

## HOUSING AND PLANNING KEY FACTS ENGLAND

Analytical Services Directorate  
November 2010

### Introduction

This quarterly leaflet contains tables of key figures and web links to a fuller collection of data shown in the Department for Communities and Local Government's Live Tables. These web links are contained in the topic titles and web addresses at the end of each section.

### Stock (including vacants)

Housing stock is built up from current stock (with census figures as the base) plus any changes due to housing flows such as gains from new completions i.e. house building, conversions and losses due to demolitions.

Information on the changes in stock within local authorities, taking into account new build dwellings and gains and losses through change of use, conversions and demolitions is collected annually by the Department for Communities and Local Government.

#### Housing stock

	<b>March 2008</b>	<b>March 2009</b>
All tenures	22.4m (p)	22.6m (p)
of which owner-occupied	..	..
of which privately rented	..	..
of which local authority rented	8% (p)	8% (p)
of which registered social landlord rented	..	..

#### Housing stock changes

	<b>2008-09</b>	<b>2009-10</b>
Net additions	166,570	128,680 (p)
of which new build	157,630	124,200 (p)
Change of use	16,640	13,600 (p)
Additional dwellings from conversions	8,640	6,230 (p)
Demolitions	16,590	16,330 (p)

#### Vacant dwellings (percentage of stock)

	<b>April 2008</b>		<b>April 2009</b>	
Private sector	613,000	3%	..	..
Local authority rented	37,000	2%	35,000	2%
of which is available for letting <sup>1</sup>	19,000	1%	16,000	1%
Registered social landlord rented	29,000	2%	32,000	2%
Other public sector	5,000	6%	6,000	8%

1. Includes dwellings to be let after minor repairs.

## House building (starts and completions)

House building statistics estimate the number of new house building starts and completions in England; they exclude conversions and change of use. National figures for both starts and completions are released in a quarterly statistical release.

In this section you can find data on the number of new permanent dwellings started and completed for England and its Regions.

### **House building**

	<u>2008-09</u>	<u>2009-10</u>
New house building (starts)	80,580	87,690 (p)
of which private enterprise	60,060	69,060 (p)
of which registered social landlords	20,210	18,300 (p)
of which local authorities	310	320 (p)
New house building (completions)	134,110	113,670 (p)
of which private enterprise	108,080	88,630 (p)
of which registered social landlords	25,510	24,740 (p)
of which local authorities	520	300 (p)

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/livatables/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/livatables/)

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/publicationsonhousebuilding/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/publicationsonhousebuilding/)

## Household estimates and projections

Household projections are produced by the Department for Communities and Local Government and are linked to the latest Office for National Statistics Sub National Population Projections. The projections are trend-based and indicate the number of additional households that would form if recent demographic trends continue.

### **Households and Population Projections**

	<u>2006</u>	<u>2031</u>	<u>Change</u>
Population (millions)	50.8m	60.4m	9.7m
Total number of households (millions)	21.5m	27.8m	6.3m
One person households (millions)	6.8m	10.9m	4.1m
Average household size (persons)	2.32	2.13	-0.19

The figures are based on 2006-based household and population projections.

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/)

## Housing market and house prices

This section brings together information and data relating to the housing market, house prices, mortgages, property transactions and land prices. The main data covers average house prices, house price indices and house price inflation figures. Other data include average mortgage values, property transactions, land prices, and trends in interest rates.

### Private housing market

	<u>2009 (Q2) <sup>1</sup></u>	<u>2010 (Q2) <sup>1</sup></u>	<u>Change 2009 to 2010</u>
Lower quartile ratio of house price to earnings <sup>2</sup>	6.27	6.71 (p)	7.1%
Average house price <sup>3</sup>	£194,807	£216,015	10.8% <sup>4</sup>

1. 2009 and 2010 figures for the second quarter of the year.

2. Q2 2010 for the lower quartile ratio of house price to earnings is provisional. The lower quartile ratio of house price to earnings is for England, and is based on data from the ONS Annual Survey of Hours and Earnings and HM Land Registry data.

3. House prices are mix-adjusted for England and are sourced from the Regulated Mortgage Survey, collected by the Council of Mortgage Lenders.

4. Annual change is calculated from the mix-adjusted house price index and not the average house price.

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/)

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/housepriceindex/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/housepriceindex/)

## Rents, lettings and tenancies

This section provides some of the statistical information the Department for Communities and Local Government produces on rents, lettings and tenancies. The three areas are inter-related and together cover the following topics: rent costs by tenure, the letting of local authority and Registered Providers of social housing (RP) accommodation, housing benefit and private tenancy types.

