

UK Housing Review

2002/2003



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Steve Wilcox

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The enormous help they have all once again provided in the compilation of this year's edition of the renamed *Review* is most readily and gratefully acknowledged.

Much of the statistical data presented here is generally available in a diverse range of published, or publicly available, statistical series, and sources are comprehensively acknowledged against each table in the *Review*.

This year thanks are again due to Alan Lewis for his help in updating much of the Compendium of tables in the *Review*. The editor is also particularly grateful to the direct contributors to this year's edition of the *Review*, Ian Cole, David Robinson and Louise Slocombe at Sheffield Hallam University, Mary Taylor at Stirling University, and Peter Williams at the Council of Mortgage Lenders.

This is the fourth year that the *Review* has been produced as a joint venture between the Joseph Rowntree Foundation, the Council of Mortgage Lenders and the Chartered Institute of Housing. Thanks are thus variously due to

Alan Dearling, John Perry, Jeremy Spencer, Peter Williams and Theresa McDonagh for their hard work, support and creative contributions in producing this edition of the *Review*.

For the third year running, an interim update to the *Review* will be posted on the website of the Centre for Housing Policy, University of York (see the *Review* Introduction for details). Thanks are due for help on that exercise to my colleague Nicholas Pleace.

For all the diverse help provided, and despite every attempt that has been made to check and double check all the figures included in the *Review*, and the construction put upon them, the final responsibility for any errors, omissions or misjudgments are entirely the responsibility of the editor. The views expressed in the *Review* are the responsibility of the respective authors.

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List of figures and tables

Introduction

Introduction

At a time when government departments are changing their names almost as frequently as ministers, and much of the social housing world is concerned with images and labels, the long established *Housing Finance Review* has now been renamed the *UK Housing Review*. The new name has been adopted as it simply reflects more accurately the contents and breadth of the *Review*. Its coverage of key housing statistics has never been confined to financial issues alone, and it has always included data from Scotland, Wales and Northern Ireland, as well as from England.

The new name does not, however, signal any significant change in the objectives or scope of the *Review*, although it continues to evolve, both to reflect developments in contemporary policy issues and changes in the availability of relevant data.

The primary objective of this, the 11th edition of the *Review*, thus remains simply to draw together key current financial and other data about both public and private housing in the United Kingdom, and rapidly to assemble them in a coherent and accessible format.

To that end the *Review* draws on a wide range of Expenditure Plans and Departmental Reports, as well as statistical volumes, survey reports, and other more

occasional research reports. The *Review* also includes several tables constructed from databases that are not routinely published elsewhere.

The structure of the *Review*, and the sparse text, aim above all to provide a swift guide to that data, with detailed analysis confined to Section 1: Contemporary Issues papers at the beginning of the *Review*. This year those four papers focus on the issue of devolution. They take stock of the progress of devolved housing policy in Scotland and Wales, and assess the early steps towards regional devolution in England.

The six chapters of Section 2: Commentary offer a brief introduction and discussion of the key developments in policy, financial provision and outputs, that are reflected in the tables and figures in the main Section 3: Compendium of tables. It also provides a reference to other publications and data that provide further useful insights into current policy issues.

A longer perspective

As in previous editions many of the tables in the *Review* start at the beginning of the 1980s, to provide a consistent context for the most recent year's figures. However, even with the *Review* published in landscape format, there are limits to the number of years' data that can be set out across a single page.

Rather than starting to simply drop years off from the beginning of tables, this year the *Review* has continued the process begun in earlier years, and in some tables provides data at five year intervals, rather than for every year, for the years up to 1985, or in some cases 1990. Readers seeking data for the years 1981 to 1984 are referred to the 1995/96 and earlier editions of the *Review*. Data for the years 1986 to 1989 omitted this year can be found in the 1999/00 and earlier editions of the *Review*. As part of this process the tables in this format now also include, wherever possible, data for 1970 and 1975.

Regions

The *Review* contains several tables providing data for the regions of England. Many of those tables provide data for the long established 'standard statistical regions'. Government statistics are, however, now being published primarily on the basis of 'government office regions'. This presents difficulties in providing a consistent long run of regional data. In this period of transition, wherever possible current data for standard regions has been sought, in order to provide a consistent data series. This has not, however, always been possible. Equally long back series of data for government office regions are not generally available. In some cases, therefore, the *Review* includes recent data for government office regions, together with earlier data for standard

regions. This is clearly indicated in the tables concerned.

There has also been a recent change in the nomenclature of government office regions. The Eastern region is now known as the East of England, and Yorkshire and Humberside is now known as Yorkshire and the Humber. In this year's *Review* the government office regions are generally shown under their new names. However, the new names are not always used in our source documents or datasets, and we have followed the practice in the latest editions of our sources, rather than impose a uniform usage.

The North West government office region now includes Merseyside, and in many cases separate figures for Merseyside are no longer available. However, where Merseyside figures continue to be available these are provided in the *Review*.

Contemporary issues

As in previous years, the 2002/03 edition of the *Review* includes articles relating to some of the central housing finance and policy issues of the day. This year all the articles examine in different ways issues around the devolution on housing policies in the UK.

The contrasting experiences of devolution in Scotland and Wales are assessed by Mary Taylor and Peter Williams. Their different experiences reflect in the part the different nature of their constitutional settlements, but also distinctive approaches in the development of policy that mark them out both

from each other, but more particularly from the course of policy development in England. The editor contributes a complementary assessment of the tensions for devolved housing policy inherent in the UK government's control over housing benefit policy, and other key financial conventions.

The recent experiences with regional devolution in England are assessed by Ian Cole, David Robinson and Louise Slocombe. They show how marginal housing issues have been in the initial thinking of the Regional Development Agencies, and underline just how much rethinking and work will need to be done before we might see the emergence of more coherent and integrated regional economic, planning and housing policies in England.

New tables

Four new tables are incorporated into the main Compendium of tables in this year's *Review*. Table 26 shows the levels of expenditure on private sector renovation grants in England, Scotland and Wales. In particular for England and Wales it shows the increasing amounts of that expenditure which relates to facilities for the disabled, which in turn further highlights the declining level of expenditure on mainstream renovation works.

Table 42 shows the mortgage repayment to income ratios for first-time buyers and former owner-occupiers in the first year of their new mortgage. These measures are an important complement to the house price to income ratios more routinely used in assessing the private housing market, as they reflect the important impact of interest rate changes.

Table 43 shows the levels of payments made by home-owners on endowment policies intended to redeem mortgages at the end of their term.

Finally, Table 105 shows the rising yield to the Exchequer from Stamp Duty imposed on residential house purchases. As a result of the introduction of these four new tables all of the tables from 27 onwards have been renumbered, and the Compendium now carries 118 tables.

The *Review* website

Following a survey of readers the *Review* continues in its established paper format. However, the *Review* now also has a website located at www.york.uk/inst/chp/hfronline.htm. The website does not carry the full body of tables from the *Review*, but provides a free updating service for a selection of tables where data becomes available at different points in the year. In 2002/03 the website will be updated twice. In the autumn it will provide an update on those tables where data did not for one reason or another become available in time to include in the published version of the *Review*. In the spring of 2003 the website will provide an update for those tables where new data routinely becomes available by the end of January.

Finally, the editor would welcome any comments or suggestions on the current and future format and contents of the *Review*, and he can be contacted by email, phone, fax or letter (see Page 3).

Section 1 Contemporary issues 1

Border tensions:
devolution, rents and
housing benefit

Steve Wilcox

The devolution settlement

While responsibility for housing policy has been devolved, responsibility for housing benefit, along with wider social security policy, has been retained as a UK function. Yet housing benefit is the primary form of government expenditure in support of housing policies. This article explores the tensions arising from this division of responsibilities, as well as the ramifications of rolling out the Treasury 'resource accounting' conventions for local government in all parts of the UK.

It may first be noted that while housing benefit is quite firmly a retained UK function as far as Scotland and Wales are concerned, the position in respect of Northern Ireland is more complex. In principle, the Northern Ireland Assembly has a measure of autonomy over the policy and administration of housing benefit within its domain. However, that measure of autonomy is not unfettered, and there is a duty on the UK and NI ministers to consult one another, *"with a view to securing, to the extent agreed between them, single systems of social security, child support and pensions"*.¹

In practice there is at present no seeming desire in Northern Ireland to move away from the 'aspiration for parity' between the GB and NI systems. Moreover, the Concordat between the UK and NI governments makes it clear that if the Northern Ireland Assembly did wish to pursue alternative policies this would require a financial settlement, so that the costs (or savings) of any

Northern Ireland Assembly policy innovations would have to be met from the budget of the Assembly, and would be neutral for the UK government.

The financial settlements for devolution also contain riders in respect of the relative movements of council rents in England, Scotland and Wales. If council rents in Scotland or Wales rise more rapidly than in England then this would result in a charge against the budget for the Scottish Parliament or Welsh Assembly. Conversely, if they rise more slowly this will result in an increase in the budgets for the devolved administrations.

In both England and Wales, local authorities' freedom to set rent levels are constrained by subsidy rules. If authorities increase rents by more than the level of guideline increases then any 'surpluses' that result in greater housing benefit payments to tenants are not supported by central government subsidy. Those restrictions are now in the process of being further tightened in England under the new 'rent restructuring' regime.

Different Scottish rent regime

The financial regime in Scotland for council housing in Scotland is radically different to the regime that operates in both England and Wales. The 1989 Act that is the legal basis for that regime in England and Wales does not apply in Scotland, and in part this reflects the traditional separate legal system for Scotland, and the opportunities that this provided for a measure of Scottish autonomy in the years before formal devolution.

The key difference in Scotland is that there is no direct link between the housing subsidy and housing benefit subsidy arrangements for council housing, and only three (or so) Scottish councils receive housing revenue account subsidy. In contrast, low debt authorities in England and Wales are currently required to contribute towards the costs of housing benefit payments, and consequently most of them remain within the grip of the rent guidelines built into the subsidy system.

There are no subsidy or other central controls governing decisions on rent levels by the great majority of Scottish councils. Only the small minority of councils remaining in subsidy are influenced by the rent levels assumed in the Scottish subsidy formula. Currently, Scottish councils raise over £100 million per annum from rental incomes to supplement the limited resources otherwise available for their investment programmes. In recent years those revenue contributions have accounted for about a third of the total investment in council housing in Scotland.

As a result of the lack of any central powers, the Scottish Parliament is clearly at risk of facing an imposition on its budget as a result of the autonomous decisions of local councils on rent levels. In fact this has not so far happened. The first adjustments to the Scottish Parliament budget in respect of rent increases will be applied next year, in respect of relative rent movements in 2000/1 and 2001/2. The adjustments will *increase* the budget for the Scottish Parliament, as council rents in Scotland in those years rose by less than those in England.

