

Table 95 Local authority dwelling stock, new dwellings and lettings in England

Thousands

	1985/86	1990/91	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	
Stock of dwellings ¹	4,439	3,899	2,812	2,087	1,987	1,870	1,820	1,786	1,726	1,693	1,682	1,669	1,643	1,612	1,602	1,592	1,587	1,583	1,582	1,576	
Vacant dwellings	113.0	83.1	80.3	42.9	41.0	36.9	34.6	30.4	27.9	25.9	27.7	27.3	27.4	23.9	23.1	23.2	24.0	25.6	31.5	33.3	
Vacant dwellings as % of stock	2.5	2.1	2.9	2.1	2.1	2.0	1.9	1.7	1.6	1.5	1.6	1.6	1.7	1.5	1.4	1.5	1.5	1.6	2.0	2.1	
Completions	23.3	13.0	0.2	0.3	0.3	0.2	0.5	0.4	1.1	2.0	1.4	0.9	1.4	1.9	1.8	2.0	2.6	1.85	1.61	1.3	
All lettings ^{2,3,4}	437.0	401.0	326.6	188.8	174.9	157.8	151.7	151.4	144.1	140.9	134.7	142.9	127.3	120.5	112.6	108.1	104.8	99.9	80.2	88.6	
Of which:																					
Lettings within general needs housing								125.6	124.4	124.2	117.6	128.3	113.9	107.5	99.3	95.3	90.8	86.3	68.5	76.1	
Lettings within supported housing								16.2	15.7	16.1	14.8	14.7	13.4	13.0	13.2	12.1	11.2	11.8	10.7	11.9	
Lettings to existing social tenants ⁵	190.0	161.4	104.3	55.5	50.5	46.4	44.7	50.4	50.0	51.7	50.6	59.5	50.1	45.7	43.4	41.2	40.1	37.4	30.5	35.8	
own tenant internal transfer or exchange								46.7	45.7	46.9	45.4	53.9	45.4	41.9	39.7	37.7	36.6	33.9	27.8	33.0	
tenant transferred from another social landlord ⁶ (A)								3.7	4.3	4.8	5.2	5.6	4.7	3.9	3.7	3.4	3.6	3.5	2.7	2.7	
Lettings to new social tenants ⁷ (B)								98.9	94.1	89.1	83.9	83.3	76.8	74.8	69.2	66.9	64.4	59.9	47.6	51.9	
Tenants new to a particular local authority landlord ⁸ (A+B)	247.0	239.6	221.8	133.3	124.3	111.4	106.9	102.6	98.5	94.0	89.1	88.9	81.5	78.7	72.9	70.4	68.0	63.3	50.3	54.6	
Homeless households as a % of new social lettings ^{8,9,10}										19	19	23	23	23	23	26	26	30	32	-	
Homeless households as a % of tenants new to landlord ^{8,9,10}	26	40	29	31	28	28	25	20	20	18	17	21	21	21	21	24	25	28	31	-	
Homeless households as a % of all general needs lettings ^{8,9,10}															18	19	20	22	-	-	

Sources: DLUHC (and its predecessors) Local Authority Housing Statistics (LAHS); LAHS open source data 2004/5 to 2021/22; Housing Strategy Statistical Appendix, Live Tables 116, 213, 602 and 612; Social Housing Lettings (CORE).

Notes: 1. The dwelling count to 1990 is for December and thereafter the end of the financial year. It includes a small number of dwellings awaiting demolition, sitting outside the HRA or defined as shared ownership. From 1986/87 it also includes dwellings owned by local authorities outside their own area.

2. The all-lettings count includes general and supported lets, dwellings let on a social and Affordable Rent basis, secure, introductory or flexible tenancies and lettings to households displaced by slum clearance.

3. Changes to the HSSA mean there is some discontinuity between 2008/09 and 2009/10. The reported increase in the number of lettings may not represent a true increase.

4. Existing and new social lettings do not always sum to total lettings as the lettings category is not always recorded.

5. Lettings to existing tenants are lettings to households whose previous home was rented from the current local authority or any other social landlord. It includes mutual exchanges but excludes tenancy successions and assignments.

6. Data changes mean that housing association tenants transferring to a local authority landlord within the same local authority area can no longer be identified. Estimates for tenants transferring from another social landlord are therefore based on existing social tenants that moved from another local authority area (transfer or mutual exchange).

7. Lettings to new social tenants refers to lettings to households who immediately prior to this move did not hold a general tenancy from any social landlord.

8. Prior to 2009/10 lettings data did not differentiate between a new social tenant and a tenant transferring from another social landlord. 'Tenants new to a particular landlord' therefore combines these two categories for continuity purposes.

9. From 2011/12, CORE data for general needs lettings to statutory homeless are used to calculate the share of lettings to homeless but this is known to be an underestimate due to variable CORE completion rates and the inclusion of supported lets in the LAHS denominator.

10. From 2019/20 'statutory homeless' is defined in accord with the Homelessness Reduction Act 2018 and includes all households assessed as homeless (or threatened with homelessness within the next 56 days) by a local authority and owed a prevention, relief or main homeless duty. For 2018/19 and earlier 'statutory homeless' is defined as those found 'statutory homeless' by a local housing authority.

11. Figures for the proportion of lets to homeless households for 2021/22 were unavailable at the time of compilation.