



# Housing Statistics 2006

housing



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## Introduction

This is the seventh edition of *Housing Statistics*, our annual compendium of statistics covering all aspects of housing in England. Where consistent data are available, tables also cover Great Britain and United Kingdom.

Live sets of data tables and charts are available, by topic, from the Housing Statistics page of the Communities and Local Government web site. There are currently almost 200 of these tables and charts. All of the tables from this annual publication are snapshots from the live sets.

The live tables and charts can be found in the Communities and Local Government website at:

[www.communities.gov.uk](http://www.communities.gov.uk) Select *Housing*, then *Housing Research and Statistics*, then *Housing Statistics*, then *Live Tables*.

The live sets of tables are updated as new information becomes available, so to get the most up-to-date data, users are advised to visit the above web pages. The equivalent table number in the live set is given at the bottom of each table, as well as in the contents page. For this annual compendium, where historical series data are available, these are generally presented for up to the latest 11 years. Data for earlier years can be found in the corresponding live set table. There are exceptions for some popular data tables such as stock and house building by tenure. The full series are provided for these.

In keeping with our policy of making as much information as possible electronically, we publish data tables and charts from the annual *Survey of English Housing* (SEH) in a separate series of live tables on the Communities and Local Government website. To access these, select *Housing*, then *Housing Research and Statistics*, followed by *Housing Research* and then *Housing Surveys*.

We also publish data at district level and below. For practical reasons these are available on the web only. (Select *Local level statistics* and *Neighbourhood Statistics Service (NeSS)* under *Housing Statistics by Topic*).

Any views users have about this publication, or about other matters contained in the questionnaire, should be sent to:

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December 2006

### SEEKING YOUR OPINION

We would like to hear your views about this publication.

In particular, given that all of its data are on the Department's website, whether continuing to produce the publication is justified.

Please complete and return a questionnaire. This can be found at the *Housing Statistics Annuals* page of the website.

Questionnaires should be returned by 31st January 2007.

All regional and national figures shown in this publication are estimates and not actuals, unless specifically stated otherwise. This is because the underlying data is rarely collected from the entire population of potential respondents or sources, for practical reasons or on cost grounds. For instance, sample surveys are far more cost effective than censuses but such surveys can only provide an estimate of the regional or national pattern. Even when the aim is for a complete census (eg of all local authorities), it is necessary to impute the missing data if there is less than 100 per cent response so as to obtain consistently based regional and national estimates.

Symbols and conventions

*Rounding of figures:* where figures have been rounded to the nearest final digit, there may be an apparent slight discrepancy between the sum of the constituent items and the total shown.

*Symbols:* the following symbols are used throughout:

.. = not available

P = provisional

- = nil or less than half the final digit shown.

R = revised

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	<b>Note: Changes from 2005 Volume</b>
	The main changes to the tables and charts are as follows:
	<b>Section 1</b>
	Last year's Chart 1a on dwelling stock, by tenure, Great Britain, historical series, has been discontinued.
	<b>Section 2</b>
	Two charts in this section have been withdrawn. These are Chart 2b on permanent dwellings completed, 10 years comparison, by tenure, United Kingdom; and Chart 2c on permanent dwellings completed, latest year comparison, by tenure and region. We have also discontinued last year's Table 2.3 on permanent dwellings started and completed, by tenure, metropolitan counties and London.
	<b>Section 4</b>
	Two tables have been discontinued in Section 4. These are former Table 4.4 covering the interim 2002 household projections, by region, 2001-2021; and Table 4.8 showing the population estimates and projections, by men and women, age group, and region, 1991-2021.
	<b>Section 6</b>
	Four tables in this section have been withdrawn. These include tables on registered fair rents (former Table 6.3), rent determinations by rent officers in housing benefit cases (former Table 6.4), and rent appeals and outcomes (former Table 6.5). Data for these three tables have not been available since 2000. Table 6.12 on the allocation of RSL housing, by region has been omitted for this year only.
	<b>Section 7</b>
	Two new tables have been added, on households leaving temporary accommodation, by outcome (Table 7.7), and households leaving temporary accommodation, by length of stay (Table 7.8).
	<b>Section 8</b>
	The table on length of stay at previous accommodation by previous tenure (Table 8.3) has been re-positioned to appear immediately after the table on length of residence, by tenure (Table 8.2).
	<b>Section 10</b>
	A new chart (10a) and table (10.1) have been created to show data for right-to-buy sales in England, and by region. These replace the 2005 versions with similar data for Great Britain and the United Kingdom.

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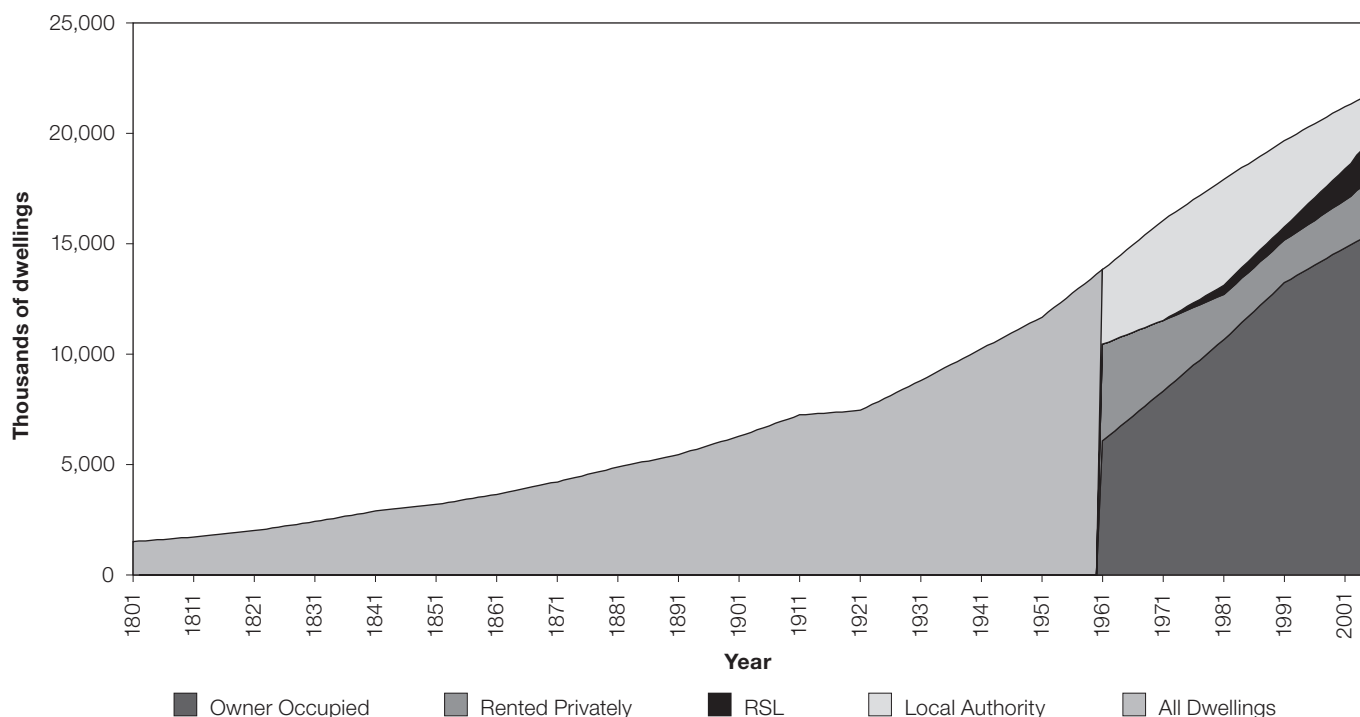
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**Chart 1a Dwelling stock: by tenure, England, historical series**



Note: Tenure data is not available for years previous to 1961

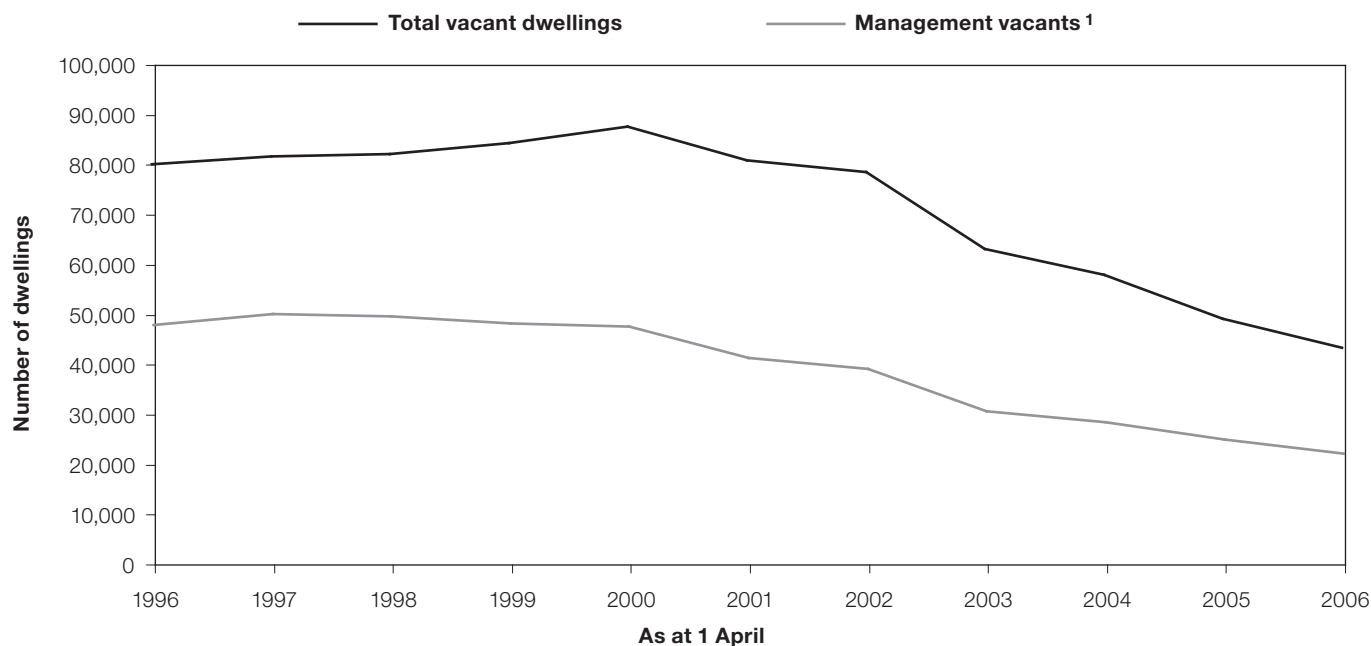
Contact: 020 7944 4178  
E-Mail: housing.statistics@communities.gsi.gov.uk

Source: Table 1.6c

Live chart 105

Next update: April 2007

**Chart 1b Dwelling stock: local authority vacant dwellings, England**



1 Management vacants are those properties available for letting immediately, or after only minor repairs.

Contact: Telephone: 020 7944 3303  
E-mail: housing.statistics@communities.gsi.gov.uk

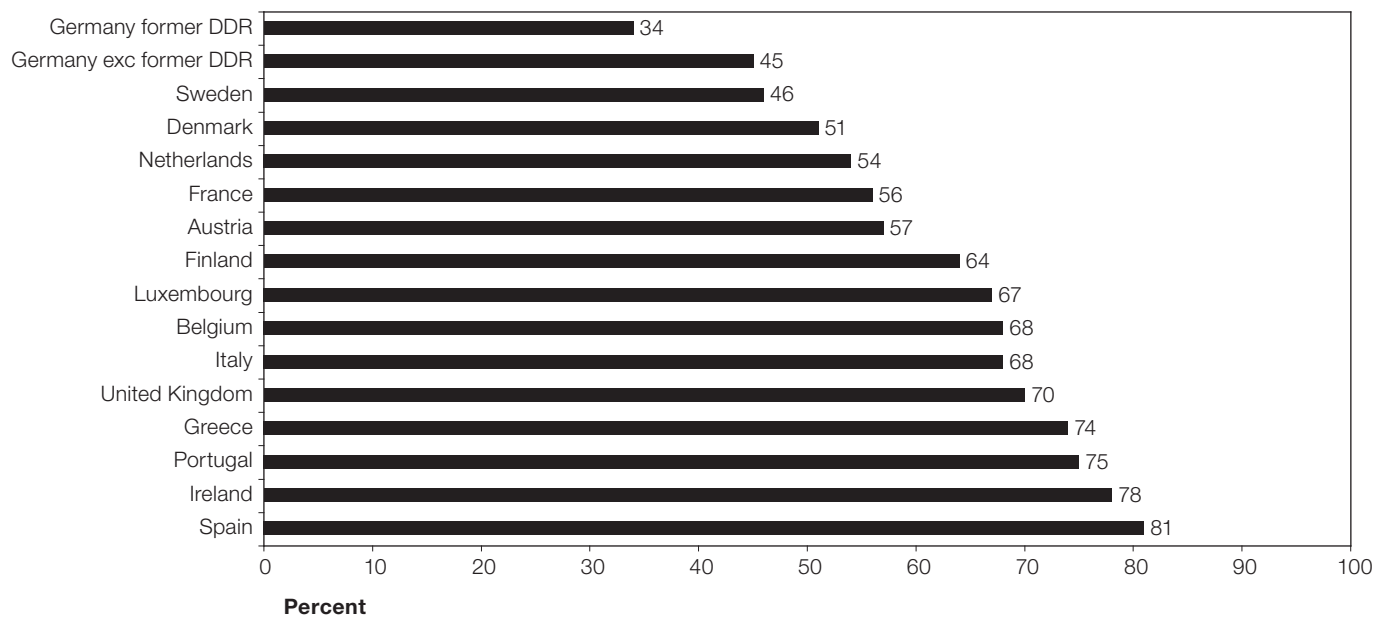
Source: Table 1.7  
HSSA returns

Live chart 612

Next update: October 2007

## Dwelling stock

### Chart 1c Dwelling stock: percent of owner occupied, European Union, 2002<sup>1</sup>



1. 1991 for Italy, 1998 for Austria, 2001 for Greece, Portugal and Spain.

Contact: 020 7944 4178  
E-mail: [housing.statistics@communities.gsi.gov.uk](mailto:housing.statistics@communities.gsi.gov.uk)

Source:  
See Table 1.9

Live chart 113

Next update: October 2007

Table 1.1 Dwelling stock: by country and tenure<sup>1</sup>

Thousands of dwellings/percentage									
Owner Occupied		Rented Privately or with a job or business		Rented from Registered Social Landlords		Rented from Local Authorities		All dwellings	
Thousand	(%)	Thousand	(%)	Thousand	(%)	Thousand	(%)	Thousand	
<b>United Kingdom</b>									
31 March <sup>2</sup>									
1995	16,239	66.7	2,462	10.1	989	4.1	4,651	19.1	<b>24,341</b>
1996	16,445	67.0	2,472	10.1	1,092	4.5	4,521	18.4	<b>24,529</b>
1997	16,675	67.5	2,478	10.0	1,147	4.6	4,421	17.9	<b>24,721</b>
1998	16,932	68.0	2,478	9.9	1,220	4.9	4,283	17.2	<b>24,913</b>
1999	17,183	68.5	2,460	9.8	1,335	5.3	4,120	16.4	<b>25,098</b>
2000	17,437	69.0	2,451	9.7	1,475	5.8	3,920	15.5	<b>25,283</b>
2001	17,701	69.5	2,453	9.6	1,636	6.4	3,688	14.5	<b>25,478</b>
2002 <sup>R</sup>	17,845	69.7	2,530	9.9	1,689	6.6	3,541	13.8	<b>25,605</b>
2003 <sup>R</sup>	18,066	70.1	2,617	10.1	1,846	7.2	3,258	12.6	<b>25,787</b>
2004 <sup>R</sup>	18,289	70.4	2,704	10.4	2,001	7.7	2,983	11.5	<b>25,977</b>
2005 <sup>P</sup>	18,405	70.3	2,829	10.8	2,154	8.2	2,803	10.7	<b>26,194</b>
<b>Great Britain</b>									
31 March <sup>2</sup>									
1995	15,828	66.7	2,441	10.3	976	4.1	4,496	18.9	<b>23,741</b>
1996	16,036	67.0	2,450	10.2	1,078	4.5	4,369	18.3	<b>23,932</b>
1997	16,253	67.4	2,455	10.2	1,132	4.7	4,273	17.7	<b>24,113</b>
1998	16,498	67.9	2,452	10.1	1,205	5.0	4,141	17.0	<b>24,296</b>
1999	16,737	68.4	2,433	9.9	1,319	5.4	3,983	16.3	<b>24,472</b>
2000	16,982	68.9	2,419	9.8	1,458	5.9	3,789	15.4	<b>24,648</b>
2001	17,212	69.4	2,419	9.8	1,616	6.5	3,558	14.3	<b>24,805</b>
2002 <sup>R</sup>	17,354	69.6	2,496	10.0	1,668	6.7	3,424	13.7	<b>24,942</b>
2003 <sup>R</sup>	17,559	69.9	2,582	10.3	1,824	7.3	3,149	12.5	<b>25,114</b>
2004 <sup>R</sup>	17,765	70.2	2,667	10.5	1,979	7.8	2,886	11.4	<b>25,298</b>
2005 <sup>P</sup>	17,902	70.2	2,762	10.8	2,132	8.4	2,702	10.6	<b>25,499</b>
<b>England<sup>3</sup></b>									
31 March									
1995	13,700	67.5	2,184	10.8	857	4.2	3,565	17.6	<b>20,305</b>
1996	13,865	67.7	2,191	10.7	942	4.6	3,470	17.0	<b>20,468</b>
1997	14,041	68.1	2,196	10.6	985	4.8	3,401	16.5	<b>20,622</b>
1998	14,237	68.5	2,192	10.5	1,040	5.0	3,309	15.9	<b>20,778</b>
1999	14,433	69.0	2,171	10.4	1,146	5.5	3,178	15.2	<b>20,927</b>
2000	14,635	69.4	2,155	10.2	1,273	6.0	3,012	14.3	<b>21,075</b>
2001	14,818	69.9	2,152	10.1	1,424	6.7	2,812	13.3	<b>21,207</b>
2002 <sup>R</sup>	14,956	70.1	2,208	10.3	1,467	6.9	2,706	12.7	<b>21,337</b>
2003 <sup>R</sup>	15,110	70.3	2,293	10.7	1,621	7.5	2,457	11.4	<b>21,481</b>
2004 <sup>R</sup>	15,261	70.5	2,375	11.0	1,665	7.7	2,335	10.8	<b>21,636</b>
2005 <sup>P</sup>	15,352	70.4	2,469	11.3	1,817	8.3	2,166	9.9	<b>21,804</b>
<b>Wales</b>									
31 March									
1995	870	71.1	102	8.3	42	3.4	210	17.1	<b>1,224</b>
1996	878	71.2	104	8.4	45	3.6	207	16.8	<b>1,233</b>
1997	885	71.2	105	8.4	48	3.9	204	16.4	<b>1,243</b>
1998	894	71.4	106	8.5	50	4.0	201	16.1	<b>1,251</b>
1999	902	71.7	108	8.6	52	4.1	197	15.7	<b>1,259</b>
2000	911	71.9	109	8.6	54	4.3	193	15.2	<b>1,267</b>
2001	920	72.2	111	8.7	55	4.3	188	14.8	<b>1,274</b>
2002	930	72.5	112	8.7	57	4.4	183	14.3	<b>1,282</b>
2003	942	73.1	113	8.8	57	4.4	177	13.7	<b>1,289</b>
2004	955	73.7	115	8.9	64	4.9	162	12.5	<b>1,296</b>
2005 <sup>P</sup>	967	74.0	115	8.8	65	5.0	158	12.1	<b>1,306</b>

Table 1.1 Dwelling stock: by country and tenure<sup>1</sup> (continued)

Thousands of dwellings/percentage									
Owner Occupied		Rented Privately or with a job or business		Rented from Registered Social Landlords		Rented from Local Authorities		All dwellings	
Thousand	(%)	Thousand	(%)	Thousand	(%)	Thousand	(%)	Thousand	
<b>Scotland<sup>4</sup></b>									
31 December									
1995	1,293	58.0	155	7.0	91	4.1	692	31.0	<b>2,230</b>
1996	1,327	59.0	154	6.9	99	4.4	668	29.7	<b>2,248</b>
1997	1,366	60.3	154	6.8	115	5.1	631	27.8	<b>2,267</b>
1998	1,401	61.3	154	6.7	121	5.3	608	26.6	<b>2,285</b>
1999	1,436	62.3	155	6.7	130	5.6	584	25.3	<b>2,305</b>
2000	1,474	63.4	156	6.7	137	5.9	558	24.0	<b>2,324</b>
2001	1,468	63.2	176	7.6	144	6.2	535	23.0	<b>2,323</b>
2002	1,507	64.3	176	7.5	146	6.2	515	22.0	<b>2,344</b>
2003	1,549	65.5	177	7.5	250	10.6	389	16.4	<b>2,366</b>
2004 <sup>P</sup>	1,583	66.3	178	7.5	250	10.5	378	15.8	<b>2,389</b>
<b>Northern Ireland<sup>5</sup></b>									
31 December									
1995	409	68.5	22	3.7	14	2.3	152	25.5	<b>597</b>
1996	422	69.4	23	3.8	15	2.5	148	24.3	<b>608</b>
1997	434	70.2	26	4.2	15	2.4	142	23.0	<b>618</b>
1998	446	71.2	27	4.3	16	2.6	137	21.9	<b>626</b>
1999	455	71.5	32	5.0	17	2.7	131	20.6	<b>636</b>
2000	489	72.6	34	5.0	20	3.0	130	19.3	<b>674</b>
31 March									
2002	491	74.1	34	5.1	21	3.2	117	17.6	<b>663</b>
2003	507	75.3	35	5.2	22	3.3	109	16.2	<b>673</b>
2004 <sup>R</sup>	524	77.2	37	5.4	22	3.2	97	14.3	<b>679</b>
2005 <sup>P</sup>	503	72.4	67	9.6	22	3.2	101	14.5	<b>695</b>

1. For detailed definitions of tenures see Notes and Definitions

2. To derive series for United Kingdom and Great Britain data for England and Wales at 31 March are used, but for Scotland and Northern Ireland (before 2002) they are at 31 December the previous year

3. Series from 1992 to 2001 for England has been adjusted so that the 2001 total dwelling estimate matches the 2001 Census

4. Estimates for Scotland from 2001 onwards are based on the 2001 Census and are not strictly comparable with the figures for previous years.

5. The changes to Owner Occupied and Private Renter & Other sectors are a result of a statistical adjustment. This adjustment was introduced to reflect current trends in the housing market, which were highlighted in the Census 2001 and House Condition Surveys of 2001 and 2004.

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Sources:

For stock calculation see Notes and Definitions

National Assembly for Wales

Scottish Executive

Department for Social Development (NI)

Data for earlier years are less reliable and definitions

may not be consistent throughout the series

Stock estimates are expressed to the nearest thousand

but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

Table 1.2 Dwelling stock: estimated annual gains and losses

	Thousands of dwellings										
	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>R</sup>	2002/03 <sup>R</sup>	2003/04 <sup>R</sup>	2004/05 <sup>P</sup>
<b>Dwelling stock at start of financial year</b>	<b>20,139</b>	<b>20,305</b>	<b>20,468</b>	<b>20,622</b>	<b>20,778</b>	<b>20,927</b>	<b>21,075</b>	<b>21,207</b>	<b>21,337</b>	<b>21,481</b>	<b>21,636</b>
<b>Gains to dwelling stock:</b>											
Housebuilding completions	158.0	154.6	146.2	149.6	138.6	141.4	133.1	129.8	137.7	143.6	154.5
Conversions (net gain) <sup>1, 2</sup>	9.9	8.9	8.6	2.8	4.2	3.5	2.8	..	..	..	..
Change of Use <sup>2</sup>	..	..	..	11.6	15.9	13.9	10.1	..	..	..	..
Non-permanent dwellings additions <sup>2</sup>	..	..	..	0.2	0.2	0.3	0.3	..	..	..	..
<b>Losses from dwelling stock:</b>											
Slum Clearance (non LA owned dwelling demolished)	3.0	2.7	2.9	1.3	1.3	1.4	1.7	..	..	..	..
Other Demolitions <sup>1</sup>	5.8	4.8	4.1	12.8	13.2	15.8	18.3	..	..	..	..
Change of Use <sup>2</sup>	..	..	..	0.7	1.4	0.8	0.7	..	..	..	..
Non-permanent dwellings losses <sup>2</sup>	..	..	..	0.1	0.2	0.1	0.3	..	..	..	..
Net gain in year	159.0	156.0	147.8	149.3	143.0	140.9	125.3	130.5	143.7	154.8	167.9
Adjustment <sup>3</sup>	6.6	6.6	6.6	6.6	6.6	6.6	6.6				
<b>Dwelling stock at end of financial year</b>	<b>20,305</b>	<b>20,468</b>	<b>20,622</b>	<b>20,778</b>	<b>20,927</b>	<b>21,075</b>	<b>21,207</b>	<b>21,337</b>	<b>21,481</b>	<b>21,636</b>	<b>21,804</b>

1. Figures prior to 1997/98 include change of use, and zero for net non-permanent dwellings

2. Figures for 2000/01 conversions, change of use and non permanent dwellings are based on reported figures and do not include estimates for missing returns

3. Series has been adjusted so that the 2000/01 estimates matches the 2001 Census

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Source:

For stock calculation see Notes and Definitions

Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

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Next update: December 2007

Table 1.3a Dwelling stock: by tenure<sup>1</sup> and region

Thousands of dwellings										
At 31 March	ENGLAND	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
<b>Owner Occupied</b>										
1995	<b>13,700</b>	664	1,935	1,331	1,194	1,438	1,571	1,664	2,405	1,498
1996	<b>13,865</b>	673	1,951	1,362	1,212	1,453	1,587	1,688	2,421	1,517
1997	<b>14,041</b>	682	1,964	1,387	1,231	1,485	1,609	1,711	2,437	1,533
1998	<b>14,237</b>	686	1,986	1,408	1,255	1,501	1,639	1,738	2,459	1,563
1999	<b>14,433</b>	691	2,013	1,428	1,278	1,527	1,659	1,753	2,492	1,591
2000	<b>14,635</b>	701	2,043	1,444	1,297	1,541	1,676	1,786	2,533	1,613
2001	<b>14,818</b>	713	2,075	1,458	1,312	1,558	1,691	1,813	2,565	1,633
2002 <sup>R</sup>	<b>14,956</b>	726	2,085	1,474	1,331	1,578	1,715	1,819	2,587	1,642
2003 <sup>R</sup>	<b>15,110</b>	730	2,107	1,506	1,353	1,597	1,748	1,828	2,590	1,652
2004 <sup>R</sup>	<b>15,261</b>	733	2,131	1,529	1,371	1,617	1,761	1,851	2,610	1,659
2005 <sup>P</sup>	<b>15,352</b>	741	2,142	1,532	1,375	1,632	1,762	1,858	2,639	1,672
<b>Rented Privately or with a job or business</b>										
1995	<b>2,184</b>	74	242	233	163	177	212	497	340	247
1996	<b>2,191</b>	72	246	217	162	179	218	495	356	246
1997	<b>2,196</b>	73	250	210	159	174	219	490	369	252
1998	<b>2,192</b>	78	251	208	153	166	215	489	377	256
1999	<b>2,171</b>	82	244	204	149	163	217	491	373	250
2000	<b>2,155</b>	82	234	206	151	167	224	484	363	244
2001	<b>2,152</b>	79	230	211	154	171	227	476	359	246
2002 <sup>R</sup>	<b>2,208</b>	78	234	213	158	174	229	493	369	260
2003 <sup>R</sup>	<b>2,293</b>	87	240	212	158	181	227	518	392	279
2004 <sup>R</sup>	<b>2,375</b>	99	255	218	160	188	232	530	401	293
2005 <sup>P</sup>	<b>2,469</b>	105	275	235	176	188	249	544	400	298
<b>Rented from Registered Social Landlords</b>										
1995	<b>857</b>	45	136	60	43	87	88	192	146	60
1996	<b>942</b>	46	146	64	45	91	93	198	181	77
1997	<b>985</b>	47	153	66	48	101	97	204	186	84
1998	<b>1,040</b>	48	159	69	50	114	100	219	196	85
1999	<b>1,146</b>	49	178	73	58	126	105	239	205	114
2000	<b>1,273</b>	53	212	75	69	150	114	250	217	133
2001	<b>1,424</b>	90	225	89	74	179	117	271	234	146
2002	<b>1,467</b>	87	232	91	81	184	130	278	235	148
2003	<b>1,621</b>	98	298	114	91	213	141	279	240	148
2004	<b>1,665</b>	104	295	117	93	215	149	282	255	155
2005 <sup>P</sup>	<b>1,817</b>	116	323	162	95	222	173	298	265	163
<b>Rented from Local Authorities</b>										
1995	<b>3,565</b>	308	542	452	300	440	311	638	328	247
1996	<b>3,470</b>	302	532	447	297	432	306	628	293	232
1997	<b>3,401</b>	298	523	441	293	410	302	621	288	224
1998	<b>3,309</b>	292	509	434	289	402	295	596	278	214
1999	<b>3,178</b>	286	485	427	280	381	290	575	268	184
2000	<b>3,012</b>	276	445	419	265	354	277	553	252	170
2001	<b>2,812</b>	233	416	397	257	316	273	530	235	156
2002	<b>2,706</b>	227	405	386	242	301	251	516	226	153
2003	<b>2,457</b>	207	326	344	226	257	231	500	221	146
2004	<b>2,335</b>	190	308	326	218	238	226	483	206	140
2005 <sup>P</sup>	2,166	170	267	273	214	232	206	468	199	136

Table 1.3a Dwelling stock: by tenure<sup>1</sup> and region (continued)

Thousands of dwellings										
At 31 March	<b>ENGLAND</b>	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
<b>ALL DWELLINGS<sup>2</sup></b>										
1995 <sup>2</sup>	20,305	1,091	2,855	2,076	1,700	2,141	2,182	2,990	3,219	2,051
1996 <sup>2</sup>	20,468	1,094	2,874	2,090	1,717	2,156	2,205	3,009	3,250	2,072
1997 <sup>2</sup>	20,622	1,100	2,890	2,105	1,732	2,170	2,227	3,026	3,280	2,093
1998 <sup>2</sup>	20,778	1,104	2,905	2,120	1,748	2,183	2,249	3,041	3,310	2,117
1999 <sup>2</sup>	20,927	1,108	2,920	2,132	1,764	2,197	2,270	3,059	3,338	2,139
2000 <sup>R,2</sup>	21,075	1,112	2,934	2,144	1,782	2,211	2,290	3,074	3,366	2,161
2001 <sup>R,2</sup>	21,207	1,115	2,945	2,155	1,797	2,225	2,308	3,090	3,392	2,181
2002 <sup>R</sup>	21,337	1,118	2,955	2,165	1,812	2,236	2,326	3,106	3,417	2,203
2003 <sup>R</sup>	21,481	1,122	2,970	2,176	1,828	2,248	2,346	3,124	3,443	2,225
2004 <sup>R</sup>	21,636	1,126	2,989	2,189	1,842	2,258	2,367	3,146	3,471	2,247
2005 <sup>P</sup>	21,804	1,131	3,007	2,202	1,860	2,274	2,389	3,168	3,503	2,269

1. For detailed definitions of tenures see Notes and Definitions

2. Series to 2001 has been adjusted so that the 2001 total dwelling estimate matches the 2001 Census

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Sources:

For stock calculation see Notes and Definitions

Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit  
Components may not sum to totals due to rounding

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Table 1.3b Dwelling stock: by tenure and region

		Percentage of all dwellings								
At 31 March	ENGLAND	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
<b>Owner Occupied</b>										
1995	<b>67</b>	61	68	64	70	67	72	56	75	73
1996	<b>68</b>	62	68	65	71	67	72	56	74	73
1997	<b>68</b>	62	68	66	71	68	72	57	74	73
1998	<b>69</b>	62	68	66	72	69	73	57	74	74
1999	<b>69</b>	62	69	67	72	70	73	57	75	74
2000	<b>69</b>	63	70	67	73	70	73	58	75	75
2001	<b>70</b>	64	70	68	73	70	73	59	76	75
2002	<b>70</b>	65	71	68	73	71	74	59	76	75
2003	<b>70</b>	65	71	69	74	71	75	59	75	74
2004	<b>71</b>	65	71	70	74	72	74	59	75	74
2005	<b>70</b>	65	71	70	74	72	74	59	75	74
<b>Rented Privately or with a job or business</b>										
1995	<b>11</b>	7	8	11	10	8	10	17	11	12
1996	<b>11</b>	7	9	10	9	8	10	16	11	12
1997	<b>11</b>	7	9	10	9	8	10	16	11	12
1998	<b>11</b>	7	9	10	9	8	10	16	11	12
1999	<b>10</b>	7	8	10	8	7	10	16	11	12
2000	<b>10</b>	7	8	10	8	8	10	16	11	11
2001	<b>10</b>	7	8	10	9	8	10	15	11	11
2002	<b>10</b>	7	8	10	9	8	10	16	11	12
2003	<b>11</b>	8	8	10	9	8	10	17	11	13
2004	<b>11</b>	9	9	10	9	8	10	17	12	13
2005	<b>11</b>	9	9	11	9	8	10	17	11	13
<b>Rented from Registered Social Landlords</b>										
1995	<b>4</b>	4	5	3	3	4	4	6	5	3
1996	<b>5</b>	4	5	3	3	4	4	7	6	4
1997	<b>5</b>	4	5	3	3	5	4	7	6	4
1998	<b>5</b>	4	5	3	3	5	4	7	6	4
1999	<b>5</b>	4	6	3	3	6	5	8	6	5
2000	<b>6</b>	5	7	3	4	7	5	8	6	6
2001	<b>7</b>	8	8	4	4	8	5	9	7	7
2002	<b>7</b>	8	8	4	4	8	6	9	7	7
2003	<b>8</b>	9	10	5	5	9	6	9	7	7
2004	<b>8</b>	9	10	5	5	10	6	9	7	7
2005	<b>8</b>	10	11	7	5	10	7	9	8	7
<b>Rented from Local Authorities</b>										
1995	<b>18</b>	28	19	22	18	21	14	21	10	12
1996	<b>17</b>	28	18	21	17	20	14	21	9	11
1997	<b>16</b>	27	18	21	17	19	14	21	9	11
1998	<b>16</b>	26	18	20	17	18	13	20	8	10
1999	<b>15</b>	26	17	20	16	17	13	19	8	9
2000	<b>14</b>	25	15	20	15	16	12	18	7	8
2001	<b>13</b>	21	14	18	14	14	12	17	7	7
2002	<b>13</b>	20	14	18	13	13	11	17	7	7
2003	<b>11</b>	18	11	16	12	11	10	16	6	7
2004	<b>11</b>	17	10	15	12	11	10	15	6	6
2005	<b>10</b>	15	9	12	12	10	9	15	6	6

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Sources:  
 For stock calculation see Notes and Definitions

Table 1.4 Dwelling stock: year built, by region

	Year built							All	All dwellings
	Before 1851	1851 to 1918	1919 to 1944	1945 to 1964	1965 to 1984	1985 to 1994	1995 or later		
	<i>percentages</i>							<i>thousands</i>	
<b>31 March 2005 <sup>1</sup></b>									
North East	1	13	23	28	23	5	6	100	1,131
North West	3	18	22	23	20	7	7	100	3,007
Yorkshire and the Humber	5	15	19	24	25	6	6	100	2,202
East Midlands	5	14	16	23	27	6	8	100	1,860
West Midlands	3	10	19	26	28	8	7	100	2,274
East	5	10	11	24	32	10	8	100	2,389
London	3	24	30	17	19	4	3	100	3,168
South East	4	12	16	21	29	10	6	100	3,503
South West	8	15	15	19	26	10	7	100	2,269
<b>England</b>	<b>4</b>	<b>15</b>	<b>19</b>	<b>22</b>	<b>26</b>	<b>8</b>	<b>6</b>	<b>100</b>	<b>21,804</b>

Note: For statistical purposes the stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit. Components may not sum to total due to rounding.

1. Age distribution of the stock is estimated from the 2005/06 Survey of English Housing, using provisional results for the period April 2005 to March 2006.

The Survey of English Housing for 2005/06 was grossed using control population totals for mid-2004 based on the 2001 Census.

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Source: see footnotes

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Next update: December 2007

Table 1.5 Dwelling stock: type of accommodation, by region

	Type of accommodation										Total	All dwellings
	Self contained:							Caravan mobile home houseboat	Other	Not self- con- tained		
	House or bungalow <sup>1</sup>				Flat or maisonette							
	Detached	Semi- detached	Terrace	All	Purpose- built	Con- version	All					
	<i>percentages</i>										<i>thousands</i>	
<b>31 March 2005<sup>2</sup></b>												
North East	13	44	29	86	13	1	13	0	0	1	100	1,131
North West	20	41	29	90	8	2	9	0	0	0	100	3,007
Yorkshire and the Humber	19	39	31	89	8	2	10	0	0	0	100	2,202
East Midlands	31	37	23	92	6	2	7	0	0	0	100	1,860
West Midlands	22	39	26	87	10	2	12	0	0	1	100	2,274
East London	28	33	24	85	12	2	14	0	0	0	100	2,389
South East	5	18	29	53	32	13	45	0	0	2	100	3,168
South West	29	29	24	82	12	3	15	1	0	2	100	3,503
	31	31	25	86	7	4	12	1	1	1	100	2,269
<b>England</b>	<b>22</b>	<b>33</b>	<b>27</b>	<b>82</b>	<b>13</b>	<b>4</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>100</b>	<b>21,804</b>

Note: For statistical purposes the stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit. Components may not sum to total due to rounding.

- Includes the following numbers (000s) of bungalows in England: detached 1,016 ; semi-detached 638; terrace 305 ; total 1,958. The figure for terrace bungalows includes 71 thousand who have been reclassified from flats to terrace bungalows because the building they are in contains one floor.
- Distribution of the stock by type of accommodation is estimated from the 2005/06 Survey of English Housing, using provisional results for the period April 2005 to March 2006.

The Survey of English Housing for 2005-06 was grossed using control population totals for mid-2004 based on the 2001 Census.

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Source: see footnotes

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Table 1.6a Dwelling stock: by tenure<sup>1</sup>, United Kingdom, historical series

	Thousands of dwellings					
	Owner occupied	Rented privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities		All dwellings
<b>1 April<sup>2</sup></b>						
1801	..	..	..	..	..	..
1811	..	..	..	..	..	..
1821	..	..	..	..	..	..
1831	..	..	..	..	..	..
1841	..	..	..	..	..	..
1851	..	..	..	..	..	..
1861	..	..	..	..	..	..
1871	..	..	..	..	..	..
1881	..	..	..	..	..	..
1891	..	..	..	..	..	..
1901	..	..	..	..	..	..
1911	..	..	..	..	..	..
1921	..	..	..	..	..	..
1931	..	..	..	..	..	..
1941	..	..	..	..	..	..
1951	..	..	..	..	..	14,117
1961	..	..	..	..	..	16,605
1971	9,625	3,753	..	5,881	..	19,259
1981	..	..	..	..	..	..
1991 <sup>R</sup>	15,523	2,197	698	5,119	..	23,537
<b>31 December</b>						
1966	..	..	..	..	..	..
1967	..	..	..	..	..	..
1968	..	..	..	..	..	..
1969	..	..	..	..	..	..
1970	..	..	..	..	..	..
1971	..	..	..	..	..	19,468
1972	..	..	..	..	..	19,697
1973	..	..	..	..	..	19,915
1974	..	..	..	..	..	20,119
1975	..	..	..	..	..	20,360
1976	..	..	..	..	..	20,616
1977	..	..	..	..	..	20,871
1978	..	..	..	..	..	21,051
1979	..	..	..	..	..	21,253
1980	..	..	..	..	..	21,448
1981	12,442	2,378	473	6,305	..	21,595
1982	12,627	2,357	488	6,296	..	21,767
1983	13,010	2,342	501	6,114	..	21,966
1984	13,334	2,329	517	5,995	..	22,174
1985	13,637	2,292	534	5,921	..	22,383
1986	13,983	2,227	556	5,839	..	22,606
1987	14,363	2,161	574	5,738	..	22,837
1988	14,779	2,098	591	5,612	..	23,080
1989	15,205	2,090	595	5,415	..	23,305
1990	15,490	2,149	645	5,225	..	23,510

Table 1.6a Dwelling stock: by tenure<sup>1</sup>, United Kingdom, historical series (continued)

	Thousands of dwellings					
	Owner occupied	Rented privately or with a job or business	Rented from Social Landlords	Registered Landlords	Rented from Local Authorities	All dwellings
<b>31 March<sup>3</sup></b>						
1991	15,532	2,171	711		5,136	<b>23,550</b>
1992	15,688	2,284	743		5,046	<b>23,761</b>
1993	15,848	2,353	822		4,923	<b>23,946</b>
1994	16,027	2,417	896		4,795	<b>24,135</b>
1995	16,239	2,462	989		4,651	<b>24,341</b>
1996	16,445	2,472	1,092		4,521	<b>24,529</b>
1997	16,675	2,478	1,147		4,421	<b>24,721</b>
1998	16,932	2,478	1,220		4,283	<b>24,913</b>
1999	17,183	2,460	1,335		4,120	<b>25,098</b>
2000	17,437	2,451	1,475		3,920	<b>25,283</b>
2001	17,701	2,453	1,636		3,688	<b>25,478</b>
2002 <sup>R</sup>	17,845	2,530	1,689		3,541	<b>25,605</b>
2003 <sup>R</sup>	18,066	2,617	1,846		3,258	<b>25,787</b>
2004 <sup>R</sup>	18,289	2,704	2,001		2,983	<b>25,977</b>
2005 <sup>P</sup>	18,405	2,829	2,154		2,803	<b>26,194</b>

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. To derive series for United Kingdom data for England and Wales at 31 March are used, but for Scotland and Northern Ireland they are at 31 December the previous year, except for 1991 where census figures are used

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Sources:

For stock calculation see Notes and Definitions

National Assembly for Wales

Scottish Executive

Department for Social Development (NI)

Data for earlier years are less reliable and definitions

may not be consistent throughout the series

Stock estimates are expressed to the nearest thousand

but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

Table 1.6b Dwelling stock: by tenure<sup>1</sup>, Great Britain, historical series

Thousands of dwellings						
	Owner occupied	Rented privately or with a job or business	Rented from Social Landlords	Registered Landlords	Rented from Local Authorities	All dwellings
<b>1 April<sup>2</sup></b>						
1801	..	..	..	..	..	1,937
1811	..	..	..	..	..	2,164
1821	..	..	..	..	..	2,512
1831	..	..	..	..	..	2,983
1841	..	..	..	..	..	3,642
1851	..	..	..	..	..	3,814
1861	..	..	..	..	..	4,331
1871	..	..	..	..	..	4,952
1881	..	..	..	..	..	6,011
1891	..	..	..	..	..	6,693
1901	..	..	..	..	..	7,696
1911	..	..	..	..	..	8,855
1921	..	..	..	..	..	9,089
1931	..	..	..	..	..	10,595
1941	..	..	..	..	..	..
1951	4,074	7,130	..	..	2,560	13,764
1961	6,933	4,952	..	..	4,352	16,237
1971	9,427	3,673	..	..	5,733	18,834
1981	12,020	2,354	454	..	6,127	20,954
1991	15,175	2,177	689	..	4,959	23,000
<b>31 December</b>						
1966	..	..	..	..	..	..
1967	..	..	..	..	..	..
1968	..	..	..	..	..	..
1969	..	..	..	..	..	..
1970	..	..	..	..	..	..
1971	..	..	..	..	..	19,013
1972	..	..	..	..	..	19,237
1973	..	..	..	..	..	19,451
1974	..	..	..	..	..	19,651
1975	..	..	..	..	..	19,886
1976	..	..	..	..	..	20,135
1977	..	..	..	..	..	20,384
1978	..	..	..	..	..	20,560
1979	..	..	..	..	..	20,758
1980	..	..	..	..	..	20,952
1981	12,171	2,340	470	..	6,115	21,094
1982	12,345	2,322	484	..	6,110	21,261
1983	12,721	2,310	497	..	5,929	21,457
1984	13,038	2,300	512	..	5,812	21,662
1985	13,320	2,267	528	..	5,744	21,859
1986	13,660	2,205	550	..	5,655	22,070
1987	14,027	2,139	567	..	5,558	22,292
1988	14,435	2,077	582	..	5,432	22,527
1989	14,848	2,069	586	..	5,239	22,742
1990	15,120	2,128	635	..	5,055	22,939

Table 1.6b Dwelling stock: by tenure<sup>1</sup>, Great Britain, historical series (continued)

	Thousands of dwellings					
	Owner occupied	Rented privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities		<b>All dwellings</b>
<b>31 March<sup>3</sup></b>						
1991	15,162	2,150	701	4,966		<b>22,979</b>
1992	15,312	2,264	733	4,879		<b>23,188</b>
1993	15,464	2,332	811	4,759		<b>23,366</b>
1994	15,632	2,396	884	4,634		<b>23,546</b>
1995	15,828	2,441	976	4,496		<b>23,741</b>
1996	16,036	2,450	1,078	4,369		<b>23,932</b>
1997	16,253	2,455	1,132	4,273		<b>24,113</b>
1998	16,498	2,452	1,205	4,141		<b>24,296</b>
1999	16,737	2,433	1,319	3,983		<b>24,472</b>
2000	16,982	2,419	1,458	3,789		<b>24,648</b>
2001	17,212	2,419	1,616	3,558		<b>24,805</b>
2002 <sup>R</sup>	17,354	2,496	1,668	3,424		<b>24,942</b>
2003 <sup>R</sup>	17,559	2,582	1,824	3,149		<b>25,114</b>
2004 <sup>R</sup>	17,765	2,667	1,979	2,886		<b>25,298</b>
2005 <sup>P</sup>	17,902	2,762	2,132	2,702		<b>25,499</b>

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. To derive series for Great Britain data for England and Wales at 31 March are used, but for Scotland they are at 31 December the previous year, except for 1991 where census figures are used

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Sources:

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National Assembly for Wales

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Stock estimates are expressed to the nearest thousand

but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

Table 1.6c Dwelling stock: by tenure<sup>1</sup>, England, historical series

Thousands of dwellings						
	Owner occupied	Rented privately or with a job or business	Rented from Social Landlords	Registered Landlords	Rented from Local Authorities	All dwellings
<b>1 April<sup>2</sup></b>						
1801	..	..	..	..	..	1,512
1811	..	..	..	..	..	1,714
1821	..	..	..	..	..	2,004
1831	..	..	..	..	..	2,420
1841	..	..	..	..	..	2,890
1851	..	..	..	..	..	3,191
1861	..	..	..	..	..	3,653
1871	..	..	..	..	..	4,220
1881	..	..	..	..	..	4,882
1891	..	..	..	..	..	5,453
1901	..	..	..	..	..	6,277
1911	..	..	..	..	..	7,250
1921	..	..	..	..	..	7,450
1931	..	..	..	..	..	8,805
1941	..	..	..	..	..	..
1951	..	..	..	..	..	11,678
1961	6,068	4,377	..	..	3,382	13,828
1971	8,334	3,201	..	..	4,530	16,065
1981	10,653	2,051	410	..	4,798	17,912
1991	13,237	1,927	608	..	3,899	19,671
<b>31 December</b>						
1966	7,354	3,683	..	..	4,016	15,053
1967	7,584	3,569	..	..	4,145	15,298
1968	7,870	3,422	..	..	4,264	15,556
1969	8,029	3,354	..	..	4,390	15,773
1970	8,272	3,202	..	..	4,506	15,980
1971	8,503	3,122	..	..	4,586	16,211
1972	8,782	3,017	..	..	4,608	16,407
1973	9,043	2,908	..	..	4,643	16,594
1974	9,213	2,806	..	..	4,748	16,767
1975	9,390	2,700	..	..	4,872	16,962
1976	9,570	2,332	281	..	4,985	17,168
1977	9,752	2,229	314	..	5,088	17,383
1978	9,817	2,254	340	..	5,115	17,525
1979	10,019	2,168	368	..	5,140	17,695
1980	10,615	2,084	401	..	4,764	17,864
1981	10,773	2,044	410	..	4,798	18,025
1982	10,896	2,035	422	..	4,819	18,172
1983	11,222	2,032	432	..	4,660	18,346
1984	11,493	2,028	443	..	4,561	18,525
1985	11,724	2,005	457	..	4,511	18,697
1986	12,015	1,953	475	..	4,439	18,882
1987	12,325	1,899	488	..	4,366	19,078
1988	12,661	1,848	498	..	4,277	19,284
1989	12,987	1,849	498	..	4,134	19,468
1990	13,194	1,906	543	..	3,991	19,634

Table 1.6c Dwelling stock: by tenure<sup>1</sup>, England, historical series (continued)

Thousands of dwellings						
	Owner occupied	Rented privately or with a job or business	Rented from Social Landlords	Registered Landlords	Rented from Local Authorities	All dwellings
<b>31 March<sup>3</sup></b>						
1991	13,237	1,927	608		3,899	<b>19,671</b>
1992	13,333	2,012	646		3,844	<b>19,836</b>
1993	13,434	2,079	714		3,760	<b>19,987</b>
1994	13,553	2,141	779		3,666	<b>20,139</b>
1995	13,700	2,184	857		3,565	<b>20,305</b>
1996	13,865	2,191	942		3,470	<b>20,468</b>
1997	14,041	2,196	985		3,401	<b>20,622</b>
1998	14,237	2,192	1,040		3,309	<b>20,778</b>
1999	14,433	2,171	1,146		3,178	<b>20,927</b>
2000	14,635	2,155	1,273		3,012	<b>21,075</b>
2001	14,818	2,152	1,424		2,812	<b>21,207</b>
2002 <sup>R</sup>	14,956	2,208	1,467		2,706	<b>21,337</b>
2003 <sup>R</sup>	15,110	2,293	1,621		2,457	<b>21,481</b>
2004 <sup>R</sup>	15,261	2,375	1,665		2,335	<b>21,636</b>
2005 <sup>P</sup>	15,352	2,469	1,817		2,166	<b>21,804</b>

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. Series from 1992 to 2001 for England has been adjusted so that the 2001 total dwelling estimate matches the 2001 Census

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Source:  
For stock calculation see Notes and Definitions

Data for earlier years are less reliable and definitions may not be consistent throughout the series  
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit  
Components may not sum to totals due to rounding

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Next update: April 2007

Table 1.6d Dwelling stock: by tenure<sup>1</sup>, Wales, historical series

	Thousands of dwellings					
	Owner occupied	Rented privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities		All dwellings
<b>1 April<sup>2</sup></b>						
1801	..	..	..	..		122
1811	..	..	..	..		135
1821	..	..	..	..		154
1831	..	..	..	..		181
1841	..	..	..	..		225
1851	..	..	..	..		241
1861	..	..	..	..		272
1871	..	..	..	..		301
1881	..	..	..	..		337
1891	..	..	..	..		371
1901	..	..	..	..		433
1911	..	..	..	..		503
1921	..	..	..	..		530
1931	..	..	..	..		593
1941	..	..	..	..		..
1951	..	..	..	..		711
1961	..	..	..	..		782
1971	532	154	..	273		960
1981	669	105	11	298		1,083
1991	837	97	28	222		1,184
<b>31 December</b>						
1966	..	..	..	..		..
1967	..	..	..	..		..
1968	..	..	..	..		..
1969	..	..	..	..		..
1970	..	..	..	..		..
1971	..	..	..	..		980
1972	..	..	..	..		993
1973	..	..	..	..		1,006
1974	605	141	..	270		1,016
1975	619	136	..	277		1,032
1976	631	131	..	284		1,046
1977	642	127	..	290		1,059
1978	654	124	..	293		1,071
1979	663	124	..	294		1,081
1980	671	124	..	296		1,091
1981	680	105	24	290		1,099
1982	702	105	24	275		1,106
1983	718	104	24	268		1,113
1984	729	105	24	264		1,122
1985	746	101	24	259		1,130
1986	761	98	25	254		1,138
1987	780	93	25	249		1,147
1988	802	90	25	241		1,159
1989	828	87	26	228		1,170
1990	838	96	27	219		1,181

## Dwelling stock

Table 1.6d Dwelling stock: by tenure<sup>1</sup>, Wales, historical series (continued)

Thousands of dwellings						
	Owner occupied	Rented privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities		<b>All dwellings</b>
<b>31 March</b>						
1991	837	97	28	222		<b>1,184</b>
1992	847	98	30	219		<b>1,194</b>
1993	854	99	35	216		<b>1,204</b>
1994	862	101	38	213		<b>1,214</b>
1995	870	102	42	210		<b>1,224</b>
1996	878	104	45	207		<b>1,233</b>
1997	885	105	48	204		<b>1,243</b>
1998	894	106	50	201		<b>1,251</b>
1999	902	108	52	197		<b>1,259</b>
2000	911	109	54	193		<b>1,267</b>
2001	920	111	55	188		<b>1,274</b>
2002	930	112	57	183		<b>1,282</b>
2003	942	113	57	177		<b>1,289</b>
2004	955	115	64	162		<b>1,296</b>
2005 <sup>P</sup>	967	115	65	158		<b>1,306</b>

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

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Source:

For stock calculation see Notes and Definitions

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

Live table 106

Next update: April 2007

Table 1.6e Dwelling stock: by tenure<sup>1</sup>, Scotland, historical series

	Thousands of dwellings					
	Owner occupied	Rented privately or with a job or business	Rented from Social Landlords	Registered Landlords	Rented from Local Authorities	All dwellings
<b>1 April<sup>2</sup></b>						
1801	..	..	..	..	..	303
1811	..	..	..	..	..	315
1821	..	..	..	..	..	354
1831	..	..	..	..	..	382
1841	..	..	..	..	..	527
1851	..	..	..	..	..	382
1861	..	..	..	..	..	406
1871	..	..	..	..	..	431
1881	..	..	..	..	..	792
1891	..	..	..	..	..	869
1901	..	..	..	..	..	986
1911	..	..	..	..	..	1,102
1921	..	..	..	..	..	1,109
1931	..	..	..	..	..	1,197
1941	..	..	..	..	..	..
1951	..	..	..	..	..	1,375
1961	..	..	..	..	..	1,627
1971	561	318	..	..	930	1,809
1981	698	198	33	..	1,031	1,959
1991	1,101	153	53	..	838	2,145
<b>31 December</b>						
1966	..	..	..	..	..	1,710
1967	..	..	..	..	..	1,729
1968	..	..	..	..	868	1,749
1969	..	..	..	..	894	1,772
1970	..	..	..	..	921	1,796
1971	..	..	..	..	948	1,822
1972	..	..	..	..	970	1,837
1973	..	..	..	..	987	1,851
1974	..	..	..	..	1,002	1,868
1975	..	..	..	..	1,025	1,892
1976	..	..	..	..	1,042	1,921
1977	661	..	..	..	1,057	1,942
1978	680	..	..	..	1,066	1,964
1979	699	..	..	..	1,073	1,982
1980	721	..	..	..	1,074	1,997
1981	718	191	36	..	1,027	1,970
1982	747	182	38	..	1,016	1,983
1983	781	174	41	..	1,001	1,998
1984	816	167	45	..	987	2,015
1985	850	161	47	..	974	2,032
1986	884	154	50	..	962	2,050
1987	922	147	54	..	943	2,067
1988	972	139	59	..	914	2,084
1989	1,033	133	62	..	877	2,104
1990	1,088	126	65	..	845	2,124
1991	1,132	154	57	..	816	2,160
1992	1,176	154	62	..	783	2,175
1993	1,217	154	67	..	755	2,193
1994	1,258	155	77	..	721	2,210
1995	1,293	155	91	..	692	2,230
1996	1,327	154	99	..	668	2,248
1997	1,366	154	115	..	631	2,267
1998	1,401	154	121	..	608	2,285
1999	1,436	155	130	..	584	2,305
2000	1,474	156	137	..	558	2,324
2001	1,468	176	144	..	535	2,323
2002	1,507	176	146	..	515	2,344
2003	1,549	177	250	..	389	2,366
2004 <sup>P</sup>	1,583	178	250	..	378	2,389

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. Estimates from 2001 onwards are based on the 2001 Census and are not strictly comparable with figures for previous years

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Source:

For stock calculation see Notes and Definitions

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

Table 1.6f Dwelling stock: by tenure<sup>1</sup>, Northern Ireland, historical series

	Thousands of dwellings					
	Owner occupied	Rented privately or with a job or business	Rented from Social Landlords	Registered Landlords	Rented from Local Authorities	All dwellings
<b>1 April<sup>2</sup></b>						
1801	..	..	..	..	..	..
1811	..	..	..	..	..	..
1821	..	..	..	..	..	..
1831	..	..	..	..	..	..
1841	..	..	..	..	..	..
1851	..	..	..	..	..	..
1861	..	..	..	..	..	..
1871	..	..	..	..	..	..
1881	..	..	..	..	..	..
1891	..	..	..	..	..	..
1901	..	..	..	..	..	..
1911	..	..	..	..	..	..
1926	..	..	..	..	..	..
1937	..	..	..	..	..	..
1941	..	..	..	..	..	..
1951	..	..	..	..	..	354
1961	..	..	..	..	..	389
1971	198	80	..	..	148	425
1981	..	..	..	..	..	..
1991	348	20	..	9	160	537
<b>31 December</b>						
1966	..	..	..	..	..	..
1967	..	..	..	..	..	..
1968	..	..	..	..	..	..
1969	..	..	..	..	..	..
1970	..	..	..	..	..	..
1971	..	..	..	..	..	455
1972	..	..	..	..	..	460
1973	..	..	..	..	..	464
1974	..	..	..	..	..	468
1975	..	..	..	..	..	474
1976	245	59	..	..	177	481
1977	248	55	1	..	184	487
1978	252	49	2	..	189	491
1979	257	43	2	..	193	495
1980	262	40	2	..	193	496
1981	271	38	3	..	190	501
1982	282	35	4	..	186	506
1983	289	32	4	..	185	509
1984	296	29	5	..	183	512
1985	317	25	6	..	177	524
1986	323	22	6	..	184	536
1987	336	22	7	..	180	545
1988	344	21	9	..	180	553
1989	357	21	9	..	176	563
1990	370	21	10	..	170	571
1991	376	20	10	..	167	573
1992	384	21	11	..	164	580
1993	395	21	12	..	161	590
1994	411	21	13	..	155	600
1995	409	22	14	..	152	597
1996	422	23	15	..	148	608
1997	434	26	15	..	142	618
1998	446	27	16	..	137	626
1999	455	32	17	..	131	636
2000	489	34	20	..	130	674
<b>31 March</b>						
2002 <sup>3</sup>	491	34	21	..	117	663
2003 <sup>3</sup>	507	35	22	..	109	673
2004 <sup>3, R</sup>	524	37	22	..	97	679
2005 <sup>3,4, P</sup>	503	67	22	..	101	695

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. To include estimates for vacants in the tenure figures the total dwelling stock figures in N Ireland Stats 2003/04 Table 1.3 have been apportioned according to the percentage of occupied dwellings for each of the tenures given in Table 1.4 of N Ireland Stats 2003/04

4. The changes to Owner Occupied and Private Renter & Other sectors are a result of a statistical adjustment. This adjustment was introduced to reflect current trends in the housing market, which were highlighted in the Census 2001 and House Condition Surveys of 2001 and 2004.

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Source:  
For stock calculation see Notes and Definitions

Data for earlier years are less reliable and definitions may not be consistent throughout the series  
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit  
Components may not sum to totals due to rounding

Table 1.7 Vacant Dwellings: local authority vacant dwellings, by region

On 1 April	Total vacant local authority dwellings	Total vacant local authority dwellings as a percentage of total local authority dwellings (%)	Management <sup>1</sup> vacant local authority dwellings	Management vacant local authority dwellings as a percentage of total local authority dwellings (%)
	Number		Number	
<b>North East</b>				
1996	7,900	2.6	4,100	1.3
1997	8,300	2.8	4,600	1.6
1998	9,000	3.1	4,700	1.6
1999	9,400	3.3	4,900	1.7
2000	10,100	3.6	5,200	1.9
2001	9,300	4.0	4,300	1.8
2002	8,400	3.7	4,400	1.9
2003	7,200	3.5	3,200	1.5
2004	6,800	3.6	2,600	1.4
2005	5,200	3.1	2,200	1.3
2006 <sup>P</sup>	4,400	2.8	3,100	2.0
<b>North West</b>				
1996	15,100	2.8	8,300	1.6
1997	16,300	3.1	9,200	1.8
1998	18,700	3.7	9,800	1.9
1999	18,800	3.9	9,200	1.9
2000	19,600	4.4	9,700	2.2
2001	19,500	4.7	8,600	2.1
2002	18,300	4.6	7,400	1.9
2003	12,500	3.8	5,400	1.7
2004	10,600	3.4	4,800	1.5
2005	7,700	2.9	3,600	1.3
2006 <sup>P</sup>	6,300	2.8	2,800	1.2
<b>Yorkshire and the Humber</b>				
1996	10,400	2.3	6,600	1.5
1997	12,200	2.8	8,300	1.9
1998	12,800	2.9	9,000	2.1
1999	14,000	3.3	8,800	2.1
2000	15,400	3.7	8,100	1.9
2001	14,600	3.7	8,300	2.1
2002	15,400	4.0	8,200	2.1
2003	11,400	3.3	4,900	1.4
2004	9,800	3.0	4,600	1.4
2005	7,300	2.7	4,000	1.5
2006 <sup>P</sup>	6,100	2.6	3,000	1.3
<b>East Midlands</b>				
1996	5,800	2.0	3,900	1.3
1997	5,600	1.9	4,200	1.4
1998	5,100	1.8	4,100	1.4
1999	5,400	1.9	3,900	1.4
2000	6,100	2.3	4,300	1.6
2001	6,100	2.4	4,100	1.6
2002	6,200	2.6	4,000	1.6
2003	5,400	2.4	3,500	1.5
2004	5,000	2.3	2,800	1.3
2005	5,000	2.3	2,700	1.3
2006 <sup>P</sup>	4,300	1.7	2,200	0.8
<b>West Midlands</b>				
1996	8,700	2.0	6,700	1.5
1997	9,200	2.2	6,600	1.6
1998	10,000	2.5	7,600	1.9
1999	11,200	2.9	8,200	2.2
2000	12,800	3.6	8,000	2.3
2001	10,600	3.3	5,300	1.7
2002	10,800	3.6	5,600	1.9
2003	7,200	2.8	4,000	1.6
2004	6,900	2.9	3,900	1.6
2005	5,000	2.2	3,600	1.6
2006 <sup>P</sup>	3,900	1.7	3,300	1.4
<b>East</b>				
1996	4,000	1.3	3,000	1.0
1997	4,200	1.4	3,200	1.1
1998	3,900	1.3	3,000	1.0
1999	3,900	1.3	3,000	1.0
2000	4,000	1.4	2,900	1.1
2001	3,900	1.4	2,600	1.0
2002	3,500	1.4	2,400	1.0
2003	3,600	1.5	2,200	1.0
2004	4,200	1.9	2,800	1.2
2005	3,400	1.7	2,000	1.0
2006 <sup>P</sup>	3,100	1.7	1,800	1.0

Table 1.7 Vacant Dwellings: local authority vacant dwellings, by region (continued)

On 1 April	Total vacant local authority dwellings Number	Total vacant local authority dwellings as a percentage of total local authority dwellings (%)	Management <sup>1</sup> vacant local authority dwellings Number	Management vacant local authority dwellings as a percentage of total local authority dwellings (%)
<b>London</b>				
1996	20,800	3.3	10,100	1.6
1997	18,500	3.0	8,600	1.4
1998	15,700	2.6	6,800	1.1
1999	14,700	2.6	5,900	1.0
2000	12,900	2.3	5,000	0.9
2001	11,100	2.1	4,000	0.7
2002	10,000	1.9	3,500	0.7
2003	10,000	2.0	4,000	0.8
2004	9,000	1.9	3,800	0.8
2005	9,600	2.1	3,300	0.7
2006 <sup>P</sup>	10,100	2.3	2,800	0.6
<b>South East</b>				
1996	4,100	1.4	3,000	1.0
1997	4,100	1.4	3,100	1.1
1998	3,700	1.3	2,600	0.9
1999	3,700	1.4	2,500	0.9
2000	3,600	1.4	2,500	1.0
2001	3,000	1.3	2,300	1.0
2002	3,300	1.5	2,000	0.9
2003	2,900	1.3	1,700	0.8
2004	3,000	1.5	1,700	0.8
2005	3,200	1.6	1,700	0.8
2006 <sup>P</sup>	2,800	1.2	1,500	0.6
<b>South West</b>				
1996	2,800	1.2	2,000	0.9
1997	2,800	1.3	1,900	0.9
1998	2,800	1.3	1,800	0.9
1999	2,800	1.5	1,700	0.9
2000	2,800	1.6	1,700	1.0
2001	2,200	1.4	1,600	1.0
2002	2,200	1.4	1,500	1.0
2003	2,400	1.7	1,400	1.0
2004	2,300	1.6	1,400	1.0
2005	2,000	1.5	1,700	1.2
2006 <sup>P</sup>	1,900	1.4	1,400	1.0
<b>England</b>				
1996	79,600	2.3	47,700	1.4
1997	81,200	2.4	49,900	1.5
1998	81,700	2.5	49,500	1.5
1999	83,900	2.6	48,000	1.5
2000	87,200	2.9	47,400	1.6
2001	80,300	2.9	41,200	1.5
2002	78,100	2.9	39,000	1.5
2003	62,600	2.5	30,400	1.2
2004	57,500	2.5	28,300	1.2
2005	48,600	2.2	24,800	1.1
2006 <sup>P</sup>	42,900	2.1	22,000	1.1

<sup>1</sup> Management vacants are those properties available for letting immediately, or after only minor repairs.  
Totals may not equal the sum of components because of rounding.