In contrast, there do not appear to be any financial or other constraints on decisions in Scotland or Wales on housing association grant rates. Yet lower grant rates equate to higher rents and higher housing benefit costs for the UK government. Indeed, in England, the relative net public sector costs arising from decisions on grant rates have been intensively analysed.²

Housing benefit policy developments

The English Green Paper on housing policy also contained a discussion of UK wide options for housing benefit reform. In practice, relatively minor reforms followed on from the Green Paper, and a

key decision was that radical reforms would need to await rent restructuring in the social rented sector. This decision about the future for UK housing benefit was based on a detailed evaluation of rents and policy in the social housing sector in England, with little if any reference to rents and policy issues in Scotland and Wales.

Rent restructuring in England for the local authority and housing association sectors is now underway. The process is highly problematic, will be subject to a three year review³ that may well see further major revisions to the policy, and even on current policies will be far from complete in ten years' time.

The current profiles of local authority and housing association rents in Scotland and Wales are also problematic, but far less so than is the case in England, with the exception of the erratic profile of council rents in Scotland. The wide differences in rent levels between Scottish authorities reflect variations in levels of debt, and council choices over the use of rental income to supplement capital programmes, and bear no relationship to variations in either house prices or earnings across Scotland.⁴

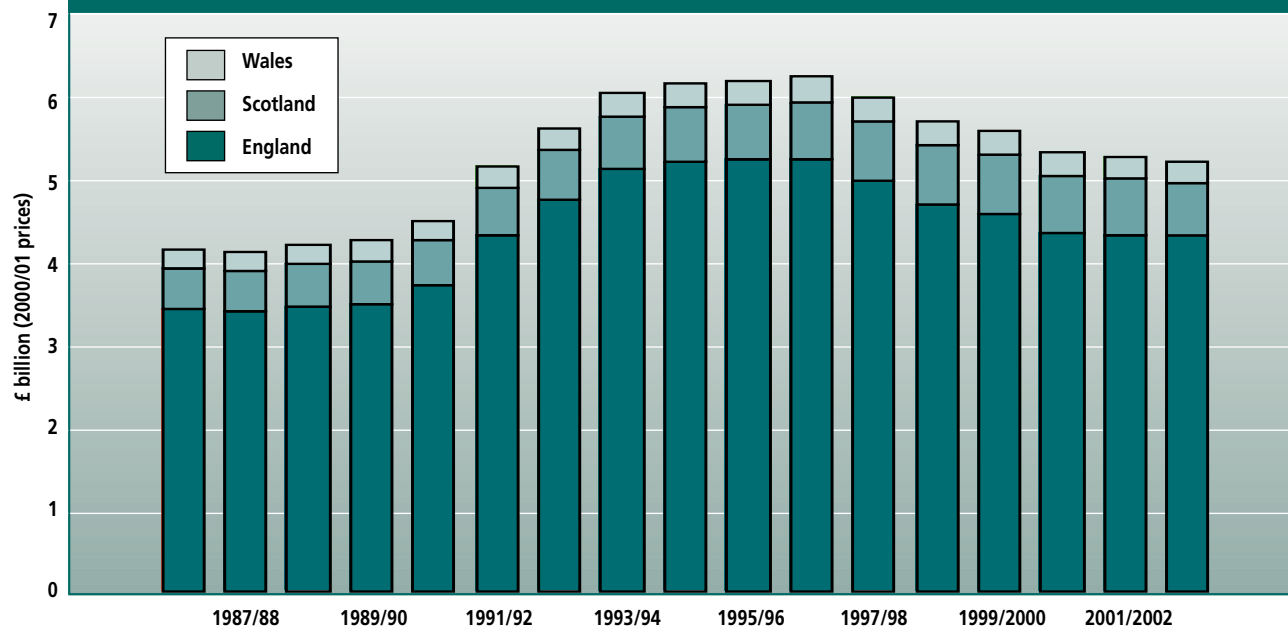
There are no current plans to restructure rents in either Scotland and Wales. However, in both cases research on the current rent structures and policies of local authorities and housing associations has recently commenced.

A measure of divergence?

One particular feature of the English rent restructuring policy is that in two years' time the housing benefit rent limit for each individual council dwelling will be based on the target rent for the dwelling derived from the new rent policy (70 per cent based on local earnings and 30 per cent on capital values).

These rent limit rules will only apply in England, as there will be no equivalent target rents for Scottish and Welsh authorities. Nor can the UK government require such target rents to be determined, as rent policy is a devolved function. This English development in housing policy sets a clear precedent for housing benefit rules on rent limits being set on a different basis in England, Scotland and Wales. It also demonstrates the

Figure 1.1.1 Housing benefit most important form of housing support – rent rebate expenditure



While housing benefit policy is not devolved it is far and away the most important element of financial support to low-income households, and critical to the operation of devolved housing policies in all parts of the UK.

Source: Compendium Table 111.

inherent difficulty in the devolution divide on the responsibilities for housing and housing benefit policy.

More radical reforms for housing benefit are under active consideration for the private rented sector, with consideration being given to introducing some flat rate element into the calculation of benefit entitlement, in conjunction with entitlement then being restricted to a maximum proportion of the total rent. This is often referred to as the 'shopping incentive' approach.⁵

Whatever the merits of such reforms, the question arises as to whether, if introduced, they should apply uniformly across England, Scotland, Wales and Northern Ireland. The different approach being taken in respect of the housing benefit rules on council rent limits in England provides the precedent for negotiating a different approach in each territory, albeit that the ultimate decisions in respect of Scotland and Wales would rest with the UK government. Only the Northern Ireland Assembly would have the option of taking a different approach to the rest of the UK.

However, if any agreement was reached on different private sector rent limit rules being applied in England, Scotland, Wales and Northern Ireland it is almost certain that the UK government would require this to include a financial settlement, along the lines indicated in the UK-NI Concordat.

There is also a historical precedent for a measure of devolution on housing benefit policy from the

original structure of the national rent rebate scheme first introduced in 1972. Under that scheme local authorities had discretion to enhance the scheme, and to spend (at their own costs) up to 10 per cent more than the basic scheme expenditure. Certain basic rules of the scheme could not be amended in order to preserve its structural integrity, but the measure of discretion was nonetheless quite wide ranging (albeit little used).

Local authority capital controls

Housing benefit reform is not the only UK wide policy development with a clear bearing on the operation of devolved housing policies in Scotland, Wales and Northern Ireland. As part of the move to resource accounting conventions across all government departments, direct controls over local government capital spending in England are about to be abolished. Instead, levels of borrowing will be subject to 'prudential rules' on the levels of borrowing an authority can make based on its capacity to service loan payments.

Wales will inevitably be tied into this approach by its continued link to a common legislative framework with England. However, in England and Wales the implications for levels of borrowing under this new regime are effectively constrained by a tight subsidy system, and the clear indication in England that borrowing will not be permitted against the new major repairs allowances.

The new system will, in practice, regulate investment levels through subsidy controls, whereas the current system uses direct capital controls to determine

levels of subsidy provision. The new system may be less burdensome for authorities, but it is essentially a reform of government controls over council borrowing rather than their abolition. Levels of council borrowing will still count against the government's key public spending measures.

In Wales the failure to increase levels of council housing investment in the post-devolution years means that there will be severe revenue constraints on potential borrowing levels. Increased borrowing by Welsh councils under the new regime would only be possible if the Welsh Assembly was prepared to increase its budgeted provision for housing subsidy payments. The low priority given to housing investment by the Welsh Assembly in the post-devolution years suggest that this is unlikely, especially when the Treasury has agreed to meet the costs of any residual council housing debts in the event of stock transfers by high debt authorities. The choice, for the Welsh Assembly, is between housing policies that have costs that fall onto their budget, and policies where the costs are met by the UK Treasury, leaving more resources available for other services.

It has also now been proposed that similar 'prudential rules' should be applied to local authorities in Scotland. However, at this stage it is intended that council housing in Scotland should be excluded from this system, and should continue to be subject to direct capital controls.

While on the face of it this represents an odd anomaly, the underlying reasons are quite clear.

If Scottish councils were permitted to operate under the 'prudential rules' regime, the substantial revenue sums they currently apply to supplement their capital programmes could, instead, be applied to support a massive increase in short term investment. Even without any further increases in rents, councils could raise close to £1 billion for investment in the first few years under such a regime, instead of the £100 million a year they are currently investing direct from rents.

Such a regime would also increase the incentives for Scottish councils to consider further rent rises to support increased levels of investment. As seen above, if Scottish councils did choose to increase rents in this way the consequential housing benefit costs would have to be met from the budget of the Scottish Parliament. Such a regime would provide some (but not all) Scottish councils with a viable policy alternative to stock transfer. This too is worrying for the Scottish Parliament, not just because they have put so much store in the stock transfer option, but because – just as in Wales – the Treasury has agreed to meet the costs of dealing with any of the residual council housing debts that follow from stock transfers by high debt authorities (such as Glasgow).

The Scottish Parliament is consequently unlikely to agree a 'prudential' borrowing regime for council housing in Scotland unless it is insulated, at least to some degree, against costs falling on its budgets as a result of council decisions on rent levels. However, in this context, Scottish councils may in turn be prepared to accept some fettering of their discretion

on rent setting policy if that is linked to opening the door to a 'prudential' borrowing regime for council housing.

Border tensions

The housing policy strategies of the Scottish Parliament and the Welsh Assembly are thus heavily constrained by the UK wide accounting conventions, and the Treasury agreement to meet the costs of residual council housing debts following stock transfers in Scotland and Wales. Both the devolved administrations are thus presented with a central choice between housing policy options that either have to be met from their devolved budgets, or are covered by the UK Treasury. There are many sound arguments in favour of stock transfers, but it is difficult to argue that housing policy in these areas has been effectively devolved when the Treasury has intervened to support one policy option for Scotland and Wales far more firmly than has been the case in England.

The compound tensions in the devolution settlement on housing policy are clear. What is less so, is whether it is the UK control over housing benefit policy, the rolling out of resource accounting conventions, or the Treasury's one sided support for stock transfer policies that will be the most likely to give rise to challenges to the current settlement.

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Section 1 Contemporary issues 2

Housing's place in post-devolution Scotland

Mary Taylor, University of Stirling

Two years ago in the 1999/00 *Review*, Michael Thain's contribution showed that housing was firmly back on the agenda for the first time in years. Two years on, there is much to report by way of change in housing in Scotland, not least due to the passage of significant new legislation. But there is perhaps less confidence that housing has quite the political priority promised in 1999. This article reviews the early activities of the Parliament and the Executive in terms of long-awaited legislation and policy changes, before considering what difference devolution might bring.

Getting the structures and terminology right

The first point to be made is that the Scottish Parliament and the Scottish Executive are different creatures though frequently confused, even in Scotland. The role of the Parliament should be self-explanatory though many people refer to the Parliament when they mean the Executive. More clarity in the use of terms would help.