### Local authority and Registered Providers lettings

	<u>LA</u>		<u>RP</u>	
	<u>2007-08</u>	<u>2008-09</u>	<u>2007-08</u>	<u>2008-09</u>
Total lettings	158,000	152,000	221,000	240,000
New lettings	111,000	107,000	146,000	157,000
To homeless households <sup>1</sup>	31,000	26,000	24,000	22,000
Economic status:		<u>Owner occupiers</u>	<u>Social renters</u>	<u>Private renters</u>
		<u>2008-09</u>	<u>2008-09</u>	<u>2008-09</u>
in full time work		58%	24%	61%
in part time work		7%	10%	9%
unemployed		1%	8%	3%
economically inactive		34%	57%	26%

1. RP lettings to homeless households include only nominations or referrals from local authorities.

## Rents (£ per week)

	<u>2008-09</u>	<u>2009-10</u>
Registered providers rented	74	78
Local authority rented	64	..

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/rentslettings/livatables/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/rentslettings/livatables/)

[www.communities.gov.uk/publications/corporate/statistics/ehs200809householdreport](http://www.communities.gov.uk/publications/corporate/statistics/ehs200809householdreport)

## Statutory homelessness

National statistics on statutory homelessness are released on a quarterly basis under arrangements approved by the UK Statistics Authority. The latest statistics were published on 9 September 2010 and provide figures for the April to June quarter of 2010, showing local authorities' activities under the homelessness legislation of the 1996 Housing Act. The next release is scheduled for 9 December 2010 and will provide figures for the July to September quarter of 2010.

### Homelessness

	<u>London</u>		<u>England</u>	
	<u>2008-09</u>	<u>2009-10</u>	<u>2008-09</u>	<u>2009-10</u>
Accepted as owed a main duty	12,780	9,460	53,430	40,020
In temporary accommodation <sup>1</sup>	47,780	39,030	64,000	51,310

1. At the end of financial year (March)

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/publicationshomelessness/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/publicationshomelessness/)

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/livatables/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/livatables/)

## Overcrowding and under-occupation

This section presents information on overcrowding and under-occupation.

The source for this information is the combined English Housing Survey and Labour Force Survey.

### Overcrowding and under-occupation (using the bedroom standard)

	<u>2008-09</u>	
	<u>Overcrowded</u>	<u>Under-occupied</u>
All tenures	3%	36%
Owner occupiers	2%	47%
Social renters	7%	11%
Private renters	5%	16%

[www.communities.gov.uk/publications/corporate/statistics/ehs200809householdreport](http://www.communities.gov.uk/publications/corporate/statistics/ehs200809householdreport)

## Social housing sales

This section provides data for the sale and transfer of local authority and Registered Provider<sup>1</sup> dwellings, in England and the English regions. It includes details of the number of applications made under the Right-to-Buy scheme, as well as numbers of sales, related selling price and discount information.

The main source for England data is the P1B Quarterly Housing Monitoring return<sup>2</sup>. This gives information at district level for all local authority council house sales as well as housing capital expenditure. Details for Registered Providers come from the Regulatory and Statistical Return (RSR) and Continuous Recording (CORE) return to the Tenant Services Authority.

1. The term *Registered Social Landlord* has been replaced by *Registered Provider* (of social housing).

2. The P1B return is an annual return from 2010-11.

### **Sales of Local Authority Council Houses**

	<u>2008-09</u>	<u>2009-10</u>	<u>Total April '79 to March '10 (millions)</u>
Private sales (inc. RTB)	3,200	2,600	2.0m
Large scale transfers	46,000	23,800	1.2m
Total dwellings sold	49,100	26,400	3.2m

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/socialhousing-sales/livatables/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/socialhousing-sales/livatables/)

## Affordable housing supply

The tables in this section relate to the total supply of affordable housing in England (see *notes and definitions*). Affordable housing supply can be a new build property or an acquisition. An affordable housing acquisition is an existing, private sector property that has been purchased for use as an affordable home.

### **Additional affordable homes**

	<u>2008-09</u>	<u>2009-10</u>
Social rent	31,000	33,100
Intermediate affordable housing	24,600	24,600
of which: Intermediate rent	1,700	2,600
of which: Low cost home ownership	22,900	22,100
All affordable housing supply	55,600	57,700

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousing-supply/livatables/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousing-supply/livatables/)

## Repossession activity

This section includes links to data on mortgage arrears, repossessions, court actions and orders, and the Mortgage Rescue Scheme.