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Source:  
Housing Strategy Statistical Appendix (HSSA) returns.

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Table 1.8 Vacants: RSL vacants, by region<sup>1, 2</sup>

On 31st March:	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 <sup>3,R</sup>	2006
<b>Total vacant self contained dwellings</b>											numbers
North East	1,501	1,833	2,060	2,032	2,104	1,952	2,792	2,944	3,466	3,593	3,236
North West	4,023	4,835	5,851	7,636	10,447	10,899	10,308	13,362	11,808	9,499	7,947
Yorkshire & The Humber	1,365	1,978	2,455	2,573	2,426	2,948	3,283	4,535	4,309	4,239	2,882
East Midlands	1,570	1,672	2,001	2,198	2,579	2,448	2,567	2,723	2,469	1,538	1,244
West Midlands	2,153	2,662	3,112	3,065	4,399	5,460	5,576	6,579	5,972	5,111	4,550
East	1,793	1,759	1,706	2,057	1,899	1,761	1,779	1,912	2,087	1,533	1,868
London	6,558	6,570	6,433	6,952	7,306	7,630	7,374	6,414	6,805	5,140	4,405
South East	3,124	3,600	3,654	3,858	3,627	3,763	3,634	3,886	4,016	2,907	2,471
South West	1,481	1,763	1,926	2,302	2,675	2,438	2,419	2,425	2,353	1,487	1,567
England	23,568	26,672	29,198	32,673	37,462	39,299	39,732	44,780	43,285	35,047	30,170
<b>Vacant dwellings as a percentage of RSL dwellings</b>											percentages
North East	3.24	3.88	4.27	4.16	3.99	3.66	3.21	3.06	3.37	3.51	3.35
North West	2.77	3.17	3.68	4.29	4.92	4.85	4.48	4.62	4.07	3.50	2.85
Yorkshire & The Humber	2.14	2.97	3.54	3.52	3.24	3.33	3.80	4.06	3.77	3.24	2.24
East Midlands	3.47	3.51	3.97	3.79	3.76	3.30	3.14	2.99	2.69	2.07	1.72
West Midlands	2.37	2.64	2.73	2.43	2.94	3.05	3.10	3.17	2.81	2.73	2.44
East	1.93	1.82	1.70	1.96	1.67	1.51	1.40	1.40	1.41	1.08	1.27
London	3.32	3.23	2.94	2.91	2.92	2.81	2.76	2.34	2.43	1.99	1.71
South East	1.73	1.94	1.87	1.88	1.67	1.61	1.53	1.62	1.59	1.34	1.15
South West	1.94	2.09	2.19	1.88	2.01	1.67	1.68	1.67	1.53	1.18	1.22
England	2.51	2.71	2.80	2.83	2.94	2.83	2.76	2.81	2.63	2.32	2.00
<b>Number of management vacants (available for letting)</b>											numbers
North East	986	1,218	1,454	1,309	1,210	1,221	1,886	1,577	1,249	1,315	804
North West	2,317	2,462	2,935	2,636	5,168	4,940	4,658	5,403	4,749	3,777	2,752
Yorkshire & The Humber	916	1,284	1,426	1,585	1,581	1,997	2,198	2,771	2,375	2,022	1,371
East Midlands	948	1,048	1,328	1,558	1,853	1,598	1,568	1,459	1,529	847	602
West Midlands	1,253	1,368	1,645	1,656	2,514	2,284	2,212	2,529	2,564	1,861	1,558
East	1,180	1,251	1,190	1,412	1,243	1,143	1,152	1,162	1,223	856	1,150
London	2,802	2,670	2,737	2,787	2,674	2,850	2,450	2,345	2,740	2,186	1,573
South East	2,107	2,354	2,258	2,334	2,260	2,183	2,252	2,365	2,519	1,762	1,554
South West	932	1,050	1,054	1,341	1,747	1,436	1,552	1,462	1,403	831	781
England	13,441	14,705	16,027	16,618	20,250	19,657	19,928	21,073	20,351	15,457	12,145

1. General Needs self contained housing. Vacant dwellings are only collected on a consistent basis for general needs housing.

2. At 31 March

3. The definition of general needs housing changed for March 2005. Some general needs housing was reclassified as housing for older people.

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Source: RSR (Regulatory and Statistical Return)

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Table 1.9 Dwelling stock: stock and housebuilding, European Union, 2002

	Population (thousands)	Dwelling Stock			Dwelling completions	
		Total Stock (thousands)	Dwellings per thousand population	Owner occupied as percentage of total	Total completions (thousands)	Completions per thousand population
Austria	8,110 <sup>7</sup>	3,718 <sup>6</sup>	399 <sup>6</sup>	57 <sup>4</sup>	55.4 <sup>7</sup>	6.8 <sup>7</sup>
Belgium	10,310	4,249 <sup>1</sup>	415	68	36.5	3.5
Denmark	5,368	2,523	470	51	17.1	3.2
Finland	5,195	2,544	499	64	27.2	5.2
France	59,626	29,495	502 <sup>1</sup>	56	302.9	5.2
Germany - former FRG	82,537 <sup>2</sup>	30,986 <sup>1</sup>	459 <sup>1</sup>	45	289.6 <sup>2</sup>	3.6 <sup>2</sup>
- former DDR	..	7,696 <sup>1</sup>	513	34	..	..
Greece	10,940 <sup>1</sup>	5,454 <sup>1</sup>	505 <sup>7</sup>	74 <sup>1</sup>	89.4	8.2 <sup>7</sup>
Ireland	3,839	1,337	341	78 <sup>7</sup>	57.7	14.7
Italy	57,680 <sup>7</sup>	26,526	441 <sup>5</sup>	68 <sup>3</sup>	142.4 <sup>7</sup>	2.5 <sup>7</sup>
Luxembourg	444	176	394	67	1.6	3.7
Netherlands	16,105	6,711	417	54	66.7	4.1
Portugal	10,407	5,152	495	75 <sup>1</sup>	105.6	10.2
Spain	41,838	20,823 <sup>1</sup>	510 <sup>1</sup>	81 <sup>1</sup>	426.7	10.2
Sweden	8,941	4,308 <sup>1</sup>	484	46	19.9	2.2
United Kingdom	59,207	25,617	431	70	182.7	3.1

- 1. 2001
- 2. All Germany
- 3. 1991
- 4. 1998
- 5. 1995
- 6. 1999
- 7. 2000

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Source:  
 Housing Statistics in the European Union 2003.

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Table 1.10 Dwelling stock: by tenure, European Union

		percentage of dwellings																
		Austria	Belgium	Denmark	Finland	France	Germany - former FRG	Germany - former DDR	Greece	Ireland	Italy	Luxembourg	Netherlands	Portugal	Spain	Sweden	United Kingdom	
<b>Owner Occupied</b>																		
1980		52	59 <sup>1</sup>	52	61	47 <sup>5</sup>	43 <sup>1</sup>	31 <sup>1</sup>	75 <sup>1</sup>	76	59	60 <sup>1</sup>	42	52 <sup>1</sup>	73 <sup>1</sup>	42	58 <sup>1</sup>	
1990		55	67 <sup>2</sup>	52	67	54	..	24 <sup>6</sup>	76 <sup>2</sup>	79	68 <sup>2</sup>	64	45	67 <sup>2</sup>	78 <sup>2</sup>	39	66	
1995		54	..	50	62	54 <sup>8</sup>	42 <sup>6</sup>	26	..	79	..	70 <sup>7</sup>	48	..	80	46	67	
2000		..	..	51	58	..	..	..	..	78	..	70 <sup>3</sup>	53	75	84	46	69	
2002		57 <sup>4</sup>	68	51	64	57	45	34	74 <sup>3</sup>	..	..	67	54	..	81 <sup>3</sup>	46	70	
<b>Rented</b>																		
1980		43	38 <sup>1</sup>	41	29	41 <sup>5</sup>	55 <sup>1</sup>	69 <sup>1</sup>	25 <sup>1</sup>	24	36	39 <sup>1</sup>	58	39 <sup>1</sup>	21 <sup>1</sup>	42	42 <sup>1</sup>	
1990		41	33 <sup>2</sup>	42	25	39	..	76	20 <sup>2</sup>	18	25 <sup>2</sup>	30	55	28 <sup>2</sup>	15 <sup>2</sup>	44	35	
1995		42	..	44	30	40 <sup>8</sup>	58 <sup>6</sup>	74 <sup>6</sup>	..	18	..	26 <sup>7</sup>	52	..	14	40	33	
2000		..	..	45	31	..	..	..	..	16	..	26 <sup>3</sup>	47	21	10	39	31	
2002		40 <sup>4</sup>	31	45	32	40	55	66	20 <sup>3</sup>	..	..	26	46	..	11 <sup>3</sup>	39	30	
<b>Other</b>																		
1980		5	3 <sup>1</sup>	8	10	12 <sup>5</sup>	2 <sup>1</sup>	-1	-	-	5	1 <sup>1</sup>	-	5 <sup>1</sup>	6 <sup>1</sup>	16	-	
1990		4	-	6	8	7	..	-	4 <sup>2</sup>	3	6 <sup>2</sup>	6	-	5 <sup>2</sup>	7 <sup>2</sup>	17	-	
1995		4	..	6	8	7	-6	-6	..	3	..	4 <sup>7</sup>	-	..	6	14	-	
2000		..	..	4	11	..	..	..	..	6	..	4 <sup>3</sup>	-	4	6	15	-	
2002		3 <sup>4</sup>	2	4	4	3	-	-	63	..	..	7	-	..	8 <sup>3</sup>	15	-	

1. 1981
2. 1991
3. 2001
4. 1998
5. 1978
6. 1993
7. 1997
8. 1996

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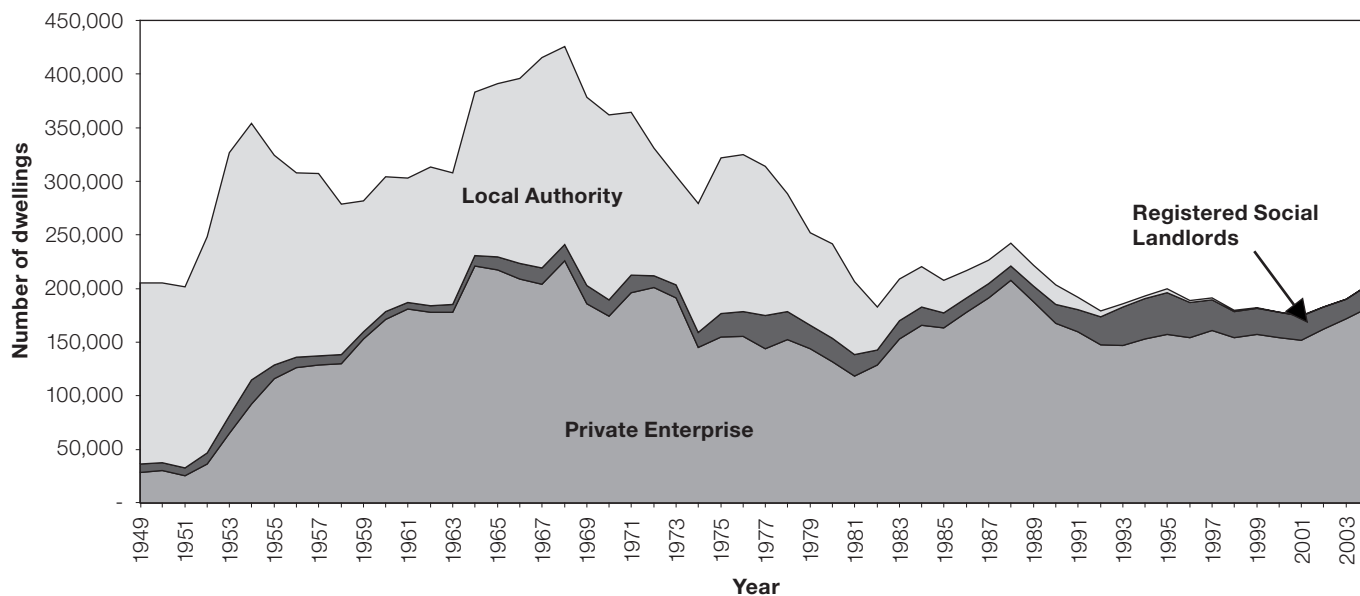
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Source:

Housing Statistics in the European Union 2003.

**Chart 2a Housebuilding: permanent dwellings completed, by tenure, United Kingdom, historical calendar year series**



Source:  
Table 2.4a

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**Table 2.1a Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, United Kingdom**

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1995/96	140,477	32,694	1,657	<b>174,828</b>	156,696	38,471	3,045	<b>198,213</b>
1996/97 <sup>R</sup>	162,371	30,040	1,799	<b>194,210</b>	153,165	30,951	1,538	<b>185,654</b>
1997/98 <sup>R</sup>	171,664	25,414	1,011	<b>198,089</b>	160,672	28,554	1,519	<b>190,745</b>
1998/99 <sup>R</sup>	161,375	23,757	362	<b>185,494</b>	152,858	22,902	881	<b>176,641</b>
1999/00 <sup>R</sup>	169,112	22,467	422	<b>192,001</b>	160,181	24,141	347	<b>184,669</b>
2000/01 <sup>R</sup>	164,827	20,366	439	<b>185,632</b>	152,317	23,850	382	<b>176,549</b>
2001/02 <sup>R</sup>	177,453	17,341	192	<b>194,986</b>	153,141	21,747	225	<b>175,113</b>
2002/03 <sup>R</sup>	178,647	16,455	185	<b>195,287</b>	163,719	19,745	301	<b>183,765</b>
2003/04 <sup>R</sup>	193,121	18,835	289	<b>212,245</b>	171,479	18,370	207	<b>190,056</b>
2004/05 <sup>P</sup>	204,921	20,629	239	<b>225,789</b>	183,925	22,694	131	<b>206,750</b>
2005/06	..	..	..	..	..	..	..	..

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
P2Q returns from local authorities, returns from  
National Housebuilding Council (NHBC)  
National Assembly for Wales  
Scottish Executive  
Department for Social Development (NI)

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**Table 2.1b Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, Great Britain**

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1995/96 <sup>R</sup>	132,083	31,923	910	<b>164,916</b>	149,846	37,433	1,683	<b>188,962</b>
1996/97 <sup>R</sup>	154,036	29,088	520	<b>183,644</b>	145,892	30,141	715	<b>176,748</b>
1997/98 <sup>R</sup>	162,313	24,134	451	<b>186,898</b>	152,301	27,824	439	<b>180,564</b>
1998/99 <sup>R</sup>	152,778	21,895	173	<b>174,846</b>	144,718	21,942	343	<b>167,003</b>
1999/00 <sup>R</sup>	159,427	20,960	346	<b>180,733</b>	151,064	23,049	157	<b>174,270</b>
2000/01 <sup>R</sup>	154,409	19,481	416	<b>174,306</b>	141,805	22,738	338	<b>164,881</b>
2001/02 <sup>R</sup>	165,388	16,569	167	<b>182,124</b>	141,069	20,361	196	<b>161,626</b>
2002/03 <sup>R</sup>	167,074	15,786	185	<b>183,045</b>	150,332	18,719	299	<b>169,350</b>
2003/04 <sup>R</sup>	180,450	17,695	289	<b>198,434</b>	157,528	17,810	207	<b>175,545</b>
2004/05 <sup>P</sup>	191,722	19,600	239	<b>211,561</b>	168,985	21,866	131	<b>190,982</b>
2005/06	..	..	..	..	..	..	..	..

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
P2Q returns from local authorities, returns from  
National Housebuilding Council (NHBC)  
National Assembly for Wales  
Scottish Executive

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**Table 2.1c Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, England**

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1995/96	108,152	24,315	520	<b>132,987</b>	123,616	30,226	757	<b>154,599</b>
1996/97	129,942	22,900	395	<b>153,237</b>	121,165	24,630	451	<b>146,246</b>
1997/98	136,280	19,629	259	<b>156,168</b>	127,835	21,397	323	<b>149,555</b>
1998/99	128,211	17,615	149	<b>145,975</b>	119,516	18,920	194	<b>138,630</b>
1999/00	132,662	16,002	184	<b>148,848</b>	124,167	17,100	88	<b>141,355</b>
2000/01	128,526	12,922	210	<b>141,658</b>	116,412	16,520	179	<b>133,111</b>
2001/02	138,536	11,110	118	<b>149,764</b>	115,533	14,171	63	<b>129,767</b>
2002/03	139,552	11,019	159	<b>150,730</b>	124,278	13,242	199	<b>137,719</b>
2003/04	148,619	12,411	275	<b>161,305</b>	129,741	13,666	191	<b>143,598</b>
2004/05 <sup>R</sup>	159,988	14,355	205	<b>174,548</b>	139,135	16,639	100	<b>155,874</b>
2005/06 <sup>P</sup>	167,467	17,037	248	<b>184,752</b>	145,012	17,962	299	<b>163,273</b>

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
P2Q returns from local authorities, returns from  
National Housebuilding Council (NHBC)

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Next update: February 2007

**Table 2.1d Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, Wales**

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1995/96	6,455	2,375	59	<b>8,889</b>	7,275	2,510	197	<b>9,982</b>
1996/97	7,056	2,209	3	<b>9,268</b>	7,517	2,548	23	<b>10,088</b>
1997/98	7,559	1,496	59	<b>9,114</b>	6,492	1,938	2	<b>8,432</b>
1998/99	7,619	789	-	<b>8,408</b>	6,439	1,269	29	<b>7,737</b>
1999/00	8,423	834	4	<b>9,261</b>	7,860	846	-	<b>8,706</b>
2000/01	8,311	926	116	<b>9,353</b>	7,386	900	47	<b>8,333</b>
2001/02	8,375	715	6	<b>9,096</b>	7,494	711	68	<b>8,273</b>
2002/03	9,014	497	11	<b>9,522</b>	7,522	782	6	<b>8,310</b>
2003/04 <sup>R</sup>	9,480	566	14	<b>10,060</b>	7,863	417	16	<b>8,296</b>
2004/05 <sup>R</sup>	9,095	381	34	<b>9,510</b>	7,986	475	31	<b>8,492</b>
2005/06	..	..	..	<b>..</b>	..	..	..	<b>..</b>

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
National Assembly for Wales

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Next update: February 2007

**Table 2.1e Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, Scotland**

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1995/96	17,476	5,233	331	<b>23,040</b>	18,955	4,697	729	<b>24,381</b>
1996/97 <sup>R</sup>	17,038	3,979	122	<b>21,139</b>	17,210	2,963	241	<b>20,414</b>
1997/98 <sup>R</sup>	18,474	3,009	133	<b>21,616</b>	17,974	4,489	114	<b>22,577</b>
1998/99 <sup>R</sup>	16,948	3,491	24	<b>20,463</b>	18,763	1,753	120	<b>20,636</b>
1999/00 <sup>R</sup>	18,342	4,124	158	<b>22,624</b>	19,037	5,103	69	<b>24,209</b>
2000/01 <sup>R</sup>	17,572	5,633	90	<b>23,295</b>	18,007	5,318	112	<b>23,437</b>
2001/02 <sup>R</sup>	18,477	4,744	43	<b>23,264</b>	18,042	5,479	65	<b>23,586</b>
2002/03 <sup>R</sup>	18,508	4,270	15	<b>22,793</b>	18,532	4,695	94	<b>23,321</b>
2003/04 <sup>R</sup>	22,351	4,718	-	<b>27,069</b>	19,924	3,727	-	<b>23,651</b>
2004/05 <sup>R</sup>	22,639	4,864	-	<b>27,503</b>	21,864	4,752	-	<b>26,616</b>
2005/06 <sup>P</sup>	21,033	5,352	6	<b>26,391</b>	19,486	5,102	-	<b>24,588</b>

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
Scottish Executive

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**Table 2.1f Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, Northern Ireland**

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1995/96	8,394	771	747	<b>9,912</b>	6,850	1,038	1,362	<b>9,250</b>
1996/97	8,335	952	1,279	<b>10,566</b>	7,273	810	823	<b>8,906</b>
1997/98	9,351	1,280	560	<b>11,191</b>	8,371	730	1,080	<b>10,181</b>
1998/99	8,597	1,862	189	<b>10,648</b>	8,140	960	538	<b>9,638</b>
1999/00	9,685	1,507	76	<b>11,268</b>	9,117	1,092	190	<b>10,399</b>
2000/01	10,418	885	23	<b>11,326</b>	10,512	1,112	44	<b>11,668</b>
2001/02	12,065	772	25	<b>12,862</b>	12,072	1,386	29	<b>13,487</b>
2002/03	11,573	669	-	<b>12,242</b>	13,387	1,026	2	<b>14,415</b>
2003/04	12,671	1,140	-	<b>13,811</b>	13,951	560	-	<b>14,511</b>
2004/05 <sup>P</sup>	13,199	1,029	-	<b>14,228</b>	14,940	828	-	<b>15,768</b>
2005/06	..	..	..	<b>..</b>	..	..	..	<b>..</b>

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
Department for Social Development (NI)

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Next update: February 2007

Table 2.2 Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, and region

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
<b>North East</b>								
1995/96	5,259	1,040	23	<b>6,322</b>	5,703	1,093	22	<b>6,818</b>
1996/97	6,169	1,028	15	<b>7,212</b>	6,098	1,036	38	<b>7,172</b>
1997/98	7,216	660	2	<b>7,878</b>	6,672	900	9	<b>7,581</b>
1998/99	6,396	628	22	<b>7,046</b>	5,991	667	7	<b>6,665</b>
1999/00	6,593	566	-	<b>7,159</b>	6,556	798	4	<b>7,358</b>
2000/01	6,131	656	-	<b>6,787</b>	5,907	649	-	<b>6,556</b>
2001/02	5,936	175	-	<b>6,111</b>	5,710	515	-	<b>6,225</b>
2002/03	6,034	227	1	<b>6,262</b>	5,386	101	-	<b>5,487</b>
2003/04	6,634	300	36	<b>6,970</b>	5,469	333	18	<b>5,820</b>
2004/05 <sup>R</sup>	7,157	530	-	<b>7,687</b>	6,639	493	-	<b>7,132</b>
2005/06 <sup>P</sup>	7,413	575	88	<b>8,076</b>	7,133	416	88	<b>7,637</b>
<b>North West</b>								
1995/96	14,907	3,958	17	<b>18,882</b>	15,658	4,835	3	<b>20,496</b>
1996/97	16,078	2,656	-	<b>18,734</b>	15,926	3,596	-	<b>19,522</b>
1997/98	17,287	2,308	-	<b>19,595</b>	16,540	2,661	-	<b>19,201</b>
1998/99	16,137	2,394	8	<b>18,539</b>	16,685	2,284	-	<b>18,969</b>
1999/00	17,974	1,979	-	<b>19,953</b>	16,018	2,424	-	<b>18,442</b>
2000/01	16,453	1,447	1	<b>17,901</b>	16,262	1,915	-	<b>18,177</b>
2001/02	18,284	1,476	-	<b>19,760</b>	14,080	1,760	-	<b>15,840</b>
2002/03	18,288	743	35	<b>19,066</b>	17,382	940	8	<b>18,330</b>
2003/04	19,572	1,216	7	<b>20,795</b>	16,798	737	9	<b>17,544</b>
2004/05 <sup>R</sup>	21,258	712	45	<b>22,015</b>	17,260	645	-	<b>17,905</b>
2005/06 <sup>P</sup>	23,204	1,368	-	<b>24,572</b>	19,858	758	3	<b>20,619</b>
<b>Yorkshire &amp; the Humber</b>								
1995/96	10,943	2,598	40	<b>13,581</b>	11,637	3,221	52	<b>14,910</b>
1996/97	13,731	1,773	16	<b>15,520</b>	12,581	2,716	16	<b>15,313</b>
1997/98	15,163	1,481	1	<b>16,645</b>	13,908	1,540	16	<b>15,464</b>
1998/99	13,024	1,230	3	<b>14,257</b>	11,498	1,586	1	<b>13,085</b>
1999/00	14,024	1,027	-	<b>15,051</b>	12,199	1,186	3	<b>13,388</b>
2000/01	13,367	746	4	<b>14,117</b>	12,520	824	-	<b>13,344</b>
2001/02	13,569	609	-	<b>14,178</b>	12,360	808	4	<b>13,172</b>
2002/03	15,399	324	-	<b>15,723</b>	12,674	549	-	<b>13,223</b>
2003/04	15,943	317	-	<b>16,260</b>	13,629	367	-	<b>13,996</b>
2004/05 <sup>R</sup>	16,625	323	-	<b>16,948</b>	13,814	373	-	<b>14,187</b>
2005/06 <sup>P</sup>	16,251	443	-	<b>16,694</b>	15,765	270	-	<b>16,035</b>
<b>East Midlands</b>								
1995/96	11,657	1,510	259	<b>13,426</b>	13,818	2,195	200	<b>16,213</b>
1996/97	14,403	1,188	105	<b>15,696</b>	12,780	1,182	164	<b>14,126</b>
1997/98	13,865	1,254	114	<b>15,233</b>	13,085	1,361	103	<b>14,549</b>
1998/99	14,533	1,084	9	<b>15,626</b>	13,381	1,295	79	<b>14,755</b>
1999/00	15,281	1,033	10	<b>16,324</b>	15,199	1,189	7	<b>16,395</b>
2000/01	14,233	441	8	<b>14,682</b>	12,726	941	8	<b>13,675</b>
2001/02	14,350	419	18	<b>14,787</b>	13,419	685	-	<b>14,104</b>
2002/03	16,696	433	4	<b>17,133</b>	14,156	689	21	<b>14,866</b>
2003/04	16,447	370	59	<b>16,876</b>	13,760	591	24	<b>14,375</b>
2004/05 <sup>R</sup>	17,666	563	4	<b>18,233</b>	14,668	778	-	<b>15,446</b>
2005/06 <sup>P</sup>	17,612	700	98	<b>18,410</b>	15,622	1,200	103	<b>16,925</b>
<b>West Midlands</b>								
1995/96 <sup>2</sup>	10,519	2,101	-30	<b>12,590</b>	12,229	2,458	105	<b>14,792</b>
1996/97	12,840	2,282	29	<b>15,151</b>	12,065	2,204	13	<b>14,282</b>
1997/98	11,779	1,973	-	<b>13,752</b>	11,519	1,855	18	<b>13,392</b>
1998/99	13,280	1,982	17	<b>15,279</b>	11,879	2,152	-	<b>14,031</b>
1999/00	13,920	2,028	48	<b>15,996</b>	13,082	2,204	32	<b>15,318</b>
2000/01	13,904	1,379	-	<b>15,283</b>	12,246	1,800	52	<b>14,098</b>
2001/02	13,493	1,194	-	<b>14,687</b>	12,229	1,144	-	<b>13,373</b>
2002/03	13,465	1,313	42	<b>14,820</b>	12,563	1,314	6	<b>13,883</b>
2003/04	15,563	1,161	160	<b>16,884</b>	12,539	1,194	110	<b>13,843</b>
2004/05 <sup>R</sup>	15,453	606	-	<b>16,059</b>	12,997	1,156	-	<b>14,153</b>
2005/06 <sup>P</sup>	14,809	835	13	<b>15,657</b>	14,908	1,263	20	<b>16,191</b>

Table 2.2 Housebuilding: permanent dwellings started and completed, by tenure<sup>1</sup>, and region

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
<b>East</b>								
1995/96	16,793	3,024	40	<b>19,857</b>	17,799	3,336	68	<b>21,203</b>
1996/97	19,533	2,506	75	<b>22,114</b>	18,505	2,922	69	<b>21,496</b>
1997/98	18,730	2,414	1	<b>21,145</b>	18,829	2,436	36	<b>21,301</b>
1998/99	17,236	1,941	5	<b>19,182</b>	16,500	2,480	6	<b>18,986</b>
1999/00	17,717	1,371	24	<b>19,112</b>	16,966	1,723	-	<b>18,689</b>
2000/01	16,248	1,576	10	<b>17,834</b>	14,385	1,642	-	<b>16,027</b>
2001/02	18,006	1,285	6	<b>19,297</b>	14,148	1,451	22	<b>15,621</b>
2002/03	18,791	1,025	1	<b>19,817</b>	16,481	1,164	63	<b>17,708</b>
2003/04	19,951	1,441	2	<b>21,394</b>	16,810	1,551	3	<b>18,364</b>
2004/05 <sup>R</sup>	20,132	1,619	-	<b>21,751</b>	17,788	2,095	2	<b>19,885</b>
2005/06 <sup>P</sup>	21,987	2,400	10	<b>24,397</b>	17,594	2,617	40	<b>20,251</b>
<b>London</b>								
1995/96	7,486	3,629	3	<b>11,118</b>	11,239	5,007	45	<b>16,291</b>
1996/97	9,424	4,270	-	<b>13,694</b>	7,711	4,911	23	<b>12,645</b>
1997/98	10,552	4,081	52	<b>14,685</b>	9,242	4,329	52	<b>13,623</b>
1998/99	10,833	3,536	-	<b>14,369</b>	9,631	3,198	35	<b>12,864</b>
1999/00	9,874	2,880	-	<b>12,754</b>	9,655	3,132	-	<b>12,787</b>
2000/01	12,932	2,952	131	<b>16,015</b>	10,172	4,172	79	<b>14,423</b>
2001/02	15,706	2,298	31	<b>18,035</b>	10,510	3,484	27	<b>14,021</b>
2002/03	12,525	3,314	-	<b>15,839</b>	11,461	4,232	71	<b>15,764</b>
2003/04	13,946	3,429	2	<b>17,377</b>	15,066	4,316	12	<b>19,394</b>
2004/05 <sup>R</sup>	18,943	5,681	96	<b>24,720</b>	17,885	6,178	-	<b>24,063</b>
2005/06 <sup>P</sup>	19,888	5,458	35	<b>25,381</b>	13,604	4,987	4	<b>18,595</b>
<b>South East</b>								
1995/96	18,880	4,122	61	<b>23,063</b>	21,720	5,192	80	<b>26,992</b>
1996/97	22,101	4,741	55	<b>26,897</b>	21,392	3,626	30	<b>25,048</b>
1997/98	23,242	3,335	-	<b>26,577</b>	21,342	4,069	30	<b>25,441</b>
1998/99	22,372	2,515	10	<b>24,897</b>	19,674	3,643	29	<b>23,346</b>
1999/00	21,967	3,069	17	<b>25,053</b>	20,188	2,873	16	<b>23,077</b>
2000/01	20,620	2,266	31	<b>22,917</b>	19,021	2,799	19	<b>21,839</b>
2001/02	23,544	2,282	32	<b>25,858</b>	18,913	2,900	-	<b>21,813</b>
2002/03	23,013	2,560	19	<b>25,592</b>	19,945	2,760	21	<b>22,726</b>
2003/04	24,961	3,022	1	<b>27,984</b>	20,998	3,282	-	<b>24,280</b>
2004/05	26,338	3,313	60	<b>29,711</b>	22,200	3,400	92	<b>25,692</b>
2005/06 <sup>P</sup>	26,990	3,997	4	<b>30,991</b>	23,561	4,612	36	<b>28,209</b>
<b>South West</b>								
1995/96	11,708	2,333	107	<b>14,148</b>	13,813	2,889	182	<b>16,884</b>
1996/97	15,663	2,456	100	<b>18,219</b>	14,107	2,437	98	<b>16,642</b>
1997/98	18,446	2,123	89	<b>20,658</b>	16,698	2,246	59	<b>19,003</b>
1998/99	14,400	2,305	75	<b>16,780</b>	14,277	1,615	37	<b>15,929</b>
1999/00	15,312	2,049	85	<b>17,446</b>	14,304	1,571	26	<b>15,901</b>
2000/01	14,638	1,459	25	<b>16,122</b>	13,173	1,778	21	<b>14,972</b>
2001/02	15,648	1,372	31	<b>17,051</b>	14,164	1,424	10	<b>15,598</b>
2002/03	15,341	1,080	57	<b>16,478</b>	14,230	1,493	9	<b>15,732</b>
2003/04	15,602	1,155	8	<b>16,765</b>	14,672	1,295	15	<b>15,982</b>
2004/05 <sup>R</sup>	16,416	1,008	-	<b>17,424</b>	15,884	1,521	6	<b>17,411</b>
2005/06 <sup>P</sup>	19,313	1,261	-	<b>20,574</b>	16,967	1,839	5	<b>18,811</b>

1. For detailed definitions of tenures see Notes and Definitions

2. Local authority starts figure for 1995/96, West Midlands is negative due to NHBC adjustment for changes in previous months. No retrospective changes are made - instead adjustments are made to figures for the following month

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Sources:  
P2m returns from local authorities, returns from  
National Housebuilding Council (NHBC)

Live tables 231, 232

Next update: February 2007

Table 2.3a Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms and tenure<sup>1</sup>

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>England</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	2	1	1	1	1	1	-	-	-	-	-
	2 bedrooms	21	19	17	15	14	13	9	9	8	7	6
	3 bedrooms	35	37	38	36	35	33	30	29	28	28	26
	4 or more bedrooms	27	30	32	34	35	36	39	36	31	25	22
	All	85	87	88	86	85	83	78	74	67	60	55
Flats	1 bedroom	7	5	5	4	4	4	6	5	7	9	9
	2 bedrooms	8	7	7	8	10	12	15	19	24	30	35
	3 bedrooms	1	1	1	1	1	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	15	13	12	14	15	17	22	26	33	40	45
Houses and flats	1 bedroom	8	6	5	5	5	5	6	6	8	9	9
	2 bedrooms	28	26	24	24	24	24	24	28	32	37	41
	3 bedrooms	36	37	38	37	36	35	31	30	29	29	28
	4 or more bedrooms	28	31	32	35	35	36	39	36	32	25	22
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	3	3	3	4	4	3	2	2	1	1	1
	2 bedrooms	34	31	31	31	32	29	29	24	23	19	18
	3 bedrooms	30	31	32	32	30	27	28	27	24	22	19
	4 or more bedrooms	4	4	5	5	4	4	5	8	6	5	4
	All	71	68	71	71	71	63	64	62	54	47	42
Flats	1 bedroom	17	18	17	15	15	17	15	14	13	17	18
	2 bedrooms	11	13	11	13	12	17	20	22	31	34	38
	3 bedrooms	1	1	1	1	2	3	1	2	1	2	2
	4 or more bedrooms	-	-	1	-	-	-	-	1	1	-	0
	All	29	32	29	29	29	37	36	39	46	53	58
Houses and flats	1 bedroom	20	21	19	18	20	19	17	17	14	18	19
	2 bedrooms	45	44	42	44	44	46	49	45	54	52	56
	3 bedrooms	31	32	33	33	32	30	28	29	25	24	21
	4 or more bedrooms	4	4	6	5	5	5	5	9	7	6	4
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>24</b>	<b>21</b>	<b>19</b>	<b>18</b>	<b>17</b>	<b>15</b>	<b>11</b>	<b>10</b>	<b>9</b>	<b>8</b>	<b>8</b>
	<b>3 bedrooms</b>	<b>34</b>	<b>36</b>	<b>37</b>	<b>35</b>	<b>34</b>	<b>32</b>	<b>28</b>	<b>29</b>	<b>28</b>	<b>27</b>	<b>26</b>
	<b>4 or more bedrooms</b>	<b>23</b>	<b>26</b>	<b>28</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>37</b>	<b>34</b>	<b>30</b>	<b>23</b>	<b>20</b>
	<b>All</b>	<b>82</b>	<b>84</b>	<b>85</b>	<b>84</b>	<b>83</b>	<b>80</b>	<b>77</b>	<b>73</b>	<b>66</b>	<b>59</b>	<b>54</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>10</b>	<b>10</b>
	<b>2 bedrooms</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>9</b>	<b>10</b>	<b>12</b>	<b>15</b>	<b>19</b>	<b>24</b>	<b>30</b>	<b>35</b>
	<b>3 bedrooms</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>18</b>	<b>16</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>20</b>	<b>23</b>	<b>27</b>	<b>34</b>	<b>41</b>	<b>46</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>11</b>	<b>8</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>8</b>	<b>10</b>	<b>10</b>
	<b>2 bedrooms</b>	<b>32</b>	<b>29</b>	<b>27</b>	<b>27</b>	<b>26</b>	<b>27</b>	<b>25</b>	<b>29</b>	<b>33</b>	<b>38</b>	<b>42</b>
	<b>3 bedrooms</b>	<b>35</b>	<b>36</b>	<b>38</b>	<b>36</b>	<b>35</b>	<b>34</b>	<b>31</b>	<b>30</b>	<b>29</b>	<b>29</b>	<b>27</b>
	<b>4 or more bedrooms</b>	<b>23</b>	<b>26</b>	<b>28</b>	<b>30</b>	<b>32</b>	<b>32</b>	<b>37</b>	<b>34</b>	<b>30</b>	<b>23</b>	<b>21</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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Sources:  
P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.  
Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 251

Next update: June 2007

**Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region**

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>North East</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	1	1	1	-	-	-	-	-	-	-	1
	2 bedrooms	19	17	19	15	14	14	6	9	5	4	6
	3 bedrooms	46	43	44	38	38	33	29	29	21	33	36
	4 or more bedrooms	26	29	28	37	38	43	50	36	56	42	31
	All	92	90	92	90	90	91	84	74	83	79	75
Flats	1 bedroom	1	3	4	4	2	1	2	5	1	3	3
	2 bedrooms	5	6	4	6	8	7	13	19	15	17	22
	3 bedrooms	1	1	-	-	1	-	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	8	10	8	10	10	9	16	26	17	21	25
Houses and flats	1 bedroom	2	3	5	4	2	1	2	6	1	3	3
	2 bedrooms	24	23	22	21	21	22	19	28	20	21	29
	3 bedrooms	47	44	45	38	39	34	30	30	22	33	37
	4 or more bedrooms	27	29	28	37	38	44	50	36	57	42	31
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	3	2	-	-	1	4	-	2	-	-	-
	2 bedrooms	29	34	39	34	44	53	25	24	100	56	100
	3 bedrooms	30	27	31	33	25	29	64	27	-	41	-
	4 or more bedrooms	1	2	2	4	2	2	-	8	-	3	-
	All	64	66	73	71	72	87	89	62	100	100	100
Flats	1 bedroom	16	19	19	14	16	8	11	14	-	-	-
	2 bedrooms	19	13	8	13	10	5	-	22	-	-	-
	3 bedrooms	2	2	-	1	2	-	-	2	-	-	-
	4 or more bedrooms	-	-	-	-	-	-	-	1	-	-	-
	All	36	34	27	29	28	13	11	39	-	-	-
Houses and flats	1 bedroom	19	21	19	14	18	11	11	17	-	-	-
	2 bedrooms	48	47	48	48	54	58	25	45	100	56	100
	3 bedrooms	31	29	31	34	26	29	64	29	-	41	-
	4 or more bedrooms	1	2	2	4	2	2	-	9	-	3	-
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>1</b>
	<b>2 bedrooms</b>	<b>21</b>	<b>20</b>	<b>21</b>	<b>17</b>	<b>17</b>	<b>18</b>	<b>6</b>	<b>10</b>	<b>6</b>	<b>5</b>	<b>6</b>
	<b>3 bedrooms</b>	<b>44</b>	<b>40</b>	<b>43</b>	<b>37</b>	<b>37</b>	<b>33</b>	<b>29</b>	<b>29</b>	<b>21</b>	<b>33</b>	<b>36</b>
	<b>4 or more bedrooms</b>	<b>22</b>	<b>25</b>	<b>25</b>	<b>34</b>	<b>34</b>	<b>39</b>	<b>49</b>	<b>34</b>	<b>56</b>	<b>42</b>	<b>31</b>
	<b>All</b>	<b>88</b>	<b>86</b>	<b>90</b>	<b>88</b>	<b>88</b>	<b>91</b>	<b>84</b>	<b>73</b>	<b>83</b>	<b>80</b>	<b>75</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>3</b>
	<b>2 bedrooms</b>	<b>7</b>	<b>7</b>	<b>4</b>	<b>7</b>	<b>8</b>	<b>7</b>	<b>13</b>	<b>19</b>	<b>15</b>	<b>17</b>	<b>22</b>
	<b>3 bedrooms</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>12</b>	<b>14</b>	<b>10</b>	<b>12</b>	<b>12</b>	<b>9</b>	<b>16</b>	<b>27</b>	<b>17</b>	<b>20</b>	<b>25</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>3</b>
	<b>2 bedrooms</b>	<b>28</b>	<b>27</b>	<b>25</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>19</b>	<b>29</b>	<b>20</b>	<b>22</b>	<b>29</b>
	<b>3 bedrooms</b>	<b>45</b>	<b>42</b>	<b>43</b>	<b>38</b>	<b>38</b>	<b>33</b>	<b>30</b>	<b>30</b>	<b>22</b>	<b>33</b>	<b>37</b>
	<b>4 or more bedrooms</b>	<b>23</b>	<b>25</b>	<b>25</b>	<b>34</b>	<b>34</b>	<b>40</b>	<b>49</b>	<b>34</b>	<b>56</b>	<b>42</b>	<b>31</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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Sources:

P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.

Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>North West</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	1	1	-	1	1	1	-	-	-	-	-
	2 bedrooms	19	17	13	13	13	11	6	5	4	4	3
	3 bedrooms	45	46	49	43	40	39	27	35	32	30	29
	4 or more bedrooms	25	26	27	30	32	33	43	40	36	27	24
	All	89	90	90	87	85	83	76	81	73	61	56
Flats	1 bedroom	4	4	3	5	5	4	4	3	4	5	5
	2 bedrooms	6	6	6	7	10	11	18	15	22	33	38
	3 bedrooms	-	1	1	1	-	2	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	11	10	10	13	15	17	24	19	27	39	44
Houses and flats	1 bedroom	5	5	3	5	6	5	4	3	4	5	6
	2 bedrooms	25	22	19	21	23	22	24	20	26	37	40
	3 bedrooms	45	47	50	44	40	40	29	36	34	30	30
	4 or more bedrooms	25	26	27	31	32	33	43	40	36	27	24
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	3	2	2	4	5	2	2	3	1	8	-
	2 bedrooms	31	33	30	30	39	28	8	38	30	56	34
	3 bedrooms	34	34	41	37	31	31	8	7	37	7	14
	4 or more bedrooms	6	4	5	5	5	5	3	-	1	6	1
	All	74	72	79	75	80	66	21	48	67	76	49
Flats	1 bedroom	18	14	13	12	12	14	58	-	12	22	-
	2 bedrooms	7	13	8	13	8	18	21	52	21	2	44
	3 bedrooms	-	1	-	-	-	2	-	-	-	-	7
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	26	28	21	25	20	34	79	52	33	24	51
Houses and flats	1 bedroom	21	16	15	16	17	16	60	3	13	30	-
	2 bedrooms	39	46	39	42	47	46	29	90	50	58	78
	3 bedrooms	34	34	42	37	31	32	8	7	37	7	21
	4 or more bedrooms	6	4	5	5	5	5	3	-	1	6	1
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>22</b>	<b>20</b>	<b>16</b>	<b>15</b>	<b>17</b>	<b>14</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>3</b>
	<b>3 bedrooms</b>	<b>42</b>	<b>44</b>	<b>48</b>	<b>43</b>	<b>38</b>	<b>37</b>	<b>27</b>	<b>35</b>	<b>32</b>	<b>29</b>	<b>29</b>
	<b>4 or more bedrooms</b>	<b>20</b>	<b>22</b>	<b>24</b>	<b>27</b>	<b>27</b>	<b>28</b>	<b>42</b>	<b>39</b>	<b>35</b>	<b>27</b>	<b>23</b>
	<b>All</b>	<b>85</b>	<b>86</b>	<b>88</b>	<b>85</b>	<b>84</b>	<b>80</b>	<b>75</b>	<b>80</b>	<b>73</b>	<b>61</b>	<b>56</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>5</b>
	<b>2 bedrooms</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>12</b>	<b>18</b>	<b>16</b>	<b>21</b>	<b>33</b>	<b>38</b>
	<b>3 bedrooms</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>15</b>	<b>14</b>	<b>12</b>	<b>15</b>	<b>16</b>	<b>20</b>	<b>25</b>	<b>20</b>	<b>27</b>	<b>39</b>	<b>44</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>9</b>	<b>7</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>7</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>6</b>
	<b>2 bedrooms</b>	<b>28</b>	<b>27</b>	<b>22</b>	<b>23</b>	<b>26</b>	<b>26</b>	<b>24</b>	<b>21</b>	<b>26</b>	<b>38</b>	<b>41</b>
	<b>3 bedrooms</b>	<b>42</b>	<b>45</b>	<b>49</b>	<b>43</b>	<b>39</b>	<b>39</b>	<b>28</b>	<b>36</b>	<b>34</b>	<b>30</b>	<b>30</b>
	<b>4 or more bedrooms</b>	<b>20</b>	<b>22</b>	<b>24</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>42</b>	<b>39</b>	<b>36</b>	<b>27</b>	<b>23</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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E-Mail: housebuilding@communities.gsi.gov.uk

Sources:  
P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.  
Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

**Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region**

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>Yorkshire and the Humber</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	1	1	1	1	1	-	1	-	-	-	-
	2 bedrooms	21	18	17	16	16	11	9	8	8	7	7
	3 bedrooms	40	42	41	42	39	35	34	30	29	33	35
	4 or more bedrooms	32	33	35	36	38	40	46	43	33	29	30
	All	94	95	94	89	94	85	89	82	71	69	72
Flats	1 bedroom	2	2	3	1	2	2	2	3	6	8	3
	2 bedrooms	3	3	3	3	4	12	8	14	22	21	24
	3 bedrooms	-	-	-	-	-	-	-	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	1.0	-
	All	6	5	6	5	6	15	11	19	29	31	28
Houses and flats	1 bedroom	3	3	4	2	2	2	3	3	6	8	4
	2 bedrooms	24	22	20	20	20	23	17	23	29	28	30
	3 bedrooms	40	42	41	42	39	35	34	31	31	34	35
	4 or more bedrooms	32	33	35	36	38	40	46	43	34	30	30
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	9	3	2	8	4	1	1	1	-	4	3
	2 bedrooms	34	37	32	33	35	39	20	39	38	24	16
	3 bedrooms	30	29	31	29	33	36	36	56	27	35	50
	4 or more bedrooms	4	4	7	6	4	4	6	4	1	28	20
	All	77	72	72	75	76	80	62	100	65	91	89
Flats	1 bedroom	14	17	15	15	13	9	12	-	13	6	5
	2 bedrooms	8	10	12	10	9	11	25	-	22	3	5
	3 bedrooms	1	1	1	-	2	-	-	-	-	-	-
	4 or more bedrooms	-	-	-	-	1	-	-	-	-	-	-
	All	23	28	28	25	24	20	38	-	35	9	11
Houses and flats	1 bedroom	23	19	18	22	17	10	13	1	13	10	8
	2 bedrooms	42	47	44	42	44	50	45	39	60	27	21
	3 bedrooms	31	30	31	29	35	36	36	56	27	35	50
	4 or more bedrooms	5	4	7	6	4	4	6	4	1	28	20
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>24</b>	<b>22</b>	<b>19</b>	<b>18</b>	<b>18</b>	<b>13</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>7</b>
	<b>3 bedrooms</b>	<b>38</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>38</b>	<b>35</b>	<b>34</b>	<b>30</b>	<b>29</b>	<b>33</b>	<b>35</b>
	<b>4 or more bedrooms</b>	<b>26</b>	<b>28</b>	<b>32</b>	<b>33</b>	<b>35</b>	<b>37</b>	<b>44</b>	<b>43</b>	<b>33</b>	<b>29</b>	<b>30</b>
	<b>All</b>	<b>90</b>	<b>91</b>	<b>91</b>	<b>93</b>	<b>92</b>	<b>85</b>	<b>88</b>	<b>82</b>	<b>71</b>	<b>69</b>	<b>72</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>8</b>	<b>4</b>
	<b>2 bedrooms</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>12</b>	<b>9</b>	<b>14</b>	<b>22</b>	<b>21</b>	<b>24</b>
	<b>3 bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>
	<b>All</b>	<b>10</b>	<b>9</b>	<b>9</b>	<b>7</b>	<b>8</b>	<b>15</b>	<b>12</b>	<b>18</b>	<b>29</b>	<b>31</b>	<b>28</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>9</b>	<b>4</b>
	<b>2 bedrooms</b>	<b>28</b>	<b>26</b>	<b>23</b>	<b>22</b>	<b>22</b>	<b>25</b>	<b>19</b>	<b>23</b>	<b>31</b>	<b>28</b>	<b>30</b>
	<b>3 bedrooms</b>	<b>38</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>39</b>	<b>35</b>	<b>34</b>	<b>32</b>	<b>31</b>	<b>34</b>	<b>36</b>
	<b>4 or more bedrooms</b>	<b>26</b>	<b>28</b>	<b>32</b>	<b>33</b>	<b>35</b>	<b>38</b>	<b>45</b>	<b>43</b>	<b>33</b>	<b>30</b>	<b>30</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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Sources:

P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.

Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>East Midlands</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	1	1	1	1	1	1	-	-	-	1	-
	2 bedrooms	23	19	18	17	16	14	10	10	10	9	8
	3 bedrooms	38	39	36	37	35	34	33	33	36	37	38
	4 or more bedrooms	32	38	41	40	40	47	48	45	40	34	28
	All	95	97	96	94	92	96	92	88	86	80	75
Flats	1 bedroom	3	2	2	3	3	1	3	3	4	3	4
	2 bedrooms	2	1	2	3	4	3	5	8	10	16	21
	3 bedrooms	-	-	-	-	2	-	-	-	1	-	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	5	3	4	6	9	4	8	12	14	20	25
Houses and flats	1 bedroom	4	3	2	3	4	2	3	4	4	3	4
	2 bedrooms	25	20	20	20	19	17	15	18	20	26	29
	3 bedrooms	38	39	37	37	37	34	33	33	36	37	39
	4 or more bedrooms	33	38	41	40	41	47	48	45	40	34	28
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	4	4	4	5	2	6	13	11	1	2	2
	2 bedrooms	45	51	47	47	44	43	45	52	49	31	30
	3 bedrooms	29	16	22	24	24	20	35	22	23	34	20
	4 or more bedrooms	1	1	2	2	2	3	1	3	3	4	2
	All	79	71	75	79	73	73	94	87	76	71	53
Flats	1 bedroom	18	22	17	16	14	23	1	7	12	8	12
	2 bedrooms	3	7	7	6	13	4	5	5	12	20	34
	3 bedrooms	-	-	-	-	1	-	-	-	-	-	1
	4 or more bedrooms	-	-	1	-	-	-	-	-	-	-	-
	All	21	29	25	22	27	27	7	13	24	29	47
Houses and flats	1 bedroom	22	26	20	21	16	29	14	18	13	10	14
	2 bedrooms	48	57	54	53	57	48	51	58	61	51	64
	3 bedrooms	29	16	23	24	25	20	35	22	23	34	20
	4 or more bedrooms	1	1	3	2	2	3	1	3	3	4	2
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>26</b>	<b>22</b>	<b>21</b>	<b>20</b>	<b>18</b>	<b>16</b>	<b>11</b>	<b>13</b>	<b>11</b>	<b>11</b>	<b>11</b>
	<b>3 bedrooms</b>	<b>37</b>	<b>37</b>	<b>35</b>	<b>36</b>	<b>34</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>35</b>	<b>37</b>	<b>36</b>
	<b>4 or more bedrooms</b>	<b>28</b>	<b>35</b>	<b>37</b>	<b>36</b>	<b>38</b>	<b>44</b>	<b>47</b>	<b>43</b>	<b>39</b>	<b>32</b>	<b>25</b>
	<b>All</b>	<b>93</b>	<b>95</b>	<b>94</b>	<b>93</b>	<b>90</b>	<b>95</b>	<b>92</b>	<b>88</b>	<b>86</b>	<b>80</b>	<b>73</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>5</b>
	<b>2 bedrooms</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>10</b>	<b>16</b>	<b>22</b>
	<b>3 bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>7</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>10</b>	<b>6</b>	<b>8</b>	<b>12</b>	<b>14</b>	<b>20</b>	<b>27</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>5</b>
	<b>2 bedrooms</b>	<b>29</b>	<b>23</b>	<b>24</b>	<b>23</b>	<b>22</b>	<b>19</b>	<b>16</b>	<b>20</b>	<b>21</b>	<b>27</b>	<b>32</b>
	<b>3 bedrooms</b>	<b>37</b>	<b>37</b>	<b>35</b>	<b>36</b>	<b>36</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>36</b>	<b>37</b>	<b>37</b>
	<b>4 or more bedrooms</b>	<b>28</b>	<b>35</b>	<b>37</b>	<b>37</b>	<b>38</b>	<b>45</b>	<b>47</b>	<b>43</b>	<b>39</b>	<b>32</b>	<b>26</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

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Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

**Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region**

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>West Midlands</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	2	1	1	1	4	-	1	-	-	-	1
	2 bedrooms	25	20	21	19	16	16	11	11	8	9	7
	3 bedrooms	32	33	34	35	31	30	30	30	27	28	25
	4 or more bedrooms	32	36	37	39	40	45	43	40	35	28	23
	All	91	90	93	94	91	91	85	82	71	65	54
Flats	1 bedroom	5	5	3	2	4	3	5	3	8	9	9
	2 bedrooms	4	5	4	4	5	6	10	15	21	25	36
	3 bedrooms	-	-	-	-	-	1	-	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	9	10	7	6	9	9	15	18	29	35	46
Houses and flats	1 bedroom	7	6	3	3	8	3	6	3	8	9	10
	2 bedrooms	29	25	25	23	21	22	21	25	29	34	42
	3 bedrooms	32	33	35	35	31	30	30	31	28	29	25
	4 or more bedrooms	32	36	37	39	40	45	44	40	35	28	23
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	3	5	4	6	10	2	4	2	-	3	-
	2 bedrooms	34	30	34	37	33	29	30	25	38	34	31
	3 bedrooms	23	18	23	27	33	33	49	32	31	25	22
	4 or more bedrooms	4	4	5	2	5	3	1	6	6	7	5
	All	64	57	66	73	81	67	84	64	76	70	59
Flats	1 bedroom	26	29	21	15	13	20	13	9	5	5	8
	2 bedrooms	9	12	13	12	3	13	3	25	19	24	32
	3 bedrooms	2	2	-	-	3	-	-	2	-	-	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	36	43	34	27	19	33	16	36	24	30	41
Houses and flats	1 bedroom	28	34	25	21	22	22	17	10	5	9	8
	2 bedrooms	43	42	47	49	36	42	33	49	57	59	63
	3 bedrooms	25	20	23	28	36	33	49	34	31	25	23
	4 or more bedrooms	4	4	5	2	5	3	1	6	6	7	5
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>
	<b>2 bedrooms</b>	<b>26</b>	<b>21</b>	<b>23</b>	<b>25</b>	<b>19</b>	<b>18</b>	<b>12</b>	<b>12</b>	<b>10</b>	<b>11</b>	<b>9</b>
	<b>3 bedrooms</b>	<b>30</b>	<b>31</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>30</b>	<b>30</b>	<b>31</b>	<b>28</b>	<b>28</b>	<b>24</b>
	<b>4 or more bedrooms</b>	<b>27</b>	<b>31</b>	<b>32</b>	<b>28</b>	<b>35</b>	<b>39</b>	<b>42</b>	<b>38</b>	<b>33</b>	<b>26</b>	<b>21</b>
	<b>All</b>	<b>86</b>	<b>85</b>	<b>89</b>	<b>88</b>	<b>89</b>	<b>87</b>	<b>85</b>	<b>81</b>	<b>71</b>	<b>66</b>	<b>55</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>8</b>	<b>9</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>7</b>	<b>9</b>	<b>9</b>
	<b>2 bedrooms</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>7</b>	<b>10</b>	<b>15</b>	<b>21</b>	<b>25</b>	<b>35</b>
	<b>3 bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>14</b>	<b>15</b>	<b>11</b>	<b>13</b>	<b>11</b>	<b>13</b>	<b>16</b>	<b>20</b>	<b>29</b>	<b>34</b>	<b>45</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>11</b>	<b>11</b>	<b>6</b>	<b>9</b>	<b>10</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>8</b>	<b>9</b>	<b>10</b>
	<b>2 bedrooms</b>	<b>32</b>	<b>27</b>	<b>28</b>	<b>31</b>	<b>24</b>	<b>25</b>	<b>21</b>	<b>27</b>	<b>31</b>	<b>35</b>	<b>44</b>
	<b>3 bedrooms</b>	<b>31</b>	<b>31</b>	<b>33</b>	<b>33</b>	<b>32</b>	<b>30</b>	<b>31</b>	<b>31</b>	<b>28</b>	<b>29</b>	<b>25</b>
	<b>4 or more bedrooms</b>	<b>27</b>	<b>31</b>	<b>32</b>	<b>28</b>	<b>35</b>	<b>39</b>	<b>42</b>	<b>38</b>	<b>33</b>	<b>26</b>	<b>21</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

Contact:

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Sources:

P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.

Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>East</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	2	1	1	1	1	1	1	-	1	1	-
	2 bedrooms	21	22	20	19	15	15	13	11	11	8	8
	3 bedrooms	31	32	36	34	35	35	33	31	32	30	25
	4 or more bedrooms	30	32	35	39	39	35	37	38	36	29	23
	All	84	86	92	92	89	85	83	81	79	67	56
Flats	1 bedroom	8	7	4	3	4	4	4	4	4	7	10
	2 bedrooms	7	7	4	4	7	8	12	14	15	25	32
	3 bedrooms	1	-	-	-	-	2	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	16	14	8	8	11	15	17	19	21	33	44
Houses and flats	1 bedroom	10	8	5	4	4	4	4	5	5	7	11
	2 bedrooms	28	28	24	23	23	24	25	25	26	34	40
	3 bedrooms	32	32	36	34	35	37	34	33	33	31	26
	4 or more bedrooms	31	32	35	39	39	35	37	38	36	29	23
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	4	5	3	3	4	7	-	3	1	3	1
	2 bedrooms	38	27	33	34	26	29	38	33	30	23	23
	3 bedrooms	31	37	34	34	31	25	33	26	22	33	23
	4 or more bedrooms	3	5	4	7	7	4	9	9	4	8	3
	All	76	74	74	78	67	65	79	71	57	67	50
Flats	1 bedroom	15	15	15	15	15	16	8	20	16	13	21
	2 bedrooms	8	10	10	7	18	18	11	9	27	17	28
	3 bedrooms	1	-	1	1	1	1	1	1	-	3	1
	4 or more bedrooms	-	-	-	-	-	-	1	-	-	-	-
	All	24	26	26	22	33	35	21	29	43	33	50
Houses and flats	1 bedroom	19	20	18	17	18	23	8	23	17	16	21
	2 bedrooms	46	37	43	40	43	47	49	42	57	41	52
	3 bedrooms	32	37	34	35	32	25	33	27	23	36	24
	4 or more bedrooms	3	5	4	8	7	4	10	9	4	8	3
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>23</b>	<b>23</b>	<b>21</b>	<b>21</b>	<b>16</b>	<b>17</b>	<b>14</b>	<b>12</b>	<b>12</b>	<b>10</b>	<b>10</b>
	<b>3 bedrooms</b>	<b>31</b>	<b>32</b>	<b>35</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>33</b>	<b>31</b>	<b>31</b>	<b>30</b>	<b>25</b>
	<b>4 or more bedrooms</b>	<b>26</b>	<b>28</b>	<b>31</b>	<b>35</b>	<b>36</b>	<b>32</b>	<b>35</b>	<b>37</b>	<b>34</b>	<b>26</b>	<b>20</b>
	<b>All</b>	<b>83</b>	<b>85</b>	<b>90</b>	<b>91</b>	<b>87</b>	<b>83</b>	<b>83</b>	<b>80</b>	<b>78</b>	<b>67</b>	<b>55</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>9</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>7</b>	<b>12</b>
	<b>2 bedrooms</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>8</b>	<b>9</b>	<b>12</b>	<b>14</b>	<b>16</b>	<b>24</b>	<b>32</b>
	<b>3 bedrooms</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>17</b>	<b>15</b>	<b>10</b>	<b>10</b>	<b>13</b>	<b>17</b>	<b>17</b>	<b>20</b>	<b>22</b>	<b>33</b>	<b>45</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>11</b>	<b>10</b>	<b>7</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>12</b>
	<b>2 bedrooms</b>	<b>31</b>	<b>30</b>	<b>26</b>	<b>26</b>	<b>24</b>	<b>26</b>	<b>26</b>	<b>25</b>	<b>28</b>	<b>34</b>	<b>41</b>
	<b>3 bedrooms</b>	<b>32</b>	<b>33</b>	<b>36</b>	<b>34</b>	<b>35</b>	<b>35</b>	<b>34</b>	<b>32</b>	<b>32</b>	<b>31</b>	<b>26</b>
	<b>4 or more bedrooms</b>	<b>26</b>	<b>28</b>	<b>32</b>	<b>35</b>	<b>36</b>	<b>32</b>	<b>36</b>	<b>37</b>	<b>34</b>	<b>27</b>	<b>21</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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Sources:  
P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.  
Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

**Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region**

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>London</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	2	1	2	1	-	-	-	1	-	-	-
	2 bedrooms	13	15	14	11	13	11	7	6	4	3	2
	3 bedrooms	18	20	19	16	22	21	17	14	8	7	6
	4 or more bedrooms	7	9	8	9	7	10	10	9	6	6	5
	All	40	46	42	36	43	42	34	30	19	16	14
Flats	1 bedroom	27	15	21	17	16	17	24	19	24	24	21
	2 bedrooms	29	35	34	41	38	37	36	48	53	57	62
	3 bedrooms	4	3	3	6	3	4	5	3	4	4	3
	4 or more bedrooms	-	-	-	-	-	-	-	-	1	-	-
	All	60	54	58	64	57	58	66	70	81	85	86
Houses and flats	1 bedroom	29	17	22	18	16	18	25	19	24	24	21
	2 bedrooms	41	51	48	52	51	48	43	54	57	60	64
	3 bedrooms	22	23	22	22	25	25	21	18	12	11	10
	4 or more bedrooms	8	9	8	9	8	10	12	9	7	6	5
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	1	1	2	1	2	1	1	1	-	-	-
	2 bedrooms	21	19	19	20	19	18	18	7	4	5	2
	3 bedrooms	19	28	25	28	26	17	16	17	19	12	10
	4 or more bedrooms	5	8	10	8	5	5	4	4	5	4	5
	All	46	56	56	57	51	41	39	29	28	21	17
Flats	1 bedroom	25	23	23	13	19	19	12	19	15	26	24
	2 bedrooms	25	19	18	26	25	32	46	45	52	49	54
	3 bedrooms	3	2	3	3	4	7	3	6	3	3	4
	4 or more bedrooms	-	-	-	1	1	1	-	2	2	1	1
	All	54	44	44	43	49	59	61	71	72	79	83
Houses and flats	1 bedroom	26	24	25	14	21	20	12	20	16	26	25
	2 bedrooms	46	38	38	46	44	50	65	52	55	54	56
	3 bedrooms	22	30	28	31	29	24	19	22	22	15	13
	4 or more bedrooms	6	8	10	8	6	6	4	6	7	6	6
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>15</b>	<b>17</b>	<b>15</b>	<b>13</b>	<b>15</b>	<b>13</b>	<b>9</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>2</b>
	<b>3 bedrooms</b>	<b>19</b>	<b>23</b>	<b>21</b>	<b>19</b>	<b>23</b>	<b>20</b>	<b>17</b>	<b>14</b>	<b>10</b>	<b>8</b>	<b>7</b>
	<b>4 or more bedrooms</b>	<b>6</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>9</b>	<b>6</b>	<b>5</b>	<b>5</b>
	<b>All</b>	<b>42</b>	<b>50</b>	<b>46</b>	<b>41</b>	<b>45</b>	<b>42</b>	<b>35</b>	<b>30</b>	<b>20</b>	<b>17</b>	<b>15</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>27</b>	<b>18</b>	<b>22</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>23</b>	<b>19</b>	<b>22</b>	<b>25</b>	<b>22</b>
	<b>2 bedrooms</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>37</b>	<b>35</b>	<b>35</b>	<b>37</b>	<b>48</b>	<b>53</b>	<b>55</b>	<b>60</b>
	<b>3 bedrooms</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>3</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1</b>
	<b>All</b>	<b>58</b>	<b>50</b>	<b>54</b>	<b>59</b>	<b>55</b>	<b>58</b>	<b>65</b>	<b>70</b>	<b>80</b>	<b>83</b>	<b>85</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>28</b>	<b>20</b>	<b>23</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>23</b>	<b>19</b>	<b>23</b>	<b>25</b>	<b>22</b>
	<b>2 bedrooms</b>	<b>43</b>	<b>46</b>	<b>44</b>	<b>50</b>	<b>50</b>	<b>48</b>	<b>45</b>	<b>54</b>	<b>57</b>	<b>58</b>	<b>62</b>
	<b>3 bedrooms</b>	<b>22</b>	<b>26</b>	<b>24</b>	<b>24</b>	<b>26</b>	<b>25</b>	<b>21</b>	<b>18</b>	<b>14</b>	<b>12</b>	<b>10</b>
	<b>4 or more bedrooms</b>	<b>7</b>	<b>9</b>	<b>8</b>	<b>9</b>	<b>7</b>	<b>9</b>	<b>11</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>5</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

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P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.

Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>South East</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	2	1	1	1	-	1	-	-	-	-	-
	2 bedrooms	21	19	15	13	11	10	9	9	7	7	7
	3 bedrooms	31	33	34	33	32	31	30	30	28	27	21
	4 or more bedrooms	31	33	37	38	39	37	34	33	28	21	18
	All	86	86	87	85	83	79	73	72	63	55	47
Flats	1 bedroom	6	5	4	4	4	5	4	4	6	8	11
	2 bedrooms	8	8	7	9	12	14	21	21	30	36	40
	3 bedrooms	1	1	1	1	1	2	2	2	2	1	2
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	14	14	13	15	17	21	27	28	37	45	53
Houses and flats	1 bedroom	8	6	6	4	4	5	5	4	6	8	11
	2 bedrooms	29	27	23	22	24	25	30	30	36	43	48
	3 bedrooms	32	34	35	35	34	33	32	32	30	28	23
	4 or more bedrooms	31	33	37	39	39	37	34	34	28	21	18
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	3	1	3	2	4	3	2	1	1	-	1
	2 bedrooms	40	35	33	26	27	31	30	24	26	15	15
	3 bedrooms	38	36	36	40	34	30	28	28	23	17	17
	4 or more bedrooms	3	2	5	4	3	4	6	8	4	2	2
	All	84	74	77	71	68	67	66	62	54	34	35
Flats	1 bedroom	7	13	13	13	19	19	24	17	17	21	23
	2 bedrooms	8	12	8	13	11	12	11	20	28	45	40
	3 bedrooms	-	1	-	2	1	2	-	2	-	1	2
	4 or more bedrooms	-	-	2	-	-	-	-	-	-	-	-
	All	16	26	23	29	32	33	34	38	46	66	65
Houses and flats	1 bedroom	11	15	15	16	23	22	25	18	18	21	23
	2 bedrooms	48	47	42	39	39	42	41	44	55	59	55
	3 bedrooms	38	36	37	42	35	32	28	30	23	17	19
	4 or more bedrooms	3	2	7	4	4	4	6	8	4	3	3
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>2 bedrooms</b>	<b>24</b>	<b>21</b>	<b>18</b>	<b>15</b>	<b>13</b>	<b>13</b>	<b>10</b>	<b>11</b>	<b>9</b>	<b>8</b>	<b>8</b>
	<b>3 bedrooms</b>	<b>33</b>	<b>34</b>	<b>34</b>	<b>35</b>	<b>32</b>	<b>31</b>	<b>30</b>	<b>30</b>	<b>28</b>	<b>26</b>	<b>21</b>
	<b>4 or more bedrooms</b>	<b>26</b>	<b>29</b>	<b>31</b>	<b>33</b>	<b>34</b>	<b>32</b>	<b>32</b>	<b>30</b>	<b>25</b>	<b>19</b>	<b>16</b>
	<b>All</b>	<b>85</b>	<b>85</b>	<b>86</b>	<b>83</b>	<b>81</b>	<b>78</b>	<b>72</b>	<b>71</b>	<b>62</b>	<b>53</b>	<b>46</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>9</b>	<b>13</b>
	<b>2 bedrooms</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>10</b>	<b>12</b>	<b>14</b>	<b>20</b>	<b>21</b>	<b>29</b>	<b>37</b>	<b>40</b>
	<b>3 bedrooms</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>15</b>	<b>15</b>	<b>14</b>	<b>17</b>	<b>19</b>	<b>23</b>	<b>28</b>	<b>29</b>	<b>38</b>	<b>47</b>	<b>54</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>9</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>9</b>	<b>13</b>
	<b>2 bedrooms</b>	<b>32</b>	<b>30</b>	<b>26</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>30</b>	<b>32</b>	<b>38</b>	<b>45</b>	<b>49</b>
	<b>3 bedrooms</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>36</b>	<b>34</b>	<b>33</b>	<b>32</b>	<b>32</b>	<b>29</b>	<b>27</b>	<b>22</b>
	<b>4 or more bedrooms</b>	<b>26</b>	<b>29</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>33</b>	<b>32</b>	<b>30</b>	<b>25</b>	<b>19</b>	<b>16</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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Sources:  
P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.  
Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

**Table 2.3b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure<sup>1</sup> and region**

		Percentage of all dwellings										
Financial Year		1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 <sup>2</sup>	2002/03 <sup>2</sup>	2003/04 <sup>2</sup>	2004/05 <sup>2</sup>	2005/06 <sup>2</sup>
<b>South West</b>												
<b>Private Enterprise</b>												
Houses	1 bedroom	2	1	1	1	1	1	1	-	-	-	-
	2 bedrooms	25	23	19	15	15	14	11	11	11	9	9
	3 bedrooms	40	40	41	41	40	38	34	33	33	34	31
	4 or more bedrooms	26	28	31	35	35	37	35	32	29	26	25
	All	91	92	92	92	91	89	81	76	74	69	64
Flats	1 bedroom	3	2	3	3	2	3	7	5	6	8	7
	2 bedrooms	5	5	4	5	5	7	11	17	19	21	27
	3 bedrooms	1	1	1	1	1	1	1	2	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	9	8	8	8	9	11	19	24	26	31	36
Houses and flats	1 bedroom	5	3	4	4	3	3	7	6	6	8	8
	2 bedrooms	29	28	24	19	21	21	22	28	31	31	36
	3 bedrooms	40	41	42	42	41	39	35	34	34	35	32
	4 or more bedrooms	26	28	31	35	35	37	35	32	29	26	25
	All	100	100	100	100	100	100	100	100	100	100	100
<b>Registered Social Landlords</b>												
Houses	1 bedroom	2	4	2	5	4	3	3	-	-	-	2
	2 bedrooms	40	32	30	32	38	30	27	20	29	39	27
	3 bedrooms	33	37	43	31	33	34	33	33	28	45	35
	4 or more bedrooms	3	2	2	4	5	4	12	38	24	4	4
	All	78	75	77	72	79	70	74	91	81	88	68
Flats	1 bedroom	14	14	15	20	14	15	11	6	8	4	7
	2 bedrooms	8	10	8	7	7	11	16	3	10	8	23
	3 bedrooms	-	1	-	1	1	4	-	-	-	-	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	22	25	23	28	21	30	26	9	19	12	32
Houses and flats	1 bedroom	16	17	17	24	18	17	13	7	9	4	9
	2 bedrooms	48	43	38	40	44	41	42	23	39	47	51
	3 bedrooms	33	38	43	32	33	38	33	33	28	45	37
	4 or more bedrooms	3	2	2	4	5	4	12	38	24	4	4
	All	100	100	100	100	100	100	100	100	100	100	100
<b>All tenures</b>												
<b>Houses</b>	<b>1 bedroom</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
	<b>2 bedrooms</b>	<b>27</b>	<b>25</b>	<b>21</b>	<b>17</b>	<b>18</b>	<b>16</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>12</b>	<b>11</b>
	<b>3 bedrooms</b>	<b>38</b>	<b>40</b>	<b>41</b>	<b>40</b>	<b>39</b>	<b>37</b>	<b>34</b>	<b>33</b>	<b>32</b>	<b>35</b>	<b>31</b>
	<b>4 or more bedrooms</b>	<b>21</b>	<b>24</b>	<b>28</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>33</b>	<b>29</b>	<b>24</b>	<b>23</b>
	<b>All</b>	<b>89</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>87</b>	<b>81</b>	<b>77</b>	<b>74</b>	<b>71</b>	<b>65</b>
<b>Flats</b>	<b>1 bedroom</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>7</b>
	<b>2 bedrooms</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>11</b>	<b>16</b>	<b>18</b>	<b>20</b>	<b>27</b>
	<b>3 bedrooms</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>4 or more bedrooms</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>All</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>13</b>	<b>19</b>	<b>23</b>	<b>26</b>	<b>29</b>	<b>35</b>
<b>Houses and flats</b>	<b>1 bedroom</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>8</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>8</b>
	<b>2 bedrooms</b>	<b>32</b>	<b>30</b>	<b>26</b>	<b>21</b>	<b>23</b>	<b>24</b>	<b>23</b>	<b>29</b>	<b>31</b>	<b>32</b>	<b>37</b>
	<b>3 bedrooms</b>	<b>39</b>	<b>41</b>	<b>42</b>	<b>41</b>	<b>41</b>	<b>39</b>	<b>35</b>	<b>34</b>	<b>34</b>	<b>36</b>	<b>32</b>
	<b>4 or more bedrooms</b>	<b>22</b>	<b>24</b>	<b>28</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>33</b>	<b>29</b>	<b>24</b>	<b>23</b>
	<b>All</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

1. For detailed definitions of all tenures, see Notes and Definitions

2. Figures for 2001/02 onwards are based on just NHBC figures, so there is some degree of variability owing to partial coverage.

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Sources:

P2/P2a returns from local authorities, returns from National Housebuilding Council (NHBC) till 2000/01.

Returns from National Housebuilding Council (NHBC) from 2001/02

Live table 252

Next update: June 2007

Table 2.4a Housebuilding: permanent dwellings completed, by tenure<sup>1</sup>, United Kingdom, historical calendar year series

Number of dwellings				
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	..	..	..	..
1947	..	..	..	..
1948	..	..	..	..
1949	28,456	8,018	168,782	205,256
1950	30,240	7,291	167,896	205,427
1951	25,485	7,350	169,021	201,856
1952	36,670	10,129	201,520	248,319
1953	64,867	16,799	245,158	326,824
1954	92,423	22,123	239,583	354,129
1955	116,093	12,850	195,480	324,423
1956	126,431	9,850	171,393	307,674
1957	128,784	8,518	170,288	307,590
1958	130,220	8,216	140,197	278,633
1959	153,166	6,521	121,881	281,568
1960	171,405	7,235	125,615	304,255
1961	180,727	6,324	116,140	303,191
1962	178,211	6,026	129,406	313,643
1963	177,787	7,552	122,375	307,714
1964	221,264	9,786	152,142	383,192
1965	217,162	12,362	161,710	391,234
1966	208,647	14,893	172,469	396,009
1967	204,208	15,070	196,177	415,455
1968	226,067	15,318	184,449	425,834
1969	185,917	16,661	175,747	378,325
1970	174,342	15,214	172,670	362,226
1971	196,313	16,492	151,670	364,475
1972	200,755	11,223	118,958	330,936
1973	191,080	12,132	101,425	304,637
1974	145,229	13,870	120,535	279,634
1975	154,595	22,051	145,357	322,003
1976	155,296	23,096	146,444	324,836
1977	143,972	30,651	139,537	314,160
1978	152,233	26,291	110,165	288,689
1979	144,121	21,386	86,316	251,823
1980	131,989	21,476	88,534	241,999
1981	118,590	19,702	68,334	206,626
1982	129,022	13,740	40,091	182,853
1983	153,038	16,819	39,169	209,026
1984	165,555	17,286	37,573	220,414
1985	163,395	13,650	30,420	207,465
1986	178,008	13,159	25,377	216,544
1987	191,250	13,151	21,833	226,234
1988	207,423	13,488	21,448	242,359
1989	187,542	14,598	19,323	221,463
1990	167,473	18,053	17,862	203,388
1991	159,536	20,870	11,229	191,635
1992	147,322	26,331	5,709	179,362
1993	146,673	35,996	3,371	186,040
1994	153,334	37,167	2,882	193,383
1995	157,233	39,043	3,440	199,716
1996 <sup>R</sup>	154,108	33,102	1,758	188,968
1997 <sup>R</sup>	161,219	28,344	1,543	191,106
1998 <sup>R</sup>	154,478	24,138	1,111	179,727
1999 <sup>R</sup>	157,326	24,433	361	182,120
2000 <sup>R</sup>	154,294	23,536	276	178,106
2001 <sup>R</sup>	152,098	22,398	355	174,851
2002 <sup>R</sup>	162,265	20,228	249	182,742
2003 <sup>R</sup>	171,868	18,101	250	190,219
2004 <sup>R</sup>	182,169	21,026	133	203,328

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
 P2m returns from local authorities, returns from  
 National Housebuilding Council (NHBC)  
 National Assembly for Wales  
 Scottish Executive  
 Department for Social Development (NI)

Data for earlier years are less reliable and definitions  
 may not be consistent throughout the series

**Table 2.4b Housebuilding: permanent dwellings completed, by tenure <sup>1</sup>, Great Britain, historical calendar year series**

					Number of dwellings
Year	Private Enterprise	Registered Social Landlords	Local Authorities	<b>All Dwellings</b>	
1946	30,217	98	25,085	<b>55,400</b>	
1947	40,980	927	97,783	<b>139,690</b>	
1948	32,705	1,981	192,902	<b>227,588</b>	
1949	25,789	6,071	165,766	<b>197,626</b>	
1950	27,358	5,541	165,272	<b>198,171</b>	
1951	22,551	5,418	166,862	<b>194,831</b>	
1952	34,320	8,116	197,486	<b>239,922</b>	
1953	62,921	14,638	241,240	<b>318,799</b>	
1954	90,636	20,513	236,656	<b>347,805</b>	
1955	113,457	10,681	193,257	<b>317,395</b>	
1956	124,161	7,643	168,821	<b>300,625</b>	
1957	126,455	6,564	168,071	<b>301,090</b>	
1958	128,148	6,620	138,927	<b>273,695</b>	
1959	150,708	5,509	120,457	<b>276,674</b>	
1960	168,629	5,800	123,389	<b>297,818</b>	
1961	177,513	4,845	113,734	<b>296,092</b>	
1962	174,800	4,293	126,335	<b>305,428</b>	
1963	174,864	5,821	118,187	<b>298,872</b>	
1964	218,094	7,547	148,035	<b>373,676</b>	
1965	213,799	9,577	158,921	<b>382,297</b>	
1966	205,372	11,256	168,881	<b>385,509</b>	
1967	200,438	11,671	192,247	<b>404,356</b>	
1968	221,992	12,516	179,206	<b>413,714</b>	
1969	181,704	13,958	171,132	<b>366,794</b>	
1970	170,304	15,110	164,978	<b>350,392</b>	
1971	191,612	16,379	142,568	<b>350,559</b>	
1972	196,457	11,074	111,755	<b>319,286</b>	
1973	186,628	11,993	95,459	<b>294,080</b>	
1974	140,917	13,521	115,123	<b>269,561</b>	
1975	150,819	21,793	140,472	<b>313,084</b>	
1976	152,248	23,080	139,926	<b>315,254</b>	
1977	140,887	30,650	131,861	<b>303,398</b>	
1978	149,088	26,274	104,484	<b>279,846</b>	
1979	140,547	21,143	82,880	<b>244,570</b>	
1980	128,421	21,097	86,027	<b>235,545</b>	
1981	115,033	19,291	65,475	<b>199,799</b>	
1982	125,416	13,137	37,277	<b>175,830</b>	
1983	148,067	16,136	35,125	<b>199,328</b>	
1984	159,378	16,587	33,985	<b>209,950</b>	
1985	156,455	13,053	27,187	<b>196,695</b>	
1986	170,926	12,624	22,797	<b>206,347</b>	
1987	183,799	12,571	20,069	<b>216,439</b>	
1988	199,912	12,780	19,736	<b>232,428</b>	
1989	179,631	13,934	17,615	<b>211,180</b>	
1990	161,310	17,588	16,563	<b>195,461</b>	
1991	154,372	20,078	10,276	<b>184,726</b>	
1992	141,409	25,639	4,660	<b>171,708</b>	
1993	140,966	35,286	2,561	<b>178,813</b>	
1994	147,819	36,612	1,982	<b>186,413</b>	
1995	150,859	38,284	2,135	<b>191,278</b>	
1996 <sup>R</sup>	147,396	32,148	868	<b>180,412</b>	
1997 <sup>R</sup>	152,873	27,597	468	<b>180,938</b>	
1998 <sup>R</sup>	145,897	23,325	428	<b>169,650</b>	
1999 <sup>R</sup>	149,143	23,315	165	<b>172,623</b>	
2000 <sup>R</sup>	143,874	22,621	199	<b>166,694</b>	
2001 <sup>R</sup>	139,978	20,893	330	<b>161,201</b>	
2002 <sup>R</sup>	149,328	19,337	230	<b>168,895</b>	
2003 <sup>R</sup>	158,284	17,171	250	<b>175,705</b>	
2004 <sup>R</sup>	167,026	20,613	133	<b>187,772</b>	

1. For detailed definitions of tenures see Notes and Definitions

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National Assembly for Wales  
Scottish Executive

Data for earlier years are less reliable and definitions  
may not be consistent throughout the series

**Table 2.4c Housebuilding: permanent dwellings completed, by tenure<sup>1</sup>, England, historical calendar year series**

Number of dwellings				
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	28,760	96	20,396	<b>49,252</b>
1947	38,631	860	81,373	<b>120,864</b>
1948	30,366	1,817	161,403	<b>193,586</b>
1949	23,803	1,330	136,980	<b>162,113</b>
1950	25,311	1,501	136,529	<b>163,341</b>
1951	20,166	1,606	140,514	<b>162,286</b>
1952	30,504	1,804	164,618	<b>196,926</b>
1953	58,270	7,202	198,209	<b>263,681</b>
1954	85,384	14,016	193,711	<b>293,111</b>
1955	106,798	4,345	158,863	<b>270,006</b>
1956	115,940	2,402	137,754	<b>256,096</b>
1957	118,817	1,879	135,664	<b>256,360</b>
1958	119,913	1,117	110,115	<b>231,145</b>
1959	141,508	1,099	95,988	<b>238,595</b>
1960	156,022	1,646	99,954	<b>257,622</b>
1961	163,347	1,564	91,252	<b>256,163</b>
1962	159,515	1,550	102,492	<b>263,557</b>
1963	160,633	1,925	94,017	<b>256,575</b>
1964	200,670	2,846	114,020	<b>317,536</b>
1965	196,745	3,620	127,292	<b>327,657</b>
1966	187,885	4,097	138,138	<b>330,120</b>
1967	183,718	4,521	154,501	<b>342,740</b>
1968	203,324	5,538	143,682	<b>352,544</b>
1969	164,071	7,095	135,695	<b>306,861</b>
1970	153,436	8,176	130,181	<b>291,793</b>
1971	170,824	10,168	113,683	<b>294,675</b>
1972	173,987	6,904	91,633	<b>272,524</b>
1973	163,456	8,340	77,917	<b>249,713</b>
1974	121,489	9,264	98,609	<b>229,362</b>
1975	131,481	13,652	116,325	<b>261,458</b>
1976	130,897	14,436	118,093	<b>263,426</b>
1977	121,565	24,193	115,839	<b>261,597</b>
1978	127,487	20,572	93,304	<b>241,363</b>
1979	118,392	16,275	74,790	<b>209,457</b>
1980	110,232	19,299	74,835	<b>204,366</b>
1981	98,896	16,823	54,883	<b>170,602</b>
1982	108,793	11,176	31,664	<b>151,633</b>
1983	129,487	14,336	29,895	<b>173,718</b>
1984	138,974	13,918	29,186	<b>182,078</b>
1985	135,457	11,298	23,284	<b>170,039</b>
1986	148,887	10,624	19,626	<b>179,137</b>
1987	161,738	10,935	16,623	<b>189,296</b>
1988	176,018	10,784	16,127	<b>202,929</b>
1989	154,003	10,651	14,702	<b>179,356</b>
1990	136,063	13,821	14,015	<b>163,899</b>
1991	131,174	15,295	8,126	<b>154,595</b>
1992	119,533	20,789	3,509	<b>143,831</b>
1993	116,634	29,779	1,422	<b>147,835</b>
1994	122,699	30,848	1,094	<b>154,641</b>
1995	125,466	30,888	787	<b>157,141</b>
1996	121,550	27,025	511	<b>149,086</b>
1997	128,237	20,966	290	<b>149,493</b>
1998	121,177	19,942	259	<b>141,378</b>
1999	122,570	17,581	84	<b>140,235</b>
2000	118,179	16,769	87	<b>135,035</b>
2001	114,602	14,568	160	<b>129,330</b>
2002	123,146	13,459	177	<b>136,782</b>
2003	130,710	12,841	177	<b>143,728</b>
2004 <sup>R</sup>	137,315	16,586	131	<b>154,032</b>
2005 <sup>P</sup>	141,718	17,536	182	<b>159,436</b>

1. For detailed definitions of tenures see Notes and Definitions

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Sources:  
P2m returns from local authorities, returns from  
National Housebuilding Council (NHBC)

Data for earlier years are less reliable and definitions  
may not be consistent throughout the series

**Table 2.4d Housebuilding: permanent dwellings completed, by tenure<sup>1</sup>, Wales, historical calendar year series**

Number of dwellings				
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	960	-	878	<b>1,838</b>
1947	1,040	-	5,637	<b>6,677</b>
1948	839	-	11,952	<b>12,791</b>
1949	885	-	8,782	<b>9,667</b>
1950	1,265	-	7,754	<b>9,019</b>
1951	1,240	-	8,377	<b>9,617</b>
1952	1,574	-	10,475	<b>12,049</b>
1953	2,258	-	13,312	<b>15,570</b>
1954	2,644	-	13,197	<b>15,841</b>
1955	3,136	-	10,184	<b>13,320</b>
1956	3,645	-	8,983	<b>12,628</b>
1957	4,125	-	8,168	<b>12,293</b>
1958	4,174	16	6,190	<b>10,380</b>
1959	4,968	14	5,804	<b>10,786</b>
1960	6,078	4	5,522	<b>11,604</b>
1961	7,019	21	5,659	<b>12,699</b>
1962	7,501	11	7,598	<b>15,110</b>
1963	7,609	-	6,471	<b>14,080</b>
1964	9,762	6	9,201	<b>18,969</b>
1965	9,501	217	9,806	<b>19,524</b>
1966	9,617	343	9,400	<b>19,360</b>
1967	9,222	282	10,654	<b>20,158</b>
1968	9,949	465	8,768	<b>19,182</b>
1969	9,306	58	7,940	<b>17,304</b>
1970	8,648	73	6,752	<b>15,473</b>
1971	9,174	167	5,760	<b>15,101</b>
1972	10,635	348	3,787	<b>14,770</b>
1973	10,957	267	3,110	<b>14,334</b>
1974	8,189	176	3,498	<b>11,863</b>
1975	8,967	275	8,061	<b>17,303</b>
1976	7,647	182	7,472	<b>15,301</b>
1977	7,190	388	6,903	<b>14,481</b>
1978	7,158	1,072	4,475	<b>12,705</b>
1979	6,980	1,016	3,335	<b>11,331</b>
1980	5,947	917	3,704	<b>10,568</b>
1981	5,116	540	3,530	<b>9,186</b>
1982	5,100	794	1,880	<b>7,774</b>
1983	5,414	529	1,738	<b>7,681</b>
1984	6,289	593	2,152	<b>9,034</b>
1985	6,563	607	1,075	<b>8,245</b>
1986	7,169	534	870	<b>8,573</b>
1987	8,157	467	812	<b>9,436</b>
1988	9,715	718	794	<b>11,227</b>
1989	9,341	1,663	630	<b>11,634</b>
1990	8,786	1,804	610	<b>11,200</b>
1991	7,665	2,519	418	<b>10,602</b>
1992	7,487	2,629	141	<b>10,257</b>
1993	6,621	2,955	181	<b>9,757</b>
1994	7,367	2,975	227	<b>10,569</b>
1995	7,083	2,542	187	<b>9,812</b>
1996	7,728	2,557	65	<b>10,350</b>
1997	6,766	2,124	1	<b>8,891</b>
1998	6,386	1,472	30	<b>7,888</b>
1999	7,177	823	-	<b>8,000</b>
2000	7,644	958	17	<b>8,619</b>
2001	7,609	823	98	<b>8,530</b>
2002	7,403	758	2	<b>8,163</b>
2003	7,850	391	20	<b>8,261</b>
2004 <sup>P</sup>	8,348	544	2	<b>8,894</b>

1. For detailed definitions of tenures see Notes and Definitions

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Source:  
National Assembly for Wales

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 2.4e Housebuilding: permanent dwellings completed, by tenure<sup>1</sup>, Scotland, historical calendar year series

Number of dwellings				
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	497	2	3,811	4,310
1947	1,309	67	10,773	12,149
1948	1,500	164	19,547	21,211
1949	1,101	4,741	20,004	25,846
1950	782	4,040	20,989	25,811
1951	1,145	3,812	17,971	22,928
1952	2,242	6,312	22,393	30,947
1953	2,393	7,436	29,719	39,548
1954	2,608	6,497	29,748	38,853
1955	3,523	6,336	24,210	34,069
1956	4,576	5,241	22,084	31,901
1957	3,513	4,685	24,239	32,437
1958	4,061	5,487	22,622	32,170
1959	4,232	4,396	18,665	27,293
1960	6,529	4,150	17,913	28,592
1961	7,147	3,260	16,823	27,230
1962	7,784	2,732	16,245	26,761
1963	6,622	3,896	17,699	28,217
1964	7,662	4,695	24,814	37,171
1965	7,553	5,740	21,823	35,116
1966	7,870	6,816	21,343	36,029
1967	7,498	6,868	27,092	41,458
1968	8,719	6,513	26,756	41,988
1969	8,327	6,805	27,497	42,629
1970	8,220	6,861	28,045	43,126
1971	11,614	6,044	23,125	40,783
1972	11,835	3,822	16,335	31,992
1973	12,215	3,386	14,432	30,033
1974	11,239	4,081	13,016	28,336
1975	10,371	7,866	16,086	34,323
1976	13,704	8,462	14,361	36,527
1977	12,132	6,069	9,119	27,320
1978	14,443	4,630	6,705	25,778
1979	15,175	3,852	4,755	23,782
1980	12,242	881	7,488	20,611
1981	11,021	1,928	7,062	20,011
1982	11,523	1,167	3,733	16,423
1983	13,166	1,271	3,492	17,929
1984	14,115	2,076	2,647	18,838
1985	14,435	1,148	2,828	18,411
1986	14,870	1,466	2,301	18,637
1987	13,904	1,169	2,634	17,707
1988	14,179	1,278	2,815	18,272
1989	16,287	1,620	2,283	20,190
1990	16,461	1,963	1,938	20,362
1991	15,533	2,264	1,732	19,529
1992	14,389	2,221	1,010	17,620
1993	17,711	2,552	958	21,221
1994	17,753	2,789	661	21,203
1995	18,310	4,854	1,161	24,325
1996 <sup>R</sup>	18,118	2,566	292	20,976
1997 <sup>R</sup>	17,870	4,507	177	22,554
1998 <sup>R</sup>	18,334	1,911	139	20,384
1999 <sup>R</sup>	19,396	4,911	81	24,388
2000 <sup>R</sup>	18,051	4,894	95	23,040
2001 <sup>R</sup>	17,767	5,502	72	23,341
2002 <sup>R</sup>	18,779	5,120	51	23,950
2003 <sup>R</sup>	19,724	3,939	53	23,716
2004 <sup>R</sup>	21,363	3,483	-	24,846
2005 <sup>P</sup>	20,023	4,272	-	24,295

1. For detailed definitions of tenures see Notes and Definitions

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Source:  
Scottish Executive

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Live table 246

Next update: February 2007

**Table 2.4f Housebuilding: permanent dwellings completed, by tenure<sup>1</sup>, Northern Ireland, historical calendar year series**

Number of dwellings				
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	..	..	..	..
1947	..	..	..	..
1948	..	..	..	..
1949	2,667	1,947	3,016	7,630
1950	2,882	1,750	2,624	7,256
1951	2,934	1,932	2,159	7,025
1952	2,350	2,013	4,034	8,397
1953	1,946	2,161	3,918	8,025
1954	1,787	1,610	2,927	6,324
1955	2,636	2,169	2,223	7,028
1956	2,270	2,207	2,572	7,049
1957	2,329	1,954	2,217	6,500
1958	2,072	1,596	1,270	4,938
1959	2,458	1,012	1,424	4,894
1960	2,776	1,435	2,226	6,437
1961	3,214	1,479	2,406	7,099
1962	3,411	1,733	3,071	8,215
1963	2,923	1,731	4,188	8,842
1964	3,170	2,239	4,107	9,516
1965	3,363	2,785	2,789	8,937
1966	3,275	3,637	3,588	10,500
1967	3,770	3,399	3,930	11,099
1968	4,075	2,802	5,243	12,120
1969	4,213	2,703	4,615	11,531
1970	4,038	104	7,692	11,834
1971	4,701	113	9,102	13,916
1972	4,298	149	7,203	11,650
1973	4,452	139	5,966	10,557
1974	4,312	349	5,412	10,073
1975	3,776	258	4,885	8,919
1976	3,048	16	6,518	9,582
1977	3,085	1	7,676	10,762
1978	3,145	17	5,681	8,843
1979	3,574	243	3,436	7,253
1980	3,568	379	2,507	6,454
1981	3,557	411	2,859	6,827
1982	3,606	603	2,814	7,023
1983	4,971	683	4,044	9,698
1984	6,177	699	3,588	10,464
1985	6,940	597	3,233	10,770
1986	7,082	535	2,580	10,197
1987	7,451	580	1,764	9,795
1988	7,511	708	1,712	9,931
1989	7,911	664	1,708	10,283
1990	6,163	465	1,299	7,927
1991	5,164	792	953	6,909
1992	5,913	692	1,049	7,654
1993	5,707	710	810	7,227
1994	5,515	555	900	6,970
1995	6,374	759	1,305	8,438
1996	6,712	954	890	8,556
1997	8,346	747	1,075	10,168
1998	8,581	813	683	10,077
1999	8,183	1,118	196	9,497
2000	10,420	915	77	11,412
2001	12,120	1,505	25	13,650
2002	12,937	891	19	13,847
2003	13,584	930	-	14,514
2004 <sup>P</sup>	15,143	413	-	15,556

1. For detailed definitions of tenures see Notes and Definitions

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Source:  
Department for Social Development (NI)

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 3.1a Housing renewal: number and amount of total renewal grants<sup>1</sup> paid under the 1996 Act<sup>2</sup>, by region

Number of Grants										
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
1996/97	<b>73,940</b>	3,830	13,520	6,760	6,450	7,830	7,320	10,030	10,790	7,400
1997/98	<b>105,260</b>	4,590	25,830	12,980	6,810	16,410	7,300	11,740	12,320	7,300
1998/99	<b>108,920</b>	4,780	28,230	11,420	6,460	14,380	9,670	12,780	12,150	9,030
1999/00	<b>120,420</b>	3,760	31,860	10,480	9,310	16,280	11,550	11,550	14,490	11,150
2000/01	<b>98,910</b>	3,360	29,780	10,170	7,570	8,350	8,600	12,010	11,470	7,600
2001/02	<b>82,060</b>	4,070	24,250	6,380	6,880	8,070	7,180	9,100	9,360	6,780
2002/03	<b>67,950</b>	4,060	17,290	6,280	5,790	6,810	6,540	7,850	8,350	4,990
2003/04	<b>64,400</b>	2,480	17,250	7,030	5,680	6,200	5,780	7,220	6,360	6,400
2004/05	<b>68,080</b>	3,080	18,870	11,130	6,070	5,050	4,710	7,730	5,180	6,260
2005/06 <sup>P</sup>	<b>66,100</b>	2,630	18,230	11,760	5,490	4,770	4,270	7,870	4,880	6,210
£ Thousand										
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
1996/97	<b>381,090</b>	13,630	77,130	40,970	29,280	50,080	28,280	60,790	45,420	35,520
1997/98	<b>310,300</b>	14,450	71,820	35,280	21,150	37,310	20,350	56,060	30,940	22,950
1998/99	<b>313,900</b>	13,760	78,470	35,140	19,770	37,310	19,930	55,830	31,200	22,480
1999/00	<b>320,040</b>	14,860	78,430	37,260	23,470	36,060	21,190	50,390	34,850	23,540
2000/01	<b>296,830</b>	10,550	73,860	34,310	22,420	39,350	18,300	47,390	29,870	20,790
2001/02	<b>288,460</b>	11,760	73,560	34,150	24,160	30,420	17,220	47,230	30,290	19,670
2002/03	<b>259,060</b>	12,620	64,140	32,600	20,100	25,770	18,740	41,390	26,640	17,060
2003/04	<b>246,620</b>	11,750	64,970	27,940	19,090	23,310	18,160	42,280	23,870	15,280
2004/05	<b>229,800</b>	10,530	80,870	29,060	16,290	16,250	11,530	34,230	17,270	13,770
2005/06 <sup>P</sup>	<b>231,540</b>	11,810	92,170	27,470	14,290	20,400	9,960	30,360	15,860	9,230

Figures are rounded to nearest ten.

<sup>1</sup> Includes renovation grants, minor works assistance/ home repair, work under group powers and designated area powers (renewal areas) and HMO assistance which are paid to private sector dwellings only.

<sup>2</sup> Housing Grants, Construction and Regeneration Act 1996

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Source:  
Housing Strategy Statistical Appendix returns (HSSA)

Live table 313

Next update: December 2006

**Table 3.1b Housing renewal: number and amount of disabled facilities grants<sup>1</sup> paid under the 1996 Act<sup>2</sup>, by region**

Number of Grants										
	<b>England</b>	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
1996/97	20,060	1,200	3,560	2,160	1,680	2,070	2,120	1,830	3,290	2,160
1997/98	21,990	1,370	3,640	2,060	1,750	2,290	2,550	1,860	3,800	2,670
1998/99	22,180	1,470	3,690	2,060	1,540	2,410	2,650	2,180	3,450	2,730
1999/00	22,720	1,610	3,580	2,090	1,790	2,160	2,720	2,190	3,570	3,010
2000/01	24,730	1,680	4,430	2,390	2,050	2,190	2,760	2,280	3,690	3,260
2001/02	25,510	1,870	4,340	2,520	2,160	2,400	2,740	2,130	3,690	3,660
2002/03	30,100	2,370	4,540	2,770	2,200	5,130	2,700	2,350	4,250	3,800
2003/04	37,170	2,150	5,340	4,430	2,640	7,840	3,050	3,220	4,580	3,940
2004/05	38,550	2,260	5,460	3,350	2,890	9,390	3,460	2,900	5,020	3,820
2005/06 <sup>P</sup>	34,940	2,230	5,870	3,520	3,070	3,780	4,150	2,850	5,450	4,030
£ Thousand										
	<b>England</b>	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
1996/97	92,230	4,480	15,120	8,750	6,800	10,560	8,330	13,770	15,590	8,830
1997/98	100,410	4,860	16,650	8,760	6,860	12,360	9,710	14,620	17,110	9,490
1998/99	107,100	5,170	16,570	9,000	7,460	13,370	10,230	17,170	17,280	10,850
1999/00	116,530	5,850	17,780	9,510	8,460	12,980	11,230	19,010	19,350	12,360
2000/01	130,720	6,630	20,750	11,530	10,080	16,180	12,560	19,310	20,180	13,510
2001/02	145,120	7,470	22,300	12,660	11,280	17,570	14,580	22,890	21,450	14,940
2002/03	173,780	8,970	26,030	16,100	11,640	27,660	15,860	24,470	25,530	17,520
2003/04	201,980	11,300	31,090	19,730	14,330	30,280	18,040	29,900	28,310	19,010
2004/05	210,310	10,240	32,650	19,060	16,250	34,420	20,810	27,650	30,470	18,770
2005/06 <sup>P</sup>	221,340	10,370	35,570	20,990	17,980	30,060	24,830	28,320	33,010	20,210

Figures rounded to the nearest ten.

<sup>1</sup> Up to 2003/04, the amount includes both the sum of mandatory and discretionary grants, from 2004/05, only discretionary grants are included.

<sup>2</sup> Housing Grants, Construction and Regeneration Act 1996

Totals may not equal the sum of components because of rounding.

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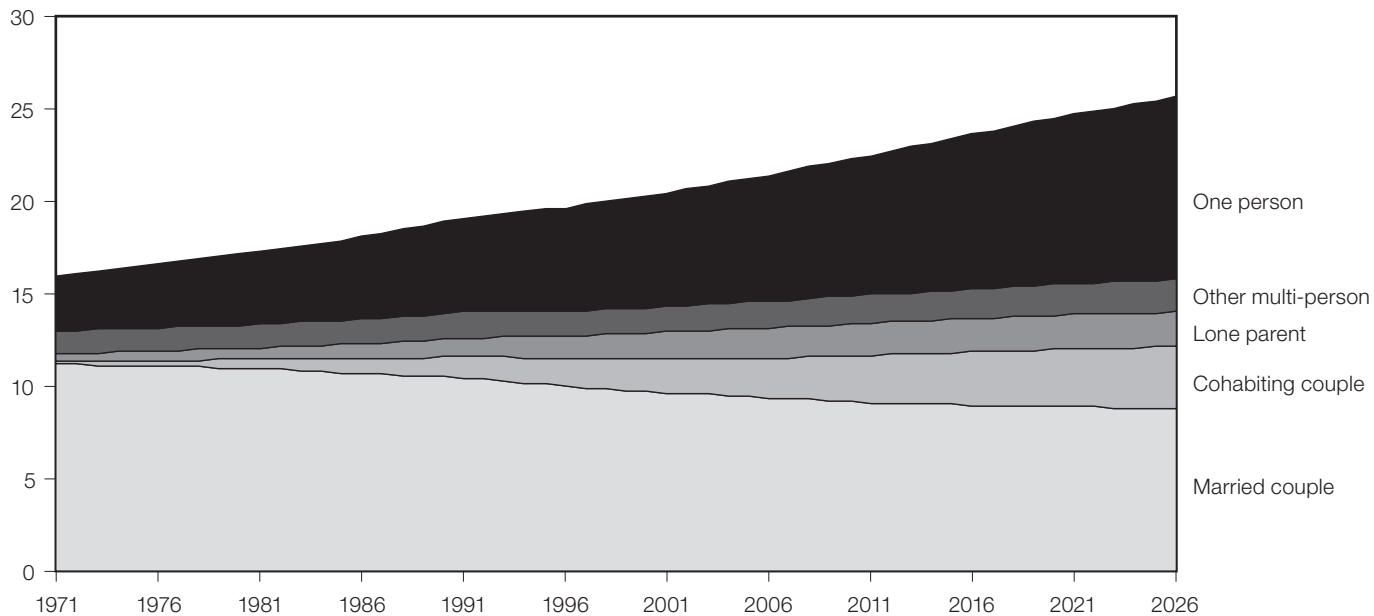
Source:  
Housing Strategy Statistical Appendix returns (HSSA)

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Next update: December 2006

Chart 4a Number of households 1971-2026, England

Million households



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Source:  
Communities and Local Government household estimates and projections.

Live table: 402

Next update: 2007

Table 4.1 Household estimates and projections: Great Britain, 1961-2026<sup>1</sup>

	Thousands					Average household size England
	England	Wales	England & Wales	Scotland	Great Britain	
1961	13,915	785	14,700	1,608	16,300	3.01
1962	..	..	15,000	..	..	..
1963	..	..	15,100	..	..	..
1964	..	..	15,400	..	..	..
1965	..	..	15,600	..	..	..
1966	..	..	15,800	..	..	2.99
1967	..	..	16,000	..	..	..
1968	..	..	16,200	..	..	..
1969	..	..	16,400	..	..	..
1970	..	..	16,600	..	..	..
1971	16,012	928	16,940	1,698	18,638	2.84
1972	16,107	931	17,038	..	..	2.85
1973	16,251	943	17,194	..	..	2.83
1974	16,352	954	17,306	..	..	2.81
1975	16,455	963	17,418	..	..	2.79
1976	16,561	972	17,533	..	..	2.78
1977	16,680	980	17,660	..	..	2.76
1978	16,800	989	17,788	..	..	2.74
1979	16,929	998	17,926	..	..	2.72
1980	17,068	1,007	18,075	..	..	2.70
1981	17,362	1,025	18,387	1,854	20,241	2.65
1982	17,453	1,027	18,480	1,864	20,344	2.63
1983	17,585	1,033	18,618	1,878	20,496	2.61
1984	17,757	1,042	18,799	1,899	20,698	2.59
1985	17,942	1,053	18,995	1,914	20,909	2.57
1986	18,131	1,065	19,196	1,934	21,130	2.55
1987	18,335	1,079	19,414	1,950	21,364	2.53
1988	18,551	1,097	19,648	1,967	21,615	2.51
1989	18,778	1,113	19,891	1,984	21,875	2.48
1990	18,970	1,124	20,094	2,003	22,097	2.47
1991	19,166	1,137	20,303	2,043	22,346	2.45
1992	19,284	1,145	20,428	2,059	22,487	2.44
1993	19,395	1,153	20,548	2,076	22,624	2.43
1994	19,505	1,160	20,664	2,094	22,758	2.42
1995	19,618	1,166	20,784	2,112	22,896	2.41
1996	19,727	1,172	20,899	2,126	23,025	2.40
1997	19,816	1,178	20,993	2,139	23,132	2.40
1998	19,924	1,183	21,107	2,153	23,260	2.39
1999	20,052	1,188	21,240	2,166	23,406	2.39
2000	20,222	1,197	21,420	2,177	23,597	2.37
2001	20,523	1,209	21,732	2,195	23,927	2.36
2002	20,720	1,223	21,943	2,209	24,152	2.35
2003	20,904	1,236	22,140	2,225	24,365	2.34
2004	21,062	1,247	22,309	2,246	24,555	2.33
2006 <sup>2</sup>	21,485	1,275	22,759	2,287	25,046	2.30
2011 <sup>2</sup>	22,566	1,332	23,898	2,367	26,265	2.24
2016 <sup>2</sup>	23,705	1,391	25,095	2,446	27,541	2.18
2021 <sup>2</sup>	24,781	1,441	26,222	2,510	28,732	2.13
2026 <sup>2</sup>	25,713	1,479	27,191	..	..	2.10

1. Figures to 2004 are derived from mid-year population estimates.

2. For England and Wales figures for 2006 onwards are 2003-based projections.

Estimates have been revised to align them with the revised population series.

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Source: Communities and Local Government, Scottish Executive  
National Assembly for Wales

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Table 4.2 Household estimates and projections: by region, 1971-2026 <sup>1</sup>

	Thousands									
	England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
1971	16,012	..	..	..	..	..	..	..	..	..
1972	16,107	917	2,441	1,714	1,263	1,717	1,526	2,717	2,357	1,455
1973	16,251	923	2,454	1,729	1,283	1,736	1,558	2,700	2,389	1,479
1974	16,352	931	2,464	1,740	1,299	1,752	1,579	2,676	2,413	1,496
1975	16,455	938	2,473	1,751	1,314	1,766	1,603	2,659	2,435	1,515
1976	16,561	945	2,483	1,761	1,327	1,779	1,627	2,641	2,464	1,533
1977	16,680	952	2,493	1,772	1,342	1,794	1,650	2,630	2,493	1,552
1978	16,800	955	2,502	1,784	1,356	1,809	1,676	2,621	2,527	1,570
1979	16,929	960	2,510	1,794	1,372	1,825	1,704	2,613	2,560	1,590
1980	17,068	966	2,517	1,806	1,389	1,840	1,729	2,612	2,598	1,610
1981	17,362	979	2,558	1,831	1,415	1,869	1,771	2,634	2,659	1,646
1982	17,453	981	2,562	1,838	1,424	1,879	1,789	2,630	2,686	1,664
1983	17,585	986	2,569	1,848	1,437	1,891	1,812	2,639	2,715	1,686
1984	17,757	991	2,583	1,860	1,454	1,907	1,838	2,649	2,759	1,715
1985	17,942	997	2,598	1,873	1,474	1,926	1,867	2,664	2,800	1,744
1986	18,131	1,003	2,613	1,886	1,494	1,943	1,897	2,679	2,843	1,774
1987	18,335	1,011	2,631	1,902	1,515	1,967	1,927	2,694	2,883	1,806
1988	18,551	1,018	2,653	1,923	1,539	1,991	1,957	2,702	2,927	1,840
1989	18,778	1,028	2,681	1,950	1,563	2,014	1,982	2,732	2,963	1,865
1990	18,970	1,037	2,700	1,968	1,582	2,032	2,005	2,767	2,996	1,884
1991	19,166	1,046	2,722	1,987	1,600	2,050	2,032	2,796	3,028	1,905
1992	19,284	1,051	2,731	1,999	1,616	2,062	2,051	2,799	3,052	1,924
1993	19,395	1,055	2,744	2,009	1,630	2,074	2,065	2,808	3,072	1,940
1994	19,505	1,056	2,752	2,017	1,644	2,083	2,085	2,810	3,099	1,959
1995	19,618	1,058	2,761	2,023	1,657	2,093	2,106	2,813	3,130	1,977
1996	19,727	1,060	2,766	2,028	1,670	2,103	2,127	2,827	3,156	1,990
1997	19,816	1,059	2,769	2,030	1,680	2,109	2,146	2,832	3,182	2,007
1998	19,924	1,059	2,776	2,035	1,688	2,118	2,167	2,854	3,203	2,023
1999	20,052	1,059	2,778	2,038	1,700	2,124	2,188	2,888	3,235	2,043
2000	20,222	1,062	2,794	2,048	1,714	2,133	2,213	2,930	3,262	2,068
2001	20,523	1,075	2,827	2,069	1,737	2,154	2,236	3,036	3,294	2,093
2002	20,720	1,081	2,849	2,087	1,761	2,176	2,258	3,073	3,320	2,115
2003	20,904	1,088	2,874	2,104	1,782	2,193	2,286	3,093	3,348	2,137
2004	21,062	1,095	2,895	2,122	1,799	2,206	2,304	3,112	3,368	2,160
2006 <sup>2</sup>	21,485	1,105	2,935	2,153	1,839	2,244	2,364	3,191	3,445	2,209
2011 <sup>2</sup>	22,566	1,136	3,055	2,248	1,942	2,338	2,504	3,374	3,626	2,342
2016 <sup>2</sup>	23,705	1,168	3,179	2,348	2,048	2,436	2,653	3,567	3,822	2,485
2021 <sup>2</sup>	24,781	1,194	3,290	2,437	2,146	2,526	2,797	3,756	4,013	2,622
2026 <sup>2</sup>	25,713	1,211	3,378	2,511	2,230	2,602	2,926	3,926	4,184	2,745

1. Figures to 2004 are derived using mid-year population estimates.

2. All projections are 2003-based.

Estimates have been revised to align them with the revised population series.

Figures for earlier years are less reliable, in particular for 1972 to 1980 especially for North East, North West, East and South East.

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Source:  
Communities and Local Government Household projections and estimates model.

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Next update: 2007

Table 4.3 Household estimates and projections: by composition and region, 1997-2026 <sup>1</sup>

Thousands (except where stated)										
Year	Married couple households <sup>2</sup>	Cohabiting couple households <sup>3</sup>	Lone parent households <sup>4</sup>	Other multi-person households <sup>5</sup>	One person households <sup>6</sup>	All households (as defined in the census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed couples <sup>7</sup>	Concealed lone parents <sup>8</sup>
<b>England</b>										
1997	9,934	1,532	1,291	1,376	5,683	19,816	47,643	2.40	81	67
1998	9,835	1,603	1,335	1,368	5,783	19,924	47,775	2.39	81	64
1999	9,754	1,671	1,383	1,360	5,885	20,052	47,953	2.39	80	62
2000	9,697	1,729	1,433	1,365	5,998	20,222	48,110	2.37	81	59
2001	9,709	1,788	1,476	1,387	6,163	20,523	48,558	2.36	83	57
2002	9,658	1,827	1,524	1,401	6,309	20,720	48,753	2.35	83	55
2003	9,608	1,867	1,566	1,416	6,447	20,904	48,963	2.34	84	53
2004	9,527	1,987	1,591	1,421	6,536	21,062	49,200	2.33	87	52
2006	9,409	2,161	1,642	1,447	6,825	21,485	49,577	2.30	86	47
2011	9,170	2,567	1,735	1,531	7,562	22,566	50,671	2.24	92	38
2016	9,024	2,895	1,794	1,621	8,370	23,705	51,824	2.18	97	32
2021	8,935	3,148	1,837	1,698	9,164	24,781	52,975	2.13	98	28
2026	8,834	3,358	1,876	1,759	9,886	25,713	53,993	2.10	100	25
<b>North East</b>										
1997	528	74	78	68	310	1,059	2,512	2.37	3	4
1998	520	78	81	67	314	1,059	2,503	2.36	2	4
1999	512	81	83	66	317	1,059	2,489	2.35	2	4
2000	506	84	85	66	321	1,062	2,480	2.33	2	4
2001	505	87	88	66	329	1,075	2,497	2.32	2	3
2002	501	88	90	66	336	1,081	2,495	2.30	2	3
2003	497	89	92	67	343	1,088	2,496	2.29	2	3
2004	492	95	93	67	348	1,095	2,502	2.28	2	3
2006	482	100	94	68	360	1,105	2,485	2.25	2	3
2011	464	115	97	70	392	1,136	2,474	2.17	3	2
2016	449	125	97	72	424	1,168	2,465	2.11	3	2
2021	437	131	97	75	454	1,194	2,457	2.05	3	2
2026	422	137	96	77	479	1,211	2,443	2.01	3	1
<b>North West</b>										
1997	1,356	198	212	187	815	2,769	6,655	2.40	8	12
1998	1,337	208	219	185	827	2,776	6,648	2.39	9	11
1999	1,318	215	226	182	837	2,778	6,625	2.38	9	11
2000	1,305	223	234	181	851	2,794	6,623	2.37	8	10
2001	1,302	230	241	182	871	2,827	6,659	2.35	8	10
2002	1,292	235	248	184	890	2,849	6,669	2.34	8	9
2003	1,285	240	255	186	909	2,874	6,690	2.32	8	9
2004	1,273	255	259	187	921	2,895	6,713	2.31	9	9
2006	1,249	275	266	189	957	2,935	6,714	2.28	8	8
2011	1,205	323	278	198	1,051	3,055	6,770	2.21	10	6
2016	1,174	358	284	208	1,154	3,179	6,837	2.15	10	4
2021	1,151	383	288	216	1,252	3,290	6,905	2.09	10	4
2026	1,126	402	290	223	1,337	3,378	6,957	2.06	9	3
<b>Yorkshire and the Humber</b>										
1997	1,032	162	135	125	577	2,030	4,869	2.39	8	8
1998	1,019	169	139	123	584	2,035	4,868	2.39	8	7
1999	1,008	176	143	122	589	2,038	4,864	2.38	7	7
2000	1,000	182	147	122	597	2,048	4,866	2.37	7	6
2001	999	187	152	123	609	2,069	4,892	2.36	8	6
2002	993	191	156	125	622	2,087	4,909	2.35	8	6
2003	988	194	160	127	635	2,104	4,925	2.34	8	6
2004	980	207	163	128	643	2,122	4,955	2.33	8	6
2006	964	224	168	131	667	2,153	4,964	2.30	7	5
2011	936	263	177	141	731	2,248	5,035	2.24	8	4
2016	919	294	183	152	800	2,348	5,112	2.17	9	3
2021	907	315	188	161	866	2,437	5,188	2.12	9	3
2026	893	333	193	170	923	2,511	5,256	2.09	9	2

Table 4.3 Household estimates and projections: by composition and region, 1997-2026<sup>1</sup> (continued)

Thousands (except where stated)										
Year	Married couple households <sup>2</sup>	Cohabiting couple households <sup>3</sup>	Lone parent households <sup>4</sup>	Other multi-person households <sup>5</sup>	One person households <sup>6</sup>	All households (as defined in the census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed couples <sup>7</sup>	Concealed lone parents <sup>8</sup>
<b>East Midlands</b>										
1997	889	138	101	99	452	1,680	4,045	2.40	7	5
1998	881	144	105	99	460	1,688	4,053	2.40	7	5
1999	875	150	109	98	468	1,700	4,071	2.39	7	5
2000	872	155	112	98	477	1,714	4,082	2.38	6	4
2001	874	159	116	99	489	1,737	4,113	2.36	6	4
2002	874	163	120	100	503	1,761	4,146	2.35	6	4
2003	874	166	124	102	516	1,782	4,175	2.34	6	4
2004	869	177	126	103	524	1,799	4,202	2.33	7	4
2006	864	191	130	105	548	1,839	4,241	2.30	7	3
2011	855	225	138	113	611	1,942	4,352	2.24	7	3
2016	852	252	143	121	679	2,048	4,464	2.18	7	2
2021	853	272	147	127	746	2,146	4,575	2.13	7	2
2026	850	289	151	133	806	2,230	4,674	2.09	7	2
<b>West Midlands</b>										
1997	1,098	156	140	137	579	2,109	5,184	2.45	12	9
1998	1,086	163	145	135	588	2,118	5,189	2.45	11	8
1999	1,074	168	150	133	597	2,124	5,186	2.44	12	8
2000	1,065	173	156	133	607	2,133	5,180	2.42	12	8
2001	1,063	178	160	133	620	2,154	5,200	2.41	12	7
2002	1,057	182	166	135	635	2,176	5,223	2.40	11	7
2003	1,051	186	171	136	649	2,193	5,238	2.38	11	7
2004	1,041	198	174	137	657	2,206	5,252	2.38	12	7
2006	1,026	214	182	138	684	2,244	5,271	2.34	11	6
2011	995	251	196	143	753	2,338	5,336	2.28	11	5
2016	973	280	205	149	828	2,436	5,411	2.22	12	5
2021	957	302	211	154	902	2,526	5,488	2.17	12	4
2026	939	320	216	159	969	2,602	5,553	2.13	12	4
<b>East</b>										
1997	1,157	176	115	124	575	2,146	5,180	2.41	7	5
1998	1,151	185	119	123	589	2,167	5,215	2.40	7	5
1999	1,147	193	123	122	602	2,188	5,250	2.40	7	5
2000	1,146	200	128	122	617	2,213	5,284	2.38	7	5
2001	1,146	205	131	123	632	2,236	5,309	2.37	7	5
2002	1,143	208	135	123	649	2,258	5,330	2.36	7	4
2003	1,142	213	139	125	666	2,286	5,371	2.35	8	4
2004	1,135	226	141	125	677	2,304	5,399	2.34	8	4
2006	1,129	247	146	128	713	2,364	5,478	2.31	8	4
2011	1,118	294	155	134	803	2,504	5,660	2.26	9	3
2016	1,116	334	160	142	901	2,653	5,848	2.20	10	3
2021	1,120	365	164	150	999	2,797	6,035	2.15	10	2
2026	1,122	392	167	156	1,089	2,926	6,206	2.12	10	2
<b>London</b>										
1997	1,139	213	232	305	944	2,832	6,825	2.41	18	10
1998	1,121	223	243	308	961	2,854	6,869	2.40	18	10
1999	1,108	233	254	311	982	2,888	6,944	2.40	18	10
2000	1,100	243	265	316	1,005	2,930	7,009	2.39	18	10
2001	1,116	262	275	332	1,052	3,036	7,229	2.38	20	10
2002	1,104	272	284	336	1,077	3,073	7,278	2.36	19	9
2003	1,089	279	291	338	1,095	3,093	7,295	2.35	20	9
2004	1,071	301	296	339	1,105	3,112	7,336	2.35	21	9
2006	1,050	332	306	348	1,156	3,191	7,428	2.32	19	8
2011	995	406	326	371	1,276	3,374	7,665	2.27	20	7
2016	954	469	341	395	1,408	3,567	7,914	2.21	20	6
2021	926	522	354	414	1,540	3,756	8,150	2.17	20	5
2026	902	568	365	429	1,663	3,926	8,353	2.12	20	5

Table 4.3 Household estimates and projections: by composition and region, 1997-2026<sup>1</sup> (continued)

Thousands (except where stated)										
Year	Married couple households <sup>2</sup>	Cohabiting couple households <sup>3</sup>	Lone parent households <sup>4</sup>	Other multi-person households <sup>5</sup>	One person households <sup>6</sup>	All households (as defined in the census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed couples <sup>7</sup>	Concealed lone parents <sup>8</sup>
<b>South East</b>										
1997	1,684	259	168	206	864	3,182	7,671	2.41	13	9
1998	1,673	271	173	205	881	3,203	7,704	2.40	13	8
1999	1,668	283	180	204	901	3,235	7,767	2.40	12	8
2000	1,662	292	186	204	919	3,262	7,793	2.38	12	8
2001	1,660	299	191	205	940	3,294	7,833	2.37	13	7
2002	1,651	304	196	206	962	3,320	7,853	2.36	13	7
2003	1,644	310	202	208	984	3,348	7,890	2.35	13	7
2004	1,630	328	204	208	998	3,368	7,919	2.35	14	7
2006	1,616	359	211	212	1,046	3,445	8,017	2.32	14	6
2011	1,584	429	222	223	1,168	3,626	8,239	2.27	16	5
2016	1,568	487	228	236	1,304	3,822	8,469	2.21	17	4
2021	1,563	532	232	245	1,441	4,013	8,705	2.16	18	4
2026	1,556	570	237	252	1,570	4,184	8,925	2.13	17	3
<b>South West</b>										
1997	1,052	156	108	124	567	2,007	4,702	2.34	7	5
1998	1,047	163	112	123	579	2,023	4,727	2.33	7	5
1999	1,043	170	116	122	591	2,043	4,757	2.32	7	5
2000	1,043	177	120	123	605	2,068	4,793	2.31	7	5
2001	1,045	182	124	123	620	2,093	4,827	2.30	7	4
2002	1,042	185	128	125	636	2,115	4,851	2.29	8	4
2003	1,040	188	132	126	651	2,137	4,883	2.28	8	4
2004	1,036	201	134	127	662	2,160	4,921	2.27	9	4
2006	1,029	218	139	129	694	2,209	4,978	2.25	8	4
2011	1,019	261	147	138	778	2,342	5,140	2.19	10	3
2016	1,019	296	152	147	871	2,485	5,304	2.13	11	3
2021	1,023	324	157	154	965	2,622	5,471	2.08	11	2
2026	1,023	348	161	160	1,051	2,745	5,626	2.05	10	2

1. Figures to 2004 are derived mid-year population estimates.

2. Households which contain a married couple.

3. Households which contain a cohabiting couple but no married couple.

4. Households containing a lone parent living with one or more dependant child, but no married or cohabiting couples. A dependant child is one aged 0-15; or aged 16-18, never married and in full time education

5. Multi-person households not falling within the foregoing categories (eg lone parents with only non-dependant children, brother, sisters and unrelated (and non-cohabiting) people living together).

6. Persons living alone who share neither housekeeping nor a living room with anyone else.

7. Concealed couples are married or cohabiting couples living within a household where another person is the household representative.

8. Concealed lone parents are lone parents living within a household where another person is the household representative.

9. Projections are 2003-based projections.

Notes:

Household estimates have been revised to align them with the revised population series.

The household figures for England and the regions are derived by Communities and Local Government from the 2003-based household projection and estimation model using population figures from the Office for National Statistics (ONS):

The ONS population figures are split by marital status using the Government Actuary's Department marital status projections, and an estimate of the institutional household population is subtracted from the total population to give the private household population.

These population figures, split by age sex and marital status, are multiplied by estimated or projected 'household representative rates' that represent the estimated or projected proportion of the population in that category who are household representatives. These rates are based on the 1971, 1981, 1991 and 2001 censuses and Labour Force Survey data.

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Source: see notes above

Communities and Local Government Household projections and estimates model

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Table 4.4 Household estimates: England, historical series, 1861-2004

Year	Households (thousands)	Year	Households (thousands)	Year	Households (thousands)	Year	Households (thousands)
1861	4,206	1971	16,012	1982	17,453	1993	19,395
1871	4,736	1972	16,107	1983	17,585	1994	19,505
1881	5,291	1973	16,251	1984	17,757	1995	19,618
1891	5,761	1974	16,352	1985	17,942	1996	19,727
1901	6,612	1975	16,455	1986	18,131	1997	19,816
1911	7,493	1976	16,561	1987	18,335	1998	19,924
1921	8,161	1977	16,680	1988	18,551	1999	20,052
1931	9,595	1978	16,800	1989	18,778	2000	20,222
1939	11,050	1979	16,929	1990	18,970	2001	20,523
1951	12,500	1980	17,068	1991	19,166	2002	20,720
1961	13,915	1981	17,362	1992	19,284	2003	20,904
						2004	21,062

## Notes:

The data for 1861 to 1961 are largely based on the census figures for England & Wales with Wales including Monmouthshire excluded to maintain an area consistent with modern England. The figures up until 1921 use families and separate occupiers and have not been adjusted to take account of the definitional change in 1921 that effectively removed the institutional population from the figures.

The figure for 1939 is based on work by A. E. Holmans (see page 63, Housing Policy in Britain (1987), Croom Helm) with a pro rata adjustment made for England using the population ratio.

Household estimates have been revised to align them with the revised population series.

Data for earlier years are less reliable and definitions are not consistent throughout the series.