The Parliament comprises MSPs from coalition partners, Labour and the Liberal Democrats, while the Scottish National Party leads the opposition, along with Conservative, Scottish Socialists, and the Green party and some independents. MSPs were first elected in May 1999 and are up for (re-)election in 2003.

The Executive comprises ministers (MSPs) and civil servants. The Executive is in effect the government, responsible for taking decisions about resources, policy and implementation for those areas which used to fall under the Scottish Office. This no longer exists and its powers have been *devolved*.

Those elements of UK government which relate to Scotland, but are *reserved*, fall under the Scotland Office. It is based in Glasgow and London, under the control of a Westminster MP – currently Helen Liddell. The Scotland Office deals with reserved matters including liaison with UK departments such as social security. Civil servants in both the Scottish Executive and the Scotland Office are employed as part of the same civil service, with a single pay and career structure.

The Parliament holds the Executive accountable, debates issues, and makes legislation. Rather than making policy, it scrutinises policy and its consequences, though various committees. In the case of housing, the relevant committee is currently 'Social Justice'.

Where has housing gone?

There have been many well-advertised personnel changes in Scotland since the Parliament was established, and a few not so well advertised changes in structure. In their course 'housing' has vanished. Following Donald Dewar's death (autumn 2000), Henry McLeish lasted a mere 18 months, before leaving office under political pressure. The First Minister today, Jack McConnell, is the first incumbent without experience at Westminster though he carried ministerial portfolios for Finance and Education in the Executive before becoming First Minister.

Partly as a consequence of changes at the top, ministerial turnover has been high with four 'housing' ministers in three years. The position

started off as 'Communities' and is now called 'Social Justice'. The first appointment under Donald Dewar was high-profile Wendy Alexander, who swept through the Scottish Development Department like a tornado. Following Jackie Baillie and Ian Gray, came Margaret Curran, former Junior Minister and previously Convenor of the committee responsible for housing.

The first committee structure placed housing alongside social inclusion and the voluntary sector. Within a year the committee structure and nomenclature was revised, locating housing under the banner of 'Social Justice'. Arguably the purpose was to redistribute the workload more equitably, though one consequence of the changes was to redeploy some of the more vocal and incisive members of the committee.

In 2000, 'housing' appeared as one of three key areas along with health and education. By 2002, health and education had survived among the First Minister's key priorities, but crime, jobs and transport came to replace 'housing' in the top five, though housing could help deliver on each priority. From the removal of the term 'housing' from committee, ministerial and departmental titles and from its absence among stated government priorities, one might wonder what has happened to housing in the Scottish Parliament.

Housing Scotland Act 2001

Yet the Housing (Scotland) Act 2001 represents one of the most important and complex pieces of legislation considered and approved by the Parliament to date. It was an Executive Bill preceded

by extensive preparations, deliberations and committee inquiries (notably on stock transfer) along with working groups or Task Forces (notably on homelessness). It is the first significant piece of legislation on Scottish housing since 1988 and it responds to a variety of concerns about an array of issues including social tenancies, homelessness and improvement grants – but too numerous to detail here (see CIHS briefing 2001). The eventual form of the legislation was different in certain respects from the original proposals, a testament to the capacity of legislators to respond to pressure. Future rule-making powers are conferred on ministers via subordinate legislation and guidance and multiple implementation arrangements are in place.

Bonfire of a quango?

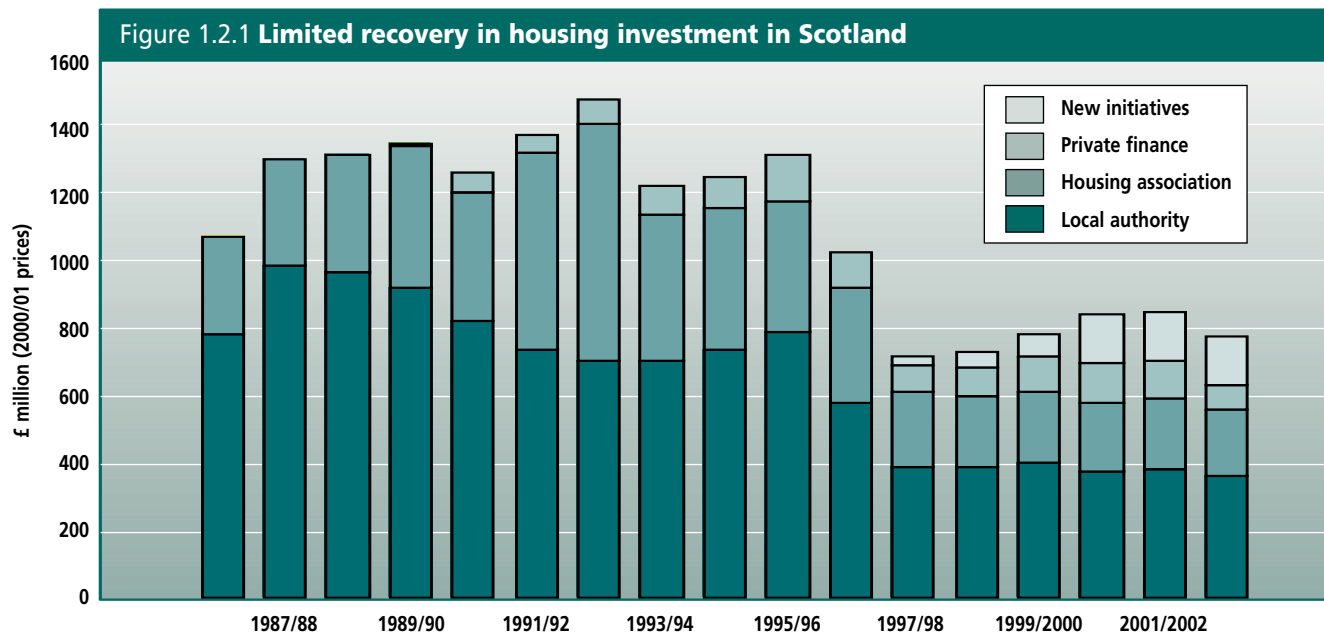
The first element of the Act to come into effect was the abolition of Scottish Homes. Its powers were transferred to an executive agency, Communities Scotland in November 2001, with many staff leaving in the changeover. The agency is now directly accountable to ministers, without a board, and responsibility for policy lies with the Executive. Its landlord role is residual, following extensive transfers by Scottish Homes. Its remit has widened to include regeneration, community development, social inclusion and most recently adult literacy but it has lost some of Scottish Homes’ activities, and so it could be argued that Communities Scotland’s primary role is regulatory.

The power to administer the Housing Association Grant is shifting over to local authorities, which was due to be contingent on stock transfer, though the legislation does not stipulate any such requirement. The declining significance of development funding (as subsidy declines relative to private funding) means that councils don’t gain much in resource terms while the Act imposes many strategic duties on councils, requiring a more proactive and analytical approach to local housing enabling and landlord activities. Most immediately, councils face the challenge of developing and implementing Local Housing Strategies.

Moreover, councils will soon be open to tighter regulation as the regulatory powers of Communities Scotland are more wide-ranging than those of Scottish Homes. The single regulatory framework applies to local authorities as well as housing associations, giving Communities Scotland power to assess competence and performance across the board, not just in housing management. It can act to remedy failure by appointing staff to manage particular functions, such as homelessness administration. The implementation of the single regulatory framework was planned to be quite lengthy, but its development has been bedevilled by difficulties in agreeing job gradings, still unresolved six months on.

Progressive and radical

Homelessness and allocations are fundamentally changed due to changes in the legal framework. The Homelessness Task Force recommendations provided the basis of the Act and Task Force



Local authority and housing association investment continues to decline in real terms. The only increased areas of funding are the various ‘new initiatives’ including the substantial funds provided to promote stock transfers.

Source: Compendium Tables 78, 79 & 80.

members have been involved in preparing for implementation. Local authorities remain responsible for assessing homeless cases and for nominating eligible households for a tenancy. The difference is that from September 2002 the landlord receiving the nomination must offer housing unless it can show good reason not to, with few admissible grounds.

In addition, councils may be required by ministers to develop Common Housing Registers. Councils also have duties to prepare strategies for homelessness, ensure advice and information is available and applicants have new rights under the Act. These provisions increase rehousing prospects of applicants deemed homeless and seem likely to increase local authority control over allocations by all social landlords.

Provision was also made for a Scottish Secure Tenancy (SST), a new common form of tenancy for tenants of all social landlords. This is absorbing a huge amount of time and energy in all landlord bodies due to implementation being planned for September 2002. Some have argued that the purpose of this new tenancy was to defuse latent opposition to transfer based on a perceived dilution of rights.

The Act also retains a much-contested 'modernised' Right to Buy, much-altered from the original proposals as concessions were granted. Existing tenants largely retain current rights. The new scheme involves deferred and suspended rights, lower discounts, and longer qualifying periods. Moreover, ministers retain powers to suspend rights if councils

apply for a 'Pressured Area' designation, for areas where rented housing is in short supply.

The policy community is rightly proud of the legislative changes and the process which delivered it, but at the risk of complacency. Some MSPs are resistant to any suggestion that legislation is only a start, as though the Act is achievement enough. The relevant lobby groups have welcomed most of the legal changes though questions are being raised about implementation. Shelter estimates that resources are currently running at approximately one third of the level required, but the message that resources are required to introduce changes is not always well-received or acted upon. Also, given the climate of relations between providers, observers privately express doubts about the political will to support all the changes.

Policy strands

Some saw legislative change as chiefly designed to facilitate stock transfer, in particular as an essential prerequisite to the Glasgow transfer, but the scope of legislation and policy is broader than transfer. There is active policy making in other spheres – e.g. Supporting People, fuel poverty, conditions and disrepair. A Housing Improvement Task Force is considering the future of standards and resources in the private sector. So transfer is not the only active housing policy in Scotland, but it is unquestionably the Executive's main housing policy.

The previous pattern of partial transfers for refurbishment has all but dried up, except in Dundee, North Lanarkshire and Edinburgh. All 32

authorities operated as landlords in 2000, and many took New Housing Partnerships (NHP) funding from 1997/8, to pursue Option Appraisal. The Executive has picked up the NHP mantle, calling transfer 'Community Ownership' and strongly 'encouraging' councils to pursue whole transfer. There was a target for seven councils to transfer by March 2002: only one did. Meanwhile, some councils have examined and dismissed transfer for their localities, opting instead to use their relative freedom to generate revenue funding for capital programmes from rent income, often dependent on housing benefit. Other alternatives to transfer are not available as they are to councils in England (for further discussion of this issue, see CIHS briefing 2002)

Scottish Borders Council is the first council to ballot its tenants about whole transfer since 1997, with Glasgow and Dumfries & Galloway quickly following suit. All produced 'majorities not opposed' and the Borders transaction is now complete but Glasgow is experiencing considerable difficulty with implementation, generating much heat in the glare of media attention.

