



Housing Statistics 2007



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Introduction

This is the eighth edition of *Housing Statistics*, our annual compendium of statistics covering all aspects of housing in England. In some cases, tables also cover the United Kingdom.

Live sets of data tables and charts are available from the Housing Statistics page of the Communities and Local Government web site. (www.communities.gov.uk Select *Housing*, then *Housing Research and Statistics*, then *Housing Statistics*, then *Live Tables*.)

There are currently almost 200 of these tables and charts. All of the tables from this annual publication are snapshots from the live sets.

We also publish data tables and charts from the annual *Survey of English Housing* (SEH) as live tables on the Communities and Local Government website. These are in a separate series which can be found by selecting *Housing*, then *Housing Research and Statistics*, followed by *Housing Surveys*.

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

The live sets of tables are updated as new information becomes available, so to get the most up-to-date data, you 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.

This year we have introduced lists of bullet points at the front of each chapter. These highlight key points shown in the tables and charts that follow.

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February 2008

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 (e.g. 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
- = nil or less than half the final digit shown.
- P = provisional
- R = revised

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	Note: Changes from 2006 Volume
	There are fewer tables in the 2007 volume compared to previous editions. This is for two reasons. Firstly, an editorial decision was taken to include key bullet points at the start of each section, but to remove tables which were less frequently requested. Removed tables are however still available on the Department's website (see Introduction). Secondly, tables were not published where new data were not available in time for publication.
	The main changes to the tables and charts are as follows:
	Section 1
	Tables 1.1 and 1.6 cover data only for England. Chart 1b in last year's volume on local authority vacant dwellings in England, and former Tables 1.7 and 1.8 on local authority and RSL vacant dwellings by region, have not been included. Last year's tables and chart about stock and house building in the European Union are not included in this 2007 edition.
	Section 2
	Tables 2.1 and 2.4 cover data for England only. Information for Wales, Scotland, Northern Ireland, Great Britain and the United Kingdom is no longer shown in this section.
	Section 3
	This section is not being published this year as data for 2006/07 is not yet available. When such information has been produced, this will be shown as updates to Live Tables 313 and 314 on the Communities and Local Government web site.
	Section 4
	The table on household estimates and projections: Great Britain, 1961 - 2026, has not been included, as have the two tables last year on population estimates and projections. Population data can now be accessed from the Office for National Statistics and Government Actuary's Department's web sites from the following web links:-

<http://www.statistics.gov.uk/statbase/Product.asp?vlink=601>
and
<http://www.gad.gov.uk/population/>

Section 5

Two new tables have been added, on house prices from 1930, annual house price inflation, United Kingdom from 1970 (Table 5.1); and on the ratio of lower quartile/median house price to lower quartile/median income, England, from 1997 (Table 5.15). Eleven tables from last year have been removed, covering the distribution of house prices, the distribution of mortgage advances, mortgage lending, interest rates and the number of transactions.

Section 6

Three tables have not been included. These relate to rent paid after the deduction of housing benefit (former Tables 6.6 and 6.7), and local authority lettings by region (former Table 6.8).

Section 7

Two new tables have been added, on decisions taken by local authorities on applications from eligible households (Table 7.1); and acceptances and temporary accommodation by household and applicant characteristics (Table 7.12).

Section 8

The table on mean household size by type of accommodation and by number of bedrooms has been removed. Table 8.7 has been re-positioned to appear immediately after the table on recent moves, by current and previous tenure (Table 8.6).

Section 9

Last year's tables on household expenditure (Tables 9.1 and 9.2) are not included in this year's volume, as data from the 2005/06 Expenditure and Food Survey was not yet available.

Section 10

A new table (10.3) has been created covering registered social landlords stock sold through the right-to-buy scheme, by region.

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SECTION 1

Dwelling stock (including conversions and demolitions)

This section provides information on housing stock in England, and includes details regarding tenure and vacancies. For information on the number of households, please refer to Table 8.1. The tables in Section 1 are estimates of dwelling stock that include vacancies and second homes.

- Dwelling stock in England increased by around 1.5 million dwellings between March 1996 and March 2006, when it stood at just under 22 million dwellings (Table 1.1);
- At 31 March 2006, owner occupied dwellings (including vacants and second homes) totalled 15.4 million dwellings, and there were 2.6 million dwellings in the private rented sector (Table 1.1);
- Net additions to the stock (new build plus conversions and change of use, less demolitions) have been on the rise since 2001 when levels stood at 130,000 net additions per annum. Since then supply has increased markedly to 185,300 in 2005/06. (Table 1.2);
- Eighty six per cent of dwellings in England were built before 1985 (Table 1.4);
- Eighty two per cent of dwellings in England are houses or bungalows and 16% are flats or maisonettes (Table 1.5);
- There is a much higher proportion of flats and maisonettes in London than in other areas, 44% compared to 8% in the East Midlands and 16% in England as a whole (Table 1.5);
- The numbers of local authority dwellings have been declining since the introduction of the Right to Buy scheme in 1979. This trend has been apparent across all regions with the national level of local authority stock standing at around 2 million dwellings at 31 March 2006 (Table 1.6);
- Registered Social Landlord (RSL) dwellings stood at 1.9 million at 31 March 2006. The proportion of stock made up of RSLs has been increasing steadily since the early eighties (Table 1.6).

Table 1.1: Dwelling stock: by tenure¹, England

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
England²									
31 March									
1996	13,865	67.7%	2,191	10.7%	942	4.6%	3,470	17.0%	20,468
1997	14,041	68.1%	2,196	10.6%	985	4.8%	3,401	16.5%	20,623
1998	14,237	68.5%	2,192	10.5%	1,040	5.0%	3,309	15.9%	20,778
1999	14,433	69.0%	2,171	10.4%	1,146	5.5%	3,178	15.2%	20,928
2000	14,635	69.4%	2,155	10.2%	1,273	6.0%	3,012	14.3%	21,075
2001	14,818	69.9%	2,152	10.1%	1,424	6.7%	2,812	13.3%	21,206
2002	14,956	70.1%	2,208	10.3%	1,467	6.9%	2,706	12.7%	21,337
2003	15,110	70.3%	2,293	10.7%	1,621	7.5%	2,457	11.4%	21,481
2004	15,261	70.5%	2,375	11.0%	1,665	7.7%	2,335	10.8%	21,636
2005 ^R	15,325	70.3%	2,497	11.5%	1,817	8.3%	2,166	9.9%	21,805
2006 ^P	15,442	70.2%	2,611	11.9%	1,850	8.4%	2,086	9.5%	21,989

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

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

3. For information on the number households by tenure (e.g. the number of homeowners), please refer to 8.1. The tables in Section 1 are estimates of dwelling stock that include vacancies and second homes.

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Sources:
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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Table 1.2: Dwelling stock: estimated annual gains and losses, England

	Thousands of dwellings										
	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06 ^p
Dwelling stock at start of financial year	20,305	20,468	20,622	20,778	20,927	21,075	21,207	21,337	21,481	21,636	21,804
Gains to dwelling stock:											
Housebuilding completions	154.6	146.2	149.6	138.6	141.4	133.1	129.8	137.7	143.6	155.9	163.4
Conversions (net gain) ^{1,2}	8.9	8.6	2.8	4.2	3.5	2.8	..	..	..	..	..
Change of Use ²	..	..	11.6	15.9	13.9	10.1	..	..	..	..	..
Non-permanent dwellings additions ²	..	..	0.2	0.2	0.3	0.3	..	..	..	..	..
Losses from dwelling stock:											
Slum Clearance (non LA owned dwelling demolished)	2.7	2.9	1.3	1.3	1.4	1.7	..	..	..	..	..
Other Demolitions ¹	4.8	4.1	12.8	13.2	15.8	18.3	..	..	..	..	..
Change of Use ²	..	..	0.7	1.4	0.8	0.7	..	..	..	..	..
Non-permanent dwellings losses ²	..	..	0.1	0.2	0.1	0.3	..	..	..	..	..
Net gain in year	156.0	147.8	149.3	143.0	140.9	125.3	130.5	143.7	154.8	167.9	185.3
Adjustment ³	6.6	6.6	6.6	6.6	6.6	6.6					
Dwelling stock at end of financial year	20,468	20,622	20,778	20,927	21,075	21,207	21,337	21,481	21,636	21,804	21,989

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.

Live table 111

Next update: April 2008

Table 1.3: Dwelling stock: by tenure¹ and region, England

		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
Owner Occupied										
1996	13,865	673	1,951	1,362	1,212	1,453	1,587	1,688	2,421	1,517
1997	14,040	682	1,964	1,387	1,231	1,485	1,609	1,711	2,437	1,533
1998	14,237	686	1,986	1,408	1,255	1,501	1,639	1,738	2,459	1,563
1999	14,433	691	2,013	1,428	1,278	1,527	1,659	1,753	2,492	1,591
2000	14,635	701	2,043	1,444	1,297	1,541	1,676	1,786	2,533	1,613
2001	14,818	713	2,075	1,458	1,312	1,558	1,691	1,813	2,565	1,633
2002	14,956	726	2,085	1,474	1,331	1,578	1,715	1,819	2,587	1,642
2003	15,110	730	2,107	1,506	1,353	1,597	1,748	1,828	2,590	1,652
2004	15,261	733	2,131	1,529	1,371	1,617	1,761	1,851	2,610	1,659
2005 ^R	15,325	741	2,144	1,533	1,376	1,629	1,762	1,844	2,629	1,667
2006 ^P	15,442	754	2,170	1,549	1,390	1,647	1,777	1,839	2,637	1,679
Rented Privately or with a job or business										
1996	2,191	72	246	217	162	179	218	495	356	246
1997	2,196	73	250	210	159	174	219	490	369	252
1998	2,192	78	251	208	153	166	215	489	377	256
1999	2,171	82	244	204	149	163	217	491	373	250
2000	2,155	82	234	206	151	167	224	484	363	244
2001	2,152	79	230	211	154	171	227	476	359	246
2002	2,208	78	234	213	158	174	229	493	369	260
2003	2,293	87	240	212	158	181	227	518	392	279
2004	2,375	99	255	218	160	188	232	530	401	293
2005 ^R	2,497	105	273	234	175	192	248	558	410	303
2006 ^P	2,611	106	278	241	184	199	259	597	432	315
Rented from Registered Social Landlords										
1996	942	46	146	64	45	91	93	198	181	77
1997	985	47	153	66	48	101	97	204	186	84
1998	1,040	48	159	69	50	114	100	219	196	85
1999	1,146	49	178	73	58	126	105	239	205	114
2000	1,273	53	212	75	69	150	114	250	217	133
2001	1,424	90	225	89	74	179	117	271	234	146
2002	1,467	87	232	91	81	184	130	278	235	148
2003	1,621	98	298	114	91	213	141	279	240	148
2004	1,665	104	295	117	93	215	149	282	255	155
2005 ^R	1,817	116	323	162	95	222	173	298	265	163
2006 ^P	1,850	114	338	163	95	226	182	299	265	168
Rented from Local Authorities										
1996	3,470	302	532	447	297	432	306	628	293	232
1997	3,401	298	523	441	293	410	302	621	288	224
1998	3,309	292	509	434	289	402	295	596	278	214
1999	3,178	286	485	427	280	381	290	575	268	184
2000	3,012	276	445	419	265	354	277	553	252	170
2001	2,812	233	416	397	257	316	273	530	235	156
2002	2,706	227	405	386	242	301	251	516	226	153
2003	2,457	207	326	344	226	257	231	500	221	146
2004	2,335	190	308	326	218	238	226	483	206	140
2005 ^R	2,166	170	267	273	214	232	206	468	199	136
2006 ^P	2,086	163	241	265	211	222	196	457	202	129

Table 1.3: Dwelling stock: by tenure¹ and region, England (continued)

		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
ALL DWELLINGS²										
1996	20,468	1,094	2,874	2,090	1,717	2,156	2,205	3,009	3,250	2,072
1997	20,622	1,100	2,890	2,105	1,732	2,170	2,227	3,026	3,280	2,093
1998	20,778	1,104	2,905	2,120	1,748	2,183	2,249	3,041	3,310	2,117
1999	20,927	1,108	2,920	2,132	1,764	2,197	2,270	3,059	3,338	2,139
2000	21,075	1,112	2,934	2,144	1,782	2,211	2,290	3,074	3,366	2,161
2001	21,207	1,115	2,945	2,155	1,797	2,225	2,308	3,090	3,392	2,181
2002	21,337	1,118	2,955	2,165	1,812	2,236	2,326	3,106	3,417	2,203
2003	21,481	1,122	2,970	2,176	1,828	2,248	2,346	3,124	3,443	2,225
2004	21,636	1,126	2,989	2,189	1,842	2,258	2,367	3,146	3,471	2,247
2005 ^R	21,804	1,131	3,007	2,202	1,860	2,274	2,389	3,168	3,503	2,269
2006 ^P	21,989	1,137	3,027	2,218	1,880	2,293	2,414	3,192	3,536	2,291

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 1.4: Dwelling stock: year built, by region, England

	Year built								All dwellings	
	Before 1851	1851 to 1918	1919 to 1944	1945 to 1964	1965 to 1984	1985 to 1994	1995 or later	All		
	<i>percentages</i>								<i>thousands</i>	
31 March 2006¹										
North East	3	14	18	27	25	6	7	100	1,137	
North West	3	18	21	22	23	6	7	100	3,027	
Yorkshire and the Humber	4	17	18	22	25	7	7	100	2,218	
East Midlands	4	12	16	22	27	9	10	100	1,880	
West Midlands	4	11	20	24	27	7	7	100	2,293	
East	5	13	13	23	28	9	9	100	2,414	
London	2	24	32	15	19	4	4	100	3,192	
South East	4	15	16	23	26	8	8	100	3,536	
South West	7	13	12	21	28	12	8	100	2,291	
England	4	16	19	22	25	7	7	100	21,989	

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 2006/07 Survey of English Housing, using results for the period April 2006 to March 2007.

The Survey of English Housing for 2006/07 was grossed using control population totals for mid-2006 based on the 2001 Census.

For estimates of households by tenure see Table 8.1.

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Source: see footnotes

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Table 1.5: Dwelling stock: type of accommodation, by region, England

	Type of accommodation										Total	All dwellings
	Self contained:							Caravan mobile home houseboat	Other	Not self- con- tained		
	House or bungalow ¹				Flat or maisonette							
	Detached	Semi- detached	Terrace	All	Purpose- built	Con- version	All					
	<i>percentages</i>										<i>thousands</i>	
31 March 2006²												
North East	15	41	31	87	12	1	12	0	0	0	100	1,137
North West	17	37	33	88	9	2	11	0	0	1	100	3,027
Yorkshire and the Humber	20	38	31	88	8	2	10	0	0	1	100	2,218
East Midlands	35	38	19	92	6	1	8	0	0	0	100	1,880
West Midlands	23	38	28	89	9	1	10	0	0	0	100	2,293
East London	30	31	26	87	9	2	11	1	0	1	100	2,414
South East	5	19	31	55	31	13	44	0	0	2	100	3,192
South West	29	28	25	82	12	4	16	1	0	1	100	3,536
England	33	28	24	85	10	4	14	0	0	0	100	21,989

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. Includes the following numbers (000s) of bungalows in England: detached 1,122 ; semi-detached 622; terrace 287 ; total 2,032.

The figure for terrace bungalows includes 62 thousand who have been reclassified from flats to terrace bungalows because the building they are in contains one floor.

2. Distribution of the stock by type of accommodation is estimated from the 2006/07 Survey of English Housing, using results for the period April 2006 to March 2007.

For estimates of households by tenure see Table 8.1.

The Survey of English Housing for 2006-07 was grossed using control population totals for mid-2006 based on the 2001 Census.

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Source: see footnotes

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Table 1.6: Dwelling stock: by tenure¹, England, historical series

Thousands of dwellings						
As at 31 March ^{2,3}	Owner occupied	Rented privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities		All dwellings
1801 ²	..	..	..	..		1,512
1851 ²	..	..	..	..		3,191
1901 ²	..	..	..	..		6,277
1951 ²	..	..	..	..		11,678
1961 ²	6,068	4,377	..	3,382		13,828
1971 ²	8,334	3,201	..	4,530		16,065
1981 ²	10,653	2,051	410	4,798		17,912
1991	13,237	1,927	608	3,899		19,671
1992	13,333	2,012	646	3,844		19,836
1993	13,434	2,079	714	3,760		19,987
1994	13,553	2,141	779	3,666		20,139
1995	13,700	2,184	857	3,565		20,305
1996	13,865	2,191	942	3,470		20,468
1997	14,041	2,196	985	3,401		20,622
1998	14,237	2,192	1,040	3,309		20,778
1999	14,433	2,171	1,146	3,178		20,927
2000	14,635	2,155	1,273	3,012		21,075
2001	14,818	2,152	1,424	2,812		21,207
2002	14,956	2,208	1,467	2,706		21,337
2003	15,110	2,293	1,621	2,457		21,481
2004	15,261	2,375	1,665	2,335		21,636
2005 ^R	15,325	2,497	1,817	2,166		21,804
2006 ^P	15,442	2,611	1,850	2,086		21,989

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

2. Figures to 1981 are as at 1st April.

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

4. For information on the number households by tenure (e.g. the number of homeowners), please refer to 8.1. The tables in Section 1 are estimates of dwelling stock that include vacancies and second homes.

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Sources:

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

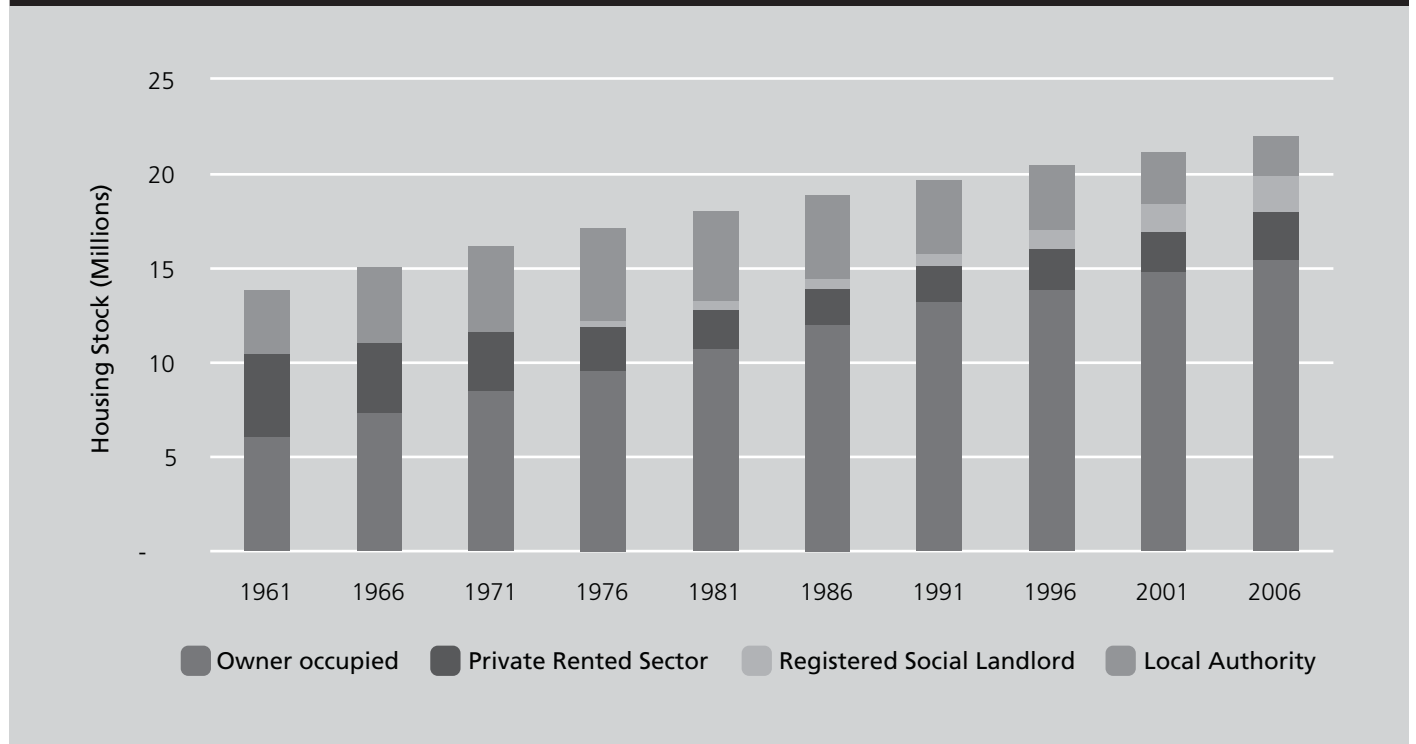
but should not be regarded as accurate to the last digit.

Components may not sum to totals due to rounding.

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Next update: April 2008

Chart 1.7: Dwelling stock: by tenure, England, historical series



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Source: Table 1.6

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SECTION 2

House Building

This section provides information on house building in England, and includes details regarding tenure and house type. Key points include:

- Between 2001 and 2006, new build completions increased by 24 per cent to 161,000 (Table 2.4);
- After the Second World War house building increased steadily. Completions peaked in 1968 when 353,000 dwellings were completed. Of these, fifty eight per cent were built by private enterprise and 42 per cent were built by the social sector, primarily by local authorities (Table 2.4);
- Since 1968 the level of house building has tended to decline, with smaller peaks in 1976 and 1988 (Table 2.4);
- In 2006 there were 161,000 completions, of which 87 per cent were by the private enterprise sector. Since the 1990s registered social landlords (RSLs) – predominantly housing associations – have dominated building in the social sector, accounting for 99 per cent of social sector completions in 2006 (Table 2.4).

Table 2.1: Housebuilding: permanent dwellings started and completed, by tenure¹, 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
1996/97	129,942	22,900	395	153,237	121,165	24,630	451	146,246
1997/98	136,280	19,629	259	156,168	127,835	21,397	323	149,555
1998/99 ^R	129,658	17,545	127	147,330	121,194	18,885	178	140,257
1999/00 ^R	132,537	15,941	154	148,632	124,466	17,272	58	141,796
2000/01 ^R	128,599	12,842	210	141,651	116,644	16,432	179	133,255
2001/02 ^R	138,845	11,061	118	150,024	115,701	14,102	63	129,866
2002/03 ^R	139,691	10,906	159	150,756	124,457	13,083	199	137,739
2003/04 ^R	148,769	12,347	275	161,391	130,096	13,671	191	143,958
2004/05 ^R	159,947	14,391	205	174,543	139,132	16,661	100	155,893
2005/06 ^R	167,432	17,226	248	184,906	144,937	18,162	299	163,398
2006/07 ^P	156,359	16,828	195	173,382	145,383	21,949	245	167,577

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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Table 2.2: Housebuilding: permanent dwellings started and completed, by tenure¹, and region

Financial Year	Number of dwellings							
	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
North East								
1996/97	6,169	1,028	15	7,212	6,098	1,036	38	7,172
1997/98	7,216	660	2	7,878	6,672	900	9	7,581
1998/99 ^R	6,274	598	22	6,894	5,877	657	7	6,541
1999/00 ^R	6,447	572	-	7,019	6,404	788	4	7,196
2000/01 ^R	6,159	656	-	6,815	5,985	656	-	6,641
2001/02 ^R	6,075	175	-	6,250	5,915	514	-	6,429
2002/03 ^R	6,162	246	1	6,409	5,503	104	-	5,607
2003/04 ^R	6,738	273	36	7,047	5,594	327	18	5,939
2004/05 ^R	7,157	530	-	7,687	6,639	493	-	7,132
2005/06 ^R	7,413	575	88	8,076	7,133	416	88	7,637
2006/07 ^P	7,325	367	141	7,833	7,533	476	184	8,193
North West								
1996/97	16,078	2,656	-	18,734	15,926	3,596	-	19,522
1997/98	17,287	2,308	-	19,595	16,540	2,661	-	19,201
1998/99 ^R	16,532	2,491	8	19,031	16,937	2,280	-	19,217
1999/00 ^R	17,877	1,960	-	19,837	15,874	2,407	-	18,281
2000/01 ^R	16,451	1,444	1	17,896	16,260	1,912	-	18,172
2001/02 ^R	18,280	1,474	-	19,754	14,078	1,757	-	15,835
2002/03 ^R	18,167	728	35	18,930	17,259	930	8	18,197
2003/04 ^R	19,588	1,225	7	20,820	16,999	744	9	17,752
2004/05 ^R	21,258	712	45	22,015	17,260	645	-	17,905
2005/06 ^R	23,204	1,368	-	24,572	19,858	758	3	20,619
2006/07 ^P	19,479	424	-	19,903	17,175	928	7	18,110
Yorkshire & the Humber								
1996/97	13,731	1,773	16	15,520	12,581	2,716	16	15,313
1997/98	15,163	1,481	1	16,645	13,908	1,540	16	15,464
1998/99 ^R	13,076	1,221	3	14,300	11,545	1,537	1	13,083
1999/00 ^R	14,022	982	-	15,004	12,163	1,158	3	13,324
2000/01 ^R	13,367	746	4	14,117	12,520	824	-	13,344
2001/02 ^R	13,569	606	-	14,175	12,360	807	4	13,171
2002/03 ^R	15,376	319	-	15,695	12,659	541	-	13,200
2003/04 ^R	15,943	317	-	16,260	13,629	367	-	13,996
2004/05 ^R	16,625	323	-	16,948	13,814	373	-	14,187
2005/06 ^R	16,251	443	-	16,694	15,765	270	-	16,035
2006/07 ^P	16,558	426	-	16,984	15,891	500	-	16,391
East Midlands								
1996/97	14,403	1,188	105	15,696	12,780	1,182	164	14,126
1997/98	13,865	1,254	114	15,233	13,085	1,361	103	14,549
1998/99 ^R	14,600	1,107	9	15,716	13,413	1,269	77	14,759
1999/00 ^R	15,279	1,060	10	16,349	15,208	1,269	7	16,484
2000/01 ^R	14,233	441	8	14,682	12,726	941	8	13,675
2001/02 ^R	14,349	419	18	14,786	13,417	685	-	14,102
2002/03 ^R	16,692	440	4	17,136	14,155	699	21	14,875
2003/04 ^R	16,447	370	59	16,876	13,760	591	24	14,375
2004/05 ^R	17,625	599	4	18,228	14,665	800	-	15,465
2005/06 ^R	17,578	700	98	18,376	15,583	1,200	103	16,886
2006/07 ^P	17,291	906	20	18,217	16,830	1,300	23	18,153
West Midlands								
1996/97	12,840	2,282	29	15,151	12,065	2,204	13	14,282
1997/98	11,779	1,973	-	13,752	11,519	1,855	18	13,392
1998/99 ^R	13,342	1,977	17	15,336	12,020	2,233	-	14,253
1999/00 ^R	13,983	2,029	45	16,057	13,156	2,210	11	15,377
2000/01 ^R	13,904	1,378	-	15,282	12,246	1,796	52	14,094
2001/02 ^R	13,493	1,193	-	14,686	12,229	1,144	-	13,373
2002/03 ^R	13,449	1,307	42	14,798	12,561	1,305	6	13,872
2003/04 ^R	15,563	1,161	160	16,884	12,539	1,194	110	13,843
2004/05 ^R	15,453	606	-	16,059	12,997	1,156	-	14,153
2005/06 ^R	14,809	835	13	15,657	14,908	1,263	20	16,191
2006/07 ^P	14,916	751	18	15,685	14,141	959	1	15,101

Table 2.2: Housebuilding: permanent dwellings started and completed, by tenure¹, and region

Financial Year	Number of dwellings							
	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
East								
1996/97	19,533	2,506	75	22,114	18,505	2,922	69	21,496
1997/98	18,730	2,414	1	21,145	18,829	2,436	36	21,301
1998/99 ^R	17,193	1,862	5	19,060	16,538	2,410	6	18,954
1999/00 ^R	17,585	1,302	24	18,911	17,063	1,704	-	18,767
2000/01 ^R	16,246	1,576	10	17,832	14,384	1,642	-	16,026
2001/02 ^R	18,004	1,285	6	19,295	14,145	1,449	22	15,616
2002/03 ^R	18,898	1,042	1	19,941	16,614	1,167	63	17,844
2003/04 ^R	19,981	1,393	2	21,376	16,839	1,553	3	18,395
2004/05 ^R	20,132	1,619	-	21,751	17,788	2,095	2	19,885
2005/06 ^R	21,987	2,400	10	24,397	17,594	2,617	40	20,251
2006/07 ^P	18,975	2,328	10	21,313	19,615	2,970	13	22,598
London								
1996/97	9,424	4,270	-	13,694	7,711	4,911	23	12,645
1997/98	10,552	4,081	52	14,685	9,242	4,329	52	13,623
1998/99 ^R	12,478	3,892	-	16,370	11,034	3,357	35	14,426
1999/00 ^R	10,366	3,039	-	13,405	10,398	3,280	-	13,678
2000/01 ^R	12,980	2,878	131	15,989	10,330	4,083	79	14,492
2001/02 ^R	15,881	2,252	31	18,164	10,479	3,421	27	13,927
2002/03 ^R	12,580	3,187	-	15,767	11,519	4,080	71	15,670
2003/04 ^R	13,946	3,429	2	17,377	15,066	4,316	12	19,394
2004/05 ^R	18,943	5,681	96	24,720	17,885	6,178	-	24,063
2005/06 ^R	19,888	5,619	35	25,542	13,604	5,201	4	18,809
2006/07 ^P	14,807	6,287	-	21,094	13,555	8,440	2	21,997
South East								
1996/97	22,101	4,741	55	26,897	21,392	3,626	30	25,048
1997/98	23,242	3,335	-	26,577	21,342	4,069	30	25,441
1998/99 ^R	21,831	2,488	6	24,325	19,545	3,639	15	23,199
1999/00 ^R	21,611	3,076	17	24,704	19,907	2,878	12	22,797
2000/01 ^R	20,620	2,264	31	22,915	19,020	2,800	19	21,839
2001/02 ^R	23,548	2,286	32	25,866	18,914	2,901	-	21,815
2002/03 ^R	23,039	2,557	19	25,615	19,966	2,758	21	22,745
2003/04 ^R	24,961	3,022	1	27,984	20,998	3,282	-	24,280
2004/05 ^R	26,338	3,313	60	29,711	22,200	3,400	92	25,692
2005/06 ^R	27,018	4,011	4	31,033	23,561	4,612	36	28,209
2006/07 ^P	28,096	3,520	6	31,622	23,063	4,515	-	27,578
South West								
1996/97	15,663	2,456	100	18,219	14,107	2,437	98	16,642
1997/98	18,446	2,123	89	20,658	16,698	2,246	59	19,003
1998/99 ^R	14,332	1,909	57	16,298	14,285	1,503	37	15,825
1999/00 ^R	15,367	1,921	58	17,346	14,293	1,578	21	15,892
2000/01 ^R	14,639	1,459	25	16,123	13,173	1,778	21	14,972
2001/02 ^R	15,646	1,371	31	17,048	14,164	1,424	10	15,598
2002/03 ^R	15,328	1,080	57	16,465	14,221	1,499	9	15,729
2003/04 ^R	15,602	1,157	8	16,767	14,672	1,297	15	15,984
2004/05 ^R	16,416	1,008	-	17,424	15,884	1,521	6	17,411
2005/06 ^R	19,284	1,275	-	20,559	16,931	1,825	5	18,761
2006/07 ^P	18,912	1,819	-	20,731	17,580	1,861	15	19,456