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Source: See Notes above

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Table 4.5 Population estimates and projections: United Kingdom, 1956-2031<sup>1</sup>

Thousands of people							
Year	England	Wales	England & Wales	Scotland	Great Britain	Northern Ireland	United Kingdom
1956	42,059	2,608	44,667	5,120	49,787	1,397	51,184
1961	43,561	2,635	46,196	5,184	51,380	1,427	52,807
1962	..	..	46,657	5,198	51,855	1,437	53,292
1963	..	..	46,973	5,205	52,178	1,447	53,625
1964	..	..	47,324	5,209	52,533	1,458	53,991
1965	..	..	47,671	5,210	52,881	1,468	54,349
1966	45,265	2,702	47,967	5,201	53,167	1,476	54,643
1967	..	..	48,272	5,198	53,470	1,489	54,959
1968	..	..	48,511	5,200	53,711	1,503	55,214
1969	..	..	48,738	5,209	53,947	1,514	55,461
1970	..	..	48,891	5,214	54,105	1,527	55,632
1971	46,412	2,740	49,152	5,236	54,388	1,540	55,928
1972	46,572	2,755	49,327	5,231	54,558	1,539	56,097
1973	46,686	2,773	49,459	5,234	54,693	1,530	56,223
1974	46,683	2,785	49,468	5,241	54,709	1,527	56,236
1975	46,674	2,795	49,470	5,232	54,702	1,524	56,226
1976	46,660	2,799	49,459	5,233	54,693	1,524	56,216
1977	46,640	2,801	49,441	5,226	54,667	1,523	56,190
1978	46,638	2,804	49,442	5,212	54,655	1,523	56,178
1979	46,698	2,810	49,508	5,204	54,712	1,528	56,240
1980	46,787	2,816	49,603	5,194	54,797	1,533	56,330
1981	46,821	2,813	49,634	5,180	54,815	1,543	56,358
1982	46,777	2,804	49,582	5,165	54,746	1,545	56,291
1983	46,814	2,803	49,617	5,148	54,765	1,551	56,316
1984	46,912	2,801	49,713	5,139	54,852	1,557	56,409
1985	47,057	2,803	49,861	5,128	54,989	1,565	56,554
1986	47,188	2,811	49,999	5,112	55,110	1,574	56,684
1987	47,300	2,823	50,123	5,099	55,222	1,582	56,804
1988	47,412	2,841	50,254	5,077	55,331	1,585	56,916
1989	47,553	2,855	50,408	5,078	55,486	1,590	57,076
1990	47,699	2,862	50,561	5,081	55,642	1,596	57,237
1991	47,875	2,873	50,748	5,083	55,831	1,607	57,439
1992	47,998	2,878	50,876	5,086	55,962	1,623	57,585
1993	48,102	2,884	50,986	5,092	56,078	1,636	57,714
1994	48,229	2,887	51,116	5,102	56,218	1,644	57,862
1995	48,384	2,889	51,272	5,104	56,377	1,649	58,025
1996	48,519	2,891	51,410	5,092	56,502	1,662	58,164
1997	48,665	2,895	51,560	5,083	56,643	1,671	58,314
1998	48,821	2,900	51,720	5,077	56,798	1,678	58,475
1999	49,033	2,901	51,934	5,072	57,006	1,679	58,684
2000	49,233	2,907	52,140	5,063	57,203	1,683	58,886
2001	49,450	2,910	52,360	5,064	57,424	1,689	59,114
2002	49,647	2,923	52,570	5,055	57,625	1,697	59,322
2003	49,856	2,938	52,794	5,057	57,851	1,703	59,554
2004	50,094	2,952	53,046	5,078	58,125	1,710	59,835
2005	50,432	2,959	53,391	5,095	58,486	1,724	60,210
2006 <sup>2</sup>	50,714	2,977	53,691	5,108	58,800	1,733	60,533
2011 <sup>2</sup>	51,967	3,037	55,005	5,120	60,124	1,767	61,892
2016 <sup>2</sup>	53,276	3,102	56,378	5,126	61,504	1,800	63,304
2021 <sup>2</sup>	54,605	3,165	57,770	5,127	62,897	1,830	64,727
2026 <sup>2</sup>	55,823	3,219	59,042	5,109	64,151	1,851	66,002
2031 <sup>2</sup>	56,832	3,256	60,088	5,065	65,153	1,860	67,013

1. Up to and including 2005 the figures are mid-year estimates.

Estimates for 1991 - 2000 have been revised in light of the 2001 census.

2. Figures for 2006 - 2031 are GAD 2004-based national projections. These differ from 2003-based subnational projections in Table 4.6.

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Source:  
ONS, GROS, NISRA, GAD

Table 4.6 Population estimates and projections: by region, 1981-2021 <sup>1</sup>

Thousands										
Year	England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
1981	<b>46,821</b>	2,636	6,940	4,918	3,853	5,187	4,854	6,806	7,245	4,381
1982	<b>46,777</b>	2,624	6,907	4,907	3,849	5,179	4,873	6,765	7,273	4,399
1983	<b>46,814</b>	2,617	6,881	4,902	3,855	5,175	4,902	6,753	7,303	4,426
1984	<b>46,912</b>	2,609	6,861	4,895	3,867	5,174	4,927	6,755	7,361	4,464
1985	<b>47,057</b>	2,602	6,848	4,890	3,888	5,182	4,964	6,767	7,414	4,505
1986	<b>47,188</b>	2,594	6,833	4,884	3,908	5,180	4,999	6,774	7,468	4,548
1987	<b>47,300</b>	2,590	6,821	4,879	3,925	5,195	5,031	6,766	7,505	4,590
1988	<b>47,412</b>	2,582	6,812	4,889	3,951	5,204	5,060	6,729	7,551	4,635
1989	<b>47,553</b>	2,582	6,825	4,912	3,976	5,214	5,070	6,752	7,569	4,654
1990	<b>47,699</b>	2,584	6,829	4,921	3,993	5,218	5,088	6,799	7,598	4,668
1991	<b>47,875</b>	2,587	6,843	4,936	4,011	5,230	5,121	6,829	7,629	4,688
1992	<b>47,998</b>	2,591	6,841	4,949	4,037	5,237	5,143	6,829	7,657	4,714
1993	<b>48,102</b>	2,594	6,847	4,954	4,056	5,246	5,154	6,844	7,673	4,734
1994	<b>48,229</b>	2,589	6,839	4,960	4,072	5,249	5,178	6,874	7,712	4,757
1995	<b>48,384</b>	2,583	6,828	4,961	4,092	5,257	5,206	6,913	7,763	4,782
1996	<b>48,519</b>	2,576	6,810	4,961	4,108	5,263	5,233	6,974	7,800	4,793
1997	<b>48,665</b>	2,568	6,794	4,958	4,120	5,262	5,267	7,015	7,853	4,827
1998	<b>48,821</b>	2,561	6,792	4,958	4,133	5,271	5,302	7,065	7,889	4,849
1999	<b>49,033</b>	2,550	6,773	4,956	4,152	5,272	5,339	7,154	7,955	4,881
2000	<b>49,233</b>	2,543	6,774	4,959	4,168	5,270	5,375	7,237	7,991	4,917
2001	<b>49,450</b>	2,540	6,773	4,977	4,190	5,281	5,400	7,322	8,023	4,943
2002	<b>49,647</b>	2,538	6,783	4,993	4,223	5,304	5,422	7,371	8,044	4,968
2003	<b>49,856</b>	2,539	6,805	5,009	4,252	5,320	5,463	7,388	8,080	4,999
2004	<b>50,093</b>	2,545	6,827	5,039	4,280	5,334	5,491	7,429	8,110	5,038
2005	<b>50,432</b>	2,558	6,846	5,064	4,306	5,365	5,542	7,518	8,164	5,068
2006 <sup>2</sup>	<b>50,484</b>	2,529	6,830	5,050	4,320	5,354	5,572	7,521	8,210	5,097
2011 <sup>2</sup>	<b>51,595</b>	2,519	6,887	5,123	4,433	5,421	5,757	7,758	8,435	5,262
2016 <sup>2</sup>	<b>52,771</b>	2,512	6,957	5,202	4,547	5,499	5,948	8,008	8,669	5,429
2021 <sup>2</sup>	<b>53,954</b>	2,505	7,031	5,282	4,662	5,579	6,139	8,245	8,910	5,601

1. Up to and including 2005 the figures are mid-year estimates and have been revised in light of the 2001 Census. Estimates for 1992 - 2000 have been revised due to ONS post Census population studies

2. The figures for 2006 - 2021 are 2003-based English subnational population projections.

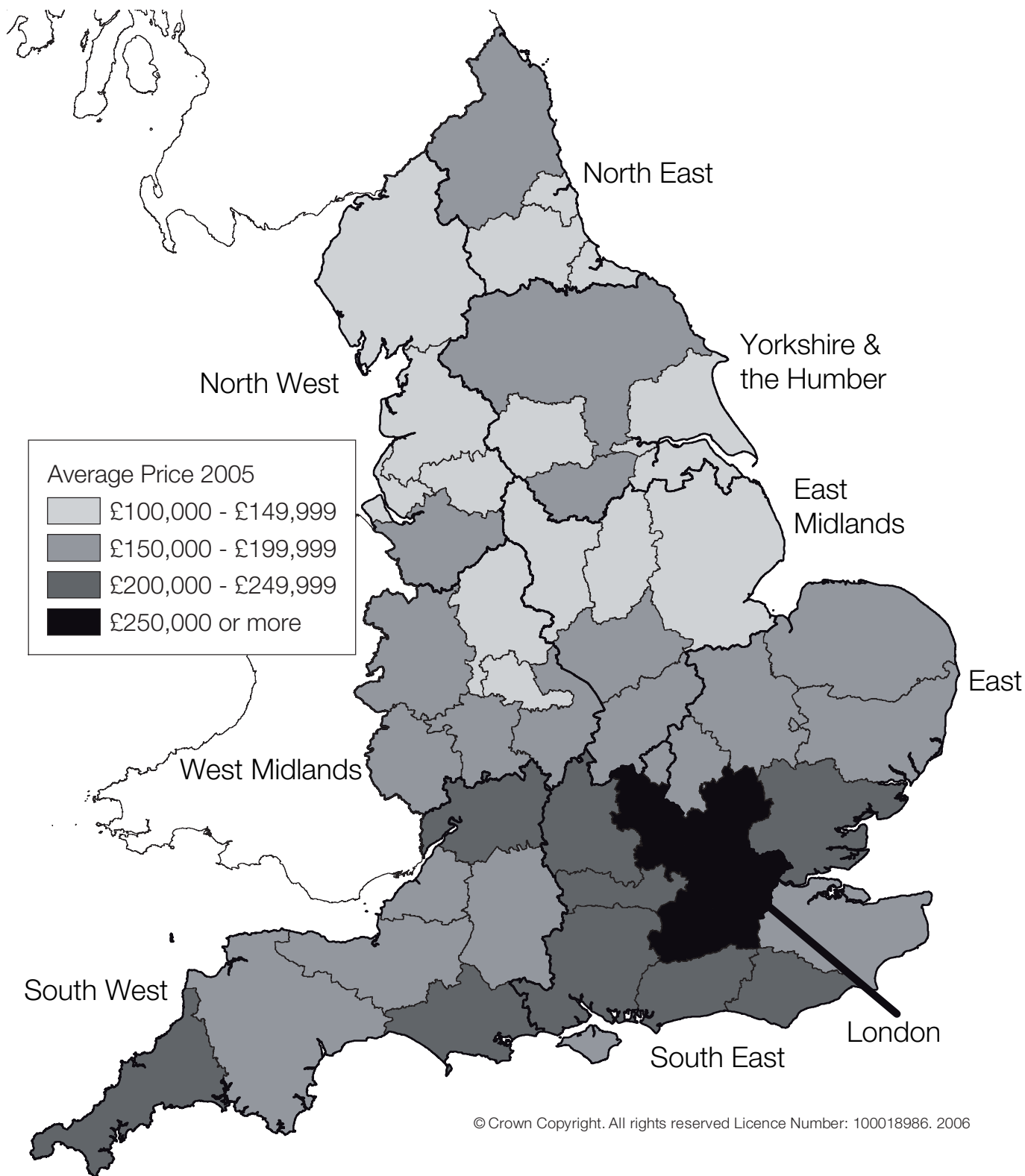
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Source: ONS

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**Chart 5a Housing Market: Simple average house prices by county, latest calendar year<sup>1,2</sup>**



1. Land Registry simple average prices have been used for this table as they provide a more reliable estimate at county level  
 2. These definitions of "county" are now obsolete. However, they have been retained for this table because the whole of England is covered by this definition. The current definition of "counties" covers only those areas that are not unitary authorities or London boroughs

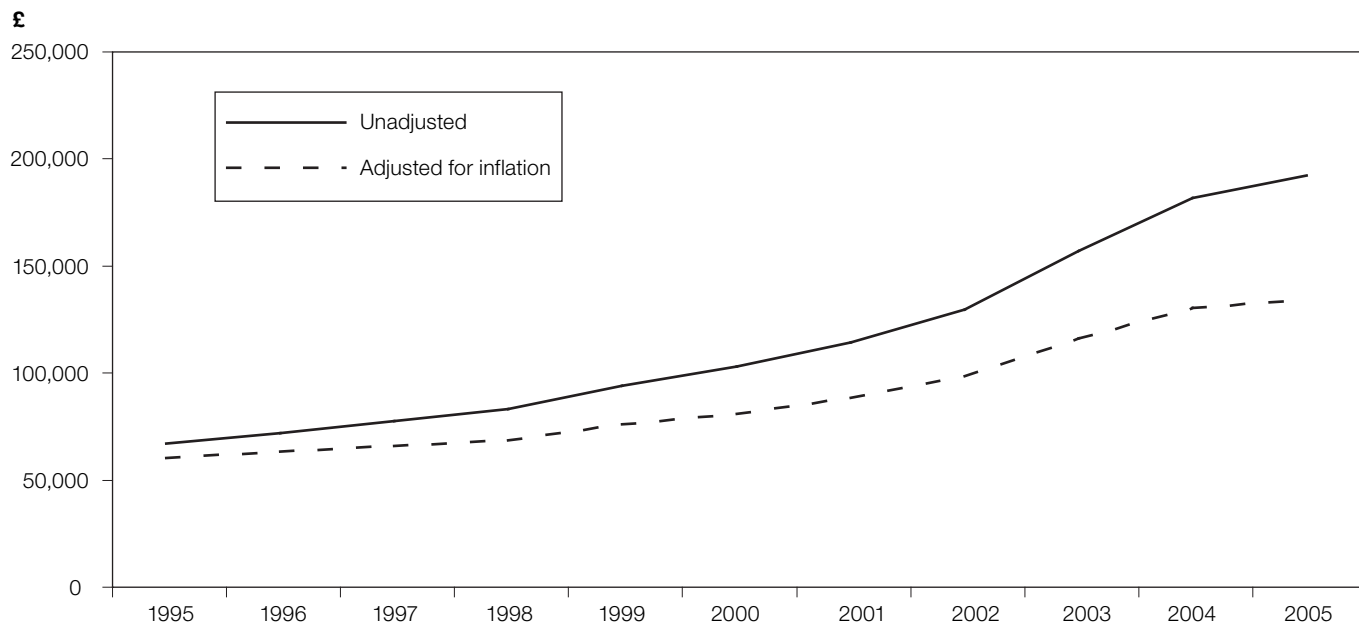
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Source: HM Land Registry

Live chart 520

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**Chart 5b Housing market: simple average house prices, United Kingdom<sup>1,2,3,4</sup>**



1. Data up to and including 2002 from 5 per cent sample. Data from 2003 onwards are based on a significantly enhanced sample size and are based on the average of the monthly prices.
2. Note that "unadjusted prices" are the actual/nominal prices. The prices "adjusted for inflation" are sometimes referred to as "real" prices.
3. Adjusted by the annual all items Retail Price Index (ONS identifier: CHAW)
4. From September 2005, data are collected via the Regulated Mortgage Survey.  
2005 data are based on combined data from the Survey of Mortgage Lenders and Regulated Mortgage Survey.

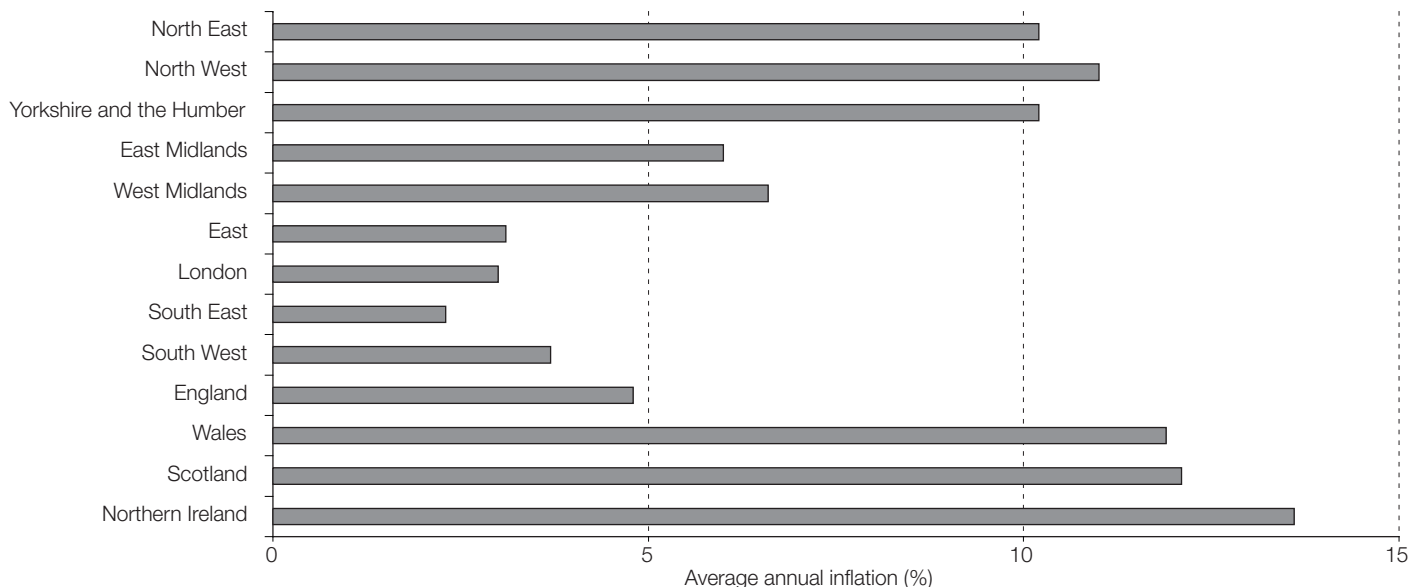
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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

Live table 571

Next update: March 2007

**Chart 5c Housing market: latest year on year percentage change in mix-adjusted house prices, by region, 2005<sup>1,2</sup>**



1. The percentage change for 2005 is the average of the inflation rates of each month during the year. It does not represent the position at the end of the year.
2. From September 2005, data are collected via the Regulated Mortgage Survey. 2005 data are based on combined data from the Survey of Mortgage Lenders and Regulated Mortgage Survey.

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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

Live chart 572

Next update: March 2007

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom<sup>1</sup>

						Average price £
	Bungalow	Detached	Semi-detached	Terraced	Flats <sup>2</sup>	All dwellings
<b>United Kingdom</b>						
1995	68,398	109,502	57,598	49,028	51,123	<b>65,644</b>
1996	72,173	112,530	61,794	52,417	55,909	<b>70,626</b>
1997	78,784	119,402	66,452	58,511	61,824	<b>76,103</b>
1998	84,133	127,556	71,485	62,589	68,714	<b>81,774</b>
1999	90,981	140,963	79,654	71,404	81,653	<b>92,521</b>
2000	103,390	155,167	88,098	78,264	90,628	<b>101,550</b>
2001	113,419	173,295	99,412	87,470	97,871	<b>112,835</b>
2002	138,299	201,815	113,299	99,150	113,402	<b>128,265</b>
2003 <sup>3</sup>	163,818	250,095	138,731	120,997	131,990	<b>155,627</b>
2004 <sup>3</sup>	189,074	280,877	162,410	142,827	152,338	<b>180,248</b>
2005 <sup>3,4</sup>	203,292	299,378	176,030	152,977	157,279	<b>190,760</b>
<b>Great Britain</b>						
1995	70,136	110,196	58,113	49,648	51,215	<b>66,261</b>
1996	73,491	112,306	62,018	52,659	55,306	<b>70,344</b>
1997	80,066	120,059	66,927	59,101	61,910	<b>76,617</b>
1998	85,652	128,237	71,993	63,073	68,844	<b>82,304</b>
1999	92,714	141,851	80,162	72,044	81,961	<b>93,200</b>
2000	105,570	156,254	88,582	78,942	89,516	<b>102,324</b>
2001	115,686	174,460	99,870	88,063	98,733	<b>113,591</b>
2002	141,144	203,340	114,005	99,979	113,645	<b>129,222</b>
2003 <sup>3</sup>	168,168	252,205	139,916	122,253	132,377	<b>157,276</b>
2004 <sup>3</sup>	194,279	283,339	164,015	144,398	152,929	<b>181,941</b>
2005 <sup>3,4</sup>	207,997	302,604	177,777	154,512	157,865	<b>192,423</b>
<b>England and Wales</b>						
1995	70,346	110,815	58,521	50,194	54,066	<b>67,342</b>
1996	73,775	112,910	62,459	53,138	58,517	<b>71,386</b>
1997	80,575	121,004	67,451	59,940	65,371	<b>77,898</b>
1998	86,811	129,517	72,467	63,735	72,860	<b>83,575</b>
1999	94,090	143,807	80,854	72,761	86,773	<b>94,768</b>
2000	107,851	159,011	89,894	80,334	97,236	<b>105,021</b>
2001	119,072	178,446	101,833	89,779	108,065	<b>117,161</b>
2002	146,256	208,385	116,767	102,856	127,086	<b>134,361</b>
2003 <sup>3</sup>	176,129	259,204	143,698	125,794	143,915	<b>163,221</b>
2004 <sup>3</sup>	201,657	293,637	168,312	148,032	163,479	<b>188,943</b>
2005 <sup>3,4</sup>	215,137	313,776	181,983	158,134	170,302	<b>199,790</b>
<b>England</b>						
1995	71,226	112,228	59,168	50,852	54,360	<b>68,066</b>
1996	74,995	114,326	63,218	53,845	58,831	<b>72,210</b>
1997	81,948	122,375	68,398	60,950	65,732	<b>78,831</b>
1998	88,466	131,375	73,584	64,739	73,369	<b>84,695</b>
1999	96,216	145,946	82,172	74,051	87,435	<b>96,133</b>
2000	111,098	162,059	91,754	82,298	98,277	<b>106,998</b>
2001	121,577	182,487	104,220	92,193	111,141	<b>119,563</b>
2002	150,597	212,314	119,723	105,739	128,356	<b>137,278</b>
2003 <sup>3</sup>	181,109	265,588	147,526	129,298	145,164	<b>166,820</b>
2004 <sup>3</sup>	205,616	299,077	171,403	151,410	164,696	<b>192,002</b>
2005 <sup>3,4</sup>	218,160	318,584	184,753	161,039	171,411	<b>202,409</b>
<b>North East</b>						
1995	59,771	86,548	43,798	34,643	31,870	<b>46,565</b>
1996	61,954	85,496	46,684	38,202	32,313	<b>51,009</b>
1997	64,412	88,305	48,139	43,262	33,605	<b>52,824</b>
1998	70,377	89,627	53,434	40,658	40,256	<b>55,957</b>
1999	73,156	104,041	53,754	46,652	47,491	<b>61,620</b>
2000	70,236	107,868	55,920	45,232	51,812	<b>63,921</b>
2001	79,281	116,619	60,170	45,945	55,129	<b>69,813</b>
2002	96,408	137,732	70,015	54,620	53,689	<b>78,971</b>
2003 <sup>3</sup>	125,158	174,928	91,489	69,599	78,498	<b>100,344</b>
2004 <sup>3</sup>	162,033	213,357	117,092	93,722	91,668	<b>126,611</b>
2005 <sup>3,4</sup>	166,919	236,896	128,098	104,337	95,449	<b>135,210</b>

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom<sup>1</sup> (continued)

						Average price £
	Bungalow	Detached	Semi-detached	Terraced	Flats <sup>2</sup>	All dwellings
<b>North West (including Merseyside)</b>						
1995	65,737	100,620	51,835	37,748	40,788	<b>56,231</b>
1996	69,811	101,157	52,737	39,435	41,123	<b>57,609</b>
1997	72,399	109,068	56,364	41,996	44,413	<b>63,068</b>
1998	76,512	110,979	58,355	43,412	48,113	<b>65,572</b>
1999	85,344	120,386	64,646	45,864	55,870	<b>72,016</b>
2000	82,532	130,224	66,637	52,641	66,961	<b>77,931</b>
2001	95,386	139,939	75,486	54,486	71,033	<b>82,289</b>
2002	112,979	162,284	84,477	58,747	84,863	<b>92,002</b>
2003 <sup>3</sup>	139,423	205,949	107,925	72,509	100,633	<b>115,003</b>
2004 <sup>3</sup>	171,986	246,678	133,770	92,857	116,499	<b>139,095</b>
2005 <sup>3,4</sup>	181,112	268,707	149,155	103,512	122,419	<b>149,440</b>
<b>Yorkshire and the Humber</b>						
1995	59,922	92,385	49,388	38,897	36,398	<b>54,356</b>
1996	59,188	95,981	51,290	38,525	42,140	<b>55,867</b>
1997	68,466	101,408	51,954	41,471	43,227	<b>60,019</b>
1998	67,217	105,170	53,081	43,688	44,006	<b>62,214</b>
1999	69,293	112,346	57,441	46,561	45,737	<b>67,416</b>
2000	78,071	115,479	60,414	50,211	58,646	<b>72,176</b>
2001	87,588	127,888	65,334	52,775	61,523	<b>76,368</b>
2002	107,984	156,551	75,140	59,247	90,434	<b>88,126</b>
2003 <sup>3</sup>	134,873	197,279	99,193	80,011	96,967	<b>114,253</b>
2004 <sup>3</sup>	158,183	234,300	121,850	98,759	112,824	<b>137,317</b>
2005 <sup>3,4</sup>	177,542	255,340	135,733	109,433	114,579	<b>148,014</b>
<b>East Midlands</b>						
1995	57,863	85,433	44,303	36,785	33,133	<b>55,060</b>
1996	65,296	89,918	46,373	37,254	41,795	<b>58,855</b>
1997	63,702	93,424	48,306	39,868	35,883	<b>61,930</b>
1998	66,774	101,574	51,616	42,235	42,127	<b>66,155</b>
1999	74,143	107,969	54,948	46,198	39,736	<b>72,437</b>
2000	83,472	121,601	60,965	51,276	51,510	<b>79,323</b>
2001	91,274	134,679	68,850	58,028	56,582	<b>87,280</b>
2002	116,521	162,789	83,150	70,110	76,046	<b>104,835</b>
2003 <sup>3</sup>	147,444	204,180	106,376	88,813	95,604	<b>132,013</b>
2004 <sup>3</sup>	168,593	230,963	128,026	107,908	105,639	<b>154,493</b>
2005 <sup>3,4</sup>	176,249	244,901	134,824	116,687	108,446	<b>161,487</b>
<b>West Midlands</b>						
1995	71,807	105,243	50,109	40,590	38,637	<b>62,123</b>
1996	75,768	100,519	54,442	43,423	39,188	<b>64,320</b>
1997	81,996	108,609	55,969	46,314	46,710	<b>67,803</b>
1998	83,972	114,571	60,130	49,575	44,419	<b>71,864</b>
1999	91,785	128,846	65,271	51,820	50,017	<b>79,757</b>
2000	109,082	144,145	73,730	58,345	81,726	<b>88,431</b>
2001	111,508	162,802	78,857	65,879	70,675	<b>97,650</b>
2002	157,053	186,841	94,727	73,761	79,248	<b>112,313</b>
2003 <sup>3</sup>	166,102	228,420	117,481	94,800	91,259	<b>137,371</b>
2004 <sup>3</sup>	195,664	261,864	140,359	113,504	107,546	<b>161,846</b>
2005 <sup>3,4</sup>	206,238	276,666	149,932	123,262	112,444	<b>168,904</b>
<b>East</b>						
1995	66,899	113,759	61,409	49,125	39,930	<b>70,036</b>
1996	69,609	113,275	64,717	50,978	42,064	<b>73,403</b>
1997	84,045	124,843	72,861	57,833	45,333	<b>81,378</b>
1998	87,414	139,686	79,095	63,835	50,943	<b>88,682</b>
1999	92,784	151,253	86,265	72,823	57,251	<b>96,841</b>
2000	109,412	179,057	104,930	84,017	64,688	<b>111,813</b>
2001	118,186	202,021	118,771	96,546	78,346	<b>127,858</b>
2002	147,399	237,160	140,042	117,610	90,598	<b>151,330</b>
2003 <sup>3</sup>	183,824	289,871	171,942	140,582	114,685	<b>183,234</b>
2004 <sup>3</sup>	198,860	310,585	190,810	159,184	127,227	<b>202,985</b>
2005 <sup>3,4</sup>	211,045	324,371	200,405	165,910	135,637	<b>211,661</b>

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom<sup>1</sup> (continued)

						Average price £
	Bungalow	Detached	Semi-detached	Terraced	Flats <sup>2</sup>	All dwellings
<b>London</b>						
1995	96,863	173,669	104,205	87,957	69,873	<b>89,528</b>
1996	98,913	175,519	103,845	91,584	75,663	<b>94,065</b>
1997	115,308	188,884	121,186	106,292	86,455	<b>105,819</b>
1998	138,426	206,545	135,602	114,720	96,501	<b>114,783</b>
1999	144,626	258,757	162,866	145,925	118,802	<b>142,321</b>
2000	171,146	295,534	191,788	172,223	137,506	<b>163,577</b>
2001	196,184	331,324	213,228	187,493	150,571	<b>182,325</b>
2002	250,759	356,421	244,236	217,327	173,637	<b>207,246</b>
2003 <sup>3</sup>	258,087	516,588	295,376	261,284	188,461	<b>241,864</b>
2004 <sup>3</sup>	274,840	584,820	328,188	299,399	214,702	<b>272,886</b>
2005 <sup>3,4</sup>	291,011	548,984	336,242	306,591	225,954	<b>282,548</b>
<b>South East</b>						
1995	87,790	141,633	71,666	55,648	45,842	<b>83,030</b>
1996	94,092	143,774	75,528	60,211	48,305	<b>87,644</b>
1997	104,429	156,249	85,300	68,251	50,816	<b>94,842</b>
1998	116,129	175,414	97,060	76,716	58,430	<b>106,378</b>
1999	126,123	197,618	108,987	87,471	67,822	<b>121,654</b>
2000	159,803	232,359	132,347	101,918	86,351	<b>142,790</b>
2001	169,281	254,138	146,033	117,133	93,906	<b>156,964</b>
2002	197,101	293,538	171,483	136,270	112,972	<b>180,243</b>
2003 <sup>3</sup>	229,437	357,791	200,454	159,408	129,612	<b>214,971</b>
2004 <sup>3</sup>	252,744	383,668	219,886	177,615	145,041	<b>237,000</b>
2005 <sup>3,4</sup>	260,817	400,392	227,442	184,082	150,169	<b>243,537</b>
<b>South West</b>						
1995	74,113	102,470	55,629	48,581	42,242	<b>65,096</b>
1996	75,435	104,596	59,469	49,705	44,205	<b>68,034</b>
1997	77,122	112,886	62,862	53,807	50,350	<b>73,004</b>
1998	90,481	123,443	72,721	58,133	53,226	<b>80,203</b>
1999	97,149	137,891	81,836	65,030	63,032	<b>89,217</b>
2000	117,355	162,818	93,603	78,740	67,590	<b>104,233</b>
2001	130,157	185,670	107,483	87,641	83,917	<b>118,639</b>
2002	162,220	221,574	127,442	108,518	99,008	<b>142,403</b>
2003 <sup>3</sup>	194,257	271,184	156,167	134,047	122,350	<b>174,482</b>
2004 <sup>3</sup>	220,727	299,227	178,600	155,634	136,379	<b>197,926</b>
2005 <sup>3,4</sup>	232,618	309,787	189,196	160,850	140,352	<b>204,686</b>
<b>Wales</b>						
1995	59,552	85,773	45,245	37,702	35,609	<b>52,978</b>
1996	58,610	85,873	47,897	39,924	38,083	<b>54,898</b>
1997	58,573	96,148	48,896	39,165	39,827	<b>58,372</b>
1998	62,746	95,831	52,072	43,057	39,282	<b>60,902</b>
1999	70,429	105,587	57,466	45,458	46,988	<b>67,483</b>
2000	74,720	115,505	60,621	47,771	55,880	<b>72,285</b>
2001	87,675	126,644	66,922	53,079	60,369	<b>79,628</b>
2002	96,073	150,136	76,845	59,577	69,652	<b>88,261</b>
2003 <sup>3</sup>	127,567	178,120	91,850	75,629	88,282	<b>109,661</b>
2004 <sup>3</sup>	154,911	218,137	119,588	97,512	106,007	<b>138,141</b>
2005 <sup>3,4</sup>	172,338	237,722	132,795	108,451	114,647	<b>149,979</b>
<b>Scotland</b>						
1995	68,610	98,816	50,948	39,329	40,467	<b>53,143</b>
1996	71,373	100,842	53,597	42,749	41,495	<b>56,674</b>
1997	74,928	100,728	57,103	40,695	44,181	<b>57,883</b>
1998	76,323	105,338	61,426	47,315	46,389	<b>63,585</b>
1999	80,545	107,843	63,313	52,058	58,221	<b>69,312</b>
2000	87,572	116,615	62,304	54,831	52,576	<b>69,961</b>
2001	89,983	121,705	66,255	58,190	56,228	<b>73,570</b>
2002	98,718	140,555	71,108	55,118	61,779	<b>77,655</b>
2003 <sup>3</sup>	117,362	180,343	90,483	72,215	78,384	<b>103,641</b>
2004 <sup>3</sup>	142,732	187,979	112,019	90,824	92,837	<b>118,932</b>
2005 <sup>3,4</sup>	161,159	207,693	127,399	101,629	97,733	<b>129,631</b>

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom<sup>1</sup> (continued)

	Average price £					
	Bungalow	Detached	Semi-detached	Terraced	Flats <sup>2</sup>	All dwellings
<b>Northern Ireland</b>						
1995	51,539	73,971	39,312	24,781	35,395	<b>42,810</b>
1996	57,882	76,882	43,838	25,693	25,920	<b>47,678</b>
1997	62,545	86,809	47,175	30,613	37,914	<b>53,309</b>
1998	68,524	92,198	52,305	37,843	50,016	<b>59,376</b>
1999	72,185	101,664	59,223	44,236	47,383	<b>66,267</b>
2000	77,833	111,971	66,894	50,252	48,148	<b>72,514</b>
2001	82,441	124,012	76,529	57,302	40,493	<b>79,885</b>
2002	93,475	129,576	79,927	56,379	81,531	<b>83,829</b>
2003 <sup>3</sup>	108,610	152,294	87,740	65,320	79,456	<b>95,217</b>
2004 <sup>3</sup>	123,291	174,065	99,341	74,764	82,509	<b>110,188</b>
2005 <sup>3,4</sup>	145,909	192,623	116,878	89,551	97,403	<b>129,229</b>

1 Data are based on returns from all mortgage lenders.

2 "Flats" include both flats or maisonettes in converted houses or purpose-built properties.

3 Data up to and including 2002 was based on a 5 per cent sample. Data from 2003 onwards are based on a significantly increased sample.

4 Simple averages are more volatile to changes in the structure of the underlying data than mixed adjusted averages. There has been a structural change in the data during Q3 2005 due to the change in the survey.

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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

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**Table 5.2 Housing market: simple average house prices<sup>1</sup>, by county<sup>2</sup>, latest calendar year**

County <sup>2</sup>	Average price in 2005 (£)
Avon	191,305
Bedfordshire	178,267
Berkshire	245,566
Buckinghamshire	251,783
Cambridgeshire	186,497
Cheshire	176,967
Cleveland	112,513
Co Durham	119,306
Cornwall	204,836
Cumbria	146,327
Derbyshire	146,603
Devon	192,381
Dorset	223,364
East Sussex	210,377
Essex	204,306
Gloucestershire	202,946
Greater Manchester	133,956
Hampshire	214,098
Herefordshire	198,076
Hertfordshire	258,255
Humberside	117,813
Inner London	350,657
Isle of Wight	177,735
Kent	197,856
Lancashire	122,781
Leicestershire	168,611
Lincolnshire	149,489
Merseyside	130,894
Norfolk	167,200
North Yorkshire	194,010
Northants	162,464
Northumberland	153,796
Nottinghamshire	143,300
Outer London	253,878
Oxfordshire	246,886
Shropshire	169,233
Somerset	187,597
South Yorkshire	125,137
Staffordshire	142,076
Suffolk	179,276
Surrey	309,886
Tyne & Wear	130,028
Warwickshire	192,715
West Midlands	144,545
West Sussex	226,523
West Yorkshire	136,505
Wiltshire	193,975
Worcestershire	191,424

1. Land Registry simple average prices have been used for this table as they provide a more reliable estimate at county level.

2. These definitions of "county" are now obsolete. However, they have been retained for this table because the whole of England is covered by this definition. The current definition of "counties" covers only those areas that are not unitary authorities or London boroughs.

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Source: HM Land Registry

Live table 519

Next update: June 2007

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup>**

	Dwellings mortgaged in country or region as percentage of all dwellings mortgaged	New dwellings as percentage of all dwellings mortgaged in country or region	Percentage of mortgages to first-time buyers <sup>2,3</sup>	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
<b>United Kingdom</b>									
1995	100.0	12.1	51.8	79,274	57,591	26,917	62,920	46,835	22,402
1996	100.0	10.2	47.7	85,271	61,763	28,863	68,371	50,177	24,147
1997	100.0	10.1	44.6	93,196	65,834	30,574	73,799	53,837	25,570
1998	100.0	10.8	48.3	96,674	69,602	31,892	79,526	56,805	26,762
1999	100.0	11.3	46.8	112,088	77,607	35,187	90,039	63,441	29,191
2000	100.0	10.8	43.8	122,400	82,861	36,735	98,988	69,109	30,533
2001	100.0	8.3	39.5	132,133	91,085	39,570	110,297	74,152	33,191
2002	100.0	6.7	31.9	157,529	103,347	43,780	125,194	82,323	35,505
2003	100.0	6.3	26.1	186,008	120,722	47,318	154,387	96,717	37,787
2004	100.0	5.9	24.9	208,103	135,610	51,000	177,060	109,954	38,926
2005	100.0	5.2	33.6	211,666	138,199	52,055	188,373	122,622	42,980
<b>Great Britain</b>									
1995	97.4	11.9	51.5	80,259	58,286	27,136	63,522	47,223	22,529
1996	97.4	9.8	47.5	86,019	62,230	28,856	68,284	50,198	24,150
1997	97.8	9.7	44.4	94,811	67,046	31,055	74,291	54,173	25,686
1998	97.7	10.4	47.4	98,111	70,867	32,295	80,024	57,164	26,899
1999	97.5	10.8	46.5	114,670	79,327	35,913	90,603	63,830	29,331
2000	97.4	10.3	43.3	125,004	84,486	37,434	99,674	69,571	30,694
2001	97.8	7.4	39.1	134,678	92,781	40,255	111,009	74,573	33,353
2002	97.9	6.4	31.7	160,611	105,141	44,035	125,885	82,665	35,653
2003	97.3	6.0	25.9	189,993	123,046	48,034	155,642	97,425	38,035
2004	97.6	5.7	24.8	213,008	138,571	51,764	178,667	110,848	39,168
2005	97.5	4.9	33.6	217,180	142,306	53,253	189,915	123,500	43,223
<b>England and Wales</b>									
1995	89.9	11.8	51.3	80,703	58,747	27,272	64,693	47,965	22,729
1996	90.5	9.7	47.3	87,307	63,003	29,175	69,310	50,869	24,373
1997	91.6	9.6	44.0	96,184	67,884	31,348	75,626	55,048	25,957
1998	91.5	10.1	47.1	99,660	71,853	32,394	81,333	57,939	27,159
1999	91.5	10.5	46.3	117,141	80,818	36,406	92,154	64,724	29,597
2000	89.9	10.0	42.9	129,022	86,531	37,894	102,330	71,032	31,089
2001	89.8	7.0	38.9	140,383	95,594	41,039	114,673	76,473	33,864
2002	89.0	6.1	31.5	168,025	108,668	45,036	130,949	85,223	36,425
2003	87.2	5.7	25.7	201,129	129,018	49,101	161,329	100,727	38,795
2004	87.7	5.5	25.1	219,353	142,118	52,127	185,845	114,985	39,923
2005	87.6	4.7	33.8	223,484	146,307	54,061	197,430	128,161	44,107
<b>England</b>									
1995	85.6	11.8	51.2	81,414	59,171	27,554	65,372	48,441	22,917
1996	86.2	9.7	47.1	88,415	63,543	29,462	70,108	51,392	24,560
1997	87.4	9.6	43.8	97,111	68,372	31,566	76,532	55,652	26,178
1998	87.2	10.1	46.8	101,068	72,845	32,798	82,420	58,594	27,396
1999	87.1	10.4	46.1	119,127	81,941	36,859	93,475	65,526	29,849
2000	84.8	9.9	42.7	131,055	87,815	38,328	104,315	72,156	31,429
2001	84.4	7.4	38.9	142,645	96,730	41,395	117,067	77,816	34,292
2002	83.7	6.1	31.4	169,304	110,378	45,598	133,974	86,858	36,950
2003	82.5	5.7	25.7	205,286	131,683	49,777	164,944	102,774	39,376
2004	83.2	5.5	25.1	222,079	144,099	52,625	188,953	116,840	40,374
2005	83.2	4.6	33.9	225,419	147,807	54,420	200,115	129,839	44,554

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup> (Continued)**

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
<b>United Kingdom</b>									
65,644	48,338	23,114	46,489	41,389	18,697	87,196	55,977	28,088	1995
70,626	51,473	24,740	48,693	43,867	19,723	91,193	58,507	29,468	1996
76,103	55,000	26,086	52,674	46,567	20,919	96,303	62,182	30,533	1997
81,774	58,117	27,317	61,344	50,921	22,746	101,250	64,918	31,693	1998
92,521	65,036	29,864	71,623	57,383	25,277	111,203	71,717	33,961	1999
101,550	70,606	31,193	75,840	60,451	26,259	122,140	78,590	35,197	2000
112,835	76,258	33,967	85,021	67,037	28,489	131,803	84,181	37,675	2001
128,265	84,489	36,277	103,754	80,306	31,988	138,967	88,707	38,134	2002
155,627	98,254	38,538	109,336	82,553	28,723	165,126	101,421	38,664	2003
180,248	109,920	39,873	131,693	100,065	32,437	190,983	114,036	40,734	2004
190,760	122,049	43,690	141,299	110,638	35,937	209,304	128,688	47,314	2005
<b>Great Britain</b>									
66,261	48,735	23,243	46,902	41,762	18,779	87,806	56,319	28,216	1995
70,344	51,389	24,675	48,812	43,959	19,742	90,884	58,376	29,402	1996
76,617	55,360	26,213	53,026	46,891	21,009	96,800	62,521	30,657	1997
82,304	58,505	27,455	61,703	51,267	22,862	101,779	65,289	31,819	1998
93,200	65,503	30,039	72,165	57,837	25,442	111,822	72,129	34,104	1999
102,324	71,123	31,380	76,438	60,919	26,424	122,747	79,029	35,343	2000
113,591	76,713	34,143	85,736	67,572	28,674	132,383	84,569	37,808	2001
129,222	84,988	36,454	104,616	80,921	32,096	140,023	89,277	38,358	2002
157,276	99,174	38,844	110,925	83,648	29,548	166,771	102,373	38,912	2003
181,941	110,797	40,124	133,373	101,205	32,713	192,864	115,071	40,956	2004
192,423	122,976	43,960	142,615	111,644	36,178	211,430	129,864	47,621	2005
<b>England and Wales</b>									
67,342	49,418	23,433	47,812	42,547	18,923	88,963	56,853	28,432	1995
71,386	52,045	24,902	49,695	44,764	19,970	91,964	58,864	29,610	1996
77,898	56,184	26,468	54,133	47,835	21,250	97,893	63,133	30,859	1997
83,575	59,247	27,678	62,651	52,043	23,042	103,110	65,921	32,027	1998
94,768	66,407	30,306	73,305	58,771	25,713	113,511	72,903	34,313	1999
105,021	72,586	31,756	78,550	62,473	26,812	125,464	80,242	35,616	2000
117,161	78,549	34,643	88,328	69,506	29,175	136,751	86,540	38,317	2001
134,361	87,565	37,222	108,742	83,739	32,855	145,994	92,145	39,182	2002
163,221	102,536	39,614	114,817	86,563	29,004	174,042	105,696	39,612	2003
188,943	114,671	40,862	137,268	104,075	33,322	199,490	118,333	41,659	2004
199,790	127,400	44,830	147,547	115,415	37,006	218,089	133,396	48,461	2005
<b>England</b>									
68,066	49,918	23,650	48,311	42,989	19,076	89,810	57,361	28,685	1995
72,210	52,568	25,101	50,122	45,150	20,089	92,978	59,453	29,847	1996
78,831	56,790	26,701	54,775	48,379	21,427	98,876	63,720	31,089	1997
84,695	59,933	27,937	63,473	52,686	23,280	104,262	66,562	32,250	1998
96,133	67,227	30,573	74,420	59,586	25,981	114,998	73,693	34,555	1999
106,998	73,717	32,100	80,084	63,573	27,146	127,663	81,354	35,948	2000
119,563	79,898	35,077	89,990	70,675	29,532	139,697	88,049	38,806	2001
137,278	89,205	37,745	111,028	85,351	33,314	149,027	93,802	39,695	2002
166,820	104,594	40,203	117,688	88,602	30,018	177,932	107,770	40,176	2003
192,002	116,469	41,303	139,573	105,803	33,691	202,946	120,274	42,128	2004
202,409	129,011	45,267	149,529	116,852	37,335	221,011	135,125	48,950	2005

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup>**

	Dwellings mortgaged in country or region as percentage of all dwellings mortgaged	New dwellings as percentage of all dwellings mortgaged in country or region	Percentage of mortgages to first-time buyers <sup>2,3</sup>	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
<b>North East</b>									
1995	4.3	11.3	56.2	68,194	51,227	24,516	43,567	34,202	18,096
1996	3.9	12.3	52.7	74,832	54,244	24,585	47,387	36,771	18,484
1997	3.6	10.7	51.4	75,781	56,216	25,465	49,763	38,751	20,150
1998	3.8	12.2	53.6	75,657	57,347	27,926	53,115	39,772	21,029
1999	3.4	13.2	53.2	85,343	62,514	30,205	58,008	44,519	23,266
2000	3.9	10.8	50.2	91,373	67,655	30,824	60,601	46,261	24,259
2001	3.8	8.2	43.6	105,078	73,678	35,723	66,781	50,479	25,399
2002	4.2	7.4	29.6	122,931	89,629	36,977	73,917	52,648	26,280
2003	4.4	6.4	27.5	152,591	106,737	41,923	97,414	66,366	29,779
2004	4.2	6.1	27.6	181,135	121,610	45,312	123,606	79,535	31,383
2005	3.6	5.0	38.7	184,158	123,852	47,302	132,031	89,551	33,932
<b>North West (Includes Merseyside)</b>									
1995	10.9	15.5	56.6	74,608	56,013	26,211	52,538	40,574	19,852
1996	9.7	11.3	52.8	71,969	55,230	25,694	55,790	42,588	20,844
1997	9.7	12.3	47.4	84,057	62,422	29,340	60,141	45,480	22,311
1998	10.1	11.7	50.9	83,772	63,145	28,905	63,165	47,139	23,804
1999	10.1	12.5	49.5	92,212	67,484	31,158	69,129	51,667	25,417
2000	10.2	11.9	45.3	102,958	73,423	34,528	74,535	55,718	26,675
2001	10.0	8.3	40.7	110,065	80,146	36,440	80,033	58,718	28,068
2002	10.4	7.0	34.3	129,488	91,088	39,994	88,776	63,546	30,095
2003	11.1	5.6	27.3	154,983	109,592	44,197	112,478	75,846	32,047
2004	10.8	5.8	26.1	179,022	123,938	50,882	136,564	88,741	33,650
2005	10.0	4.9	36.5	191,009	132,820	51,147	146,619	98,967	36,651
<b>Yorkshire and the Humber</b>									
1995	8.6	10.9	52.0	77,476	54,910	25,476	50,811	38,724	19,100
1996	7.5	9.8	51.9	80,012	57,366	27,525	53,198	41,218	20,348
1997	7.3	9.2	47.4	83,543	59,006	27,348	57,307	43,676	22,011
1998	8.1	11.0	50.2	84,084	61,781	29,403	59,050	45,068	23,303
1999	7.8	11.4	50.4	93,140	69,775	31,722	64,118	48,930	24,006
2000	8.4	12.7	46.3	97,077	73,072	33,236	68,541	50,836	24,894
2001	8.4	9.3	43.2	102,051	71,840	32,993	73,251	54,007	26,227
2002	8.3	7.4	28.9	134,907	91,711	40,077	83,333	59,297	28,120
2003	8.5	6.8	24.3	155,387	104,749	43,274	112,243	73,965	32,158
2004	8.2	5.9	25.6	178,172	119,176	46,983	134,941	86,435	33,262
2005	7.5	5.2	34.4	182,588	122,193	46,691	145,494	97,702	36,520
<b>East Midlands</b>									
1995	7.0	15.4	52.7	70,813	52,883	25,463	51,800	38,784	19,554
1996	7.2	11.6	48.2	80,011	58,160	28,792	55,469	41,485	20,680
1997	7.2	13.1	46.4	84,083	60,949	29,864	58,184	44,662	22,131
1998	7.5	12.5	49.6	92,100	69,391	32,508	61,832	46,084	22,855
1999	8.1	14.5	46.2	101,284	70,149	33,910	67,553	49,257	24,800
2000	8.4	13.4	43.0	110,561	77,102	34,354	74,227	54,729	25,980
2001	8.1	9.5	38.7	121,954	83,156	35,437	83,048	58,228	27,466
2002	7.7	8.7	30.7	140,428	95,063	40,622	100,456	68,307	31,117
2003	7.6	7.6	24.8	169,920	111,031	45,581	129,504	83,037	34,200
2004	7.4	7.5	21.9	189,625	122,960	47,311	151,264	95,167	35,013
2005	6.9	6.6	31.1	191,234	126,948	47,547	158,612	104,795	38,285

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup> (Continued)**

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
									<b>North East</b>
46,565	36,091	18,811	34,070	31,038	15,512	62,880	42,627	23,151	1995
51,009	38,982	19,268	36,130	32,918	15,732	68,231	45,889	23,378	1996
52,824	40,611	20,729	36,628	33,392	16,698	70,123	47,963	24,994	1997
55,957	41,951	21,865	43,654	37,475	18,736	69,894	46,757	25,280	1998
61,620	46,897	24,191	48,182	40,700	20,835	77,649	54,215	28,039	1999
63,921	48,570	24,966	51,070	42,358	21,434	77,364	55,001	28,685	2000
69,813	52,458	26,222	53,117	45,129	21,690	83,021	58,694	29,574	2001
78,971	56,324	27,282	58,916	49,535	24,105	89,999	62,633	28,982	2002
100,344	68,718	30,613	62,533	49,967	21,457	113,857	76,158	31,945	2003
126,611	79,363	32,236	81,434	62,670	24,385	140,521	86,544	33,870	2004
135,210	89,295	34,834	93,040	75,941	28,508	154,224	97,959	38,328	2005
									<b>North West (Includes Merseyside)</b>
56,231	43,038	20,923	41,201	37,097	17,040	77,182	51,161	26,336	1995
57,609	43,872	21,361	41,592	37,960	17,199	76,902	50,514	26,389	1996
63,077	47,474	23,097	44,741	39,934	18,348	81,017	54,753	27,846	1997
65,666	48,806	24,384	49,771	42,523	20,219	83,663	55,884	29,171	1998
72,017	53,645	26,135	54,824	45,661	21,784	90,089	61,969	30,709	1999
77,913	57,823	27,608	59,714	49,405	23,130	93,495	64,891	31,555	2000
82,402	60,428	28,675	62,608	51,836	24,015	98,631	69,003	32,864	2001
92,074	65,844	30,915	73,363	60,373	27,065	103,910	71,216	33,340	2002
115,003	78,062	33,026	72,859	58,584	23,286	127,331	83,862	34,853	2003
139,095	89,423	34,571	90,744	71,754	26,143	152,324	95,042	36,648	2004
149,440	99,660	37,603	104,167	84,886	29,801	169,769	107,428	41,722	2005
									<b>Yorkshire and the Humber</b>
54,356	40,895	19,947	39,732	35,626	16,513	70,871	46,313	23,743	1995
55,867	42,733	21,058	39,944	36,241	17,334	74,343	50,021	25,447	1996
60,019	45,096	22,512	43,021	38,425	18,151	76,854	51,359	26,728	1997
62,214	46,889	23,170	47,819	40,807	19,540	77,239	53,106	27,057	1998
67,416	51,299	24,877	53,639	45,258	21,239	81,343	57,305	28,765	1999
72,176	53,668	25,958	55,505	45,912	21,593	86,595	60,156	29,861	2000
76,368	56,019	27,047	55,856	46,264	21,877	94,375	65,456	31,916	2001
88,126	62,439	29,183	69,096	56,401	26,142	95,671	66,097	30,180	2002
114,253	75,863	32,923	73,336	58,709	24,419	125,366	80,412	33,697	2003
137,317	86,571	34,053	91,115	71,677	27,029	150,392	92,152	35,705	2004
148,014	98,019	37,210	102,788	84,379	30,610	166,367	104,789	40,545	2005
									<b>East Midlands</b>
55,060	40,852	20,481	39,835	35,383	16,399	72,704	47,105	25,219	1995
58,855	43,462	21,749	40,854	36,738	17,201	76,705	50,053	26,315	1996
61,930	46,809	23,175	44,342	39,599	18,906	78,179	53,448	27,205	1997
66,155	49,146	24,148	49,602	42,180	20,002	82,750	56,163	28,347	1998
72,437	52,281	26,114	55,072	44,687	21,425	87,079	58,400	30,077	1999
79,323	57,839	27,078	59,099	48,595	22,974	93,891	64,244	30,193	2000
87,280	61,005	28,305	64,422	51,848	23,358	102,970	68,298	31,621	2001
104,835	71,074	31,994	82,326	64,897	26,251	114,747	76,413	34,156	2002
132,013	84,913	35,022	90,978	70,784	26,050	141,068	88,780	35,352	2003
154,493	95,459	36,042	110,592	86,739	30,062	164,099	100,094	36,736	2004
161,487	104,929	39,185	118,040	95,379	32,694	176,193	110,149	41,819	2005

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup>**

	Dwellings mortgaged in country or region as percentage of all dwellings mortgaged	New dwellings as percentage of all dwellings mortgaged in country or region	Percentage of mortgages to first-time buyers <sup>2,3</sup>	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
<b>West Midlands</b>									
1995	8.5	12.6	51.1	78,039	55,257	25,144	59,261	43,915	21,319
1996	8.2	9.5	47.7	83,903	59,191	27,718	61,997	45,480	22,571
1997	7.9	9.7	45.2	93,368	62,445	28,931	64,996	48,274	22,941
1998	7.9	10.3	48.8	93,359	68,129	30,292	69,196	50,575	24,408
1999	8.2	10.5	47.3	113,198	77,407	35,138	75,833	54,914	26,046
2000	8.7	9.5	43.5	122,525	81,705	36,387	84,833	60,614	27,426
2001	7.8	8.5	38.4	130,810	89,444	38,080	94,636	64,384	29,261
2002	8.3	6.3	28.8	159,160	104,448	44,456	108,035	70,674	31,934
2003	8.0	5.7	25.3	179,731	117,274	44,403	135,212	85,670	35,030
2004	7.9	5.5	23.4	193,811	129,498	47,740	158,026	98,715	35,725
2005	7.9	5.5	35.2	196,788	127,307	48,215	165,839	108,739	38,284
<b>East</b>									
1995	10.1	13.0	49.6	83,062	60,954	27,974	67,384	50,357	23,731
1996	10.7	11.5	45.5	87,815	64,073	29,496	71,071	52,243	25,635
1997	11.5	11.4	41.6	102,971	74,420	34,619	78,469	56,304	26,949
1998	11.2	11.9	44.3	111,856	79,735	36,933	84,899	60,014	28,295
1999	11.1	11.6	43.3	123,658	84,250	37,965	93,304	65,515	29,782
2000	10.2	9.9	42.4	141,845	91,133	39,460	108,510	74,702	32,212
2001	10.5	8.2	36.5	160,231	106,283	45,031	123,981	80,474	35,819
2002	10.1	6.5	33.4	191,443	118,702	47,718	147,257	92,600	38,706
2003	9.5	6.6	25.3	226,900	137,901	53,738	180,584	109,899	41,140
2004	10.0	5.9	23.4	238,869	149,138	52,514	199,303	121,364	40,871
2005	10.2	4.7	29.7	240,519	154,669	57,024	209,397	132,731	45,054
<b>London</b>									
1995	11.8	7.1	57.5	83,933	63,683	30,789	88,277	65,271	29,790
1996	12.3	6.1	50.4	99,292	71,189	32,232	93,321	68,667	31,308
1997	12.8	4.7	48.4	116,242	80,106	36,453	104,827	75,384	33,559
1998	12.1	4.7	55.9	125,079	91,041	38,734	114,166	81,023	35,193
1999	12.0	5.2	54.5	178,274	124,335	54,469	140,347	96,336	40,592
2000	10.2	4.9	51.0	210,655	139,193	57,532	161,145	109,963	43,538
2001	11.2	3.9	46.9	218,981	153,791	59,777	183,246	122,093	49,323
2002	10.6	3.2	38.6	239,360	162,777	61,710	205,120	137,359	52,360
2003	10.6	3.5	33.9	314,622	208,717	68,730	238,995	151,735	52,506
2004	11.5	3.5	35.2	310,613	217,970	73,495	268,686	172,801	55,315
2005	12.0	2.8	44.1	314,214	215,356	76,207	279,866	189,356	60,832
<b>South East</b>									
1995	15.7	10.5	44.0	105,474	73,733	34,242	79,340	57,083	25,756
1996	17.2	9.0	41.0	113,476	78,862	36,116	84,520	59,789	27,803
1997	17.3	8.8	37.9	121,488	83,388	37,301	91,782	64,993	29,587
1998	16.6	8.7	39.2	126,333	87,781	37,475	103,847	70,152	31,708
1999	16.5	8.6	38.0	165,225	105,988	45,442	117,575	78,147	34,274
2000	15.2	8.4	35.5	184,802	114,895	47,331	138,856	90,651	37,079
2001	15.3	6.2	33.6	196,079	126,583	51,887	154,733	96,651	40,758
2002	15.2	5.4	29.9	231,279	142,319	54,949	176,293	107,292	42,787
2003	14.2	5.1	23.0	276,318	169,893	58,613	212,517	126,376	45,583
2004	14.6	4.8	22.4	280,000	173,049	60,052	233,076	138,553	45,526
2005	15.9	4.0	29.5	276,370	174,258	61,986	240,506	150,231	49,644

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup> (Continued)**

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
									<b>West Midlands</b>
62,123	45,404	21,923	43,474	38,544	17,589	83,278	52,961	26,814	1995
64,320	46,693	23,077	44,829	40,383	18,804	83,159	52,732	27,265	1996
67,803	49,413	23,471	46,306	41,277	18,763	86,547	56,348	27,595	1997
71,864	52,135	24,927	52,701	44,475	20,401	90,347	59,424	29,305	1998
79,757	57,276	27,000	60,116	48,626	22,557	97,008	64,617	30,867	1999
88,431	62,628	28,281	63,582	51,625	23,217	107,893	71,166	32,306	2000
97,650	66,717	30,036	68,315	54,745	23,860	116,015	76,039	34,027	2001
112,313	73,836	32,990	84,862	65,604	27,756	125,590	82,208	35,321	2002
137,371	87,608	35,680	87,098	66,998	25,167	147,078	91,583	35,406	2003
161,846	98,128	36,680	107,990	83,970	29,009	170,510	103,208	37,533	2004
168,904	107,807	39,047	118,724	95,526	32,084	186,714	114,471	42,550	2005
									<b>East</b>
70,036	51,855	24,408	49,118	43,949	19,409	91,723	59,877	29,582	1995
73,403	53,627	26,137	50,917	45,841	20,677	92,537	60,209	30,822	1996
81,378	58,279	27,793	57,115	49,975	22,492	99,555	64,405	31,710	1997
88,682	62,038	29,238	64,938	53,257	23,499	107,726	68,903	33,865	1998
96,841	67,698	30,733	74,054	59,703	26,114	114,450	73,775	34,302	1999
111,813	76,321	32,898	83,834	66,588	28,150	132,661	83,360	36,446	2000
127,858	83,507	36,751	95,002	74,176	30,894	147,394	90,664	39,698	2001
151,330	95,385	39,839	121,326	92,953	36,143	166,306	99,504	41,590	2002
183,234	111,929	42,175	128,374	97,451	31,645	195,607	115,044	42,017	2003
202,985	121,141	41,906	146,442	112,991	34,715	215,077	125,142	42,304	2004
211,661	131,757	45,832	155,264	121,961	37,999	229,870	137,668	48,830	2005
									<b>London</b>
89,528	65,487	30,292	65,912	57,874	24,477	122,169	75,739	38,368	1995
94,065	68,908	31,482	67,153	60,419	25,333	123,043	78,036	38,132	1996
105,819	75,509	33,839	73,962	65,083	26,832	137,371	85,717	40,651	1997
114,783	81,309	35,316	90,160	73,497	30,207	145,974	90,970	41,780	1998
142,321	97,793	41,308	115,002	89,495	35,692	174,899	107,259	47,949	1999
163,577	111,398	44,217	125,196	97,554	37,642	205,577	126,070	51,275	2000
182,325	122,793	49,682	141,318	110,266	41,746	221,602	135,984	56,802	2001
207,246	139,008	53,245	169,975	129,835	46,421	230,242	145,704	57,022	2002
241,864	154,599	53,746	174,962	127,339	39,017	272,139	163,225	55,813	2003
272,886	173,972	56,490	203,927	150,869	44,244	299,227	180,512	60,091	2004
282,548	189,379	61,532	216,141	164,341	49,636	316,040	201,159	70,219	2005
									<b>South East</b>
83,030	59,187	26,903	55,543	49,566	21,310	105,621	66,899	31,517	1995
87,644	61,524	28,688	58,386	52,577	22,686	108,632	67,834	33,018	1996
94,842	66,362	30,195	64,234	56,650	24,349	114,509	72,622	34,024	1997
106,378	71,539	32,221	77,254	63,122	26,771	125,417	76,994	35,797	1998
121,654	80,531	35,227	91,412	72,116	29,861	139,978	85,362	38,457	1999
142,790	92,694	37,917	104,326	80,592	32,027	164,200	99,344	41,270	2000
156,964	98,757	41,773	117,763	88,963	36,095	177,589	106,726	44,887	2001
180,243	110,014	43,596	142,749	105,829	38,253	194,834	114,919	45,751	2002
214,971	128,709	46,642	149,502	109,455	34,299	226,953	131,683	46,030	2003
237,000	137,981	46,631	170,092	126,284	37,500	248,979	142,660	47,279	2004
243,537	149,337	50,443	174,235	133,642	40,506	262,849	155,678	54,239	2005

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup>**

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				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
<b>South West</b>									
1995	8.7	12.1	46.3	74,303	53,402	23,969	62,850	44,996	21,275
1996	9.7	9.5	42.5	82,533	58,818	26,366	66,338	47,193	22,575
1997	9.9	9.8	38.6	88,173	59,683	27,229	71,200	50,278	23,774
1998	9.8	11.7	42.2	98,409	67,776	29,762	77,530	53,705	24,860
1999	9.9	10.7	42.2	110,392	74,695	32,505	86,674	59,975	27,029
2000	9.8	9.9	35.5	127,835	82,294	35,112	101,650	67,606	29,432
2001	9.3	6.6	33.6	142,069	92,022	40,227	117,689	72,997	32,087
2002	9.0	5.4	26.1	168,078	101,496	44,842	139,768	83,305	37,008
2003	8.5	5.6	20.5	207,566	122,754	47,062	173,506	101,302	39,471
2004	8.5	5.6	19.3	216,913	129,892	48,350	195,644	111,977	39,042
2005	9.2	4.8	27.5	220,829	138,993	50,698	201,796	123,094	42,574
<b>Wales</b>									
1995	4.3	12.5	53.4	67,364	50,788	22,008	50,861	38,277	18,899
1996	4.3	10.9	52.5	67,556	53,383	24,073	53,114	40,257	20,584
1997	4.2	9.7	48.5	77,094	57,835	26,863	56,329	42,197	21,249
1998	4.3	12.1	54.0	75,980	55,172	25,681	58,452	44,144	22,185
1999	4.4	12.4	49.7	83,987	62,071	28,695	65,145	48,309	24,438
2000	5.1	10.9	46.5	98,325	67,143	31,391	69,112	52,230	25,411
2001	5.4	9.7	39.0	113,473	82,075	36,844	76,294	54,954	27,037
2002	5.3	6.5	32.3	149,019	83,263	36,783	83,346	59,505	28,202
2003	4.7	6.3	25.3	149,485	95,846	40,924	107,542	70,266	30,366
2004	4.5	6.2	24.6	183,116	115,882	45,665	134,350	84,200	32,810
2005	4.4	6.0	32.4	195,666	124,432	48,315	146,076	96,087	35,651
<b>Scotland</b>									
1995	7.4	12.9	53.5	75,335	53,166	25,622	49,566	38,376	20,131
1996	6.9	10.8	49.5	70,766	53,077	25,078	54,948	41,478	21,242
1997	6.3	11.8	50.2	78,535	57,110	27,601	54,959	41,487	21,724
1998	6.2	13.8	52.7	82,601	60,151	31,210	60,556	45,628	22,995
1999	6.0	15.8	50.1	89,816	64,326	30,976	65,451	49,346	24,980
2000	7.5	14.9	48.9	92,742	68,063	33,743	65,959	51,017	25,693
2001	8.0	12.6	41.3	98,092	74,746	35,155	69,246	52,921	27,478
2002	8.9	9.3	34.1	111,776	81,908	37,387	72,742	55,822	27,466
2003	10.1	8.0	27.1	129,925	90,603	41,964	101,959	66,198	30,865
2004	9.9	7.3	22.1	157,666	108,161	48,374	114,829	74,188	33,047
2005	10.0	6.6	32.1	175,942	116,303	47,879	125,213	83,581	35,686
<b>Northern Ireland</b>									
1995	2.6	19.7	63.7	57,267	42,073	22,011	39,254	31,566	17,440
1996	2.6	25.8	54.1	63,588	45,319	23,703	42,155	32,536	17,631
1997	2.2	28.4	54.5	68,678	47,436	23,353	47,218	35,679	19,299
1998	2.3	28.7	58.0	73,033	50,296	25,811	53,876	38,306	19,758
1999	2.5	29.3	57.3	75,279	53,085	24,954	62,539	44,478	22,441
2000	2.6	28.6	59.1	87,096	60,823	27,278	66,676	47,358	22,971
2001	2.2	24.9	56.4	97,712	68,135	30,404	73,328	52,263	24,754
2002	2.1	18.2	42.2	107,008	73,929	39,572	79,385	59,632	25,691
2003	2.7	16.3	34.3	115,689	79,557	35,143	93,416	62,726	25,961
2004	2.4	14.4	31.0	127,657	86,966	39,425	107,618	71,390	29,368
2005	2.5	17.1	30.3	150,641	92,386	39,193	124,493	85,660	33,589

**Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and region, United Kingdom<sup>1</sup> (Continued)**

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
									<b>South West</b>
65,096	46,017	21,708	47,351	41,706	17,963	80,998	49,816	25,088	1995
68,034	48,218	22,935	49,375	43,665	19,070	82,603	51,727	25,974	1996
73,004	51,022	24,072	53,211	46,005	19,995	86,340	54,392	26,836	1997
80,203	55,286	25,373	61,013	50,396	21,475	94,682	59,020	28,301	1998
89,217	61,553	27,608	71,119	55,909	23,918	102,750	65,607	30,353	1999
104,233	69,055	29,989	80,048	61,001	25,854	118,382	73,784	32,463	2000
118,639	74,206	32,553	92,817	70,074	28,355	131,170	78,705	34,145	2001
142,403	85,334	37,376	115,634	84,684	31,491	151,443	90,646	39,726	2002
174,482	102,322	39,799	125,155	93,448	31,651	179,553	102,656	37,562	2003
197,926	109,843	39,748	145,393	108,179	34,268	204,662	113,786	39,319	2004
204,686	121,366	43,225	151,398	116,606	36,224	215,986	125,493	45,583	2005
									<b>Wales</b>
52,978	39,501	19,134	38,336	34,144	16,022	71,203	46,194	23,111	1995
54,898	41,584	20,927	42,045	37,838	17,847	69,614	45,890	24,423	1996
58,372	43,508	21,606	42,022	37,557	17,929	75,196	49,583	25,519	1997
60,902	45,354	22,460	48,047	40,616	18,848	76,499	51,130	26,889	1998
67,483	50,017	24,956	52,630	43,672	20,720	82,187	56,257	29,188	1999
72,285	53,850	26,063	55,263	45,770	21,766	87,133	60,855	29,846	2000
79,628	57,457	27,894	62,391	51,267	23,628	91,293	63,259	30,847	2001
88,261	61,643	29,008	73,586	58,936	25,862	96,963	65,354	30,942	2002
109,661	71,888	31,050	71,573	55,863	22,689	117,966	75,792	31,719	2003
138,141	84,771	33,850	95,370	72,627	26,769	145,836	88,157	34,743	2004
149,979	96,769	36,651	107,857	86,635	30,528	164,200	101,463	39,540	2005
									<b>Scotland</b>
53,143	40,443	20,928	36,312	32,634	17,087	73,173	49,571	25,495	1995
56,674	43,176	21,877	37,727	33,855	16,878	76,063	51,677	26,551	1996
57,883	43,316	22,450	38,845	34,793	17,887	78,472	52,262	27,266	1997
63,585	47,582	24,151	48,978	40,849	20,420	79,990	54,934	28,385	1998
69,312	51,720	25,936	56,119	44,698	21,574	83,452	59,128	30,613	1999
69,961	53,572	26,877	54,214	44,576	22,355	85,532	62,401	31,615	2000
73,570	56,134	28,495	58,347	47,126	23,275	83,604	62,559	32,112	2001
77,655	59,124	28,669	66,426	54,840	24,998	82,861	61,822	30,387	2002
103,641	68,943	31,945	65,309	49,434	22,729	104,509	73,812	32,905	2003
118,932	76,034	34,080	79,641	61,585	24,280	125,695	82,010	34,138	2004
129,631	85,323	36,714	85,501	68,062	26,626	145,163	94,944	39,164	2005
									<b>Northern Ireland</b>
42,810	33,640	18,341	34,125	30,234	16,255	58,025	39,607	21,985	1995
47,678	35,830	19,197	34,894	30,773	16,584	63,026	41,737	22,383	1996
53,309	39,016	20,457	39,956	34,876	17,684	69,758	44,047	23,904	1997
59,376	41,749	21,505	48,919	38,938	18,767	73,920	45,733	25,268	1998
66,267	46,996	23,176	54,601	43,118	20,122	81,890	52,189	27,266	1999
72,514	51,208	24,202	59,383	47,573	21,711	91,480	56,458	27,813	2000
79,885	56,434	26,326	63,381	50,872	22,937	101,233	63,710	30,724	2001
83,829	61,336	28,057	73,745	58,879	28,229	90,335	62,443	27,861	2002
95,217	64,413	27,643	70,886	56,081	22,044	106,470	67,380	30,152	2003
110,188	73,697	30,576	79,073	64,351	24,103	122,747	76,565	33,099	2004
129,229	86,899	34,619	98,296	76,861	28,003	142,341	91,136	37,393	2005

1. Data up to and including 2002 was based on a 5 per cent sample. Data from 2003 onwards are based on a significantly enhanced sample.