Glasgow is not the only transfer story from Scotland, even if it is the biggest and most publicised. By giving it only six months to complete the transaction (by November 2002) was always going to be tight, but issues are becoming ever more complicated by staffing problems and legal challenges to the European Commission. Moreover, the notion of 'Tenants in Control' is increasingly questioned as disputes emerge about the role and relationship

between Glasgow Housing Association and the Local Housing Organisations. Along with delays in issuing the funding prospectus, these problems make the financial institutions very twitchy about lending several hundred million pounds to the new organisation. Investment was, of course, a critical objective of transfer so portents for success are not ideal in spite of Treasury commitments last September to service residual debt, around £900m in Glasgow's case.

Resources

A key problem with the devolution settlement for housing (and with following it), is the amount of money available and the fragmented nature of funding. Though the Executive's finances are much more closely scrutinised by Parliament than Scottish Office finances were by Westminster, information is not yet good enough. A joint submission to the Social Justice committee (CIHS, SFHA and Shelter) argued in March 2002 that

"current levels of public investment in housing are unclear and...initiatives in homelessness and other areas need to be properly financed."

Accessing a coherent picture of changes is difficult while figures are reported in different places, and some items are reported as outputs rather than as plans. Information is missing for some important aspects, not least those which remain funded from London, such as housing benefit and (in future) debt servicing costs. While end year flexibility (EYF) is of itself welcome in managing resources appropriately, it makes it harder to monitor where resources are going.

Significant cuts in housing budgets (revenue subsidy, borrowing consent and development funding) from 1996/7 are only gradually being reinstated and with some way to go when assessed in real terms. Additional CSR resources (NHP) amounted to £40m between 1997/8-1999/00, rising steadily to over £100m p.a. Other extra initiatives (e.g. central heating, rough sleeping, empty homes) have helped offset former reductions in the funding to Scottish Homes development programme. With average borrowing consent running at £160-180m p.a., councils themselves have responded by generating extra funding for repairs through CFCR. By 2000/1, gross annual CFCR stood at around £100m compared with £14m in 1992/3, but at the cost of higher rents and with no government leverage on rent-setting.

Process

Since 1997, even before the establishment of the new Parliament, policy making in Scotland has been characterised by more inclusive processes. In housing, Task Forces have been set up in relation to homelessness and housing improvements, and there have been newly established Advisory Groups – for example for New Housing Partnerships. The Parliamentary committee has been open to taking evidence from across a wide spectrum of views and there is a widespread sense of having access to the policy process, which is generally welcomed. Not everyone who wants to be involved is on the inside track, but on the whole there is recognition of beneficial changes in process as well as in outcome. For instance, many of the recommendations of the

Homelessness Task Force now exist as legislation and with further legislation promised. Broad participation in such groups risks dilution of proposals, but implementation should be more straightforward. The possible downside is that those who buy into such processes may find it harder to criticise policy if it does not deliver in the fullness of time.

So what difference has the Parliament made?

There have been differences, good, bad and neutral. Undoubtedly the improvements include vastly more public focus on housing issues than before, greater accessibility of policy makers, better scrutiny of government, and progressive change via legal framework. More resources are probably going into housing, though it is still not sufficient to solve the many problems in the social and private sectors.

On some aspects, things are not better yet. It is still difficult to track resource patterns, which militates against scrutiny; tight resources lead to a single focus on transfer without real alternatives for those who don't want it. There is a risk that progressive legislative change may be undermined by inadequate resourcing. A recent study suggests that arrogance and high-handed attitudes to local government persist in the civil service, in spite of some positive culture change. Bringing pressure groups to the inside may lead to dilution and compromise, storing up resentment and disillusion. Some observers of Scottish politics have argued recently that those who generally supported devolution are now disenchanted with it in practice, whereas those who opposed it are becoming more impressed.

More critically, some aspects may be worse following devolution: many councillors believe that the Parliament has reduced the importance of local government and Westminster's significance appears to recede. The latter issue presents particular risks to housing on the issue of housing benefit and possible reform, unless there is proper attention by MSPs and MPs to changes in systems in England. A concordat governs communication between the Department of Work and Pensions and the Scottish Executive but Labour MSPs seem especially reluctant to engage with any debates which might rock the devolution settlement. Housing benefit risks becoming a casualty of such ostrich behaviour.

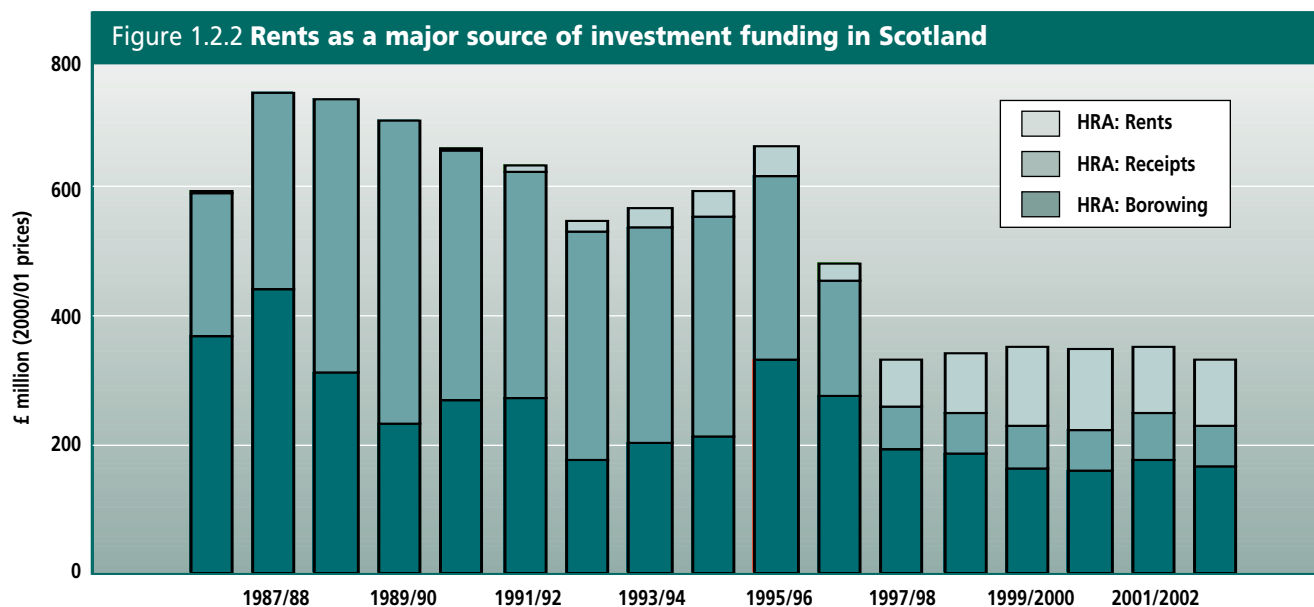
Prospects

Housing policy was one of the key areas devolved to the new Parliament in 1998 and though there were system and political differences even before the Parliament came into being, devolution has increased the scope for divergence. New legislation creates imperatives for more social sector uniformity, and under more centralised control than in the past and than in England. This is a measure of increasing difference in the Scottish housing system.

Whatever the successes of legislative change, resources remain a problem and the significance of housing may be falling as parliamentarians realise

that the key to significant public resources is still in London. The challenges are considerable, the solutions are costly, potential beneficiaries have a low profile and are often politically inactive. This has to be set against the competing benefits of alternative uses of resources in an election year.

In the run-up to council and parliamentary elections in May 2003, success has to be demonstrated – hence the critical pressure for the Glasgow transfer. Labour is squeezed at both ends: in urban areas, especially Glasgow there is pressure for more social spending on deprived estates to counter electoral threats from the SNP and SSP. In middle Scotland, the pressure is for more health and education spending where Labour has to preserve seats against the Conservatives and Liberal Democrats. While recent announcements of extra spending could bring around £400m extra into the Scottish block, it is not a foregone conclusion that 'housing' will benefit.



Scottish councils have only had to set aside a proportion of capital receipts since 1996/97. This resulted in a sharp drop in levels of investment on council housing. This has only partly been offset by an increase in the use of rental income to directly fund investment. Council rents now account for about a third of total HRA investment.

Source : Compendium Table 76.

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Section 1 Contemporary issues 3

**Stand and deliver!
Tackling the housing
challenges in post-
devolution Wales**

Peter Williams

Introduction

The approaching national elections in Scotland and Wales and the Deputy Prime Minister's obvious enthusiasm for devolution to the English regions have highlighted the UK government's commitment to devolution. At the same time the recent Spending Review has re-affirmed central control and there are many who would suggest that power is more centralised now despite devolution. Much has been made of the reduced role and discretion of local authorities (both counties and districts) through the imposition of central targets and standards and the creation of centrally defined funds that authorities have to compete for. Given this context it is timely to reflect on what has been achieved in Wales in relation to housing since the National Assembly was created on 1 July 1999.

It would be foolish to suggest that a consensus exists in Wales as to what devolution as a whole has achieved. The mass of the population might express disappointment if asked; some might even suggest Wales was better off without it. Part of this is borne out of the unrealistic expectations set by the media and others (including the politicians themselves) as to what it could achieve in a first term and with probably unfair comparisons with what has happened in Scotland. Restricting Wales to secondary legislation means that inevitably it will be seen to feed off an English agenda and that is unhelpful. In the event it has taken time for politicians and officials (both in Cardiff and London) to settle into their new roles. Bringing

together a mixture of politicians drawn mainly from councils and Westminster and forging a new culture has been demanding. Likewise, officials who were used to serving MPs and to largely 'receiving' policy from Whitehall saw their workload expanded to include a new and active group of Assembly members, the servicing of Assembly committees and the new government ministers in addition to all their existing commitments. On top of this, it required a much greater involvement in policy development, including extensive consultation with other parties in Wales. Given this, the Welsh Assembly government or Assembly government as it is known to distinguish it from the Assembly (National Assembly of Wales – NAW) is probably under-resourced at both minister and official level relative to the workload placed upon it. The creation of deputy minister posts is symptomatic of this and a recent advert for a relatively large number of policy staff (paralleled by a Scottish Executive advert for 40 new policy staff) gives a further sense of how devolved administrations have under-estimated the pressures.

Although Wales has not fully tackled the resources issue yet (not least because of the public sensitivities around this) all the evidence suggests that the Assembly government and NAW are now much closer to being 'fit for purpose'. As one 'Baywatcher' recently noted, *"it has delivered in terms of getting the processes in place, it has not delivered in terms of outcomes on the ground. But then it never could. The expectations for this were unrealistic"*.