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)

Table 2.3a: Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms and tenure, England¹

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
England												
Private Enterprise												
Houses	1 bedroom	1	1	1	1	1	-	-	-	-	-	-
	2 bedrooms	19	17	15	14	13	9	9	8	7	6	6
	3 bedrooms	37	38	36	35	33	30	29	28	28	26	27
	4 or more bedrooms	30	32	34	35	36	39	36	31	25	22	22
	All	87	88	86	85	83	78	74	67	60	55	56
Flats	1 bedroom	5	5	4	4	4	6	5	7	9	9	9
	2 bedrooms	7	7	8	10	12	15	19	24	30	35	34
	3 bedrooms	1	1	1	1	1	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	13	12	14	15	17	22	26	33	40	45	44
Houses and flats	1 bedroom	6	5	5	5	5	6	6	8	9	9	9
	2 bedrooms	26	24	24	24	24	24	28	32	37	41	40
	3 bedrooms	37	38	37	36	35	31	30	29	29	28	28
	4 or more bedrooms	31	32	35	35	36	39	36	32	25	22	22
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	3	3	4	4	3	2	2	1	1	1	-
	2 bedrooms	31	31	31	32	29	29	24	23	19	18	15
	3 bedrooms	31	32	32	30	27	28	27	24	22	19	16
	4 or more bedrooms	4	5	5	4	4	5	8	6	5	4	3
	All	68	71	71	71	63	64	62	54	47	42	34
Flats	1 bedroom	18	17	15	15	17	15	14	13	17	18	23
	2 bedrooms	13	11	13	12	17	20	22	31	34	38	41
	3 bedrooms	1	1	1	2	3	1	2	1	2	2	1
	4 or more bedrooms	-	1	-	-	-	-	1	1	-	-	-
	All	32	29	29	29	37	36	39	46	53	58	66
Houses and flats	1 bedroom	21	19	18	20	19	17	17	14	18	19	24
	2 bedrooms	44	42	44	44	46	49	45	54	52	56	56
	3 bedrooms	32	33	33	32	30	28	29	25	24	21	17
	4 or more bedrooms	4	6	5	5	5	5	9	7	6	4	3
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	1	1	1	1	-	1	-	-	-	-
	2 bedrooms	21	19	18	17	15	11	10	9	8	8	8
	3 bedrooms	36	37	35	34	32	28	29	28	27	26	25
	4 or more bedrooms	26	28	30	31	32	37	34	30	23	20	20
	All	84	85	84	83	80	77	73	66	59	54	53
Flats	1 bedroom	7	6	6	6	6	6	6	8	10	10	11
	2 bedrooms	8	7	9	10	12	15	19	24	30	35	35
	3 bedrooms	1	1	1	1	2	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	16	15	16	17	20	23	27	34	41	46	47
Houses and flats	1 bedroom	8	7	7	7	7	7	6	8	10	10	11
	2 bedrooms	29	27	27	26	27	25	29	33	38	42	42
	3 bedrooms	36	38	36	35	34	31	30	29	29	27	27
	4 or more bedrooms	26	28	30	32	32	37	34	30	23	21	20
	All	100	100	100	100	100	100	100	100	100	100	100

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

Table 2.3b: Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure and region¹

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
North East												
Private Enterprise												
Houses	1 bedroom	1	1	-	-	-	-	-	-	-	1	-
	2 bedrooms	17	19	15	14	14	6	9	5	4	6	8
	3 bedrooms	43	44	38	38	33	29	29	21	33	36	41
	4 or more bedrooms	29	28	37	38	43	50	36	56	42	31	29
	All	90	92	90	90	91	84	74	83	79	75	78
Flats	1 bedroom	3	4	4	2	1	2	5	1	3	3	2
	2 bedrooms	6	4	6	8	7	13	19	15	17	22	18
	3 bedrooms	1	-	-	1	-	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	10	8	10	10	9	16	26	17	21	25	22
Houses and flats	1 bedroom	3	5	4	2	1	2	6	1	3	3	3
	2 bedrooms	23	22	21	21	22	19	28	20	21	29	26
	3 bedrooms	44	45	38	39	34	30	30	22	33	37	42
	4 or more bedrooms	29	28	37	38	44	50	36	57	42	31	29
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	2	-	-	1	4	-	2	-	-	-	-
	2 bedrooms	34	39	34	44	53	25	24	100	56	100	52
	3 bedrooms	27	31	33	25	29	64	27	-	41	-	28
	4 or more bedrooms	2	2	4	2	2	-	8	-	3	-	-
	All	66	73	71	72	87	89	62	100	100	100	79
Flats	1 bedroom	19	19	14	16	8	11	14	-	-	-	-
	2 bedrooms	13	8	13	10	5	-	22	-	-	-	21
	3 bedrooms	2	-	1	2	-	-	2	-	-	-	-
	4 or more bedrooms	-	-	-	-	-	-	1	-	-	-	-
	All	34	27	29	28	13	11	39	-	-	-	21
Houses and flats	1 bedroom	21	19	14	18	11	11	17	-	-	-	-
	2 bedrooms	47	48	48	54	58	25	45	100	56	100	72
	3 bedrooms	29	31	34	26	29	64	29	-	41	-	28
	4 or more bedrooms	2	2	4	2	2	-	9	-	3	-	-
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	1	-	-	-	-	1	-	-	1	-
	2 bedrooms	20	21	17	17	18	6	10	6	5	6	9
	3 bedrooms	40	43	37	37	33	29	29	21	33	36	41
	4 or more bedrooms	25	25	34	34	39	49	34	56	42	31	29
	All	86	90	88	88	91	84	73	83	80	75	78
Flats	1 bedroom	5	6	5	3	2	2	6	1	3	3	2
	2 bedrooms	7	4	7	8	7	13	19	15	17	22	18
	3 bedrooms	1	-	-	1	-	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	14	10	12	12	9	16	27	17	20	25	22
Houses and flats	1 bedroom	6	6	5	3	2	2	6	1	3	3	3
	2 bedrooms	27	25	24	25	25	19	29	20	22	29	27
	3 bedrooms	42	43	38	38	33	30	30	22	33	37	42
	4 or more bedrooms	25	25	34	34	40	49	34	56	42	31	29
	All	100	100	100	100	100	100	100	100	100	100	100

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

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Sources:
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Returns from only National Housebuilding Council (NHBC) from 2001/02

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

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
North West												
Private Enterprise												
Houses	1 bedroom	1	-	1	1	1	-	-	-	-	-	-
	2 bedrooms	17	13	13	13	11	6	5	4	4	3	3
	3 bedrooms	46	49	43	40	39	27	35	32	30	29	29
	4 or more bedrooms	26	27	30	32	33	43	40	36	27	24	24
	All	90	90	87	85	83	76	81	73	61	56	57
Flats	1 bedroom	4	3	5	5	4	4	3	4	5	5	5
	2 bedrooms	6	6	7	10	11	18	15	22	33	38	37
	3 bedrooms	1	1	1	-	2	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	10	10	13	15	17	24	19	27	39	44	43
Houses and flats	1 bedroom	5	3	5	6	5	4	3	4	5	6	5
	2 bedrooms	22	19	21	23	22	24	20	26	37	40	41
	3 bedrooms	47	50	44	40	40	29	36	34	30	30	30
	4 or more bedrooms	26	27	31	32	33	43	40	36	27	24	24
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	2	2	4	5	2	2	3	1	8	-	-
	2 bedrooms	33	30	30	39	28	8	38	29	56	34	14
	3 bedrooms	34	41	37	31	31	8	7	37	7	14	19
	4 or more bedrooms	4	5	5	5	5	3	-	1	6	1	3
	All	72	79	75	80	66	21	48	67	76	49	37
Flats	1 bedroom	14	13	12	12	14	58	0	12	22	-	11
	2 bedrooms	13	8	13	8	18	21	52	21	2	44	51
	3 bedrooms	1	-	-	-	2	-	-	-	-	7	-
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	2
	All	28	21	25	20	34	79	52	33	24	51	63
Houses and flats	1 bedroom	16	15	16	17	16	60	3	13	30	-	11
	2 bedrooms	46	39	42	47	46	29	90	50	58	78	65
	3 bedrooms	34	42	37	31	32	8	7	37	7	21	19
	4 or more bedrooms	4	5	5	5	5	3	-	1	6	1	5
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	1	1	1	1	-	-	-	-	-	-
	2 bedrooms	20	16	15	17	14	6	6	5	5	3	4
	3 bedrooms	44	48	43	38	37	27	35	32	29	29	29
	4 or more bedrooms	22	24	27	27	28	42	39	35	27	23	24
	All	86	88	85	84	80	75	80	73	61	56	57
Flats	1 bedroom	6	4	6	6	6	6	3	4	5	5	5
	2 bedrooms	7	6	8	9	12	18	16	21	33	38	37
	3 bedrooms	1	1	1	-	2	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	14	12	15	16	20	25	20	27	39	44	43
Houses and flats	1 bedroom	7	5	6	8	7	6	3	5	6	6	5
	2 bedrooms	27	22	23	26	26	24	21	26	37	41	41
	3 bedrooms	45	49	43	39	39	28	36	34	30	30	30
	4 or more bedrooms	22	24	28	28	28	42	39	36	27	23	24
	All	100	100	100	100	100	100	100	100	100	100	100

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

Table 2.3b: Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure and region¹

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
Yorkshire and the Humber												
Private Enterprise												
Houses	1 bedroom	1	1	1	1	-	1	-	-	-	-	-
	2 bedrooms	18	17	16	16	11	9	8	8	7	7	7
	3 bedrooms	42	41	42	39	35	34	30	29	33	35	32
	4 or more bedrooms	33	35	36	38	40	46	43	33	29	30	28
	All	95	94	89	94	85	89	82	71	69	72	68
Flats	1 bedroom	2	3	1	2	2	2	3	6	8	3	5
	2 bedrooms	3	3	3	4	12	8	14	22	21	24	27
	3 bedrooms	-	-	-	-	-	-	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	1	-	-
	All	5	6	5	6	15	11	19	29	31	28	32
Houses and flats	1 bedroom	3	4	2	2	2	3	3	6	8	4	5
	2 bedrooms	22	20	20	20	23	17	23	29	28	30	34
	3 bedrooms	42	41	42	39	35	34	31	31	34	35	33
	4 or more bedrooms	33	35	36	38	40	46	43	34	30	30	29
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	3	2	8	4	1	1	1	-	4	3	-
	2 bedrooms	37	32	33	35	39	20	39	38	24	16	52
	3 bedrooms	29	31	29	33	36	36	56	27	35	50	13
	4 or more bedrooms	4	7	6	4	4	6	4	1	28	20	1
	All	72	72	75	76	80	62	100	65	91	89	67
Flats	1 bedroom	17	15	15	13	9	12	-	13	6	5	2
	2 bedrooms	10	12	10	9	11	25	-	22	3	5	31
	3 bedrooms	1	1	-	2	-	-	-	-	-	-	-
	4 or more bedrooms	-	-	-	1	-	-	-	-	-	-	-
	All	28	28	25	24	20	38	-	35	9	11	33
Houses and flats	1 bedroom	19	18	22	17	10	13	1	13	10	8	2
	2 bedrooms	47	44	42	44	50	45	39	60	27	21	84
	3 bedrooms	30	31	29	35	36	36	56	27	35	50	13
	4 or more bedrooms	4	7	6	4	4	6	4	1	28	20	1
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	2	1	2	1	-	1	-	-	-	-	-
	2 bedrooms	22	19	18	18	13	10	8	8	8	7	8
	3 bedrooms	40	40	40	38	35	34	30	29	33	35	32
	4 or more bedrooms	28	32	33	35	37	44	43	33	29	30	28
	All	91	91	93	92	85	88	82	71	69	72	68
Flats	1 bedroom	4	4	3	3	2	2	3	6	8	4	5
	2 bedrooms	5	4	4	4	12	9	14	22	21	24	27
	3 bedrooms	-	-	-	1	-	-	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	1	-	-
	All	9	9	7	8	15	12	18	29	31	28	32
Houses and flats	1 bedroom	6	5	5	4	2	3	3	6	8	4	5
	2 bedrooms	26	23	22	22	25	19	23	30	28	30	35
	3 bedrooms	40	40	40	39	35	34	32	31	34	36	32
	4 or more bedrooms	28	32	33	35	38	45	43	33	30	30	28
	All	100	100	100	100	100	100	100	100	100	100	100

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

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

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
East Midlands												
Private Enterprise												
Houses	1 bedroom	1	1	1	1	1	-	-	-	1	-	-
	2 bedrooms	19	18	17	16	14	10	10	10	9	8	8
	3 bedrooms	39	36	37	35	34	33	33	36	37	38	36
	4 or more bedrooms	38	41	40	40	47	48	45	40	34	28	28
	All	97	96	94	92	96	92	88	86	80	75	73
Flats	1 bedroom	2	2	3	3	1	3	3	4	3	4	3
	2 bedrooms	1	2	3	4	3	5	8	10	16	21	23
	3 bedrooms	-	-	-	2	-	-	-	1	-	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	3	4	6	9	4	8	12	14	20	25	27
Houses and flats	1 bedroom	3	2	3	4	2	3	4	4	3	4	4
	2 bedrooms	20	20	20	19	17	15	18	20	26	29	31
	3 bedrooms	39	37	37	37	34	33	33	36	37	39	37
	4 or more bedrooms	38	41	40	41	47	48	45	40	34	28	28
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	4	4	5	2	6	13	11	1	2	2	1
	2 bedrooms	51	47	47	44	43	45	52	49	31	30	26
	3 bedrooms	16	22	24	24	20	35	22	23	34	20	17
	4 or more bedrooms	1	2	2	2	3	1	3	3	4	2	3
	All	71	75	79	73	73	94	87	76	71	53	47
Flats	1 bedroom	22	17	16	14	23	1	7	12	8	12	16
	2 bedrooms	7	7	6	13	4	5	5	12	20	34	37
	3 bedrooms	-	-	-	1	-	-	-	-	-	1	-
	4 or more bedrooms	-	1	-	-	-	-	-	-	-	-	-
	All	29	25	22	27	27	7	13	24	29	47	53
Houses and flats	1 bedroom	26	20	21	16	29	14	18	13	10	14	16
	2 bedrooms	57	54	53	57	48	51	58	61	51	64	63
	3 bedrooms	16	23	24	25	20	35	22	23	34	20	18
	4 or more bedrooms	1	3	2	2	3	1	3	3	4	2	3
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	1	1	1	1	1	1	-	-	-	-
	2 bedrooms	22	21	20	18	16	11	13	11	11	11	10
	3 bedrooms	37	35	36	34	33	33	33	35	37	36	34
	4 or more bedrooms	35	37	36	38	44	47	43	39	32	25	25
	All	95	94	93	90	95	92	88	86	80	73	70
Flats	1 bedroom	3	3	4	4	2	3	4	4	3	5	5
	2 bedrooms	2	3	3	4	3	5	8	10	16	22	24
	3 bedrooms	-	-	-	2	-	-	-	-	-	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	5	6	7	10	6	8	12	14	20	27	30
Houses and flats	1 bedroom	5	4	5	5	4	4	4	4	4	5	5
	2 bedrooms	23	24	23	22	19	16	20	21	27	32	34
	3 bedrooms	37	35	36	36	33	33	33	36	37	37	35
	4 or more bedrooms	35	37	37	38	45	47	43	39	32	26	25
	All	100	100	100	100	100	100	100	100	100	100	100

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Table 2.3b: Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure and region¹

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
West Midlands												
Private Enterprise												
Houses	1 bedroom	1	1	1	4	-	1	-	-	-	1	-
	2 bedrooms	20	21	19	16	16	11	11	8	9	7	8
	3 bedrooms	33	34	35	31	30	30	30	27	28	25	25
	4 or more bedrooms	36	37	39	40	45	43	40	35	28	23	21
	All	90	93	94	91	91	85	82	71	65	54	55
Flats	1 bedroom	5	3	2	4	3	5	3	8	9	9	8
	2 bedrooms	5	4	4	5	6	10	15	21	25	36	36
	3 bedrooms	-	-	-	-	1	-	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	10	7	6	9	9	15	18	29	35	46	45
Houses and flats	1 bedroom	6	3	3	8	3	6	3	8	9	10	9
	2 bedrooms	25	25	23	21	22	21	25	29	33	42	44
	3 bedrooms	33	35	35	31	30	30	31	28	29	25	26
	4 or more bedrooms	36	37	39	40	45	44	40	35	28	23	21
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	5	4	6	10	2	4	2	-	3	-	-
	2 bedrooms	30	34	37	33	29	30	25	38	34	31	26
	3 bedrooms	18	23	27	33	33	49	32	31	25	22	37
	4 or more bedrooms	4	5	2	5	3	1	6	6	7	5	5
	All	57	66	73	81	67	84	64	76	70	59	68
Flats	1 bedroom	29	21	15	13	20	13	9	5	5	8	6
	2 bedrooms	12	13	12	3	13	3	25	19	24	32	26
	3 bedrooms	2	-	-	3	-	-	2	-	-	1	-
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	43	34	27	19	33	16	36	24	30	41	32
Houses and flats	1 bedroom	34	25	21	22	22	17	10	5	9	8	6
	2 bedrooms	42	47	49	36	42	33	49	57	59	63	52
	3 bedrooms	20	23	28	36	33	49	34	31	25	23	37
	4 or more bedrooms	4	5	2	5	3	1	6	6	7	5	5
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	2	1	3	5	1	1	-	-	1	1	-
	2 bedrooms	21	23	25	19	18	12	12	10	11	9	9
	3 bedrooms	31	33	33	31	30	30	31	28	28	24	26
	4 or more bedrooms	31	32	28	35	39	42	38	33	26	21	20
	All	85	89	88	89	87	85	81	71	66	55	56
Flats	1 bedroom	9	5	6	5	5	6	3	7	9	9	8
	2 bedrooms	6	5	6	5	7	10	15	21	25	35	35
	3 bedrooms	-	-	-	1	1	-	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	15	11	13	11	13	16	20	29	34	45	44
Houses and flats	1 bedroom	11	6	9	10	6	6	4	8	9	10	9
	2 bedrooms	27	28	31	24	25	21	27	31	35	44	44
	3 bedrooms	31	33	33	32	30	31	31	28	29	25	27
	4 or more bedrooms	31	32	28	35	39	42	38	33	26	21	20
	All	100	100	100	100	100	100	100	100	100	100	100

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

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
East												
Private Enterprise												
Houses	1 bedroom	1	1	1	1	1	1	-	1	1	-	-
	2 bedrooms	22	20	19	15	15	13	11	11	8	8	7
	3 bedrooms	32	36	34	35	35	33	31	32	30	25	24
	4 or more bedrooms	32	35	39	39	35	37	38	36	29	23	24
	All	86	92	92	89	85	83	81	79	67	56	56
Flats	1 bedroom	7	4	3	4	4	4	4	4	7	10	10
	2 bedrooms	7	4	4	7	8	12	14	15	25	32	33
	3 bedrooms	-	-	-	-	2	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	14	8	8	11	15	17	19	21	33	44	44
Houses and flats	1 bedroom	8	5	4	4	4	4	5	5	7	11	10
	2 bedrooms	28	24	23	23	24	25	25	26	33	40	40
	3 bedrooms	32	36	34	35	37	34	33	33	30	26	25
	4 or more bedrooms	32	35	39	39	35	37	38	36	29	23	24
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	5	3	3	4	7	-	3	1	3	1	1
	2 bedrooms	27	33	34	26	29	38	33	30	23	23	21
	3 bedrooms	37	34	34	31	25	33	26	22	33	23	23
	4 or more bedrooms	5	4	7	7	4	9	9	4	8	3	2
	All	74	74	78	67	65	79	71	57	67	50	46
Flats	1 bedroom	15	15	15	15	16	8	20	16	13	21	20
	2 bedrooms	10	10	7	18	18	11	9	27	17	28	33
	3 bedrooms	-	1	1	1	1	1	1	-	3	1	1
	4 or more bedrooms	-	-	-	-	-	1	-	-	-	-	-
	All	26	26	22	33	35	21	29	43	33	50	54
Houses and flats	1 bedroom	20	18	17	18	23	8	23	17	16	21	21
	2 bedrooms	37	43	40	43	47	49	42	57	40	52	54
	3 bedrooms	37	34	35	32	25	33	27	23	36	24	24
	4 or more bedrooms	5	4	8	7	4	10	9	4	8	3	2
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	2	1	1	1	1	1	1	1	1	-	-
	2 bedrooms	23	21	21	16	17	14	12	12	10	10	9
	3 bedrooms	32	35	34	34	34	33	31	31	30	25	24
	4 or more bedrooms	28	31	35	36	32	35	37	34	26	20	21
	All	85	90	91	87	83	83	80	78	67	55	54
Flats	1 bedroom	8	5	5	5	5	4	5	5	7	12	11
	2 bedrooms	7	5	5	8	9	12	14	16	24	32	33
	3 bedrooms	-	-	-	-	2	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	15	10	10	13	17	17	20	22	33	45	46
Houses and flats	1 bedroom	10	7	6	5	6	5	5	6	8	12	12
	2 bedrooms	30	26	26	24	26	26	25	28	34	41	42
	3 bedrooms	33	36	34	35	35	34	32	32	31	26	25
	4 or more bedrooms	28	32	35	36	32	36	37	34	27	21	21
	All	100	100	100	100	100	100	100	100	100	100	100

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 only National Housebuilding Council (NHBC) from 2001/02

Table 2.3b: Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure and region¹

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
London												
Private Enterprise												
Houses	1 bedroom	1	2	1	-	-	-	1	-	-	-	-
	2 bedrooms	15	14	11	13	11	7	6	4	3	2	2
	3 bedrooms	20	19	16	22	21	17	14	8	7	6	6
	4 or more bedrooms	9	8	9	7	10	10	9	6	6	5	6
	All	46	42	36	43	42	34	30	19	16	14	14
Flats	1 bedroom	15	21	17	16	17	24	19	24	24	21	23
	2 bedrooms	35	34	41	38	37	36	48	53	57	62	58
	3 bedrooms	3	3	6	3	4	5	3	4	4	3	4
	4 or more bedrooms	-	-	-	-	-	-	-	1	-	-	1
	All	54	58	64	57	58	66	70	81	84	86	86
Houses and flats	1 bedroom	17	22	18	16	18	25	19	24	24	21	24
	2 bedrooms	51	48	52	51	48	43	54	57	59	64	60
	3 bedrooms	23	22	22	25	25	21	18	12	11	10	10
	4 or more bedrooms	9	8	9	8	10	12	9	7	6	5	6
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	1	2	1	2	1	1	1	-	-	-	-
	2 bedrooms	19	19	20	19	18	18	7	4	5	2	4
	3 bedrooms	28	25	28	26	17	16	17	19	12	10	6
	4 or more bedrooms	8	10	8	5	5	4	4	5	4	5	3
	All	56	56	57	51	41	39	29	28	21	17	12
Flats	1 bedroom	23	23	13	19	19	12	19	15	26	24	36
	2 bedrooms	19	18	26	25	32	46	45	52	49	54	48
	3 bedrooms	2	3	3	4	7	3	6	3	3	4	2
	4 or more bedrooms	-	-	1	1	1	-	2	2	1	1	1
	All	44	44	43	49	59	61	71	72	79	83	88
Houses and flats	1 bedroom	24	25	14	21	20	12	20	16	26	25	37
	2 bedrooms	38	38	46	44	50	65	52	55	54	56	52
	3 bedrooms	30	28	31	29	24	19	22	22	15	13	8
	4 or more bedrooms	8	10	8	6	6	4	6	7	6	6	4
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	2	1	1	1	-	1	-	-	-	-
	2 bedrooms	17	15	13	15	13	9	6	4	3	2	2
	3 bedrooms	23	21	19	23	20	17	14	10	8	7	6
	4 or more bedrooms	9	8	8	7	8	10	9	6	5	5	5
	All	50	46	41	45	42	35	30	20	17	15	14
Flats	1 bedroom	18	22	17	17	17	23	19	22	25	22	28
	2 bedrooms	29	29	37	35	35	37	48	53	55	60	55
	3 bedrooms	3	3	5	3	5	4	3	4	3	3	3
	4 or more bedrooms	-	-	-	-	-	-	-	1	-	1	-
	All	50	54	59	55	58	65	70	80	83	85	86
Houses and flats	1 bedroom	20	23	17	18	18	23	19	23	25	22	28
	2 bedrooms	46	44	50	50	48	45	54	57	58	62	57
	3 bedrooms	26	24	24	26	25	21	18	14	12	10	9
	4 or more bedrooms	9	8	9	7	9	11	9	7	6	5	6
	All	100	100	100	100	100	100	100	100	100	100	100

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 only National Housebuilding Council (NHBC) from 2001/02

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

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
South East												
Private Enterprise												
Houses	1 bedroom	1	1	1	-	1	-	-	-	-	-	-
	2 bedrooms	19	15	13	11	10	9	9	7	7	7	6
	3 bedrooms	33	34	33	32	31	30	30	28	27	21	23
	4 or more bedrooms	33	37	38	39	37	34	33	28	21	18	20
	All	86	87	85	83	79	73	72	63	55	47	50
Flats	1 bedroom	5	4	4	4	5	4	4	6	8	11	10
	2 bedrooms	8	7	9	12	14	21	21	30	36	40	38
	3 bedrooms	1	1	1	1	2	2	2	2	1	2	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	14	13	15	17	21	27	28	37	45	53	50
Houses and flats	1 bedroom	6	6	4	4	5	5	4	6	8	11	11
	2 bedrooms	27	23	22	24	25	30	30	36	43	48	44
	3 bedrooms	34	35	35	34	33	32	32	30	28	23	24
	4 or more bedrooms	33	37	39	39	37	34	34	28	21	18	20
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	1	3	2	4	3	2	1	1	-	1	1
	2 bedrooms	35	33	26	27	31	30	24	26	15	15	13
	3 bedrooms	36	36	40	34	30	28	28	23	17	17	14
	4 or more bedrooms	2	5	4	3	4	6	8	4	2	2	4
	All	74	77	71	68	67	66	62	54	34	35	32
Flats	1 bedroom	13	13	13	19	19	24	17	17	21	23	22
	2 bedrooms	12	8	13	11	12	11	20	28	45	40	44
	3 bedrooms	1	-	2	1	2	-	2	-	1	2	1
	4 or more bedrooms	-	2	-	-	-	-	-	-	-	-	-
	All	26	23	29	32	33	34	38	46	66	65	68
Houses and flats	1 bedroom	15	15	16	23	22	25	18	18	21	23	23
	2 bedrooms	47	42	39	39	42	41	44	55	59	55	58
	3 bedrooms	36	37	42	35	32	28	30	23	17	19	15
	4 or more bedrooms	2	7	4	4	4	6	8	4	2	3	4
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	2	1	1	1	1	-	-	-	-	-
	2 bedrooms	21	18	15	13	13	10	11	9	8	8	7
	3 bedrooms	34	34	35	32	31	30	30	28	25	21	22
	4 or more bedrooms	29	31	33	34	32	32	30	25	19	16	18
	All	85	86	83	81	78	72	71	62	53	46	47
Flats	1 bedroom	6	6	5	6	7	6	6	7	9	13	12
	2 bedrooms	9	8	10	12	14	20	21	29	37	40	39
	3 bedrooms	1	1	1	1	2	2	2	1	1	2	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	15	14	17	19	23	28	29	38	47	54	53
Houses and flats	1 bedroom	7	7	6	7	8	6	6	8	9	13	13
	2 bedrooms	30	26	25	26	27	30	32	38	45	49	47
	3 bedrooms	34	35	36	34	33	32	32	29	27	22	23
	4 or more bedrooms	29	32	33	34	33	32	30	25	19	16	18
	All	100	100	100	100	100	100	100	100	100	100	100