2. The percentage of first time buyers includes sales to sitting tenants. The figures since 2003 are based on a mix of 5 per cent and 100 per cent returns and have not been pro-rated.

3. First time buyers as a percentage of all mortgages (which will contain buyers not identified as either first time buyer or former owner occupier). UK figures published by the CML excludes these buyers in the percentage calculation

In 2005, cases where first time buyer and former owner occupier details are not known are excluded in this calculation.

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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

**Table 5.4 Housing market: ratios of simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings and type of buyer, United Kingdom<sup>1</sup>**

	New dwellings			Other dwellings			First time buyers			Former owner occupiers			All dwellings		
	Advance/ price (%)	Price/ income	Advance/ income	Advance/ price (%)	Price/ income	Advance/ income	Advance/ price (%)	Price/ income	Advance/ income	Advance/ price (%)	Price/ income	Advance/ income	Advance/ price (%)	Price/ income	Advance/ income
1994	75.9	3.36	2.32	78.3	3.23	2.31	85.9	2.92	2.39	69.4	3.59	2.22	78.0	3.24	2.31
1995	77.5	3.26	2.31	79.2	3.14	2.29	89.8	2.74	2.41	68.2	3.58	2.17	78.9	3.16	2.29
1996	77.0	3.29	2.31	78.3	3.14	2.26	90.1	2.72	2.42	68.0	3.53	2.14	78.2	3.16	2.27
1997	75.1	3.38	2.30	77.7	3.23	2.30	89.1	2.79	2.43	68.5	3.59	2.20	77.4	3.24	2.30
1998	76.1	3.35	2.32	76.7	3.29	2.30	85.6	2.94	2.41	68.9	3.60	2.20	76.6	3.30	2.30
1999	73.6	3.54	2.36	75.7	3.39	2.33	83.8	3.07	2.44	68.5	3.69	2.25	75.5	3.41	2.34
2000	72.0	3.72	2.38	75.3	3.54	2.40	83.6	3.13	2.46	68.5	3.87	2.35	74.9	3.56	2.40
2001	72.4	3.74	2.43	74.3	3.65	2.42	83.3	3.23	2.52	67.8	4.00	2.39	74.2	3.68	2.44
2002	69.4	4.19	2.59	73.2	3.93	2.58	81.1	3.56	2.68	68.7	4.17	2.53	72.7	3.97	2.58
2003 <sup>1</sup>	68.4	4.41	2.72	68.4	4.61	2.83	77.0	4.10	2.96	65.9	4.74	2.78	68.3	4.59	2.81
2004 <sup>1</sup>	69.0	4.77	2.93	67.2	5.24	3.16	78.9	4.57	3.36	63.9	5.41	3.09	67.3	5.21	3.15
2005 <sup>1,2,3</sup>	64.7	4.14	2.68	64.8	4.43	2.87	69.8	5.04	3.15	80.8	4.50	3.39	65.1	5.28	3.07

1. Data up to and including 2002 was based on a 5 per cent sample. Data from 2003 onwards are based on a significantly enhanced sample.

2. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

3. Q3 data are based on a mixture of data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

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**Table 5.5 Housing market: mix-adjusted house prices index and inflation, by new/other dwellings, type of buyer and region<sup>1,2,4</sup>**

Q1 2002 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)
<b>United Kingdom</b>										
1995	53.5		54.9		54.8		50.8		57.8	
1996	56.1	4.8	56.7	3.4	56.7	3.6	52.4	3.1	60.1	3.9
1997	61.7	10.0	61.9	9.2	62.0	9.4	57.8	10.4	65.0	8.1
1998	65.6	6.3	69.2	11.7	68.8	10.9	65.8	13.8	71.3	9.8
1999	75.6	15.3	76.7	10.9	76.7	11.5	75.2	14.3	78.5	10.1
2000	84.6	11.8	88.0	14.7	87.7	14.3	84.2	12.0	90.7	15.5
2001	90.3	6.8	95.7	8.7	95.1	8.4	91.9	9.1	98.1	8.1
2002	108.7	20.3	111.6	16.6	111.2	17.0	111.4	21.2	111.2	13.3
2003 <sup>3</sup>	126.4	16.3	129.0	15.6	128.7	15.7	123.5	10.9	131.5	18.3
2004 <sup>3</sup>	138.6	9.6	144.6	12.1	143.9	11.8	142.4	15.3	145.2	10.4
2005 <sup>3,5</sup>	147.6	6.6	152.4	5.6	151.8	5.6	154.0	8.4	151.7	4.6
<b>Great Britain</b>										
1995	53.3		54.8		54.7		50.7		57.9	
1996	55.8	4.6	56.6	3.3	56.7	3.6	52.3	3.1	60.0	3.7
1997	61.4	10.1	61.9	9.2	62.0	9.3	57.6	10.2	64.9	8.1
1998	65.2	6.2	69.1	11.7	68.8	11.0	65.6	13.9	71.2	9.8
1999	75.5	15.8	76.6	10.9	76.6	11.4	75.1	14.4	78.5	10.2
2000	84.1	11.4	88.0	14.8	87.7	14.4	84.1	12.0	90.7	15.6
2001	89.8	6.7	95.6	8.7	95.0	8.4	91.7	9.1	98.0	8.0
2002	108.7	21.0	111.6	16.7	111.3	17.1	111.4	21.5	111.2	13.5
2003 <sup>3</sup>	127.0	16.9	129.1	15.7	128.9	15.8	123.7	11.0	131.6	18.4
2004 <sup>3</sup>	139.3	9.7	144.8	12.1	144.2	11.9	142.7	15.4	145.4	10.4
2005 <sup>3,5</sup>	147.5	6.0	152.4	5.4	151.9	5.5	154.0	8.2	151.7	4.5
<b>England and Wales</b>										
1995	51.3		53.6		53.5		49.6		56.5	
1996	54.1	5.4	55.4	3.3	55.4	3.6	51.2	3.2	58.5	3.7
1997	59.4	9.8	60.6	9.4	60.7	9.5	56.5	10.2	63.4	8.4
1998	63.2	6.4	67.9	12.0	67.5	11.2	64.4	14.1	69.8	10.0
1999	73.6	16.4	75.6	11.3	75.6	12.0	74.1	15.0	77.2	10.6
2000	82.5	12.1	87.1	15.3	86.8	14.8	83.6	12.8	89.5	16.0
2001	89.2	8.1	95.6	9.6	94.9	9.4	92.0	10.0	97.6	9.1
2002	108.9	22.1	111.6	16.8	111.3	17.3	111.5	21.2	111.3	13.9
2003 <sup>3</sup>	127.6	17.2	129.3	15.8	129.1	15.9	123.9	11.2	131.8	18.5
2004 <sup>3</sup>	139.0	8.9	144.3	11.6	143.8	11.4	142.4	14.9	144.9	9.9
2005 <sup>3,5</sup>	146.1	5.3	151.4	5.1	150.8	5.1	153.1	7.8	150.7	4.1
<b>England</b>										
1995	51.2		53.3		53.2		49.4		56.0	
1996	54.1	5.6	55.0	3.1	55.0	3.5	50.9	3.0	58.1	3.8
1997	59.4	9.7	60.3	9.7	60.3	9.6	56.2	10.5	63.1	8.5
1998	63.4	6.7	67.7	12.2	67.2	11.4	64.3	14.4	69.5	10.2
1999	74.0	16.8	75.4	11.4	75.4	12.1	74.2	15.3	76.9	10.7
2000	82.9	12.0	87.2	15.7	86.8	15.2	83.9	13.1	89.4	16.2
2001	89.8	8.3	95.8	9.9	95.2	9.7	92.4	10.1	97.8	9.3
2002	108.9	21.3	111.7	16.6	111.4	17.0	111.5	20.7	111.3	13.9
2003 <sup>3</sup>	127.6	17.1	129.2	15.7	129.0	15.8	123.8	11.0	131.7	18.3
2004 <sup>3</sup>	138.4	8.5	143.7	11.2	143.2	11.0	141.8	14.5	144.3	9.6
2005 <sup>3,5</sup>	145.2	5.0	150.5	4.8	149.9	4.8	152.2	7.6	149.7	3.9

Table 5.5 Housing market: mix-adjusted house prices index and inflation, by new/other dwellings, type of buyer and region <sup>1, 2, 4</sup> (continued)

Q1 2002 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)
<b>North East</b>										
1995	62.1		72.5		71.1		66.4		75.1	
1996	65.5	5.5	74.6	2.9	73.5	3.3	68.2	2.6	78.2	4.1
1997	66.8	1.9	80.5	7.8	78.5	6.9	73.9	8.5	82.7	5.7
1998	68.6	2.8	83.5	3.8	81.3	3.6	80.4	8.7	83.4	0.9
1999	76.5	11.5	89.4	7.1	87.7	7.8	85.6	6.5	90.1	8.1
2000	78.2	2.3	93.6	4.7	91.4	4.3	90.6	5.8	93.0	3.2
2001	84.1	7.5	96.8	3.4	95.2	4.1	91.9	1.4	98.6	6.0
2002	109.7	30.3	113.0	16.7	112.6	18.3	112.4	22.3	112.7	14.4
2003 <sup>3</sup>	133.6	21.8	138.5	22.6	137.9	22.5	131.8	17.3	142.1	26.1
2004 <sup>3</sup>	162.8	21.8	175.4	26.7	173.9	26.2	170.2	29.2	177.3	24.8
2005 <sup>3,5</sup>	178.2	9.8	192.8	10.2	191.0	10.2	193.4	14.0	192.4	8.9
<b>North West (including Merseyside) <sup>3</sup></b>										
1995	..	..	..	..	..	..	..	..	..	..
1996	..	..	..	..	..	..	..	..	..	..
1997	..	..	..	..	..	..	..	..	..	..
1998	..	..	..	..	..	..	..	..	..	..
1999	74.9	..	83.7	..	82.6	..	78.5	..	85.6	..
2000	83.4	11.4	88.7	6.0	88.3	6.9	86.2	9.8	90.5	5.7
2001	88.1	5.7	97.7	10.1	96.6	9.4	93.6	8.5	100.0	10.5
2002	109.4	24.1	113.0	15.7	112.6	16.5	112.1	19.8	112.8	12.9
2003 <sup>3</sup>	129.5	18.4	133.5	18.1	133.0	18.1	127.2	13.4	136.6	21.1
2004 <sup>3</sup>	152.8	18.0	162.8	22.0	161.7	21.6	158.8	24.9	164.1	20.1
2005 <sup>3,5</sup>	168.6	10.6	180.2	11.0	178.9	11.0	181.7	14.8	179.4	9.5
<b>Yorkshire and the Humber</b>										
1995	61.0		70.0		68.6		64.6		71.6	
1996	63.8	4.6	72.0	2.7	70.7	3.0	65.7	1.7	74.6	4.1
1997	66.7	4.6	75.9	5.4	74.5	5.3	69.8	6.2	77.9	4.4
1998	67.1	0.6	78.8	3.8	77.0	3.4	73.6	5.5	79.5	2.1
1999	71.3	6.3	83.7	6.2	81.7	6.1	79.5	8.1	83.8	5.3
2000	73.9	3.7	87.9	5.1	85.8	4.9	83.9	5.5	87.4	4.4
2001	79.4	7.5	94.7	7.7	92.2	7.5	84.4	0.6	97.8	11.9
2002	108.7	36.8	112.0	18.3	111.5	20.9	111.2	31.8	111.7	14.2
2003 <sup>3</sup>	131.2	20.8	134.8	20.4	134.3	20.4	128.5	15.5	138.0	23.5
2004 <sup>3</sup>	155.1	18.2	164.5	22.0	163.3	21.5	160.9	25.2	165.8	20.1
2005 <sup>3,5</sup>	170.6	10.2	180.7	10.2	179.4	10.2	182.5	13.8	180.3	9.0
<b>East Midlands</b>										
1995	58.2		60.1		60.0		55.9		63.5	
1996	62.7	7.7	63.1	5.0	63.3	5.5	57.9	3.6	67.6	6.6
1997	66.0	5.2	65.7	4.2	66.1	4.4	61.8	6.7	69.6	2.9
1998	73.8	11.8	71.3	8.5	72.0	9.1	67.9	9.9	75.3	8.2
1999	75.6	2.5	74.4	4.3	74.8	3.9	72.7	7.0	77.1	2.4
2000	85.0	12.5	82.2	10.5	83.0	11.0	79.0	8.8	86.5	12.1
2001	94.5	11.1	91.0	10.8	92.1	10.9	87.2	10.4	96.1	11.1
2002	112.6	19.1	115.6	27.0	115.1	25.0	115.3	32.2	114.9	19.6
2003 <sup>3</sup>	137.5	22.2	141.7	22.6	141.0	22.5	135.6	17.6	143.7	25.0
2004 <sup>3</sup>	154.2	12.2	161.9	14.2	160.8	14.0	159.7	17.6	161.9	12.6
2005 <sup>3,5</sup>	162.8	5.7	171.1	6.0	169.9	6.0	173.7	9.2	169.5	4.9

**Table 5.5 Housing market: mix-adjusted house prices index and inflation, by new/other dwellings, type of buyer and region <sup>1,2,4</sup> (continued)**

Q1 2002 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)
<b>West Midlands</b>										
1995	57.0	59.8	59.5	54.3	63.0					
1996	59.0	3.4	61.4	2.7	61.2	2.8	56.1	3.3	64.9	3.0
1997	66.9	13.5	64.3	4.7	64.9	6.0	58.9	5.0	68.4	5.3
1998	68.7	2.7	69.9	8.7	69.8	7.6	66.3	12.6	72.4	5.9
1999	77.0	12.0	74.9	7.2	75.3	7.8	73.4	10.7	77.1	6.5
2000	82.2	6.8	85.4	14.0	85.0	12.9	78.7	7.3	89.4	15.9
2001	91.5	11.4	92.6	8.4	92.5	8.8	86.7	10.1	96.8	8.2
2002	110.3	20.5	112.9	21.9	112.6	21.6	112.6	29.8	112.6	16.3
2003 <sup>3</sup>	130.6	18.4	133.1	17.9	132.8	18.0	126.8	12.6	135.9	20.7
2004 <sup>3</sup>	147.0	12.6	154.2	15.8	153.4	15.5	151.0	19.2	155.1	14.1
2005 <sup>3,5</sup>	156.4	6.5	164.0	6.6	163.1	6.6	166.1	10.3	163.2	5.4
<b>East</b>										
1995	48.5	47.9	48.2	43.4	51.0					
1996	50.9	4.9	49.6	3.5	49.9	3.7	45.2	4.1	52.8	3.4
1997	58.4	14.8	55.3	11.5	55.9	12.0	51.3	13.4	58.5	10.9
1998	65.0	11.3	63.0	14.0	63.5	13.6	59.7	16.4	65.6	12.1
1999	70.3	8.1	68.4	8.6	68.9	8.5	65.3	9.4	71.3	8.7
2000	82.8	17.8	80.3	17.4	81.0	17.5	76.6	17.4	83.9	17.6
2001	94.4	14.0	89.4	11.3	90.4	11.6	86.6	12.9	93.1	10.9
2002	108.4	14.8	110.6	23.7	110.3	22.0	110.6	27.8	110.2	18.4
2003 <sup>3</sup>	127.4	17.6	130.3	17.8	129.9	17.8	125.5	13.5	131.9	19.7
2004 <sup>3</sup>	133.4	4.7	139.9	7.4	139.2	7.1	139.0	10.7	139.4	5.7
2005 <sup>3,5</sup>	137.4	3.1	144.1	3.2	143.4	3.1	146.7	5.8	142.4	2.2
<b>London</b>										
1995	36.2	46.6	46.0	42.2	50.1					
1996	42.1	16.5	47.5	1.9	47.3	2.8	43.0	2.0	51.6	2.9
1997	49.8	18.2	54.5	14.6	54.3	14.9	48.2	12.2	59.3	15.0
1998	54.9	10.2	62.7	15.2	62.3	14.7	58.9	22.2	65.8	10.8
1999	80.3	46.2	76.5	22.0	76.9	23.4	76.4	29.7	78.5	19.4
2000	93.1	16.0	90.6	18.4	90.8	18.0	86.2	12.8	95.6	21.7
2001	97.0	4.2	100.6	11.0	100.3	10.5	96.4	11.8	104.8	9.6
2002	105.1	8.4	110.7	10.0	110.3	9.9	110.4	14.5	110.2	5.2
2003 <sup>3</sup>	115.3	9.7	120.7	9.1	120.3	9.1	116.2	5.2	123.3	11.9
2004 <sup>3</sup>	114.5	-0.7	129.8	7.6	128.9	7.2	128.1	10.4	129.9	5.4
2005 <sup>3,5</sup>	116.2	1.5	133.7	3.1	132.6	3.0	134.3	5.0	132.4	2.0
<b>South East</b>										
1995	46.7	47.7	47.8	44.1	49.7					
1996	49.4	5.6	50.1	5.1	50.3	5.3	46.2	4.8	52.4	5.4
1997	54.3	10.0	55.6	10.8	55.6	10.6	52.8	14.1	56.8	8.5
1998	58.0	6.9	65.2	17.3	64.4	15.8	62.3	18.1	65.6	15.4
1999	70.6	21.7	71.9	10.3	71.9	11.6	70.7	13.5	72.8	10.9
2000	82.9	17.4	86.0	19.7	85.9	19.4	83.9	18.7	87.1	19.6
2001	90.4	9.0	95.1	10.6	94.8	10.3	96.0	14.4	94.8	8.9
2002	108.5	20.0	110.6	16.3	110.4	16.5	110.8	15.4	110.2	16.3
2003 <sup>3</sup>	125.0	15.2	127.3	15.1	127.0	15.1	123.0	11.0	128.6	16.7
2004 <sup>3</sup>	129.5	3.6	135.7	6.6	135.2	6.4	135.6	10.2	135.2	5.1
2005 <sup>3,5</sup>	132.3	2.2	138.7	2.3	138.1	2.3	141.6	4.6	137.1	1.5

Table 5.5 Housing market: mix-adjusted house prices index and inflation, by new/other dwellings, type of buyer and region <sup>1, 2, 4</sup> (continued)

Q1 2002 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)	Index	1-yr change (%)
<b>South West</b>										
1995	49.9	49.7	49.8	45.0	52.6					
1996	53.8	7.8	51.4	3.6	51.9	4.1	47.3	5.0	54.5	3.6
1997	55.7	3.5	56.1	9.0	56.2	8.2	52.5	11.1	58.1	6.7
1998	62.5	12.2	62.2	10.9	62.4	11.1	57.4	9.4	65.0	11.9
1999	70.1	12.1	69.2	11.3	69.5	11.4	66.1	15.0	71.5	10.0
2000	81.1	15.6	80.7	16.6	81.0	16.5	76.3	15.5	83.7	16.9
2001	93.5	15.3	91.0	12.8	91.6	13.1	85.6	12.2	95.0	13.6
2002	110.7	18.4	113.5	24.7	113.1	23.5	113.5	32.7	112.9	18.9
2003 <sup>3</sup>	130.7	18.1	133.8	18.0	133.4	18.0	128.7	13.4	135.5	20.0
2004 <sup>3</sup>	141.0	7.9	148.3	10.8	147.5	10.6	146.7	13.9	148.3	9.4
2005 <sup>3,5</sup>	146.7	4.2	153.5	3.7	152.7	3.7	155.3	6.2	152.4	2.9
<b>Wales</b>										
1995	52.4	64.3	62.4	55.8	67.9					
1996	54.9	4.8	67.1	4.4	65.2	4.4	61.6	10.3	68.4	0.8
1997	59.5	8.5	70.6	5.2	68.9	5.8	63.7	3.3	73.6	7.5
1998	57.6	-3.3	75.0	6.2	72.2	4.7	67.7	6.4	76.6	4.1
1999	62.3	8.3	80.9	7.8	77.9	7.9	73.5	8.5	82.3	7.4
2000	72.6	16.5	83.8	3.7	82.2	5.5	76.9	4.6	87.4	6.2
2001	80.5	10.8	93.9	12.0	91.9	11.8	87.2	13.4	96.8	10.9
2002	107.4	33.4	111.2	18.4	110.7	20.4	110.8	27.1	110.6	14.2
2003 <sup>3</sup>	128.6	19.8	133.9	20.4	133.2	20.3	128.2	15.6	136.3	23.2
2004 <sup>3</sup>	155.1	20.6	166.8	24.5	165.4	24.1	163.1	27.3	167.4	22.7
2005 <sup>3,5</sup>	172.6	11.5	185.9	11.9	184.3	11.9	186.7	15.0	184.7	10.7
<b>Scotland</b>										
1995	74.0	77.4	76.9	67.0	84.2					
1996	70.0	-5.4	81.2	5.0	79.2	3.0	67.2	0.3	88.4	5.0
1997	79.6	13.7	84.6	4.2	83.8	5.8	74.1	10.3	91.2	3.2
1998	80.1	0.6	90.3	6.7	88.5	5.7	80.7	8.9	95.2	4.4
1999	85.5	6.7	91.6	1.4	90.5	2.3	84.0	4.0	96.6	1.5
2000	89.3	4.5	94.1	2.7	93.2	3.0	82.3	-2.0	102.2	5.8
2001	94.8	6.1	97.7	3.9	97.2	4.3	89.5	8.8	103.9	1.7
2002	106.5	12.3	110.6	13.2	109.8	12.9	110.1	23.0	109.6	5.5
2003 <sup>3</sup>	121.1	13.7	126.0	13.9	124.9	13.8	119.8	8.8	127.8	16.6
2004 <sup>3</sup>	141.5	16.8	153.8	22.3	151.4	21.4	149.1	24.8	153.2	20.1
2005 <sup>3,5</sup>	159.5	12.8	172.0	12.0	169.5	12.1	170.6	14.6	170.3	11.2
<b>Northern Ireland</b>										
1995	56.2	54.6	55.4	52.3	58.5					
1996	61.6	9.6	59.1	8.1	60.2	8.6	55.3	5.9	64.2	9.8
1997	67.2	9.2	66.3	12.2	66.9	11.1	63.4	14.6	69.3	8.0
1998	73.9	10.0	73.6	11.0	74.0	10.6	71.5	12.7	77.2	11.3
1999	76.3	3.2	84.0	14.2	81.2	9.7	79.1	10.8	83.6	8.3
2000	90.3	18.4	89.9	7.0	90.1	10.9	87.7	10.8	92.8	11.0
2001	99.1	9.8	99.1	10.3	99.3	10.2	93.6	6.8	105.0	13.1
2002	108.5	9.5	110.2	11.1	109.5	10.3	109.5	16.9	109.6	4.3
2003 <sup>3</sup>	117.2	8.0	120.3	9.2	119.1	8.7	114.5	4.6	122.8	12.1
2004 <sup>3</sup>	128.2	9.5	133.9	11.3	131.7	10.6	129.8	13.4	133.8	9.0
2005 <sup>3,5</sup>	147.7	15.1	151.4	13.1	149.7	13.6	151.7	16.9	150.1	12.1

1. Based on mortgages completed and adjusted for the mix of dwellings sold

2. Data up to and including 2002 are based on a 5 per cent sample. Data from 2003 onwards are based on a significantly enhanced sample of returns from mortgage lenders.

3. Data only available back to 1999 on a Government Office Region basis.

4. The data not seasonally adjusted.

5. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council Mortgage Lenders.

2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

**Table 5.6 Housing market: distribution of house prices, by new/other dwellings and type of buyer, United Kingdom<sup>1, 2, 3</sup>**

Percentage of all mortgages										
Dwelling price										
	Under £30,000	£30,000 to £39,999	£40,000 to £49,999	£50,000 to £59,999	£60,000 to £79,000	£80,000 to £99,999	£100,000 to £149,999	£150,000 to £199,999	£200,000 & over	Median £
<b>New dwellings</b>										
1995	2.1	7.6	15.4	16.3	22.7	15.0	14.4	4.2	2.3	68,500
1996	1.2	5.6	13.2	14.9	24.3	16.3	16.2	5.1	3.1	72,500
1997	0.9	3.3	9.9	13.7	22.3	19.7	19.6	6.2	4.4	79,995
1998	0.8	3.0	8.1	13.6	21.6	19.0	21.5	7.5	4.9	82,950
1999	0.6	1.7	5.3	10.5	20.1	19.0	24.1	10.3	8.5	91,995
2000	1.1	1.4	3.4	8.4	16.4	19.2	26.6	12.0	11.6	100,000
2001	0.5	1.3	2.2	6.5	15.2	17.7	28.7	14.2	13.7	110,000
2002	0.3	0.9	1.6	3.2	10.2	13.9	29.1	19.0	21.9	133,500
2003	0.4	0.5	0.9	1.2	6.2	10.9	26.6	22.0	31.1	155,000
2004	0.0	0.1	0.4	0.6	2.9	7.5	24.1	25.6	38.8	175,995
2005	0.0	0.1	0.2	0.5	1.9	5.7	25.2	26.7	39.8	180,000
<b>Other dwellings</b>										
1995	13.4	17.2	17.6	15.0	16.1	8.5	7.5	2.8	2.0	50,500
1996	10.3	14.7	16.8	15.4	17.6	10.0	9.3	3.4	2.5	55,000
1997	9.4	12.7	15.5	14.8	18.2	11.0	11.2	3.9	3.3	59,000
1998	7.8	11.3	13.8	14.2	19.0	12.1	12.6	5.1	4.1	63,000
1999	6.4	8.9	11.4	13.3	18.6	13.1	15.3	6.7	6.3	70,000
2000	6.1	8.2	9.6	11.3	17.9	14.0	16.8	7.8	8.5	76,000
2001	5.2	6.6	7.9	9.2	16.4	14.2	19.8	9.9	10.8	85,500
2002	6.0	5.4	5.6	6.6	12.9	13.4	22.5	12.9	14.8	100,000
2003	1.9	2.9	3.8	4.2	10.0	12.0	25.2	17.6	22.4	129,500
2004	0.6	1.3	2.2	3.0	7.9	10.5	25.7	20.5	28.4	147,000
2005	0.4	0.7	1.1	1.8	6.4	9.2	26.5	22.0	31.9	156,500
<b>All dwellings</b>										
1995	11.9	15.8	17.2	15.1	16.9	9.5	8.5	3.0	2.1	53,000
1996	9.2	13.6	16.3	15.3	18.3	10.6	10.2	3.7	2.7	57,100
1997	8.4	11.7	14.9	14.7	18.6	11.9	12.1	4.2	3.5	60,000
1998	7.0	10.3	13.1	14.1	19.2	12.9	13.7	5.4	4.3	65,000
1999	5.8	8.1	10.7	13.0	18.7	13.7	16.3	7.1	6.5	72,750
2000	5.5	7.4	8.9	11.0	17.7	14.5	17.8	8.2	8.8	79,500
2001	4.7	6.1	7.3	9.0	16.2	14.5	20.8	10.4	11.2	88,500
2002	5.5	5.0	5.2	6.3	12.7	13.4	23.1	13.3	15.5	105,000
2003	2.0	2.8	3.6	4.1	9.9	12.0	25.2	17.6	22.7	130,000
2004	0.5	1.2	2.1	2.8	7.6	10.1	25.4	20.9	29.4	150,000
2005	0.4	0.6	1.1	1.8	6.0	8.9	26.3	22.3	32.7	159,950
<b>First time buyers</b>										
1995	20.3	24.0	22.1	14.8	12.0	4.2	2.1	0.5	0.2	42,250
1996	17.3	22.3	22.3	16.5	13.3	4.8	2.8	0.5	0.2	44,000
1997	16.3	19.3	20.8	16.3	14.9	6.5	4.4	1.1	0.3	46,920
1998	12.2	15.9	18.0	16.2	17.6	9.4	7.5	2.2	1.0	52,500
1999	10.2	13.0	15.0	15.8	17.9	10.6	10.7	4.1	2.6	58,000
2000	10.1	12.1	12.9	13.8	18.7	12.2	12.5	4.1	3.4	60,000
2001	7.8	9.9	11.1	12.2	18.8	13.6	15.9	6.1	4.7	69,000
2002	7.3	6.9	7.3	8.3	15.7	14.7	21.3	10.0	8.6	85,055
2003	3.6	6.4	7.4	7.4	14.8	14.1	25.0	12.4	8.8	93,500
2004	1.5	3.1	4.7	5.8	12.8	13.8	27.9	16.8	13.6	115,000
2005	0.9	1.2	2.1	3.4	10.9	14.2	32.8	19.4	15.0	124,500
<b>Former owner occupiers</b>										
1995	2.6	6.7	11.7	15.4	22.3	15.4	15.7	5.8	4.4	72,000
1996	1.8	5.5	10.6	14.2	23.0	16.1	17.1	6.6	5.1	75,000
1997	1.8	5.0	9.3	13.2	21.8	16.5	18.7	6.9	6.2	78,250
1998	2.1	4.9	8.4	12.1	20.7	16.2	19.6	8.5	7.4	82,000
1999	1.8	3.7	6.9	10.5	19.5	16.6	21.3	9.8	10.1	88,000
2000	2.0	3.7	5.7	8.6	16.9	16.4	22.1	11.4	13.1	95,000
2001	2.1	3.5	4.5	7.0	14.8	15.3	24.1	13.3	15.5	105,000
2002	4.0	4.2	4.4	5.7	11.5	13.0	23.7	14.9	18.4	115,000
2003	1.3	1.8	2.6	3.3	8.8	11.7	25.3	19.1	26.1	140,000
2004	0.2	0.6	1.3	2.0	6.3	9.5	25.1	22.0	33.1	159,950
2005	0.2	0.4	0.6	1.0	3.9	6.7	23.6	23.6	40.2	176,000

1. Data are based on returns from all mortgage lenders.

2. Data up to and including 2002 based on a 5 per cent sample. Data from 2003 onwards are based on a significantly increased sample.

3. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders

Communities and Local Government

Regulated Mortgage Survey

BankSearch/CML

**Table 5.7 Housing market: distribution of mortgages granted by dwelling type, by whether the dwelling is new or old, and by type of buyer, United Kingdom<sup>1, 2</sup>**

	Percentage of all mortgages					
	Bungalow	Detached	Semi-detached	Terraced	Flats <sup>3</sup>	Other
<b>New dwellings</b>						
1995	6.1	45.2	21.5	16.9	10.1	0.4
1996	5.9	47.7	21.5	15.5	9.1	0.4
1997	6.1	50.1	21.4	15.2	7.1	0.2
1998	5.6	49.4	20.7	16.4	7.7	0.2
1999	5.1	52.1	17.4	16.1	9.1	0.2
2000	4.3	52.3	17.1	15.2	10.7	0.4
2001	4.8	49.4	15.8	15.6	13.4	1.0
2002	3.7	47.0	15.3	17.6	15.6	0.7
2003	3.6	42.3	15.8	19.3	18.1	0.9
2004	3.0	38.0	15.6	18.4	24.1	0.9
2005 <sup>4</sup>	2.6	34.8	16.1	18.5	26.2	1.8
<b>Other dwellings</b>						
1995	6.9	16.0	29.9	32.9	13.6	0.6
1996	7.0	18.6	30.4	30.6	12.8	0.6
1997	6.6	18.3	29.0	31.4	14.1	0.5
1998	6.3	18.1	28.8	31.9	14.4	0.4
1999	6.9	19.3	28.4	30.0	15.0	0.3
2000	6.3	18.9	28.4	30.0	16.0	0.4
2001	5.7	19.8	27.2	30.9	15.5	0.9
2002	5.6	18.2	28.4	31.6	15.4	0.8
2003	5.7	18.2	28.3	31.0	15.7	1.1
2004	5.5	18.7	27.5	30.2	16.6	1.5
2004	5.0	18.4	27.0	30.5	16.7	2.4
2005 <sup>4</sup>						
<b>All dwellings</b>						
1995	6.6	19.2	28.3	30.2	12.9	0.6
1996	6.7	21.4	28.7	28.2	12.1	0.6
1997	6.4	21.0	27.4	28.8	13.0	0.5
1998	6.1	21.0	27.1	29.3	13.3	0.4
1999	6.7	23.0	27.2	28.5	14.3	0.3
2000	6.1	22.6	27.1	28.4	15.4	0.4
2001	5.7	22.0	26.4	29.6	15.4	0.8
2002	5.6	20.4	27.3	30.3	15.4	1.0
2003	5.5	19.9	27.4	30.2	15.9	1.2
2004	5.4	20.2	26.8	29.3	16.9	1.5
2005 <sup>4</sup>	5.0	19.6	26.5	29.7	17.0	2.3
<b>First time buyers</b>						
1995	3.8	6.1	29.5	40.9	18.2	0.5
1996	3.7	7.2	30.0	39.8	17.7	0.5
1997	3.2	7.2	28.0	39.9	19.6	0.5
1998	3.6	9.2	27.4	38.3	19.3	0.3
1999	3.9	11.3	27.3	36.5	20.7	0.3
2000	3.6	10.6	26.3	36.4	22.6	0.5
2001	3.5	9.8	25.1	38.0	22.7	0.9
2002	3.1	11.3	26.7	36.7	21.2	1.0
2003	2.9	8.2	25.6	38.5	23.9	0.9
2004	2.7	8.0	24.6	36.9	26.9	0.9
2005 <sup>4</sup>	2.2	6.2	22.9	39.2	27.5	2.0
<b>Former owner occupiers</b>						
1995	8.8	34.0	27.0	18.3	7.1	0.6
1996	9.6	34.7	27.7	17.7	7.0	0.6
1997	9.1	32.9	27.1	19.7	7.5	0.5
1998	8.5	32.2	26.8	21.0	7.8	0.5
1999	9.3	33.5	27.0	21.3	8.5	0.3
2000	8.1	32.1	27.7	22.1	9.7	0.4
2001	7.3	30.5	27.1	23.7	10.7	0.7
2002	6.8	24.9	27.7	27.1	12.6	0.9
2003	6.5	24.1	28.4	27.3	12.8	1.0
2004	6.3	24.0	27.6	27.3	14.0	1.0
2005 <sup>4</sup>	6.2	25.0	28.1	26.0	13.0	1.6

1. Data are based on returns from all mortgage lenders.

2. Data up to and including 2002 are based on a 5 per cent sample. Data from 2003 onwards are based on a significantly increased number of cases.

3. "Flats" include both flats or maisonettes in converted houses or purpose-built flats or maisonettes.

4. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders

(CML)/BankSearch. 2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders

Communities and Local Government

Regulated Mortgage Survey

BankSearch/CML

**Table 5.8 Housing market: distribution of mortgage advances, United Kingdom<sup>1, 2, 3</sup>**

	Percentage of all mortgages									Median £
	Under £20,000	£20,000 to £24,999	£25,000 to £29,999	£30,000	£30,001 to £39,999	£40,000 to £49,999	£50,000 to £79,999	£80,000 to £99,999	£100,000 & over	
1995	8.4	6.5	8.9	2.5	19.8	17.8	25.5	5.2	5.6	41,550
1996	7.8	5.5	7.4	2.7	17.7	17.7	28.0	6.1	7.2	44,650
1997	7.5	4.9	6.5	2.4	15.5	17.2	29.7	7.6	8.8	47,000
1998	6.4	4.6	6.1	2.2	14.2	16.0	31.4	8.2	10.8	50,000
1999	5.3	3.9	5.3	1.9	12.1	14.8	31.7	9.8	15.3	54,040
2000	4.3	3.7	4.9	1.6	11.0	13.2	32.1	10.7	18.5	58,173
2001	4.3	3.2	4.5	1.3	9.6	11.7	30.7	11.9	22.7	62,750
2002	4.7	3.1	4.0	1.2	7.6	9.3	27.5	13.0	29.5	70,000
2003	2.4	2.2	3.2	1.1	5.9	7.5	25.2	14.0	38.4	82,000
2004	2.3	1.5	2.4	0.9	4.6	6.3	22.3	14.1	45.4	91,799
2005	1.9	1.0	1.5	0.6	2.9	4.4	18.8	14.1	54.8	105,000

	Under £24,999	£25,000 to £49,999	£50,000 to £74,999	£75,000 to £99,999	£100,000 to £124,999	£125,000 to £149,999	£150,000 to £174,999	£175,000 to £199,999	£200,000 to & over	Median £
2003	4.6	17.7	21.1	18.1	14.0	8.5	5.4	3.1	7.5	82,000
2004	3.9	14.3	18.5	17.9	15.4	9.9	6.7	3.9	9.6	91,799
2005	2.8	9.5	15.4	17.5	17.1	11.7	8.4	5.0	12.6	105,000

1. Data are based on returns from all mortgage lenders.

2. Data up to and including 2002 based on 5 per cent sample. Data from 2003 onwards are based on a significantly increased number of cases.

3. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch. 2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders

Communities and Local Government

Regulated Mortgage Survey

BankSearch/CML

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Next update: March 2007

Table 5.9 Housing market: distribution of mortgages granted by period, United Kingdom <sup>1</sup>

	Percentage of all mortgages												Average mortgage period Years
	Number of years												
	Under 10	10	11 to 14	15	16 to 19	20	21 to 24	25	26 to 29	30	Over 30		
1994	1.1	3.6	2.8	4.7	8.5	10.3	8.7	58.2	0.5	0.7	0.9	22	
1995	1.3	3.0	2.8	4.7	8.3	10.1	8.3	59.6	0.5	0.5	1.1	22	
1996	1.7	2.9	3.2	5.6	8.6	11.1	7.5	57.5	0.4	0.5	1.1	22	
1997	1.9	3.1	3.7	5.9	8.7	11.6	7.7	55.4	0.3	0.5	1.1	22	
1998	1.9	3.3	3.9	6.4	8.3	11.6	8.1	54.6	0.3	0.6	1.1	22	
1999	2.1	3.5	4.9	6.5	8.3	12.0	8.3	52.7	0.2	0.6	1.0	22	
2000	2.3	3.2	4.4	6.3	7.5	11.2	8.5	55.0	0.1	0.7	0.9	22	
2001	2.3	3.2	4.3	6.2	6.2	11.3	7.9	55.7	0.2	1.1	1.6	22	
2002	2.0	3.6	3.2	5.8	4.7	10.4	5.6	60.0	0.3	1.8	2.5	23	
2003 <sup>2</sup>	..	..	..	..	..	..	..	..	..	..	..	..	
2004 <sup>2</sup>	..	..	..	..	..	..	..	..	..	..	..	..	
2005 <sup>2,3</sup>	2.5	2.5	3.1	3.8	5.2	8.1	8.1	47.9	1.6	12.5	4.8	24	

1. Data are based on returns from all mortgage lenders.

2. The loan period was not collected by the Survey of Mortgage Lenders form in 2003 & 2004, but is included in the Regulated Mortgage Survey.

3. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders  
Communities and Local Government  
Regulated Mortgage Survey  
BankSearch/CML

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Next update: May 2007

**Table 5.10 Housing market: distribution of mortgages granted by age of borrowers, by whether dwelling new, and by type of buyer, United Kingdom<sup>1, 2</sup>**

	Percentage of all mortgages					Average age
	Age of borrower (sole or first named applicant): years					
	Under 25	25 to 34	35 to 44	45 to 54	55 and over	
<b>New dwellings</b>						
1995	13.6	45.4	24.1	12.5	4.3	35
1996	11.4	45.4	25.8	12.4	5.0	35
1997	9.7	43.8	27.8	12.5	6.0	36
1998	9.4	45.8	27.3	12.4	4.9	35
1999	6.9	43.5	30.3	13.4	5.9	36
2000	6.9	39.6	29.9	14.2	9.4	38
2001	6.9	38.6	27.5	14.1	13.0	39
2002	6.8	41.8	28.6	15.2	7.6	37
2003	7.4	38.2	28.9	14.2	11.3	36
2004	8.7	40.7	28.3	14.9	7.3	37
2005 <sup>3</sup>	8.4	42.5	29.0	14.1	6.0	36
<b>Other dwellings</b>						
1995	14.3	45.2	23.4	11.4	5.6	35
1996	12.1	44.6	24.7	12.7	5.9	35
1997	10.3	45.2	25.8	12.7	5.8	36
1998	10.8	44.8	26.0	12.3	5.7	35
1999	8.5	44.4	28.0	13.5	5.7	36
2000	8.6	40.9	26.7	13.5	10.2	38
2001	9.3	39.8	27.1	13.1	10.8	38
2002	10.9	40.9	28.6	12.5	7.1	36
2003	6.6	35.4	33.0	16.6	8.4	37
2004	7.3	36.2	32.5	16.5	7.4	38
2005 <sup>3</sup>	8.3	39.3	31.1	14.9	6.3	37
<b>All dwellings</b>						
1995	14.2	45.2	23.5	11.6	5.5	35
1996	12.0	44.7	24.8	12.7	5.7	35
1997	9.9	43.7	25.2	12.3	5.7	36
1998	10.3	43.7	25.4	12.0	5.5	35
1999	8.3	44.3	28.3	13.5	5.7	36
2000	8.4	40.8	27.1	13.6	10.1	38
2001	9.0	39.7	27.1	13.2	11.0	38
2002	10.5	41.0	28.6	12.8	7.1	36
2003	6.8	35.7	32.8	16.4	8.4	36
2004	7.2	36.4	32.6	16.4	7.4	38
2005 <sup>3</sup>	8.2	39.3	31.2	14.9	6.3	37
<b>First time buyers</b>						
1995	23.7	51.3	15.4	6.3	3.3	31
1996	22.1	52.7	16.0	6.3	2.8	31
1997	18.8	52.4	17.1	6.6	3.4	32
1998	18.2	52.0	17.8	6.7	3.2	32
1999	16.0	52.8	20.1	8.1	3.1	32
2000	16.6	50.5	19.6	7.7	5.6	33
2001	17.0	48.3	19.2	7.2	8.3	34
2002	16.4	49.3	22.5	7.8	4.0	33
2003	15.9	45.4	22.0	9.1	7.6	31
2004	17.8	48.2	21.2	8.6	4.2	33
2005 <sup>3</sup>	18.8	53.2	19.1	6.4	2.5	32
<b>Former owner occupiers</b>						
1995	3.4	38.2	32.8	17.7	7.9	39
1996	2.5	37.1	33.1	18.6	8.6	39
1997	2.5	36.8	32.4	17.3	7.7	39
1998	3.0	36.2	32.7	17.1	7.7	38
1999	2.0	37.3	34.9	17.9	7.8	39
2000	2.1	34.1	33.7	18.3	11.8	40
2001	3.1	33.5	33.3	17.7	12.5	40
2002	7.8	37.1	31.5	15.1	8.6	38
2003	4.6	34.0	35.7	17.8	7.9	37
2004	4.7	34.1	35.8	18.1	7.3	39
2005 <sup>3</sup>	3.9	34.2	36.2	18.1	7.5	39

1. Data are based on returns from all mortgage lenders.

2. Data up to and including 2002 are based on a 5 per cent sample. Data from 2003 are based on a significantly enhanced sample.

3. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch. 2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders

Communities and Local Government

Regulated Mortgage Survey

BankSearch/CML

**Table 5.11 Housing market: distribution of mortgages granted by borrowers' income, United Kingdom<sup>1, 2, 3</sup>**

	Percentage of all mortgages									
	under £10,000	£10,000 to £11,999	£12,000 to £14,999	£15,000 to £19,999	£20,000 to £24,999	£25,000 to £29,999	£30,000 to £39,999	£40,000 to £49,999	£50,000 and over	Median income (£)
1995	9.2	8.0	13.3	22.2	16.2	10.0	10.4	4.4	5.2	19,040
1996	7.4	6.8	12.1	20.8	16.6	11.4	11.9	5.5	6.5	20,456
1997	6.7	6.0	11.0	20.1	16.4	11.6	13.3	6.4	7.6	21,500
1998	5.6	5.3	10.3	18.7	16.7	12.3	14.3	6.9	8.8	22,600
1999	4.6	4.5	8.6	16.9	16.3	12.4	16.3	8.2	11.4	24,429
2000	4.2	4.2	7.7	16.1	15.6	13.2	17.2	9.0	12.8	25,556
2001	3.0	3.3	7.1	14.9	14.6	13.2	18.5	10.1	15.3	27,371
2002	2.9	3.1	6.1	13.0	13.1	12.7	19.3	11.5	18.3	29,433
2003	4.2	2.1	4.8	11.5	12.7	12.7	19.4	11.7	21.0	30,422
2004	1.7	1.7	4.5	11.4	13.0	13.1	20.4	12.3	21.9	31,500
2005 <sup>4</sup>	1.1	1.0	2.9	8.4	11.2	12.4	21.8	14.6	26.7	35,226

1. Data are based on returns from all mortgage lenders.

2. Data up to and including 2002 are based on a 5 per cent sample. Data from 2003 onwards are based on a significantly enhanced sample.

3. Income is that declared on which the mortgage is based.

4. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

2005 data are based on combined data from the Survey of Mortgage Lenders (SML) and the Regulated Mortgage Survey (RMS).

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Source: Survey of Mortgage Lenders

Communities and Local Government

Regulated Mortgage Survey

BankSearch/CML

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**Table 5.12 Housing market: mortgage lending, by type of lender, United Kingdom<sup>1, 6</sup>**

											£ million
	Gross advances					Net advances <sup>2</sup>					All <sup>7</sup>
	Building societies <sup>5</sup>	Banks <sup>3,4</sup>	Insurance companies	Local authorities	All <sup>7</sup>	Building societies <sup>5</sup>	Banks <sup>4</sup>	Insurance companies	Local authorities	Other public	
1995	33,714	21,239	119	192	<b>57,288</b>	9,169	7,689	-377	-136	-3	<b>15,166</b>
1996	39,838	28,727	291	238	<b>71,660</b>	12,854	6,651	-166	-123	-2	<b>19,105</b>
1997	27,797	44,602	210	232	<b>77,227</b>	11,278	11,897	-58	-133	-1	<b>23,832</b>
1998	20,716	62,262	345	245	<b>89,376</b>	7,865	15,119	114	-153	-	<b>25,233</b>
1999	25,872	78,648	616	347	<b>114,703</b>	10,567	21,492	-646	107	-	<b>37,880</b>
2000	24,924	83,335	538	264	<b>119,795</b>	8,931	19,481	168	12	-	<b>40,756</b>
2001	25,904	119,765	773	275	<b>160,127</b>	6,406	31,094	43	97	-	<b>53,891</b>
2002	34,994	162,423	869	374	<b>220,739</b>	10,215	48,928	-165	206	-	<b>78,826</b>
2003	46,300	194,959	412	274	<b>277,342</b>	18,664	47,579	209	186	-	<b>101,081</b>
2004	46,864	202,752	109	115	<b>291,279</b>	17,077	42,844	34	13	-	<b>100,747</b>
2005	43,516	201,833	4	80	<b>288,018</b>	13,062	33,233	-175	33	-	<b>91,243</b>
Advances outstanding at end of Q4 2005:						173,205	575,797	1,239	1,073	1	967,063

1. Loans for house purchase, improvement and topping-up loans; small amounts of commercial lending by building societies also included.

2. Net of repayments of principal and for local authorities housing association grant.

3. Excluding bridging finance.

4. Including Abbey National PLC (July 1989), Cheltenham & Gloucester (August 1995), National Provincial (August 1996), Alliance & Leicester (April 1997), Halifax (June 1997), Woolwich and Bristol & West (July 1997), Northern Rock (October 1997), Birmingham Midshires (April 1999) and Bradford & Bingley (December 2000).

5. Excluding converting building societies listed at 4 above

6. Revisions have been made.

7. Figures for 'All' also include other specialist lenders and miscellaneous lenders not shown separately in this table.

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Sources: Department of Trade and Industry

Bank of England

Office for National Statistics

Communities and Local Government

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**Table 5.13 Housing market: number of mortgage advances, average advance, average house price, United Kingdom**

	Thousands of loans	Average price £		Average advance £	
	Banks & Building Societies <sup>1,2</sup>	Banks & Building Societies <sup>1</sup>		Banks & Building Societies <sup>2</sup>	
1995	859	65,644		48,338	
1996	1,018	70,626		51,473	
1997	1,048	76,103		55,000	
1998	908	81,774		58,117	
1999	1,061	92,521		65,036	
2000	1,045	101,550		70,606	
2001	1,188	112,835		76,258	
2002	1,308	128,265		84,489	
2003	1,164	155,627		98,254	
2004	1,057	180,248		109,920	
2005	997	190,760		122,049	

1. From 1993 Building Society and Bank data is from the 5 per cent SML survey. From 2003 the data have been based on a significantly enhanced sample. From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/Bank Search.
2. From 1994, the number of loans by banks and building societies are approvals for house purchase to individuals as measured by the Bank of England.

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Source:  
Bank of England  
Communities and Local Government

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Next update: April 2007

**Table 5.14 Housing market: number of outstanding mortgages, arrears and repossessions, United Kingdom<sup>1,3</sup>**

	Total number of mortgages at end of period	Mortgages 6-12 months in arrears at end of period		Mortgages 12 months or more in arrears at end of period		Properties taken into possession during period <sup>2</sup>	
		Number	(%)	Number	(%)	Number	(%)
		1995	10,521,000	126,670	1.20	85,200	0.81
1996	10,637,000	100,960	0.95	67,020	0.63	42,560	0.40
1997	10,738,000	73,830	0.69	45,200	0.42	32,770	0.31
1998	10,821,000	74,040	0.68	34,880	0.32	33,870	0.31
1999	10,982,000	57,120	0.52	29,520	0.27	29,990	0.27
2000	11,173,000	47,830	0.43	20,820	0.19	22,870	0.20
2001	11,247,000	43,140	0.38	19,720	0.18	18,280	0.16
2002	11,364,000	34,040	0.30	16,490	0.15	11,970	0.11
2003	11,452,000	29,200	0.25	12,680	0.11	7,830	0.07
2004	11,512,000	26,920	0.23	11,210	0.10	6,030	0.05
2005	11,591,000	32,470	0.28	13,820	0.12	10,250	0.09

1. The figures are based on the 13 largest building societies and as many as 19 of the largest non-building society members of the CML. Such lenders accounted for an estimated 85 per cent of total mortgage business. The figures have been grossed up to represent all CML members.
2. Includes those voluntarily surrendered.
3. Revisions have been made.

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Source: Council of Mortgage Lenders

Live table 545

Next update: March 2007

Table 5.15 Housing market: repossessions, court actions for recovery of residential housing and land <sup>1,4</sup>, England and Wales

	Number									
	Total actions entered	Total orders for possessions made and suspended	Other mortgage possessions <sup>2</sup>		LA mortgage possessions		Possession actions by social landlords <sup>3</sup>		Possession actions by private landlords	
			Actions entered	Orders made and suspended	Actions entered	Orders made and suspended	Actions entered	Orders made and suspended	Actions entered	Orders made and suspended
1995	187,165	160,397	79,068	70,703	5,102	4,555	83,637	66,981	19,358	15,618
1996	191,665	159,880	76,924	67,704	2,934	3,499	91,523	70,583	20,284	17,266
1997	197,236	157,025	65,002	54,778	2,071	2,378	107,861	82,493	22,302	17,376
1998	239,964	178,291	76,280	58,291	8,556	7,764	132,668	94,897	22,460	17,339
1999	239,066	171,518	73,240	52,895	8,368	7,299	139,117	96,357	18,341	14,967
2000	239,957	161,746	68,855	49,772	4,190	2,309	147,519	96,284	19,393	13,381
2001	243,356	165,418	66,462	47,751	986	78	155,419	105,098	20,489	12,491
2002	242,139	161,175	63,729	41,150	419	129	158,783	107,864	19,208	12,032
2003	227,178	149,003	66,396	40,488	633	194	141,681	96,620	18,468	11,701
2004	232,133	149,862	77,536	46,293	282	82	137,107	92,858	17,208	10,629
2005	260,026	168,809	115,072	70,751	280	93	126,306	85,931	18,368	12,034

1. Figures include a small number of actions for the recovery of land.

2. All lenders other than local authorities.

3. Local authority and housing association landlords.

4. Revisions have been made

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Source: Department for Constitutional Affairs

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Next update: March 2007

Table 5.16 Housing market: mortgages granted by number of habitable rooms, United Kingdom<sup>1, 2</sup>

	Percentage of all mortgages			
	Number of habitable rooms <sup>3</sup>			
	fewer than five	five	six	seven or more
<b>New dwellings</b>				
1995	28.1	20.3	17.7	33.9
1996	25.4	21.3	18.4	34.9
1997	21.3	24.0	19.1	35.6
1998	28.3	21.0	19.4	31.3
1999	22.8	21.7	18.2	37.2
2000	23.8	22.0	17.7	36.5
2001	26.4	20.8	16.4	36.3
2002	23.2	21.3	15.6	40.0
2003	30.4	19.3	16.9	33.4
2004	35.3	18.8	16.2	29.7
2005 <sup>4</sup>	40.1	19.9	14.8	25.2
<b>Other dwellings</b>				
1995	26.6	27.9	24.8	20.7
1996	27.2	28.4	24.0	20.4
1997	29.7	28.7	22.6	19.0
1998	34.7	28.0	22.1	15.2
1999	32.1	28.5	23.1	16.4
2000	36.6	28.7	21.0	13.7
2001	33.4	28.3	21.5	16.7
2002	34.6	29.2	20.3	15.9
2003	36.2	26.5	18.5	18.8
2004	37.3	27.6	18.7	16.4
2005 <sup>4</sup>	38.1	29.3	19.4	13.1
<b>All dwellings</b>				
1995	26.7	27.0	23.9	22.4
1996	27.0	27.7	23.4	21.9
1997	28.8	28.1	22.2	20.8
1998	34.0	27.2	21.8	17.0
1999	31.0	27.7	22.5	18.7
2000	35.1	27.9	20.6	16.4
2001	33.6	27.3	20.7	18.4
2002	33.7	28.4	19.7	18.1
2003	35.3	25.8	18.4	20.5
2004	36.6	26.7	18.5	18.2
2005 <sup>4</sup>	38.3	28.7	19.1	13.9
<b>First time buyers</b>				
1995	36.2	30.5	21.7	11.6
1996	38.0	31.3	20.7	10.0
1997	40.3	31.3	19.4	9.0
1998	43.8	29.2	19.0	7.9
1999	40.3	29.8	20.0	9.9
2000	43.3	30.2	18.2	8.2
2001	44.3	29.6	17.7	8.5
2002	43.0	29.7	16.8	10.5
2003	46.7	27.7	14.7	10.9
2004	50.0	28.5	13.8	7.7
2005 <sup>4</sup>	49.8	31.5	14.6	4.1
<b>Former owner occupiers</b>				
1995	15.3	22.7	26.5	35.5
1996	16.1	24.0	26.1	33.8
1997	18.5	25.3	24.8	31.3
1998	24.0	25.1	24.6	26.2
1999	22.1	25.7	25.0	27.3
2000	26.2	25.4	23.3	25.1
2001	25.4	25.5	23.0	26.2
2002	29.5	27.8	21.1	21.6
2003	32.1	25.2	19.4	23.2
2004	32.6	26.2	19.9	21.4
2005 <sup>4</sup>	31.0	26.9	21.9	20.1

1. Data are based on returns from all mortgage lenders.

2. Data up to and including 2002 are based on a 5 per cent sample. Data from 2003 onwards are based on a significantly enhanced sample.