The Housing Account

The pluses

So what has been delivered in the broad area of housing (see Smith *et al.*, 2000 for a broad background)? Perhaps the most obvious achievements have been the development of the National Housing Strategy and the linked National Homelessness Strategy. Both were formulated through a partnership approach. The National Housing Strategy and the Homelessness Commission Final Report were published in September 2001 and the Action Plan in April 2002. The Homelessness Commission Draft Strategy followed in May 2002. These documents have driven subsequent actions by officials in terms of research, policy development and policy action. The research programme has been substantially upgraded, reflecting the considerable gaps in what was known about the Welsh housing system and the clear commitment to evidence-led housing policy. For example, little was known about the private rented sector and the housing of minority ethnic groups. Work on the latter has now fed into a strategy for Black and Minority Ethnic Group housing needs.

Although there have been no dramatic new policies introduced, a gradual programme of change is evident. Some of this parallels developments in England but typically there is detailed tailoring to Welsh circumstances or a different approach has been adopted altogether. The categories of vulnerable groups within homeless legislation have been extended (and were brought in relatively quickly), a Welsh Housing Quality Standard

(WHQS) has been introduced for local authority housing and a Lifetime Homes standard (and a safety standard) for housing association homes. A 50 per cent Homebuy variant for use in rural areas has been introduced and the overall mechanism is being reviewed. The Supporting People programme is in place with continuing central funding and Best Value introduced for housing associations. Local housing strategy agreements between the Assembly and local authorities have been developed and new guidance issued on housing strategy. Local authority business planning for council housing has been introduced.

All of this is important though most of it will have passed unnoticed by officials and commentators on the east side of Offa's dyke. There remains a considerable ignorance about Welsh housing policy, and sadly even in Scotland where greater awareness and sensitivity might have been expected. Perhaps the one policy area where a clear profile is emerging outside of Wales is the concept of the Community Mutual model for housing stock transfer. Housing stock transfer has been a political 'hot potato' in Wales. The Assembly was divided on whether to encourage transfer, local authorities generally opposed it as did many tenants' groups. The Assembly as a whole and ministers were very cautious about taking a clear stance. The pro-transfer findings of an early NAW working party were put in abeyance while an inquiry into stock transfer was initiated by Assembly members themselves. No clear policy emerged and this led to more thought being given to adapting the standard stock transfer model for Welsh circumstances and the political pressures

which were evident. It was felt that giving more control to tenants would deal with some of their concerns and link to the co-operative traditions of Wales and the views espoused by a number of Assembly members. The Assembly government funded the development of a model and this was launched in the spring of 2002. The model puts tenants and the community more evidently at the heart of the new organisation. It is now being considered by a number of authorities in Wales who may transfer stock as well as by a number of Welsh housing associations who might adopt the approach. It has also been picked up in England as a way forward, not least in the light of the failed Birmingham stock transfer.

Not following the leader

It is also not just what Wales has done but what it has not done! It has not had to introduce the English rent influencing regime because the Welsh Office/Tai Cymru had taken early steps to control rent inflation and to limit the differentials between local authorities and housing associations (although research has been commissioned and there are some areas where association rents are higher than market rents, e.g., the Valleys). Equally, on devolution, Wales had scrapped Tai Cymru, the equivalent of the Housing Corporation in England, and brought housing associations' regulation and investment inside NAW as it was then. The two regimes (local authority and housing association) have thus tended to evolve alongside each other rather than as polar opposites. They are still a long way short of integration but are well placed to take that forward

and somewhat ahead of what appears to be an emerging agenda in England.

Wales has not chosen to introduce Arms Length Management Companies (ALMOS), Private Finance Initiative (PFI) for Housing or resource accounting and currently there is discussion going on as to whether to introduce the Major Repairs Allowance (MRA) through which English local authorities have received extra targeted resources for improving their own housing stock. Wales has also chosen not to follow the comprehensive performance assessment system introduced in England as part of the Best Value (BV) process. Some may take the view that not following England in these areas has left local authorities in Wales at some disadvantage (except in the area of BV where Wales has introduced its own programme for improvement). Certainly it limits the options and there can be no doubt this is a deliberate policy. The Assembly government now wants (and needs) the majority of local authorities in Wales to transfer their housing stock thus leveraging substantial new private resources and delivering real improvements for tenants at a speed that could not be matched if it was to be done through direct housing capital expenditure.

The evidence suggests that more local authorities are coming to terms with the idea of transfer. The creation of the Community Mutual model plus the work which is slowly getting underway regarding business plans and stock condition are making it ever more apparent to some authorities that transfer may be their only option.

There remain those who believe that a reform of local authority borrowing rules is likely and this will allow councils to borrow to improve their own housing stock. The Welsh Local Government Association (WLGA) continues to see this as a possibility while at the same time noting the growing crisis around the condition of the local authority housing stock across Wales. However, it is unlikely that the proposed Local Government Bill through which the borrowing rules will be amended will have the impact they desire. As Wilcox and Williams have noted (2001) although there will be a new prudential borrowing regime it will be carefully controlled by the Treasury. This is because unless a local authority has spare revenue that can be used to service any extra debt, the Treasury has to pay the subsidy costs for borrowing. It should not be forgotten that local authority capital spending and the subsidy costs count against the Welsh budget, thus limiting what else might be done. There is no suggestion that the Treasury is prepared to increase subsidy payments (thus some commentators liken the reform to being given an increased credit card limit without the income to service the increased debt which that might imply!). It is unclear what capacity Welsh local authorities have to undertake any extra borrowing (based on their own revenue). If capital grants could be converted into revenue support the position might change and it is noted that in the Spending Review settlement this option is possible (HM Treasury, 2002). The position is likely to be clearer by April 2003.

Assuming transfer remains the primary policy tool for improving the condition of the local authority

housing stock, Bridgend, a Labour controlled authority, is likely to be first followed perhaps by the Plaid controlled Rhondda Cynon Taff. Denbighshire had seemed likely to transfer its stock but this is now less certain. As the evidence from the stock condition surveys builds up it becomes ever more likely that the transfers in Wales will have a negative value, i.e., the value of the stock is negative when the cost of repairs is taken into account. In that regard Wales made a substantial win when it secured Treasury agreement to pay off any overhanging debt to the Public Works Loans Board (after breakage and other costs plus other debt have been paid for by the authority and the Assembly government). The agreement with the Treasury is open ended and will be negotiated on a case by case basis but this concession was only won by Wales (and by Scotland) after determined lobbying. This itself was a considerable success.

In that process Wales has been fortunate in having a considerable degree of stability in terms of both ministers and officials related to housing. Although the post of Assembly Secretary for Housing and Local Government was abolished after the change from Alun Michael to Rhodri Morgan as the First Secretary (in March 2000) it was integrated with Edwina Hart's position as Finance Secretary (now Minister for Finance, Local Government and Culture) who had been in that position from inception. Peter Black, Deputy Minister for Local Government, was appointed in September 2000 and John Bader has been Head of the Housing Directorate within the Department of Local

Government, Housing and Culture since it was formed in January 2001. This has given the government a consistency of approach that is often lacking elsewhere (obviously for those who do not agree with the policy stance this might be a disadvantage).

And the minuses

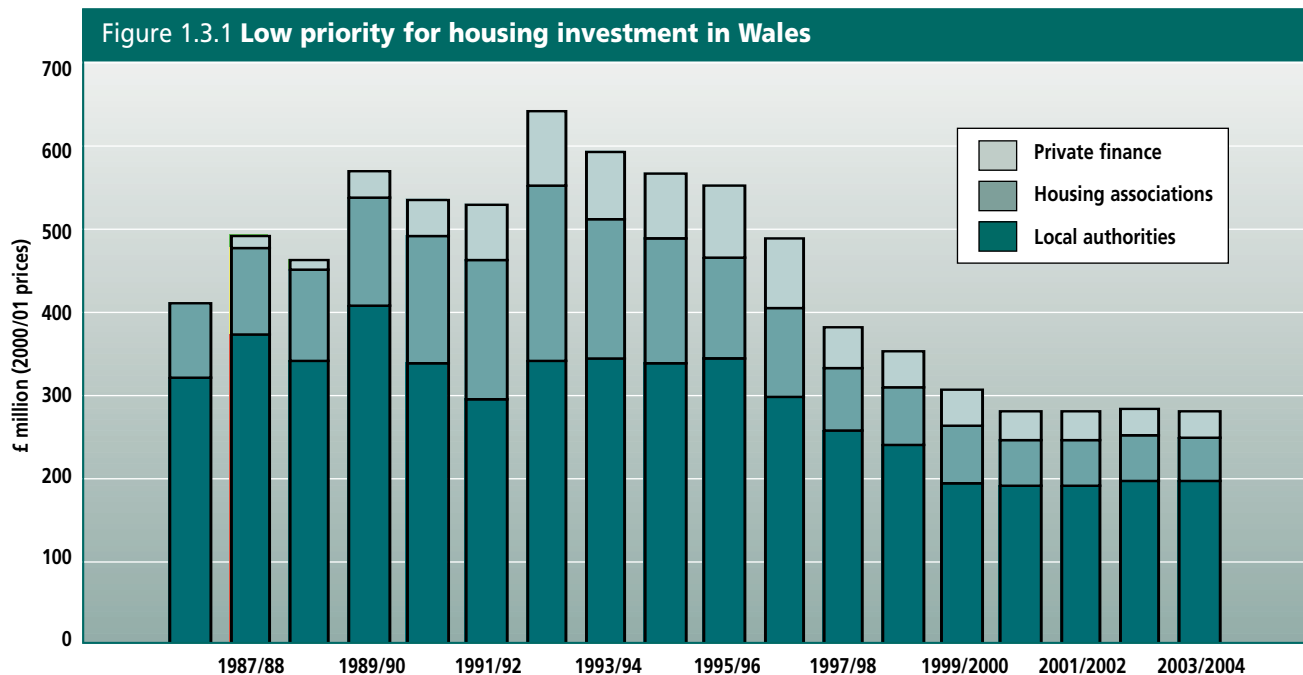
The most obvious disappointment is the way the Assembly government has chosen to manage housing spending. Compendium Tables 72 and 73 in this volume and Steve Wilcox's article *Border tensions* bear testimony. Gross investment has fallen from £243 million in 1997/98 to £199 million in 2001/02. Part of this was due to the pressure to follow the plans of the previous Conservative administration in Westminster. However, the Assembly government did not take great advantage of the extra spending made available in the Comprehensive Spending Review published in 2000 compared to England and Scotland (see related tables in the Compendium). There are a number of explanations for this. Local authorities in Wales lead on housing investment plans in relation to both local authority and housing association provision. At the time they were showing limited appetite for increased spending. There was a small increase in the local authority housing spending line and none in relation to housing associations. This largely reflects the negative view some local authorities have regarding housing associations although there was also limited pressure from the housing associations themselves. As careful scrutiny of

Compendium Tables 72 and 73 shows, there is a suggestion that the situation in Wales worsened after local government re-organisation in 1996. This marked the end of specialised housing functions in a number of authorities and a reduction in the extent to which local authorities applied their own funds. In Compendium Table 72, local authorities made negative net contributions to gross housing capital investment from 1999/2000 onwards and gross investment (A) was less than the overall level of grants and credit approvals – this despite the £31 million contributed for capital purposes from the housing revenue accounts. Overall, this suggests a lower priority given to housing and a diversion of credit approvals to other areas of expenditure.