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

Table 2.3b: Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure and region¹

		Percentage of all dwellings										
Financial Year		1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 ²	2002/03 ²	2003/04 ²	2004/05 ²	2005/06 ²	2006/07 ²
South West												
Private Enterprise												
Houses	1 bedroom	1	1	1	1	1	1	-	-	-	-	-
	2 bedrooms	23	19	15	15	14	11	11	11	9	9	8
	3 bedrooms	40	41	41	40	38	34	33	33	34	31	29
	4 or more bedrooms	28	31	35	35	37	35	32	29	26	25	21
	All	92	92	92	91	89	81	76	74	69	64	59
Flats	1 bedroom	2	3	3	2	3	7	5	6	8	7	9
	2 bedrooms	5	4	5	5	7	11	17	19	21	27	31
	3 bedrooms	1	1	1	1	1	1	2	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	8	8	8	9	11	19	24	26	31	36	41
Houses and flats	1 bedroom	3	4	4	3	3	7	6	6	8	8	10
	2 bedrooms	28	24	19	21	21	22	28	31	31	36	39
	3 bedrooms	41	42	42	41	39	35	34	34	35	32	30
	4 or more bedrooms	28	31	35	35	37	35	32	29	26	25	21
	All	100	100	100	100	100	100	100	100	100	100	100
Registered Social Landlords												
Houses	1 bedroom	4	2	5	4	3	3	-	-	-	2	1
	2 bedrooms	32	30	32	38	30	27	20	29	39	27	25
	3 bedrooms	37	43	31	33	34	33	33	28	45	35	26
	4 or more bedrooms	2	2	4	5	4	12	38	24	4	4	2
	All	75	77	72	79	70	74	91	81	88	68	54
Flats	1 bedroom	14	15	20	14	15	11	6	8	4	7	10
	2 bedrooms	10	8	7	7	11	16	3	10	8	23	36
	3 bedrooms	1	-	1	1	4	-	-	-	-	1	-
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	25	23	28	21	30	26	9	19	12	32	46
Houses and flats	1 bedroom	17	17	24	18	17	13	7	9	4	9	11
	2 bedrooms	43	38	40	44	41	42	23	39	47	51	61
	3 bedrooms	38	43	32	33	38	33	33	28	45	37	26
	4 or more bedrooms	2	2	4	5	4	12	38	24	4	4	2
	All	100	100	100	100	100	100	100	100	100	100	100
All tenures												
Houses	1 bedroom	1	1	1	1	1	1	-	-	-	1	-
	2 bedrooms	25	21	17	18	16	12	12	13	12	11	10
	3 bedrooms	40	41	40	39	37	34	33	32	35	31	28
	4 or more bedrooms	24	28	32	32	33	34	33	29	24	23	19
	All	90	90	90	90	87	81	77	74	71	65	58
Flats	1 bedroom	4	4	5	3	4	7	6	6	7	7	10
	2 bedrooms	6	5	5	6	8	11	16	18	20	27	32
	3 bedrooms	1	1	1	1	1	1	1	1	1	1	1
	4 or more bedrooms	-	-	-	-	-	-	-	-	-	-	-
	All	10	10	10	10	13	19	23	26	29	35	42
Houses and flats	1 bedroom	5	5	6	5	5	8	6	6	8	8	10
	2 bedrooms	30	26	21	23	24	23	29	31	32	37	42
	3 bedrooms	41	42	41	41	39	35	34	34	36	32	29
	4 or more bedrooms	24	28	32	32	33	34	33	29	24	23	19
	All	100	100	100	100	100	100	100	100	100	100	100

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

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

Table 2.4: Housebuilding: permanent dwellings completed, by tenure ¹, England, historical calendar year series

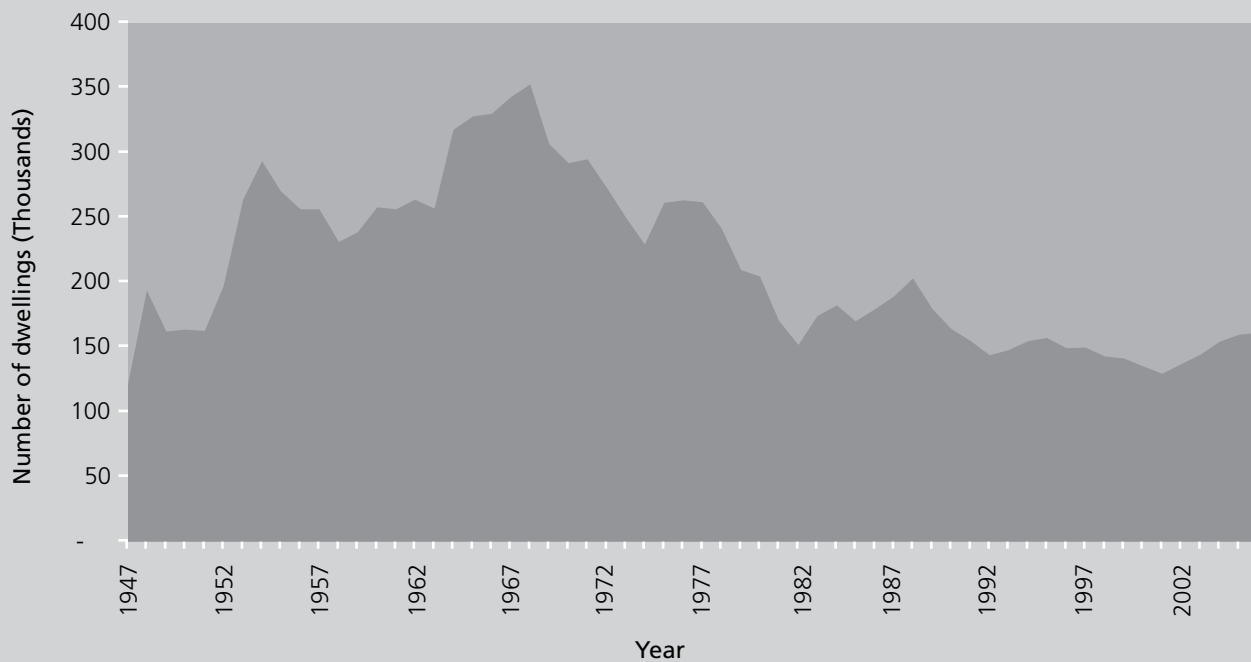
Year	Number of dwellings			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	28,760	96	20,396	49,252
1947	38,631	860	81,373	120,864
1948	30,366	1,817	161,403	193,586
1949	23,803	1,330	136,980	162,113
1950	25,311	1,501	136,529	163,341
1951	20,166	1,606	140,514	162,286
1952	30,504	1,804	164,618	196,926
1953	58,270	7,202	198,209	263,681
1954	85,384	14,016	193,711	293,111
1955	106,798	4,345	158,863	270,006
1956	115,940	2,402	137,754	256,096
1957	118,817	1,879	135,664	256,360
1958	119,913	1,117	110,115	231,145
1959	141,508	1,099	95,988	238,595
1960	156,022	1,646	99,954	257,622
1961	163,347	1,564	91,252	256,163
1962	159,515	1,550	102,492	263,557
1963	160,633	1,925	94,017	256,575
1964	200,670	2,846	114,020	317,536
1965	196,745	3,620	127,292	327,657
1966	187,885	4,097	138,138	330,120
1967	183,718	4,521	154,501	342,740
1968	203,324	5,538	143,682	352,544
1969	164,071	7,095	135,695	306,861
1970	153,436	8,176	130,181	291,793
1971	170,824	10,168	113,683	294,675
1972	173,987	6,904	91,633	272,524
1973	163,456	8,340	77,917	249,713
1974	121,489	9,264	98,609	229,362
1975	131,481	13,652	116,325	261,458
1976	130,897	14,436	118,093	263,426
1977	121,565	24,193	115,839	261,597
1978	127,487	20,572	93,304	241,363
1979	118,392	16,275	74,790	209,457
1980	110,232	19,299	74,835	204,366
1981	98,896	16,823	54,883	170,602
1982	108,793	11,176	31,664	151,633
1983	129,487	14,336	29,895	173,718
1984	138,974	13,918	29,186	182,078
1985	135,457	11,298	23,284	170,039
1986	148,887	10,624	19,626	179,137
1987	161,738	10,935	16,623	189,296
1988	176,018	10,784	16,127	202,929
1989	154,003	10,651	14,702	179,356
1990	136,063	13,821	14,015	163,899
1991	131,174	15,295	8,126	154,595
1992	119,533	20,789	3,509	143,831
1993	116,634	29,779	1,422	147,835
1994	122,699	30,848	1,094	154,641
1995	125,466	30,888	787	157,141
1996	121,550	27,025	511	149,086
1997	128,237	20,966	290	149,493
1998	122,507	19,901	243	142,651
1999	123,181	17,775	54	141,010
2000	118,330	16,681	87	135,098
2001	114,845	14,502	160	129,507
2002	123,317	13,309	177	136,803
2003	131,059	12,822	177	144,058
2004	137,330	16,604	131	154,065
2005	141,737	17,535	182	159,454
2006	139,732	20,752	277	160,761

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

Chart 2.5: Housebuilding: permanent dwellings completed, by tenure, England, historical calendar year series



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Source:
 Table 2.4

Live chart 244

Next update: February 2008

SECTION 4

Household Estimates and Projections

This section provides information on household estimates and projections for England. Key points include:

- There were just over 21 million households in 2004 (Table 4.1);
- Thirty one per cent of households in England in 2004 were in London and the South East (Table 4.3);
- The 2004 based household estimates showed a 21% increase in England from 1981 to 2004, and household numbers are projected to increase by 23% from 2004 to 2026. This projection amounts to 223,000 additional households each year (Table 4.3);
- The change in the number of households between 1981 and 2004 ranged from an increase of 31% in the South West, to an increase of 12% in the North East. The household projections ranged from a 28% increase in London for 2004 to 2026, to a 15% increase in the North East over the same time period (Table 4.3);
- The proportion of one person households increased from 19% in 1971 to 31% in 2004, and is projected to increase further to 38% in 2026. This amounts to nearly 10 million one person households in 2026 (Table 4.4);
- The proportion of married couple households has fallen from 70% in 1971 to 45% in 2004, and is projected to fall further to 34% in 2026. This is partly offset by the proportion of cohabiting couple households, which has increased, from 1% in 1971 to 9% in 2004, and is projected to increase to 13% in 2026 (Table 4.4).

Table 4.1: Household estimates: England, historical series, from 1861

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. Monmouthshire is excluded from England to provide consistency with current boundaries. The figures up until 1921 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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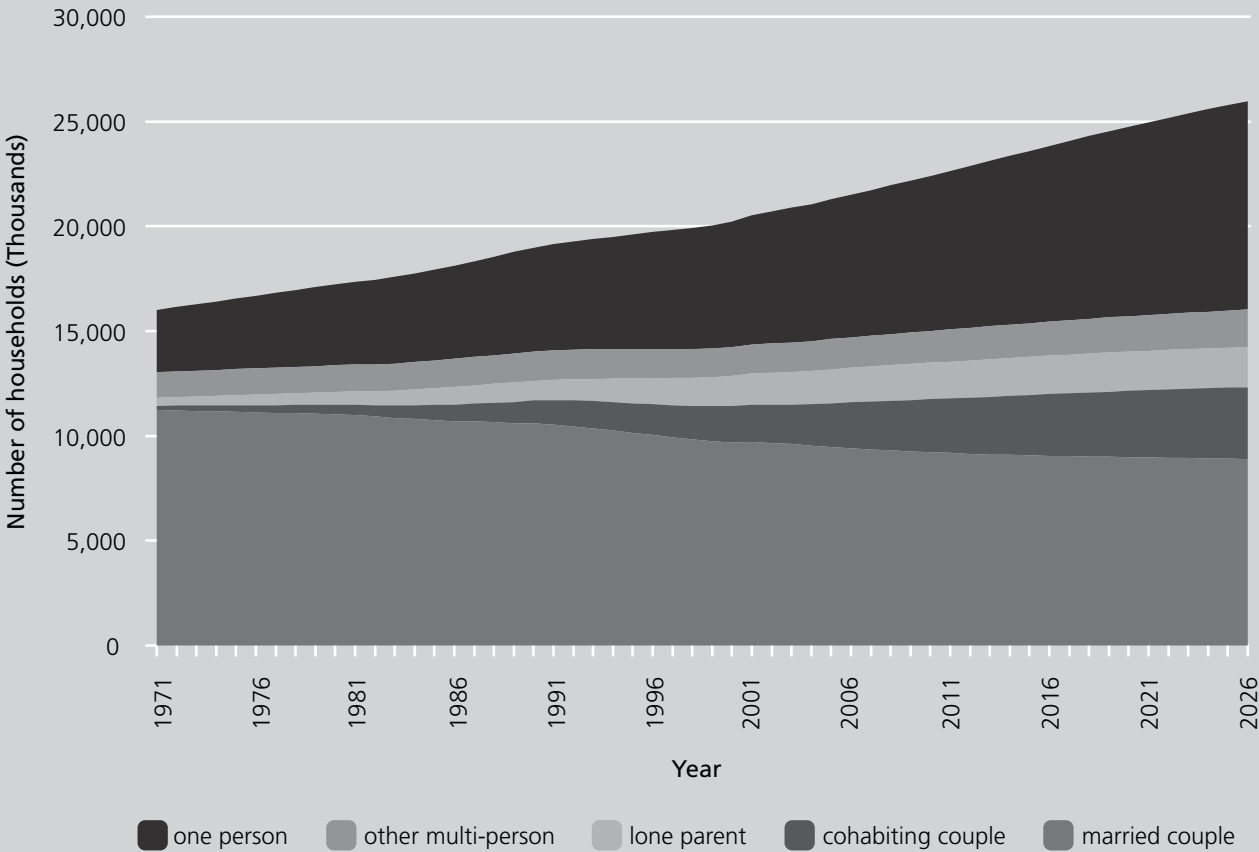
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Source: See Notes above

Live table: 411

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Chart 4.2: Number of households, England, 1971-2026



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Source:
Communities and Local Government household estimates and projections.

Live chart: 402

Next update: 2008

Table 4.3: Household estimates and projections: by region, 1981-2026^{1,2}

	Thousands									
	England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
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 ³	21,519	1,111	2,946	2,171	1,841	2,245	2,357	3,200	3,435	2,212
2011 ³	22,646	1,152	3,080	2,295	1,948	2,341	2,489	3,394	3,601	2,346
2016 ³	23,837	1,194	3,220	2,424	2,058	2,442	2,630	3,598	3,783	2,489
2021 ³	24,973	1,231	3,348	2,543	2,161	2,536	2,766	3,797	3,963	2,628
2026 ³	25,975	1,260	3,455	2,648	2,251	2,616	2,889	3,980	4,125	2,752

1. Figures to 2004 are derived using mid-year population estimates and the household projections model. The mid year population estimates predate the 2007 revisions.

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

3. Figures from 2006 are from 2004- based household projections, derived from population projections and the household projections model.

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

Live table: 403

Next update: 2008

Table 4.4: Household estimates and projections: by composition and region, 1971-2026^{1,2}

Thousands (except where stated)										
Year	Married couple households ³	Cohabiting couple households ⁴	Lone parent households ⁵	Other multi-person households ⁶	One person households ⁷	All households (as defined in the census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed couples ⁸	Concealed lone parents ⁹
England										
1971	11,242	196	385	1,212	2,977	16,012	45,512	2.84	129	106
1981	11,008	485	625	1,289	3,956	17,362	46,016	2.65	84	82
1991	10,528	1,161	977	1,407	5,094	19,166	47,023	2.45	74	90
2001	9,709	1,788	1,476	1,387	6,163	20,523	48,558	2.37	83	57
2004	9,527	1,987	1,591	1,421	6,536	21,062	49,200	2.34	87	52
2006	9,415	2,181	1,655	1,452	6,816	21,519	49,808	2.32	89	49
2011	9,182	2,605	1,760	1,538	7,562	22,646	51,044	2.25	96	40
2016	9,050	2,944	1,830	1,629	8,384	23,837	52,331	2.20	101	33
2021	8,978	3,204	1,882	1,708	9,200	24,973	53,625	2.15	104	29
2026	8,898	3,424	1,928	1,775	9,951	25,975	54,787	2.11	105	26
North East										
1971	-	-	-	-	-	-	-	-	-	-
1981	622	21	39	73	224	979	2,603	2.66	3	5
1991	576	50	62	73	283	1,046	2,547	2.44	2	6
2001	505	87	88	66	329	1,075	2,497	2.32	2	3
2004	492	95	93	67	348	1,095	2,502	2.29	2	3
2006	484	103	96	68	361	1,111	2,510	2.26	2	3
2011	466	120	100	70	395	1,152	2,524	2.19	3	2
2016	455	132	103	73	430	1,194	2,543	2.13	3	2
2021	446	141	105	76	464	1,231	2,563	2.08	3	2
2026	435	147	106	79	493	1,260	2,578	2.05	3	2
North West										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,598	56	105	197	601	2,558	6,842	2.68	11	16
1991	1,473	144	166	198	742	2,722	6,732	2.47	8	17
2001	1,302	230	241	182	871	2,827	6,659	2.36	8	10
2004	1,273	255	259	187	921	2,895	6,713	2.32	9	9
2006	1,253	279	269	190	957	2,946	6,756	2.29	9	8
2011	1,212	329	285	199	1,055	3,080	6,847	2.22	10	6
2016	1,187	367	295	210	1,162	3,220	6,952	2.16	10	5
2021	1,168	394	301	219	1,265	3,348	7,059	2.11	11	4
2026	1,149	416	306	227	1,357	3,455	7,150	2.07	11	3
Yorkshire and the Humber										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,171	48	67	120	425	1,831	4,852	2.65	8	10
1991	1,102	119	106	128	532	1,987	4,859	2.45	7	11
2001	999	187	152	123	609	2,069	4,892	2.36	8	6
2004	980	207	163	128	643	2,122	4,955	2.33	8	6
2006	971	228	170	132	670	2,171	5,019	2.31	9	5
2011	953	274	182	144	742	2,295	5,158	2.25	9	4
2016	946	309	191	156	821	2,424	5,300	2.19	9	3
2021	944	335	199	167	898	2,543	5,441	2.14	10	3
2026	940	357	205	178	968	2,648	5,569	2.10	10	3

Table 4.4: Household estimates and projections: by composition and region, 1971-2026 ^{1,2}

Thousands (except where stated)										
Year	Married couple households ³	Cohabiting couple households ⁴	Lone parent households ⁵	Other multi-person households ⁶	One person households ⁷	All households (as defined in the census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed couples ⁸	Concealed lone parents ⁹
East Midlands										
1971	-	-	-	-	-	-	-	-	-	-
1981	946	38	46	89	297	1,415	3,801	2.69	6	6
1991	927	102	75	100	396	1,600	3,952	2.47	6	7
2001	874	159	116	99	489	1,737	4,113	2.37	6	4
2004	869	177	126	103	524	1,799	4,202	2.34	7	4
2006	864	193	131	106	548	1,841	4,256	2.31	7	4
2011	856	228	138	114	612	1,948	4,377	2.25	7	3
2016	856	255	143	122	683	2,058	4,497	2.19	7	2
2021	858	276	147	129	752	2,161	4,616	2.14	7	2
2026	856	293	151	135	815	2,251	4,723	2.10	8	2
West Midlands										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,234	47	68	132	388	1,869	5,123	2.74	13	10
1991	1,169	118	106	141	516	2,050	5,160	2.52	11	11
2001	1,063	178	160	133	620	2,154	5,200	2.41	12	7
2004	1,041	198	174	137	657	2,206	5,252	2.38	12	7
2006	1,026	216	181	138	683	2,245	5,290	2.36	11	6
2011	995	255	194	143	754	2,341	5,367	2.29	12	5
2016	975	285	202	148	831	2,442	5,452	2.23	13	5
2021	960	307	208	153	908	2,536	5,539	2.18	13	4
2026	944	326	212	157	977	2,616	5,613	2.15	12	4
East										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,202	47	55	108	359	1,771	4,773	2.70	6	6
1991	1,196	130	86	123	497	2,032	5,034	2.48	6	7
2001	1,146	205	131	123	632	2,236	5,309	2.37	7	5
2004	1,135	226	141	125	677	2,304	5,399	2.34	8	4
2006	1,127	246	146	128	710	2,357	5,474	2.32	8	4
2011	1,112	292	154	134	797	2,489	5,634	2.26	9	3
2016	1,107	330	158	142	892	2,630	5,798	2.21	10	3
2021	1,109	360	160	149	988	2,766	5,963	2.16	10	3
2026	1,109	385	163	155	1,077	2,889	6,114	2.12	11	2
London										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,435	108	110	270	711	2,634	6,675	2.53	19	12
1991	1,257	185	169	311	874	2,796	6,714	2.40	17	13
2001	1,116	262	275	332	1,052	3,036	7,229	2.38	20	10
2004	1,071	301	296	339	1,105	3,112	7,336	2.36	21	9
2006	1,049	338	311	350	1,153	3,200	7,498	2.34	21	9
2011	993	418	338	374	1,272	3,394	7,782	2.29	21	7
2016	952	484	360	398	1,404	3,598	8,071	2.24	22	6
2021	925	539	378	418	1,537	3,797	8,344	2.20	22	6
2026	904	587	392	435	1,662	3,980	8,582	2.16	22	6

Table 4.4: Household estimates and projections: by composition and region, 1971-2026^{1,2}

Thousands (except where stated)										
Year	Married couple households ³	Cohabiting couple households ⁴	Lone parent households ⁵	Other multi-person households ⁶	One person households ⁷	All households (as defined in the census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed couples ⁸	Concealed lone parents ⁹
South East										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,736	78	83	185	577	2,659	7,070	2.66	11	10
1991	1,738	199	125	208	758	3,028	7,452	2.46	11	11
2001	1,660	299	191	205	940	3,294	7,833	2.38	13	7
2004	1,630	328	204	208	998	3,368	7,919	2.35	14	7
2006	1,611	359	211	211	1,042	3,435	8,012	2.33	15	6
2011	1,573	427	221	222	1,159	3,601	8,201	2.28	16	5
2016	1,552	483	226	233	1,290	3,783	8,404	2.22	18	4
2021	1,543	527	229	242	1,422	3,963	8,618	2.17	18	4
2026	1,534	564	233	247	1,547	4,125	8,821	2.14	17	3
South West										
1971	-	-	-	-	-	-	-	-	-	-
1981	1,063	42	52	115	374	1,646	4,276	2.60	7	7
1991	1,089	114	81	126	494	1,905	4,573	2.40	6	7
2001	1,045	182	124	123	620	2,093	4,827	2.31	7	4
2004	1,036	201	134	127	662	2,160	4,921	2.28	9	4
2006	1,030	220	139	130	693	2,212	4,994	2.26	8	4
2011	1,021	263	147	138	777	2,346	5,153	2.20	10	3
2016	1,021	298	152	147	871	2,489	5,315	2.14	11	3
2021	1,026	325	155	155	966	2,628	5,482	2.09	11	2
2026	1,027	349	160	161	1,055	2,752	5,638	2.05	11	2

- Figures to 2004 are derived using mid-year population estimates and the household projections model. The mid year population estimates predate the 2007 revisions.
- Figures from 2006 are from 2004- based household projections, derived from population projections and the household projections model.
- Households which contain a married couple.
- Households which contain a cohabiting couple but no married couple.
- 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
- Multi-person households not falling within the foregoing categories (e.g. lone parents with only non-dependant children, brother, sisters and unrelated (and non-cohabiting) people living together).
- Persons living alone who share neither housekeeping nor a living room with anyone else.
- Concealed couples are married or cohabiting couples living within a household where another person is the household representative.
- Concealed lone parents are lone parents living within a household where another person is the household representative.

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 the CLG from the 2004-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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SECTION 5

Housing Market and house prices

This section provides information on house purchases in the UK, and includes details regarding selling prices, house price inflation, repossessions and housing affordability. Key points include:

- The UK mix-adjusted average house price in 2006 was £193,000 (Table 5.1);
- The average house price paid by first time buyers in the UK was £146,000. This compares with £239,000 for former owner occupiers (Table 5.6);
- On average declared income for first time buyers buying a property with a mortgage in the UK in 2006 was £40,500. This compares with £56,800 for former owner occupiers (Table 5.6);
- On average first time buyers are getting mortgages which are 3.2 times their declared income. This compares with 2.95 times for former owner occupiers (Table 5.7);
- In the UK house prices grew on average by 6.3 per cent in 2006. Northern Ireland had the fastest growing house prices of all areas in the UK with house prices rising on average 23 per cent (Chart 5.8 & Table 5.9);
- The average age of a first time buyer in the UK during 2006 was 31 years (Table 5.10);
- In 2006 22,700 properties in the UK were taken into possession. This represents 0.19 per cent of all mortgages held (Table 5.11);
- Over 8 million households who own their property have a mortgage (Table 5.13);
- The average monthly mortgage payments in 2005/06 was £530 per month, the median payment was £450 per month (Table 5.13);
- Forty two per cent of households buying with a mortgage were paying over £500 per month (Table 5.13);
- Households whose disposable income was less than £1,000 per month were paying 39% of their income in mortgage (Table 5.14);
- In England during 2006 the lower quartile house price was 7.1 times the lower quartile income (Table 5.15).

Table 5.1: Housing market: house prices from 1930, annual house price inflation, United Kingdom, from 1970

Note that whilst the year-on-year change in the simple average house price can be used as a rough estimate of house price inflation, it is not ideal. This is because movements in the simple average house price can be affected by changes in the proportions of different property types being sold from one year to the next. Nowadays Communities and Local Government, Halifax and Nationwide calculate mix-adjusted average house prices as a basis for estimating house price inflation.

Year	£			
1930	590			1930-1938 taken from Table A.13, page 128 of "House Prices: Changes Through Time at National and Sub-National Level", Government Economic Service, Working Paper No 110
1931	600			
1932	540			
1933	530			
1934	515			
1935	530			
1936	550			
1937	540			
1938	545			
1939-1945				No reliable information available for 1939-1945
1946	1,459			1946 to 1952: a house price index for modern, existing dwellings was calculated by the Co-operative Building Society from 1946 (=100) to 1970. The movements in the index from 1946 to 1953 have been applied to the average 1953 price of £2,006 in order to impute average prices for 1946-1952
1947	1,824			
1948	1,751			
1949	1,911			
1950	1,940			
1951	2,115			
1952	2,028			
1953	2,006			1953 to 1955 derived from the average of two series of UK projected house prices
1954	1,970			
1955	2,064			
1956	2,280			From 1956 to 1965 prices are based on the BS4 survey of mortgage completions for NEW dwellings. No adjustment has been made to allow for the absence of existing dwellings. Whilst in recent years average prices of new dwellings have often been more than 10 per cent higher than the average for all dwellings, this was not the situation from 1966 to 1974, the first years when BS4 data both for new and all dwellings was available
1957	2,330			
1958	2,390			
1959	2,410			
1960	2,530			
1961	2,770			
1962	2,950			
1963	3,160			
1964	3,360			
1965	3,660			
1966	3,840	<i>mix-adjusted</i>	<i>annual</i>	From 1966 to 1992, average prices are based on the 5 per cent survey of building societies. From 1969 the mix-adjusted index is also based on the survey of building societies.
1967	4,050	<i>index,</i>	<i>inflation</i>	
1968	4,344	<i>2002 Q1 = 100</i>	<i>rate</i>	
1969	4,640	3.8		
1970	4,975	4.0	6.3	
1971	5,632	4.5	11.9	
1972	7,374	6.0	33.8	
1973	9,942	8.2	36.2	
1974	10,990	8.9	8.3	
1975	11,787	9.4	5.9	
1976	12,704	10.3	8.9	
1977	13,650	11.0	7.6	
1978	15,594	12.8	15.8	
1979	19,925	16.5	29.3	
1980	23,596	20.0	21.2	
1981	24,188	21.1	5.5	
1982	23,644	21.6	2.5	
1983	26,471	24.2	11.9	
1984	29,106	26.4	9.1	
1985	31,103	28.8	9.1	
1986	36,276	32.8	13.9	
1987	40,391	38.3	16.5	
1988	49,355	48.0	25.6	
1989	54,846	58.1	21.0	
1990	59,785	57.4	-1.3	
1991	62,455	56.6	-1.4	
1992	61,336	54.4	-3.8	

Table 5.1: Housing market: house prices from 1930, annual house price inflation, United Kingdom, from 1970

Year	£				
				<i>mix-adjusted price (£)</i>	
1993	62,333	53.1	-2.5	64,239	From 1993 to date, average prices and the mix-adjusted index are based on the five per cent Survey of Mortgage Lenders
1994	64,787	54.4	2.5	65,874	
1995	65,644	54.8	0.7	66,786	
1996	70,626	56.7	3.6	69,889	
1997	76,103	62.0	9.4	77,531	
1998	81,774	68.8	10.9	86,835	
1999	92,521	76.7	11.5	96,340	
2000	101,550	87.7	14.3	109,446	
2001	112,835	95.1	8.4	116,206	
2002	128,265	111.2	17.0	135,884	
2003	155,627	128.7	15.7	155,485	From 2003, average prices and the mix-adjusted index remain based on the Survey of Mortgage Lenders, but from a significantly larger sample size.
2004	180,248	143.9	11.8	172,788	
2005	190,760	151.8	5.6	183,966	Data from Sept 2005 are collected from the Regulated Mortgage Survey (CML/BankSearch)
2006	204,813	161.4	6.3	192,648	

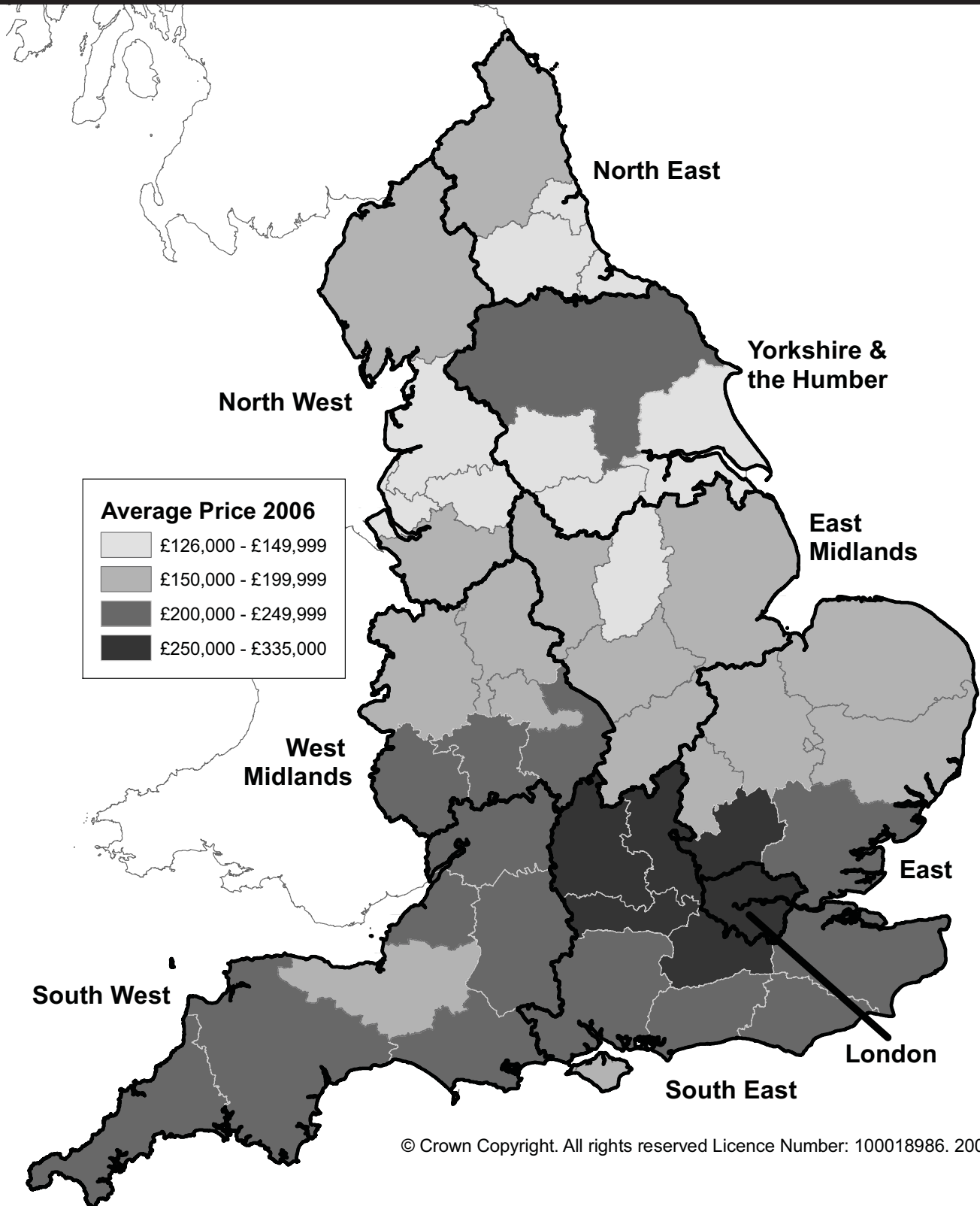
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Sources:
 See above.

