* series described above, providing a more timely but less comprehensive measure of total housing supply in England. The house building statistics can be found at the link below.

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

Affordable housing supply

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

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

Devolved administrations

Dwelling stock estimates for the devolved administrations of the UK are included alongside the England statistics in the live tables that accompany this statistical release. These data are published separately by the devolved administrations, and although figures are correct at the time of this publication they may be superseded before the next annual England dwelling stock estimates release. The latest data and details on sources and methods can be found at the

following links.

Scotland

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

Wales

<http://wales.gov.uk/topics/statistics/theme/housing/stock/;jsessionid=YGqTTPyXkdG6cHTm2rz9FTRpCBnwg12tp1GHMx1KlpvyL7L1hqxx!1959770227?lang=en>

Northern Ireland

http://www.dsdni.gov.uk/housing_stats

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. There-

fore 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.

Live tables

Further detail and historic data can be found in the dwelling stock live tables. These tables give district level estimates, historic information, and figures for Scotland, Wales, Northern Ireland, Great Britain and the UK.

The live tables are available on the Department for Communities and Local Government website at the following link.

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stoc/kincludingvacants/livetables/>

The dwelling stock tables available are:

Table 100 Dwelling stock: Number of dwellings by tenure and district, from 2009

Table 101 Dwelling stock: by tenure, United Kingdom (historical series)

Table 102 Dwelling stock: by tenure, GB (historical series)

Chart 103 Dwelling stock: by tenure, Great Britain, historical series (chart)

Table 104 Dwelling stock: by tenure, England (historical series)

Chart 105 Dwelling stock: by tenure, England, historical series

Table 106 Dwelling stock: by tenure, Wales (historical series)

Table 107 Dwelling stock: by tenure, Scotland (historical series)

Table 108 Dwelling stock: by tenure, Northern Ireland (historical series)

Table 109 Dwelling stock: by tenure¹ and region, from 1991

Table 125 Dwelling stock estimates by district, from 2001

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.

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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 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.communities.gov.uk/corporate/researchandstatistics/statistics/prereleaseaccess/>
 5. The next annual release will be published towards the end of 2012, and will provide estimates of the dwelling stock as at 31 March 2012.

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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November 2011

ISBN: 978-14098-3244-7