The detailed announcements regarding the Welsh implications of the Spending Review 2002 will not be made until the autumn of 2002. The Spending Review allocated a further £2.36 billion to Wales over the period to 2005/06 (see HM Treasury, 2002, 130) with an increase of £1.7 billion specifically for the Assembly budget (though with some switching from previous plans from capital to revenue expenditure). It will be for the Assembly government to decide whether to increase housing spending and by how much. Using notional English figures and applying them to Wales indicates that spending might increase by around £50 million over the period. Past experience would suggest this would not be distributed by formula to local authorities or

housing associations but would be placed into identified national programme priorities for which bids have to be made. However, any decisions regarding the amount and the distribution will be conditioned by both the extent to which local authorities bid for funds and the strength of the case they (and others) make.

Though housing expenditure as a whole has not increased, expenditure on homeless provision has. The Assembly budget has increased to almost £5 million from a low of around £0.8million. This may not be deemed sufficient, and does flow as much from the implications of the Homelessness Act 2002 as from a new commitment, but at least pressures have been acknowledged.



CIH Cymru (2002) has recently set out the arguments for an increased housing budget by seeking to cost the commitments and actions already agreed to in *Better Homes for People in Wales*. Their targeted proposals suggest additional expenditure of around £40 million per annum along with a doubling of the credit approvals for local authorities in order to address the £1.5 billion backlog of investment in public housing which is needed to bring it up to the WHQS over ten years. Given current spending is around £70 million per annum this would have to more than double. As the comments above suggest, it is very unlikely that the housing budget in Wales will be increased by the £120 million per annum which might be implied. Moreover, as the Assembly government clearly recognises, any general increase in housing

expenditure will encourage some local authorities to adopt an even firmer stance against transferring their housing stock. Given the history of housing underspend in Wales this would deter the Assembly government from going down this path if it wished to maximise the benefits flowing from any increased Welsh budget. Local authorities and through them housing associations have often not been able to deliver the programmed spend. There are complex reasons for this, but given the poor development of local housing strategies and some evidence of an over supply of social housing in some areas, the Assembly government would understandably be cautious about any generalised commitment to increased spending.

Carrots but no sticks?

This raises the question of the overall performance of the social housing sector in general (see Ashworth *et al.*, 2001) and the local authority housing service in particular. As research has shown Welsh local government is better than some English critics might acknowledge (Andrews *et al.*, 2002) but the evidence is that housing services in Wales are typically weaker than their English counterparts (Audit Commission, 2002). Concerns are heightened by what can be judged a weaker Wales Programme for Improvement regime introduced in early 2002 as the alternative to the English BV/Comprehensive Performance Assessment regime. The latter is quite prescriptive while the former is local authority led (this is both a plus and a minus), with no common financial criteria and a dominant focus on outcomes. One can question the

value and purpose of a new regime with no tight system of monitoring and accountability when there is a clear need for substantial improvements in performance. The absence of sanctions for under-performing local authorities and the Assembly government's apparent reliance upon incentives and encouragement raises real questions (see Morgan and Rees, 2001 for a valuable discussion on devolution and governance).

Partnership working between the Assembly government and the WLGA has ensured the influence of local government has not been reduced as Laffin and colleagues have noted (Laffin *et al.*, 2002). They suggest the small number of local authorities, the closeness of the Assembly to local government and the predominance of one political party has meant devolution has not led to diminution for local government.

This then raises the question of who might exercise that pressure to improve performance – tenants and residents, the media, the research community, Assembly members or Audit Commission Wales (ACW)? To date there is little evidence of most of these being actively engaged in the agenda of improving actual local authority performance in general (not least in the administration of Housing Benefit which is poor compared to England) and the housing function in particular. The reaction of the WLGA to the new Audit Commission report *Public Services in Wales – Delivering a Better Wales*, noted above, was to (unfairly) dismiss it as a product of a non-Welsh body. The creation of ACW bringing

together the Audit Commission in Wales, District Audit and the Housing Inspectorate does however promise to create a stronger and more powerful audit process with a focus on measuring outcomes on both a service and area basis. However, ACW cannot be an agent for the Assembly government or a substitute for action by that body.

With respect to housing associations a review and potential reform of the regulation of this sector is underway though the process has been delayed by the pressure of work and this has also resulted in the suspension of five yearly inspection visits. There has been some concern about the lightened regime since the role passed from Tai Cymru to the Assembly government. Although there is no suggestion that financial requirements have been weakened there is a general sense that the pressure to perform has reduced. Underspends in the housing association development programme are blamed upon the local authorities who set the priorities but given what is known about the capacity of some local authorities this is unsatisfactory. Both the Assembly government and the associations must do more to secure what is needed on the ground. The argument that there is no point increasing housing resources because the players themselves cannot be relied upon to spend the money is not adequate when the Assembly government has the power to direct the spending (as it used to through Tai Cymru).

So are we disappointed?

As this article suggests progress has been mixed. There have been some substantial steps forward but

there remain areas of real concern, not least the question of the performance of local authorities, given the central position they now occupy in terms of delivering housing policy in Wales. The absorption of Syniad, the Welsh version of IDeA (the Improvement and Development Agency in England, the former Local Government Training Board) into the WLGA is not helpful bearing in mind the defensive stance of the host body.

There had been real hopes that more progress would have been made on reforming the private rented sector, not least given its role in housing the most disadvantaged, and its significance in some urban and rural areas of Wales. The National Strategy set out ambitions regarding the licensing of HMOs and indeed for wider measures but a recent Westminster private member's bill on this topic (through which Wales could have enacted secondary legislation) was dropped. Other areas where more progress might have been expected include the better integration of housing, economic development, area regeneration and planning. Much has been said already about the modest performance of some local authorities but there are continuing concerns about their weak housing strategies and their failure to address the issues related to home-ownership and tenure choice. Despite the pressures on affordability in some areas, local authorities have been very slow to put forward plans to deal with this, e.g., by increased Homebuy provision. Questions might also be asked about the ability of local authorities to deliver the new home improvement regime due to

be in place in 2003. Going wider than housing per se but still linked to it is also the question of putting real resources and energy behind the sustainable development agenda. Wales has a real opportunity here to outperform any other part of the UK and the benefits could be enormous.

And in the future?

Probably above everything else there has to be a stronger Assembly government response to the poor performing local authorities through which so much of the national housing policy is both structured and delivered. Failure at that level means the failure of the policy and passing blame to the local authorities is a poor substitute for action on the ground and is of no consolation to the households affected. There have to be fall back positions and ways of tackling what might be seen as the 'tyranny' of the partnership between central and local government. Given the commitment to securing substantial improvement to the quality of housing in Wales over the next ten years, and with the bill for tackling the poor housing in the local authority sector now standing at £1.5 billion (and rising), real progress must be made. At the end of the day the Assembly government is paid to lead and to deliver and it is against this benchmark that it must be judged.

Partnership both strengthens and weakens that process. Under-performance might be explained in some cases by lack of resources and capacity. The many joined-up agendas and strategies emanating from the centre have been demanding and

draining. Some of these are beyond the capacity of some local authorities and may indeed make better sense at a regional level. Devolution was all about Wales as a whole being more independent. Although the political structure of the devolved government recognises the regional agenda in Wales, that has not really fed through into regional strategies and the like. This may now be necessary. However, local authorities must also reflect on whether they should give greater focus to their strategic roles and begin to step back from direct service delivery and use other providers working to rigorous and enforceable contracts. There is certainly much to do. And learning from other parts of the UK and abroad must be part of that.

If Wales is to break out from the cycles of social and economic under-achievement that have dogged it through the 20th century it is vital that all the Welsh housing questions are resolved. Poor unaffordable housing inhibits educational achievement, damages health and undermines communities. This puts this review in perspective. Underachievement in the housing agenda has serious wider consequences. The Assembly government does need to take stock and consider if it is satisfied with its achievements in the first term of office and what lessons might be learned. The current long game of hoping and waiting for local authorities to deliver should only be sustained if there is a realistic prospect of delivery. The view from the outside is that the prospects for this are fading. A new and more radical agenda may be required.

Acknowledgements

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Section 1 Contemporary issues 4

**Housing, planning and
economic development
in the English regions:
strategy co-ordination –
or confusion?**

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Introduction

The UK has historically been a highly centralised state. However, the Blair government has introduced significant moves toward devolution, notably with the establishment of a Scottish Parliament and a National Assembly for Wales. Initiatives for England, meanwhile, tended in the first instance to centre on the development of a regional tier for the administration of national policy rather than the devolution of power and control to the regions. This initially involved the introduction of Regional Development Agencies (RDAs) and unelected Regional Assemblies. The publication in 2002 of the White Paper *Your Region, Your Choice*, however, raised the prospect of creating a tier of directly elected regional government in England, in which housing will figure as a central policy concern (DTLR, 2002).

The White Paper may have originated from a rather disjointed approach to devolution, but it has heralded several reforms to a system of housing strategy and investment planning in England that had remained unchanged for a long period. The genesis and future development of this process of regionalisation, and its likely impact on a hitherto centralised system of governance, policy-making and strategy formation, therefore requires detailed analysis.

Some tentative steps had already been taken toward the development of a stronger regional influence in housing policy prior to the publication of the White Paper. In recent years, the nine English regions have been required to produce Regional Housing

Statements, and Regional Housing Forums – groupings of regional housing stakeholders – have been established to facilitate consultation to support the drafting of Statements. Research evidence suggests that Forums are now fulfilling a wider role of providing a regional voice on housing issues and operating as a hub around which a network of regional housing interests are organised (Robinson, 2002).

The wider arguments in the 2002 White Paper in support of a tier of regional governance revolved around three perceived benefits:

- improvements in the ability of policy and provision to reflect regional differences and economic disparities;
- increased accountability; and
- improved co-ordination of regional strategies.

All three of these benefits are directly relevant to the future development of housing policies. Changing patterns of demand for housing and ever sharper regional and sub-regional market differentiation are presenting increasing difficulties for the design and implementation of national strategies (Robinson, 2002). Maintaining lines of accountability has become increasingly difficult in a housing system characterised by institutional complexity and diversity. Finally, and perhaps of most concern, housing interests are struggling to inform and influence the development and content of other related regional strategies. This is despite the increasing emphasis in the government's social exclusion agenda on the need to integrate housing

with regeneration, planning and economic development programmes.

This article focuses on the last of these three points and examines the reasons for, and the consequences of, the marginal role that housing interests are currently playing at the regional level. In particular, the position of housing in relation to the activities of RDAs and the regional planning bodies responsible for production of Regional Planning Guidance (RPG) are explored. First, major developments in the regional tier of governance in England are summarised.