Live Table 502

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Chart 5.2: Housing Market: Simple average house prices by county, latest calendar year ^{1,2}



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.

Table 5.3: Housing market: simple average house prices¹, by county², latest calendar year

County ²	Average price in 2006 (£)	County ²	Average price in 2006 (£)	County ²	Average price in 2006 (£)
Avon	203,983	Greater Manchester	146,386	Nottinghamshire	148,391
Bedfordshire	189,611	Hampshire	223,857	Outer London	272,150
Berkshire	261,520	Herefordshire	211,005	Oxfordshire	270,176
Buckinghamshire	268,496	Hertfordshire	273,005	Shropshire	182,044
Cambridgeshire	198,555	Humberside	129,118	Somerset	198,106
Cheshire	189,111	Inner London	389,139	South Yorkshire	134,752
Cleveland	126,715	Isle of Wight	195,072	Staffordshire	151,320
Co Durham	126,050	Kent	210,392	Suffolk	189,117
Cornwall	214,885	Lancashire	135,614	Surrey	335,030
Cumbria	157,841	Leicestershire	174,453	Tyne & Wear	140,177
Derbyshire	155,288	Lincolnshire	154,631	Warwickshire	202,405
Devon	204,066	Merseyside	141,186	West Midlands	153,660
Dorset	237,166	Norfolk	177,558	West Sussex	239,863
East Sussex	222,949	North Yorkshire	206,685	West Yorkshire	148,432
Essex	215,525	Northants	169,818	Wiltshire	203,651
Gloucestershire	212,623	Northumberland	165,140	Worcestershire	201,253

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.

Contact:

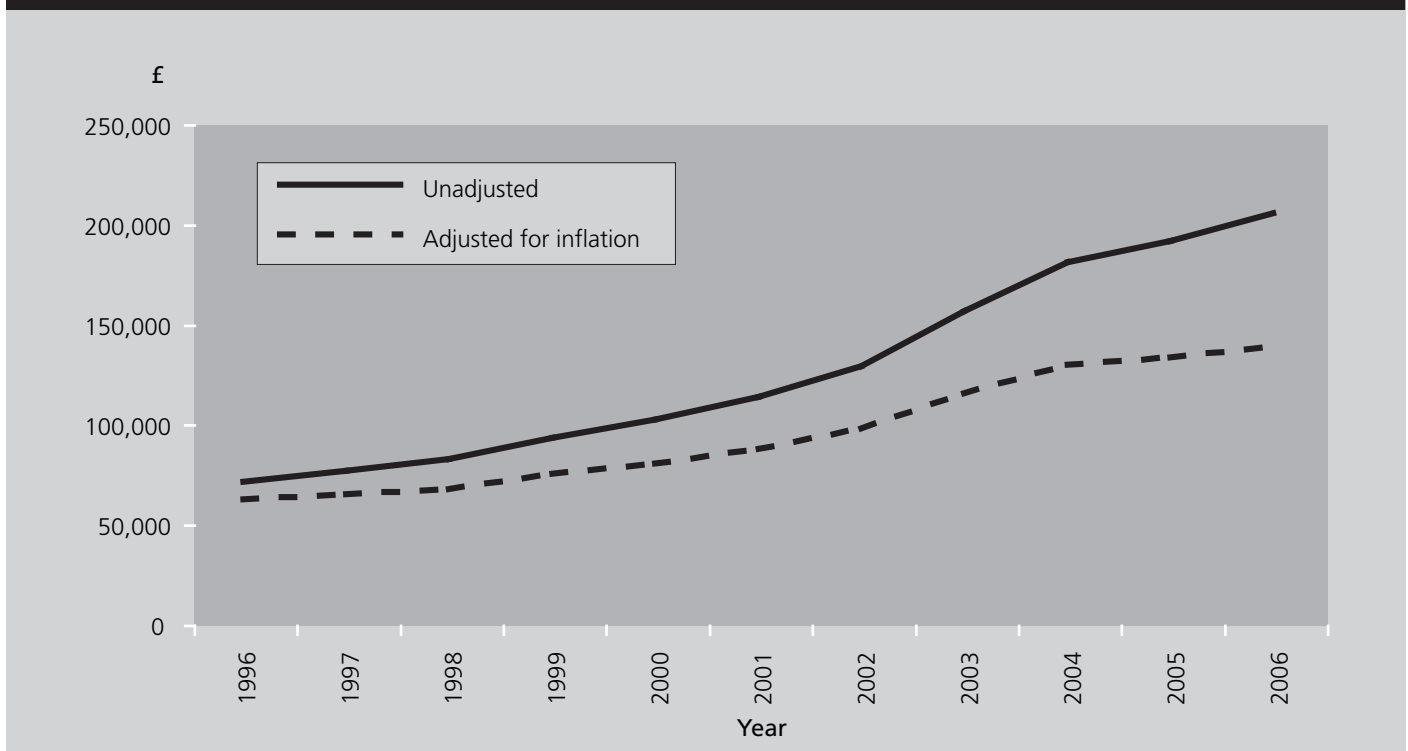
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Source: HM Land Registry

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Next update: June 2008

Chart 5.4: Housing market: simple average house prices, United Kingdom^{1,2,3}

1 Data up to and including 2002 is from 5% sample. Data from 2003 is based on a significantly enhanced sample size. Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Note that "unadjusted prices" are the actual/nominal prices. The prices "adjusted for inflation" are sometimes referred to as "real" prices. Base year is 1991.

3 Adjusted by the annual all items Retail Price Index (ONS identifier: CHAW).

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Source: Regulated Mortgage Survey

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Next update: March 2008

Table 5.5: Housing market: simple average house prices, by dwelling type and country, United Kingdom, from 1996^{1,3}

							Average price £
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette in converted house ²	Purpose-built Flat or Maisonette	All dwellings
United Kingdom							
1996	72,173	112,530	61,794	52,417	66,049	51,613	70,626
1997	78,784	119,402	66,452	58,511	74,023	56,311	76,103
1998	84,133	127,556	71,485	62,589	83,945	61,469	81,774
1999	90,981	140,963	79,654	71,404	99,767	73,908	92,521
2000	103,390	155,167	88,098	78,264	107,775	81,725	101,550
2001	113,419	173,295	99,412	87,470	121,456	90,356	112,835
2002	138,299	201,815	113,299	99,150	149,192	103,408	128,265
2003	163,818	250,095	138,731	120,997	164,867	125,777	155,627
2004	189,074	280,877	162,410	142,827	164,636	148,543	180,248
2005	203,292	299,378	176,030	152,977	155,524	159,325	190,760
2006	218,762	312,075	189,525	163,955	159,803	171,928	204,813
Great Britain							
1996	73,491	112,306	62,018	52,659	65,104	51,063	70,344
1997	80,066	120,059	66,927	59,101	74,073	56,396	76,617
1998	85,652	128,237	71,993	63,073	84,032	61,601	82,304
1999	92,714	141,851	80,162	72,044	99,829	74,247	93,200
2000	105,570	156,254	88,582	78,942	108,141	82,455	102,324
2001	115,686	174,460	99,870	88,063	122,101	91,229	113,591
2002	141,144	203,340	114,005	99,979	149,259	103,614	129,222
2003	168,168	252,205	139,916	122,253	165,000	126,179	157,276
2004	194,279	283,339	164,015	144,398	164,795	149,241	181,941
2005	207,997	302,604	177,777	154,512	156,111	159,914	192,423
2006	220,226	313,845	190,197	164,586	160,171	172,296	205,404
England							
1996	74,995	114,326	63,218	53,845	67,113	54,587	72,210
1997	81,948	122,375	68,398	60,950	75,888	60,363	78,831
1998	88,466	131,375	73,584	64,739	86,738	65,994	84,695
1999	96,216	145,946	82,172	74,051	104,087	79,351	96,133
2000	111,098	162,059	91,754	82,298	116,348	90,820	106,998
2001	121,577	182,487	104,220	92,193	130,306	101,867	119,563
2002	150,597	212,314	119,723	105,739	154,846	119,124	137,278
2003	181,109	265,588	147,526	129,298	175,056	138,831	166,820
2004	205,616	299,077	171,403	151,410	184,280	158,941	192,002
2005	218,160	318,584	184,753	161,039	179,164	169,658	202,409
2006	228,148	325,714	195,832	170,607	178,740	184,099	214,045
Wales							
1996	58,610	85,873	47,897	39,924	36,800	38,440	54,898
1997	58,573	96,148	48,896	39,165	44,292	38,893	58,372
1998	62,746	95,831	52,072	43,057	38,733	39,447	60,902
1999	70,429	105,587	57,466	45,458	38,868	48,550	67,483
2000	74,720	115,505	60,621	47,771	44,190	57,647	72,285
2001	87,675	126,644	66,922	53,079	55,525	61,009	79,628
2002	96,073	150,136	76,845	59,577	78,824	67,581	88,261
2003	127,567	178,120	91,850	75,629	85,344	88,773	109,661
2004	154,911	218,137	119,588	97,512	109,459	105,157	138,141
2005	172,338	237,722	132,795	108,451	103,578	118,815	149,979
2006	177,689	246,920	141,131	115,502	110,045	121,266	157,457

Table 5.5: Housing market: simple average house prices, by dwelling type and country, United Kingdom, from 1996^{1,3}

	Average price £						
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette in converted house ²	Purpose-built Flat or Maisonette	All dwellings
Scotland							
1996	71,373	100,842	53,597	42,749	48,829	40,175	56,674
1997	74,928	100,728	57,103	40,695	55,479	42,176	57,883
1998	76,323	105,338	61,426	47,315	59,675	46,085	63,585
1999	80,545	107,843	63,313	52,058	59,651	53,299	69,312
2000	87,572	116,615	62,304	54,831	59,880	50,618	69,961
2001	89,983	121,705	66,255	58,190	69,609	53,585	73,570
2002	98,718	140,555	71,108	55,118	95,305	58,549	77,655
2003	117,362	180,343	90,483	72,215	103,651	76,001	103,641
2004	142,732	187,979	112,019	90,824	97,661	92,250	118,932
2005	161,159	207,693	127,399	101,629	91,822	103,169	129,631
2006	178,332	213,946	134,615	105,354	95,414	114,168	137,192
Northern Ireland							
1996	57,882	76,882	43,838	25,693	20,000	26,617	47,678
1997	62,545	86,809	47,175	30,613	38,740	37,796	53,309
1998	68,524	92,198	52,305	37,843	67,257	44,530	59,376
1999	72,185	101,664	59,223	44,236	71,958	45,390	66,267
2000	77,833	111,971	66,894	50,252	66,950	44,925	72,514
2001	82,441	124,012	76,529	57,302	50,145	38,838	79,885
2002	93,475	129,576	79,927	56,379	58,000	82,043	83,829
2003	108,610	152,294	87,740	65,320	98,955	78,445	95,217
2004	123,291	174,065	99,341	74,764	96,000	81,529	110,188
2005	145,909	192,623	116,878	89,551	96,665	99,178	129,229
2006	182,846	238,141	148,680	115,694	101,138	120,108	169,259

1 Data up to and including 2002 is from 5% sample. Data from 2003 is based on a significantly enhanced sample size. Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Caution should be taken with prices for flats or maisonettes in converted houses as these are based on a small number of cases. Some lenders cannot distinguish between conversions and purpose builds.

3 Simple averages are more volatile to changes in the structure of the underlying data than mix-adjusted averages.

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Source: Regulated Mortgage Survey

Live Table 511

Next update: April 2008

Table 5.6: Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and country, United Kingdom^{1,4}

	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 ^{2,3}	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
United Kingdom									
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
2006	100.0	5.3	36.6	221,794	147,043	54,453	203,977	137,980	50,614
Great Britain									
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
2006	98.4	5.1	36.7	223,421	149,002	55,089	204,574	138,438	50,762
England									
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
2006	86.2	4.9	36.2	228,451	151,899	55,832	213,414	143,710	52,278
Wales									
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
2006	4.3	5.1	36.6	201,518	131,190	52,506	155,316	105,669	40,869

Table 5.6: Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and country, United Kingdom^{1,4}

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 £	
									United Kingdom
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
204,813	138,407	50,789	145,970	120,612	40,523	239,042	148,784	56,774	2006
									Great Britain
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
205,404	138,905	50,948	146,343	120,992	40,631	239,907	149,394	56,988	2006
									England
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
214,045	144,051	52,424	153,752	126,860	42,049	248,479	153,889	58,361	2006
									Wales
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
157,457	106,906	41,331	113,332	95,861	33,345	183,124	113,357	46,001	2006

Table 5.6: Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and country, United Kingdom^{1,4}

	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 ^{2,3}	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
Scotland									
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
2006	7.9	6.3	42.4	190,090	132,023	50,076	133,778	98,098	39,417
Northern Ireland									
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
2006	1.6	18.3	30.5	202,091	120,065	45,622	161,965	105,677	40,168

Table 5.6: Housing market: simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings, type of buyer and country, United Kingdom^{1,4}

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 £	
									Scotland
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
137,192	100,177	40,079	92,894	78,177	30,872	170,157	116,588	46,971	2006
									Northern Ireland
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
169,259	108,293	41,177	119,603	93,487	32,799	191,229	115,064	44,933	2006

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

Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 The percentage of first time buyers includes sales to sitting tenants.

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.

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

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Source: Regulated Mortgage Survey

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Table 5.7: Housing market: ratios of simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings and type of buyer, United Kingdom from 1996^{1,2}

	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
1996	77.0	3.29	2.31	78.3	3.14	2.26	78.2	3.16	2.27	90.1	2.72	2.42	68.0	3.53	2.14
1997	75.1	3.38	2.30	77.7	3.23	2.30	77.4	3.24	2.30	89.1	2.79	2.43	68.5	3.59	2.20
1998	76.1	3.35	2.32	76.7	3.29	2.30	76.6	3.30	2.30	85.6	2.94	2.41	68.9	3.60	2.20
1999	73.6	3.54	2.36	75.7	3.39	2.33	75.5	3.41	2.34	83.8	3.07	2.44	68.5	3.69	2.25
2000	72.0	3.72	2.38	75.3	3.54	2.40	74.9	3.56	2.40	83.6	3.13	2.46	68.5	3.87	2.35
2001	72.4	3.74	2.43	74.3	3.65	2.42	74.2	3.68	2.44	83.3	3.23	2.52	67.8	4.00	2.39
2002	69.4	4.19	2.59	73.2	3.93	2.58	72.7	3.97	2.58	81.1	3.56	2.68	68.7	4.17	2.53
2003	68.4	4.41	2.72	68.4	4.61	2.83	68.3	4.59	2.81	77.0	4.10	2.96	65.9	4.74	2.78
2004	69.0	4.77	2.93	67.2	5.24	3.16	67.3	5.21	3.15	78.9	4.57	3.36	63.9	5.41	3.09
2005	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
2006	..	..	..	..	..	..	71.1	4.76	3.02	83.6	4.05	3.20	64.2	5.19	2.95

1 Data up to and including 2002 was based on a 5% sample. Data from 2003 onwards are based on a significantly enhanced sample size. Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

2 Ratios have been calculated on a case-by-case basis and then averaged.

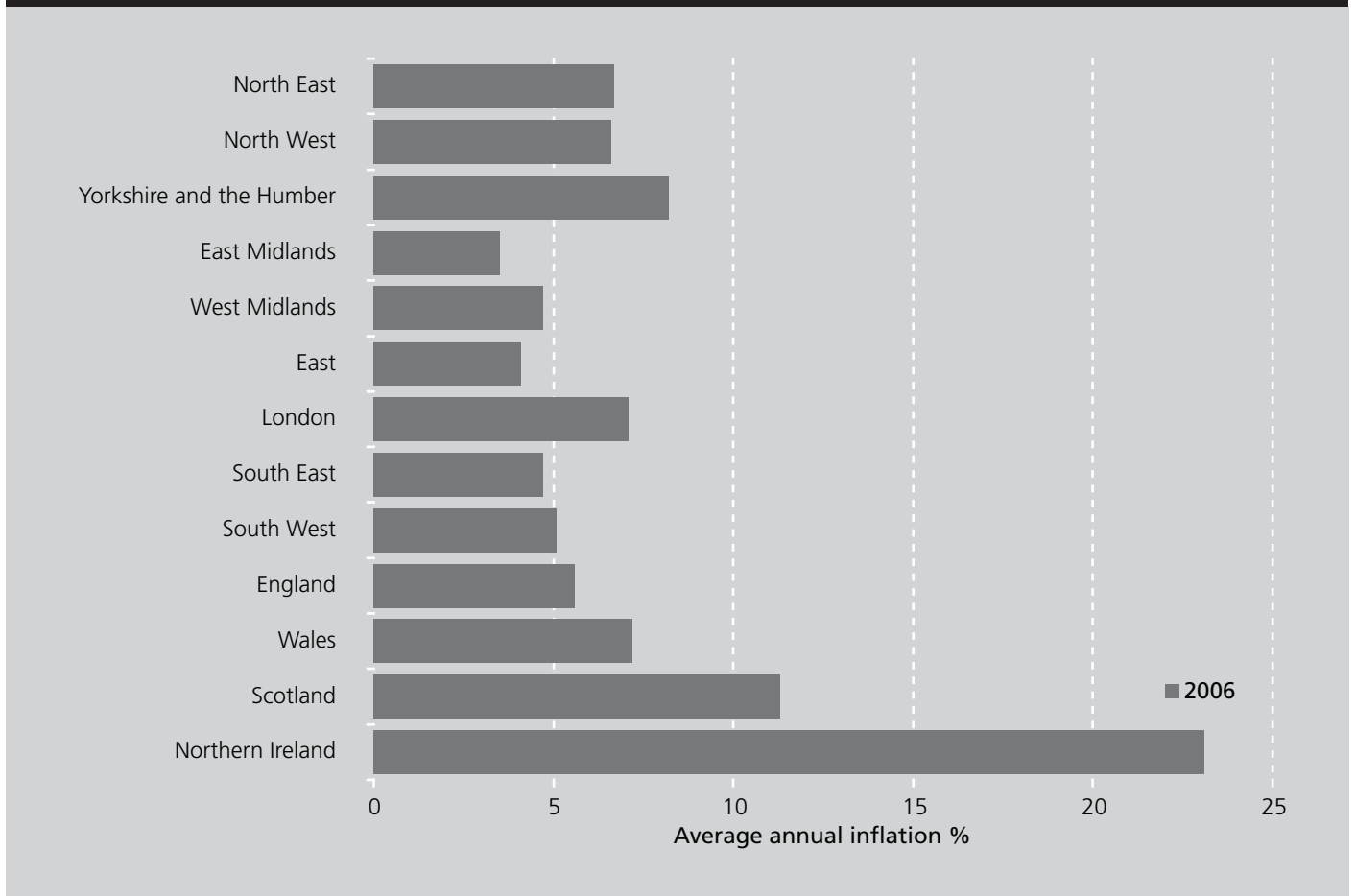
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Source: Regulated Mortgage Survey

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Next update: April 2008

Chart 5.8: Housing market: latest year on year percentage change in mix-adjusted house prices, by region, 2006¹



1. The percentage change for 2006 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.

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Source: Regulated Mortgage Survey

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Next update: March 2008

Table 5.9: Housing market: mix-adjusted house prices index and inflation, by new/other dwellings, type of buyer and country^{1, 2}

	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 (%)
United Kingdom										
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	126.4	16.3%	129.0	15.6%	128.7	15.7%	123.5	10.9%	131.5	18.3%
2004	138.6	9.6%	144.6	12.1%	143.9	11.8%	142.4	15.3%	145.2	10.4%
2005	147.6	6.6%	152.4	5.6%	151.8	5.6%	154.0	8.4%	151.7	4.6%
2006	156.5	6.0%	162.0	6.2%	161.4	6.3%	164.2	6.6%	161.1	6.1%
Great Britain										
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	127.0	16.9%	129.1	15.7%	128.9	15.8%	123.7	11.0%	131.6	18.4%
2004	139.3	9.7%	144.8	12.1%	144.2	11.9%	142.7	15.4%	145.4	10.4%
2005	147.5	6.0%	152.4	5.4%	151.9	5.5%	154.0	8.2%	151.7	4.5%
2006	154.9	5.0%	161.6	6.0%	160.9	5.9%	163.7	6.3%	160.6	5.8%
England										
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	127.6	17.1%	129.2	15.7%	129.0	15.8%	123.8	11.0%	131.7	18.3%
2004	138.4	8.5%	143.7	11.2%	143.2	11.0%	141.8	14.5%	144.3	9.6%
2005	145.2	5.0%	150.5	4.8%	149.9	4.8%	152.2	7.6%	149.7	3.9%
2006	151.3	4.2%	159.0	5.6%	158.3	5.6%	161.2	5.9%	157.9	5.4%
Wales										
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	128.6	19.8%	133.9	20.4%	133.2	20.3%	128.2	15.6%	136.3	23.2%
2004	155.1	20.6%	166.8	24.5%	165.4	24.1%	163.1	27.3%	167.4	22.7%
2005	172.6	11.5%	185.9	11.9%	184.3	11.9%	186.7	15.0%	184.7	10.7%
2006	184.7	7.1%	199.4	7.2%	197.7	7.2%	201.2	7.8%	197.8	7.1%

Table 5.9: Housing market: mix-adjusted house prices index and inflation, by new/other dwellings, type of buyer and country^{1, 2}

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 (%)
Scotland										
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	121.1	13.7%	126.0	13.9%	124.9	13.8%	119.8	8.8%	127.8	16.6%
2004	141.5	16.8%	153.8	22.3%	151.4	21.4%	149.1	24.8%	153.2	20.1%
2005	159.5	12.8%	172.0	12.0%	169.5	12.1%	170.6	14.6%	170.3	11.2%
2006	177.4	11.3%	191.5	11.3%	188.8	11.3%	190.8	11.8%	189.4	11.2%
Northern Ireland										
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	117.2	8.0%	120.3	9.2%	119.1	8.7%	114.5	4.6%	122.8	12.1%
2004	128.2	9.5%	133.9	11.3%	131.7	10.6%	129.8	13.4%	133.8	9.0%
2005	147.7	15.1%	151.4	13.1%	149.7	13.6%	151.7	16.9%	150.1	12.1%
2006	181.3	22.5%	186.9	23.1%	184.7	23.1%	188.7	24.1%	184.6	22.7%

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

2 Data up to and including 2002 was based on a 5% sample. Data from 2003 onwards are based on a significantly enhanced sample size.

Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

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Source: Regulated Mortgage Survey

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Next update: February 2008

Table 5.10: Housing market: distribution of mortgages granted by age of borrowers, by whether dwelling new, and by type of buyer, United Kingdom¹

	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	
New dwellings						
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	8.4%	42.5%	29.0%	14.1%	6.0%	36
2006	7.7%	41.8%	29.3%	14.8%	6.4%	37
Other dwellings						
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	8.3%	39.3%	31.1%	14.9%	6.3%	37
2006	7.6%	39.6%	31.2%	15.3%	6.3%	37
All dwellings						
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	8.2%	39.3%	31.2%	14.9%	6.3%	37
2006	7.6%	39.7%	31.1%	15.3%	6.3%	37
First time buyers						
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	18.8%	53.2%	19.1%	6.4%	2.5%	32
2006	17.4%	55.7%	18.6%	6.1%	2.2%	31
Former owner occupiers						
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	3.9%	34.2%	36.2%	18.1%	7.5%	39
2006	1.9%	30.5%	38.3%	20.6%	8.7%	40

¹ Data up to and including 2002 was based on a 5% sample. Data from 2003 onwards are based on a significantly enhanced sample size. Data from September 2005 is collected via the Regulated Mortgage Survey. 2005 data is based on combined data from the Survey of Mortgage Lenders and the Regulated Mortgage Survey.

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Source: Regulated Mortgage Survey

Table 5.11: Housing market: number of outstanding mortgages, arrears and repossessions, United Kingdom ¹

	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 ²	
		Number	(%)	Number	(%)	Number	(%)
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	15,580	0.14
2002	11,364,000	34,040	0.30	16,490	0.15	11,970	0.11
2003 ^R	11,452,000	31,400	0.27	12,700	0.11	8,500	0.07
2004 ^R	11,512,000	30,600	0.27	11,100	0.10	8,000	0.07
2005 ^R	11,595,000	39,400	0.34	15,200	0.13	15,100	0.13
2006 ^R	11,719,000	36,500	0.31	16,300	0.14	22,700	0.19

1 The figures are based on a sample of the UK's largest lenders and have been grossed up to represent all members of the CML. Such lenders accounted for an estimated 85% of total mortgage business.

2 Includes those voluntarily surrendered.

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Source: Council of Mortgage Lenders

Live table 545

Next update: March 2008

Table 5.12: Housing market: repossessions, court actions for recovery of residential housing and land ¹, England and Wales

	Total actions entered	Total orders for possessions made and suspended	Number			
			Mortgage possessions: ²		Landlord possessions: ³	
			Actions entered	Orders made & suspended	Actions entered	Orders made & suspended
1996	191,665	159,052	79,858	71,203	111,807	87,849
1997	197,236	157,025	67,073	57,156	130,163	99,869
1998	239,964	178,291	84,836	66,055	155,128	112,236
1999 ^R	249,361	167,031	77,885	55,964	171,476	111,067
2000 ^R	246,553	165,239	70,430	50,918	176,123	114,321
2001 ^R	241,763	165,681	65,862	47,997	175,901	117,684
2002 ^R	240,580	160,357	63,203	41,759	177,377	118,598
2003 ^R	225,610	148,249	65,886	41,038	159,724	107,211
2004 ^R	231,436	149,313	77,250	46,683	154,186	102,630
2005 ^R	259,400	167,941	114,764	70,964	144,636	96,977
2006 ^R	266,295	180,317	131,230	90,667	135,065	89,650

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 and private landlords.

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Source: Ministry of Justice

Live Table 546

Next update: February 2008

Table 5.13: Housing market: mortgage payments, by age of household reference person, England, 2005/06

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	5	6	18	23	40	6	2	100	159	520	500
25-34	1	3	12	15	16	30	14	9	100	1,707	590	520
35-44	1	8	13	16	14	25	12	11	100	2,831	580	490
45-64	6	16	17	14	13	17	8	8	100	3,176	480	370
65-74	21	35	19	7	5	7	2	3	100	185	270	180
75 or over	40	33	16	4	0	2	3	2	100	68	190	130
Total	4	11	14	15	14	23	10	9	100	8,127	530	450

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Source: DWP Family Resources Survey

Live table 551

Next update: July 2008

Table 5.14: Housing market: mortgages - payments, by disposable income¹ of household reference person and partner, England, 2005/06

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	12	26	17	14	10	13	6	3	100	39	666
1,000-1,500	7	18	24	21	12	13	3	2	100	24	1,095
1,500-2,000	5	13	20	20	17	18	5	2	100	21	1,348
2,000-2,500	3	12	16	18	16	26	8	3	100	18	1,388
2,500-3,000	2	8	12	14	18	30	11	6	100	18	1,109
3,000-4,000	1	5	7	11	13	32	18	11	100	17	1,270
4,000 or over	1	3	6	6	9	23	19	33	100	14	1,213
All incomes	4	11	14	15	14	23	10	9	100	19	8,090

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

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Source: DWP Family Resources Survey

Live table 552

Next update: July 2008

Table 5.15: Housing market: ratio of lower quartile/median house price to lower quartile/median income, England, from 1997^{1,2,3}

	Ratio of lower quartile house price to lower quartile income	Ratio of median house price to median income
1997	3.65	3.54
1998	3.65	3.67
1999	3.84	3.86
2000	3.98	4.21
2001	4.22	4.47
2002	4.72	5.07
2003	5.23	5.83
2004	6.27	6.58
2005	6.82	6.81
2006	7.12	6.91

Notes:

1. The Annual Survey of Hours and Earnings (ASHE) is based on a 1 per cent sample of employee jobs. Information on earnings and hours is obtained in confidence from employers. It does not cover the self-employed nor does it cover employees not paid during the reference period. Information is as at April each year. The statistics used are workplace based.
2. HM Land Registry data is for the first half of the year only, so it is comparable to the ASHE data which is as at April.
3. The "lower quartile" property price/income is determined by ranking all property prices/incomes in ascending order. The lowest 25 per cent of prices are below the lower quartile; the highest 75 per cent are above the lower quartile.

