

**HOUSING AND PLANNING KEY FACTS**  
Analytical Services Directorate

**ENGLAND**  
August 2008

**1. BACKGROUND DATA**

**Households and Population Projections**

	<b>2004</b>	<b>2026</b>	<b>Change</b>
Total number of households	21.1m	26.0m	4.9m
One person households	6.5m	9.9m	3.4m
Average household size (persons)	2.34	2.11	-0.23
Population	50.1m	55.8m	5.7m

These figures are based on revised 2004-based household and population projections.

**Housing Stock**

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

**2. HOUSING DELIVERY**

**Housing Stock Changes**

	<b>1995-96</b>	<b>2005-06</b>	<b>2006-07</b>
<u>Net additions</u>	163k	185k	199k (p)
<u>New house building (completions)</u>	155k	163k	168k (p)
of which private enterprise	124k	145k	145k (p)
of which registered social landlords	30k	18k	22k (p)
of which local authorities	0.8k	0.3k	0.2k (p)
<u>Additional dwellings from conversions</u>	8.9k	..	..
<u>Demolitions</u>	7.5k	..	..

**Vacant Dwellings (% of stock)**

	<b>April 2006</b>		<b>April 2007</b>	
Private sector	586k	3.3%	587k	3.2%
Local authority rented	43k	2.1%	41k	2.1%
of which is available for letting	22k	1.1%	18k	0.9%
Registered social landlord rented	30k	2.0%	..	..
Other public sector	7k	9.0%	7k	8.8%

## Private Housing Market

	<u>1990<sup>4</sup></u>	<u>2006<sup>4</sup></u>	<u>2007<sup>4</sup></u>	<u>Change 2006-07</u>
Lower quartile ratio of house price to income	4.01	7.12	7.25	+1.8%
Average ratio of mortgage advance to income (UK)	..	3.02	3.12	+3.3%
	<u>1990<sup>4</sup></u>	<u>2006 (Q)</u>	<u>2007 (Q)</u>	<u>Change 2006-07</u>
Average house price <sup>1</sup>	£63k	£207k	£227k	+9.6%
Mortgage completions (UK) <sup>1</sup>	783k	301k	226k	-24.9%
of which first time buyers <sup>1</sup>	409k	104k	81k	-21.9%
of which first time buyers (% of total) <sup>1</sup>	52%	35%	27%	-8% pts
Average mortgage rate (UK) (%) <sup>1</sup>	14.34	5.41	5.88	+0.48% pts
Over six months in arrears (UK) <sup>3</sup>	159k	52k	57k	+8.6%
Mortgage re-possession (UK) <sup>3</sup>	44k	12k	14k	+15.4%

1. 2006 and 2007 figures for the fourth quarter of the year only.
2. 2006 and 2007 figures for the second quarter of the year only.
3. Figures for the second half of the year only.
4. Calendar year figures

## Local Authority and Registered Social Landlord Lettings

	<u>LA</u>		<u>RSL</u>	
	<u>1996-97</u>	<u>2006-07</u>	<u>1996-97</u>	<u>2006-07</u>
Total lettings	422k	175k	187k	223k
New lettings	260k	124k	163k	147k
To homeless households <sup>1</sup>	76k	35k	24k	24k
	<u>1991<sup>2</sup></u>	<u>2007<sup>3</sup></u>	<u>1991<sup>2</sup></u>	<u>2007<sup>3</sup></u>
All LA and RSL lettings:				
of which paying full rent (1993-94) <sup>2</sup>	38%	37%	39%	37%
of which in full time work	25%	21%	29%	23%
of which in part time work	5%	10%	5%	11%
of which unemployed	10%	6%	9%	6%
of which not in labour force	61%	63%	58%	60%

1. Figure for 1996/97 includes lettings given to homeless households on secure or non-secure basis, whilst the figure for 2006/07 includes lettings given on secure or introductory basis.
2. Data for paying full rent are for 1993-94 from the Survey of English Housing. 1991 data for economic status are from the Labour Force Survey Housing Trailer.
3. Data for paying full rent are for 2006-07 from the Survey of English Housing. 2007 data for economic status are from the Labour Force Survey.