It includes data published by the Ministry of Justice and the Council of Mortgage Lenders as well as the Department for Communities and Local Government data series.

## Repossession activity

	2008	2009
Total number of mortgages at end of period (UK)	11.7m	11.4 m
Properties taken into possession during period (UK) <sup>1</sup>	40,000	47,700
Percentage of properties taken into possession (UK) <sup>1</sup>	0.3%	0.4%

1. Includes those voluntarily surrendered.

[www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/repossessions/livetablerepossession/](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/repossessions/livetablerepossession/)

## Planning applications

These statistics cover information on planning applications received and decided including decisions on applications for residential developments (dwellings) and enforcement activities.

	2008-09	2009-10
Proportion of planning applications decided within period :		
Major applications (within 13 weeks)	71%	71% (p)
Minor applications (within 8 weeks)	76%	79% (p)
Other applications (within 8 weeks)	87%	88% (p)

[www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetableslivetablesondevelopmentcontrolst/](http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetableslivetablesondevelopmentcontrolst/)

## Land use change statistics

	2008	2009
Proportion of dwellings built on brown field land <sup>1</sup>	80%	80% (p)
Density of new dwellings (dwellings per hectare)	43	43 (p)

1. Includes conversions. The data are based on records received from Ordnance Survey up to March 2010.

[www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetableslivetablesondevelopmentcontrolst/](http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetableslivetablesondevelopmentcontrolst/)

## Decent homes

### Decent homes<sup>1,2</sup>

	No. of dwellings (millions)		Percentage of all stock	
	2007	2008	2007	2008
All non-decent	7.7m	7.4m	35%	33%
All social sector non-decent	1.1m	1.1m	29%	27%
All private sector non-decent	6.5m	6.3m	36%	34%

1. Decent home must: meet the statutory minimum standard; be in a reasonable state of repair; have modern facilities and services; and provide a reasonable degree of thermal comfort. The detailed definition of each of these criteria is included in *A Decent Home: Definition and guidance for implementation*, Department for Communities and Local Government, June 2006.

2. From 2006, the definition of a decent home was updated with the replacement of the Fitness Standard by the Housing Health and Safety Rating System (HHSRS) as the statutory criterion of decency. An overview and links to more detailed guidance on the HHSRS are available from: [www.communities.gov.uk/hhsrs](http://www.communities.gov.uk/hhsrs).

[www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousecondition/ehtcsdatasupporting/ehtcsstandardtables/decenthomes/](http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousecondition/ehtcsdatasupporting/ehtcsstandardtables/decenthomes/)

[www.communities.gov.uk/publications/corporate/statistics/ehs200809headlinereport](http://www.communities.gov.uk/publications/corporate/statistics/ehs200809headlinereport)

## Energy efficiency

### Average SAP<sup>1</sup> rating

	<u>2007</u>	<u>2008</u>
All tenures	50	51
of which owner occupied	48	50
of which private rented	48	50
of which local authority rented	56	58
of which housing association rented	60	60

1. Standard Assessment Procedure (SAP 2005 methodology).

Energy efficiency is based on a home's energy costs per square metre, taking into account the costs of space and water heating, ventilation and lighting, less cost savings from energy generation technologies.

The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents a completely energy efficient dwelling (zero net costs per year).

### Percentage of dwellings with loft insulation<sup>1</sup>

	<u>2007</u>	<u>2008</u>
All tenures	36%	38%
of which owner occupied	35%	37%
of which private rented	25%	27%
of which local authority rented	46%	49%
of which housing association rented	55%	55%

1. Loft insulation of 150mm or more. Percentage of all dwellings with a loft.

### Percentage of dwellings with central heating<sup>1</sup>

	<u>2007</u>	<u>2008</u>
All tenures	90%	89%
of which owner occupied	92%	92%
of which private rented	79%	80%
of which local authority rented	89%	90%
of which housing association rented	86%	86%

1. Central heating excludes storage heaters.

[www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousecondition/ehtcsdatasupporting/ehtcsstandardtables/energyefficiency/](http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousecondition/ehtcsdatasupporting/ehtcsstandardtables/energyefficiency/)

[www.communities.gov.uk/publications/corporate/statistics/ehts200809headlinereport](http://www.communities.gov.uk/publications/corporate/statistics/ehts200809headlinereport)

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