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Sources:

Annual Survey of Hours and Earnings (ONS)

HM Land Registry

Live tables 576 and 577

Next update: February 2008

SECTION 6

Rents, lettings and tenancies

- Over the 10 years to 2006 average LA housing rents in the UK increased from £38.45 to £54.97 per week (**Table 6.1**);
- Average LA housing rents in 2006 were less than £50 per week in Scotland, the North East, Yorkshire and the Humber, Northern Ireland, and the North West (**Table 6.1**);
- The region with the highest average LA housing rent in 2006 was London, at £72.79 per week (**Table 6.1**);
- Local Authority (LA) average weekly rents in the UK have been rising faster than inflation (**Chart 6.2**);
- Over the last 10 years, average RSL rents in England increased from £46.81 to £66.58 per week (**Table 6.3**);
- Average RSL rents were less than £60 per week in Yorkshire and the Humber, the North East and the North West in 2007 (**Table 6.3**);
- The region with the highest average RSL rent in 2007 was London, at £81.36 per week (**Table 6.3**);
- The mean monthly private rent in 2006/07 was £534 (**Table 6.4**);
- In 2006/07 the average rent paid by council tenants was £280 per month compared to £313 for Housing Association tenants and £565 for assured private rents (**Chart 6.5**);
- The number of assured and assured shorthold tenancies has risen from 1.5 million in 2001/02 to 2.1 million in 2006/07 (**Chart 6.6**);
- The average monthly rent of assured private tenancies in England was £556 (based on combined data for 2005/06 and 2006/07). There was considerable variation between the regions with average rents in London the highest at £843 per month whilst Yorkshire and the Humber had the lowest at £343 per month. (**Table 6.7**);
- The average monthly rent before Housing Benefit for tenants under the age of 25 was £250 for council tenants, £310 for Housing Association tenants and £550 for private tenants (**Table 6.8**).

Table 6.1: Rents, lettings and tenancies: local authority rents by region, United Kingdom^{1,2}

	£ per week										
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
North East	33.37	34.17	35.28	36.76	38.54	40.43	41.52	42.11	43.93	45.38	47.72
North West	37.57	38.45	39.43	40.57	42.24	44.20	45.83	46.56	47.35	48.86	49.58
Yorkshire and the Humber	31.44	32.36	33.64	35.11	36.95	39.44	41.70	42.55	44.16	46.25	48.29
East Midlands	34.20	35.67	36.71	38.05	39.66	41.45	43.63	44.44	45.94	48.02	50.46
West Midlands	37.02	37.96	38.83	39.82	41.31	44.68	46.67	47.34	49.27	51.32	52.82
East	41.37	42.17	44.21	45.59	47.78	49.94	51.88	52.47	54.75	57.53	57.12
London	52.94	54.23	55.27	58.00	60.44	62.36	64.65	65.08	66.56	69.37	72.79
South East	45.95	47.04	48.38	50.25	51.97	53.98	56.34	57.57	59.42	61.69	64.41
South West	40.85	41.45	42.48	43.66	44.99	46.55	48.21	48.77	50.16	52.00	51.49
England	40.10	41.18	42.24	43.82	45.61	47.87	49.93	50.96	52.62	55.11	57.01
Wales	37.29	38.68	39.14	40.81	41.83	43.28	44.74	46.20	48.22	50.05	51.98
Scotland	31.11	33.60	33.60	36.43	38.05	39.30	40.94	40.96	42.64	44.78	46.11
Great Britain	38.65	39.96	40.84	42.60	44.31	46.35	48.30	49.34	51.06	53.41	55.19
Northern Ireland	32.62	34.42	35.92	37.55	39.18	40.34	41.53	42.88	44.19	45.73	48.82
United Kingdom	38.45	39.78	40.68	42.45	44.14	46.16	48.09	49.13	50.82	53.14	54.97

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

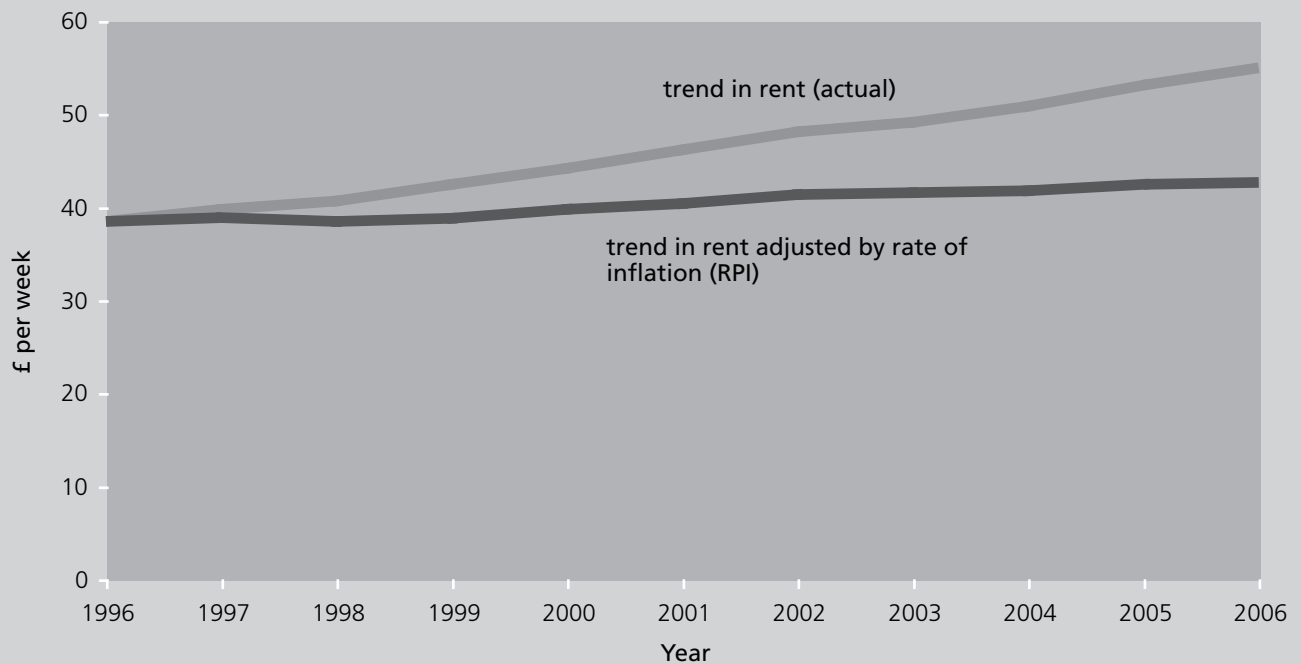
2 Figures in this table are based on unaudited local authority returns.

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Source:
DCLG Housing Subsidy Claim form
National Assembly for Wales
Scottish Executive
DSD, Northern Ireland

Live Table 701

Next update: October 2008

Chart 6.2: Rents, lettings and tenancies: local authority average weekly rents, United Kingdom, 1996-2006

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Source: Table 6.1 and Retail Price Index

Live Table 705

Next update: October 2008

Table 6.3: Rents, lettings and tenancies: RSL rents, by region, from 1997

	£ per week										
at 31st March:	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
North East	39.56	41.65	43.37	44.52	45.57	46.24	47.35	48.83	51.51	54.47	55.89
North West	38.61	41.80	43.66	45.61	46.27	48.97	49.90	51.58	54.59	56.56	58.99
Yorkshire & The Humber	41.69	43.95	46.12	48.15	47.49	49.23	49.04	50.41	51.07	53.90	54.70
East Midlands	45.43	47.67	48.24	48.48	49.34	49.94	51.13	52.51	55.96	58.90	61.31
West Midlands	43.57	45.35	48.20	47.68	47.62	49.87	50.78	52.39	55.50	58.16	60.58
East	46.81	49.54	52.58	54.28	55.73	57.45	58.94	60.50	63.54	66.16	68.73
London	53.12	56.87	59.30	61.26	62.60	65.25	67.47	69.86	74.67	78.07	81.36
South East	51.64	55.27	58.09	59.96	61.23	63.67	65.35	66.68	71.37	74.69	77.36
South West	48.52	51.13	50.98	52.31	53.29	55.53	57.05	58.34	62.02	64.59	66.74
England	46.81	49.82	51.92	53.11	53.90	55.81	56.52	58.23	61.49	64.32	66.58

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

Live table 703

Next update: October 2008

Table 6.4: Rents, lettings and tenancies: private tenancies and rents, by type of tenancy, England, 2006/07

	Assured		All	Regulated		All	Not accessible to public		Resident landlord ¹	Other	Total ¹
	Assured	Assured shorthold		rent registered	rent not registered		rent paid	rent free			
Thousands of tenancies											
1994/95	367	877	1,244	172	139	311	187	244	181	30	2,197
1995/96	374	945	1,319	167	105	272	204	223	209	26	2,254
1996/97	331	1,074	1,406	128	114	242	193	223	198	18	2,280
1997/98	321	1,165	1,486	121	84	205	141	208	178	38	2,255
1998/99	254	1,223	1,478	107	81	188	156	231	169	25	2,247
1999/00	275	1,241	1,517	79	75	154	215	229	151	40	2,305
2000/01	213	1,221	1,434	62	60	122	180	202	192	56	2,186
2001/02 ¹	284	1,285	1,569	65	51	116	116	200	170	40	2,211
2001/02 ²	272	1,233	1,505	66	51	117	112	196	162	38	2,129
2002/03 ³	..	..	1,514	67	59	127	153	201	176	51	2,221
2003/04 ⁴	221	1,481	1,702	59	81	140	137	212	164	13	2,368
2004/05 ⁵	254	1,584	1,838	59	67	126	172	187	186	17	2,526
2005/06 ⁶	306	1,730	2,036	48	68	115	195	167	135	33	2,681
2006/07 ⁷	310	1,781	2,091	56	84	139	206	183	144	33	2,796
Mean rents⁸											
1994/95	268	362	335	154	151	153	180	-	196	203	281
1995/96	285	395	365	175	162	170	148	-	192	196	301
1996/97	287	409	382	180	156	170	270	-	200	251	331
1997/98	336	388	377	218	172	202	274	-	218	280	341
1998/99	328	417	402	219	160	197	237	-	205	277	358
1999/00	376	408	403	251	191	225	343	-	265	292	374
2000/01	381	448	438	250	216	235	359	-	235	334	399
2001/02 ¹	428	494	483	284	186	246	335	-	257	..	445
2001/02 ²	425	493	481	284	187	246	335	-	259	..	443
2002/03 ³	..	..	523	304	206	264	338	-	310	..	475
2003/04 ⁴	417	526	512	264	228	246	359	-	302	..	475
2004/05 ⁵	467	531	522	322	290	308	364	-	340	..	490
2005/06 ⁶	473	558	546	331	259	294	346	-	350	..	514
2006/07 ⁷	498	577	565	304	318	311	509	-	274	..	534

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 Final results grossed using control population totals for mid-2006 based on the 2001 Census.

8 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.

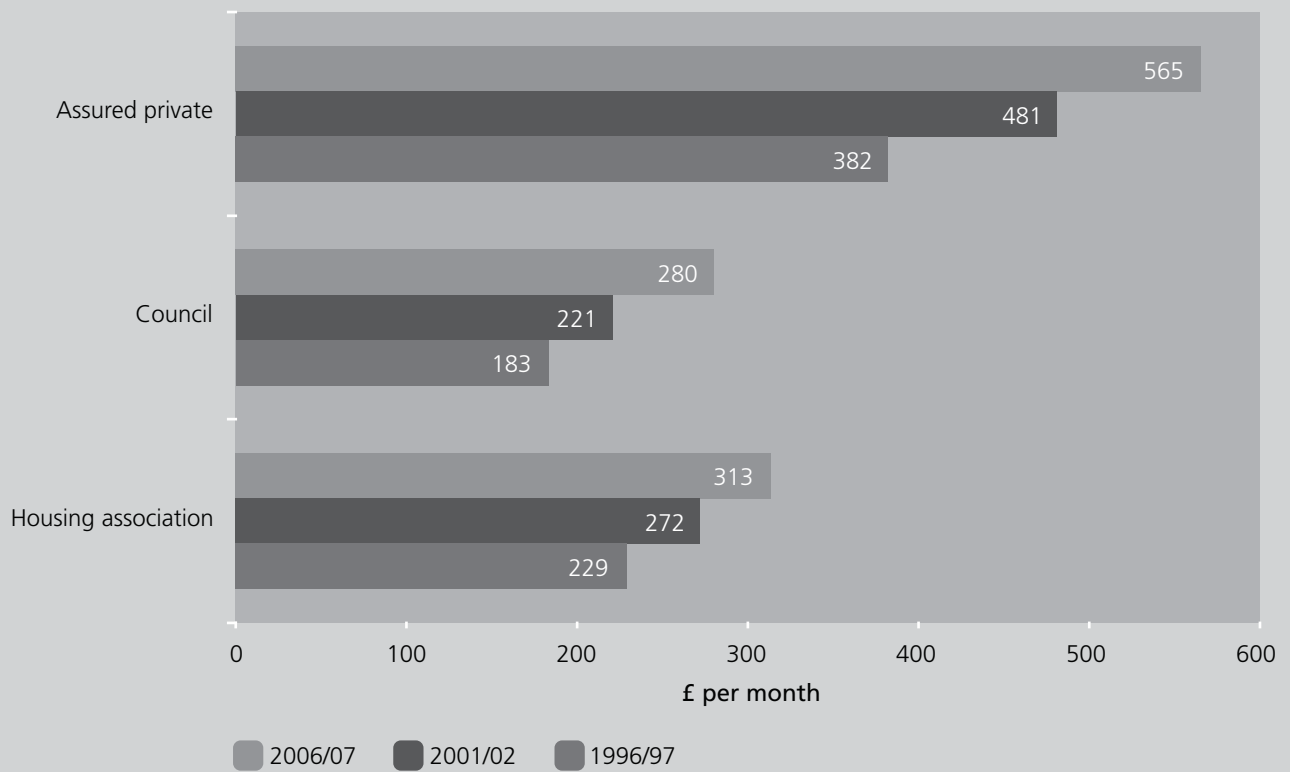
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Source:
Communities and Local Government Survey of English Housing

Live table 731

Next update: November 2008

Chart 6.5: Rents, lettings and tenancies: average rents for assured private, council and housing association tenants, England, 1996/97, 2001/02, 2006/07



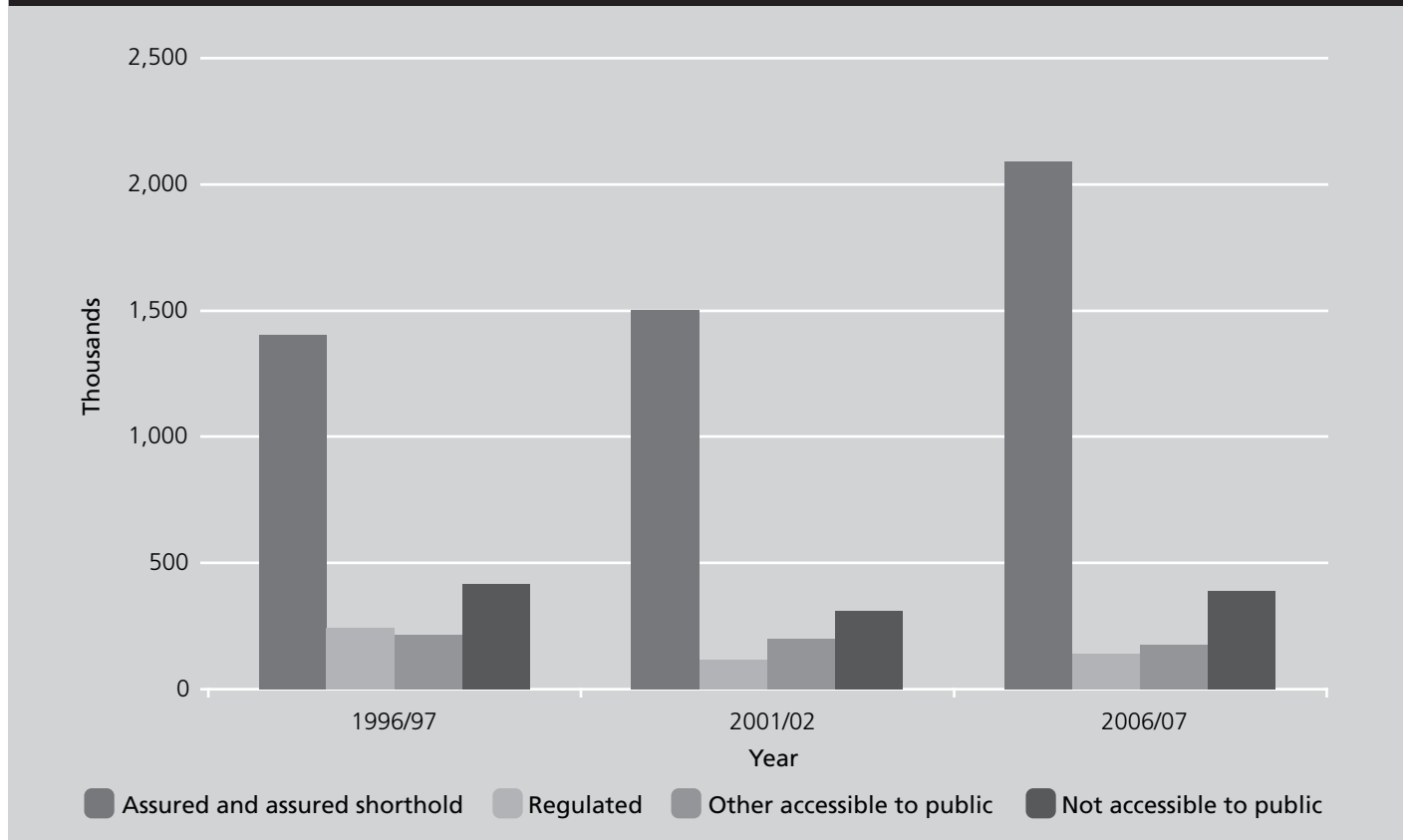
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Source: Communities and Local Government Survey of English Housing

Live chart 732

Next update: November 2008

Chart 6.6: 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 2008

Table 6.7: Rents, lettings and tenancies: mean rent¹ of assured private tenancies: by region

	£ a month										
	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	2005-06 and 2006-07 combined
North East	283	263	256	240	257	301	311	314	327	323	361
North West	307	277	287	329	330	334	343	350	359	371	393
Yorkshire and the Humber	266	267	268	283	284	294	324	350	374	359	343
The North	289	271	276	297	300	314	331	344	359	357	367
East Midlands	256	266	303	304	279	323	357	364	371	385	406
West Midlands	300	303	280	279	316	342	357	370	370	383	409
The Midlands	278	285	290	291	296	332	356	366	371	384	408
East	339	353	356	359	387	407	417	444	492	530	545
London	549	577	613	642	655	713	817	827	775	798	843
South East	390	421	437	441	470	517	584	586	565	588	612
South West	306	318	339	355	364	396	413	419	446	469	495
The South	426	445	465	483	511	553	613	628	614	639	666
England	373	380	390	403	421	460	502	518	517	534	556

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.

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Source:
Communities and Local Government Survey of English Housing

Live table 734

Next update: November 2008

Table 6.8: Rents, lettings and tenancies: rent paid before deduction of housing benefit, by tenure and age of household reference person, England, 2005/06

Tenure and age of household reference person	Rent before deduction of Housing Benefit (£ a month)									Number of households	Mean rent	Median rent
	Under £50	£50 -£100	£100 -£200	£200 -£300	£300 -£400	£400 -£500	£500 -£750	£750 & over	All			
	Percentages												Thousands	£ a month	£ a month
Rented from council												
Under 25	0	3	20	64	10	0	1	2	100	158	260	230
25-34	0	0	15	68	14	1	2	1	100	308	260	240
35-44	1	0	15	65	15	2	1	1	100	394	270	240
45-64	1	1	18	62	15	1	1	0	100	556	250	240
65-74	0	2	27	57	12	2	0	0	100	256	240	230
75 or over	2	2	26	55	12	2	1	0	100	381	240	230
Total	1	1	20	62	14	2	1	1	100	2,054	250	230
Rented from housing association												
Under 25	1	0	4	55	18	13	2	7	100	122	360	280
25-34	0	1	3	50	29	8	5	4	100	243	340	290
35-44	1	0	4	44	37	11	2	1	100	363	320	300
45-64	0	1	7	54	28	8	1	1	100	463	300	280
65-74	1	1	13	53	25	5	2	1	100	223	280	270
75 or over	0	2	12	56	21	4	3	1	100	325	290	270
Total	0	1	7	52	28	8	2	2	100	1,739	310	280
All social rented sector tenants												
Under 25	1	2	13	60	13	6	1	4	100	280	300	250
25-34	0	0	10	60	20	4	3	2	100	551	300	270
35-44	1	0	10	55	26	7	1	1	100	757	290	270
45-64	1	1	13	58	21	4	1	1	100	1,018	270	260
65-74	0	1	20	55	18	3	1	0	100	480	260	250
75 or over	1	2	19	56	16	3	2	0	100	706	260	240
Total	1	1	14	57	20	4	1	1	100	3,793	280	260
Rented privately¹												
Under 25	1	2	5	15	21	16	21	19	100	440	550	450
25-34	1	1	3	7	17	18	28	25	100	821	610	520
35-44	1	1	4	10	19	18	25	22	100	497	580	500
45-64	2	1	6	16	22	17	23	11	100	403	480	410
65-74	2	1	15	33	25	7	17	1	100	91	330	300
75 or over	9	6	18	22	20	7	13	5	100	89	310	270
Total	2	1	5	12	20	16	24	19	100	2,342	550	470

¹ Excludes tenants who are living rent free.

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Source:
DWP Family Resources Survey

Live table 735

Next update: July 2008

SECTION 7

Statutory homelessness

This section provides information on statutory homelessness statistics in England.

- During 2006/7, local authorities made 159,330 decisions on homelessness applications. Nearly half of these - 73,360 - were accepted as owed a main homeless duty, by being unintentionally homeless and in priority need (**Table 7.1**);
- In 2006/7, 74 per cent of acceptances were from household classified as white, and 21 per cent from an ethnic minority group. The remainder were from households where ethnic origin was not stated (**Table 7.2**);
- In 2006/7, London had the highest incidence of acceptances per 1,000 households at 4.9, compared to 3.5 for England as a whole. The South East, at 2.0, per 1,000 households had the lowest (**Table 7.3**);
- Acceptances have fallen in all regions since 2003/4 (**Chart 7.4**);
- During 2006/7, in 55 per cent of acceptances the presence of dependent children in the household was the primary reason for priority need. A further 12 per cent of households included a pregnant woman as the priority need (**Table 7.5**);
- During 2006/7, in 37 per cent of acceptances the reason for homelessness was because parents, relatives or friends (mostly parents) were no longer able, or willing, to accommodate them (**Table 7.6**);
- At the end of 2006/7, there were 87,120 households living in temporary accommodation arranged by local authorities. Most of these (86%) were in self-contained accommodation, with only 5% in bed & breakfast hotels (**Table 7.7**);
- At the end of 2006/7, London had the highest rate of households in temporary accommodation at 19.2 per thousand, compared to 4.1 for England as a whole. The North East had the lowest rate at 0.4 per thousand (**Table 7.9**);
- During 2006/7, over half of households that were accepted as owed a main duty went into temporary accommodation. Meanwhile, two thirds of households leaving temporary accommodation or ceasing to be homeless at home accepted an offer of settled LA or RSL housing (**Table 7.10**);
- Fifty eight per cent of households spent under six months in temporary accommodation or homeless at home, for England for 2006/7. This figure was only 23% in London, where 40% spent over 2 years in temporary accommodation or homeless at home since acceptance (**Table 7.11**);
- Lone female applicants with dependent children accounted for 43% of acceptances in 2006/7, and the same proportion of households in temporary accommodation at the end of the year. Meanwhile, 47% of all acceptances were 25 - 44 years old, and a further 41% were 16 – 24 (**Table 7.12**).

Table 7.1: Statutory homelessness: decisions taken by local authorities under the 1996 Housing Act on applications from eligible households

	Number of decisions & share of decisions (%)										
	Total decisions		of which			Households found to be:					
	(seasonally adjusted)	(not seasonally adjusted)	(seasonally adjusted)	(not seasonally adjusted)	(%)	(%)	(%)	(%)	(%)	(%)	
			Unintentionally homeless and in priority need			Intentionally homeless and in priority need		Homeless but not in priority need		Not homeless	
1997/98	243,730	243,730	102,430	102,430	42	5,060	2	57,130	23	79,110	32
1998/99	244,830	244,830	104,260	104,260	43	6,430	3	55,970	23	78,170	32
1999/00	243,240	243,240	105,580	105,580	43	7,880	3	54,770	23	75,010	31
2000/01	249,580	249,580	114,670	114,670	46	8,650	3	51,110	20	75,150	30
2001/02	254,050	254,050	116,660	116,660	46	8,540	3	54,910	22	73,940	29
2002/03	279,120	279,120	128,540	128,540	46	9,980	4	62,980	23	77,630	28
2003/04	298,390	298,390	135,430	135,430	45	12,930	4	67,720	23	82,330	28
2004/05	266,870	266,870	120,860	120,860	45	13,810	5	59,190	22	73,030	27
2005/06	213,290	213,290	93,980	93,980	44	13,260	6	45,540	21	60,500	28
2006/07 ^P	159,330	159,330	73,360	73,360	46	10,930	7	31,140	20	43,920	28
2003 Q1	72,780	73,640	33,590	33,980	46	2,700	4	17,150	23	19,810	27
Q2	73,220	72,070	34,040	34,090	47	2,910	4	16,090	22	18,990	26
Q3	76,390	79,710	34,370	35,770	45	3,210	4	17,700	22	23,030	29
Q4	74,400	71,550	33,500	31,750	44	3,410	5	16,180	23	20,210	28
2004 Q1	74,380	75,060	33,520	33,820	45	3,400	5	17,750	24	20,100	27
Q2	72,270	71,150	32,800	32,900	46	3,290	5	15,680	22	19,290	27
Q3	68,200	71,110	30,950	32,150	45	3,550	5	15,500	22	19,910	28
Q4	66,370	64,140	30,360	28,890	45	3,400	5	14,370	22	17,480	27
2005 Q1	60,030	60,470	26,750	26,920	45	3,570	6	13,640	23	16,350	27
Q2	62,180	61,300	27,180	27,310	45	3,400	6	13,040	21	17,540	29
Q3	54,070	56,270	23,960	24,800	44	3,650	6	11,760	21	16,060	29
Q4	50,720	49,220	22,160	21,140	43	3,210	7	10,550	21	14,320	29
2006 Q1	46,320	46,500	20,680	20,730	45	3,000	6	10,190	22	12,580	27
Q2 ^P	42,290	41,700	19,340	19,430	47	2,780	7	8,530	20	10,970	26
Q3 ^P	41,010	42,590	18,760	19,390	46	2,890	7	8,200	19	12,110	28
Q4 ^P	38,760	37,740	18,060	17,310	46	2,740	7	6,990	19	10,700	28
2007 Q1 ^P	37,270	37,300	17,200	17,230	46	2,520	7	7,420	20	10,140	27
Q2 ^P	34,490	34,040	15,870	15,960	47	2,410	7	6,310	19	9,370	28

1 Decisions on applications from households eligible for assistance under the homelessness provisions of the 1996 Housing Act, including any residual 1985 Housing Act cases.

Seasonally adjusted figures have been revised back to 1997 quarter 1.