3. "Habitable rooms" includes living rooms, bedrooms and kitchens but excludes bathrooms

4. From September 2005, data are collected via the Regulated Mortgage Survey of the Council of Mortgage Lenders (CML)/BankSearch. 2005 data are based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

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Source: Survey of Mortgage Lenders

Communities and Local Government

Regulated Mortgage Survey

BankSearch/CML

Table 5.17 Housing market: mortgage payments, by age of household reference person, 2004/05

Age of household reference person	Mortgage payments (£ a month)									Number of households	Mean mortgage payments	Median mortgage payments
	Under £100	£100 -£200	£200 -£300	£300 -£400	£400 -£500	£500 -£750	£750 -£1,000	£1,000 & over	All			
	Percentages									Thousands	£ a month	£ a month
Under 25	0	8	14	29	15	31	2	1	100	170	430	400
25-34	1	7	15	19	15	26	12	6	100	1,819	530	450
35-44	1	9	16	17	13	23	10	10	100	2,935	550	450
45-64	8	19	20	14	11	15	7	5	100	3,117	410	320
65-74	27	35	17	12	3	2	2	2	100	163	210	170
75 or over	41	42	9	5	2	0	0	0	100	71	140	110
<b>Total</b>	<b>5</b>	<b>13</b>	<b>17</b>	<b>16</b>	<b>12</b>	<b>20</b>	<b>9</b>	<b>7</b>	<b>100</b>	<b>8,273</b>	<b>480</b>	<b>400</b>

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Source: DWP Family Resources Survey

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Table 5.18 Housing market: mortgages - payments, by disposable income<sup>1</sup> of household reference person and partner, 2004/05

Disposable income of household reference person and partner (£ a month)	Mortgage payments (£ a month)									Mortgage payment as percentage of income (median)	Number of households
	Under £100	£100 -£200	£200 -£300	£300 -£400	£400 -£500	£500 -£750	£750 -£1,000	£1,000 & over	All		
	Percentages									Percentages	Thousands
Under £1,000	14	27	22	13	7	11	4	2	100	33	765
£1,000-1,500	7	21	27	21	9	9	3	2	100	22	1,198
£1,500-2,000	5	18	22	19	15	16	4	2	100	19	1,428
£2,000-2,500	3	12	20	21	13	24	5	3	100	17	1,418
£2,500-3,000	3	7	14	17	17	28	9	5	100	17	1,093
£3,000-4,000	2	6	10	13	14	31	16	8	100	16	1,233
£4,000 or over	2	4	4	8	8	22	22	30	100	14	1,085
<b>All incomes</b>	<b>5</b>	<b>13</b>	<b>17</b>	<b>16</b>	<b>12</b>	<b>20</b>	<b>9</b>	<b>7</b>	<b>100</b>	<b>18</b>	<b>8,220</b>

<sup>1</sup> "Disposable" means after deduction of income tax and national insurance contributions

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Source: DWP Family Resources Survey

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Table 5.19 Housing market: interest rates, United Kingdom

Percentage per annum									
<b>Building Societies Commission: Interest rates<sup>1,5</sup></b>									
Last day of	Bank of England base rate	Shares		Average mortgage rate	National Public Works Loan Board local authority loans rate <sup>4</sup>		National Savings Bank Investment account Nominal deposit rate	Deposits with local authorities <sup>6</sup>	
		Net	Gross <sup>2</sup>		Up to 5 years	Over 25 years		7 days <sup>3</sup>	3 months <sup>3</sup>
1995	6.50	4.21	5.62	7.83	6.63	8.00	5.25	6.50	6.44
1996	6.00	3.40	4.54	6.72	7.13	7.75	4.75	5.88	6.38
1997	7.25	3.97	5.30	7.08	6.88	6.38	4.75	7.25	7.50
1998	6.25	5.07	6.34	7.76	5.13	4.63	4.50	6.00	6.13
1999	5.50	3.81	4.95	6.47	6.38	5.50	3.80	4.75	5.88
2000	6.00	4.22	5.41	6.79	5.63	5.00	4.50	5.75	5.84
2001	4.00	3.77	4.83	6.05	4.88	5.13	2.60	4.00	4.00
2002	4.00	2.89	3.70	5.03	4.13	4.63	2.60	..	..
2003	3.75	2.62	3.36	4.71	4.55	4.95	2.25	..	..
2004	4.75	3.07	3.94	4.96	4.60	4.70	3.25	..	..
2005	4.50	3.32	4.26	5.21	4.30	4.25	2.95	..	..

1. Rates shown are those charged and offered by the largest societies.

2. Figures are grossed up at the basic rate of income tax.

3. Average on the last Friday of the year.

4. Repayable by equal half yearly installments of principal.

5. Average for the year.

6. Series has been discontinued since June 2002

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Sources:

Bank of England

Building Societies Commission

National Debt Office

HM Treasury

National Savings & Investment

Live table 555

Next update: June 2007

Table 5.20 Housing market: mortgage advances to first time buyers <sup>1,2</sup>, by region, United Kingdom

	All sitting tenants		Other first time buyers		All first time buyers <sup>3</sup>	
	Average price £		Average price £		Average price £	
	1995	2005	1995	2005	1995	2005 <sup>3</sup>
<b>Region</b>						
North East	19,463	57,412	36,578	98,522	34,070	93,040
North West (incl. Merseyside)	24,172	69,388	42,496	108,274	41,201	104,167
Yorkshire and the Humber	24,163	72,866	41,406	107,306	39,732	102,788
East Midlands	26,884	89,429	41,163	118,426	39,835	118,040
West Midlands	27,006	80,653	45,791	122,721	43,474	118,724
East	33,129	140,676	50,886	154,239	49,118	155,264
London	36,373	195,278	67,637	215,363	65,912	215,141
South East	36,437	161,375	56,803	171,154	55,543	174,235
South West	29,240	137,969	48,857	148,527	47,351	151,398
England	28,933	106,746	50,167	150,848	48,311	149,529
Wales	23,460	80,632	39,770	111,035	38,336	107,857
Scotland	18,938	54,790	43,147	89,893	36,312	85,501
Great Britain	26,801	97,608	49,263	144,663	46,902	87,806
Northern Ireland	17,037	76,194	36,988	102,504	34,125	98,296
United Kingdom	26,283	96,924	48,880	143,675	46,489	141,299
<b>Type of dwelling</b>						
Bungalow	30,625	110,359	52,168	161,368	50,826	158,104
Detached	*40,246	174,422	77,845	236,604	76,750	236,342
Semi	27,025	89,286	49,845	140,973	46,747	135,987
Terrace	29,057	88,030	43,953	128,604	41,908	124,881
Flat/Maisonette	22,084	128,031	53,684	137,063	52,608	134,186

\* Fewer than 50 cases

1. Includes local authority and RSL sitting tenants

2. Data for 1995 based on a 5 per cent sample of mortgages. Data for 2005 are based on a significantly enlarged sample.

3. "All first time buyers" will include a substantial number of cases not included in the first two columns, namely those where it was not known whether or not the buyer was a sitting tenant; this has caused some apparent inconsistency in relation to the first two columns. There was a structural change in the data during 2005 due to a change in the survey. In particular, first time buyers as a whole and those who were sitting tenants were more accurately identified.

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Source: Survey of Mortgage Lenders,  
Communities and Local Government  
Regulated Mortgage Survey,  
BankSearch/CML

Live table 548

Next update: October 2007

**Table 5.21 Housing market: number of transactions, England and Wales** <sup>1, 2, 3, 4, 5</sup>

Year	Transactions 000s
1995	1,135
1996	1,242
1997	1,440
1998	1,347
1999	1,469
2000	1,433
2001	1,458
2002	1,588
2003	1,345
2004	1,793
2005	1,531

1. The figures given in the Table up to November 2003 represent the number of 'particulars delivered' forms (representing property transactions) processed at Stamp Offices or District Land Registries each month. In December 2003 the majority of the forms processed were particulars delivered forms but a proportion were the new Land Transaction Return forms, processed under arrangements set up for the implementation of stamp duty land tax. The forms processed now are the new Land Transaction Return forms.
2. Due to the change in HMRC administrative arrangements, the figures from December 2003 onwards may not be directly comparable with the earlier series. The overhang of particulars delivered forms into the first quarter of 2004 (and to a much lesser extent the second quarter of 2004) boosted the total property transactions processed figures in that quarter.
3. Some types of transaction which require a Land Transaction Return did not require a Particulars Delivered form. This has led to a higher number of commercial transactions being registered since December 2003.
4. These figures include some transactions of non-market housing including, Right-to-Buy sales and large scale stock transfers between Local Authorities and Registered Social Landlords.
5. Data not seasonally adjusted.

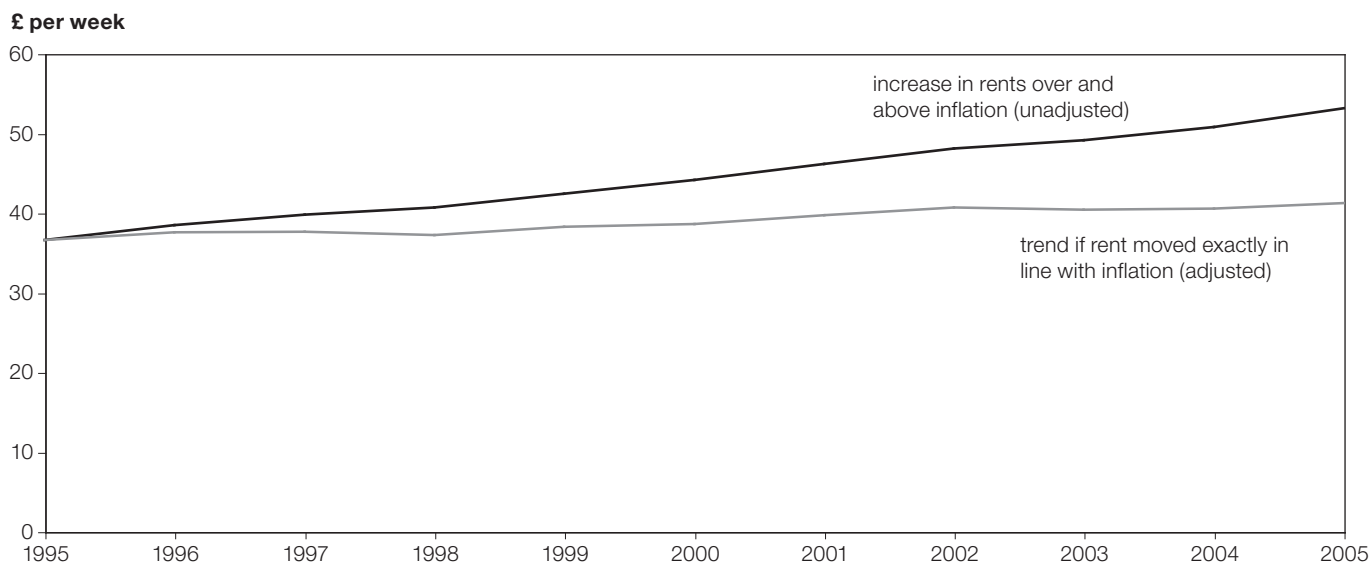
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Source:  
 HM Revenue & Customs, Land Transaction forms for England and Wales

Live table 532

Next update: February 2007

**Chart 6a Rents, lettings and tenancies local authority average weekly rents, United Kingdom, 1995-2005**



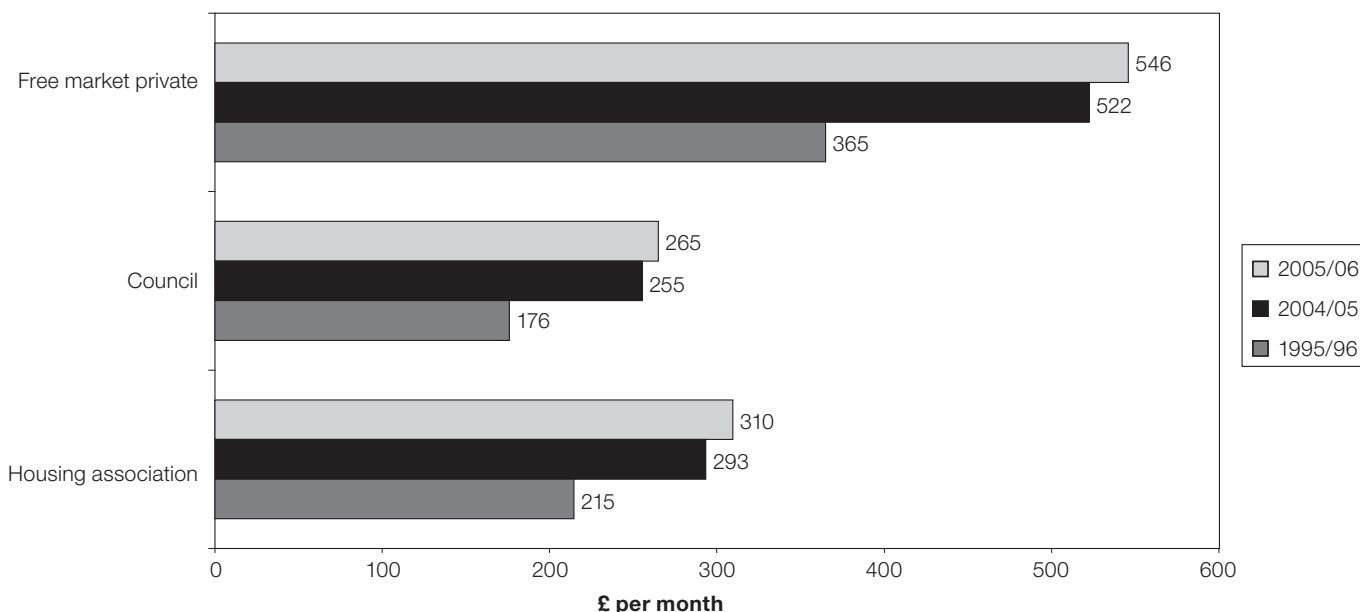
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Source:  
 Table 6.1 and Retail Price Index

Live Table 705

Next update: October 2007

**Chart 6b Rents, lettings and tenancies: average rents for free market private, council and housing association tenants 1995/96, 2004/05, 2005/06**



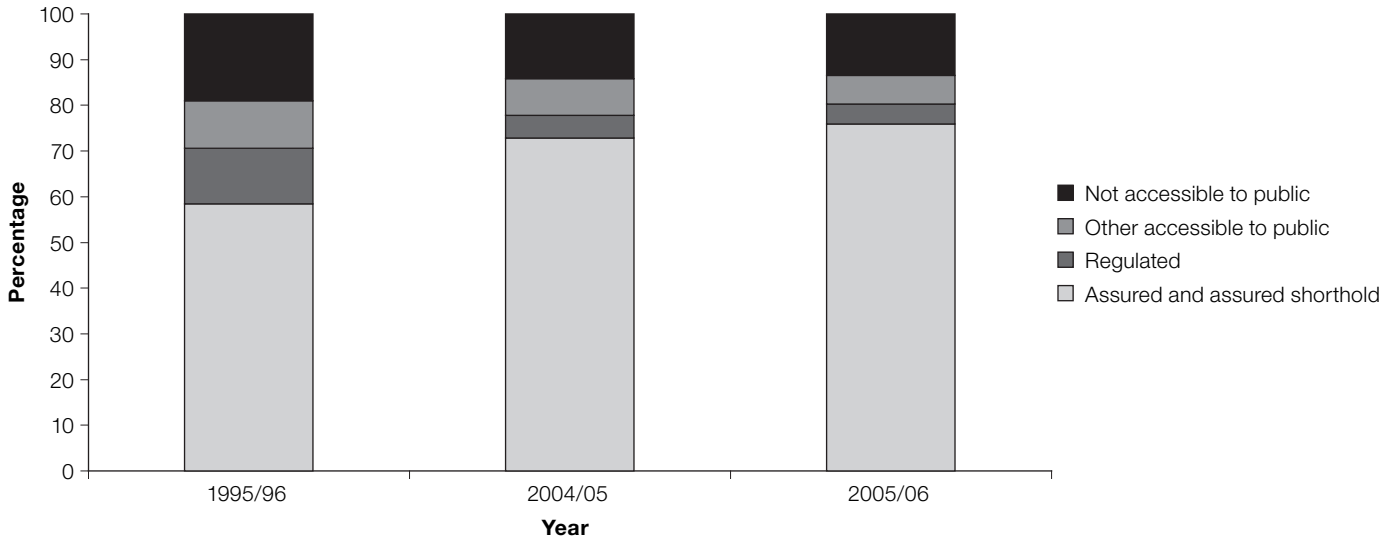
1 Assured and assured shorthold tenancies accessible to the public without special conditions.

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 Live chart 732

Source:  
 Communities and Local Government Survey of English Housing

Next update: November 2007

**Chart 6c Rents, lettings and tenancies: private tenancies by tenancy type, England**



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Source:  
 Communities and Local Government Survey of English Housing

Live chart 733

Next update: November 2007

## Rents, lettings and tenancies

**Table 6.1 Rents, lettings and tenancies: local authority rents by region, United Kingdom <sup>1,2</sup>**

	£ per week										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 <sup>P</sup>
North East	32.27	33.37	34.17	35.28	36.76	38.54	40.43	41.52	42.11	43.93	45.38
North West	34.70	37.57	38.45	39.43	40.57	42.24	44.20	45.83	46.56	47.35	48.86
Yorkshire and the Humber	29.68	31.44	32.36	33.64	35.11	36.95	39.44	41.70	42.55	44.16	46.25
East Midlands	32.59	34.20	35.67	36.71	38.05	39.66	41.45	43.63	44.44	45.94	48.02
West Midlands	35.12	37.02	37.96	38.83	39.82	41.31	44.68	46.67	47.34	49.27	51.32
East	40.22	41.37	42.17	44.21	45.59	47.78	49.94	51.88	52.47	54.75	57.53
London	50.70	52.94	54.23	55.27	58.00	60.44	62.36	64.65	65.08	66.56	69.37
South East	44.48	45.95	47.04	48.38	50.25	51.97	53.98	56.34	57.57	59.42	61.69
South West	39.60	40.85	41.45	42.48	43.66	44.99	46.55	48.21	48.77	50.16	52.00
England	38.31	40.10	41.18	42.24	43.82	45.61	47.87	49.93	50.96	52.62	55.11
Wales	35.35	37.29	38.68	39.14	40.81	41.83	43.28	44.74	46.20	48.22	50.05
Scotland <sup>3</sup>	28.69	31.11	33.60	33.60	36.43	38.05	39.30	40.94	40.96	42.64	44.78
Great Britain	36.79	38.65	39.96	40.84	42.60	44.31	46.35	48.30	49.34	51.06	53.41
Northern Ireland	31.56	32.62	34.42	35.92	37.55	39.18	40.34	41.53	42.88	44.19	45.73
United Kingdom	36.61	38.45	39.78	40.68	42.45	44.14	46.16	48.09	49.13	50.82	53.14

1 Rents are calculated at March (NI), April (England and Wales) and September (Scotland).

2 Figures in this table are based on unaudited local authority returns.

3 Most recent figures are estimates.

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Source:  
Communities and Local Government Housing Subsidy Claim form  
National Assembly of Wales  
Scottish Executive  
DSD, Northern Ireland

Live Table 701

Next update: September 2007

**Table 6.2 Rents, lettings and tenancies: RSL rents, by region, from 1996**

	£ per week										
at 31st March:	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
North East	37.39	39.56	41.65	43.37	44.52	45.57	46.24	47.35	48.83	51.51	54.47
North West	35.66	38.61	41.80	43.66	45.61	46.27	48.97	49.90	51.58	54.59	56.56
Yorkshire & The Humber	39.57	41.69	43.95	46.12	48.15	47.49	49.23	49.04	50.41	51.07	53.90
East Midlands	43.30	45.43	47.67	48.24	48.48	49.34	49.94	51.13	52.51	55.96	58.90
West Midlands	41.26	43.57	45.35	48.20	47.68	47.62	49.87	50.78	52.39	55.50	58.16
East	43.68	46.81	49.54	52.58	54.28	55.73	57.45	58.94	60.50	63.54	66.16
London	50.28	53.12	56.87	59.30	61.26	62.60	65.25	67.47	69.86	74.67	78.07
South East	48.54	51.64	55.27	58.09	59.96	61.23	63.67	65.35	66.68	71.37	74.69
South West	45.50	48.52	51.13	50.98	52.31	53.29	55.53	57.05	58.34	62.02	64.59
England	44.00	46.81	49.82	51.92	53.11	53.90	55.81	56.52	58.23	61.49	64.32

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Source:  
Housing Corporation HAR/10 and RSR (Regulatory and Statistical Return)

Live table 703

Next update: September 2007

Table 6.3 Rents, lettings and tenancies: private tenancies and rents, by type of tenancy

	Assured		All	Regulated		All	Not accessible to public		Resident landlord <sup>1</sup>	Other	Total <sup>1</sup>
	Assured	Assured shorthold		rent registered	rent not registered		rent paid	rent free			
<b>Thousands of tenancies</b>											
1994/95	367	877	<b>1,244</b>	172	139	<b>311</b>	187	244	181	30	<b>2,197</b>
1995/96	374	945	<b>1,319</b>	167	105	<b>272</b>	204	223	209	26	<b>2,254</b>
1996/97	331	1,074	<b>1,406</b>	128	114	<b>242</b>	193	223	198	18	<b>2,280</b>
1997/98	321	1,165	<b>1,486</b>	121	84	<b>205</b>	141	208	178	38	<b>2,255</b>
1998/99	254	1,223	<b>1,478</b>	107	81	<b>188</b>	156	231	169	25	<b>2,247</b>
1999/00	275	1,241	<b>1,517</b>	79	75	<b>154</b>	215	229	151	40	<b>2,305</b>
2000/01	213	1,221	<b>1,434</b>	62	60	<b>122</b>	180	202	192	56	<b>2,186</b>
2001/02 <sup>1</sup>	284	1,285	<b>1,569</b>	65	51	<b>116</b>	116	200	170	40	<b>2,211</b>
2001/02 <sup>2</sup>	272	1,233	<b>1,505</b>	66	51	<b>117</b>	112	196	162	38	<b>2,129</b>
2002/03 <sup>3</sup>	n/a	n/a	<b>1,514</b>	67	59	<b>127</b>	153	201	176	51	<b>2,221</b>
2003/04 <sup>4</sup>	221	1,481	<b>1,702</b>	59	81	<b>140</b>	137	212	164	13	<b>2,368</b>
2004/05 <sup>5</sup>	254	1,584	<b>1,838</b>	59	67	<b>126</b>	172	187	186	17	<b>2,526</b>
2005-06 <sup>6</sup>	306	1,730	<b>2,036</b>	48	68	<b>115</b>	195	167	135	33	<b>2,681</b>
<b>Mean rents<sup>7</sup></b>											
1994/95	268	362	<b>335</b>	154	151	<b>153</b>	180	-	196	203	<b>281</b>
1995/96	285	395	<b>365</b>	175	162	<b>170</b>	148	-	192	196	<b>301</b>
1996/97	287	409	<b>382</b>	180	156	<b>170</b>	270	-	200	251	<b>331</b>
1997/98	336	388	<b>377</b>	218	172	<b>202</b>	274	-	218	280	<b>341</b>
1998/99	328	417	<b>402</b>	219	160	<b>197</b>	237	-	205	277	<b>358</b>
1999/00	376	408	<b>403</b>	251	191	<b>225</b>	343	-	265	292	<b>374</b>
2000/01	381	448	<b>438</b>	250	216	<b>235</b>	359	-	235	334	<b>399</b>
2001/02 <sup>1</sup>	428	494	<b>483</b>	284	186	<b>246</b>	335	-	257	..	<b>445</b>
2001/02 <sup>2</sup>	425	493	<b>481</b>	284	187	<b>246</b>	335	-	259	..	<b>443</b>
2002/03 <sup>3</sup>	..	..	<b>523</b>	304	206	<b>264</b>	338	-	310	389	<b>475</b>
2003/04 <sup>4</sup>	417	526	<b>512</b>	264	228	<b>246</b>	359	-	302	..	<b>475</b>
2004/05 <sup>5</sup>	467	531	<b>522</b>	322	290	<b>308</b>	364	-	340	..	<b>490</b>
2005-06 <sup>6</sup>	473	558	<b>546</b>	331	259	<b>294</b>	346	-	350	..	<b>514</b>

1 Grossed using control population totals based on the 1991 Census projected forward to 2000-01.

This is reasonably consistent with the grossing for previous years.

2 Grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02 and is used for other 2001-02 Tables.

3 Final results grossed using control population totals for mid-2002 based on the 2001 Census.

Note also that whilst the total number of "all assured" lettings for 2002/03 (1,514 thousand) was consistent with previous years, the split into "assured" and "assured shorthold" lettings was not. The sub-division has therefore not been shown for 2002/03.

4 Final results grossed using control population totals for mid-2003 based on the 2001 Census.

5 Final results grossed using control population totals for mid-2004 based on the 2001 Census.

6 Final results grossed using control population totals for mid-2005 based on the 2001 Census.

7 Rents exclude any payments for water charges and services which are included in the payment to the landlord. The rent free tenancies are excluded from the calculation of average rents. Figures are in £ a month.

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Source:

Communities and Local Government Survey of English Housing

Live table 731

Next update: November 2007

Table 6.4 Rents, lettings and tenancies: mean rent <sup>1</sup> of free market <sup>2</sup> private tenancies: by region

	£ a month										
	1994-95 and 1995-96 combined	1995-96 and 1996-97 combined	1996-97 and 1997-98 combined	1997-98 and 1998-99 combined	1998-99 and 1999-00 combined	1999-00 and 2000-01 combined	2000-01 and 2001-02 combined	2001-02 and 2002-03 combined	2002-03 and 2003-04 combined	2003-04 and 2004-05 combined	2004-05 and 2005-06 combined
North East	267	283	263	256	240	257	301	311	314	327	323
North West	282	307	277	287	329	330	334	343	350	359	371
Yorkshire and the Humber	259	266	267	268	283	284	294	324	350	374	359
<b>The North</b>	<b>272</b>	<b>289</b>	<b>271</b>	<b>276</b>	<b>297</b>	<b>300</b>	<b>314</b>	<b>331</b>	<b>344</b>	<b>359</b>	<b>357</b>
East Midlands	251	256	266	303	304	279	323	357	364	371	385
West Midlands	274	300	303	280	279	316	342	357	370	370	383
<b>The Midlands</b>	<b>262</b>	<b>278</b>	<b>285</b>	<b>290</b>	<b>291</b>	<b>296</b>	<b>332</b>	<b>356</b>	<b>366</b>	<b>371</b>	<b>384</b>
East	324	339	353	356	359	387	407	417	444	492	530
London	502	549	577	613	642	655	713	817	827	775	798
South East	386	390	421	437	441	470	517	584	586	565	588
South West	283	306	318	339	355	364	396	413	419	446	469
<b>The South</b>	<b>400</b>	<b>426</b>	<b>445</b>	<b>465</b>	<b>483</b>	<b>511</b>	<b>553</b>	<b>613</b>	<b>628</b>	<b>614</b>	<b>639</b>
<b>England</b>	<b>350</b>	<b>373</b>	<b>380</b>	<b>390</b>	<b>403</b>	<b>421</b>	<b>460</b>	<b>502</b>	<b>518</b>	<b>517</b>	<b>534</b>

Note: Sampling variability is too great for the figures to give a reliable indication of change between years at regional level.

1 Before deduction of Housing Benefit where applicable

2 Assured and Assured Shorthold tenancies accessible to the public without special conditions.

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Source:  
Communities and Local Government Survey of English Housing

Live table 734

Next update: November 2007

**Table 6.5 Rents, lettings and tenancies: rent paid before deduction of housing benefit, by tenure and age of household reference person, 2004/05**

Tenure and age of household reference person	Rent before deduction of Housing Benefit (£ a month)									Number of households Thousands	Mean rent £ a month	Median rent £ a month
	Under £50	£50 -£100	£100 -£200	£200 -£300	£300 -£400	£400 -£500	£500 -£750	£750 & over	All			
	Percentages											
<b>Rented from council</b>												
Under 25	1	1	26	59	8	2	2	1	100	158	250	230
25-34	0	1	25	58	11	3	1	1	100	313	250	230
35-44	1	0	19	57	18	3	1	1	100	394	270	240
45-64	1	1	25	57	14	2	1	0	100	587	250	230
65-74	0	1	29	60	10	1	0	0	100	280	230	220
75 or over	2	2	35	52	8	1	0	0	100	388	220	220
<b>Total</b>	<b>1</b>	<b>1</b>	<b>26</b>	<b>57</b>	<b>12</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>2,120</b>	<b>240</b>	<b>230</b>
<b>Rented from housing association</b>												
Under 25	2	0	5	63	21	5	3	1	100	111	290	270
25-34	1	0	5	47	37	4	3	3	100	282	320	290
35-44	1	1	5	49	35	6	2	2	100	354	310	290
45-64	0	1	10	55	26	5	1	1	100	403	290	270
65-74	0	0	14	53	23	7	0	2	100	191	280	260
75 or over	0	2	12	54	23	6	2	0	100	343	270	260
<b>Total</b>	<b>1</b>	<b>1</b>	<b>9</b>	<b>53</b>	<b>29</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>100</b>	<b>1,684</b>	<b>290</b>	<b>270</b>
<b>All social rented sector tenants</b>												
Under 25	2	1	18	60	13	3	2	1	100	269	270	240
25-34	0	1	15	53	23	3	2	2	100	595	280	260
35-44	1	0	13	53	26	4	1	1	100	748	290	260
45-64	1	1	19	56	19	3	1	1	100	990	260	240
65-74	0	0	23	57	15	4	0	1	100	471	250	240
75 or over	1	2	24	53	15	3	1	0	100	732	250	230
<b>Total</b>	<b>1</b>	<b>1</b>	<b>19</b>	<b>55</b>	<b>19</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>3,804</b>	<b>270</b>	<b>250</b>
<b>Rented privately<sup>1</sup></b>												
Under 25	0	2	8	12	19	16	18	24	100	417	570	450
25-34	1	1	4	9	21	16	23	25	100	768	580	500
35-44	3	1	5	13	21	17	23	17	100	425	540	450
45-64	1	1	7	18	25	18	19	10	100	343	480	390
65-74	5	1	18	23	19	15	9	10	100	79	370	320
75 or over	2	2	15	30	27	19	4	2	100	91	310	310
<b>Total</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>13</b>	<b>21</b>	<b>17</b>	<b>20</b>	<b>19</b>	<b>100</b>	<b>2,123</b>	<b>530</b>	<b>430</b>

<sup>1</sup> Excludes tenants who are living rent free.

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Source:  
DWP Family Resources Survey

Live table 735

Next update: July 2007

Table 6.6 Rents, lettings and tenancies: rent paid after deduction of housing benefit, by tenure and age of household reference person, 2004/05

Tenure and age of household reference person	Rent after deduction of Housing Benefit (£ a month)								Number of households Thousands	Mean rent £ a month	Median rent £ a month
	under £1 <sup>1</sup>	£1 -£25	£25 -£50	£50 -£100	£100 -£200	£200 -£300	£300 & over	All			
	Percentages										
<b>Households receiving Housing Benefit</b>											
<b>Rented from council</b>											
Under 25	78	7	6	4	3	3	0	100	103	20	0
25-34	80	7	7	3	1	2	1	100	189	20	0
35-44	71	10	4	4	6	2	1	100	219	20	0
45-64	65	9	10	7	6	3	1	100	344	30	0
65-74	61	11	11	7	9	1	0	100	194	30	0
75 or over	69	11	9	7	2	0	0	100	301	10	0
<b>Total</b>	<b>69</b>	<b>10</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>100</b>	<b>1,350</b>	<b>20</b>	<b>0</b>
<b>Rented from housing association</b>											
Under 25	74	4	1	5	7	7	2	100	72	40	0
25-34	79	5	1	1	8	4	2	100	167	30	0
35-44	74	5	4	5	6	4	2	100	187	30	0
45-64	70	6	7	4	6	4	3	100	239	40	0
65-74	65	11	8	8	4	3	1	100	129	30	0
75 or over	66	9	7	7	7	3	0	100	240	30	0
<b>Total</b>	<b>71</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>100</b>	<b>1,033</b>	<b>30</b>	<b>0</b>
<b>All social rented sector tenants</b>											
Under 25	76	6	4	4	5	4	1	100	176	30	0
25-34	79	6	4	2	4	3	1	100	356	20	0
35-44	73	8	4	5	6	3	2	100	405	30	0
45-64	67	8	9	6	6	4	1	100	583	30	0
65-74	62	11	10	7	7	2	0	100	323	30	0
75 or over	68	10	9	7	4	2	0	100	541	20	0
<b>Total</b>	<b>70</b>	<b>8</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>100</b>	<b>2,384</b>	<b>30</b>	<b>0</b>
<b>Rented privately<sup>2</sup></b>											
Under 25	34	11	11	23	18	0	4	100	47	70	40
25-34	35	7	15	16	13	6	8	100	115	90	40
35-44	40	10	11	14	13	8	4	100	95	70	30
45-64	52	7	10	15	6	5	5	100	113	60	0
65-74	30	6	28	11	11	11	3	100	35	80	40
75 or over	43	9	6	22	15	5	1	100	53	60	20
<b>Total</b>	<b>41</b>	<b>8</b>	<b>12</b>	<b>16</b>	<b>12</b>	<b>6</b>	<b>5</b>	<b>100</b>	<b>458</b>	<b>70</b>	<b>30</b>

1. In the majority of these cases, the rent after deduction of housing benefit is zero, but, in some cases, the rent is a negligible amount greater than zero.

2. Excludes tenants who are living rent free.

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Source:  
DWP Family Resources Survey

Live table 736

Next update: July 2007

**Table 6.7 Rents, lettings and tenancies: rent paid after deduction of housing benefit, by tenure and disposable<sup>1</sup> income of household reference person and partner, 2004/05**

Tenure and disposable income of household reference person and partner (£ a month)	Rent after deduction of Housing Benefit (£ a month)										Net rent as percentage of income (median)	Number of households
	under £1 <sup>2</sup>	£1 -£50	£50 -£100	£100 -£200	£200 -£300	£300 -£400	£400 -£500	£500 -£750	£750 & over	All		
	Percentages										Percentages	Thousands
<b>All households paying rent</b>												
<b>Rented from council</b>												
Under 500	55	16	5	10	12	2	0	0	0	100	0	347
500 - 1,000	57	15	5	9	12	2	0	0	0	100	0	1,010
1,000 - 1,500	32	5	3	17	34	6	2	0	0	100	14	461
1,500 - 2,000	13	6	1	16	50	12	1	0	0	100	13	181
2,000 and over	2	0	0	14	56	20	7	0	0	100	10	114
<b>All incomes</b>	<b>45</b>	<b>12</b>	<b>4</b>	<b>12</b>	<b>22</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>3</b>	<b>2,113</b>
<b>Rented from housing association</b>												
Under 500	60	9	2	9	13	4	1	1	1	100	0	221
500 - 1,000	55	10	5	7	17	6	1	0	0	100	0	808
1,000 - 1,500	34	7	3	9	28	16	2	1	0	100	16	375
1,500 - 2,000	18	3	1	8	37	28	3	2	1	100	15	157
2,000 and over	2	0	0	4	40	38	11	3	1	100	12	121
<b>All incomes</b>	<b>44</b>	<b>8</b>	<b>3</b>	<b>8</b>	<b>22</b>	<b>12</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>100</b>	<b>5</b>	<b>1,682</b>
<b>All social rented sector tenants</b>												
Under 500	57	13	4	9	12	3	1	0	0	100	0	568
500 - 1,000	56	13	5	8	14	3	0	0	0	100	0	1,818
1,000 - 1,500	33	6	3	13	31	11	2	0	0	100	14	836
1,500 - 2,000	16	4	1	12	44	20	2	1	0	100	14	339
2,000 and over	2	0	0	9	48	29	9	2	1	100	11	234
<b>All incomes</b>	<b>44</b>	<b>10</b>	<b>4</b>	<b>10</b>	<b>22</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>4</b>	<b>3,795</b>
<b>Rented privately<sup>3</sup></b>												
Under 500	25	11	10	8	10	11	7	6	13	100	57	256
500 - 1,000	18	10	8	12	13	14	10	7	8	100	28	554
1,000 - 1,500	7	3	3	7	15	20	17	15	13	100	31	428
1,500 - 2,000	1	2	1	7	8	18	20	22	20	100	27	334
2,000 - 2,500	1	2	4	5	6	18	21	26	17	100	21	211
2,500 - 3,000	2	0	1	7	3	12	12	41	23	100	21	124
3,000 and over	2	0	1	3	1	4	8	34	48	100	18	208
<b>All incomes</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>8</b>	<b>10</b>	<b>15</b>	<b>14</b>	<b>17</b>	<b>17</b>	<b>100</b>	<b>25</b>	<b>2,115</b>

1. "Disposable" means after deduction of income tax and national insurance contributions

2. In the majority of these cases, the rent after deduction of housing benefit, is zero, but, in some cases, the rent is a negligible amount greater than zero.

3. Excludes tenants who are living rent free.

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Source:  
DWP Family Resources Survey

Live tables 737

Next update: July 2007

Table 6.8 Rents, lettings and tenancies: local authority lettings, by region

	Number of lettings				Percentage of lettings to new tenants	
	Total <sup>1</sup>	Exchanges <sup>2</sup> & transfers of existing tenants	To new tenants		Secure tenancies	Non-secure tenancies <sup>3</sup>
			Homeless	Others		
<b>North East</b>						
1995/96	<b>41,000</b>	16,100	4,600	20,300	97	3
1996/97	<b>42,200</b>	16,400	4,200	21,700	96	4
1997/98	<b>41,500</b>	15,300	3,300	22,900	64	36
1998/99	<b>39,500</b>	14,300	3,100	22,000	15	85
1999/00	<b>38,600</b>	13,200	3,400	22,000	14	86
2000/01	<b>36,500</b>	11,900	3,100	21,500	15	85
2001/02	<b>29,700</b>	9,600	3,200	16,900	15	85
2002/03	<b>26,900</b>	7,900	3,300	15,700	11	89
2003/04	<b>21,300</b>	6,200	3,900	11,300	7	93
2004/05	<b>19,500</b>	5,000	3,700	10,800	13	87
2005/06 <sup>P</sup>	<b>17,700</b>	4,700	2,800	10,300	7	93
<b>North West</b>						
1995/96	<b>71,200</b>	25,500	9,200	36,500	98	2
1996/97	<b>71,000</b>	24,500	7,600	37,600	96	4
1997/98	<b>70,500</b>	21,500	5,800	43,100	64	36
1998/99	<b>68,500</b>	20,100	5,300	43,000	53	47
1999/00	<b>64,700</b>	18,700	5,600	40,400	46	54
2000/01	<b>57,300</b>	15,900	5,700	35,800	41	59
2001/02	<b>51,100</b>	14,400	5,900	30,800	44	56
2002/03	<b>44,400</b>	11,700	6,300	26,500	44	56
2003/04	<b>36,500</b>	8,400	5,400	22,700	39	61
2004/05	<b>31,100</b>	6,700	6,500	18,000	33	67
2005/06 <sup>P</sup>	<b>25,000</b>	5,000	5,600	14,400	20	80
<b>Yorkshire and the Humber</b>						
1995/96	<b>58,700</b>	23,100	8,000	27,600	95	5
1996/97	<b>59,900</b>	22,100	7,000	30,800	96	4
1997/98	<b>56,900</b>	19,300	6,700	30,900	85	15
1998/99	<b>56,000</b>	18,100	6,900	31,100	86	14
1999/00	<b>55,900</b>	17,200	6,200	32,600	87	13
2000/01	<b>52,800</b>	15,700	7,200	29,900	83	17
2001/02	<b>48,600</b>	14,500	6,700	27,500	83	17
2002/03	<b>49,000</b>	12,900	9,300	26,900	64	36
2003/04	<b>37,100</b>	9,900	8,900	18,300	52	48
2004/05	<b>32,300</b>	9,300	7,700	15,400	46	54
2005/06 <sup>P</sup>	<b>25,000</b>	7,800	5,200	11,900	44	56
<b>East Midlands</b>						
1995/96	<b>35,500</b>	14,200	6,600	14,700	92	8
1996/97	<b>39,100</b>	14,100	6,200	18,700	93	7
1997/98	<b>38,200</b>	12,800	4,900	20,500	90	10
1998/99	<b>37,400</b>	11,400	4,600	21,400	77	23
1999/00	<b>33,900</b>	10,600	4,200	19,100	71	29
2000/01	<b>32,500</b>	9,700	4,900	18,000	70	30
2001/02	<b>29,200</b>	8,800	4,700	15,700	66	34
2002/03	<b>29,100</b>	7,300	5,100	16,600	60	40
2003/04	<b>22,400</b>	5,900	3,900	12,600	40	60
2004/05	<b>22,000</b>	5,400	4,400	12,200	39	61
2005/06 <sup>P</sup>	<b>21,800</b>	6,100	3,600	12,200	33	67

Table 6.8 Rents, lettings and tenancies: local authority lettings, by region (continued)

	Number of lettings				Percentage of lettings to new tenants	
	Total <sup>1</sup>	Exchanges <sup>2</sup> & transfers of existing tenants	To new tenants		Secure tenancies	Non-secure tenancies <sup>3</sup>
			Homeless	Others		
<b>West Midlands</b>						
1995/96	<b>54,000</b>	22,400	9,900	21,700	96	4
1996/97	<b>56,200</b>	22,300	9,500	24,400	95	5
1997/98	<b>53,200</b>	19,500	10,000	23,800	86	14
1998/99	<b>49,300</b>	17,300	7,700	24,300	75	25
1999/00	<b>45,200</b>	15,500	7,100	22,700	52	48
2000/01	<b>40,100</b>	12,300	7,300	20,500	38	62
2001/02	<b>33,600</b>	10,700	7,300	15,600	37	63
2002/03	<b>31,000</b>	10,100	7,600	13,300	25	75
2003/04	<b>25,100</b>	7,500	7,300	10,300	20	80
2004/05	<b>23,500</b>	6,600	6,600	10,400	16	84
2005/06 <sup>P</sup>	<b>21,900</b>	6,200	5,200	10,500	18	82
<b>East</b>						
1995/96	<b>31,900</b>	14,500	6,600	10,800	88	12
1996/97	<b>32,100</b>	14,100	6,500	11,600	88	12
1997/98	<b>31,400</b>	13,200	5,100	13,100	83	17
1998/99	<b>30,700</b>	12,000	6,100	12,500	80	20
1999/00	<b>29,000</b>	11,400	5,600	12,000	72	28
2000/01	<b>27,200</b>	10,300	6,200	10,700	64	36
2001/02	<b>25,700</b>	9,600	6,900	9,200	63	37
2002/03	<b>22,700</b>	8,100	7,000	7,600	56	44
2003/04	<b>20,200</b>	7,300	3,800	9,100	56	44
2004/05	<b>18,900</b>	6,900	3,800	8,100	54	46
2005/06 <sup>P</sup>	<b>18,600</b>	6,300	3,300	9,000	58	42
<b>London</b>						
1995/96	<b>61,300</b>	21,100	23,900	16,200	80	20
1996/97	<b>62,300</b>	21,800	22,900	17,300	84	16
1997/98	<b>57,600</b>	20,300	19,100	18,300	75	25
1998/99	<b>48,200</b>	16,000	17,900	14,400	63	37
1999/00	<b>42,100</b>	14,100	16,700	11,400	56	44
2000/01	<b>39,300</b>	12,700	16,900	9,700	56	44
2001/02	<b>35,200</b>	11,100	16,300	7,800	51	49
2002/03	<b>34,300</b>	11,200	15,200	7,900	48	52
2003/04	<b>32,300</b>	9,800	11,700	10,800	41	59
2004/05	<b>31,400</b>	9,700	11,100	10,600	38	62
2005/06 <sup>P</sup>	<b>28,700</b>	9,000	9,400	10,300	44	56
<b>South East</b>						
1995/96	<b>34,200</b>	15,800	8,900	9,400	82	18
1996/97	<b>32,400</b>	14,300	7,600	10,500	87	13
1997/98	<b>30,300</b>	12,600	6,400	11,300	81	19
1998/99	<b>28,300</b>	11,200	6,900	10,100	73	27
1999/00	<b>25,800</b>	10,200	6,500	9,100	73	27
2000/01	<b>23,800</b>	9,200	7,600	7,000	63	37
2001/02	<b>20,500</b>	8,200	6,800	5,500	59	41
2002/03	<b>21,200</b>	7,700	7,000	6,600	55	45
2003/04	<b>19,800</b>	6,900	3,700	9,200	54	46
2004/05	<b>18,200</b>	6,800	3,600	7,800	45	55
2005/06 <sup>P</sup>	<b>18,400</b>	6,300	3,200	8,800	39	61

Table 6.8 Rents, lettings and tenancies: local authority lettings, by region (continued)

	Number of lettings				Percentage of lettings to new tenants	
	Total <sup>1</sup>	Exchanges <sup>2</sup> & transfers of existing tenants	To new tenants		Secure tenancies	Non-secure tenancies <sup>3</sup>
			Homeless	Others		
<b>South West</b>						
1995/96	<b>27,400</b>	12,800	5,900	8,700	92	8
1996/97	<b>26,700</b>	11,800	5,300	9,500	94	6
1997/98	<b>24,300</b>	10,000	3,800	10,500	85	15
1998/99	<b>21,400</b>	8,500	4,100	8,900	67	33
1999/00	<b>18,800</b>	7,400	4,100	7,300	58	42
2000/01	<b>16,500</b>	6,100	4,700	5,700	52	48
2001/02	<b>15,400</b>	5,500	4,700	5,200	38	62
2002/03	<b>14,200</b>	5,000	4,800	4,500	36	64
2003/04	<b>13,900</b>	4,800	3,800	5,300	33	67
2004/05	<b>13,100</b>	4,600	3,000	5,400	33	67
2005/06 <sup>P</sup>	<b>11,800</b>	4,100	2,900	4,700	34	66
<b>England</b>						
1995/96	<b>415,200</b>	165,400	83,700	166,100	92	8
1996/97	<b>422,000</b>	161,500	76,800	182,100	92	8
1997/98	<b>403,900</b>	144,400	65,100	194,400	78	22
1998/99	<b>379,200</b>	128,900	62,500	187,700	65	35
1999/00	<b>353,900</b>	118,400	59,200	176,400	58	42
2000/01	<b>326,100</b>	103,800	63,600	158,700	53	47
2001/02	<b>289,000</b>	92,500	62,400	134,100	52	48
2002/03	<b>272,800</b>	81,800	65,600	125,500	46	54
2003/04	<b>228,600</b>	66,600	52,500	109,400	39	61
2004/05	<b>209,900</b>	60,800	50,300	98,700	35	65
2005/06 <sup>P</sup>	<b>188,800</b>	55,500	41,200	92,100	33	67

1 The falling number of lettings is due to local authorities transferring their stock to registered social landlords (RSLs) through large scale voluntary transfers (LSVT).

2 Exchanges and transfers include lettings that are between different local authorities.

3 Includes since 1996/97, introductory tenancies under the Housing Act 1996.

Totals may not equal the sum of components because of rounding. Figures rounded to nearest hundred.

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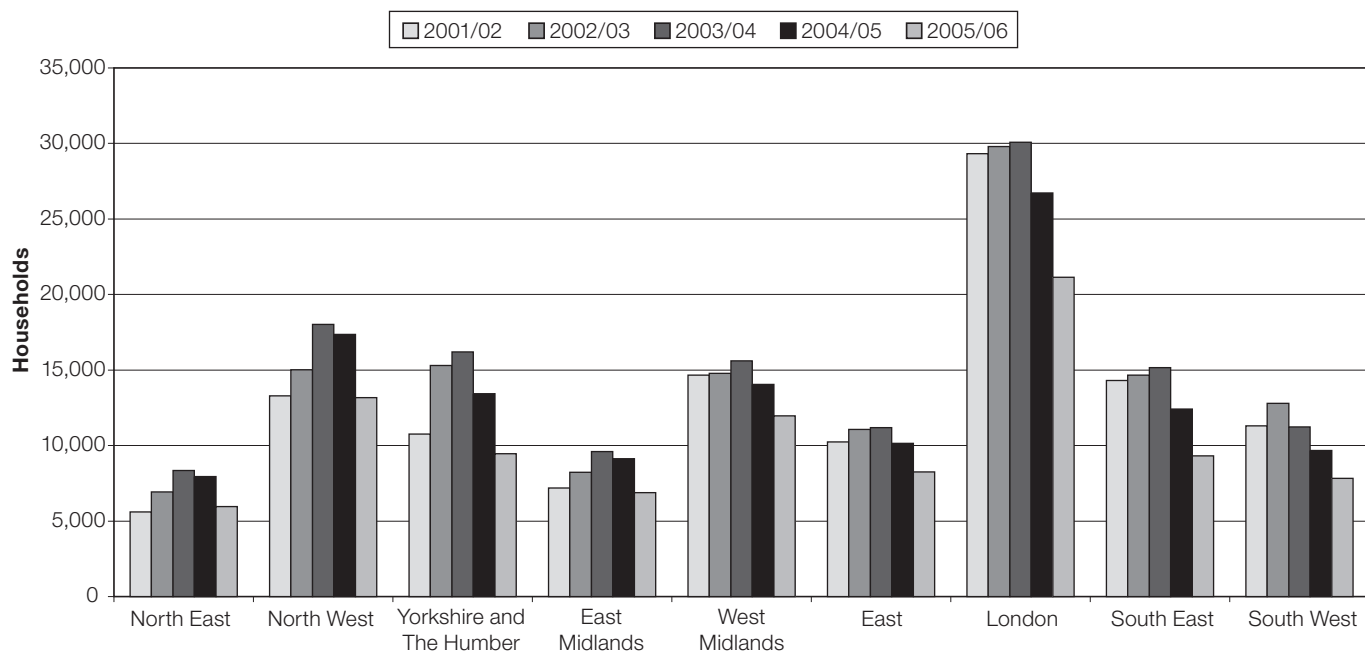
Source:

Housing Strategy Statistical Appendix (HSSA) return.

Live table 601

Next update: December 2006

**Chart 7a Statutory homelessness: homeless households<sup>1</sup> in priority need, by region**



<sup>1</sup> Households accepted by local authorities under homelessness legislation as eligible for assistance, unintentionally homeless and in priority need, and consequently owed a main housing duty.

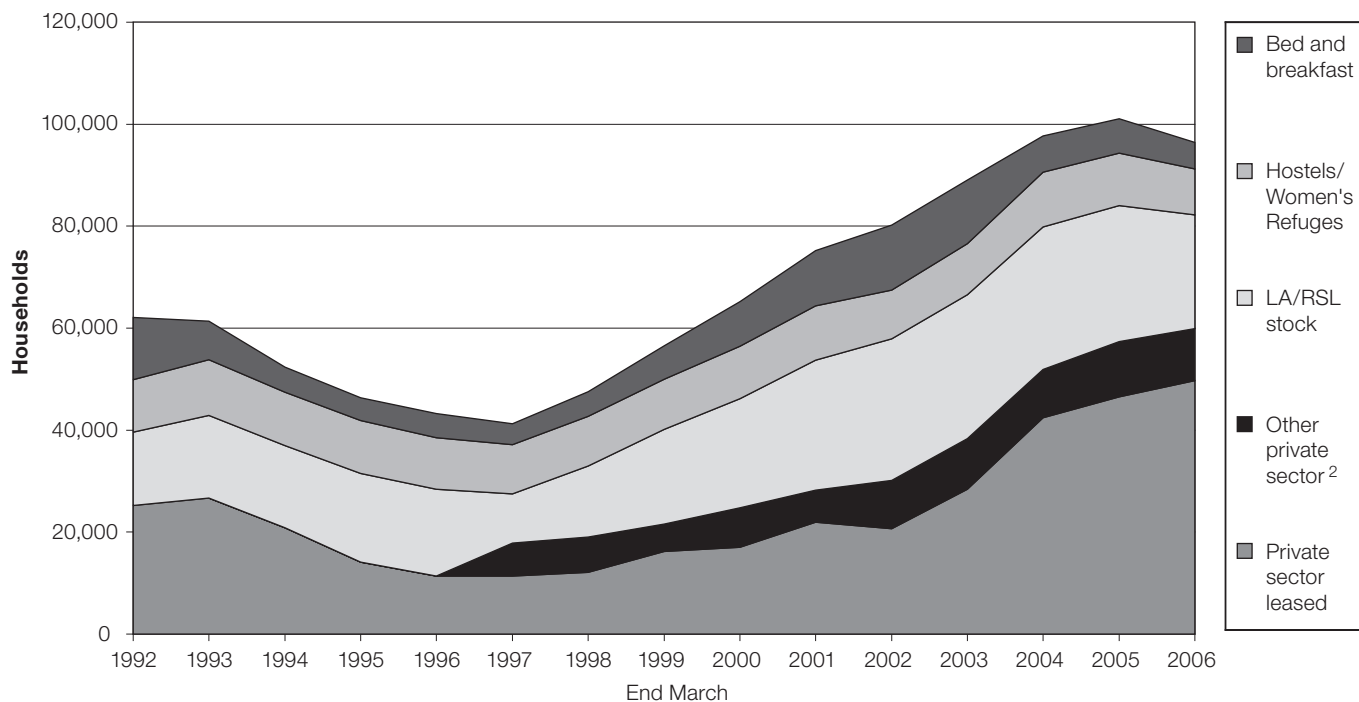
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Source:  
 Table 7.2

Live chart 630

Next update: June 2007

**Chart 7b Statutory Homelessness: households in temporary accommodation arranged by local authorities under homelessness legislation, as at the end of March, by type of accommodation <sup>1</sup>**



<sup>1</sup> Households in accommodation arranged by local authorities pending enquiries or after being accepted as homeless under the 1985 and 1996 Acts. Excludes "homeless at home" cases.

<sup>2</sup> Other private sector accommodation was reported under LA/RSL stock and private sector leasing prior to March 1997.

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Source:  
 Table 7.5

Live Table 631

Next update: June 2007

**Table 7.1 Statutory Homelessness: homeless households in priority need accepted<sup>1</sup> by local authorities, by ethnicity**

		Number and percentage of total									
	<b>Total number of households accepted</b>	White (%)		African/Caribbean (%)		Indian/Pakistani/Bangladeshi (%)		Other Ethnic Origin (%)		Ethnic Origin Not Known (%)	
1997/98	<b>102,430</b>	78,180	76	7,050	7	4,690	5	5,470	5	7,070	7
1998/99	<b>104,260</b>	78,260	75	7,100	7	5,280	5	6,440	6	7,200	7
1999/00	<b>105,580</b>	77,950	74	7,690	7	5,470	5	6,820	6	7,680	7
2000/01	<b>114,670</b>	83,820	73	9,860	9	6,430	6	7,500	7	7,080	6
2001/02	<b>116,660</b>	83,040	71	10,040	9	6,810	6	7,790	7	9,010	8
2002/03	<b>128,540</b>	90,920	71	12,490	10	7,000	5	9,850	8	8,290	6
2003/04	<b>135,430</b>	98,070	72	12,960	10	7,020	5	9,440	7	7,930	6
2004/05 <sup>P</sup>	<b>120,860</b>	89,180	74	12,430	10	6,570	5	6,500	5	6,170	5
2005/06 <sup>P</sup>	<b>93,980</b>	69,320	74	9,960	11	5,190	6	4,880	5	4,640	5
1998 Q1	<b>27,280</b>	20,770	76	1,790	7	1,190	4	1,540	6	2,000	7
Q2	<b>25,590</b>	19,450	76	1,680	7	1,180	5	1,320	5	1,970	8
Q3	<b>26,870</b>	20,370	76	1,760	7	1,360	5	1,600	6	1,780	7
Q4	<b>24,890</b>	18,390	74	1,840	7	1,370	6	1,730	7	1,560	6
1999 Q1	<b>26,910</b>	20,050	75	1,820	7	1,370	5	1,790	7	1,890	7
Q2	<b>25,970</b>	19,190	74	1,840	7	1,250	5	1,720	7	1,980	8
Q3	<b>28,020</b>	20,670	74	2,040	7	1,510	5	1,900	7	1,910	7
Q4	<b>24,470</b>	17,720	72	1,900	8	1,420	6	1,690	7	1,750	7
2000 Q1	<b>27,120</b>	20,370	75	1,910	7	1,290	5	1,510	6	2,040	8
Q2	<b>27,590</b>	20,170	73	2,210	8	1,450	5	1,660	6	2,100	8
Q3	<b>29,210</b>	21,480	74	2,490	9	1,730	6	1,870	6	1,640	6
Q4	<b>27,420</b>	20,060	73	2,380	9	1,650	6	1,830	7	1,520	6
2001 Q1	<b>30,450</b>	22,110	73	2,780	9	1,600	5	2,140	7	1,820	6
Q2	<b>28,950</b>	20,960	72	2,440	8	1,720	6	1,780	6	2,060	7
Q3	<b>30,590</b>	21,840	71	2,580	8	1,780	6	2,080	7	2,310	8
Q4	<b>27,840</b>	19,540	70	2,550	9	1,710	6	1,910	7	2,140	8
2002 Q1	<b>29,280</b>	20,700	71	2,470	8	1,600	5	2,020	7	2,500	9
Q2	<b>30,460</b>	21,720	71	2,840	9	1,500	5	2,300	8	2,100	7
Q3	<b>33,310</b>	23,150	69	3,280	10	1,910	6	2,680	8	2,290	7
Q4	<b>30,790</b>	21,530	70	3,030	10	1,830	6	2,440	8	1,960	6
2003 Q1	<b>33,980</b>	24,520	72	3,340	10	1,760	5	2,430	7	1,940	6
Q2	<b>34,090</b>	24,170	71	3,200	9	1,780	5	2,650	8	2,280	7
Q3	<b>35,770</b>	25,680	72	3,480	10	1,940	5	2,490	7	2,170	6
Q4	<b>31,750</b>	23,250	73	3,030	10	1,590	5	2,190	7	1,700	5
2004 Q1	<b>33,820</b>	24,970	74	3,250	10	1,710	5	2,110	6	1,780	5
Q2 <sup>P</sup>	<b>32,900</b>	23,870	73	3,380	10	1,900	6	1,910	6	1,830	6
Q3 <sup>P</sup>	<b>32,150</b>	23,810	74	3,190	10	1,820	6	1,670	5	1,660	5
Q4 <sup>P</sup>	<b>28,890</b>	21,080	73	3,170	11	1,580	5	1,670	6	1,400	5
2005 Q1 <sup>P</sup>	<b>26,920</b>	20,420	76	2,690	10	1,270	5	1,250	5	1,280	5
Q2 <sup>P</sup>	<b>27,310</b>	20,160	74	2,810	10	1,510	6	1,450	5	1,380	5
Q3 <sup>P</sup>	<b>24,800</b>	18,320	74	2,540	10	1,330	5	1,300	5	1,310	5
Q4 <sup>P</sup>	<b>21,140</b>	15,560	74	2,290	11	1,180	6	1,110	5	1,000	5
2006 Q1 <sup>P</sup>	<b>20,730</b>	15,280	74	2,320	11	1,170	6	1,020	5	950	5
Q2 <sup>P</sup>	<b>19,430</b>	14,580	75	1,840	9	1,050	5	990	5	960	5

<sup>1</sup> Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority. Figures prior to 1997 reflect decisions taken under the 1985 Housing Act; subsequent decisions made under the 1996 Housing Act, plus residual 1985 Act cases.

Totals may not exactly equal the sum of components because of rounding.

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Source:  
Quarterly P1(E) returns

**Table 7.2 Statutory homelessness: homeless households in priority need accepted<sup>1</sup> by local authorities, by region**

	Number, and Acceptances per 1,000 households																			
	England		North East		North West		Yorkshire and The Humber		East Midlands		West Midlands		East		London		South East		South West	
1991/92	139,630	7.3	7,910	6.9	21,450	7.9	12,560	6.3	10,130	6.3	17,680	8.7	8,970	4.4	38,220	13.5	13,770	4.5	8,940	4.7
1992/93	136,230	7.0	7,240	6.9	19,980	7.3	14,760	7.3	10,320	6.4	17,050	8.3	9,310	4.5	36,220	12.6	12,440	4.1	8,910	4.6
1993/94	125,360	6.4	6,840	6.4	17,750	6.4	12,570	6.2	9,770	6.0	16,830	8.1	8,780	4.2	30,560	10.5	12,710	4.1	9,550	4.9
1994/95	116,850	5.9	5,870	5.5	16,750	6.0	10,700	5.2	8,960	5.4	15,690	7.5	8,530	4.0	27,920	9.5	13,110	4.2	9,320	4.7
1995/96	116,550	5.8	6,010	5.6	16,180	5.8	9,810	4.8	8,830	5.3	17,280	8.2	8,740	4.1	26,310	8.9	13,420	4.2	9,970	5.0
1996/97	110,810	5.5	5,430	5.0	14,690	5.2	8,940	4.3	8,940	5.3	15,510	7.3	8,380	3.9	25,930	8.7	13,540	4.2	9,450	4.7
1997/98	102,430	5.0	4,390	4.1	13,060	4.6	9,090	4.4	7,620	4.5	14,670	6.9	8,120	3.7	24,300	8.0	12,180	3.7	8,980	4.4
1998/99	104,260	5.1	4,460	4.1	13,100	4.6	8,210	3.9	7,660	4.5	14,000	6.5	8,680	3.9	26,580	8.7	12,670	3.8	8,930	4.4
1999/00	105,580	5.1	4,840	4.4	12,770	4.5	8,380	4.0	7,090	4.1	13,210	6.1	8,720	3.9	27,950	9.0	12,860	3.8	9,790	4.7
2000/01	114,670	5.5	5,160	4.7	13,190	4.6	9,320	4.4	7,430	4.2	13,820	6.3	9,810	4.3	29,710	9.3	14,910	4.4	11,360	5.4
2001/02	116,660	5.6	5,610	5.2	13,280	4.7	10,760	5.2	7,200	4.1	14,670	6.8	10,250	4.5	29,320	9.2	14,310	4.3	11,300	5.4
2002/03	128,540	6.1	6,920	6.4	15,020	5.3	15,300	7.3	8,240	4.7	14,770	6.8	11,060	4.9	29,790	9.3	14,670	4.4	12,790	6.0
2003/04	135,430	6.4	8,350	7.7	18,030	6.3	16,190	7.7	9,590	5.4	15,600	7.1	11,190	4.9	30,080	9.3	15,150	4.5	11,230	5.3
2004/05 <sup>P</sup>	120,860	5.7	7,940	7.3	17,360	6.1	13,430	6.3	9,120	5.1	14,050	6.4	10,150	4.4	26,730	8.3	12,420	3.7	9,680	4.5
2005/06 <sup>P</sup>	93,980	4.5	5,970	5.5	13,180	4.6	9,450	4.5	6,890	3.9	11,960	5.5	8,260	3.6	21,140	6.5	9,320	2.7	7,820	3.7

<sup>1</sup> Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority. Figures prior to 1997 reflect decisions taken under the 1985 Housing Act; subsequent decisions made under the 1996 Housing Act, plus residual 1985 Act cases.

Totals may not equal the sum of components because of rounding.

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Source: Quarterly P1(E) returns

Live table 621 Next update: June 2007

Table 7.3 Statutory Homelessness: homeless households accepted<sup>1</sup> by local authorities, by Priority Need category

	Household member vulnerable through:											Number and share of total acceptances (%)						
	Total number of households accepted	Household with dependent children	Household member pregnant	Old age	Physical disability	Mental illness	Young person <sup>2</sup>	Domestic violence	Other <sup>3</sup>	Homeless in emergency								
1991/92		88,910	19,430	14	5,960	4	4,970	4	5,200	4	3,400	2	5,620	4	4,730	3	1,410	1
1992/93		83,690	18,020	13	6,060	4	5,230	4	5,950	4	4,650	3	6,690	5	4,730	3	1,210	1
1993/94		74,140	15,800	13	6,060	5	5,660	5	6,740	5	4,360	3	7,300	6	4,150	3	1,150	1
1994/95		66,840	13,820	12	6,020	5	6,110	5	7,200	6	3,850	3	7,690	7	4,350	4	970	1
1995/96		65,600	13,060	11	5,820	5	6,530	6	7,570	6	3,780	3	8,460	7	4,490	4	1,240	1
1996/97		62,150	12,510	11	5,170	5	6,060	5	8,010	7	3,480	3	7,850	7	4,410	4	960	1
1997/98		59,900	10,470	10	4,010	4	5,170	5	6,930	7	3,150	3	6,220	6	5,440	5	1,170	1
1998/99		61,540	10,500	10	3,750	4	4,980	5	7,260	7	3,460	3	6,190	6	5,760	6	830	1
1999/00		62,620	10,310	10	3,800	4	5,110	5	7,580	7	3,550	3	6,140	6	5,480	5	1,010	1
2000/01		66,310	11,290	10	4,050	4	5,640	5	9,110	8	4,960	4	6,640	6	5,630	5	1,010	1
2001/02		66,190	11,370	10	4,230	4	6,240	5	9,970	9	5,800	5	6,290	5	5,480	5	1,100	1
2002/03		67,740	12,680	10	4,400	3	6,990	5	10,980	9	8,000	6	6,780	5	10,040	8	960	1
2003/04		69,050	14,280	11	4,230	3	7,120	5	12,070	9	11,050	8	6,160	5	10,690	8	770	1
2004/05 <sup>P</sup>		61,460	13,710	11	3,440	3	6,140	5	10,650	9	10,560	9	5,960	5	8,330	7	650	1
2005/06 <sup>P</sup>		49,890	11,360	12	2,220	2	4,620	5	7,340	8	8,350	9	4,020	4	5,700	6	500	1
2003 Q1		16,980	3,500	10	1,140	3	1,880	6	2,980	9	2,600	8	1,730	5	2,880	8	280	1
2003 Q2		17,820	3,370	10	1,080	3	1,740	5	2,960	9	2,540	7	1,500	4	2,860	8	210	1
2003 Q3		18,290	3,730	10	1,140	3	1,910	5	3,130	9	2,990	8	1,610	5	2,820	8	150	0.4
2003 Q4		15,750	3,350	11	970	3	1,800	6	2,980	9	2,730	9	1,370	4	2,580	8	220	1
2004 Q1		17,190	3,830	11	1,040	3	1,670	5	3,000	9	2,790	8	1,680	5	2,430	7	190	1
2004 Q2 <sup>P</sup>		16,900	3,580	11	940	3	1,680	5	2,980	9	2,730	8	1,610	5	2,300	7	180	1
2004 Q3 <sup>P</sup>		16,520	3,590	11	920	3	1,550	5	2,800	9	2,780	9	1,570	5	2,250	7	190	1
2004 Q4 <sup>P</sup>		14,320	3,240	11	840	3	1,550	5	2,650	9	2,630	9	1,530	5	2,010	7	130	0.4
2005 Q1 <sup>P</sup>		13,720	3,300	12	740	3	1,360	5	2,220	8	2,420	9	1,250	5	1,770	7	150	1
2005 Q2 <sup>P</sup>		14,240	3,320	12	720	3	1,320	5	2,220	8	2,350	9	1,220	4	1,780	7	160	1
2005 Q3 <sup>P</sup>		13,160	2,970	12	590	2	1,230	5	1,960	8	2,270	9	1,030	4	1,450	6	130	1
2005 Q4 <sup>P</sup>		11,250	2,500	12	480	2	1,060	5	1,660	8	1,930	9	920	4	1,220	6	120	1
2006 Q1 <sup>P</sup>		11,240	2,570	12	430	2	1,010	5	1,500	7	1,800	9	850	4	1,250	6	90	0.4
2006 Q2 <sup>P</sup>		10,670	2,280	12	420	2	910	5	1,500	8	1,620	8	770	4	1,180	6	90	0.5

1 Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority. Figures prior to 1997 reflect decisions taken under the 1985 Housing Act; subsequent figures reflect decisions made under the 1996 Housing Act, plus residual 1985 Act cases.

