

HOUSING AND PLANNING KEY FACTS

Analytical Services Directorate

October 2007

1. BACKGROUND DATA

Households and Population Projections

	<u>2004</u>	<u>2026</u>	<u>Change</u>
Total number of households	21.1m	26.0m	4.9m
One person households	6.5m	10.0m	3.4m
Average household size (persons)	2.34	2.11	-0.23
Population	50.1m	55.8m	5.7m

These figures are based on the 2004-based household and population projections

Housing Stock

	<u>1938</u>	<u>1979</u>	<u>March '06</u>
All tenures	10.6m	17.7m	22.0m (p)
of which owner-occupied	32%	56%	70% (p)
of which privately rented	57%	13%	12% (p)
of which local authority rented	11%	29%	10% (p)
of which registered social landlord rented	.	2%	9% (p)

2. HOUSING DELIVERY

Housing Stock Changes

	<u>1995-96</u>	<u>2005-06</u>	<u>2006-07</u>
<u>Net additions</u>	163k	185k	..
<u>New housebuilding (completions)</u>	155k	163k	168k (p)
of which private enterprise	124k	145k	145k (p)
of which registered social landlords	30k	18k	22k (p)
of which local authorities	0.8k	0.3k	0.2k (p)
<u>Additional dwellings from conversions</u>	8.9k
<u>Demolitions</u>	7.5k

Vacant Dwellings (% of stock)

	<u>April 2005</u>		<u>April 2006</u>	
Private sector	586k	3.3%	586k	3.3%
Local authority rented	49k	2.2%	43k	2.1%
of which is available for letting	25k	1.1%	22k	1.1%
Registered social landlord rented	35k	2.3%	30k	2.0%
Other public sector	6k	7.7%	7k	9.0%

Private Housing Market

	1990	2006	2007	Change 2006-07
Average house price ¹	£63k	£198k	£218k	+10.3%
Mortgage completions (UK) ¹	779k	292k	276k	-5.5%
of which first time buyers ¹	409k	105k	98k	-5.0%
of which first time buyers (% of total) ¹	59%	36%	36%	no change
Lower quartile ratio of house price to income ²	..	7.03	7.25	+3.1%
Average ratio of mortgage advance to income ¹	..	3.06	3.16	+3.3%
Average mortgage rate (UK) (%) ³	14.34	5.26	5.65	+0.39% pts
Over six months in arrears (UK) ⁴	159k	59k	53k	-9.0%
Mortgage re-possession (UK) ⁴	44k	11k	14k	+29.6%

1. 2006 and 2007 figures for the second quarter of the year only.

2. 2006 and 2007 figures for the first quarter of the year only.

3. Rate at the end of the second quarter for 2006 and 2007.

4. Figures for the first half of the year only.

Local Authority and Registered Social Landlord Lettings

	LA		RSL	
	1995-96	2005-06	1995-96	2005-06
Total lettings	415k	189k
New lettings	249k	133k	119k	133k
To homeless households ¹	83k	41k	25k	25k
	1991²	2006³	1991²	2006³
All LA and RSL lettings:				
of which paying full rent	38%	38%	39%	40%
of which in full time work	25%	21%	29%	23%
of which in part time work	5%	9%	5%	11%
of which unemployed	10%	6%	9%	5%
of which not in labour force	61%	63%	58%	61%

1. Figure for 1995/96 includes lettings given to homeless households on secure or non-secure basis, whilst the figure for 2005/06 includes lettings given on secure or introductory basis.

2. Data for paying full rent are for 1993-94 from the Survey of English Housing. 1991 data for economic status are from the Labour Force Survey Housing Trailer.

3. Data for paying full rent are for 2005-06 from the Survey of English Housing. 2006 data for economic status are from the Labour Force Survey.