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

Contact:
Telephone: 020 7944 3316 or 020 7944 4816
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Source:
Quarterly P1(E) returns

Live Table 637

Next update: March 2008

Table 7.2: Statutory homelessness: Homeless households in priority need accepted¹ by local authorities, by ethnicity

		Number and percentage of total									
Total number of households accepted	White		African/Caribbean		Indian/Pakistani/Bangladeshi		Other Ethnic Origin		Ethnic Origin not stated		
		%		%		%		%		%	
1997/98	102,430	78,180	76	7,050	7	4,690	5	5,470	5	7,070	7
1998/99	104,260	78,260	75	7,100	7	5,280	5	6,440	6	7,200	7
1999/00	105,580	77,950	74	7,690	7	5,470	5	6,820	6	7,680	7
2000/01	114,670	83,820	73	9,860	9	6,430	6	7,500	7	7,080	6
2001/02	116,660	83,040	71	10,040	9	6,810	6	7,790	7	9,010	8
2002/03	128,540	90,920	71	12,490	10	7,000	5	9,850	8	8,290	6
2003/04	135,430	98,070	72	12,960	10	7,020	5	9,440	7	7,930	6
2004/05	120,860	89,180	74	12,430	10	6,570	5	6,500	5	6,170	5
2005/06	93,980	69,320	74	9,960	11	5,190	6	4,880	5	4,640	5
2006/07 ^P	73,360	54,370	74	7,250	10	4,130	6	3,730	5	3,880	5
2003 Q1	33,980	24,520	72	3,340	10	1,760	5	2,430	7	1,940	6
Q2	34,090	24,170	71	3,200	9	1,780	5	2,650	8	2,280	7
Q3	35,770	25,680	72	3,480	10	1,940	5	2,490	7	2,170	6
Q4	31,750	23,250	73	3,030	10	1,590	5	2,190	7	1,700	5
2004 Q1	33,820	24,970	74	3,250	10	1,710	5	2,110	6	1,780	5
Q2	32,900	23,870	73	3,380	10	1,900	6	1,910	6	1,830	6
Q3	32,150	23,810	74	3,190	10	1,820	6	1,670	5	1,660	5
Q4	28,890	21,080	73	3,170	11	1,580	5	1,670	6	1,400	5
2005 Q1	26,920	20,420	76	2,690	10	1,270	5	1,250	5	1,280	5
Q2	27,310	20,160	74	2,810	10	1,510	6	1,450	5	1,380	5
Q3	24,800	18,320	74	2,540	10	1,330	5	1,300	5	1,310	5
Q4	21,140	15,560	74	2,290	11	1,180	6	1,110	5	1,000	5
2006 Q1	20,730	15,280	74	2,320	11	1,170	6	1,020	5	950	5
Q2 ^P	19,430	14,580	75	1,840	9	1,050	5	990	5	960	5
Q3 ^P	19,390	14,310	74	1,910	10	1,120	6	1,060	5	990	5
Q4 ^P	17,310	12,880	74	1,710	10	990	6	820	5	920	5
2007 Q1 ^P	17,230	12,600	73	1,790	10	970	6	860	5	1,010	6
Q2 ^P	15,960	11,920	75	1,580	10	910	6	770	5	800	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 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

Live Table 626

Next update: March 2008

Table 7.3: Statutory homelessness: Homeless households in priority need accepted ¹ by local authorities, by region

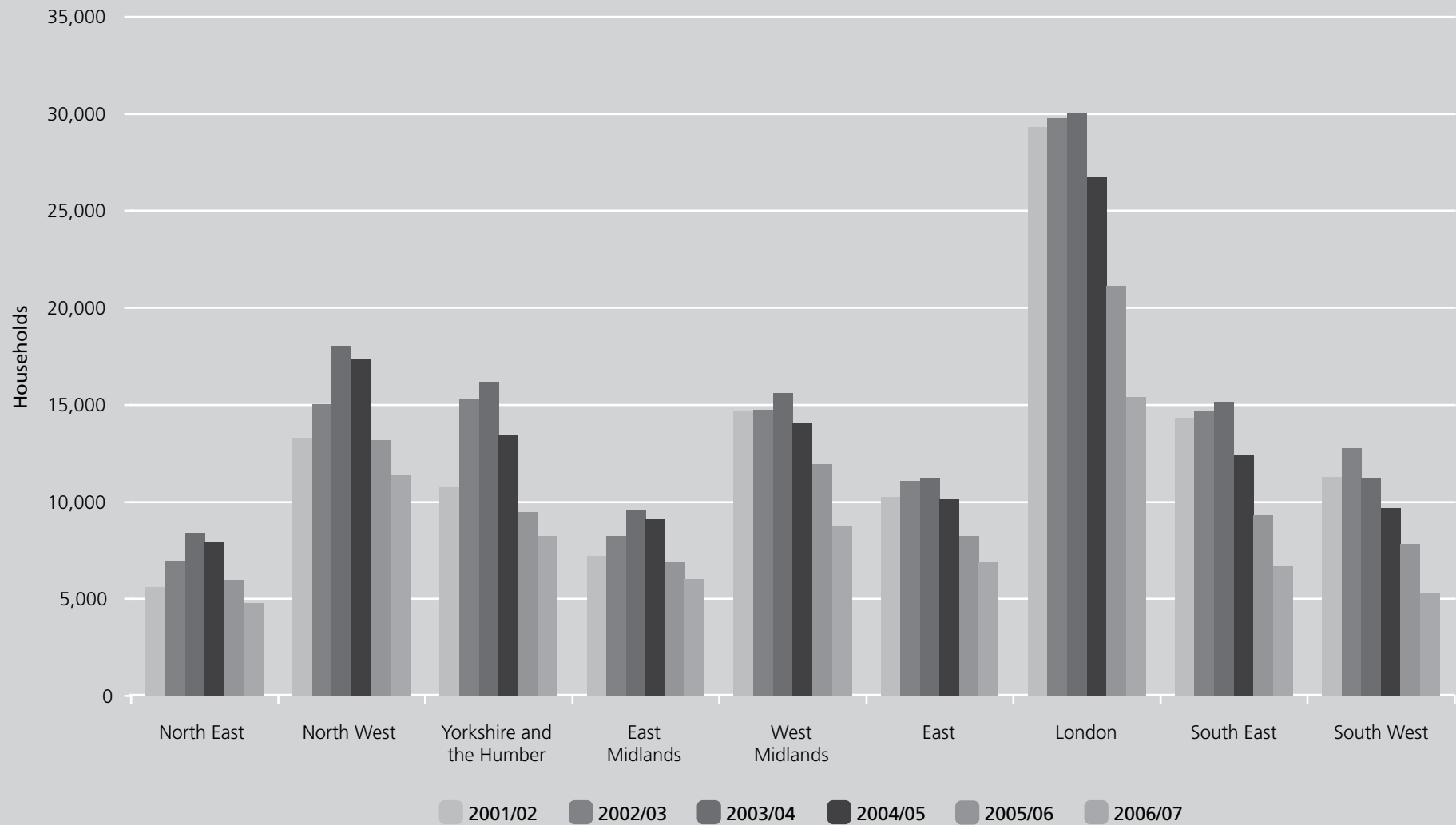
		Number, and Acceptances per 1,000 households																		
England		North East		North West		Yorkshire and the Humber		East Midlands		West Midlands		East		London		South East		South West		
1997/98	102,430	5.2	4,390	4.1	13,060	4.7	9,090	4.5	7,620	4.5	14,670	7.0	8,120	3.8	24,300	8.6	12,180	3.8	8,980	4.5
1998/99	104,260	5.2	4,460	4.2	13,100	4.7	8,210	4.0	7,660	4.5	14,000	6.6	8,680	4.0	26,580	9.3	12,670	4.0	8,930	4.4
1999/00	105,580	5.3	4,840	4.6	12,770	4.6	8,380	4.1	7,090	4.2	13,210	6.2	8,720	4.0	27,950	9.7	12,860	4.0	9,790	4.8
2000/01	114,670	5.7	5,160	4.9	13,190	4.7	9,320	4.6	7,430	4.3	13,820	6.5	9,810	4.4	29,710	10.1	14,910	4.6	11,360	5.5
2001/02	116,660	5.7	5,610	5.2	13,280	4.7	10,760	5.2	7,200	4.1	14,670	6.8	10,250	4.6	29,320	9.7	14,310	4.3	11,300	5.4
2002/03	128,540	6.2	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	9.7	14,670	4.4	12,790	6.0
2003/04	135,430	6.5	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	9.7	15,150	4.5	11,230	5.3
2004/05	120,860	5.7	7,940	7.3	17,360	6.0	13,430	6.3	9,120	5.1	14,050	6.4	10,150	4.4	26,730	8.6	12,420	3.7	9,680	4.5
2005/06	93,980	4.5	5,970	5.5	13,180	4.6	9,450	4.5	6,890	3.8	11,960	5.4	8,260	3.6	21,140	6.8	9,320	2.8	7,820	3.6
2006/07 ^P	73,360	3.5	4,790	4.4	11,380	3.9	8,220	3.9	6,020	3.3	8,740	4.0	6,890	3.0	15,390	4.9	6,660	2.0	5,270	2.4
2003 Q1	33,980	1.6	1,930	1.8	4,190	1.5	4,010	1.9	2,110	1.2	3,940	1.8	2,870	1.3	7,810	2.5	3,820	1.1	3,310	1.5
Q2	34,090	1.6	1,900	1.7	4,490	1.6	4,070	1.9	2,260	1.3	4,030	1.8	2,850	1.2	7,680	2.5	3,870	1.2	2,930	1.4
Q3	35,770	1.7	2,150	2.0	4,740	1.6	4,360	2.1	2,460	1.4	4,180	1.9	2,910	1.3	8,020	2.6	4,050	1.2	2,900	1.4
Q4	31,750	1.5	2,040	1.9	4,240	1.5	3,820	1.8	2,310	1.3	3,540	1.6	2,660	1.2	7,000	2.3	3,500	1.0	2,630	1.2
2004 Q1	33,820	1.6	2,260	2.1	4,560	1.6	3,940	1.9	2,560	1.4	3,850	1.7	2,770	1.2	7,380	2.4	3,730	1.1	2,770	1.3
Q2	32,900	1.6	2,240	2.0	4,560	1.6	3,740	1.8	2,480	1.4	3,890	1.8	2,650	1.2	7,490	2.4	3,280	1.0	2,560	1.2
Q3	32,150	1.5	2,290	2.1	4,530	1.6	3,800	1.8	2,370	1.3	3,960	1.8	2,900	1.3	6,480	2.1	3,300	1.0	2,520	1.2
Q4	28,890	1.4	1,720	1.6	4,070	1.4	3,110	1.5	2,160	1.2	3,380	1.5	2,360	1.0	6,700	2.2	3,150	0.9	2,250	1.0
2005 Q1	26,920	1.3	1,690	1.5	4,200	1.5	2,780	1.3	2,110	1.2	2,820	1.3	2,240	1.0	6,060	1.9	2,690	0.8	2,350	1.1
Q2	27,310	1.3	1,630	1.5	3,990	1.4	2,510	1.2	2,210	1.2	3,540	1.6	2,390	1.0	6,120	2.0	2,630	0.8	2,310	1.1
Q3	24,800	1.2	1,560	1.4	3,590	1.2	2,510	1.2	1,790	1.0	2,930	1.3	2,110	0.9	5,560	1.8	2,530	0.8	2,220	1.0
Q4	21,140	1.0	1,450	1.3	2,750	0.9	2,220	1.0	1,360	0.8	2,570	1.2	1,910	0.8	4,960	1.6	2,140	0.6	1,770	0.8
2006 Q1	20,730	1.0	1,330	1.2	2,850	1.0	2,210	1.0	1,530	0.9	2,920	1.3	1,850	0.8	4,500	1.4	2,020	0.6	1,520	0.7
Q2 ^P	19,430	0.9	1,240	1.1	3,010	1.0	2,190	1.0	1,480	0.8	2,400	1.1	1,800	0.8	4,070	1.3	1,800	0.5	1,430	0.7
Q3 ^P	19,390	0.9	1,220	1.1	3,070	1.1	2,130	1.0	1,680	0.9	2,350	1.1	1,820	0.8	3,940	1.3	1,720	0.5	1,460	0.7
Q4 ^P	17,310	0.8	1,190	1.1	2,650	0.9	1,940	0.9	1,410	0.8	1,910	0.9	1,660	0.7	3,730	1.2	1,660	0.5	1,170	0.5
2007 Q1 ^P	17,230	0.8	1,140	1.0	2,650	0.9	1,960	0.9	1,450	0.8	2,080	0.9	1,610	0.7	3,650	1.2	1,480	0.4	1,210	0.6
Q2 ^P	15,960	0.8	980	0.9	2,310	0.8	1,860	0.9	1,340	0.7	2,080	0.9	1,520	0.7	3,220	1.0	1,470	0.4	1,180	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 decisions made under the 1996 Housing Act, plus residual 1985 Act cases. Totals may not equal the sum of components because of rounding.

Contact:
Telephone: 020 7944 3316 or 020 7944 4816
E-mail: homelessnessstats@communities.gsi.gov.uk

Source:
Quarterly P1(E) returns

Chart 7.4: Statutory homelessness: Homeless households ¹ in priority need, by region



¹ 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.

Contact:
 Telephone: 020 7944 3316 or 020 7944 4816
 E-mail: homelessnessstats@communities.gsi.gov.uk

Source:
 Table 7.3

Live chart 630

Next update: June 2008

Table 7.5: Statutory homelessness: Homeless households accepted¹ by local authorities, by Priority Need category

	Total number of households accepted	Number and share of total acceptances (%)																	
		Household with dependent children		Household member pregnant		Household member vulnerable through:												Homeless in emergency	
						Old age	Physical disability	Mental illness	Young person ²	Domestic violence	Other ³								
			%		%	%	%	%	%	%	%	%	%	%	%	%	%	%	
1997/98	102,430	59,900	58	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	104,260	61,540	59	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	105,580	62,620	59	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	114,670	66,310	58	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	116,660	66,190	57	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	128,540	67,740	53	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	135,430	69,050	51	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	120,860	61,460	51	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	93,980	49,890	53	11,360	12	2,220	2	4,620	5	7,340	8	8,350	9	4,020	4	5,700	6	500	1
2006/07 ^P	73,360	40,600	55	8,480	12	1,400	2	3,590	5	5,420	7	6,390	9	2,890	4	4,240	6	410	1
2003 Q1	33,980	16,980	50	3,500	10	1,140	3	1,880	6	2,980	9	2,600	8	1,730	5	2,880	8	280	1
Q2	34,090	17,820	52	3,370	10	1,080	3	1,740	5	2,960	9	2,540	7	1,500	4	2,860	8	210	1
Q3	35,770	18,290	51	3,730	10	1,140	3	1,910	5	3,130	9	2,990	8	1,610	5	2,820	8	150	0
Q4	31,750	15,750	50	3,350	11	970	3	1,800	6	2,980	9	2,730	9	1,370	4	2,580	8	220	1
2004 Q1	33,820	17,190	51	3,830	11	1,040	3	1,670	5	3,000	9	2,790	8	1,680	5	2,430	7	190	1
Q2	32,900	16,900	51	3,580	11	940	3	1,680	5	2,980	9	2,730	8	1,610	5	2,300	7	180	1
Q3	32,150	16,520	51	3,590	11	920	3	1,550	5	2,800	9	2,780	9	1,570	5	2,250	7	190	1
Q4	28,890	14,320	50	3,240	11	840	3	1,550	5	2,650	9	2,630	9	1,530	5	2,010	7	130	0
2005 Q1	26,920	13,720	51	3,300	12	740	3	1,360	5	2,220	8	2,420	9	1,250	5	1,770	7	150	1
Q2	27,310	14,240	52	3,320	12	720	3	1,320	5	2,220	8	2,350	9	1,220	4	1,780	7	160	1
Q3	24,800	13,160	53	2,970	12	590	2	1,230	5	1,960	8	2,270	9	1,030	4	1,450	6	130	1
Q4	21,140	11,250	53	2,500	12	480	2	1,060	5	1,660	8	1,930	9	920	4	1,220	6	120	1
2006 Q1	20,730	11,240	54	2,570	12	430	2	1,010	5	1,500	7	1,800	9	850	4	1,250	6	90	0
Q2 ^P	19,430	10,670	55	2,280	12	420	2	910	5	1,500	8	1,620	8	770	4	1,180	6	90	0
Q3 ^P	19,390	10,600	55	2,210	11	380	2	930	5	1,330	7	1,810	9	830	4	1,160	6	140	1
Q4 ^P	17,310	9,490	55	2,000	12	310	2	870	5	1,320	8	1,520	9	730	4	1,020	6	90	1
2007 Q1 ^P	17,230	9,840	57	1,990	12	290	2	880	5	1,270	7	1,440	8	560	3	880	5	90	1
Q2 ^P	15,960	9,230	58	1,910	12	300	2	760	5	1,080	7	1,300	8	520	3	790	5	80	1

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.

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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Telephone: 020 7944 3316 or 020 7944 4816
E-mail:homelessnessstats@communities.gsi.gov.uk

Source:
Quarterly P1(E) returns

Table 7.6: Statutory homelessness: Homeless households accepted ¹ by local authorities, by Reason for Loss of Last Settled Home

		Number and share of total acceptances																	
	Totals	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 ²	
		Parents (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)	Violent (%)	Other (%)
1997/98	102,430	16,010	16	11,110	11	18,880	18	7,010	7	5,910	6	2,470	2	14,310	14	9,050	9	17,720	17
1998/99	104,260	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	105,580	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	114,670	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	116,660	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	128,540	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	135,430	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	120,860	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	93,980	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
2006/07 ^P	73,360	17,000	23	10,170	14	9,770	13	4,820	7	2,620	4	1,730	2	10,280	14	3,620	5	13,400	18
2003 Q1	33,980	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	34,090	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	35,770	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	31,750	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	33,820	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	32,900	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	32,150	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	28,890	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	26,920	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	27,310	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	24,800	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	21,140	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	20,730	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 ^P	19,430	4,470	23	2,760	14	2,620	13	1,280	7	670	3	420	2	2,790	14	980	5	3,440	18
Q3 ^P	19,390	4,510	23	2,640	14	2,630	14	1,300	7	670	3	410	2	2,690	14	940	5	3,620	19
Q4 ^P	17,310	3,990	23	2,390	14	2,310	13	1,100	6	600	3	460	3	2,300	13	830	5	3,350	19
2007 Q1 ^P	17,230	4,030	23	2,380	14	2,210	13	1,140	7	680	4	440	3	2,500	15	870	5	2,990	17
Q2 ^P	15,960	3,730	23	2,050	13	1,960	12	960	6	600	4	420	3	2,530	16	860	5	2,860	18

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 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.

Table 7.7: Statutory homelessness: Households in temporary accommodation arranged by local authorities under homelessness legislation, as at the end of quarter ¹

		Bed and breakfast hotels ²			Hostels (including women's refuges)			Local Authority or Registered Social Landlord (LA/RSL) stock				
		TOTAL in TA	of which with Children	Total	(%) of Total TA	of which with Children	Total	(%) of Total TA	of which with Children	Total	(%) of Total TA	of which with Children
1985 and 1996 Housing Acts												
1997	Q1	41,250	..	4,100	10	..	9,680	23	..	9,600	23	..
	Q2	43,720	..	4,500	10	..	9,430	22	..	11,600	27	..
	Q3	45,290	..	4,630	10	..	9,450	21	..	12,960	29	..
	Q4	44,870	..	4,520	10	..	8,730	19	..	13,700	31	..
1998	Q1	47,520	..	4,820	10	..	9,730	20	..	13,950	29	..
	Q2	49,390	..	5,380	11	..	9,490	19	..	14,800	30	..
	Q3	52,510	..	5,890	11	..	9,820	19	..	16,360	31	..
	Q4	53,790	..	7,240	13	..	9,760	18	..	17,560	33	..
1999	Q1	56,580	..	6,570	12	..	9,840	17	..	18,600	33	..
	Q2	58,430	..	7,700	13	..	10,210	17	..	18,740	32	..
	Q3	61,450	..	8,240	13	..	9,960	16	..	20,330	33	..
	Q4	62,180	..	8,000	13	..	9,660	16	..	20,330	33	..
2000	Q1	65,170	..	8,680	13	..	10,300	16	..	21,380	33	..
	Q2	67,520	..	8,910	13	..	10,320	15	..	22,490	33	..
	Q3	71,860	..	9,420	13	..	10,460	15	..	23,700	33	..
	Q4	73,080	..	9,870	14	..	10,790	15	..	24,320	33	..
2001	Q1	75,200	..	10,860	14	..	10,610	14	..	25,480	34	..
	Q2	75,920	..	11,390	15	..	10,320	14	..	25,450	34	..
	Q3	77,800	..	12,220	16	..	11,280	14	..	25,930	33	..
	Q4	77,510	..	11,860	15	..	10,680	14	..	26,570	34	..
2002	Q1	80,200	54,660	12,710	16	6,960	9,570	12	5,540	27,760	35	19,160
	Q2	81,660	58,870	12,720	16	6,820	9,770	12	6,030	28,470	35	21,360
	Q3	85,010	61,740	13,950	16	6,970	9,720	11	6,280	28,870	34	21,130
	Q4	85,140	60,310	13,240	16	5,870	9,640	11	5,760	27,580	32	20,380
2003	Q1	89,040	61,510	12,440	14	5,240	10,060	11	6,040	28,260	32	19,700
	Q2	91,870	65,040	11,390	12	3,940	10,420	11	6,360	27,590	30	19,900
	Q3	94,440	67,260	10,310	11	3,200	10,790	11	6,450	27,560	29	19,650
	Q4	94,610	67,540	8,420	9	1,730	10,370	11	6,060	27,470	29	19,460
2004	Q1	97,680	70,580	7,090	7	820	10,780	11	6,280	27,880	29	20,120
	Q2	99,530	71,640	7,250	7	1,100	10,580	11	6,090	27,960	28	20,070
	Q3	101,300	72,510	7,460	7	1,420	10,380	10	5,960	28,220	28	20,070
	Q4	101,030	72,800	6,450	6	820	10,060	10	5,660	27,730	27	19,730
2005	Q1	101,070	72,670	6,780	7	1,180	10,280	10	5,840	26,630	26	18,610
	Q2	100,970	72,810	6,290	6	1,300	9,870	10	5,440	27,440	27	19,070
	Q3	101,020	74,180	6,100	6	1,470	10,020	10	5,410	25,030	25	17,610
	Q4	98,730	72,920	4,950	5	820	9,230	9	5,000	24,220	25	17,110
2006	Q1	96,370	71,560	5,150	5	1,020	9,010	9	4,960	22,350	23	16,080
	Q2 ^P	93,910	69,790	4,900	5	1,050	8,930	10	4,820	20,800	22	14,880
	Q3 ^P	93,090	69,500	4,900	5	1,100	8,460	9	4,450	20,180	22	14,840
	Q4 ^P	89,510	65,770	4,210	5	640	7,840	9	3,950	18,840	21	13,930
2007	Q1 ^P	87,120	65,210	4,310	5	980	7,640	9	4,030	18,040	21	13,510
	Q2 ^P	84,900	64,020	4,070	5	940	7,230	9	3,890	17,240	20	12,970

Notes:

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).

² From 2002 Q1 onwards, some self-contained accommodation in Annex-style units previously recorded under B&B now more appropriately attributed to Private Sector Accommodation.

Table 7.7: Statutory homelessness: Households in temporary accommodation arranged by local authorities under homelessness legislation, as at the end of quarter ¹

Leased from the Private Sector by an LA or RSL			Other Private Sector ² Accommodation (inc private landlord)			Homeless at Home ³ awaiting accommodation at end of the quarter					
Total	(%) of Total TA	of which with Children	Total	(%) of Total TA	of which with Children	Cases where homelessness main duty Accepted	of which with Children	All cases including "decision pending"	of which with Children		
1985 and 1996 Housing Acts											
11,360	28	..	6,510	16	..	6,870	..	8,240	..	Q1	1997
11,620	27	..	6,570	15	..	5,470	..	8,850	..	Q2	
11,630	26	..	6,620	15	..	5,940	..	8,830	..	Q3	
11,350	25	..	6,570	15	..	5,470	..	8,190	..	Q4	
12,090	25	..	6,930	15	..	5,330	..	9,460	..	Q1	1998
12,960	26	..	6,760	14	..	5,390	..	9,690	..	Q2	
15,590	30	..	4,850	9	..	5,740	..	10,460	..	Q3	
14,750	27	..	4,480	8	..	5,790	..	9,970	..	Q4	
16,210	29	..	5,360	9	..	6,110	..	10,820	..	Q1	1999
15,030	26	..	6,750	12	..	6,500	..	11,160	..	Q2	
15,300	25	..	7,620	12	..	6,780	..	11,420	..	Q3	
16,280	26	..	7,910	13	..	6,440	..	10,450	..	Q4	
17,060	26	..	7,750	12	..	6,580	..	11,150	..	Q1	2000
19,720	29	..	6,080	9	..	6,370	..	11,270	..	Q2	
18,570	26	..	9,710	14	..	7,160	..	12,570	..	Q3	
21,610	30	..	6,490	9	..	7,610	..	12,220	..	Q4	
21,900	29	..	6,350	8	..	8,420	..	12,730	..	Q1	2001
21,970	29	..	6,790	9	..	8,870	..	13,240	..	Q2	
20,050	26	..	8,320	11	..	8,090	..	11,820	..	Q3	
20,600	27	..	7,800	10	..	8,600	..	12,000	..	Q4	
20,660	26	17,070	9,510	12	5,930	8,620	..	11,990	3,320	Q1	2002
22,610	28	18,570	8,090	10	6,090	8,890	..	12,440	4,450	Q2	
23,840	28	20,600	8,620	10	6,760	10,390	..	14,440	6,760	Q3	
25,940	30	21,630	8,740	10	6,660	9,760	..	14,800	5,830	Q4	
28,370	32	23,240	9,920	11	7,310	10,580	..	16,280	7,550	Q1	2003
31,460	34	26,620	11,010	12	8,220	13,310	..	19,380	9,410	Q2	
35,140	37	29,960	10,640	11	8,020	15,370	..	23,060	10,140	Q3	
38,740	41	33,340	9,620	10	6,950	17,500	..	23,070	10,990	Q4	
42,390	43	36,400	9,540	10	6,980	15,870	..	21,940	11,610	Q1	2004
42,640	43	35,900	11,140	11	8,480	17,030	..	23,000	13,230	Q2	
43,720	43	36,660	11,530	11	8,420	17,100	..	23,200	13,400	Q3	
46,140	46	38,750	10,640	11	7,840	16,100	..	20,930	11,800	Q4	
46,530	46	39,180	10,860	11	7,890	15,290	..	20,910	12,850	Q1	2005
46,990	47	39,600	10,380	10	7,390	16,020	10,470	..	..	Q2	
48,860	48	41,500	11,020	11	8,200	15,140	10,270	..	..	Q3	
49,910	51	42,310	10,420	11	7,700	11,570	7,840	..	..	Q4	
49,670	52	41,960	10,200	11	7,550	11,010	7,210	..	..	Q1	2006
49,320	53	41,740	9,980	11	7,300	10,210	6,920	..	..	Q2	
49,710	53	41,980	9,850	11	7,140	9,720	6,550	..	..	Q3	
48,850	55	40,130	9,770	11	7,120	8,470	5,740	..	..	Q4	
45,600	52	38,600	11,540	13	8,090	8,780	5,910	..	..	Q1	2007
44,610	53	37,920	11,750	14	8,290	9,150	6,280	..	..	Q2	

Notes:

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.

Cases in the final two columns include those households awaiting a decision on their application.