2 From 2002 Q3, "Young person" covers 16/17 year olds and 18-20 year old care leavers.

3 From 2002 Q3 "Other" incorporates other special reasons and the following new priority need categories: those vulnerable as a result of time spent in care, in custody or in HM forces and those fleeing home because of violence or the threat of violence (other than domestic violence).

Totals may not exactly equal the sum of components because of rounding.

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Live Table 632

Source:

Quarterly P1(E) returns

Next update: December 2006

Table 7.4 Statutory Homelessness: homeless households accepted<sup>1</sup> by local authorities, by Reason for Loss of Last Settled Home

	Number and share of total acceptances																	
	Relatives/friends no longer able or willing to provide accommodation				Relationship breakdown with partner			Mortgage arrears (%)	Rent arrears (%)	End of assured shorthold tenancy (%)	Loss of other rented or tied housing (%)	Other reasons <sup>2</sup> (%)						
	Totals	Parents (%)	Other (%)	Violent (%)	Other (%)													
1991/92	41,760	29	19,640	14	15,040	10	8,740	6	15,940	11	3,640	3	7,150	5	12,560	9	20,610	14
1992/93	38,230	27	18,910	13	15,750	11	8,820	6	12,760	9	2,840	2	9,480	7	11,890	8	21,910	16
1993/94	30,760	24	17,110	13	17,680	14	8,080	6	10,670	8	2,190	2	11,190	9	11,830	9	20,420	16
1994/95	23,670	20	15,700	13	17,780	15	7,910	7	10,020	8	2,020	2	12,060	10	11,530	10	20,220	17
1995/96	20,220	17	14,730	12	19,900	17	7,890	7	9,640	8	2,230	2	13,380	11	11,380	9	20,830	17
1996/97	18,790	17	13,580	12	19,840	18	7,690	7	7,580	7	2,310	2	13,310	12	10,530	9	19,470	17
1997/98	16,010	16	11,110	11	18,880	18	7,010	6	5,910	6	2,470	2	14,310	14	9,050	9	17,720	17
1998/99	16,690	16	12,170	12	18,130	17	6,940	7	5,860	6	2,650	3	15,190	15	8,310	8	18,350	18
1999/00	17,270	16	13,140	12	17,620	17	7,340	7	4,480	4	3,170	3	14,590	14	8,290	8	19,740	19
2000/01	19,920	17	15,790	14	18,070	16	7,950	7	3,660	3	3,250	3	17,220	15	8,700	8	20,080	18
2001/02	21,690	19	17,110	15	17,750	15	8,310	7	2,820	2	3,160	3	17,240	15	8,000	7	20,600	18
2002/03	25,010	19	19,750	15	17,680	14	8,730	7	2,100	2	3,200	2	17,460	14	8,080	6	26,550	21
2003/04	29,800	22	20,870	15	17,400	13	9,490	7	2,050	2	2,820	2	16,970	13	7,240	5	28,830	21
2004/05 <sup>P</sup>	27,890	23	18,330	15	15,360	13	8,080	7	1,940	2	2,470	2	16,130	13	6,450	5	24,240	20
2005/06 <sup>P</sup>	21,950	23	14,150	15	12,100	13	6,090	6	2,390	3	2,090	2	12,370	13	5,040	5	17,870	19
2003 Q1	7,010	21	5,270	16	4,310	13	2,220	7	490	1	810	2	4,490	13	2,130	6	7,270	21
Q2	7,020	21	5,010	15	4,240	12	2,310	7	550	2	730	2	4,840	14	1,830	5	7,560	22
Q3	7,850	22	5,620	16	4,630	13	2,550	7	510	1	780	2	4,380	12	1,960	5	7,500	21
Q4	7,120	22	4,890	15	4,110	13	2,290	7	470	1	650	2	3,590	11	1,670	5	6,980	22
2004 Q1	7,810	23	5,350	16	4,420	13	2,340	7	520	2	660	2	4,160	12	1,780	5	6,790	20
Q2 <sup>P</sup>	7,330	22	5,040	15	4,050	12	2,180	7	520	2	630	2	4,710	14	1,630	5	6,810	21
Q3 <sup>P</sup>	7,410	23	4,840	15	4,070	13	2,270	7	500	2	660	2	4,350	14	1,680	5	6,360	20
Q4 <sup>P</sup>	6,660	23	4,410	15	3,760	13	1,860	6	480	2	600	2	3,600	12	1,610	6	5,920	20
2005 Q1 <sup>P</sup>	6,490	24	4,040	15	3,480	13	1,770	7	440	2	580	2	3,470	13	1,530	6	5,150	19
Q2 <sup>P</sup>	6,280	23	4,180	15	3,450	13	1,760	6	590	2	560	2	3,860	14	1,560	6	5,080	19
Q3 <sup>P</sup>	5,870	24	3,720	15	3,150	13	1,640	7	600	2	590	2	3,190	13	1,360	5	4,700	19
Q4 <sup>P</sup>	4,850	23	3,140	15	2,800	13	1,360	6	550	3	500	2	2,630	12	1,120	5	4,220	20
2006 Q1 <sup>P</sup>	4,950	24	3,110	15	2,700	13	1,330	6	650	3	440	2	2,690	13	1,000	5	3,870	19
Q2 <sup>P</sup>	4,470	23	2,760	14	2,620	13	1,280	7	670	3	420	2	2,790	14	980	5	3,440	18

<sup>1</sup> Households found to be eligible for assistance, unintentionally homeless and in a priority need group, and consequently owed a main homelessness duty by a local housing authority.

Figures prior to 1997 reflect decisions taken under the 1985 Housing Act; subsequent figures reflect decisions made under the 1996 Housing Act, plus residual 1985 Act cases.

<sup>2</sup> Other reasons include forced to leave because of an emergency; harassment; threats or violence from other persons; leaving an institution, HM Forces; hospital or prison; returning from abroad; previously sleeping rough or in a hostel.

Totals may not exactly equal the sum of components because of rounding.

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Next update: December 2006  
Live Table 633

**Table 7.5 Statutory Homelessness: households in temporary accommodation arranged by local authorities under homelessness legislation, as at the end of March <sup>1</sup>**

Total number of households accommodated at end of March	Bed and breakfast hotels		Hostels/ Women's refuges		Local Authority (LA) or Registered Social Landlord (RSL) stock <sup>3</sup>		Private Sector Leased by an LA or RSL <sup>3</sup>		Other Private Sector Accommodation <sup>2</sup> (inc private landlord) <sup>3</sup>		
	Number	Percentage of total	Number	Percentage of total	Number	Percentage of total	Number	Percentage of total	Number	Percentage of total	
<b>1985 Housing Act</b>											
1992	<b>62,090</b>	12,220	20	10,310	17	14,370	23	25,190	41		
1993	<b>61,380</b>	7,570	12	10,890	18	16,200	26	26,720	44		
1994	<b>52,340</b>	4,920	9	10,460	20	16,100	31	20,860	40		
1995	<b>46,350</b>	4,480	10	10,380	22	17,360	37	14,130	30		
1996	<b>43,240</b>	4,750	11	10,090	23	16,990	39	11,410	26		
<b>1985 and 1996 Housing Acts</b>											
1997	<b>41,250</b>	4,100	10	9,680	23	9,600	23	11,360	28	6,510	16
1998	<b>47,520</b>	4,820	10	9,730	20	13,950	29	12,090	25	6,930	15
1999	<b>56,580</b>	6,570	12	9,840	17	18,600	33	16,210	29	5,360	9
2000	<b>65,170</b>	8,680	13	10,300	16	21,380	33	17,060	26	7,750	12
2001	<b>75,200</b>	10,860	14	10,610	14	25,480	34	21,900	29	6,350	8
2002	<b>80,200</b>	12,710	16	9,570	12	27,760	35	20,660	26	9,510	12
2003	<b>89,040</b>	12,440	14	10,060	11	28,260	32	28,370	32	9,920	11
2004	<b>97,680</b>	7,090	7	10,780	11	27,880	29	42,390	43	9,540	10
2005 <sup>P</sup>	<b>101,070</b>	6,780	7	10,280	10	26,630	26	46,530	46	10,860	11
2006 <sup>P</sup>	<b>96,370</b>	5,150	5	9,010	9	22,350	23	49,670	52	10,200	11

1 Households in accommodation arranged by local authorities pending enquiries or after being accepted as homeless under the 1996 Act (includes residual cases awaiting re-housing under the 1985 Act). Excludes "homeless at home" cases.

2 From March 2002 onwards, some self-contained accommodation in Annex-style units previously recorded under B&B now more appropriately attributed to Private Sector Accommodation.

3 Other private sector components were reported under LA/RSL stock and private sector leasing prior to March 1997.

Totals may not exactly equal the sum of components because of rounding.

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Source:  
Quarterly P1(E) returns

Live Table 623

Next update: June 2007

**Table 7.6 Statutory Homelessness: households in temporary accommodation arranged by local authorities<sup>1</sup>, as at the end of each quarter, by Government Office Region**

		Number at the end of each quarter, and as a rate per 1,000 households															
		North			Yorkshire and The Humber			East Midlands		West Midlands		London		South East		South West	
		North East		North West	Yorkshire and The Humber		East Midlands		West Midlands		London		South East		South West		
		England Total															
1997	Q1	480	0.4	2,100	0.7	1,000	0.5	1,380	0.8	1,070	0.5	24,060	7.9	6,390	2.0	2,210	1.1
	Q2	530	0.5	2,290	0.8	1,010	0.5	1,230	0.7	2,030	1.0	24,330	8.0	6,480	2.0	3,030	1.5
	Q3	640	0.6	2,330	0.8	1,250	0.6	1,340	0.8	1,780	0.8	24,910	8.2	7,040	2.2	2,980	1.5
	Q4	710	0.7	2,180	0.8	1,150	0.6	1,270	0.7	1,500	0.7	25,120	8.3	6,990	2.1	2,920	1.4
1998	Q1	740	0.7	2,460	0.9	1,330	0.6	1,260	0.7	1,980	0.9	25,550	8.3	7,680	2.3	3,270	1.6
	Q2	790	0.7	2,320	0.8	1,360	0.6	1,370	0.8	1,740	0.8	26,750	8.7	8,080	2.4	3,720	1.8
	Q3	870	0.8	2,420	0.9	1,430	0.7	1,740	1.0	1,720	0.8	27,980	9.1	8,540	2.6	4,280	2.1
	Q4	840	0.8	2,150	0.8	1,590	0.8	1,840	1.1	1,600	0.7	29,120	9.5	8,750	2.6	4,380	2.1
1999	Q1	990	0.9	2,250	0.8	1,650	0.8	1,990	1.1	1,710	0.8	30,590	9.8	9,020	2.7	4,720	2.3
	Q2	1,080	1.0	2,310	0.8	1,660	0.8	2,000	1.2	1,930	0.9	32,930	10.5	8,150	2.4	4,550	2.2
	Q3	1,070	1.0	2,160	0.8	2,040	1.0	1,850	1.1	2,040	0.9	34,620	11.1	8,870	2.7	4,750	2.3
	Q4	1,090	1.0	1,960	0.7	1,630	0.8	1,910	1.1	1,830	0.8	35,900	11.5	9,060	2.7	4,520	2.2
2000	Q1	1,110	1.0	2,130	0.7	1,400	0.7	1,980	1.1	2,060	0.9	37,640	11.8	9,680	2.9	4,790	2.3
	Q2	1,280	1.2	2,150	0.7	1,780	0.8	1,680	1.0	2,170	1.0	38,640	12.1	10,040	3.0	5,200	2.5
	Q3	1,340	1.2	2,110	0.7	2,170	1.0	1,990	1.1	2,220	1.0	40,920	12.8	10,720	3.2	5,520	2.6
	Q4	1,320	1.2	1,980	0.7	2,310	1.1	1,830	1.0	2,590	1.2	41,540	13.0	11,300	3.3	5,270	2.5
2001	Q1	1,480	1.4	2,070	0.7	2,700	1.3	1,940	1.1	2,070	1.0	42,620	13.4	11,560	3.5	5,600	2.7
	Q2	1,690	1.6	1,970	0.7	1,960	0.9	1,970	1.1	2,160	1.0	43,400	13.7	11,660	3.5	5,670	2.7
	Q3	1,540	1.4	2,170	0.8	2,050	1.0	2,170	1.2	2,060	1.0	44,180	13.9	12,490	3.7	5,430	2.6
	Q4	1,690	1.6	2,000	0.7	1,670	0.8	2,080	1.2	2,030	0.9	44,970	14.2	12,060	3.6	5,280	2.5
2002	Q1	1,820	1.7	1,890	0.7	1,830	0.9	2,070	1.2	1,840	0.8	46,390	14.4	12,230	3.6	5,790	2.7
	Q2	1,960	1.8	1,850	0.6	2,000	1.0	2,290	1.3	1,560	0.7	47,760	14.9	12,350	3.7	5,660	2.7
	Q3	1,970	1.8	1,920	0.7	2,090	1.0	2,540	1.4	1,510	0.7	49,530	15.4	12,600	3.7	5,740	2.7
	Q4	590	0.5	1,870	0.7	2,210	1.1	2,200	1.3	1,370	0.6	51,030	15.9	12,850	3.8	5,820	2.7
2003	Q1	440	0.4	2,500	0.9	2,240	1.1	2,420	1.4	1,570	0.7	52,690	16.3	13,020	3.8	6,530	3.1
	Q2	570	0.5	2,650	0.9	2,430	1.1	2,490	1.4	1,680	0.8	54,260	16.8	13,270	3.9	6,550	3.1
	Q3	610	0.6	2,960	1.0	2,370	1.1	2,680	1.5	1,850	0.8	56,010	17.3	13,080	3.9	6,350	3.0
	Q4	740	0.7	2,800	1.0	2,380	1.1	2,620	1.5	1,880	0.9	56,950	17.6	12,860	3.8	6,460	3.0
2004	Q1	1,020	0.9	2,960	1.0	2,400	1.1	2,820	1.6	2,230	1.0	58,820	18.2	13,080	3.9	6,150	2.9
	Q2 <sup>P</sup>	1,030	0.9	2,890	1.0	2,150	1.0	2,780	1.6	2,600	1.2	60,030	18.6	13,230	3.9	6,320	3.0
	Q3 <sup>P</sup>	1,150	1.1	2,900	1.0	2,340	1.1	2,900	1.6	2,740	1.3	61,000	18.9	13,160	3.9	6,550	3.1
	Q4 <sup>P</sup>	830	0.8	2,730	1.0	2,220	1.0	2,880	1.6	2,600	1.2	61,670	19.1	13,340	3.9	6,410	3.0
2005	Q1 <sup>P</sup>	910	0.8	3,000	1.0	2,100	1.0	3,030	1.7	2,630	1.2	61,990	19.2	12,440	3.7	6,740	3.2
	Q2 <sup>P</sup>	890	0.8	3,020	1.1	2,170	1.0	2,870	1.6	2,690	1.2	62,640	19.4	12,250	3.6	6,440	3.0
	Q3 <sup>P</sup>	820	0.8	2,850	1.0	2,210	1.0	2,950	1.7	2,330	1.1	63,120	19.5	12,110	3.6	7,080	3.3
	Q4 <sup>P</sup>	730	0.7	2,340	0.8	2,170	1.0	2,190	1.2	2,010	0.9	63,800	19.7	11,870	3.5	6,710	3.1
2006	Q1 <sup>P</sup>	780	0.7	2,490	0.9	2,240	1.1	1,950	1.1	2,050	0.9	62,740	19.4	11,160	3.3	6,360	3.0
	Q2 <sup>P</sup>	710	0.7	2,510	0.9	2,100	1.0	1,880	1.1	1,930	0.9	62,020	19.2	10,530	3.1	5,910	2.8

1 Households in accommodation arranged by local authorities pending enquiries or after being accepted as homeless under the 1985 and 1996 Acts. Excludes "homeless at home" cases.  
 2 The rate per thousand in 2003, 2004, 2005 and 2006 is based on the mid-year household estimates for 2003, which were the latest available at the time of going to press. Totals may not exactly equal the sum of components because of rounding or revisions to totals.

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 Live Table 634  
 Source: Quarterly P1(E) returns  
 Next update: December 2006

**Table 7.7 Statutory Homelessness: households accepted as owed a main homelessness duty and households leaving temporary accommodation or no longer recorded homeless at home, by outcome**

Households accepted <sup>1</sup> as owed a main duty during the quarter by outcome										Households leaving temporary accommodation <sup>2</sup> , or ceased to be homeless at home <sup>3</sup> , during the quarter and no longer owed a main duty					Number and percentage of total	
Year	Total Accepted as owed a main duty	Placed in Temporary Accom. (%)	Recorded Homeless at Home (%)	Accepted Assured Shorthold Tenancy (%)	Accepted Part 6 offer of LAY/RSL accom. (%)	S193 duty otherwise ended (%)	Offer of settled LA or RSL accommodation		Accepted Assured Tenancy (%)	Accepted Assured Shorthold Tenancy (%)	Ceased to be Eligible (%)	Became homeless intentionally (%)	Voluntarily ceased to occupy (%)			
							Accepted (%)	Refused (%)								
							Accepted	Refused								
1997/98	102,430	..	..	..	..	..	61	4	..	..	4	2	30			
1998/99	104,260	..	..	..	..	..	68	4	..	..	1	2	25			
1999/00	105,580	..	..	..	..	..	69	4	..	..	2	3	22			
2000/01	14,670	..	..	..	..	..	69	4	..	..	2	3	22			
2001/02	116,660	..	..	..	..	..	69	4	..	..	2	3	22			
2002/03	128,540	..	..	..	..	..	68	4	..	..	3	3	20			
2003/04	135,430	45	34	2	12	6	64	4	1	2	3	3	23			
2004/05 <sup>P</sup>	120,860	46	34	1	13	6	65	5	2	2	2	3	21			
2005/06 <sup>P</sup>	93,980	50	34	1	11	5	66	5	2	2	2	4	19			
2003	33,980	48	25	2	16	8	67	2	3	1	4	3	21			
	34,090	45	32	3	14	6	66	3	1	2	3	3	22			
	35,770	46	34	2	12	6	63	3	2	2	3	4	23			
	31,750	46	34	3	11	7	67	3	2	2	2	3	22			
2004	33,820	45	36	2	12	6	61	5	2	2	2	4	24			
	32,900	45	35	1	13	6	64	4	2	2	3	3	22			
	32,150	44	35	1	14	6	64	5	2	2	2	3	21			
	28,890	47	34	1	13	5	65	5	2	2	2	4	20			
2005	26,920	48	33	1	12	5	65	5	3	2	1	3	20			
	27,310	47	36	1	12	5	66	5	3	2	2	3	19			
	24,800	50	33	1	11	5	67	5	2	3	2	4	18			
	21,140	52	32	1	10	5	64	5	2	3	3	3	19			
2006	20,730	50	36	1	9	4	66	4	2	2	2	4	19			
	19,430	51	33	1	10	5	66	6	2	2	2	4	17			

31 Households found to be eligible for assistance, unintentionally homeless and falling within a priority need group, and consequently owed a main homelessness duty by a local housing authority under the 1996 Housing Act.  
 2 Households in accommodation arranged by local authorities after being accepted as homeless under the 1996 Housing Act.  
 3 Homeless at home is defined as those households accepted as owed a main duty but able to remain in their existing accommodation for the immediate future.

Totals may not equal the sum of components because of rounding.

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 Live Table 635 Next update: December 2006

**Table 7.8 Statutory Homelessness: households leaving temporary accommodation or no longer recorded "homeless at home"<sup>1, 2</sup> during each quarter, by length of stay<sup>3</sup>, England and London**

	England										London													
	Under 6 months		1 year		2 years		3 years		4 years		5 years or more		Under 6 months		1 year		2 years		3 years		4 years		5 years or more	
	Total Leaving	(%)	6 months under 1 year	(%)	1 year under 2 yrs	(%)	2 yrs under 3 yrs	(%)	3 yrs under 4 yrs	(%)	4 yrs under 5 yrs	(%)	5 yrs or more	(%)	Under 6 months	6 months under 1 year	1 year under 2 yrs	2 yrs under 3 yrs	3 yrs under 4 yrs	4 yrs under 5 yrs	5 yrs under 6 yrs	6 yrs or more	Total Leaving	(%)
1997/98	52,040	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
1998/99	56,280	68	21	10	..	..	..	..	..	..	..	..	..	58	29	11	..	..	..	..	..	..	..	..
1999/00	55,580	61	21	14	3	..	..	..	..	..	..	..	..	52	27	15	..	..	..	..	..	..	..	..
2000/01	55,460	58	20	16	6	..	..	..	..	..	..	..	..	46	25	19	..	..	..	..	..	..	..	..
2001/02	67,440	58	20	16	6	..	..	..	..	..	..	..	..	44	27	17	..	..	..	..	..	..	..	..
2002/03	67,900	56	18	17	9	..	..	..	..	..	..	..	..	40	20	23	..	..	..	..	..	..	..	..
2003/04	70,190	58	17	16	9	..	..	..	..	..	..	..	..	39	19	23	..	..	..	..	..	..	..	..
2004/05 <sup>P</sup>	79,100	60	16	15	10	..	..	..	..	..	..	..	..	36	17	24	..	..	..	..	..	..	..	..
2005/06 <sup>P</sup>	74,630	57	17	15	11	..	..	..	..	..	..	..	..	28	15	25	..	..	..	..	..	..	..	..
2003	16,250	56	17	18	9	..	..	..	..	..	..	..	..	36	20	26	..	..	..	..	..	..	..	..
Q1	15,510	57	19	18	7	..	..	..	..	..	..	..	..	38	21	25	..	..	..	..	..	..	..	..
Q2	16,420	61	16	15	8	..	..	..	..	..	..	..	..	39	21	23	..	..	..	..	..	..	..	..
Q3	18,860	58	16	15	10	..	..	..	..	..	..	..	..	40	15	19	..	..	..	..	..	..	..	..
Q4	19,400	58	18	16	9	..	..	..	..	..	..	..	..	39	20	24	..	..	..	..	..	..	..	..
2004	20,520	58	17	15	10	..	..	..	..	..	..	..	..	39	19	21	..	..	..	..	..	..	..	..
Q1 <sup>P</sup>	19,890	64	15	14	8	..	..	..	..	..	..	..	..	38	17	26	..	..	..	..	..	..	..	..
Q2 <sup>P</sup>	19,760	62	15	14	9	..	..	..	..	..	..	..	..	37	15	23	..	..	..	..	..	..	..	..
Q3 <sup>P</sup>	18,930	54	18	17	11	..	..	..	..	..	..	..	..	31	16	26	..	..	..	..	..	..	..	..
Q4 <sup>P</sup>	19,040	57	16	15	11	..	..	..	..	..	..	..	..	29	16	26	..	..	..	..	..	..	..	..
2005	19,580	58	18	15	10	..	..	..	..	..	..	..	..	29	16	25	..	..	..	..	..	..	..	..
Q1 <sup>P</sup>	18,570	60	16	14	10	..	..	..	..	..	..	..	..	29	13	26	..	..	..	..	..	..	..	..
Q2 <sup>P</sup>	17,440	55	18	15	13	..	..	..	..	..	..	..	..	25	15	25	..	..	..	..	..	..	..	..
Q3 <sup>P</sup>	17,630	58	17	13	7	..	..	..	..	..	..	..	..	25	16	23	..	..	..	..	..	..	..	..
Q4 <sup>P</sup>		58	17	13	3	..	..	..	..	..	..	..	..	25	16	23	..	..	..	..	..	..	..	..
2006																								
Q1 <sup>P</sup>																								
Q2 <sup>P</sup>																								
Q3 <sup>P</sup>																								
Q4 <sup>P</sup>																								

1 Households no longer owed a main homelessness duty by a local housing authority under the 1996 Housing Act. The household may have accepted an offer of accommodation (or a nomination to an RSL tenancy) under Part 6 of the Act, accepted a Qualifying Offer or an offer of an assured tenancy other than under Part 6, refused a Part 6 offer, or otherwise voluntarily ceased to occupy temporary accommodation.  
 2 Homeless at home is defined as those households accepted as owed a main duty but able to remain in their existing accommodation for the immediate future.  
 3 Extended time bands distinguishing stays of more than 2 years were introduced from 2006 Q2; prior to that the upper time band was "2 years or more"

Totals may not equal the sum of components because of rounding.

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 Source: Quarterly P1(E) returns  
 Live Table 636  
 Next update: December 2006

Table 8.1 Household characteristics: tenure trend, from 1918-2006

Year	Owner occupied			Social rented			Private rented			Total
	Owned outright	Buying with a mortgage	All	Council	Housing Association	All	Unfurnished <sup>1</sup>	Furnished	All	
<i>thousands of households</i>										
1918			..			..			..	..
1939 <sup>2</sup>			<b>3,500</b>			<b>1,090</b>			<b>6,460</b>	<b>11,050</b>
1953 <sup>2</sup>			<b>4,110</b>			<b>2,240</b>			<b>6,490</b>	<b>12,840</b>
1961 <sup>2</sup>			<b>5,990</b>	3,240		<b>3,240</b>			<b>4,690</b>	<b>13,920</b>
1971 <sup>2</sup>			<b>8,060</b>	4,500	140	<b>4,640</b>			<b>3,240</b>	<b>15,940</b>
1981	4,313	5,546	<b>9,860</b>	5,095	365	<b>5,461</b>	1,486	419	<b>1,904</b>	<b>17,225</b>
1984	4,590	6,399	<b>10,990</b>	4,660	374	<b>5,034</b>	1,412	508	<b>1,920</b>	<b>17,945</b>
1988	4,834	7,414	<b>12,248</b>	4,246	460	<b>4,706</b>	1,218	484	<b>1,702</b>	<b>18,656</b>
1991	4,795	8,255	<b>13,050</b>	3,872	564	<b>4,435</b>	1,236	588	<b>1,824</b>	<b>19,309</b>
1992 <sup>3</sup>	4,815	8,255	<b>13,069</b>	3,785	586	<b>4,371</b>	1,184	539	<b>1,724</b>	<b>19,164</b>
1993 <sup>3</sup>	4,898	8,382	<b>13,280</b>	3,671	645	<b>4,317</b>	1,196	638	<b>1,833</b>	<b>19,430</b>
1994 <sup>3</sup>	5,008	8,421	<b>13,429</b>	3,560	697	<b>4,257</b>	1,241	628	<b>1,869</b>	<b>19,555</b>
1995 <sup>3</sup>	4,998	8,468	<b>13,467</b>	3,489	756	<b>4,245</b>	1,324	615	<b>1,939</b>	<b>19,652</b>
1996 <sup>3</sup>	5,102	8,073	<b>13,174</b>	3,155	810	<b>3,965</b>	1,302	568	<b>1,871</b>	<b>19,010</b>
1997 <sup>3</sup>	5,236	8,351	<b>13,587</b>	3,263	931	<b>4,194</b>	1,441	612	<b>2,053</b>	<b>19,834</b>
1998 <sup>3</sup>	5,384	8,398	<b>13,783</b>	3,209	915	<b>4,124</b>	1,478	586	<b>2,063</b>	<b>19,970</b>
1999 <sup>3</sup>	5,563	8,458	<b>14,021</b>	3,093	944	<b>4,037</b>	1,438	560	<b>1,998</b>	<b>20,057</b>
2000 <sup>3</sup>	5,740	8,527	<b>14,267</b>	2,904	1,026	<b>3,930</b>	1,469	548	<b>2,017</b>	<b>20,213</b>
2001 <sup>3</sup>	5,840	8,444	<b>14,284</b>	2,879	1,100	<b>3,979</b>	1,488	547	<b>2,035</b>	<b>20,298</b>
2002 <sup>3</sup>	5,988	8,466	<b>14,454</b>	2,735	1,216	<b>3,952</b>	1,555	556	<b>2,112</b>	<b>20,517</b>
2003 <sup>3</sup>	6,133	8,441	<b>14,574</b>	2,542	1,236	<b>3,779</b>	1,636	576	<b>2,212</b>	<b>20,564</b>
2004 <sup>3</sup>	6,239	8,337	<b>14,576</b>	2,469	1,315	<b>3,784</b>	1,692	534	<b>2,226</b>	<b>20,586</b>
2005 <sup>3</sup>	6,320	8,326	<b>14,646</b>	2,250	1,406	<b>3,656</b>	1,800	585	<b>2,385</b>	<b>20,686</b>
2006 <sup>3</sup>	6,391	8,230	<b>14,621</b>	2,244	1,445	<b>3,689</b>	1,865	623	<b>2,488</b>	<b>20,798</b>
<i>percentages</i>										
1918 <sup>2,4</sup>			<b>23</b>			<b>1</b>			<b>76</b>	<b>100</b>
1939 <sup>2</sup>			<b>32</b>			<b>10</b>			<b>58<sup>5</sup></b>	<b>100</b>
1953 <sup>2</sup>			<b>32</b>			<b>18</b>			<b>50<sup>5</sup></b>	<b>100</b>
1961 <sup>2</sup>			<b>43</b>			<b>23</b>			<b>34<sup>5</sup></b>	<b>100</b>
1971 <sup>2</sup>			<b>51</b>	28	1	<b>29</b>			<b>20</b>	<b>100</b>
1981	25	32	<b>57</b>	30	2	<b>32</b>	9	2	<b>11</b>	<b>100</b>
1984	26	36	<b>61</b>	26	2	<b>28</b>	8	3	<b>11</b>	<b>100</b>
1988	26	40	<b>66</b>	23	2	<b>25</b>	7	3	<b>9</b>	<b>100</b>
1991	25	43	<b>68</b>	20	3	<b>23</b>	6	3	<b>9</b>	<b>100</b>
1992 <sup>3</sup>	25	43	<b>68</b>	20	3	<b>23</b>	6	3	<b>9</b>	<b>100</b>
1993 <sup>3</sup>	25	43	<b>68</b>	19	3	<b>22</b>	6	3	<b>9</b>	<b>100</b>
1994 <sup>3</sup>	26	43	<b>69</b>	18	4	<b>22</b>	6	3	<b>10</b>	<b>100</b>
1995 <sup>3</sup>	25	43	<b>69</b>	18	4	<b>22</b>	7	3	<b>10</b>	<b>100</b>
1996 <sup>3</sup>	27	42	<b>69</b>	17	4	<b>21</b>	7	3	<b>10</b>	<b>100</b>
1997 <sup>3</sup>	26	42	<b>69</b>	16	5	<b>21</b>	7	3	<b>10</b>	<b>100</b>
1998 <sup>3</sup>	27	42	<b>69</b>	16	5	<b>21</b>	7	3	<b>10</b>	<b>100</b>
1999 <sup>3</sup>	28	42	<b>70</b>	15	5	<b>20</b>	7	3	<b>10</b>	<b>100</b>
2000 <sup>3</sup>	28	42	<b>71</b>	14	5	<b>19</b>	7	3	<b>10</b>	<b>100</b>
2001 <sup>3</sup>	29	42	<b>70</b>	14	5	<b>20</b>	7	3	<b>10</b>	<b>100</b>
2002 <sup>3</sup>	29	41	<b>70</b>	13	6	<b>19</b>	8	3	<b>10</b>	<b>100</b>
2003 <sup>3</sup>	30	41	<b>71</b>	12	6	<b>18</b>	8	3	<b>11</b>	<b>100</b>
2004 <sup>3</sup>	30	40	<b>71</b>	12	6	<b>18</b>	8	3	<b>11</b>	<b>100</b>
2005 <sup>3</sup>	31	40	<b>71</b>	11	7	<b>18</b>	9	3	<b>12</b>	<b>100</b>
2006 <sup>3</sup>	31	40	<b>70</b>	11	7	<b>18</b>	9	3	<b>12</b>	<b>100</b>

## Notes

- Includes a very small number of squatters for some years from 1997 onwards.
- Derived from figures for England & Wales. It has been assumed that the percentage in each tenure in England was the same as for England & Wales as a whole.
- Figures from 1992 onwards have been revised to take account of the 2001 Census.
- Share of dwellings rather than households. The share of owner occupiers is a maximum estimate; allowing for this, and for the fact that owner occupation represents a higher proportion of dwellings than of households, owner occupier households may have been below 20 per cent of all households with a corresponding increase in the share of private renters.
- Includes a small proportion (under 1 per cent of all households) renting from housing associations.

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Live table 801

Next update November 2007

Sources: 1918: Estimates by Alan Holmans of Cambridge University Department of Land Economy  
1939 to 1971: "Housing Policy in Britain", Alan Holmans, Table V1.  
1981 to 1991: DOE Labour Force Survey Housing Trailer  
1992 to 2006: ONS Labour Force Survey

Table 8.2 Household characteristics: length of residence, by tenure, 2005-06

Tenure	Length of residence							Total			
	less than 1 year	1 year -3 years	3 years -5 years	5 years -10 years	10 years -20 years	20 years -40 years	40 years+				
	<i>thousands of households</i>										
Owned outright	133	351	324	742	1,232	2,520	1,108	6,410			
Buying with a mortgage	557	1,422	1,199	1,977	1,980	936	68	8,139			
<b>All owner occupiers</b>	<b>690</b>	<b>1,774</b>	<b>1,523</b>	<b>2,718</b>	<b>3,212</b>	<b>3,456</b>	<b>1,176</b>	<b>14,549</b>			
Rented from:											
Council	184	333	274	429	451	417	153	2,241			
Housing Association	176	291	237	363	310	190	53	1,619			
<b>All social renters</b>	<b>360</b>	<b>624</b>	<b>511</b>	<b>792</b>	<b>761</b>	<b>606</b>	<b>206</b>	<b>3,860</b>			
Rented privately:											
unfurnished	597	534	183	186	111	94	51	1,756			
furnished	363	246	52	44	20	8	7	741			
<b>All private renters</b>	<b>960</b>	<b>780</b>	<b>236</b>	<b>230</b>	<b>132</b>	<b>102</b>	<b>58</b>	<b>2,497</b>			
<b>All tenures</b>	<b>2,011</b>	<b>3,178</b>	<b>2,270</b>	<b>3,740</b>	<b>4,104</b>	<b>4,164</b>	<b>1,439</b>	<b>20,906</b>			
	<i>percentages</i>									<i>Mean years</i>	<i>Median years</i>
Owned outright	2	5	5	12	19	39	17	100	23.4	22.9	
Buying with a mortgage	7	17	15	24	24	12	1	100	9.9	7.3	
<b>All owner occupiers</b>	<b>5</b>	<b>12</b>	<b>10</b>	<b>19</b>	<b>22</b>	<b>24</b>	<b>8</b>	<b>100</b>	<b>15.9</b>	<b>11.8</b>	
Rented from:											
Council	8	15	12	19	20	19	7	100	13.7	8.8	
Housing Association	11	18	15	22	19	12	3	100	10.3	6.5	
<b>All social renters</b>	<b>9</b>	<b>16</b>	<b>13</b>	<b>21</b>	<b>20</b>	<b>16</b>	<b>5</b>	<b>100</b>	<b>12.2</b>	<b>7.7</b>	
Rented privately:											
unfurnished	34	30	10	11	6	5	3	100	5.7	1.9	
furnished	49	33	7	6	3	1	1	100	2.7	1.0	
<b>All private renters</b>	<b>38</b>	<b>31</b>	<b>9</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>100</b>	<b>4.9</b>	<b>1.6</b>	
<b>All tenures</b>	<b>10</b>	<b>15</b>	<b>11</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>7</b>	<b>100</b>	<b>13.9</b>	<b>9.0</b>	

The table excludes households for whom information is missing for the items analysed. This means that the number of cases in a category may vary slightly from other tables.

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Source:  
Communities and Local Government Survey of English Housing

Live table 802

Next update: November 2007

**Table 8.3 Household characteristics: length of stay at previous accommodation, by previous tenure, 2005-06<sup>1</sup>**

Previous tenure	Length of stay at previous accommodation							Total		
	less than 1 year	1 year -3 years	3 years -5 years	5 years -10 years	10 years -20 years	20 years -40 years	40 years+			
<b>New household</b>	<b>116</b>	<b>140</b>	<b>64</b>	<b>92</b>	<b>204</b>	<b>244</b>	<b>8</b>	<b>867</b>	<i>thousands of households</i>	
Owned outright	14	57	47	80	128	140	43	509		
Buying with a mortgage	48	354	318	436	315	76	6	1,554		
<b>All owner occupiers</b>	<b>64</b>	<b>413</b>	<b>365</b>	<b>518</b>	<b>445</b>	<b>217</b>	<b>49</b>	<b>2,069</b>		
Rented from:										
Council	58	136	65	99	65	33	10	466		
Housing Association	32	85	34	44	18	8	4	225		
<b>All social renters</b>	<b>91</b>	<b>221</b>	<b>98</b>	<b>144</b>	<b>83</b>	<b>41</b>	<b>14</b>	<b>691</b>		
<b>All private renters</b>	<b>518</b>	<b>759</b>	<b>195</b>	<b>102</b>	<b>45</b>	<b>21</b>	<b>6</b>	<b>1,646</b>		
<b>All tenures</b>	<b>789</b>	<b>1,532</b>	<b>722</b>	<b>855</b>	<b>776</b>	<b>523</b>	<b>77</b>	<b>5,274</b>		
<b>New household</b>	<b>13</b>	<b>16</b>	<b>7</b>	<b>11</b>	<b>23</b>	<b>28</b>	<b>1</b>	<b>100</b>	<i>Mean years</i>	<i>Median years</i>
Owned outright	3	11	9	16	25	28	8	100	17.4	14.4
Buying with a mortgage	3	23	20	28	20	5	0	100	7.9	5.7
<b>All owner occupiers</b>	<b>3</b>	<b>20</b>	<b>18</b>	<b>25</b>	<b>21</b>	<b>10</b>	<b>2</b>	<b>100</b>	<b>10.3</b>	<b>6.9</b>
Rented from:										
Council	13	29	14	21	14	7	2	100	7.9	4.2
Housing Association	14	38	15	20	8	4	2	100	5.8	2.9
<b>All social renters</b>	<b>13</b>	<b>32</b>	<b>14</b>	<b>21</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>100</b>	<b>7.2</b>	<b>3.7</b>
<b>All private renters</b>	<b>31</b>	<b>46</b>	<b>12</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>100</b>	<b>2.9</b>	<b>1.6</b>
<b>All tenures</b>	<b>15</b>	<b>29</b>	<b>14</b>	<b>16</b>	<b>15</b>	<b>10</b>	<b>1</b>	<b>100</b>	<b>8.0</b>	<b>3.9</b>

The table excludes households for whom information is missing for the items analysed. This means that the number of cases in a category may vary slightly from other tables.

1. Resident for less than three years at current address.

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Source:  
Communities and Local Government Survey of English Housing

Live table 811

Next update: November 2007

Table 8.4 Household characteristics: economic status of household reference person, by tenure, 2006

Tenure	Working			Unemployed	All economically active	Retired	Other economically inactive <sup>1</sup>	All economically inactive	Total
	Full time	Part time	All						
<i>thousands of households</i>									
Owned outright	1,622	631	2,253	48	2,301	3,658	375	4,033	6,334
Buying with a mortgage	6,882	572	7,454	81	7,534	266	259	525	8,059
<b>All owner occupiers</b>	<b>8,504</b>	<b>1,202</b>	<b>9,707</b>	<b>129</b>	<b>9,835</b>	<b>3,925</b>	<b>633</b>	<b>4,558</b>	<b>14,394</b>
Rented from:									
Council	476	201	677	136	814	744	665	1,409	2,223
Housing Association	334	151	485	77	562	450	419	870	1,431
<b>All social renters</b>	<b>810</b>	<b>353</b>	<b>1,162</b>	<b>213</b>	<b>1,375</b>	<b>1,195</b>	<b>1,084</b>	<b>2,279</b>	<b>3,654</b>
Rented privately:									
unfurnished	1,056	182	1,238	80	1,318	225	268	493	1,811
furnished	334	70	404	26	430	32	100	132	563
<b>All private renters</b>	<b>1,390</b>	<b>252</b>	<b>1,642</b>	<b>106</b>	<b>1,748</b>	<b>258</b>	<b>368</b>	<b>626</b>	<b>2,374</b>
<b>All tenures</b>	<b>10,704</b>	<b>1,807</b>	<b>12,511</b>	<b>447</b>	<b>12,959</b>	<b>5,377</b>	<b>2,085</b>	<b>7,463</b>	<b>20,421</b>
<i>percentages</i>									
Owned outright	26	10	36	1	36	58	6	64	100
Buying with a mortgage	85	7	92	1	93	3	3	7	100
<b>All owner occupiers</b>	<b>59</b>	<b>8</b>	<b>67</b>	<b>1</b>	<b>68</b>	<b>27</b>	<b>4</b>	<b>32</b>	<b>100</b>
Rented from:									
Council	21	9	30	6	37	33	30	63	100
Housing Association	23	11	34	5	39	31	29	61	100
<b>All social renters</b>	<b>22</b>	<b>10</b>	<b>32</b>	<b>6</b>	<b>38</b>	<b>33</b>	<b>30</b>	<b>62</b>	<b>100</b>
Rented privately:									
unfurnished	58	10	68	4	73	12	15	27	100
furnished	59	13	72	5	76	6	18	24	100
<b>All private renters</b>	<b>59</b>	<b>11</b>	<b>69</b>	<b>4</b>	<b>74</b>	<b>11</b>	<b>15</b>	<b>26</b>	<b>100</b>
<b>All tenures</b>	<b>52</b>	<b>9</b>	<b>61</b>	<b>2</b>	<b>63</b>	<b>26</b>	<b>10</b>	<b>37</b>	<b>100</b>

The table excludes households for whom information is missing for the items analysed. This means that the number of cases in a category may vary slightly from other tables.

<sup>1</sup> This includes permanently sick or disabled, full-time students, homemakers and carers.

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Source:  
ONS Labour Force Survey

Live table 803

Next update: November 2007

Table 8.5 Household characteristics: household type, by tenure, 2006

Tenure	Couple no dependent children	Couple with dependent children	Lone parent with dependent children	Other multi- person household	One-person households			Total
					One male	One female	All	
<i>thousands of households</i>								
Owned outright	3,311	399	95	348	730	1,506	2,236	6,388
Buying with a mortgage	2,868	3,200	444	361	750	601	1,351	8,225
<b>All owner occupiers</b>	<b>6,179</b>	<b>3,599</b>	<b>539</b>	<b>709</b>	<b>1,480</b>	<b>2,107</b>	<b>3,587</b>	<b>14,613</b>
Rented from:								
Council	391	328	408	175	388	553	941	2,243
Housing Association	265	194	258	94	287	347	634	1,445
<b>All social renters</b>	<b>656</b>	<b>522</b>	<b>666</b>	<b>268</b>	<b>674</b>	<b>900</b>	<b>1,575</b>	<b>3,687</b>
Rented privately:								
unfurnished	493	353	222	217	314	264	578	1,864
furnished	144	54	22	222	117	63	180	623
<b>All private renters</b>	<b>637</b>	<b>407</b>	<b>245</b>	<b>439</b>	<b>431</b>	<b>327</b>	<b>758</b>	<b>2,487</b>
<b>All tenures</b>	<b>7,472</b>	<b>4,528</b>	<b>1,450</b>	<b>1,417</b>	<b>2,586</b>	<b>3,334</b>	<b>5,920</b>	<b>20,787</b>
<i>percentages by household type</i>								
Owned outright	52	6	1	5	11	24	35	100
Buying with a mortgage	35	39	5	4	9	7	16	100
<b>All owner occupiers</b>	<b>42</b>	<b>25</b>	<b>4</b>	<b>5</b>	<b>10</b>	<b>14</b>	<b>25</b>	<b>100</b>
Rented from:								
Council	17	15	18	8	17	25	42	100
Housing Association	18	13	18	6	20	24	44	100
<b>All social renters</b>	<b>18</b>	<b>14</b>	<b>18</b>	<b>7</b>	<b>18</b>	<b>24</b>	<b>43</b>	<b>100</b>
Rented privately:								
unfurnished	26	19	12	12	17	14	31	100
furnished	23	9	4	36	19	10	29	100
<b>All private renters</b>	<b>26</b>	<b>16</b>	<b>10</b>	<b>18</b>	<b>17</b>	<b>13</b>	<b>30</b>	<b>100</b>
<b>All tenures</b>	<b>36</b>	<b>22</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>16</b>	<b>28</b>	<b>100</b>
<i>percentages by tenure</i>								
Owned outright	44	9	7	25	28	45	38	31
Buying with a mortgage	38	71	31	26	29	18	23	40
<b>All owners</b>	<b>83</b>	<b>79</b>	<b>37</b>	<b>50</b>	<b>57</b>	<b>63</b>	<b>61</b>	<b>70</b>
Rented from:								
council	5	7	28	12	15	17	16	11
Housing Association	4	4	18	7	11	10	11	7
<b>All social rented sector</b>	<b>9</b>	<b>12</b>	<b>46</b>	<b>19</b>	<b>26</b>	<b>27</b>	<b>27</b>	<b>18</b>
Rented privately:								
unfurnished	7	8	15	15	12	8	10	9
furnished	2	1	2	16	5	2	3	3
<b>All rented privately</b>	<b>9</b>	<b>9</b>	<b>17</b>	<b>31</b>	<b>17</b>	<b>10</b>	<b>13</b>	<b>12</b>
<b>All tenures</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

The table excludes households for whom information is missing for the items analysed. This means that the number of cases in a category may vary slightly from other tables.

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Source:  
ONS Labour Force Survey

Live table 804

Next update: November 2007

Table 8.6 Household characteristics: recently moved <sup>1</sup>, by current and previous tenure, 2005/06

Current tenure	Previous tenure								Total
	New household	Owner occupied			Social Renters			All Private renters	
		Owned outright	Buying with a mortgage	All	Council	Housing Association	All		
									<i>thousands of households</i>
Owned outright	4	84	28	112	0	1	1	15	132
Buying with a mortgage	78	30	285	314	6	4	10	152	554
<b>All owner occupiers</b>	<b>82</b>	<b>114</b>	<b>313</b>	<b>426</b>	<b>6</b>	<b>5</b>	<b>11</b>	<b>167</b>	<b>686</b>
Rented from:									
Council	50	6	9	15	76	16	93	26	183
Housing Association	32	10	5	14	29	63	92	38	176
<b>All social renters</b>	<b>82</b>	<b>16</b>	<b>14</b>	<b>29</b>	<b>106</b>	<b>79</b>	<b>185</b>	<b>63</b>	<b>359</b>
Rented privately:									
unfurnished	108	19	95	116	24	16	39	331	594
furnished	91	5	21	26	4	4	8	236	360
<b>All private renters</b>	<b>199</b>	<b>24</b>	<b>116</b>	<b>141</b>	<b>27</b>	<b>20</b>	<b>47</b>	<b>566</b>	<b>954</b>
<b>All tenures</b>	<b>363</b>	<b>153</b>	<b>443</b>	<b>597</b>	<b>139</b>	<b>104</b>	<b>243</b>	<b>797</b>	<b>2,000</b>
									<i>percentages</i>
Owned outright	3	63	21	84	0	1	1	11	100
Buying with a mortgage	14	5	51	57	1	1	2	27	100
<b>All owner occupiers</b>	<b>12</b>	<b>17</b>	<b>46</b>	<b>62</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>24</b>	<b>100</b>
Rented from:									
Council	27	3	5	8	42	9	51	14	100
Housing Association	18	5	3	8	17	36	52	21	100
<b>All social renters</b>	<b>23</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>29</b>	<b>22</b>	<b>51</b>	<b>18</b>	<b>100</b>
Rented privately:									
unfurnished	18	3	16	19	4	3	7	56	100
furnished	25	1	6	7	1	1	2	65	100
<b>All private renters</b>	<b>21</b>	<b>3</b>	<b>12</b>	<b>15</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>59</b>	<b>100</b>
<b>All tenures</b>	<b>18</b>	<b>8</b>	<b>22</b>	<b>30</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>40</b>	<b>100</b>

<sup>1</sup> Includes all households who moved in the previous 12 months - excluding those who moved out of private housing in England. Households that moved more than once in the previous twelve months are only counted once in this table. Therefore, the number of moves in a twelve month period is greater than the number of moving households shown here.

The table excludes households for whom information is missing for the items analysed. This means that the number of cases in a category may vary slightly from other tables.

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Source:  
Communities and Local Government Survey of English Housing

Live table 805

Next update: November 2007

**Table 8.7 Household characteristics: overcrowding and under-occupation, by region and tenure by household size<sup>1</sup>, mean 2003/04 to 2005/06**

percentages

	Number of persons in household							
	One or two		Three or four		Five or more		Total	
	Over-crowded <sup>1</sup>	Under-occupied <sup>2</sup>	Over-crowded <sup>1</sup>	Under-occupied <sup>2</sup>	Over-crowded <sup>1</sup>	Under-occupied <sup>2</sup>	Over-crowded <sup>1</sup>	Under-occupied <sup>2</sup>
North East	0.1	41.8	1.7	17.0	21.8	5.5	1.7	32.5
North West	0.1	48.2	2.4	17.9	19.1	8.2	2.0	36.4
Yorkshire and the Humber	0.1	47.6	1.8	18.7	13.8	11.4	1.4	37.3
<b>North</b>	<b>0.1</b>	<b>46.8</b>	<b>2.1</b>	<b>18.0</b>	<b>17.7</b>	<b>9.0</b>	<b>1.8</b>	<b>36.0</b>
East Midlands	0.3	51.8	1.7	20.4	14.5	9.5	1.6	40.2
West Midlands	0.2	50.8	2.7	16.7	22.6	10.9	2.7	37.7
<b>Midlands</b>	<b>0.2</b>	<b>51.2</b>	<b>2.3</b>	<b>18.3</b>	<b>19.4</b>	<b>10.3</b>	<b>2.2</b>	<b>38.8</b>
East	0.3	49.2	2.0	23.5	12.9	13.2	1.6	39.4
London	1.9	32.1	9.8	13.3	31.1	9.4	6.6	24.7
South East	0.2	48.9	2.9	23.2	13.3	16.5	1.8	39.4
South West	0.2	51.2	2.3	23.3	13.5	13.9	1.6	41.5
<b>South</b>	<b>0.7</b>	<b>44.8</b>	<b>4.6</b>	<b>20.4</b>	<b>19.3</b>	<b>13.0</b>	<b>3.1</b>	<b>35.6</b>
<b>England</b>	<b>0.4</b>	<b>46.6</b>	<b>3.4</b>	<b>19.3</b>	<b>18.9</b>	<b>11.4</b>	<b>2.5</b>	<b>36.4</b>
Tenure								
Owners	0.1	60.1	1.5	24.2	13.3	14.9	1.4	46.0
Social renters	1.1	16.2	9.4	1.8	35.9	0.8	5.5	11.7
Private renters	1.2	21.0	9.2	9.5	23.5	8.2	4.6	17.4
<b>All tenures</b>	<b>0.4</b>	<b>46.6</b>	<b>3.4</b>	<b>19.3</b>	<b>18.9</b>	<b>11.4</b>	<b>2.5</b>	<b>36.4</b>

1 One or more bedrooms below the "bedroom standard"

2 Two or more bedrooms above the "bedroom standard"

Please see Household characteristics: notes and definitions for definition of bedroom standard.

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Source:

Communities and Local Government Survey of English Housing

Live table 806

Next update: November 2007

Table 8.8 Household characteristics: gross<sup>1</sup> income of household reference person and partner, by tenure and whether household reference person is in work<sup>2</sup>, 2004/05

Tenure and whether household reference person in work	Gross income of household reference person and partner (£ a year)											Number of income	Mean income	Median									
	Under £5,000		£5,000 -£10,000		£10,000 -£15,000		£15,000 -£20,000		£20,000 -£30,000		£30,000 -£40,000				£40,000 -£50,000		£50,000 or over		Percentages	Thousands	£ a year	£ a year	
	£5,000	-£10,000	£5,000	-£10,000	£10,000	-£15,000	£15,000	-£20,000	£20,000	-£30,000	£30,000				-£40,000	£40,000	-£50,000	£50,000 or over					All households
<b>Household reference person in work</b>																							
Owned outright	2	5	9	11	26	18	10	20	100	2,448	29,000												
Buying with a mortgage	1	2	5	8	22	22	15	25	100	7,643	35,600												
<b>All owner occupiers</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>9</b>	<b>23</b>	<b>21</b>	<b>14</b>	<b>24</b>	<b>100</b>	<b>10,091</b>	<b>34,000</b>												
Rented from:																							
council housing association	5	12	21	21	26	11	3	1	100	643	17,800												
<b>All social renters</b>	<b>4</b>	<b>13</b>	<b>22</b>	<b>18</b>	<b>24</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>100</b>	<b>537</b>	<b>17,800</b>												
<b>All private renters</b>	<b>3</b>	<b>8</b>	<b>14</b>	<b>14</b>	<b>26</b>	<b>16</b>	<b>8</b>	<b>12</b>	<b>100</b>	<b>1,180</b>	<b>17,800</b>												
<b>All tenures</b>	<b>2</b>	<b>4</b>	<b>8</b>	<b>11</b>	<b>23</b>	<b>19</b>	<b>12</b>	<b>20</b>	<b>100</b>	<b>12,884</b>	<b>30,900</b>												
<b>Household reference person not in work</b>																							
Owned outright	5	27	28	15	14	6	2	3	100	4,234	12,900												
Buying with a mortgage	12	24	26	16	11	5	3	2	100	631	12,300												
<b>All owner occupiers</b>	<b>6</b>	<b>27</b>	<b>27</b>	<b>15</b>	<b>13</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>100</b>	<b>4,864</b>	<b>12,800</b>												
Rented from:																							
council housing association	13	51	26	7	3	0	0	0	100	1,477	8,500												
<b>All social renters</b>	<b>10</b>	<b>52</b>	<b>25</b>	<b>9</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>1,147</b>	<b>8,600</b>												
<b>All private renters</b>	<b>22</b>	<b>43</b>	<b>20</b>	<b>9</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>773</b>	<b>8,300</b>												
<b>All tenures</b>	<b>9</b>	<b>36</b>	<b>26</b>	<b>12</b>	<b>9</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>100</b>	<b>8,262</b>	<b>10,700</b>												
<b>All household reference persons</b>																							
Owned outright	4	19	21	14	18	11	5	9	100	6,682	17,000												
Buying with a mortgage	2	3	6	9	21	21	14	24	100	8,273	34,000												
<b>All owner occupiers</b>	<b>3</b>	<b>11</b>	<b>13</b>	<b>11</b>	<b>20</b>	<b>16</b>	<b>10</b>	<b>17</b>	<b>100</b>	<b>14,955</b>	<b>26,600</b>												
Rented from:																							
council housing association	11	39	24	12	10	3	1	0	100	2,120	10,100												
<b>All social renters</b>	<b>8</b>	<b>39</b>	<b>24</b>	<b>12</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>1,684</b>	<b>10,300</b>												
<b>All private renters</b>	<b>9</b>	<b>19</b>	<b>16</b>	<b>12</b>	<b>19</b>	<b>11</b>	<b>6</b>	<b>8</b>	<b>100</b>	<b>2,383</b>	<b>17,400</b>												
<b>All tenures</b>	<b>5</b>	<b>17</b>	<b>15</b>	<b>11</b>	<b>18</b>	<b>13</b>	<b>8</b>	<b>13</b>	<b>100</b>	<b>21,146</b>	<b>21,100</b>												

1 "Gross income" means before deduction of Income Tax and National Insurance contributions

2 "In work" means full time or part time employee or self-employed

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Source:

DWP Family Resources Survey

Live table 808

Next update: July 2007

Table 8.9 Household characteristics: gross<sup>1</sup> income of household reference person and partner, by tenure and age of household reference person, 2004/05

Tenure and age of household reference person	Gross income of household reference person and partner (£ a year)											Number of households Thousands	Percentage by age (%)	Mean income £ a year	Median income £ a year						
	Under £5,000		£5,000 -£10,000		£10,000 -£15,000		£15,000 -£20,000		£20,000 -£30,000		£30,000 -£40,000					£40,000 -£50,000		£50,000 or over		All	
	Under £5,000	£5,000 -£10,000	£10,000 -£15,000	£15,000 -£20,000	£20,000 -£30,000	£30,000 -£40,000	£40,000 -£50,000	£50,000 or over	Percentages												
<b>Owned outright</b>																					
Under 35	9	7	7	13	24	19	3	17	100	129	2	34,300	24,900								
35-44	4	6	11	11	23	15	11	19	100	357	5	42,300	27,600								
45-64	5	10	12	12	22	15	9	15	100	2,592	39	34,600	24,600								
65-74	2	21	26	17	17	9	3	4	100	1,837	27	20,000	15,100								
75 or over	3	35	31	13	11	4	1	2	100	1,766	26	15,000	11,600								
<b>Total</b>	<b>4</b>	<b>19</b>	<b>21</b>	<b>14</b>	<b>18</b>	<b>11</b>	<b>5</b>	<b>9</b>	<b>100</b>	<b>6,682</b>	<b>100</b>	<b>25,800</b>	<b>17,000</b>								
<b>Buying with mortgage</b>																					
Under 25	1	2	8	12	33	28	11	5	100	170	2	29,400	28,100								
25-34	1	2	4	9	23	24	15	22	100	1,819	22	40,000	34,400								
35-44	2	2	5	8	20	21	15	27	100	2,935	35	42,600	36,400								
45-64	2	4	7	9	21	18	14	24	100	3,117	38	39,900	33,200								
65-74	2	17	32	18	15	9	2	5	100	163	2	19,700	14,700								
75 or over	2	38	31	14	8	3	3	0	100	71	1	13,500	11,100								
<b>Total</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>9</b>	<b>21</b>	<b>21</b>	<b>14</b>	<b>24</b>	<b>100</b>	<b>8,273</b>	<b>100</b>	<b>40,000</b>	<b>34,000</b>								
<b>All owner occupiers</b>																					
Under 25	1	4	9	12	32	28	10	5	100	184	1	28,600	27,500								
25-34	2	2	4	9	23	24	15	22	100	1,934	13	39,800	34,000								
35-44	2	3	5	8	21	21	15	26	100	3,292	22	42,500	36,600								
45-64	3	7	9	10	21	17	12	20	100	5,709	38	37,500	29,200								
65-74	2	20	27	17	17	9	3	4	100	1,999	13	19,900	15,100								
75 or over	2	35	31	13	11	4	2	2	100	1,837	12	15,000	11,600								
<b>Total</b>	<b>3</b>	<b>11</b>	<b>13</b>	<b>11</b>	<b>20</b>	<b>16</b>	<b>10</b>	<b>17</b>	<b>100</b>	<b>14,955</b>	<b>100</b>	<b>33,700</b>	<b>26,600</b>								
<b>Rented from council</b>																					
Under 25	17	45	12	10	14	1	1	0	100	158	7	11,100	8,100								
25-34	11	28	26	14	15	4	1	0	100	313	15	13,900	11,600								
35-44	12	24	20	19	16	8	1	1	100	394	19	15,100	13,000								
45-64	17	34	20	11	11	4	2	0	100	587	28	12,600	9,900								
65-74	2	55	29	10	4	0	0	0	100	280	13	10,400	9,400								
75 or over	2	56	36	5	1	0	0	0	100	388	18	9,600	9,000								
<b>Total</b>	<b>11</b>	<b>39</b>	<b>24</b>	<b>12</b>	<b>10</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>100</b>	<b>2,120</b>	<b>100</b>	<b>12,300</b>	<b>10,100</b>								
<b>Rented from housing association</b>																					
Under 25	15	44	16	13	11	0	0	0	100	111	7	10,700	9,400								
25-34	7	27	27	13	15	7	2	1	100	282	17	16,400	12,800								
35-44	12	23	19	14	18	10	3	1	100	354	21	16,600	14,000								
45-64	12	37	20	14	9	5	1	2	100	403	24	13,600	10,200								
65-74	3	59	23	12	4	0	0	0	100	191	11	10,100	8,600								
75 or over	2	57	34	5	1	1	1	0	100	343	20	9,800	8,800								
<b>Total</b>	<b>8</b>	<b>39</b>	<b>24</b>	<b>12</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>1,684</b>	<b>100</b>	<b>13,300</b>	<b>10,300</b>								

Table 8.9 Household characteristics: gross <sup>1</sup> income of household reference person and partner, by tenure and age of household reference person, 2004/05 (continued)

Tenure and age of household reference person	Gross income of household reference person and partner (£ a year)														Percentage by age	Mean income	Median income			
	Percentages																	Number of households	£ a year	£ a year
	Under £5,000	£5,000 -£10,000	£10,000 -£15,000	£15,000 -£20,000	£20,000 -£30,000	£30,000 -£40,000	£40,000 -£50,000	£50,000 or over	All	Thousands	(%)	£ a year	£ a year							
<b>All social renters</b>																				
Under 25	16	45	14	11	13	1	1	0	100	269	7	10,900	9,000							
25-34	9	28	27	14	15	2	2	1	100	595	16	15,100	12,200							
35-44	12	24	20	16	17	9	2	1	100	748	20	15,800	13,300							
45-64	15	35	20	12	11	4	2	1	100	990	26	13,000	9,900							
65-74	2	56	27	10	4	0	0	0	100	471	12	10,300	9,100							
75 or over	2	56	35	5	1	0	0	0	100	732	19	9,700	9,000							
<b>Total</b>	<b>10</b>	<b>39</b>	<b>24</b>	<b>12</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>100</b>	<b>3,804</b>	<b>100</b>	<b>12,800</b>	<b>10,200</b>							
<b>All private renters</b>																				
Under 25	12	23	22	15	16	2	2	2	100	434	18	17,800	13,400							
25-34	6	12	10	12	24	8	8	12	100	807	34	29,900	24,300							
35-44	9	13	13	13	22	12	8	10	100	470	20	26,000	20,700							
45-64	14	22	15	10	15	11	5	8	100	413	17	22,500	14,400							
65-74	5	41	23	11	12	2	2	5	100	102	4	16,500	10,800							
75 or over	5	41	37	9	6	0	0	2	100	158	7	12,100	10,500							
<b>Total</b>	<b>9</b>	<b>19</b>	<b>16</b>	<b>12</b>	<b>19</b>	<b>11</b>	<b>6</b>	<b>8</b>	<b>100</b>	<b>2,363</b>	<b>100</b>	<b>23,900</b>	<b>17,400</b>							
<b>All tenures</b>																				
Under 25	11	26	17	13	18	10	3	2	100	886	4	17,900	14,000							
25-34	4	9	10	11	22	18	11	16	100	3,339	16	33,000	27,600							
35-44	4	7	8	10	20	18	12	20	100	4,510	21	36,400	30,000							
45-64	6	12	11	11	20	15	10	16	100	7,111	34	33,200	25,100							
65-74	2	28	27	16	14	7	2	3	100	2,573	12	18,000	13,700							
75 or over	3	41	32	11	8	3	1	2	100	2,727	13	13,400	10,800							
<b>Total</b>	<b>5</b>	<b>17</b>	<b>15</b>	<b>11</b>	<b>18</b>	<b>13</b>	<b>8</b>	<b>13</b>	<b>100</b>	<b>21,146</b>	<b>100</b>	<b>28,800</b>	<b>21,100</b>							

<sup>1</sup> "Gross income" means before deduction of Income Tax and National Insurance contributions

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Source:  
DWP Family Resources Survey

Live table 809

Next update: July 2007

**Table 8.10 Household characteristics: mean household size by type of accommodation and by number of bedrooms, 2003/04 to 2005/06**

Type of accommodation and number of bedrooms	Difference from bedroom standard			All
	Below (overcrowded)	At or one above bedroom standard only	Two or more above (under-occupied)	
				<i>mean household size</i>
<b>Houses or bungalows</b>				
One or two bedrooms	4.2	1.8	n.a.	1.8
Three bedrooms	5.7	3.5	1.6	2.6
Four or more bedrooms	7.1	4.7	2.7	3.2
<b>Total</b>	<b>5.2</b>	<b>2.8</b>	<b>2.0</b>	<b>2.5</b>
<b>Flats or maisonettes</b>				
One bedroom	2.7	1.2	n.a.	1.3
Two bedrooms	4.1	1.7	n.a.	1.8
Three or more bedrooms	5.7	3.5	1.6	2.8
<b>Total</b>	<b>3.5</b>	<b>1.6</b>	<b>1.6</b>	<b>1.7</b>
<b>All types of accommodation</b>				
One bedroom	2.7	1.2	n.a.	1.3
Two bedrooms	4.2	1.8	n.a.	1.9
Three bedrooms	5.7	3.4	1.6	2.6
Four or more bedrooms	7.1	4.7	2.7	3.2
<b>Total</b>	<b>4.5</b>	<b>2.5</b>	<b>2.0</b>	<b>2.4</b>

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Source:  
Communities and Local Government Survey of English Housing

Live table 810

Next update: November 2007

Table 8.11 Household characteristics: moves in past year by tenure, 2005/06

Current tenure	Number of moves in past year									Total number of moves
							of which			
	0	1	2	3	4 or more	Total known	2 or more	1 or more	Total	
	<i>thousands of households</i>									<i>thousands of moves</i>
Owner occupiers	13,859	608	65	10	7	14,549	82	690	14,555	806
Social renters	3,499	311	35	13	2	3,860	50	360	3,864	427
Privately rented unfurnished	1,159	454	105	22	16	1,756	143	597	1,756	806
Privately rented furnished	378	273	63	16	10	740	89	362	741	511
All private renters	1,537	727	168	38	26	2,496	232	959	2,497	1,317
<b>All tenures</b>	<b>18,895</b>	<b>1,646</b>	<b>267</b>	<b>62</b>	<b>35</b>	<b>20,904</b>	<b>364</b>	<b>2,009</b>	<b>20,916</b>	<b>2,550</b>
	<i>percentages</i>									<i>Number of moves a year per 1000 households</i>
Owner occupiers	95.3	4.2	0.4	0.1	0.0	100	0.6	4.7		55
Social renters	90.7	8.0	0.9	0.3	0.0	100	1.3	9.3		111
Privately rented unfurnished	66.0	25.8	6.0	1.3	0.9	100	8.1	34.0		459
Privately rented furnished	51.1	36.9	8.6	2.1	1.3	100	12.0	48.9		690
All private renters	61.6	29.1	6.7	1.5	1.0	100	9.3	38.4		528
<b>All tenures</b>	<b>90.4</b>	<b>7.9</b>	<b>1.3</b>	<b>0.3</b>	<b>0.2</b>	<b>100</b>	<b>1.7</b>	<b>9.6</b>		122

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Source:  
 Communities and Local Government Survey of English Housing

Live table 812

Next update: November 2007

**Table 9.1 Household expenditure on housing, 2004/05<sup>1</sup>**

	Owner occupied		Social rented		Privately rented	All Tenures
	Owned outright	Buying with mortgage	Council	Housing Association		
As percentage of disposable income	<i>thousands of households</i>					
0 - 10	2,572	366	923	557	473	<b>4,893</b>
10 - 15	1,536	1,066	262	179	255	<b>3,298</b>
15 - 20	766	1,378	287	205	281	<b>2,917</b>
20 - 30	572	2,136	335	208	500	<b>3,751</b>
30 or more	482	3,390	478	337	866	<b>5,553</b>
<b>All</b>	<b>5,929</b>	<b>8,335</b>	<b>2,286</b>	<b>1,486</b>	<b>2,375</b>	<b>20,412</b>
Median percentage of disposable income for each tenure	11	26	14	16	23	<i>percentage</i> <b>19</b>
Median expenditure	36	151	31	28	105	<i>£ per week</i> <b>79</b>

<sup>1</sup> Items included are net rents for housing, maintenance and repair of dwellings, water and sewerage charges, refuse collection, floor coverings, moving house, structure and contents insurance, council tax, mortgage capital/interest/endowment payments, mortgage protection premiums, council tax/rent/mortgage/insurance for second dwellings.