## **Rents (£ per week)**

	<u>2005-06</u>	<u>2006-07</u>	<u>Change</u>
<u>Private rented:</u>			
All tenancies	119	123	+3.8%
All assured	126	130	+3.6%
Regulated	68	72	+5.7%
<u>Registered social landlord rented</u>	64	67	+3.5%
<u>Local authority rented</u>	58	61 (p)	+6.3%

## Sales of Local Authority Council Houses

	<u>2005-06</u>	<u>2006-07</u>	<u>Total April '79 to March '07</u>
Private sales (inc. RTB)	29k	17k	2.0m
Large scale transfers	47k	79k	1.0m
Total dwellings sold	75k	96k	3.1m

## Homelessness

	<u>London</u>		<u>England</u>	
	<u>2006/07</u>	<u>2007/08</u>	<u>2006/07</u>	<u>2007/08</u>
Accepted as owed a main duty	15.4k	13.8k	73.4k	63.2k
In temporary accommodation <sup>1</sup>	59.8k	55.5k	87.1k	77.5k

1. At the end of financial year (March)

## 3. PLANNING SYSTEM

### Planning Statistics

	<u>2002</u>	<u>2006</u>	<u>2007</u>
<u>Proportion of dwellings built on brown field land<sup>1</sup></u>	67%	76%	75%
<u>Density of new dwellings (dwellings per hectare)</u>	27	41	45
<u>Proportion of planning applications decided within period<sup>2</sup>:</u>			
Major applications (within 13 weeks)	43%	71%	71% (p)
Minor applications (within 8 weeks)	52%	76%	77% (p)
Other applications (within 8 weeks)	70%	88%	87% (p)

1. Includes conversions. The data are based on records received from Ordnance Survey up to March 2008.

2. Planning authority targets based on financial years 2002/03, 2006/07 and 2007/08.

## 4. DECENT HOMES

### Overcrowding (% of households under the bedroom standard)

	<u>Average between 2004-05 and 2006-07</u>	
	<u>London</u>	<u>England</u>
All tenures	6.6%	2.7%
of which owner occupied	2.7%	1.4%
of which social rented	12.2%	5.9%
of which privately rented	10.5%	5.1%

## Decent Homes <sup>1</sup> (no. of dwellings / % of all stock)

	Original definition of decent homes <sup>2</sup>				Updated definition <sup>2</sup>	
	2001		2006		2006	
All non-decent	7.0m	33%	5.8m	26%	8.1m	37%
All social sector non-decent	1.6m	39%	1.1m	27%	1.3m	34%
All private sector non-decent	5.4m	32%	4.7m	26%	6.8m	38%

1. Decent homes must: meet the statutory minimum standard; be in a reasonable state of repair; have modern facilities and services; and provide a reasonable degree of thermal comfort.

2. In April 2006 the Housing Health and Safety Rating System (HHSRS) came into force and replaced the fitness standard as the statutory element of the decent homes standard. The new HHSRS involves a systematic and comprehensive risk assessment of hazards that might be present in homes. The replacement of the Fitness Standard as the statutory component of Decent Homes has led to an increase in the number defined to be non-decent. This is the result of updating the definition of decent homes and does not signify any deterioration in housing conditions.

## 5. ENERGY EFFICIENCY

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

	2004	2005	2006
All tenures	47	48	49
of which owner occupied	46	46	47
of which private rented	46	46	47
of which local authority rented	54	55	56
of which registered social landlord rented	57	59	59

1. Standard Assessment Procedure (SAP 2005 methodology)

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

	2004	2005	2006
All tenures	27%	30%	33%
of which owner occupied	26%	28%	32%
of which private rented	18%	20%	21%
of which local authority rented	40%	44%	45%
of which registered social landlord rented	41%	45%	51%

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

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

	2004	2005	2006
All tenures	88%	88%	89%
of which owner occupied	90%	91%	92%
of which private rented	76%	77%	78%
of which local authority rented	87%	87%	89%
of which registered social landlord rented	81%	83%	85%

1. Central heating excludes storage heating.

(p) – provisional data

.. – data not available

. – not applicable

For further detail on these data, sources and additional tables, follow the links provided, or refer to the main Housing Live Tables on the Communities website at:

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

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

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