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

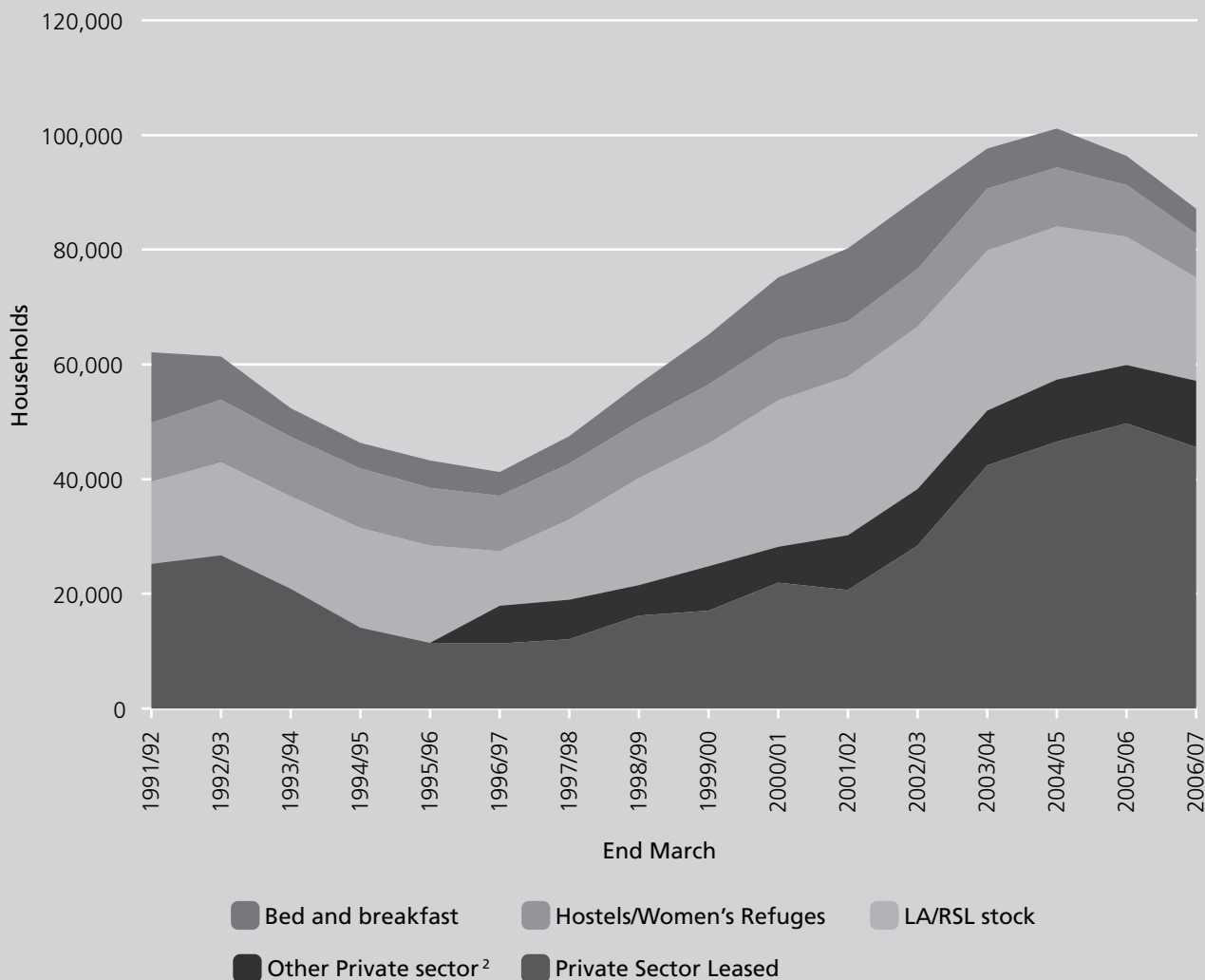
Contact:

Telephone: 020 7944 3316 or 020 7944 4816
E-mail: homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Chart 7.8: Statutory homelessness: Households in temporary accommodation arranged by local authorities under homelessness legislation, as at the end of March, by type of accommodation ¹



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

Contact:
 Telephone: 020 7944 3316 or 020 7944 4816
 E-mail:homelessnessstats@communities.gsi.gov.uk

Source:
 Table 7.7

Live Table 631

Next update: June 2008

Table 7.9: Statutory homelessness: Households in temporary accommodation arranged by local authorities ¹, 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																				
	England		North East		North West		Yorkshire and the Humber		East Midlands		West Midlands		East		London		South East		South West	
1997 Q1	41,250	2.1	460	0.4	2,090	0.8	990	0.5	1,380	0.8	1,050	0.5	2,590	1.2	24,070	8.5	6,380	2.0	2,200	1.1
Q2	43,720	2.2	530	0.5	2,270	0.8	1,000	0.5	1,200	0.7	2,010	1.0	2,860	1.3	24,330	8.6	6,470	2.0	3,030	1.5
Q3	45,290	2.3	640	0.6	2,320	0.8	1,240	0.6	1,330	0.8	1,770	0.8	3,100	1.4	24,920	8.8	7,030	2.2	2,970	1.5
Q4	44,870	2.3	710	0.7	2,180	0.8	1,150	0.6	1,270	0.8	1,500	0.7	3,060	1.4	25,120	8.9	6,990	2.2	2,920	1.5
1998 Q1	47,520	2.4	740	0.7	2,460	0.9	1,330	0.7	1,260	0.7	1,980	0.9	3,270	1.5	25,550	9.0	7,680	2.4	3,270	1.6
Q2	49,390	2.5	790	0.7	2,320	0.8	1,360	0.7	1,370	0.8	1,740	0.8	3,300	1.5	26,750	9.4	8,080	2.5	3,720	1.8
Q3	52,510	2.6	870	0.8	2,420	0.9	1,430	0.7	1,740	1.0	1,720	0.8	3,560	1.6	27,980	9.8	8,540	2.7	4,280	2.1
Q4	53,790	2.7	840	0.8	2,150	0.8	1,590	0.8	1,840	1.1	1,600	0.8	3,560	1.6	29,120	10.2	8,750	2.7	4,380	2.2
1999 Q1	56,580	2.8	990	0.9	2,250	0.8	1,650	0.8	1,990	1.2	1,710	0.8	3,680	1.7	30,590	10.6	9,020	2.8	4,720	2.3
Q2	58,430	2.9	1,080	1.0	2,310	0.8	1,660	0.8	2,000	1.2	1,930	0.9	3,810	1.7	32,930	11.4	8,150	2.5	4,550	2.2
Q3	61,450	3.1	1,070	1.0	2,160	0.8	2,040	1.0	1,850	1.1	2,040	1.0	4,070	1.9	34,620	12.0	8,870	2.7	4,750	2.3
Q4	62,180	3.1	1,090	1.0	1,960	0.7	1,630	0.8	1,910	1.1	1,830	0.9	4,320	2.0	35,900	12.4	9,060	2.8	4,520	2.2
2000 Q1	65,170	3.2	1,100	1.0	2,120	0.8	1,400	0.7	1,970	1.1	2,050	1.0	4,450	2.0	37,620	12.8	9,670	3.0	4,780	2.3
Q2	67,520	3.3	1,280	1.2	2,150	0.8	1,780	0.9	1,680	1.0	2,170	1.0	4,590	2.1	38,640	13.2	10,040	3.1	5,200	2.5
Q3	71,860	3.6	1,330	1.3	2,090	0.7	2,160	1.1	1,960	1.1	2,200	1.0	4,950	2.2	40,920	14.0	10,720	3.3	5,510	2.7
Q4	73,080	3.6	1,320	1.2	1,970	0.7	2,310	1.1	1,820	1.1	2,580	1.2	4,980	2.3	41,530	14.2	11,300	3.5	5,260	2.5
2001 Q1	75,200	3.7	1,480	1.4	2,070	0.7	2,700	1.3	1,940	1.1	2,070	1.0	5,180	2.3	42,620	14.0	11,560	3.5	5,600	2.7
Q2	75,920	3.7	1,690	1.6	1,970	0.7	1,960	0.9	1,970	1.1	2,160	1.0	5,440	2.4	43,400	14.3	11,660	3.5	5,670	2.7
Q3	77,800	3.8	1,540	1.4	2,170	0.8	2,050	1.0	2,170	1.2	2,060	1.0	5,700	2.5	44,180	14.6	12,490	3.8	5,430	2.6
Q4	77,510	3.8	1,690	1.6	2,000	0.7	1,670	0.8	2,080	1.2	2,030	0.9	5,730	2.6	44,970	14.8	12,060	3.7	5,280	2.5
2002 Q1	80,200	3.9	1,820	1.7	1,890	0.7	1,830	0.9	2,070	1.2	1,840	0.8	6,350	2.8	46,390	15.1	12,230	3.7	5,790	2.7
Q2	81,660	3.9	1,960	1.8	1,850	0.6	2,000	1.0	2,290	1.3	1,560	0.7	6,230	2.8	47,760	15.5	12,350	3.7	5,660	2.7
Q3	85,010	4.1	1,970	1.8	1,920	0.7	2,090	1.0	2,540	1.4	1,510	0.7	7,110	3.1	49,530	16.1	12,600	3.8	5,740	2.7
Q4	85,140	4.1	570	0.5	1,860	0.7	2,200	1.1	2,180	1.2	1,370	0.6	7,280	3.2	51,030	16.6	12,840	3.9	5,810	2.7
2003 Q1	89,040	4.3	440	0.4	2,500	0.9	2,240	1.1	2,420	1.4	1,570	0.7	7,630	3.3	52,690	17.0	13,020	3.9	6,530	3.1
Q2	91,870	4.4	570	0.5	2,650	0.9	2,430	1.2	2,490	1.4	1,680	0.8	7,980	3.5	54,260	17.5	13,270	4.0	6,550	3.1
Q3	94,440	4.5	610	0.6	2,960	1.0	2,370	1.1	2,680	1.5	1,850	0.8	8,540	3.7	56,010	18.1	13,080	3.9	6,350	3.0
Q4	94,610	4.5	740	0.7	2,800	1.0	2,380	1.1	2,620	1.5	1,880	0.9	7,920	3.5	56,950	18.4	12,860	3.8	6,460	3.0
2004 Q1	97,680	4.6	1,020	0.9	2,960	1.0	2,400	1.1	2,820	1.6	2,230	1.0	8,220	3.6	58,820	18.9	13,080	3.9	6,150	2.8
Q2	99,530	4.7	1,030	0.9	2,890	1.0	2,150	1.0	2,780	1.5	2,600	1.2	8,490	3.7	60,030	19.3	13,230	3.9	6,320	2.9
Q3	101,300	4.8	1,150	1.1	2,900	1.0	2,340	1.1	2,900	1.6	2,740	1.2	8,560	3.7	61,000	19.6	13,160	3.9	6,550	3.0
Q4	101,030	4.8	830	0.8	2,730	0.9	2,220	1.0	2,880	1.6	2,600	1.2	8,350	3.6	61,670	19.8	13,340	4.0	6,410	3.0

Table 7.9: Statutory homelessness: Households in temporary accommodation arranged by local authorities ¹, 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																				
	England		North East		North West		Yorkshire and the Humber		East Midlands		West Midlands		East		London		South East		South West	
2005 Q1	101,070	4.8	910	0.8	3,000	1.0	2,100	1.0	3,030	1.7	2,630	1.2	8,250	3.6	61,990	19.9	12,440	3.7	6,740	3.1
Q2	100,970	4.8	890	0.8	3,020	1.0	2,170	1.0	2,870	1.6	2,690	1.2	8,000	3.5	62,640	20.1	12,250	3.6	6,440	3.0
Q3	101,020	4.8	820	0.7	2,850	1.0	2,210	1.0	2,950	1.6	2,330	1.1	7,550	3.3	63,120	20.3	12,110	3.6	7,080	3.3
Q4	98,730	4.7	730	0.7	2,340	0.8	2,170	1.0	2,190	1.2	2,010	0.9	6,900	3.0	63,800	20.5	11,870	3.5	6,710	3.1
2006 Q1	96,370	4.6	780	0.7	2,490	0.9	2,240	1.1	1,950	1.1	2,050	0.9	6,610	2.9	62,740	20.2	11,160	3.3	6,360	2.9
Q2 ^P	93,910	4.5	710	0.6	2,510	0.9	2,100	1.0	1,880	1.0	1,930	0.9	6,330	2.7	62,020	19.9	10,530	3.1	5,910	2.7
Q3 ^P	93,090	4.4	610	0.6	2,520	0.9	2,260	1.1	1,970	1.1	1,810	0.8	6,040	2.6	62,190	20.0	9,930	2.9	5,750	2.7
Q4 ^P	89,510	4.2	470	0.4	2,300	0.8	2,070	1.0	1,930	1.1	1,610	0.7	5,540	2.4	60,960	19.6	9,280	2.8	5,350	2.5
2007 Q1 ^P	87,120	4.1	450	0.4	2,380	0.8	2,050	1.0	2,050	1.1	1,620	0.7	5,190	2.3	59,810	19.2	8,440	2.5	5,140	2.4
Q2 ^P	84,900	4.0	470	0.4	2,180	0.8	1,930	0.9	1,910	1.1	1,610	0.7	4,830	2.1	59,130	19.0	7,860	2.3	4,970	2.3

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 2005 and 2006 is based on the mid-year household estimates for 2004, 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.

Contact:
Telephone: 020 7944 3316 or 020 7944 4816
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Source:
Quarterly P1(E) returns

Live Table 634

Next update: March 2008

Table 7.10: Statutory homelessness: Households accepted as owed a main homelessness duty and households leaving temporary accommodation or no longer recorded homeless at home, by outcome

		Number and percentage of total													
		Households accepted ¹ as owed a main duty during the quarter by outcome						Households leaving temporary accommodation ² , or ceased to be homeless at home ³ , during the quarter and no longer owed a main duty							
		Total Accepted as owed a main duty	Placed in Temporary Accom. (%)	Recorded Homeless at Home (%)	Accepted Assured Shorthold Tenancy (%)	Accepted Part 6 or other offer of Assured Tenancy (%)	S193 duty otherwise ended (%)	Total no longer owed a main duty	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 (%)					
1997/98		102,430	..	..	..	..	..	52,040	61	4	..	..	4	2	30
1998/99		104,260	..	..	..	..	..	56,280	68	4	..	..	1	2	25
1999/00		105,580	..	..	..	..	..	55,580	69	4	..	..	2	3	22
2000/01		114,670	..	..	..	..	..	55,460	69	4	..	..	2	3	22
2001/02		116,660	..	..	..	..	..	67,430	69	4	..	..	2	3	22
2002/03		128,540	..	..	..	..	..	67,900	68	4	1	1	3	3	20
2003/04		135,430	45	34	2	12	6	70,190	64	4	1	2	3	3	23
2004/05		120,860	46	34	1	13	6	79,100	65	5	2	2	2	3	21
2005/06		93,980	50	34	1	11	5	74,630	66	5	2	3	2	4	19
2006/07 ^P		73,360	53	33	1	9	5	71,520	67	6	2	3	3	3	16
2003	Q1	33,980	48	25	2	16	8	16,250	67	2	3	1	4	3	21
	Q2	34,090	45	32	3	14	6	15,510	66	3	1	2	3	3	22
	Q3	35,770	46	34	2	12	6	16,420	63	3	2	2	3	4	23
	Q4	31,750	46	34	3	11	7	18,860	67	3	2	2	2	3	22
2004	Q1	33,820	45	36	2	12	6	19,400	61	5	2	2	2	4	24
	Q2	32,900	45	35	1	13	6	20,520	64	4	2	2	3	3	22
	Q3	32,150	44	35	1	14	6	19,890	64	5	2	2	2	3	21
	Q4	28,890	47	34	1	13	5	19,760	65	5	2	3	2	4	20
2005	Q1	26,920	48	33	1	12	5	18,930	65	5	3	2	1	3	20
	Q2	27,310	47	36	1	12	5	19,040	66	5	3	2	2	3	19
	Q3	24,800	50	33	1	11	5	19,580	67	5	2	3	2	4	18
	Q4	21,140	52	32	1	10	5	18,570	64	5	2	3	3	3	19
2006	Q1	20,730	50	36	1	9	4	17,440	66	4	2	3	2	4	19
	Q2 ^P	19,430	51	33	1	10	5	17,630	66	6	2	3	2	4	17
	Q3 ^P	19,390	53	33	1	9	5	17,840	66	5	2	3	3	4	17
	Q4 ^P	17,310	55	31	1	9	4	18,640	67	5	2	3	2	3	17
2007	Q1 ^P	17,230	52	33	1	9	4	17,410	67	7	1	4	3	4	15
	Q2 ^P	15,960	53	33	1	9	4	16,340	67	9	1	4	3	3	14

1 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.

Contact:
Telephone: 020 7944 3316 or 020 7944 4816
E-mail:homelessnessstats@communities.gsi.gov.uk

Source:
Quarterly P1(E) returns

Table 7.11: Statutory homelessness: Households leaving temporary accommodation or no longer recorded "homeless at home" ^{1,2} during each quarter, by length of stay ³, England and London

		Number and percentage of total																
		England								London								
		Under 6 months	6 months under 1 year	1 year under 2 yrs	2 years under 3 yrs	3 years under 4 yrs	4 years under 5 yrs	5 years or more	Total Leaving	Under 6 months	6 months under 1 year	1 year under 2 yrs	2 years under 3 yrs	3 years under 4 yrs	4 years under 5 yrs	5 years or more	Total Leaving	
		(%)	(%)	(%)	(%)	(%)	(%)	(%)		(%)	(%)	(%)	(%)	(%)	(%)	(%)		
1997/98		52,040	..	..	..	..	..	..	16,600	..	..	..	..	..	..	..	16,600
1998/99		56,280	68	21	10	..	1	..	15,850	58	29	11	..	..	2	..	15,850
1999/00		55,580	61	21	14	..	3	..	17,220	52	27	15	..	..	5	..	17,220
2000/01		55,460	58	20	16	..	6	..	16,930	46	25	19	..	..	11	..	16,930
2001/02		67,440	58	20	16	..	6	..	18,940	44	27	17	..	..	12	..	18,940
2002/03		67,900	56	18	17	..	9	..	18,910	40	20	23	..	..	16	..	18,910
2003/04		70,190	58	17	16	..	9	..	17,880	39	19	23	..	..	19	..	17,880
2004/05		79,100	60	16	15	..	10	..	19,800	36	17	24	..	..	23	..	19,800
2005/06		74,630	57	17	15	..	11	..	15,100	28	15	25	..	..	31	..	15,100
2006/07 ^P		71,520	58	15	13	7	4	2	2	16,120	23	14	23	17	12	5	6	16,120
2003	Q1	16,250	56	17	18	..	9	..	4,200	36	20	26	..	..	17	..	4,200
	Q2	15,510	57	19	18	..	7	..	4,380	38	21	25	..	..	16	..	4,380
	Q3	16,420	61	16	15	..	8	..	3,960	39	21	23	..	..	17	..	3,960
	Q4	18,860	58	16	15	..	10	..	4,820	40	15	19	..	..	26	..	4,820
2004	Q1	19,400	58	18	16	..	9	..	4,720	39	20	24	..	..	17	..	4,720
	Q2	20,520	58	17	15	..	10	..	6,680	39	19	21	..	..	21	..	6,680
	Q3	19,890	64	15	14	..	8	..	4,680	38	17	26	..	..	19	..	4,680
	Q4	19,760	62	15	14	..	9	..	4,000	37	15	23	..	..	26	..	4,000
2005	Q1	18,930	54	18	17	..	11	..	4,440	31	16	26	..	..	27	..	4,440
	Q2	19,040	57	16	15	..	11	..	4,180	29	16	26	..	..	29	..	4,180
	Q3	19,580	58	18	15	..	10	..	3,870	29	16	25	..	..	30	..	3,870
	Q4	18,570	60	16	14	..	10	..	3,160	29	13	26	..	..	33	..	3,160
2006	Q1	17,440	55	18	15	..	13	..	3,890	25	15	25	..	..	34	..	3,890
	Q2 ^P	17,630	58	17	13	7	3	1	1	3,530	25	16	23	17	10	4	5	3,530
	Q3 ^P	17,840	60	14	13	7	4	1	1	3,900	25	13	23	18	14	4	4	3,900
	Q4 ^P	18,640	57	14	13	7	4	2	2	4,450	22	12	22	17	13	6	8	4,450
2007	Q1 ^P	17,410	56	15	14	7	4	2	2	4,240	21	15	24	17	13	5	7	4,240
	Q2 ^P	16,340	58	15	12	7	4	2	2	3,640	26	13	20	16	12	7	6	3,640

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.

Contact:

Telephone: 020 7944 3316 or 020 7944 4816

E-mail: homelessnessstats@communities.gsi.gov.uk

Source:

Quarterly P1(E) returns

Table 7.12: Statutory homelessness: Acceptances and temporary accommodation by household and applicant characteristics, England

Number of households and percentage of total

(a) Acceptances by household type															
	Total number of households accepted ¹ during period	Couple with dependent children ²		Lone parent household with dependent children				One person household				All other household groups			
		(% of total)	(% of total)	Male Applicant	(% of total)	Female Applicant ²	(% of total)	Male Applicant	(% of total)	Female Applicant	(% of total)	(% of total)			
1996 Housing Act															
2006/07 ^P	73,360	13,370	18	2,790	4	31,500	43	11,800	16	10,050	14	3,870	5		
2006 Q2 ^P	19,430	3,560	18	760	4	8,270	43	3,180	16	2,690	14	990	5		
Q3 ^P	19,390	3,460	18	690	4	8,340	43	3,060	16	2,760	14	1,080	6		
Q4 ^P	17,310	3,100	18	710	4	7,280	42	2,880	17	2,460	14	880	5		
2007 Q1 ^P	17,230	3,250	19	630	4	7,610	44	2,680	16	2,140	12	920	5		
Q2 ^P	15,960	3,060	19	610	4	7,170	45	2,300	14	2,000	13	830	5		
(b) Acceptances by age of applicant															
	Total number of households accepted ¹ during period	16 - 24	(% of total)	25 - 44	(% of total)	45 - 59	(% of total)	60 - 64	(% of total)	65 - 74	(% of total)	75 & Over	(% of total)		
2006/07 ^P	73,360	29,840	41	34,770	47	6,400	9	880	1	1,050	1	420	1		
2006 Q2 ^P	19,430	7,800	40	9,300	48	1,680	9	250	1	300	2	110	1		
Q3 ^P	19,390	7,940	41	9,130	47	1,700	9	230	1	280	1	110	1		
Q4 ^P	17,310	7,010	40	8,240	48	1,530	9	200	1	230	1	100	1		
2007 Q1 ^P	17,230	7,090	41	8,100	47	1,490	9	200	1	240	1	100	1		
Q2 ^P	15,960	6,520	41	7,510	47	1,450	9	180	1	220	1	90	1		
(c) Temporary accommodation by household type and ethnicity															
	Total number in TA ³	Couple with dependent children ²		Lone parent household with dependent children				One person household				All other household groups	of total: Minority of ethnic total)		
		(% of total)	(% of total)	Male Applicant	(% of total)	Female Applicant ²	(% of total)	Male Applicant	(% of total)	Female Applicant	(% of total)				
2006 Q2 ^P	93,910	25,170	27	3,590	4	40,470	43	11,470	12	8,340	9	4,870	5	41,160	44
Q3 ^P	93,090	24,590	26	4,040	4	39,800	43	11,300	12	8,140	9	5,220	6	40,750	44
Q4 ^P	89,510	23,130	26	3,450	4	38,860	43	11,130	12	8,420	9	4,530	5	39,160	44
2007 Q1 ^P	87,120	22,410	26	3,320	4	37,660	43	10,890	13	8,030	9	4,810	6	38,610	44
Q2 ^P	84,900	21,660	26	2,890	3	37,290	44	10,510	12	7,990	9	4,550	5	38,770	46

1 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. Figures reflect decisions under the 1996 Housing Act.

2 Includes expectant mothers with no other dependent children

3 This should be a "snapshot" of the numbers in accommodation on the last day of the quarter, not the numbers taking up accommodation

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

Contact:
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E-mail: homelessnessstats@communities.gsi.gov.uk

Source:
Quarterly P1(E) returns

SECTION 8

Household Characteristics

For information on the number of dwellings by tenure please refer to Section 1. There will be differences in the estimates of households and dwelling stock due to factors such as vacancies and second homes.

- Seventy per cent of households are owner occupiers, 18% are social tenants and 12% are private renters. The proportion of private renters has risen from 10% in 2001 whilst the proportion of social renters has fallen from 20%. The proportion of owner occupiers has remained stable (**Table 8.1**);
- Thirty two per cent of owner occupiers have lived in their present accommodation for 20 years or more, compared to 20% of social tenants and 7% of private tenants (**Table 8.2**);
- Ten per cent of social renters have lived in their present accommodation for less than one year, compared to 38% of private renters and 6% of owner occupiers (**Table 8.2**);
- Fifteen per cent of households that have been resident at their current address for less than three years lived in their previous address for less than one year (**Table 8.3**);
- On average those resident at their current address for less than three years had lived in their previous address for 8 years (**Table 8.3**);
- Fifty eight per cent of owner occupiers are working full-time and 9% working part-time, compared to 22% and 10% respectively of social renters (**Table 8.4**);
- Sixty two per cent of social renters are economically inactive compared to 26% of private renters and 32% of owner occupiers (**Table 8.4**);
- Seventy nine percent of couples with dependent children are owner occupiers, 12% are social renters and 10% rent privately (**Table 8.5**);
- Forty six per cent of lone parents with dependent children are social tenants, 35% are owners and 19% rent privately (**Table 8.5**);
- Thirty per cent of private renters are one person households (**Table 8.5**);
- In 2006-07 18% of those households that had moved in the previous 12 months were newly formed households (**Table 8.6**);
- Sixty per cent of current owner occupiers who had moved in the previous 12 months were previously owner occupiers, 1% had been social renters and 25% had been private renters (**Table 8.6**);
- 222,000 current private renters had moved at least twice in the previous 12 months, compared to 68,000 social renters and 99,000 owner occupiers (**Table 8.7**);
- In 2006-07 around 2.7% of households were living in overcrowded conditions (**Table 8.8**);
- Overcrowding was greatest in London, where 6.6% of households were overcrowded, and lowest in the South West where only 1.5% of households were overcrowded (**Table 8.8**);
- The average gross income of owner occupier households was £43,600 per year in 2005/06, compared to £20,400 for social renters and £30,200 for private renters (**Table 8.9**);

- Eighteen per cent of private renters are aged under 25, compared to 7% of social renters and 1% of owner occupiers (**Table 8.10**);
- Six percent of private renters are aged 75 or over, compared to 19% of social renters and 13% of owner occupiers (**Table 8.10**).

Table 8.1: Household characteristics: tenure trend, England, from 1918

Year	Owner occupied			Social rented			Private rented			Total
	Owned outright	Buying with a mortgage	All	Council	Housing Association	All	Unfurnished ¹	Furnished	All	
<i>thousands of households</i>										
1918			n/a			n/a				
1939 ²			3,500			1,090			6,460	11,050
1953 ²			4,110			2,240			6,490	12,840
1961 ²			5,990	3,240		3,240			4,690	13,920
1971 ²			8,060	4,500	140	4,640			3,240	15,940
1981	4,313	5,546	9,860	5,095	365	5,461	1,486	419	1,904	17,225
1984	4,590	6,399	10,990	4,660	374	5,034	1,412	508	1,920	17,945
1988	4,834	7,414	12,248	4,246	460	4,706	1,218	484	1,702	18,656
1991	4,795	8,255	13,050	3,872	564	4,435	1,236	588	1,824	19,309
1992 ³	4,815	8,255	13,069	3,785	586	4,371	1,184	539	1,724	19,164
1993 ³	4,898	8,382	13,280	3,671	645	4,317	1,196	638	1,833	19,430
1994 ³	5,008	8,421	13,429	3,560	697	4,257	1,241	628	1,869	19,555
1995 ³	4,998	8,468	13,467	3,489	756	4,245	1,324	615	1,939	19,652
1996 ^{3,6}	5,115	8,407	13,521	3,375	843	4,218	1,382	613	1,995	19,734
1997 ³	5,236	8,351	13,587	3,263	931	4,194	1,441	612	2,053	19,834
1998 ³	5,384	8,398	13,783	3,209	915	4,124	1,478	586	2,063	19,970
1999 ³	5,563	8,458	14,021	3,093	944	4,037	1,438	560	1,998	20,057
2000 ³	5,740	8,527	14,267	2,904	1,026	3,930	1,469	548	2,017	20,213
2001 ³	5,840	8,444	14,284	2,879	1,100	3,979	1,488	547	2,035	20,298
2002 ³	5,988	8,466	14,454	2,735	1,216	3,952	1,555	556	2,112	20,517
2003 ³	6,133	8,441	14,574	2,542	1,236	3,779	1,636	576	2,212	20,564
2004 ³	6,239	8,337	14,576	2,469	1,315	3,784	1,692	534	2,226	20,586
2005 ³	6,320	8,326	14,646	2,250	1,406	3,656	1,800	585	2,385	20,686
2006 ³	6,391	8,230	14,621	2,244	1,445	3,689	1,865	623	2,488	20,798
2007 ³	6,472	8,066	14,538	2,211	1,488	3,699	1,937	657	2,595	20,831
<i>percentages</i>										
1918 ^{2,4}			23			1			76	100
1939 ²			32			10			58⁵	100
1953 ²			32			18			50⁵	100
1961 ²			43			23			34⁵	100
1971 ²			51	28	1	29			20	100
1981	25	32	57	30	2	32	9	2	11	100
1984	26	36	61	26	2	28	8	3	11	100
1988	26	40	66	23	2	25	7	3	9	100
1991	25	43	68	20	3	23	6	3	9	100
1992 ³	25	43	68	20	3	23	6	3	9	100
1993 ³	25	43	68	19	3	22	6	3	9	100
1994 ³	26	43	69	18	4	22	6	3	10	100
1995 ³	25	43	69	18	4	22	7	3	10	100
1996 ^{3,6}	26	43	69	17	4	21	7	3	10	100
1997 ³	26	42	69	16	5	21	7	3	10	100
1998 ³	27	42	69	16	5	21	7	3	10	100
1999 ³	28	42	70	15	5	20	7	3	10	100
2000 ³	28	42	71	14	5	19	7	3	10	100
2001 ³	29	42	70	14	5	20	7	3	10	100
2002 ³	29	41	70	13	6	19	8	3	10	100
2003 ³	30	41	71	12	6	18	8	3	11	100
2004 ³	30	40	71	12	6	18	8	3	11	100
2005 ³	31	40	71	11	7	18	9	3	12	100
2006 ³	31	40	70	11	7	18	9	3	12	100
2007 ³	31	39	70	11	7	18	9	3	12	100

Notes

1 Includes a very small number of squatters for some years from 1997 onwards.

2 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.

3. Figures from 1992 onwards have been revised to take account of the 2001 Census.

4 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.

5. Includes a small proportion (under 1 per cent of all households) renting from housing associations.

6. There were changes in the LFS methodology in 1996 which caused a discontinuity in the tenure trends for that year. The LFS figures for 1996 have therefore been adjusted so that they are consistent with 1995 and 1997.

For estimates of dwelling stock see Chapter 1 tables which include vacants and second homes.