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Source:  
Expenditure and Food Survey

Live table 901

Next update: October 2007

**Table 9.2 Household expenditure on electricity, gas and other fuels, 2004/05**

	Owner occupied		Social rented		Privately rented	All Tenures
	Owned outright	Buying with mortgage	Council	Housing Association		
As percentage of disposable income	<i>thousands of households</i>					
0 - 3	3,039	6,726	1,203	790	1,622	<b>13,381</b>
3 - 6	1,820	1,208	597	362	447	<b>4,433</b>
6 - 10	642	246	267	196	131	<b>1,482</b>
10 or more	429	155	219	138	175	<b>1,116</b>
<b>All</b>	<b>5,929</b>	<b>8,335</b>	<b>2,286</b>	<b>1,486</b>	<b>2,375</b>	<b>20,412</b>
Median percentage of disposable income	3	2	3	3	2	<i>percentage</i> <b>3</b>
Median expenditure	12	13	8	7	9	<i>£ per week</i> <b>11</b>

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Source:  
Expenditure and Food Survey

Live table 903

Next update: October 2007

Table 9.3: **Housing finance: local authority expenditure and income on housing from the Housing Revenue Account, England**

	£ million							
	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05
Supervision and Management: General	1,210	1,266	1,287	1,654	1,310	1,313	1,404	1,546
Supervision and Management: Special	690	698	663	663	692	716	695	679
Repairs (incl transfers to the repairs a/c)	2,189	2,201	2,124	2,044	1,905	1,840	1,818	1,736
Expenditure for capital purposes	462	390	319	220	215	194	214	194
Debt charges <sup>1</sup>	2,204	2,149	2,011	1,871	3,377	3,297	3,395	3,072
Rebates <sup>2</sup>	4,307	4,225	4,143	3,956	3,968	3,915	3,790	-
Transfers	55	68	77	94	76	54	51	681
Other expenditure	185	191	195	197	180	184	189	175
<b>Total expenditure</b>	<b>11,302</b>	<b>11,186</b>	<b>10,820</b>	<b>10,700</b>	<b>11,724</b>	<b>11,513</b>	<b>11,554</b>	<b>8,083</b>
Rents other than dwellings	179	178	188	189	194	194	192	188
Rents from dwellings	6,991	6,938	6,841	6,725	6,700	6,486	6,315	5,985
Heating and other services	282	294	280	303	315	349	406	502
Interest income	137	146	98	120	230	295	612	598
Government subsidy <sup>2</sup>	3,633	3,298	3,041	2,769	4,053	3,860	3,730	770
LA subsidy	5	7	8	9	5	18	20	24
Other income	66	56	57	172	215	220	298	121
<b>Total income</b>	<b>11,293</b>	<b>10,917</b>	<b>10,513</b>	<b>10,288</b>	<b>11,713</b>	<b>11,423</b>	<b>11,575</b>	<b>8,187</b>

1 Debt charges are conceptually different from 2001-02. This reflects the introduction of resource accounting. There are many detailed differences, but the major difference is the inclusion of buildings depreciation. The amount of buildings depreciation is approximately the amount of Major Repairs Allowances.

2 From 2004-05, rent rebates and Government subsidy for rent rebates are no longer part of HRA subsidy.

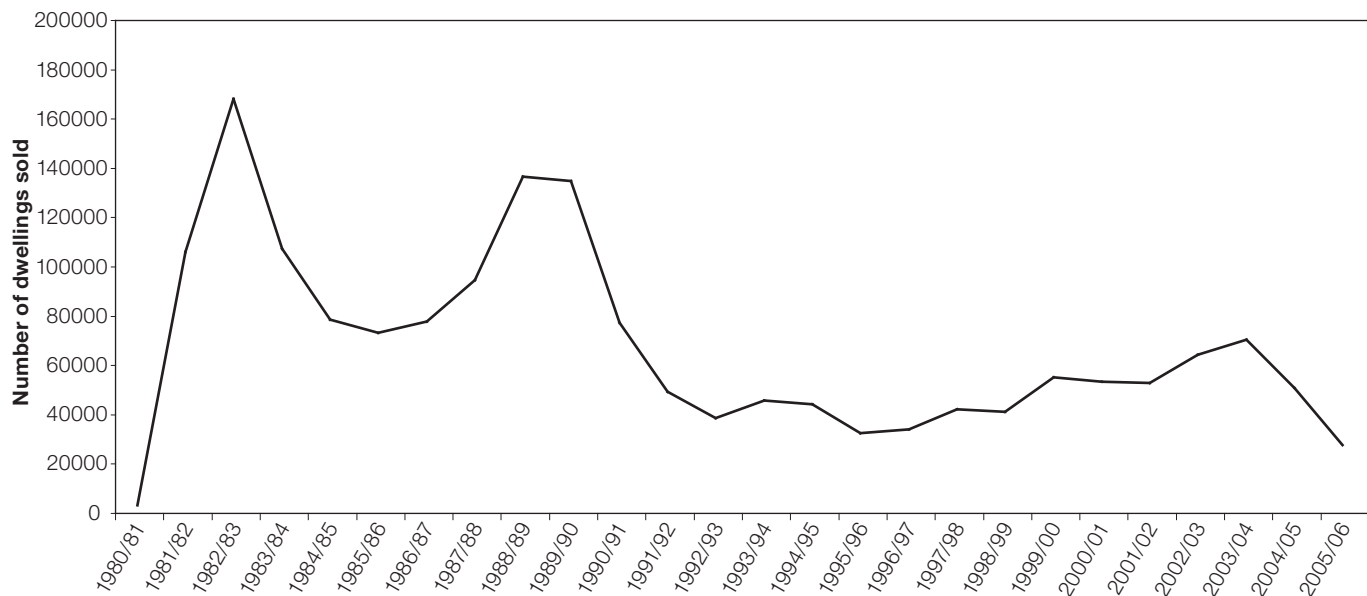
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Source:  
Housing Subsidy Claim Forms

Live Table 651

Next update: February 2007

**Chart 10a Social housing sales: sales of local authority dwellings through the right-to-buy scheme, England**



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Source:  
 See Table 10.1

Live chart 671

Next update: July 2007

Table 10.1 Social housing sales: local authority stock sold through the right-to-buy scheme, by region

	Number of dwellings									
	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	England
1980/81	377	200	227	399	118	177	330	329	171	<b>2,328</b>
1981/82	11,737	13,593	11,321	13,184	10,851	11,653	6,833	14,570	11,457	<b>105,199</b>
1982/83	19,320	23,961	19,791	19,248	21,646	15,479	17,307	16,823	13,548	<b>167,123</b>
1983/84	8,418	13,153	9,025	9,793	14,200	12,626	12,685	16,476	9,886	<b>106,262</b>
1984/85	4,904	7,028	6,569	6,482	8,817	11,043	11,420	13,885	7,374	<b>77,522</b>
1985/86	4,300	7,316	6,592	6,753	6,873	10,447	10,801	11,864	7,196	<b>72,142</b>
1986/87	4,596	6,814	6,830	7,591	8,298	10,458	12,297	12,524	7,340	<b>76,748</b>
1987/88	4,762	8,216	9,205	9,257	9,787	11,582	16,491	15,098	9,331	<b>93,729</b>
1988/89	8,058	11,608	13,071	13,389	16,738	14,730	24,918	18,828	14,361	<b>135,701</b>
1989/90	11,268	18,187	19,753	10,448	18,325	9,103	26,258	11,241	9,221	<b>133,804</b>
1990/91	8,073	12,505	10,053	4,029	9,362	5,167	18,060	5,349	3,734	<b>76,332</b>
1991/92	5,273	6,574	4,843	3,080	5,549	4,430	10,570	4,851	3,120	<b>48,290</b>
1992/93	3,974	4,389	3,517	2,634	3,875	4,419	7,325	4,466	3,087	<b>37,686</b>
1993/94	3,728	4,303	3,485	3,408	4,618	6,545	7,321	7,040	4,230	<b>44,678</b>
1994/95	4,148	4,313	3,901	3,376	4,851	5,949	6,363	6,302	4,133	<b>43,336</b>
1995/96	3,460	3,342	3,288	2,658	3,922	3,848	4,641	3,584	2,769	<b>31,512</b>
1996/97	3,156	3,273	3,352	2,956	4,554	4,135	5,220	3,736	2,824	<b>33,206</b>
1997/98	3,593	4,136	3,984	3,524	5,570	5,354	7,123	4,675	3,370	<b>41,329</b>
1998/99	3,032	3,901	4,305	3,595	5,400	4,548	8,045	4,170	3,276	<b>40,272</b>
1999/00	4,279	4,895	5,330	4,766	7,259	6,636	11,331	6,047	3,708	<b>54,251</b>
2000/01	4,700	5,630	5,568	4,922	6,932	5,717	11,439	4,315	3,157	<b>52,380</b>
2001/02	4,128	6,062	7,732	5,323	7,266	4,996	9,817	3,905	2,739	<b>51,968</b>
2002/03	5,605	7,638	10,809	5,905	9,272	5,253	11,608	4,269	3,035	<b>63,394</b>
2003/04	7,968	10,555	12,382	6,345	8,353	4,536	12,778	4,139	2,521	<b>69,577</b>
2004/05	6,061	8,462	9,545	3,784	5,332	2,556	10,691	2,109	1,443	<b>49,983</b>
2005/06	3,270	5,451	4,922	2,356	3,137	1,348	4,042	1,311	818	<b>26,655</b>

Data includes estimates for non-responding authorities.

The right-to-buy scheme was introduced under the 1980 Housing Act with effect from October 1980.

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Source:  
P1B returns

Live table 670

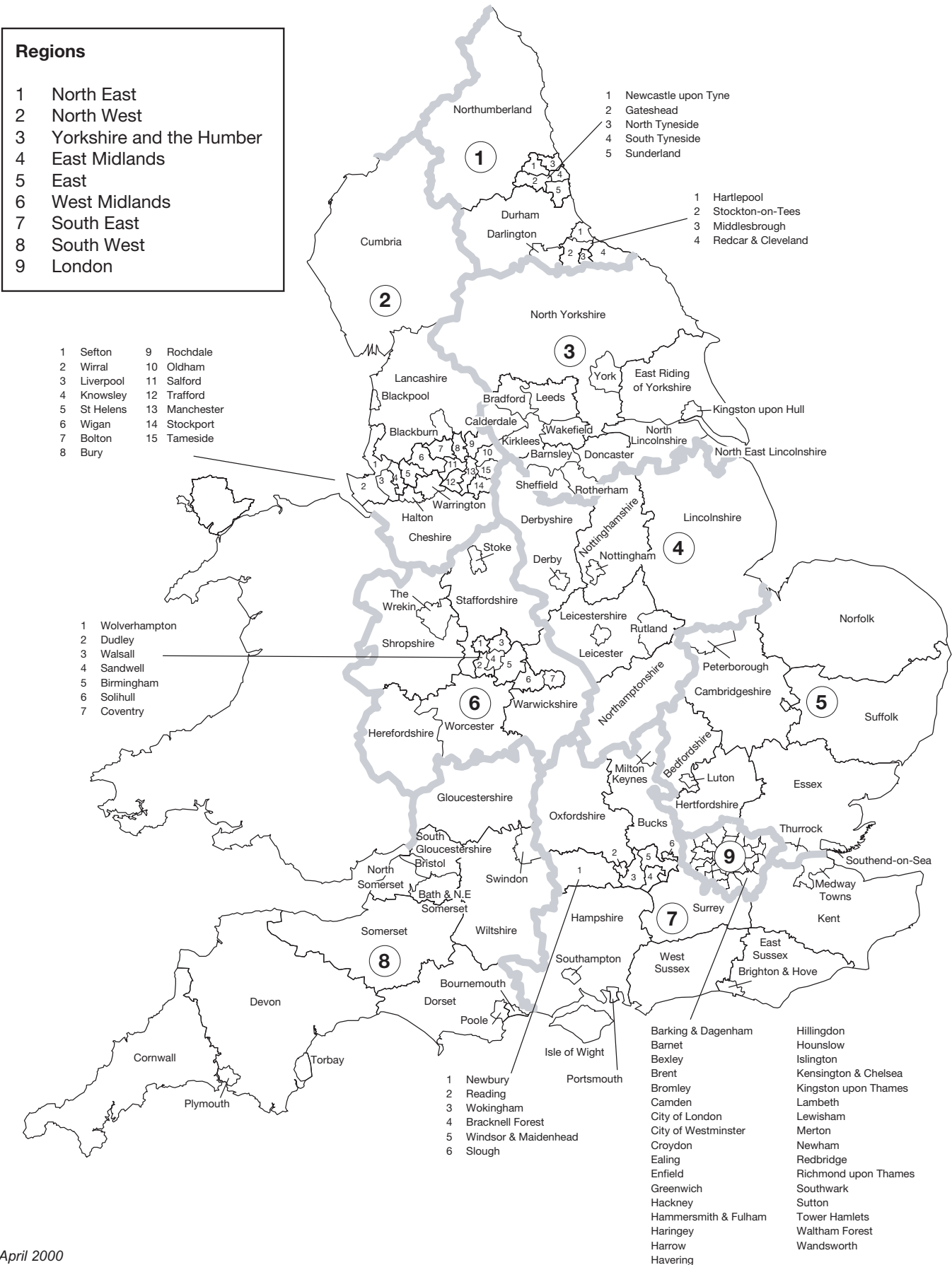
Next update: July 2007

# **Appendix A: Regions, counties and unitary authorities boundaries map**

# Government Office Regions, counties and unitary authorities (May 1999)

## Regions

- 1 North East
- 2 North West
- 3 Yorkshire and the Humber
- 4 East Midlands
- 5 East
- 6 West Midlands
- 7 South East
- 8 South West
- 9 London



# **Appendix B: Notes and Definitions**

# APPENDIX B NOTES AND DEFINITIONS

## General

### Dwelling

For dwelling data, unless specifically stated, the definition used follows the Census' definition applicable at that time. The Census' definition has changed several times. For example, the 1991 Census defined a dwelling as structurally separate accommodation. This was determined primarily by considering the type of accommodation, as well as separate and shared access to multi-occupied properties. The 2001 Census defined a dwelling as:

“A household's accommodation (a household space) is defined as being in a shared dwelling if it has accommodation type 'part of a converted or shared house', not all the rooms (including bathroom and toilet, if any) are behind a door that only that household can use and there is at least one other such household space at the same address with which it can be combined to form the shared dwelling. If any of these conditions is not met, the household space forms an unshared dwelling. Therefore a dwelling can consist of one household space (an unshared dwelling) or two or more household spaces (a shared dwelling).”

This can be simplified as “A dwelling is a self-contained unit of accommodation. Self-containment is where all the rooms (in particular the basic facilities ie kitchen, bathroom and toilet) are behind a door that only the household can use. A dwelling can therefore be a single household or a number of households which share at least one of the basic facilities but do not share living accommodation.”

In all stock figures, vacant dwellings are included but non-permanent dwellings are generally excluded. For housebuilding statistics, only data on permanent dwellings are collected.

A permanent dwelling relates to a building whose structure should satisfy at least one of the following criteria:

- the walls are of brick, stone and mortar, concrete, breeze block, or similar material;
- the roof is of ceramic tiles, slate, thatch, shingle, or concrete;
- the length of the shortest wall is at least 15 feet; or
- it has over 60 years of life span.

Non-permanent or temporary dwellings (or structures) include caravans, mobile homes, converted railway carriages and houseboats. Second homes should also be included as dwellings.

Communal establishments are excluded. These cover universities/colleges, hospitals, hostels/homes, hotels, holiday complexes, defence establishments (but not married quarters) and prisons. However, hostel type or staff accommodation (eg owned by Ministry of Defence or Hospital Trusts) should be included if it is self-contained and not supervised (included as rented privately with a job or business in stock figures but not included in housebuilding data).

Ancillary dwellings such as granny annexes have not been consistently allocated. Before April 2001, whether they were counted as dwellings or not was determined by those who provided the data. However, this ambiguity is considered insignificant at regional and national level, although sometimes important at local level. In principle, they should be counted as a dwelling if they are self-contained, whether physically separated from the main residence or not, provided the access to the annexe is not shared by outside residents eg a shared hallway. Since April 2001, forms for collecting this data have spelt this out clearly.

### Type of Dwelling

Houses, bungalows, flats, maisonettes, and bedsits are types of accommodation used in the census but no clear definition of these is provided. A house is a dwelling that is not a flat. Houses include single storey bungalows. A flat is very difficult to define and there are many types. However, the Building Regulations 2000 (SI 2000 no.2531) give the following definition: “A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.”

For the purposes of statistics of housebuilding, old persons' flatlets (one- or two-room flats with certain shared facilities) are counted as separate one-bedroom flats, although they are not entirely self-contained. Flats include maisonettes; maisonettes are flats containing more than one storey.

## Household

A household comprises one person living alone, or a group of people (not necessarily related) living at the same address either share at least one meal a day or share living accommodation, that is, a living or sitting room. The occupant(s) of a bedsit who do not share a sitting or living room with anyone else comprise a single household.

## Tenure

There are up to four tenure categories for dwelling stock and household figures. These are:

- i) owner-occupied (or private enterprise in the case of housebuilding statistics ie dwellings built for owner occupiers or for private landlords, whether persons or companies). This includes accommodation that is owned outright or bought with a mortgage;
- ii) rented privately (defined as all non-owner-occupied property other than that rented from local authorities and RSLs plus that rented from private or public bodies by virtue of employment. This includes property occupied rent-free by someone other than the owner);
- iii) rented from Registered Social Landlords (RSLs defined below, but for stock figures non-registered Housing Associations are excluded and subsumed within owner-occupied); and
- iv) rented from Local Authorities (see definition below). In Scotland dwellings rented from local authorities include those rented from Scottish Homes, formerly the Scottish Special Housing Association.

### Note on Registered Social Landlords (RSLs).

Although Housing Associations (HAs) not registered with the Housing Corporation/Scottish Homes are strictly not RSLs, unless it is otherwise stated (eg stock figures, see iii above), RSLs' data normally represent all HA-owned dwellings whether they are registered or not, and Local Housing Companies. Figures for Northern Ireland relate solely to those associations registered with the Housing Associations Branch of the Department for Social Development.

HAs are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit-making basis. They provide housing for the employees of associated industrial and other undertakings, for special groups such as the aged, disabled or single persons, or housing on a mutual and self-build basis. Fair rent societies and co-ownership associations set up with the assistance of the Housing Corporation are included, as are associations formed specially for providing homes on behalf of local authorities. (Stock owned by Scottish Homes, which replaced the Scottish Special Housing Association and the Housing Corporation in Scotland in 1989, is considered to be public authority stock and therefore included as a local authority stock (q.v.)) The number of dwellings owned and built by non-registered HA is insignificant compared with those that are registered.

Local Housing Companies are independent, non-profit companies that manage tenanted housing. They are run by a board that is normally split into thirds representing tenants, councillors and local independent professionals. A number of these companies have been set up to run single ex-local authority estates, transferred to the local housing company using the Estates Renewal Challenge Fund.

### Note on Local Authorities.

This category represents all dwellings owned and built by local housing authorities under the Housing Act 1985. Although dwellings built by New Towns and Other Government Departments (eg Armed Forces such as Ministry of Defence and prison authorities etc) were collected separately, their estimates have been included in this category for presentational purposes. Historically it is considered reasonable to include these in the same category because either the numbers involved are insignificant or they no longer exist (see details below).

In England and Wales, local housing authorities are the unitary authorities, district councils, the Council of the Isles of Scilly, the London Borough councils, the Common Council of the City of London and, until its abolition at the end of March 1986, the Greater London Council.

The number of local housing authorities in Great Britain (the last administrative change was at 1 April 1998) is shown in the table below.

### Number of Local Authorities in Great Britain (As at 1 April 1998)

England	Housing Authority
North East	23
North West	43
Yorkshire and the Humber	21
East Midlands	40
West Midlands	34
East	48
London	33
South East	67
South West	45
<b>All</b>	<b>354</b>
<b>Wales</b>	<b>22</b>
<b>England and Wales</b>	<b>376</b>
<b>Scotland</b>	<b>32</b>

In Scotland, prior to April 1996 local housing authorities were the district councils and island areas; from 1 April 1996 onwards they are the unitary authority areas. Scottish Homes, which replaced the Scottish Special Housing Association and the Housing Corporation in Scotland, because it is a statutory body assisting local authorities in their housing programmes, is treated as a local authority for the purposes of these statistics. Although Scottish Homes still own dwellings, they are no longer building new houses and the last new dwelling was completed in 1991.

In Northern Ireland, the Northern Ireland Housing Executive took over in the early 1970s the housing functions previously exercised by local and public authorities. The Northern Ireland Housing Executive is the Northern Ireland equivalent of Local Authority housing providers in GB but is organised in a divisional structure which is not directly comparable with Northern Ireland District Council areas.

The term New Towns includes development corporations established under the New Town Acts. All New Towns have ceased to exist (England from April 1992, Wales April 1996 and Scotland December 1996 with no housebuilding in Scotland since 1995) and their housing functions and stocks have been transferred to local authorities or to HA, or to Scottish Homes in Scotland. There are no New Towns in Northern Ireland.

Government departments dwellings are those provided or authorised by government departments for the families of police, prison staff, the armed forces and certain other services. In the stock figures, these are treated as rented privately. Data on their housebuilding is no longer collected as a separate tenure as there had been virtually no houses built by government departments in England and Wales since 1996 and 1993 respectively. Although historically these had been counted as local authorities built (see above), current such new building is classified as private enterprise.

## Public and Private Sectors

All local authority dwellings are public sector dwellings.

Where the term "private sector" is used in housing policy and housing statistics, it is generally meant "private housing" sector or non-social housing sector ie owner-occupied dwellings and those rented privately including those that go with a job or business and not those owned by RSLs/HAs.

However, in government accounting (the Blue Book), RSLs/HAs are treated as private sector even though they are engaged in the provision of social housing. To save confusion, it is best to disregard this unless the usage refers to public account rather than housing.

A web link to the Blue Book published by the Office for National Statistics, in connection with the National Accounts, is as follows:-

<http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=1143>

For housing data, RSLs/HAs are generally separately out to identify the extent of social housing. For housebuilding starts and completions data, especially the former, there is a small possibility that some dwellings built for RSLs/HAs could have been counted as “private enterprise” and vice versa. This is because sometimes the builders themselves are not sure of the precise ownership or the ownership may keep evolving and it is not final until it was sold.

## **Social and Affordable Housing**

Social housing comprises those dwellings owned by RSLs and Local Authorities as defined above. Affordable housing is subsidised or “low” cost housing of any tenure. Figures of social housing can be derived in the tables but this grouping should not be confused with affordable housing, which cannot be derived from the tables. The following definitions come from Communities and Local Government’s Good Practice Guide to Local Housing Needs Assessment.

“Social housing is housing of an adequate standard which is provided to rent (or on a shared ownership basis) at below market cost for households in need by Local Authorities or Registered Social Landlords operating on a basis of accepted and regulated standards of good practice in relation to physical conditions, management, allocation, equal opportunities and accountability to tenants and other stakeholders”.

“Affordable housing is housing of an adequate standard which is cheaper than that which is generally available in the local housing market. This can comprise a combination of subsidised rented housing, subsidised low cost home ownership including shared ownership, and in some market situations cheap housing for sale. Local planning policies can provide for the provision of appropriate quantities of affordable housing in this sense”.

## **Detailed Notes by Section**

For definition of a dwelling, type of dwelling, tenure and general definition of a household, see General Section above.

### **Section 1 Dwelling Stock (including vacants, conversions and demolitions)**

Estimates of the total dwelling stock, stock changes and the tenure distribution for each country are made by Communities and Local Government, the Scottish Executive, the National Assembly for Wales, and NI Department for Social Development. These are primarily based on census output data for the number of dwellings (or households converted to dwellings) from the Censuses of Population for Great Britain. Estimates for England have been updated based on the 2001 Census.

For the pre 1991 estimates, adjustments were made to the 1981 census data for definitional changes, and to those estimates falling within 1982 and 1990 inclusive to remedy a shortfall due to the model which had been identified (see more details below). Estimates of dwelling stock in Northern Ireland has been calculated using information from the Rate Collection Agency, N.I.H.E. & DSD for Northern Ireland.

In all English stock figures, vacant dwellings are included implicitly in the stock model but are not modeled explicitly. In the 1991 census, there were about 900,000 vacant dwellings which was about a twentieth of the total stock.

Non-permanent dwellings, are generally excluded from the stock figures as their numbers are insignificantly small when compared with the total stock figures. In the 1991 census, there were only 91,591 non-permanent dwellings, which amounts to only about half a percent of the total stock. However, from April 1997 onwards, the method used to calculate stock includes the net gain for non-permanent dwellings. The number involved is insignificant but since non-permanent dwellings do play a role in meeting housing demand, an attempt was made to include them in the figures.

### **Stock calculation for England**

Census years’ figures are based on outputs from the censuses. In between census years, the total figures are obtained by projecting the base census year’s figure forward yearly. The increment is based on the annual total number of completions plus the annual total net gain or losses due to other housing flows statistics, that is conversions, demolitions and change of use (see Live table 111). The series from 1991 to 2001 has been adjusted to meet the 2001 Census estimates.

For pre 1991 estimates, the 1981 census did not include a direct count of dwellings but estimates have been made using the information about access which was recorded for each 'household space' (the living accommodation occupied or intended to be occupied by one household). The method used was to take the number of self-contained household spaces in permanent buildings, each of which must by definition correspond to a separate dwelling, and add to that figure an allowance for shared dwellings. This was done by assuming that on average 100 'not self contained' household spaces are equivalent to 25 separate dwellings (for Inner London where sharing is prevalent, this figure is reduced to 19). Since only a very small proportion of dwellings are shared, the dwelling stock estimates are not very sensitive to the number of household spaces assumed per shared dwelling. (All household spaces that are not in permanent buildings are assumed to be self-contained dwellings.)

The 1991 census did contain a direct count of dwellings. This was used to get the figures for total stock for April 1991 and there was no need for any adjustment for definitional changes. However, when the model's projected total figure for 1991 was compared with that from the census, it was found that there was a slight shortfall. Hence a shortfall adjustment was carried out for each of the years between 1981 and 1991. This is done by adding one tenth of the shortfall to each of the in between years.

Estimates of dwelling stock by tenure category are primarily based on the census except in the situation where it is considered that for some specific tenure information, there are other more accurate sources. In this situation, it is assumed that the other data sources contain vacant dwellings also but it is not certain and it is not expected that these data are very precise. Thus the allocation of vacant dwellings to tenure categories may not be completely accurate. This means that the margin of error for tenure categories are wider than for estimates of total stock.

For the 1991 census, a comparison with other available sources indicated that for local authorities' stock, figures supplied by local authorities are more reliable. Similarly, it was found that Housing Corporation's own data is more accurate than those from the census for the RSLs' stock. Hence only the data on the rented privately or with a job or business tenure was used directly from the census. The owner-occupied data was taken as the residual of the total from the census. For non census years, the same approach was adopted except for the privately rented or with a job or business for which Labour Force Survey results were considered to be appropriated for use. For details on how each tenure category data was derived, see below.

For estimation of total stock figures since 1997/98, the methodology is further enhanced. This follows a review of the data sources and methods used to compile these figures. The main changes related to how demolitions, slum clearance and conversion gains have been derived. The new method of compiling stock figures by tenure for in between Census benchmarks is:

- Total stock is derived from the 1991 Census benchmark and extrapolated forward using gains and losses of stock figures in the subsequent years. Gains are related to housebuilding completions, net conversions, change of use, and from April 1997, non-permanent dwellings are also included. Losses are due to slum clearance, other demolitions, change of use and losses of non-permanent dwellings (again from 1997). Slum clearance is related to non Local Housing Authorities (LHA) owned dwellings that had been demolished after they have been declared unfit and closed by legal statutes. Source : HSSA (Housing Strategy Statistical Appendix). This could include closed dwellings that were not demolished but the number is assumed to be insignificant). Other demolitions include LHA owned properties that had been demolished for whatever reasons (source HSSA Statistical Appendices), plus those non LHA owned properties that were demolished through development or road schemes (source P3J). Hence total demolitions are the sum of slum clearance and other demolitions.
- The totals for the local authority stock are collected directly from authorities by the Department on the Housing Investment Programme returns. Vacant dwellings are included. These local authorities' own figures for the stock of their dwellings are used in preference to rolling forward the census figures as they include adjustments for council house sales and Large Scale Voluntary Transfers. Similarly, figures for the Registered Social Landlords stock (housing association and local housing companies) are collected from Housing Associations (HA) by the Housing Corporation on their Regulatory Statistical Returns (RSR).
- The figures for privately rented stock are based on the Census benchmark extrapolated by changes in the proportion of private renters as shown by the Labour Force Survey (LFS). The calculation is done at a regional level and the LFS figures are smoothed to take account of sampling variability. The figures in the tables show the same general year to year movements in the size of the private rented sector as the LFS shows in the proportion of private renters. The figures include dwellings owned by other Government Departments eg Ministry of Defence which are insignificantly small in number (see end of section on Tenure in General Housing Terms above).

- The owner occupied stock is the residual of total stock and figures for the tenures above. By default, they include non-registered HA dwellings, vacant privately owned dwellings as well as all of the net gain in non-permanent dwellings since April 1997. All of these are relatively small in number and it is considered that their effects on the figures are insignificant.

## Year built of dwelling stock by region

The age distribution of the stock is estimated from the Survey of English Housing, in which householders are asked when their home was built. The survey data is on the basis of households (see Section 8 for specific definition used) rather than dwellings, but any differences will be negligible. Also, the age distribution will not include vacant dwellings. Like all surveys, the SEH is subject to random variation, but most estimates in this table will not vary by more than 1 or 2 percentage points from year to year as a result.

## Vacants in Social Housing

### Vacant local authority dwellings

The vacant dwellings in council ownership include dwellings closed for slum clearance. These closed dwellings are generally excluded from dwelling stock estimates as they are not habitable. Management vacants are those dwellings ready for immediate letting, or which will be available after only minor repairs.

### Vacant RSL dwellings

These figures are based on data that is collected once a year from the annual Regulatory and Statistical Return (RSR) that the Housing Corporation sends out to all RSLs. (The RSR is successor to the earlier HAR/10). The table is equivalent to that provides similar information about Local Authority vacancy rates.

## Section 2 Housebuilding

These tables relate to new permanent dwellings only (see definition in General Housing Terms). House-building figures relate to actual building for the month of dwelling units and are subject to revision for late returns. Figures for Northern Ireland are provided by the Department for Social Development (completions figures have been adjusted by statistical methods to correct, as far as possible, the proven under-recording of private sector completions), those for Wales and Scotland by the National Assembly for Wales and Scottish Executive respectively.

Regional figures for local authority housing are of building by the authorities in the region, and may include dwellings that are situated outside that region.

## Stages of construction

### Started

A house or flat is counted as started on the date work begins on the laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are counted as started, and when work begins on a block of flats all the dwellings in that block are counted as started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.

The figures shown for starts are derived from records kept for building control purposes. It is sometimes difficult for data providers to identify whether a dwelling is being built for a RSL or for a private developer. This is because sometimes the builders themselves are not sure of the precise ownership or the ownership may keep evolving and it is not final until it was sold. This may lead to an understatement of RSL starts and completions recorded in these tables, and a corresponding overstatement of private enterprise figures. The problem is more likely to occur with starts than completions.

### Completed

In principle, a dwelling is regarded as completed when it becomes ready for occupation whether it is in fact occupied or not. In practice, there are instances where the timing could be delayed and some completions are missed for example as no completion certificate was requested by the owner.

## **Section 3 Housing Renewal (including Disabled Facilities Grants)**

### **Payments to private owners and tenants under the Regulatory Reform (Housing Assistance) Order 2002**

The Regulatory Reform (Housing Assistance)(England and Wales) Order 2002 became law on 18 July 2002. The Order gives local authorities greater discretionary powers to provide assistance such as low cost loans and equity release as well as grants to private homeowners and others to help them to renovate, repair or adapt their home. The Order also enables authorities to provide other sorts of assistance, for example helping someone move to more suitable accommodation where this is a better option than repairing or adapting their existing home.

Local authorities have the flexibility to determine eligibility criteria, whether to perform a means test and the type of assistance available (eg grant, loan advice, works). Use of the new power is subject to the authority formulating and publishing a policy setting out how it intends to use the new power to give assistance. Mandatory Disabled Facilities Grants are outside the scope of the new reforms, but the Order does extend eligibility to those living in park homes and houseboats. Information on what housing renewal assistance may be available in your local area can be obtained from the local council.

The previous prescriptive legislation governing Renovation, Houses in multiple occupation (HMO), Common parts grants and Home repair assistance was repealed from 18 July 2003. However, it remains extant for grants already approved under the system.

### **Payments to private owners and tenants under the Housing Grants, Construction and Regeneration Act 1996 and the Local Government and Housing Act 1989**

The Housing Grants, Construction and Regeneration 1996 Act came into operation on December 1996, replacing the Local Government and Housing Act 1989. The main effect of the 1996 Act was to make most grants discretionary rather than to change significantly the nature of the grants, although there were some modifications. Just one area of the 1989 Act, Renewal Areas, was left completely unchanged. It was repealed in July 2003. However, payments will continue for grants previously approved.

The Local Government and Housing Act 1989 came into operation in England and Wales from July 1990, apart from Minor Works Assistance which came into operation from April 1990. This system of house renovation grants is briefly described below. It was repealed in November 1996. However, payments will continue for grants previously approved.

#### **Home Repair Assistance (HRA)**

HRA was available at the authority's discretion for financial support or materials to facilitate small-scale works of improvement, adaptation or improvement of a dwelling. It replaced Minor Works Assistance (1989 Act) and was intended, like its predecessor, to compliment the mainstream system of renovation grants. HRA was limited to a maximum of £2,000 per application, and no more than £4,000 was granted to any one property over a three-year period. HRA was not directly means-tested, although to be considered for a grant, an applicant would have had to be in receipt of at least one state benefit. In addition, they would have had to be over 18, had the power to carry out the works, and have lived in the dwelling as their only or main residence or care for an elderly, infirm or disabled person. This grant was available to people living in mobile homes and houseboats. Examples of typical HRA works were:

- Securing the basic fabric of the property from wind or rain Protecting the occupants from immediate exposure to danger (that is, emergency works)
- Replacement of lead pipes
- Repairs to doors or windows
- Removal of radon
- Crime prevention measures
- Wheelchair ramps or grip rails

## Renovation Grants

This grant was the main type of grant for the improvement and/or repair of dwellings and for the conversion of houses and other buildings into flats for letting. It was mainly available to owner-occupiers and landlords (other than HMO landlords), though it was available to tenants who were liable for works under the terms of their lease. The amount of grant was decided by the costs of the works concerned and the test of financial resources

The main purposes of the grant were:

- To bring property up to the standard of fitness for human habitation (see below). If a property is below this standard, then action will be required by the local authority, and if renovation is most appropriate then a grant is mandatory to owner occupiers. Grant is only mandatory to landlords if the works are required to comply with a repair notice.
- To repair and/or improve a property beyond the standard of fitness. Grant is discretionary and it can be given in addition to mandatory grant, or on its own in the case of property already fit. For this reason the numbers of grants given out may exceed the numbers of dwellings renovated.
- For home insulation, where grant is discretionary
- For heating, where again grant is discretionary, unless it is to make a property meet the fitness standard.
- For providing satisfactory internal arrangements, where grant is discretionary.
- For conversions, where grant is discretionary.

## Common Parts Grants.

This grant was available to help with the improvement or repair of the common parts of buildings containing one or more flats, where at least three quarters of the flats have occupying tenants (that is Owner occupiers, long leaseholders or tenants whose flat is their main residence). Grants were available to landlords, landlords together with occupying tenants, or to occupying tenants if their lease made them liable for the works in question. Grants for works by a landlord to comply with a repair notice would have been mandatory; all other grants were discretionary. The amount of grant was decided by the test of financial resources

## HMO Grants

This grant was available to cover works on Houses in Multiple Occupation (HMOs) where the occupants did not form a single household. It was only available to landlords. If works were required to comply with a statutory notice, then the grant was mandatory. Otherwise work to bring the HMO up to the standard of fitness was discretionary. Discretionary grants were available for works to HMOs similar to those described in relation to the renovation grant. They were also available for the conversion of property into an HMO. The amount of grant again depended on the test of financial resources.

## Disabled Facilities Grants

This grant is available for adapting, or providing facilities for, the home of a disabled person to make it more suitable for them to live in. It is also available for adaptations to the common parts of buildings containing one or more flats for a disabled person. Grants are available to, or on behalf of, registered or eligible disabled persons. They can be made to owner-occupiers, tenants (including local authority or housing association tenants) or to landlords on behalf of disabled tenants. Mandatory grants are available for works to make the disabled person manage more independently at home. Discretionary grant is available for other works to make a home suitable for disabled occupant's accommodation, welfare or employment. The amount of grant is subject to the test of financial resources.

## Minor Works Assistance

This was available for carrying out small-scale works (costing up to £1,080), including insulation work. Assistance was only available to owner-occupiers or private sector tenants (including housing association tenants) who received an income related benefit. This assistance was for the following purposes:

- To improve thermal insulation.
- For minor works to repair, improve or adapt a property for elderly occupants
- To adapt property to enable an elderly person to move in with the occupants.

- To carry out minor repairs to a property in a clearance area.
- To replace lead piping in the water supply.

## Section 4 Household and Population Estimates and Projections

### Definition of household

For the household projections and mid year estimates a household is defined as in the census:

- One person living alone, or
- A group of people living at the same address with common housekeeping - that is, sharing either a living room or at least one meal a day.

### Estimates and projections of the number of households: 1961-2026

The household figures for England, Wales and the English regions are derived by Communities and Local Government from the 2003-based household projection and estimation model using population figures from the Office for National Statistics (ONS):

- (a) up to 2004 they are derived using the ONS mid-year population estimates;
- (b) for 2006 onwards the figures are derived using the ONS 2003-based population projections.

### Historic Series: Mid year household estimates for England

The data for 1861 to 1961 are largely based on the census figures for England & Wales with Wales including Monmouthshire excluded to maintain an area consistent with modern England. The figures up until 1921 use families and separate occupiers and have not been adjusted to take account of the definitional change in 1921 that effectively removed the institutional population from the figures. The figure for 1939 is based on work by A. E. Holmans (see page 63, Housing Policy in Britain 1987, Croom Helm) with a pro rata adjustment made for England using the population ratio.

### Estimates and projections of numbers of population: 1956-2031.

These are ONS total resident population figures (ie including the institutional population). Up to and including 2005 they are mid-year estimates. For subsequent years the national figures are 2004-based population projections and figures for the regions are 2003-based projections.

## Section 5 Housing Market: house prices, land prices, mortgages and transactions

### House Prices

The house price index is a weighted average of prices for a standard mix of dwellings. From 1969 to 1992 the index reflected dwellings mortgaged by building societies. From 1981 sales to local authority sitting tenants were excluded and from 1982 sales to all sitting tenants were excluded. From 1983 the standard mix of dwellings was updated annually to reflect the types of dwellings purchased during the previous three years. In the early 1990s many of the larger building societies converted to banks and an index limited to building society mortgages could no longer be assumed to be representative of all house purchases. So from 1993 the index was extended to include both banks and building societies and was re-named the All Lenders index.

The tables included in this publication are based on the results of a five per cent sample survey of all lenders from 1993 to 2002. Since 2001 a number of lenders (but not all) submitted details of all their completions instead of a 5 per cent sample. Data from 2003, until August 2005 reflects the results of this enlarged sample. From September 2005. the survey became 100 per cent for those lenders taking part and changed to take data from the data collection made by the Financial Services Authority, as the name was changed to the Regulated Mortgage Survey (RMS). Data covering 1993 to 2002 are based on a sample size ranging from 26,000 to 36,000 per annum. From mid-2003 to August 2005 the survey covered about 25,000 mortgage completions per month. The RMS is larger and by the end of 2005 was covering about 40,000 mortgage completions a month.

The questionnaire on which the survey is based has been revised from time to time, notably in 1982 when the question on the previous tenure of borrowers was extended to identify sitting tenants. The present method of analysis was introduced in the second quarter of 1968 and most of the detailed series now published have their origins in this period, although the mix-adjustment was modernised in 2003 when the monthly series was introduced. Only the main national series go back to the first quarter of 1966.

Note that tables generally include, *inter alia*, purchases at a discount by sitting tenants, where such purchases were financed by mortgage; a separate analysis of such purchases is given in Table 5.20.

## Home Loans

### Mortgage lending by type of lender

This brings together data from a wide range of sources. A breakdown in money terms is given both for gross advances and net advances. Two significant trends are clearly illustrated: firstly the increasing importance of lending by banks and the equivalent decline in lending by building societies. Though since many of the larger building societies from ten years ago have converted to banks, this is perhaps not too surprising. The other trend is that although total gross advances in 2000 were twice the 1990 level, net advances were only slightly higher. The reason for this is the increasing amount of re-mortgaging. A re-mortgage for £100,000 will add £100,000 to the gross advance figure but will have no effect on net advances because the “plus £100,000” for the new lender will be offset by a minus figure for the previous lender.

The figures that relate to mortgages advanced for the purchase of single dwellings are those which are to be used wholly for owner occupation. This definition differs from that used in this section, and by the Office for National Statistics, eg in Table 3.2c of Financial Statistics, in that it does not include mortgages for purposes such as the purchase of dwellings for letting (buy to let), the purchase of more than one dwelling at a time or for further advances.

Additionally:

- The income of borrowers is the total recorded income on which the mortgage is based – and it may understate the borrowers’ true income or may include more than one income
- The North West includes Merseyside. The previous index programs were written when Merseyside and the rest of the North-West were separate Government Office Regions and we are unable to produce a combined index prior to 1999
- New dwellings are defined as those that never previously existed. So conversions of buildings (eg oast houses, barns) into living accommodation are not counted as “new” dwellings.

### Banks

Figures include Trustee Savings Banks. Information on the amount of gross advances is based on information provided by a sample of those banks with outstanding loans for house purchase of more than £50 million. The amount of gross advances has been grossed up pro-rata to these banks’ share of the mortgage assets of the monetary sector (90 per cent in 1992). Information on the amount of net advances is derived from statistics provided to the Bank of England by all monetary sector institutions: for details and a definition of the monetary section, see ONS Financial Statistics Explanatory Handbook, 1984 edition, Section 6. Net advances cover all mortgage lending including bridging finance.

### Mortgage Repossessions

This includes details supplied by the Department for Constitutional Affairs (previously known as the Lord Chancellor’s Department), of county court actions for recovery of residential premises and land in terms of actions entered and orders for possession made.

### Mortgage Payments

Mortgage payments results are analysed by Communities and Local Government from data collected in the Family Resources Survey (FRS), a survey commissioned by the Department for Work and Pensions. The published data are for England, as for the SEH data.

Payments include both interest and the repayment of capital, if there was any. Insurance premiums relating to endowment mortgages are included, as are similar payments for pension or PEP mortgages and the like.

Care is needed in interpreting the figures as some are based on small samples and are therefore subject to substantial sampling error. The figures are shown grossed, using the Department for Work and Pensions own grossing factors.

Further information is published by the Department for Work and Pensions in FRS annual reports. Data from the Expenditure and Food Survey (EFS) also continue to be published annually in a report entitled Family Spending. Unpublished FRS and EFS data on incomes, rents and mortgage payments can be obtained from Communities and Local Government, Housing and Communities Analysis Division, Zone 3/H10, Eland House, London SW1E 5DU.

## **Interest Rates**

### **Bank of England base rates**

This tends to dominate all other levels of interest rates – both for borrowing and saving. From 1997 the base rate has been reviewed monthly by the Bank of England Monetary Policy Committee.

### **Public Works Loan Board**

The rates shown are those applicable to short term and very long term loans. Other rates apply for intermediate terms. They are repayable at maturity and refer to the amount which an authority borrows within its annual quota. Where authorities borrow further sums these will attract interest at a higher rate, unless the Public Works Loan Board Commissioners agree that they should be offset against the following year's quota.

## **Section 6 Rents, Lettings and Tenancies: costs, housing benefits and tenancy types**

### **Local Authority Rents**

The average weekly local authority rents are for England and Wales (as at April), Scotland (as at September) and Northern Ireland (as at December). The figures shown in the tables do not include rates/council tax or any service charges. The dwellings covered are those in the Housing Revenue Account (HRA) and thus exclude council tied accommodation etc. New Town dwellings are also excluded.

These overall averages apply to a stock of houses the 'average' quality and composition of which has varied over time as a consequence of new build, stock losses and modernisation programmes.

More detailed information on rents by size and type of dwelling and local authority area is published annually by the Chartered Institute of Public Finance and Accountancy (CIPFA) in Housing Rent Statistics.

The figures for England and Wales in the years prior to 1991 are based on data reported to CIPFA. Figures for later years come from housing authorities' HRA Subsidy Claim Forms. The pre-1991 averages quoted include a small number of local authorities not included in the CIPFA publication because their reports were incomplete, and thus may differ slightly from figures published separately by CIPFA. The data for Scotland are provided by the Scottish Executive, that for Wales by the National Assembly for Wales, and for Northern Ireland by the Northern Ireland Housing Executive.

### **RSL Rents**

These data relate to rents charged by Registered Social Landlords (RSLs) and are equivalent to the local authority rents data. RSL rents are derived from the Regulatory and Statistical Return that the Housing Corporation sends out once a year to all RSLs. Although collected at the end of March each year the rents are assumed to have been the prevailing rates from the previous April. Consequently the average RSL rent as at March 31st 2000 might more accurately be described as being the 1999/2000 rent. In contrast the Local Authority figures are the April rents for England and Wales and the September rents for Scotland. Consequently the 1999 LA rents are equivalent to the 2000 RSL rents because they both reflect rents during the financial year 1999/2000.

# Allocation of Social Housing

## Local authority lettings

The Housing Act 1996 gave authorities a power to create introductory tenancies for all new tenants, which last for twelve months and convert to secure tenancies upon satisfactory completion of that probationary period. The Act also changed local authorities' statutory homelessness responsibilities (see notes on homelessness below) and any homeless households placed in local authority stock as a discharge of a homelessness duty will generally be given a non-secure tenancy of up to two years. During this time they will be placed on the housing register and be considered for the allocation of a long-term social tenancy. Data collected on allocations since 1997/98 identifies the number of homeless households included within the overall total of new secure tenancies, but does not separately distinguish these within each of the Housing Register and Other categories.

## Tenancy Types

### Private sector tenancies

The most common types of tenancy in the private sector are assured tenancies and regulated tenancies. Regulated tenancies which were the most common form of tenancy at the end of the 1980's have declined in number and are now one of the smaller categories.

### Assured and Assured Shorthold tenancies

Part 1 of the Housing Act 1988 de-regulated new lettings from 15 January 1989. All new tenancies on or after that date are, with certain exceptions, Assured or Assured Shorthold. In Assured tenancies the rent is a market rent freely negotiated by landlord and tenant, and may be reviewed regularly. In Assured Shortholds the tenancy is for a fixed term of at least 6 months, at the end of which the landlord is entitled to possession. In other Assured tenancies the landlord can only seek repossession on specific grounds (which include non-payment of rent).

Before March 1997, tenants had to be given a notice in writing to say that the tenancy was an Assured Shorthold otherwise the tenancy was by default Assured. From March 1997 the rules changed and all new tenancies were Assured Shorthold unless the agreement specifically stated that they were not. As a result Assured Shorthold tenancies have become the most common form of tenancy.

### Registered Social Landlords Tenancies

From 1 January 1973 the fair rent system was extended to dwellings owned by housing associations registered with the Housing Corporation. From 1 April 1975 certain tenancies (with exceptions) of housing associations not registered with the Housing Corporation became regulated under the Rent Act and have been included in the regulated rather than the housing association statistics.

From 15 January 1989 most new housing association tenancies have been covered by the assured tenancies regime described above.

The best sources for rents by type of tenancy are the Survey of English Housing (SEH) and the earlier Private Renters' Surveys. The Family Expenditure Survey and the Family Resources Survey can show rents only for the household as a whole. In some households there is more than one tenancy group and they may have different types of tenancy. The SEH also covers lodger tenancies where the lodger forms part of a household which may not itself be a privately renting household.

*Resident landlord* tenancies are those in bedsitters and flats in converted houses where the landlord lives in the same building. They include lodger tenancies. The categories not accessible to the public include lettings to friends or relatives of the landlord at zero or very low rent, lettings that go with a job and college lets. No security tenancies are mainly non-exclusive licenses. Protected Shorthold and Pre-1988 Assured tenancies were arrangements introduced in the 1980 Housing Act which ceased to be available for new lettings after 15 January 1989.

Fuller results are in SEH's annual report *Housing in England*.

The private rent figures by tenancy from the SEH are the mean of figures for two consecutive years. Even after combining two years, sample variability is large and accounts for the apparent erratic changes over time shown.

## Section 7 Statutory Homelessness

### Homeless Households

This section provides data on homeless households accepted by local housing authorities as having a priority need for accommodation under the homelessness legislation. The data is provided by region and includes numbers of households in accommodation arranged by local authorities under the homelessness provisions of the Housing Act 1996, by type of accommodation.

Part VII of the Housing Act 1996 came into force on 20 January 1997 and was amended by the Homelessness Act 2002. Part VII places statutory duties on local housing authorities to provide assistance to people who are homeless or threatened with homelessness. (Part VII of the 1996 Act replaced Part III of the Housing Act 1985, which continued to apply in respect of homelessness applications made before 20 January 1997. A proportion of the homelessness cases for which decisions were made after that date are cases to which Part III of the Housing Act 1985 applied).

A main homelessness duty is owed where the authority is satisfied that the applicant is eligible for assistance, unintentionally homeless and falls within a priority need group.

The priority need groups include households with dependent children or a pregnant woman, and people who are vulnerable in some way eg because of mental illness or physical disability, or because of some other reason. The Homelessness (Priority Need for Accommodation) (England) Order 2002 extended the priority need categories to include: young people aged 16 or 17 (with certain exceptions); young people under 21 formerly in care; a person who is vulnerable as a result of having been in care; a person who is vulnerable as a result of having been in the UK armed forces; a person who is vulnerable as a result of having been in custody, and a person who is vulnerable as a result of fleeing their accommodation because of violence or threats of violence likely to be carried out. Where a main homelessness duty is owed, the authority must ensure that suitable accommodation is available for the applicant and his or her household. The duty continues until a settled housing solution becomes available or some other circumstance brings the duty to an end.

Where households are found to be intentionally homeless or not in a priority need group, the authority must provide advice and assistance to help them find their own accommodation.

## Section 8 Household Characteristics: tenure trend, economic status, length of residence, household composition, occupation density and income

All the tables in this chapter use the Government's harmonised survey definition of a household, which is:

- one person living alone; or
- a group of people who have the address as their only or main residence and who share at least one meal a day or share a living room.

Note that this differs very slightly from the definition used for the household projections (see Section 4 above). The tables exclude households for which information is missing for the items analysed hence the number of cases in a category may vary slightly from table to table.

All data tables from this section are based on The Survey of English Housing. This is a continuous survey carried out for Communities and Local Government, involving face-to-face interviews in about 20,000 private households each year. The survey began in 1993/94, before which more limited information on housing topics was collected periodically in 'Housing Trailers' to the Labour Force Survey.

Reports of the survey entitled Housing in England are published annually, and can be accessed at the following web site:

[www.communities.gov.uk](http://www.communities.gov.uk) and select Housing, then Housing Research and Statistics, then Housing Research, then Housing Surveys, then Survey of English Housing (SEH), then SEH publications.

From April 2001 the SEH in common with other Government surveys replaced the traditional concept of the "head of the household" by "household reference person". The household reference person is defined as "householder" (that is a person in whose name the accommodation is owned or rented) and in addition as the following:

- for households with joint householders, the person with the highest income;

- if two or more householders have exactly the same income, the older is selected;
- for households with a sole householder, he or she is the household reference person.

Thus the household reference person definition, unlike the old head of household definition, no longer gives automatic priority to male partners.

“Bedroom standard” is used as an indication of occupation density. A standard number of bedrooms are allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another. A separate bedroom is allocated to each married or cohabiting couple, any other person aged 21 or over, each pair of adolescents aged 10 - 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 - 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsitters) available for the sole use of the household, and differences are tabulated. Bedrooms converted to other uses are not counted as available unless they have been denoted as bedrooms by the informants; bedrooms not actually in use are counted unless uninhabitable.

## Household Income

Analyses of incomes, as well as for rents and mortgage payments in Sections 6 and 5 respectively, are prepared by Communities and Local Government from data collected in the FRS, a survey commissioned by the Department for Work and Pensions. The published data are for England, as for the SEH data.

Tables show the combined income of the household head and their partner, or the household head alone if the head has no partner. The head and partner's income includes both of the incomes likely to be available to pay for housing but excludes incomes that may not be relied on, such as the incomes of adult sons and daughters still living in the parental home. It must be borne in mind, however, that in younger, privately renting households where sharing is more likely, the income of other household members may also be available for housing costs.

The measure of income used is disposable income (except where gross income is stated) that is income after deduction of income tax and national insurance contributions. It is the most useful measure for comparison with net housing costs, that is mortgage payments, and rent after deduction of Housing Benefit. Gross income is income before deduction of income tax and national insurance contributions. Housing Benefit is not included in income.

A person is an earner if he or she is a full- or part-time employee (even if temporarily away from work), or is self-employed.

Care is needed in interpreting the figures as some are based on small samples and are therefore subject to sampling error. The figures are shown grossed, using the Department for Work and Pensions own grossing factors.

Further information is published by the Department for Work and Pensions in FRS annual reports. Unpublished FRS data on incomes, rents and mortgage payments can be obtained from Communities and Local Government, Housing and Communities Analysis Division, Zone 3/H10, Eland House, London SW1E 5DU.

## Section 9 Housing finance and household expenditure

The tables in this section are derived from the Expenditure and Food Survey (EFS). This continuous survey of household expenditure, which was previously known as the Family Expenditure Survey, is conducted by the Office for National Statistics. It collects data from 7,000 households per annum in Great Britain, of which some 6,000 are in England.

- Each individual aged 16 or over in responding households is asked to keep diary records of daily expenditure for two weeks. Simplified diaries are kept by children aged between 7 and 15. Information about regular items such as rent and mortgage payments is obtained from a household interview along with retrospective information on certain large infrequent expenditures eg home improvements.
- Information is also collected on housing benefits, rebates and allowances received, as is detailed information on income. Personal information such as age, sex and marital status is recorded for each household member in addition certain housing topics are recorded: housing tenure, accommodation type, number of rooms, number of bedrooms, central heating.

Results from the EFS are published annually in the ONS report Family Spending. Unpublished results on housing, and housing related, topics can be obtained from Communities and Local Government, Housing and Communities Analysis Division, Zone 3/H10, Eland House, London SW1E 5DU.

## **Expenditure and Income on Housing from Housing Revenue Account**

Each local authority is required by statute to keep a Housing Revenue Account in which are recorded the annual revenue income and expenditure in respect of dwellings and other property provided under Part II of the Housing Act 1985 .

The main items of expenditure are:

- a. loan charges in respect of moneys borrowed for the provision or improvement of local authority housing accommodation mainly under Part II of the Housing Act 1985;
- b. supervision and management;
- c. housing repairs.

The main items of income are:

- a. rents (excluding rates and water charges);
- b. exchequer housing subsidies;
- c. investment and interest income from the sale of dwellings.

Figures of expenditure and income for each authority are collected annually by Communities and Local Government in housing subsidy claim forms.

## **Section 10 Social Housing Sales (including Right to Buy and transfers):**

### **Sale of local authority dwellings**

Figures relate to the number of dwellings owned by Local Authorities or Housing Associations/Registered Social Landlords sold under full and shared ownership arrangements. The Housing Act 1980 extended the provisions under which authorities can dispose of dwellings, particularly through the right to buy established in Part I of the Act, which came into force on 3 October 1980.

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# Housing Statistics Publications from Communities and Local Government

## **Local Government Financial Statistics - Annual**

This publication presents details of local authority expenditure and income during the last financial year. The main figures relate to local authorities in England, but summary figures are also shown separately for the various types of authority (counties and districts, metropolitan and non-metropolitan) in both England and Wales. Further tables set the total of local authority expenditure in the context of the whole of the national economy, and relate present levels of expenditure with those recorded in earlier years.

## **Projections of Households in England to 2026**

The News Release of 14 March 2006 giving summary results of the Department's 2003 based household estimates for England and the regions. Estimates are given for certain years between 2003 and 2026. It includes a description of the method of calculation.

## **Land Use Change in England**

This bulletin presents the results of the Department's statistics on changes in land use, based on data recorded by Ordnance Survey as part of its work on map revision.

## **Development Control Statistics**

This annual publication provides details of planning statistics handled by local planning authorities in England. It also contains information on planning appeals and data on land with outstanding planning permission for private housing development.

## **Housing in England 2004/05 - A report principally from the 2004/05 Survey of English Housing**

The results of the 2004/05 Survey of English Housing were published as a report in October 2006. It presents a comprehensive picture of housing and households in England, and provides key housing data on owner occupation and the social and private rented sectors.

It was written by the National Centre for Social Research (NCSR) and Communities and Local Government.

*The above reports are available from the Communities and Local Government website ([www.communities.gov.uk](http://www.communities.gov.uk)) under Local Government; or Research and Statistics/Publications/ Planning, building and the environment research and statistics; or Housing Research and Statistics/Housing Research/Housing Surveys.*

*A full range of housing statistics can be found at the same site under Housing /Housing Research and Statistics/Housing Statistics/Housing Statistics by topic.*

This annual compendium of housing statistics (usually published in December) covers all aspects of housing in England. Basic or physical data include dwelling stocks and vacant dwellings, and housing flow data such as housebuilding, demolitions and conversions. The wide range of social related data includes homelessness, housing renewals & disabled facilities grants, social housing sales and rents, and household projections and characteristics. Those of the economic or finance related type contain housing market data such as house prices, mortgages, household income, rent and mortgage payments, plus expenditure on housing. Some data could fall under more than one type of statistics. Most of the data are collected from either routine returns by local authorities or from two large surveys, the Survey of English Housing (carried out for Communities and Local Government) and the Regulated Mortgage Survey (carried out by the Council of Mortgage Lenders together with Bank Search). Where consistent data are available, tables also cover Great Britain and the United Kingdom. All the tables and charts are a selection from the set of live tables already published in our Housing Statistics web pages. The tables are snapshots or extracts of these live tables. They are presented in this volume because they are considered most useful or popular. This publication is intended as a handy reference and to either concentrate on the specific items to show how they have changed over the past decade or to highlight their latest year figures. For latest figures, users are advised to consult the relevant live table as indicated.

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