Rents (£ per week)

	2004-5	2005-6	Change
<u>Private rented:</u>			
All tenancies	113	119	+4.9%
All assured	121	126	+4.5%
Regulated	71	68	-4.5%
<u>Registered social landlord rented</u>	62	64	+4.6%
<u>Local authority rented</u>	53	55	+4.8%

Local Authority Rent Arrears (% of roll)

	<u>March 2005</u>		<u>March 2006</u>	
Total	£438m	7.0%	£416m	6.9%
London	£167m	10.0%	£155m	9.6%

Sales of Council Houses

	<u>2005-06</u>	<u>2006-07</u>	<u>Total April '79 to March '07</u>
Private sales (inc. RTB)	29k (r)	20k	2.0m
Large scale transfers	47k	76k	1.0m
Total dwellings sold	75k	96k	3.1m

Homelessness

	<u>London</u>		<u>England</u>	
	<u>2005/06</u>	<u>2006/07</u>	<u>2005/06</u>	<u>2006/07</u>
Accepted as owed a main duty	21.1k	15.4k	94k	73.4k
In temporary accommodation ¹	62.7k	59.8k	96.4k	87.1k

1. At the end of financial year (March)

3. PLANNING SYSTEM

Planning Statistics

	<u>2002</u>	<u>2005</u>	<u>2006</u>
<u>Proportion of dwellings built on brownfield sites</u> ¹	67%	77%	74%
<u>Density of new dwellings (dwellings per hectare)</u>	27	40	41
<u>Proportion of planning applications decided within period</u> ² :			
Major applications (within 13 weeks)	43% (r)	66%	71% (p)
Minor applications (within 8 weeks)	52% (r)	74%	76% (p)
Other applications (within 8 weeks)	70% (r)	86%	88% (p)

1. Includes conversions. The data are based on records received from Ordnance Survey up to June 2007.

2. Planning authority targets based on financial years 2002/03, 2005/06 and 2006/07.

4. DECENT HOMES

Overcrowding (% of households under the bedroom standard)

	<u>Average between 2003-04 and 2005-06</u>	
	<u>London</u>	<u>England</u>
All tenures	6.6%	2.5%
of which owner occupied	3.0%	1.4%
of which social rented	12.1%	5.5%
of which privately rented	10.0%	4.7%

Decent Homes¹ (no. of dwellings / % of all stock)

	2003		2004		2005	
All non-decent	6.7m	31%	6.3m	29%	6.0m	27%
All social sector non-decent	1.4m	35%	1.3m	31%	1.2m	29%
All private sector non-decent	5.3m	30%	5m	29%	4.8m	27%

1. Decent homes must meet the statutory minimum standard (fitness for this survey period), be in a reasonable state of repair, have modern facilities and services, and provide a reasonable degree of thermal comfort.

5. ENERGY EFFICIENCY

Average SAP¹ rating

	2003	2004	2005
All tenures	47	47	48
of which owner occupied	45	46	46
of which private rented	44	46	46
of which local authority rented	52	54	55
of which registered social landlord rented	57	57	59

1. Standard Assessment Procedure (SAP 2005 methodology)

Percentage of dwellings with loft insulation¹

	2003	2004	2005
All tenures	26%	27%	30%
of which owner occupied	25%	26%	28%
of which private rented	17%	18%	20%
of which local authority rented	37%	40%	44%
of which registered social landlord rented	39%	41%	45%

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

Percentage of dwellings with central heating¹

	2003	2004	2005
All tenures	87%	88%	88%
of which owner occupied	90%	90%	91%
of which private rented	71%	76%	77%
of which local authority rented	85%	87%	87%
of which registered social landlord rented	81%	81%	83%

1. Central heating excludes storage heating

(p) – provisional data (r) – revised data ..– data not available . – not applicable
For further detail on these data, sources and additional tables, follow the links provided, or refer to the main Housing Live Tables on the Communities website at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/livetales/>, or Planning Statistics at:

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetales/>

Published by Communities and Local Government © Crown copyright 2007.