The rise of the region: key developments

Key stages in the development of an institutional architecture for the English regions include:

- the revival of a regional planning function, with the introduction of Regional Planning Guidance (RPG) in the late 1980s;
- the establishment of Government Offices for the Regions (GOs) in the mid-1990s, to co-ordinate central government activity at the regional level, including the promotion of government housing policy and management of the Housing Investment Programme (HIP);
- the formation of Regional Development Agencies in 1999, to promote economic development and tackle imbalances in economic growth between regions;
- the creation of (voluntary) Regional Chambers, at the same time as the formation of the RDAs. Chambers are composed of local authority, voluntary sector and business interests and are

charged with scrutinising the work of the RDAs. Regional Chambers are now commonly referred to as Regional Assemblies;

- the publication of the 2002 White Paper, which sets out proposals for enhancing regional working and the provision of *directly elected* Regional Assemblies.

Set alongside the development of this administrative framework, introduced by central government, an informal architecture of regional partnerships and inter-organisational networks has emerged, through bodies such as Regional Housing Forums. Integral to the development of Housing Forums in each region has been the requirement since 1999 for the regions to produce Regional Housing Statements. The Government Office and Housing Corporation regional office are officially responsible for producing Statements, but the consultation exercise accompanying these reports has involved Housing Forums, which typically draw in key social housing interests (local authorities and housing associations, the Local Government Association, National Housing Federation, Chartered Institute of Housing), as well as, in some cases, private sector interests and key regional players from outside the housing arena.

Analysis of Regional Housing Statements produced in 2000 revealed a focus on establishing Housing Corporation regional priorities and informing capital grant allocation to housing associations, supporting local authority strategy development and business planning, providing contextual information

about the regional housing market and making links across to other regional agendas (Cole *et al.*, 2001). Regional Housing Statements are currently produced on an annual basis, although it is likely that the broad strategies will be set down in the future on a three or five year cycle (possibly consistent with the Comprehensive Spending Review timetable), with annual updates and amendments.

Statements began as largely descriptive and contextual documents, but they are now tending to become more strategic in focus. Statements are also increasingly sensitive to the fact that housing markets operate on a sub-regional, rather than regional, scale and have begun to develop distinctive sub-regional priorities for investment, access and tenure diversification. This raises, however, potentially awkward questions about how the boundaries of such sub-regions should be demarcated – whether they should follow the contours of ‘local’ housing markets or be aligned with the sub-regional boundaries of other sectors and services, to aid integration. Further challenges may arise in harmonising any conflicting sub-regional priorities in the interests of producing a more coherent regional narrative, especially before elected assemblies are in place.

The marginalisation of housing at regional level?

Central government has emphasised the importance of policy integration at the local and regional level. The National Strategy Action Plan for Neighbourhood Renewal (SEU, 2001), for example, encourages more

integrated approaches to social exclusion and emphasises the need for housing providers to work more closely with other sectors. The White Paper on elected regional government also stresses the importance of policy integration and co-operation at the strategic level across the region, proposing a strengthening of both Regional Assemblies and Government Offices in an attempt to improve co-ordination of regional strategies and enhance the quality of regional decision-making (DTLR, 2002). This emphasis on policy integration is critical, as problems such as low housing demand in parts of the North and Midlands and the affordability gap in the South present challenges that necessitate an integrated and strategic policy response. However, while the intentions of these policy statements are unequivocal, the extent to which they are currently being met is more open to debate.

Up to now, the marginalisation of housing issues and interests has been reflected in the neglect of housing policies in related regional strategies and in the limited formal links that exist between housing and other regionally-oriented agencies. One of the stated purposes of Regional Housing Statements, for example, has been to raise the profile and understanding of housing issues and to ensure the integration of housing and other regional strategies (Cole *et al.*, 2001). Regional Housing Statements frequently refer – and, indeed, often defer – to the RDA’s Economic Strategy and to Regional Planning Guidance. However, it is largely one-way traffic. Regional Housing

Statements are rarely mentioned in other regional strategies, even when housing issues are discussed (Cole *et al.*, 2001; Cole and Slocombe, 2002).

This lack of synergy between Regional Housing Statements and other regional strategies reflects, and is partly explained by, weak links between Regional Housing Forums and other regional agencies. In some cases Housing Forums have reported difficulties engaging with key regional players, including the RDA and the Regional Assembly. This was illustrated by the difficulties sometimes encountered by researchers in identifying an RDA officer who had even heard of the Regional Housing Statement, never mind engaged with the consultative process (Cole *et al.*, 2001). However, the regional tier is still rapidly evolving and stronger links are starting to be forged as regional level organisations and structures mature.

One of the reasons for the lack of influence of housing interests at the regional level is the nature of the sector itself. The development of housing at the regional level has tended to be dominated by social housing priorities and concerns. The bodies designated to oversee the production of Regional Housing Statements, the GOs and the Housing Corporation, are responsible for the regulation and funding of social housing. Membership of regional housing forums, meanwhile, consists mainly of social housing interests, the forums having struggled to engage private sector representation and involvement (Cole *et al.*, 2001). It is not, therefore, surprising that Statements have tended to focus,

Table 1.4.1 Regional labour market trends and projections

Region	Total employment					Growth 1999 - 2010	
	1981	1991	1999	2005	2010	000s	%
London	3,970	3,797	4,148	4,279	4,436	288	6.9
South East	3,015	3,518	3,922	4,193	4,448	526	13.4
Eastern	1,961	2,272	2,466	2,615	2,763	297	12.0
South West	1,820	2,173	2,301	2,444	2,567	266	11.6
West Midlands	2,230	2,355	2,460	2,527	2,615	155	6.3
East Midlands	1,637	1,789	1,894	1,962	2,037	143	7.6
Yorkshire & The Humber	2,056	2,153	2,228	2,286	2,344	116	5.2
North West	2,929	2,961	2,975	3,058	3,127	152	5.1
North East	1,050	1,024	1,025	1,043	1,059	34	3.3
England	20,668	22,042	23,419	24,407	25,396	1,977	8.4

Source: Projections of Occupations and Qualifications: 2000/2001: Regional Results, Institute for Employment Research, University of Warwick.

The disparities in the regional labour market projections clearly indicate the challenges faced by Regional Assemblies in trying to integrate regional economic, planning and housing policies. Projected growth is highest in the South East, where the housing market is particularly tight, while it is lowest in the North East where the need for regeneration is most acute.

almost exclusively, on the social sector, despite an increasing acknowledgement of the need for strategy development to encompass trends across the whole housing market.

The uneven treatment of private housing issues, compared to the social rented sector, by the emerging tier of regional housing governance is not surprising given the nature of its evolution. However, it represents a significant barrier to more effective influence over priorities in other sectors. Some

economic development and planning officers at regional level, for example, have been critical of the narrow focus of Statements on social housing and have suggested that they need to develop a more holistic approach in order to increase their relevance. Housing policy interests are “*speaking with many voices*” (Long, 1999), weakening their impact and influence at the regional level. Not only is there the division between the social and private sectors, but there are also ‘many voices’ within the social housing sector itself. The history of social landlords

competing with each other for funding and ownership of stock has often worked against strategic co-operation within the sector. While there are signs of a more collaborative approach emerging – for example, between local authorities and major housing associations, or in the asset management strategies of associations operating in the same local markets – this is often set against a historical backdrop of insularity and institutional self-centredness.

Housing and regional economic strategies

Research into the development of regional housing strategies has underlined the difficulties of aligning priorities alongside emerging programmes for economic development promoted by RDAs (Cole *et al.*, 2001; Slocombe and Cole, 2002). This bears out claims that most RDA economic strategies have so far shown little appreciation of the role of housing as an industry or the vital links between labour market and housing market disadvantage (Nathan, 2000).

The lack of attention given to housing investment and housing market change exemplifies a wider neglect of area regeneration and social exclusion issues by RDAs. A divergence of economic and social agendas at the regional level has been identified at the institutional level as well, with Government Offices taking primary responsibility for neighbourhood renewal, while RDAs take a narrower focus on the infrastructural requirements most likely to promote inward economic investment. In at least one region, conflict has arisen between a planning

and housing emphasis on urban regeneration and brownfield development against an RDA emphasis on ‘quick win’ economic growth on new sites outside existing urban areas. The bias of existing regional housing strategies towards the social sector noted above has also militated against a more integrated approach being adopted. Furthermore, even on their own terms of reference, RDAs would appear to lack a sufficiently consistent and ‘joined-up’ approach.

The interest of economic development strategies in regional housing markets has centred on providing the infrastructure to attract investment and thereby contribute to economic growth and renaissance. The housing consequences of economic stagnation or decline, by contrast, has received much less attention. The extent to which regional housing strategies become aligned to growth-oriented assumptions emerging from ‘competitive’ regional bids to attract international investment, as opposed to supporting regeneration or managing decline, is likely to become an increasingly salient issue.

There are also some underlying uncertainties about the role and remit of RDAs, and how far this should impinge on issues such as housing investment, stock profile, household mobility, affordability and tenure diversity. RDAs across the country have interpreted their role in quite different ways – and the differences in emphasis are not readily explicable by the precise nature of the economic problems in the region. There are further uncertainties about the extent to which RDAs can directly implement

economic strategies as opposed to merely supporting or co-ordinating the work of other regional partners. Recently, RDAs have been further constrained by funding mechanisms, with the discontinuation of the Partnership Investment Programme for leveraging in gap funding for housing developments. Alongside this, greater flexibility awarded RDAs in spending increased levels of funding from central government, has been conditional on economic development being the prime focus of RDA activity, rather than social and community concerns (Robinson, 2002). Set against these developments, the expectations of housing interests about what RDAs can achieve, in terms of economic regeneration in areas experiencing stagnation or decline, might well prove to be unrealistic.

Housing strategies and regional planning

In order to address problems in sub-regional and local housing markets as a whole, it is important for housing and planning stakeholders to work closely together. In some regions, this is starting to happen, but linkages between Regional Housing Statements and Regional Planning Guidance priorities and processes still vary considerably (Slocombe and Cole, 2002). In several cases, RPG has not been sufficiently responsive to the priorities raised in Regional Housing Statements and research has identified various tensions between the two strategies. In areas of low demand, housing stakeholders have claimed that regional planners overestimate the need for new housing, often in response to optimistic predictions of growth from RDAs. In areas of high demand, on the other hand,

housing stakeholders often felt that the need for affordable housing had not been sufficiently addressed (Cole *et al.*, 2001).