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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 2007: ONS Labour Force Survey

Table 8.2: Household characteristics: length of residence, by tenure, England, 2006-07

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	167	324	317	752	1,264	2,480	1,024	6,329			
Buying with a mortgage	727	1,398	1,131	1,887	1,906	965	56	8,070			
All owner occupiers	894	1,722	1,448	2,639	3,170	3,446	1,080	14,400			
Rented from:											
Council	210	354	261	471	492	411	127	2,326			
Housing Association	188	270	237	370	334	200	66	1,664			
All social renters	398	624	497	841	825	611	193	3,991			
Rented privately:											
unfurnished	604	555	207	214	120	84	65	1,849			
furnished	366	204	70	45	20	15	9	728			
All private renters	970	759	277	259	140	99	74	2,577			
All tenures	2,261	3,105	2,223	3,739	4,135	4,156	1,347	20,967			
	<i>percentages</i>									<i>Mean years</i>	<i>Median years</i>
Owned outright	3	5	5	12	20	39	16	100	23.0	22.4	
Buying with a mortgage	9	17	14	23	24	12	1	100	9.8	7.1	
All owner occupiers	6	12	10	18	22	24	8	100	15.6	11.6	
Rented from:											
Council	9	15	11	20	21	18	5	100	13.0	8.6	
Housing Association	11	16	14	22	20	12	4	100	10.8	6.9	
All social renters	10	16	12	21	21	15	5	100	12.1	7.8	
Rented privately:											
unfurnished	33	30	11	12	7	5	4	100	6.0	2.1	
furnished	50	28	10	6	3	2	1	100	3.1	1.0	
All private renters	38	29	11	10	5	4	3	100	5.2	1.7	
All tenures	11	15	11	18	20	20	6	100	13.7	8.9	

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 2008

Table 8.3: Household characteristics: length of stay at previous accommodation, by previous tenure, England, mean 2004-05 to 2006-07*Households resident for less than three years at current address*

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+			
New household	108	140	71	92	207	253	10	882	<i>thousands of households</i>	
Owned outright	13	55	47	83	124	146	43	512		
Buying with a mortgage	48	341	324	432	285	76	7	1,512		
All owner occupiers	61	396	372	517	411	223	50	2,030		
Rented from:										
Council	52	119	62	92	54	31	9	420		
Housing Association	35	88	41	53	20	9	3	250		
All social renters	87	207	103	146	74	40	12	669		
All private renters	523	768	198	108	49	22	7	1,676		
All tenures	780	1,512	744	862	741	538	80	5,258		
New household	12	16	8	10	23	29	1	100	<i>Mean years</i>	<i>Median years</i>
Owned outright	3	11	9	16	24	29	8	100	17.5	14.6
Buying with a mortgage	3	23	21	29	19	5	0	100	7.9	5.5
All owner occupiers	3	20	18	25	20	11	2	100	10.3	6.8
Rented from:										
Council	12	28	15	22	13	7	2	100	7.9	4.3
Housing Association	14	35	16	21	8	3	1	100	5.7	3.1
All social renters	13	31	15	22	11	6	2	100	7.1	3.8
All private renters	31	46	12	6	3	1	0	100	3.0	1.6
All tenures	15	29	14	16	14	10	2	100	8.0	3.9

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 811

Next update: November 2008

Table 8.4: Household characteristics: economic status of household reference person, by tenure, England, 2007

Tenure	Economic status of household reference person								Total
	All economically active				All economically inactive				
	Working			Unemployed	All	Retired	Other inactive ¹	All	
	Full time	Part time	All						
	<i>thousands of households</i>								
Owned outright	1,624	676	2,301	52	2,352	3,656	405	4,061	6,413
Buying with a mortgage	6,731	566	7,297	72	7,369	245	277	521	7,891
All owner occupiers	8,355	1,242	9,597	124	9,721	3,901	681	4,582	14,304
Rented from:									
Council	465	204	670	132	801	702	678	1,380	2,181
Housing Association	344	163	506	90	596	462	418	879	1,476
All social renters	809	367	1,176	222	1,398	1,164	1,095	2,259	3,657
Rented privately:									
unfurnished	1,112	197	1,309	78	1,386	213	292	505	1,892
furnished	373	63	436	29	465	23	122	145	609
All private renters	1,485	260	1,745	106	1,851	236	414	650	2,501
All tenures	10,649	1,869	12,518	452	12,970	5,300	2,191	7,491	20,462
	<i>percentages</i>								
Owned outright	25	11	36	1	37	57	6	63	100
Buying with a mortgage	85	7	92	1	93	3	4	7	100
All owner occupiers	58	9	67	1	68	27	5	32	100
Rented from:									
Council	21	9	31	6	37	32	31	63	100
Housing Association	23	11	34	6	40	31	28	60	100
All social renters	22	10	32	6	38	32	30	62	100
Rented privately:									
unfurnished	59	10	69	4	73	11	15	27	100
furnished	61	10	72	5	76	4	20	24	100
All private renters	59	10	70	4	74	9	17	26	100
All tenures	52	9	61	2	63	26	11	37	100

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 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 2008

Table 8.5: Household characteristics: household type, by tenure, England, 2007

Tenure	Household type							Total
	Couple no dependent children	Couple with dependent children	Lone parent with dependent children	Other multi- person household	One-person households			
					One male	One female	All	
							<i>thousands of households</i>	
Owned outright	3,345	415	94	362	734	1,515	2,250	6,467
Buying with a mortgage	2,760	3,154	415	374	757	598	1,355	8,059
All owner occupiers	6,106	3,569	510	737	1,491	2,114	3,605	14,527
Rented from:								
Council	365	318	419	179	417	510	927	2,209
Housing Association	257	219	266	98	288	358	646	1,487
All social renters	622	538	685	277	705	868	1,574	3,696
Rented privately:								
unfurnished	513	361	252	202	348	261	609	1,936
furnished	135	71	28	242	113	68	181	657
All private renters	647	432	280	443	461	329	790	2,592
All tenures	7,375	4,539	1,475	1,457	2,658	3,311	5,969	20,815
							<i>percentages by household type</i>	
Owned outright	52	6	1	6	11	23	35	100
Buying with a mortgage	34	39	5	5	9	7	17	100
All owner occupiers	42	25	4	5	10	15	25	100
Rented from:								
Council	17	14	19	8	19	23	42	100
Housing Association	17	15	18	7	19	24	43	100
All social renters	17	15	19	7	19	23	43	100
Rented privately:								
unfurnished	26	19	13	10	18	13	31	100
furnished	21	11	4	37	17	10	28	100
All private renters	25	17	11	17	18	13	30	100
All tenures	35	22	7	7	13	16	29	100
							<i>percentages by tenure</i>	
Owned outright	45	9	6	25	28	46	38	31
Buying with a mortgage	37	69	28	26	28	18	23	39
All owners	83	79	35	51	56	64	60	70
Rented from:								
council	5	7	28	12	16	15	16	11
Housing Association	3	5	18	7	11	11	11	7
All social rented sector	8	12	46	19	27	26	26	18
Rented privately:								
unfurnished	7	8	17	14	13	8	10	9
furnished	2	2	2	17	4	2	3	3
All rented privately	9	10	19	30	17	10	13	12
All tenures	100	100	100	100	100	100	100	100

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

Table 8.6: Household characteristics: recently moved ¹, by current and previous tenure, England, 2006/07

Current tenure	Previous tenure								Total
	New household	Owner occupied			Social Renters			Private renters	
		Owned outright	Buying with a mortgage	All	Council	Housing Association	All		
<i>thousands of households</i>									
Owned outright	5	115	30	145	1	-	1	16	167
Buying with a mortgage	120	23	365	388	1	5	6	208	723
All owner occupiers	126	138	395	533	2	5	7	224	890
Rented from:									
Council	48	6	5	11	88	26	114	36	208
Housing Association	31	7	11	18	20	73	93	44	187
All social renters	79	14	15	29	108	98	207	80	395
Rented privately:									
unfurnished	112	27	110	137	25	19	44	305	598
furnished	79	15	23	38	5	8	13	226	357
All private renters	191	42	133	175	30	27	57	532	954
All tenures	396	193	543	737	141	130	271	836	2,240
<i>percentages</i>									
Owned outright	3	69	18	86	1	-	1	10	100
Buying with a mortgage	17	3	51	54	-	1	1	29	100
All owner occupiers	14	15	44	60	-	1	1	25	100
Rented from:									
Council	23	3	2	5	42	12	55	17	100
Housing Association	17	4	6	10	11	39	50	24	100
All social renters	20	3	4	7	27	25	52	20	100
Rented privately:									
unfurnished	19	4	18	23	4	3	7	51	100
furnished	22	4	6	11	1	2	4	63	100
All private renters	20	4	14	18	3	3	6	56	100
All tenures	18	9	24	33	6	6	12	37	100

¹ 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 2008

Table 8.7: Household characteristics: moves in past year by tenure, England, 2006/07

Current tenure	Number of moves in past year						of which			Total number of moves
	0	1	2	3	4 or more	Total known	2 or more	1 or more	Total	
	<i>thousands of households</i>										thousands of moves
Owner occupiers	13,506	794	86	12	0	14,398	99	892	14,403	1,003
Social renters	3,593	330	53	10	5	3,991	68	398	3,997	488
Private renters	1,607	747	184	27	11	2,576	222	969	2,578	1,239
All tenures	18,706	1,870	324	49	16	20,965	389	2,259	20,979	2,730
	<i>percentages</i>									Number of moves a year per 1000 households
Owner occupiers	93.8	5.5	0.6	0.1	0.0	100.0	0.7	6.2		70
Social renters	90.0	8.3	1.3	0.2	0.1	100.0	1.7	10.0		122
Private renters	62.4	29.0	7.2	1.0	0.4	100.0	8.6	37.6		481
All tenures	89.2	8.9	1.5	0.2	0.1	100.0	1.9	10.8		130

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Source:
 Communities and Local Government Survey of English Housing

Live table 812

Next update: November 2008

Table 8.8: Household characteristics: overcrowding and under-occupation, by region and tenure by household size, England, mean 2004/05 to 2006/07

	Number of persons in household							
	One or two		Three or four		Five or more		Total	
	Over-crowded ¹	Under-occupied ²	Over-crowded ¹	Under-occupied ²	Over-crowded ¹	Under-occupied ²	Over-crowded ¹	Under-occupied ²
	<i>percentages</i>							
Government Office Region								
North East	0.2	42.6	1.4	14.9	22.5	3.3	1.7	32.4
North West	0.1	48.9	2.8	17.5	20.4	9.1	2.3	36.8
Yorkshire and the Humber	0.1	48.5	1.8	18.7	18.5	9.6	1.8	37.7
North	0.1	47.6	2.2	17.4	20.0	8.4	2.0	36.3
East Midlands	0.2	51.9	1.5	22.1	17.3	9.3	1.6	40.9
West Midlands	0.2	51.4	2.5	16.4	24.7	9.8	2.8	38.0
Midlands	0.2	51.6	2.1	18.9	21.8	9.6	2.3	39.3
East	0.2	49.6	2.5	23.8	15.2	14.4	1.8	39.6
London	1.6	32.1	10.1	14.0	32.0	10.1	6.6	24.9
South East	0.2	48.7	3.1	23.6	14.3	15.1	2.0	39.3
South West	0.2	51.1	2.6	23.8	12.6	13.1	1.5	41.7
South	0.6	44.8	4.9	20.9	20.3	12.9	3.2	35.8
England	0.4	46.9	3.6	19.5	20.5	11.0	2.7	36.6
Tenure								
Owners	0.1	60.7	1.5	24.7	13.7	15.0	1.4	46.7
Social renters	1.0	16.0	9.3	1.8	38.5	0.7	5.9	11.4
Private renters	1.0	21.3	10.0	9.1	27.1	7.2	5.1	17.3
All tenures	0.4	46.9	3.6	19.5	20.5	11.0	2.7	36.6

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 2008

Table 8.9: Household characteristics: gross ¹ income of household reference person and partner, by tenure and whether household reference person is in work ², England, 2005/06

Tenure and whether household reference person in work	Gross income of household reference person and partner (£ a year)									All	Number of households	Mean income	Median income
	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				
Household reference person in work											Thousands	£ a year	£ a year
Owned outright	2	4	9	13	23	18	10	21	100	2,518	40,900	29,600	
Buying with a mortgage	1	1	4	8	21	22	15	28	100	7,507	44,500	36,800	
All owner occupiers	1	2	5	9	21	21	14	26	100	10,026	43,600	35,400	
Rented from:													
council	3	14	22	18	28	11	2	1	100	632	19,300	18,000	
housing association	2	9	16	23	30	12	5	3	100	538	21,700	19,800	
All social renters	3	12	19	20	29	11	3	2	100	1,170	20,400	18,700	
All private renters	3	6	13	14	28	17	9	11	100	1,759	30,200	24,800	
All tenures	1	4	8	11	23	19	12	22	100	12,956	39,700	31,700	
Household reference person not in work													
Owned outright	5	25	27	16	16	6	2	3	100	4,304	17,000	13,500	
Buying with a mortgage	14	21	23	19	14	5	1	3	100	620	16,300	13,400	
All owner occupiers	6	25	26	17	15	6	2	3	100	4,924	17,000	13,500	
Rented from:													
council	14	50	25	8	3	1	0	0	100	1,422	9,500	8,500	
housing association	12	50	27	8	3	0	0	0	100	1,200	9,700	8,700	
All social renters	13	50	26	8	3	1	0	0	100	2,622	9,600	8,600	
All private renters	27	40	19	9	3	1	0	1	100	806	9,200	7,400	
All tenures	10	34	25	13	10	4	1	2	100	8,353	13,900	11,000	
All household reference persons													
Owned outright	4	18	20	15	18	10	5	10	100	6,823	25,800	17,600	
Buying with a mortgage	2	3	5	9	20	21	14	26	100	8,127	42,300	35,500	
All owner occupiers	3	10	12	12	19	16	10	19	100	14,950	34,800	27,100	
Rented from:													
council	11	39	24	11	11	4	1	0	100	2,054	12,500	10,100	
housing association	9	37	23	12	11	4	2	1	100	1,739	13,400	10,700	
All social renters	10	38	24	12	11	4	1	1	100	3,793	12,900	10,400	
All private renters	10	16	15	12	20	12	6	8	100	2,565	23,600	18,100	
All tenures	5	16	15	12	18	13	8	14	100	21,309	29,600	21,500	

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

Table 8.10: Household characteristics: gross¹ income of household reference person and partner, by tenure and age of household reference person, England, 2005/06

Tenure and age of household reference person	Gross income of household reference person and partner (£ a year)									Number of households	Percentage by age	Mean income	Median income
	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				
	Percentages									Thousands	(%)	£ a year	£ a year
Owned outright													
Under 35	5	9	11	16	19	14	11	14	100	173	3	36,700	24,300
35-44	4	4	8	12	19	18	9	26	100	348	5	43,800	32,100
45-64	5	10	12	13	21	14	8	16	100	2,629	39	33,800	24,200
65-74	2	19	25	19	20	8	3	4	100	1,868	27	20,700	16,000
75 or over	3	32	30	15	13	4	2	1	100	1,806	26	15,100	12,200
Total	4	18	20	15	18	10	5	10	100	6,823	100	25,800	17,600
Buying with mortgage													
Under 25	0	6	4	12	27	29	17	5	100	159	2	30,000	30,100
25-34	1	1	4	7	22	23	16	26	100	1,707	21	42,600	36,500
35-44	1	2	4	8	20	21	15	29	100	2,831	35	45,000	37,100
45-64	2	4	6	9	20	20	14	26	100	3,176	39	42,200	34,700
65-74	2	19	23	18	20	7	5	6	100	185	2	21,200	16,600
75 or over	0	20	36	30	13	1	0	0	100	68	1	14,800	14,200
Total	2	3	5	9	20	21	14	26	100	8,127	100	42,300	35,500
All owner occupiers													
Under 25	3	7	5	12	24	28	15	5	100	177	1	28,900	29,300
25-34	1	2	4	8	21	22	15	25	100	1,862	12	42,300	36,000
35-44	2	2	4	8	20	21	15	29	100	3,179	21	44,900	36,600
45-64	4	6	9	11	20	17	11	22	100	5,805	39	38,400	30,100
65-74	2	19	25	19	20	8	3	5	100	2,052	14	20,700	16,000
75 or over	3	31	30	15	13	4	2	1	100	1,874	13	15,100	12,200
Total	3	10	12	12	19	16	10	19	100	14,950	100	34,800	27,100
Rented from council													
Under 25	23	44	12	7	10	3	1	0	100	158	8	10,600	8,000
25-34	11	29	23	17	15	5	1	1	100	308	15	14,500	12,200
35-44	10	22	22	15	21	7	2	1	100	394	19	16,100	13,800
45-64	17	37	22	8	10	5	0	0	100	556	27	11,800	9,400
65-74	2	52	28	12	5	1	0	0	100	256	12	11,100	9,700
75 or over	3	56	33	6	2	0	0	0	100	381	19	9,900	9,000
Total	11	39	24	11	11	4	1	0	100	2,054	100	12,500	10,100
Rented from housing association													
Under 25	16	48	16	5	11	4	0	0	100	122	7	10,900	8,700
25-34	12	23	24	16	17	4	3	1	100	243	14	15,300	12,500
35-44	9	26	19	18	18	6	3	1	100	363	21	16,000	14,300
45-64	14	32	19	13	13	7	1	1	100	463	27	14,300	11,100
65-74	2	54	25	10	6	2	0	0	100	223	13	11,400	9,100
75 or over	2	53	36	7	1	0	0	0	100	325	19	10,100	9,300
Total	9	37	23	12	11	4	2	1	100	1,739	100	13,400	10,700

Table 8.10: Household characteristics: gross ¹ income of household reference person and partner, by tenure and age of household reference person, England, 2005/06

Tenure and age of household reference person	Gross income of household reference person and partner (£ a year)									Number of households	Percentage by age	Mean income	Median income
	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				
	Percentages													Thousands	(%)	£ a year	£ a year
All social renters													
Under 25	20	46	13	6	11	3	0	0	100	280	7	10,700	8,100
25-34	11	26	23	16	16	4	2	1	100	551	15	14,900	12,400
35-44	9	24	21	17	20	7	2	1	100	757	20	16,100	13,900
45-64	16	35	21	10	11	6	1	1	100	1,018	27	12,900	9,900
65-74	2	53	27	11	5	1	0	0	100	480	13	11,300	9,500
75 or over	2	55	34	7	2	0	0	0	100	706	19	10,000	9,100
Total	10	38	24	12	11	4	1	1	100	3,793	100	12,900	10,400
All private renters													
Under 25	16	21	18	10	23	10	2	1	100	459	18	16,600	13,900
25-34	8	8	11	13	22	16	9	13	100	856	33	28,600	23,900
35-44	10	12	12	12	21	13	7	13	100	520	20	27,800	21,600
45-64	13	15	15	15	20	11	7	4	100	460	18	23,600	17,200
65-74	5	47	21	15	8	2	1	2	100	115	4	13,400	9,800
75 or over	6	46	32	11	4	1	0	0	100	154	6	10,600	9,600
Total	10	16	15	12	20	12	6	8	100	2,565	100	23,600	18,100
All tenures													
Under 25	15	26	14	9	19	12	4	2	100	916	4	17,200	13,700
25-34	5	8	9	11	21	18	11	18	100	3,270	15	34,100	28,500
35-44	4	7	8	10	20	17	12	22	100	4,457	21	38,000	30,500
45-64	6	11	11	11	19	15	10	18	100	7,283	34	33,900	25,700
65-74	2	26	25	17	17	7	2	4	100	2,647	12	18,700	14,200
75 or over	3	38	32	13	9	3	1	1	100	2,735	13	13,500	11,200
Total	5	16	15	12	18	13	8	14	100	21,309	100	29,600	21,500

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

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Source: DWP Family Resources Survey

Live table 809

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SECTION 9

Housing finance

- As a result of transfers of stock to Registered Social Landlords and Right to Buy sales, the number of properties in the Housing Revenue Account (HRA) decreased by 3.3% from 2005-06 to 2006-07;
- Expenditure on Supervision, Management and Repairs increased by an average of 4.1% between 2005-06 and 2006-07 per property in the HRA;
- Rental income increased by an average of 2.7% per property between 2005-06 and 2006-07;
- Central Government provided a net contribution of £150 million in subsidy in 2006-07 after transfers.

Table 9.1: 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	2005/06	2006/07
Supervision and Management: General	1,210	1,266	1,287	1,654	1,310	1,313	1,404	1,546	1,629	1,614
Supervision and Management: Special	690	698	663	663	692	716	695	679	688	748
Repairs (incl transfers to the repairs a/c)	2,189	2,201	2,124	2,044	1,905	1,840	1,818	1,736	1,786	1,768
Expenditure for capital purposes	462	390	319	220	215	194	214	194	272	283
Debt charges ¹	2,204	2,149	2,011	1,871	3,377	3,297	3,395	3,072	3,013	2,883
Rebates ²	4,307	4,225	4,143	3,956	3,968	3,915	3,790	-	-	-
Transfers	55	68	77	94	76	54	51	681	627	641
Other expenditure	185	191	195	197	180	184	189	175	254	222
Total expenditure	11,302	11,186	10,820	10,700	11,724	11,513	11,554	8,083	8,269	8,159
Rents other than dwellings	179	178	188	189	194	194	192	188	189	185
Rents from dwellings	6,991	6,938	6,841	6,725	6,700	6,486	6,315	5,985	6,019	5,975
Heating and other services	282	294	280	303	315	349	406	502	506	513
Interest income	137	146	98	120	230	295	612	598	576	484
Government subsidy ²	3,633	3,298	3,041	2,769	4,053	3,860	3,730	770	844	791
LA subsidy	5	7	8	9	5	18	20	24	31	22
Other income	66	56	57	172	215	220	298	121	109	146
Total income	11,293	10,917	10,513	10,288	11,713	11,423	11,575	8,187	8,275	8,116

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

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SECTION 10

Social housing sales

This section provides information on sales of social housing in England, and includes details on sales of local authority and registered social landlord dwellings through the right-to-buy scheme.

Key points include:

- Seventeen thousand local authority homes were sold through the right to buy scheme in 2006-07. This was 37% lower than the 27,000 right to buy sales during 2005-06, and follows the trend of declining sales since the peak of 70,000 in 2003-04 (**Table 10.1**);
- A further 5,000 registered social landlord homes were sold through the right to buy scheme in 2006-07. Registered social landlord figures include right-to-buy and preserved-right-to-buy figures, but exclude right-to-acquire. This is 24% lower than the 6,000 registered social landlord sales in 2005-06 (**Table 10.3**).

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	2,328
1981/82	11,737	13,593	11,321	13,184	10,851	11,653	6,833	14,570	11,457	105,199
1982/83	19,320	23,961	19,791	19,248	21,646	15,479	17,307	16,823	13,548	167,123
1983/84	8,418	13,153	9,025	9,793	14,200	12,626	12,685	16,476	9,886	106,262
1984/85	4,904	7,028	6,569	6,482	8,817	11,043	11,420	13,885	7,374	77,522
1985/86	4,300	7,316	6,592	6,753	6,873	10,447	10,801	11,864	7,196	72,142
1986/87	4,596	6,814	6,830	7,591	8,298	10,458	12,297	12,524	7,340	76,748
1987/88	4,762	8,216	9,205	9,257	9,787	11,582	16,491	15,098	9,331	93,729
1988/89	8,058	11,608	13,071	13,389	16,738	14,730	24,918	18,828	14,361	135,701
1989/90	11,268	18,187	19,753	10,448	18,325	9,103	26,258	11,241	9,221	133,804
1990/91	8,073	12,505	10,053	4,029	9,362	5,167	18,060	5,349	3,734	76,332
1991/92	5,273	6,574	4,843	3,080	5,549	4,430	10,570	4,851	3,120	48,290
1992/93	3,974	4,389	3,517	2,634	3,875	4,419	7,325	4,466	3,087	37,686
1993/94	3,728	4,303	3,485	3,408	4,618	6,545	7,321	7,040	4,230	44,678
1994/95	4,148	4,313	3,901	3,376	4,851	5,949	6,363	6,302	4,133	43,336
1995/96	3,460	3,342	3,288	2,658	3,922	3,848	4,641	3,584	2,769	31,512
1996/97	3,156	3,273	3,352	2,956	4,554	4,135	5,220	3,736	2,824	33,206
1997/98	3,593	4,136	3,984	3,524	5,570	5,354	7,123	4,675	3,370	41,329
1998/99	3,032	3,901	4,305	3,595	5,400	4,548	8,045	4,170	3,276	40,272
1999/00	4,279	4,895	5,330	4,766	7,259	6,636	11,331	6,047	3,708	54,251
2000/01	4,700	5,630	5,568	4,922	6,932	5,717	11,439	4,315	3,157	52,380
2001/02	4,128	6,062	7,732	5,323	7,266	4,996	9,817	3,905	2,739	51,968
2002/03	5,605	7,638	10,809	5,905	9,272	5,253	11,608	4,269	3,035	63,394
2003/04	7,968	10,555	12,382	6,345	8,353	4,536	12,778	4,139	2,521	69,577
2004/05	6,061	8,462	9,545	3,784	5,332	2,556	10,691	2,109	1,443	49,983
2005/06	3,270	5,451	4,922	2,356	3,137	1,348	4,042	1,311	818	26,655
2006/07	2,080	3,329	2,445	1,628	2,315	1,113	2,221	1,139	627	16,897

Data includes estimates for non-responding authorities.

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

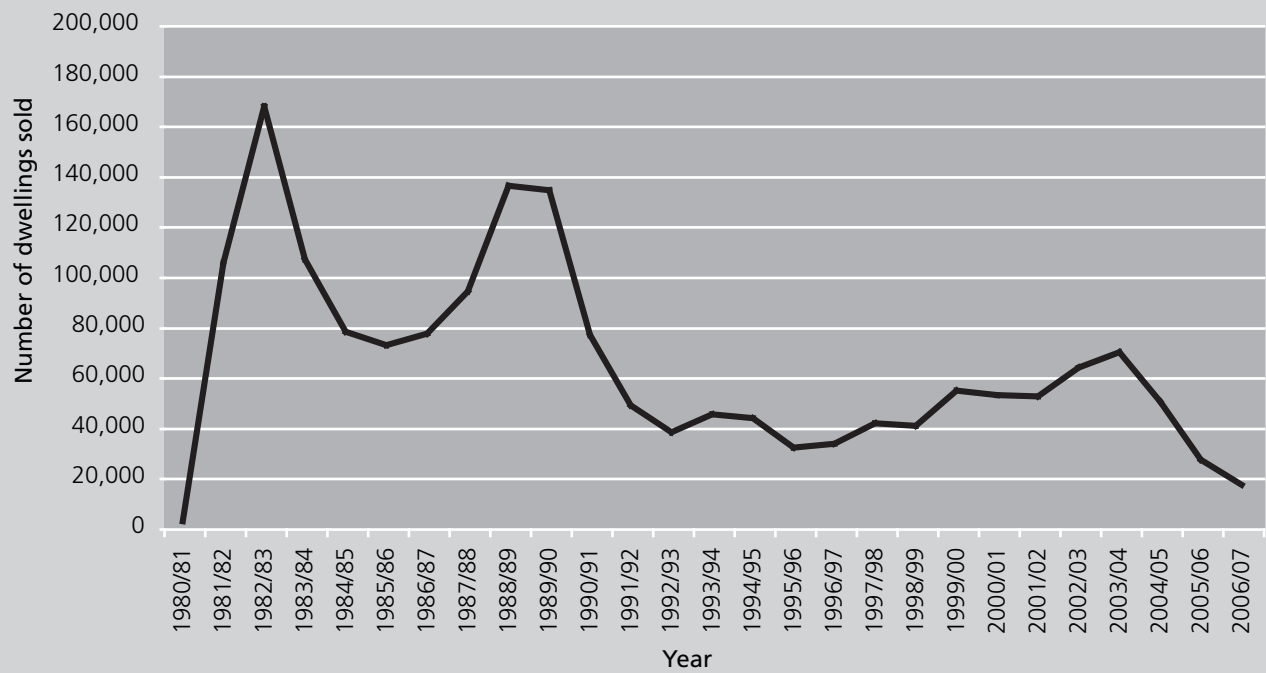
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Source:
P1B returns

Live table 670

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Chart 10.2: 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

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Table 10.3: Social housing sales: Registered social landlord 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
1999/00	130	510	190	180	1,270	420	390	2,150	2,010	7,245
2000/01	90	1,210	150	110	1,680	330	190	1,570	1,770	7,098
2001/02	1,600	1,490	130	270	1,780	280	210	1,070	1,400	8,224
2002/03	1,340	2,860	80	520	2,060	780	580	1,030	1,230	10,473
2003/04	2,260	4,820	960	460	3,250	810	410	950	600	14,525
2004/05	1,540	3,190	780	300	1,520	340	190	450	340	8,665
2005/06	1,510	2,250	690	130	870	420	40	230	200	6,356
2006/07	940	1,520	810	100	650	420	70	190	140	4,835

Data includes estimates for non-responding authorities.

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

England figures are from RSR data, Regional figures are from CORE data and have been weighted up to England totals. As a result the regional figures have been rounded, and the sum of the regional figures may not equal the England figure.

The figures include Right to Buy and Preserved Right to Buy, but excludes Right to Acquire.

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Source: RSR and CORE data

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Live table 675

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APPENDIX A:

Regions, counties and unitary authorities boundaries map

Appendix A: 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 dwellings as either containing a single household space or several household spaces sharing some facilities.

"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)."

In all stock figures, vacant dwellings are included. Permanent second homes are included but 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 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.

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) would be included in stock figures if it is self-contained and not supervised.

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. 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." In other words, flats have to have at least two storeys.

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 who 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 is being 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 three ways to ensure that tenants, councillors and local independent professionals are all represented. 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
All	354
Wales	22
England and Wales	376
Scotland	32

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 the 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 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 data for the number of dwellings (or households converted to dwellings) from the Censuses of Population. Estimates for England have been updated based on the 2001 Census.

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

Estimates are "Census based" for those years in which a Census was undertaken. 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 new build completions plus the annual net gain or losses due to 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 for the figures for total stock for April 1991. 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 one shortfall adjustment was spread over 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. However, for RSL and local authority stock, information from local authorities and RSLs is also used.

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 bench-marks is:

- Total stock is derived from the 1991 Census benchmark and rolled 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 Strategy Statistical Appendix 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 updated 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 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, and thus 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.

Section 2 Housebuilding

These tables relate to new permanent dwellings only (see definition in General Housing Terms). Housebuilding figures relate to actual building for the quarter 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.

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 table, 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)

This section is not being published this year.

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: 1981-2026

The household projections for England, Wales and the English regions are derived by Communities and Local Government from the 2004-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.

Section 5 Housing Market: house 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 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. It was based on a five per cent sample survey of all lenders. 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% for those lenders taking part and changed to take data from the Financial Services Authority data collection. Its 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. During 2006 about 50,000 mortgage completions a month were covered.

The questionnaire on which the survey is based has been revised from time to time, for example 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, among other things, purchases at a discount by sitting tenants, where such purchases were financed by mortgage.

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, e.g. 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 (e.g. out houses, barns) into living accommodation are not counted as “new” dwellings.

Mortgage Repossessions

This includes details supplied by the Ministry of Justice (previously known as the Department for Constitutional Affairs), 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 2/A2, Eland House, London SW1E 5DU.

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.

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 up until the end of the 1980s 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. An assured shorthold 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 Expenditure and Food 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 unintentionally 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 e.g. because of mental illness or physical disability. 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, length of residence, economic status, household type, 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.housing.communities.gov.uk and select Housing, then Housing Research and Statistics, 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 the "householder" (that is a person in whose name the accommodation is owned or rented) and in addition meets the following criteria:

- for households with joint householders, the person with the highest income is the household reference person;
- 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, i.e. 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 2/A2, Eland House, London SW1E 5DU.

Section 9 Housing finance

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

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 2029

The News Release of 16 March 2007 giving summary results of the Department's 2004 based household estimates for England and the regions. Estimates are given for certain years between 2004 and 2029. It includes a description of the method of calculation as a downloadable link.

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 2005/06 - A report principally from the 2005/06 Survey of English Housing

The results of the 2005/06 Survey of English Housing were published as a report in October 2007. It presents a comprehensive picture of housing and households in England, and provides key housing data on owner occupation and on the social and private rented sectors.

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

Local Government Finance Statistics is located at www.local.communities.gov.uk/finance/stats/index.htm

The other reports mentioned above are available from www.communities.gov.uk under Planning, building and the environment/Planning/Planning statistics; or Housing/Housing research and statistics/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 covers all aspects of housing in England. Basic or physical data include dwelling stock and housing flow data such as housebuilding, demolitions and conversions. The wide range of social related data includes statutory homelessness, 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, and rent and mortgage payments. Most of the data are collected from either routine returns from 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). All the tables and charts are a selection from the set of Live Tables already published in our Housing Statistics web pages. They are presented in this volume because they are considered most useful or popular. For latest figures, users are advised to consult the relevant Live Table, as indicated in each table's footnotes.

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