An illustration of the different emphasis between housing and planning strategies was provided in a recent report by the Select Committee of Transport, Local Government and the Regions on the issue of *Empty Homes*. It expressed concern that, in some regions, planners were, “not giving priority to the re-use of empty homes and the sites on which they stand” (para. 145). Specifically, it referred to a national vacancy target of 3 per cent in the housing stock, while the RPG for the North-west, responding to a bullish strategy on future rates of economic growth, set out requirements for new homes on the basis that the vacancy rate would remain at 4.3 per cent. This resulted in the estimate that 25,900 more homes would be required over the plan period than if a 3 per cent vacancy rate had been assumed. The planning target was subsequently revised downwards on review.

As in the case of economic development, the difficulty of engaging planners in regional housing problems can partly be attributed to the tendency for regional structures and strategies to focus on the social housing sector. A lack of engagement at regional level also replicates professional and departmental divisions that have historically existed in local authorities between housing and planning. A further hindrance to integrated working between planning and housing and the regional level is the RPG system itself. For example, differences in the

timing of the planning process in the regions can affect the degree to which RPG can be co-ordinated with other strategies. In addition, the RPG is often seen as a lengthy and unwieldy process and this impedes integration with other regional policies operating on shorter timescales. The RPG process is also insufficiently ‘joined up’, failing to integrate the key issues which they address.

Changes proposed by the government in the recent Planning Green Paper (DTLR, 2001) may help to address some of these barriers to integration, especially by shortening the timescale of the regional planning framework and enhancing the inclusivity of the process. Regional Assemblies (formally Regional Chambers – see above) are increasingly taking on the role of Regional Planning Body, which should also help to facilitate integration between planning and other sectors in the regions.

Conclusion

While the limited ability of housing interests to influence other bodies and strategies at the regional level can, in part, be attributed to the fragmented nature of the sector, it also reflects other difficulties in the development of coherent and responsive regional economic and planning programmes. In this early stage of development, the regional tier has been criticised for exhibiting a lack of clarity over the roles and responsibilities of the key agencies involved, as well as unclear hierarchies and differing timescales for the strategies, and variations in how they are produced. It is perhaps not surprising that the goal of achieving genuinely integrated

approaches to regional, sub-regional and local housing market problems still seems a distant one.

All of this underlines the need for a body at regional level with the capacity and legitimacy to integrate and co-ordinate regional activity, determine overarching priorities and adjudicate on issues of tension and conflict between them. The White Paper’s proposals for making possible the holding of referenda for directly elected regional assemblies could make a marked impact here. The proposals for directly elected Assemblies to take on responsibility for housing, including the production of a regional housing strategy, will potentially help both to raise the profile of housing at the regional level and to facilitate integration. However, it is likely to be some years before the first directly elected Regional Assembly is established (and the extent of public enthusiasm for this new tier of government remains to be tested).

In the meantime, although the development of the current form of Regional Assemblies is very uneven, several are starting to take on a stronger co-ordinating role – albeit within the limited powers, resources and capacity currently available to them. In several regions, Regional Housing Forums are also starting to develop stronger links with Regional Assemblies and it is even possible that Assemblies might emerge to serve as the regional bodies which, the Chancellor of the Exchequer announced in the 2002 Spending Review, will be set up to provide advice on housing investment and support the move towards a single regional budget for investment in

housing. The future of the Housing Corporation and the involvement of Government Office in housing, meanwhile, are increasingly in doubt, particularly given the government's commitment to the introduction of a single housing inspectorate.

The increasing diversity of local housing market circumstances in England provides a compelling case for more developed and sensitive forms of sub-national governance and policy formation. Yet the development of a more durable regional infrastructure will not in itself resolve some inherent tensions in the respective emphasis given to growth, containment or regeneration.

The move toward a single regional budget for housing investment might facilitate moves to embrace a more holistic approach to intervening in housing markets, less fettered by artificial local authority boundaries or the neglect of private sector issues, are potentially productive steps forward. Investment planning may become more responsive to differing trends in mobility, preference, affordability and housing supply. The enhancement of a regional dimension may help to strengthen the linkages between policy development and the mosaic of local housing markets across England. However, it remains to be seen whether the 'logics' of housing, planning and economic development strategies can be better harmonised under the umbrella of Regional Assemblies, whether or not they eventually become elected bodies.

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Section 2 Commentary



Chapter 1 Economic prospects and public expenditure

The budget forecast of UK economic growth at an average annual rate of 2.5 per cent to 3.0 per cent over the three years to 2004 (Compendium Table 11) is now looking unrealistically optimistic, although at the time it was in line with the bulk of independent forecasts. However, recent figures for the performance of the US economy have now been revised downwards, and stock market confidence has been badly shaken by the manner as well as the fact of Enron and other business collapses.

The uncertainties over US economic prospects inevitably loom large over the prospects for other economies around the world, including the UK. Quite apart from the direct impact of a reduced US market for UK and other exporters, the US has also adopted restrictive trade policies to protect sectors of its struggling economy. More generally, the shocks to confidence in the probity of big business accounting have exacerbated the slide in stock market values, with knock on impacts on private pensions and consumer confidence.

Not only are the budget economic forecasts clearly over optimistic. Already in 2001 the rate of UK economic growth had slowed to 2.2 per cent (Compendium Table 1). Nonetheless both claimant and ILO measures of unemployment fell for the eighth successive year, with claimant unemployment falling below a million for the first time in over two decades (Compendium Table 4).

The slowing economic growth in 2001 saw inflation fall to just 1.8 per cent (Compendium Table 1),

below the target range of 2.5 per cent, plus or minus 0.5 per cent, that guides the Bank of England in its deliberations on interest rate policy. Annual growth in average earnings in 2001 slowed only slightly to 4.3 per cent compared 4.6 per cent a year earlier.

New Earnings Survey

The New Earnings Survey figures for 2000 in Compendium Table 2 were substantially revised (upwards) following the publication of last year's *Review*. This year's table includes the revised figures for 2000, as well as the new figures for 2001, and they show the continuing slow erosion of the differentials between male and female earnings.

It is also worth noting that as from last year the New Earnings Survey has been collecting data on earners' places of residence, as well as places of work. This new data is likely to be released for the first time

later this year, and will be of great value in informing analyses of local housing markets.

Labour market forecasts

National and regional labour market forecasts are also an important starting point for national, regional and local analyses of housing markets and policies. The 2000/01 projections are now available from the Institute for Employment Research at the University of Warwick. The overall projections for labour market growth in the years to 2010, by economic sector, are set out in Table 2.1.1. These show the continuing decline in the primary and manufacturing sectors being offset by growth in other sectors of the economy, and particularly in the business sector. Table 2.1.2 shows that far more rapid growth is projected for part-time employment, relative to full-time employment, and for female employment relative to male employment.

Table 2.1.1 Employment by sector

	1981	1991	1999	2005	2010	Growth 1999 - 2010	
	000s	000s	000s	000s	000s	000s	%
Primary	1,360	982	741	640	604	- 137	- 18.5
Manufacturing	6,009	4,637	4,306	3,807	3,593	- 713	- 16.6
Construction	1,586	1,916	1,765	1,773	1,772	7	0.4
Distribution & transport	6,633	7,246	7,737	8,075	8,365	628	8.1
Business	3,689	5,204	6,734	7,632	8,508	1,774	26.3
Non-market services	5,211	6,034	6,266	6,670	6,828	562	9.0
Total	24,489	26,020	27,546	28,598	29,673	2,127	7.7

Source: Projections of occupations and qualifications: 2000/2001, Institute for Employment Research, University of Warwick.

However, as is inevitable with projections of this kind, they will always be overtaken by subsequent economic developments. In this case, the recent slowing of economic growth suggests that the Warwick employment projections are likely to be over optimistic, particularly in respect of the likely level of growth in the business sector.

Housing markets and equity withdrawal

The continuing strong rise in house prices in 2001 (Compendium Table 46) contributed to a further substantial increase in the cash level of net equity withdrawal in 2000, to £25.9 billion (Compendium Table 7). As a proportion of total consumer spending it increased to 4.13 per cent, compared to 2.23 per cent in 1999 (and 6.98 per cent in 1988 at the peak of the last housing market boom). In part the levels of net equity withdrawal were constrained

by a substantial rise in the levels of deposits made by first-time buyers newly entering the market (see Commentary Chapter 3). The revised outturn figures for 2000 now also show a small increase, rather than decrease, in the level of equity withdrawal as a percentage of GDP for that year.

The increased levels of equity withdrawal clearly contributed to the continuing rapid growth in consumer spending, which has now seen annual growth averaging at 4 per cent over the last five years. However, given that mortgage interest tax relief has now been abolished, and that without relatively strong consumer spending the immediate prospects for economic growth would be even more pessimistic, equity withdrawal does not now raise quite the same issues as it did a decade ago.

Public spending

One of the central features of the 2002 budget saw the announcement of tax increases to be introduced in April 2003. These are planned to underpin the government's commitment to increasing the funding for public services, and the health service in particular. However, in order to maintain the government's commitment not to increase the basic rate of income tax, it has adopted the more convoluted approach of increasing the rates for the national insurance scheme, but in a manner that mimics the impact of a 1p increase in all the main rates of income tax.

The provisions for rising public expenditure made in the budget have now been carried forward by the

detailed plans set out in the 2002 Spending Review, for the years to 2000/06. The earlier budget plans for public spending for the years to 2003/04 are set out in the usual tables in the Compendium. It should, however, be noted that the presentation of the latest figures on the basis of resource accounting conventions means that it is no longer possible to provide consistent data on Departmental Expenditure Limits over a long run of years (Compendium Table 16).

The expenditure plans set out in the Spending Review are summarised in Tables 2.1.3, 2.1.4 and 2.1.5. These are also set out under the new resource accounting conventions, and cannot therefore be straight forwardly compared with figures for previous years set out on a cash basis. A summary of the key differences between the format of cash and resource accounting based accounts is set out in Figure 2.1.1.

Total managed expenditure is set to grow by 18.2 per cent over the four years between 2002/03 and 2005/06 (Table 2.1.3), rising over that period from 39.9 per cent to 41.9 per cent of gross domestic product (GDP). Departmental Expenditure Limits are set to rise by 25.6 per cent over the same four year period (Table 2.1.4), with the highest rates of growth provided for transport (50.6 per cent), education (34.1 per cent), health (33.3 per cent), and the small international development budget (35.3 per cent). Provision for growth in the housing budget is set at 22.9 per cent, a little lower than the average for all services.

Table 2.1.2 Changes in employment status by gender, 1999-2010

Thousands

Sector	Male	Female	Total
Full-time	- 74	524	450
Part-time	793	755	1,548
Self-employed	- 85	208	123
Total	634	1,487	2,127

Source: Projections of occupations and qualifications: 2000/2001, Institute for Employment Research, University of Warwick.

Table 2.1.3 Spending Review 2002 – Totally Managed Expenditure (TME)

£ billion

	2001/02 provisional outturn	2002/03 plans	2003/04 plans	2004/05 plans	2005/06 plans	Growth 2002/03 to 2005/06 %
Departmental Expenditure Limits						
Resource Budget	213.2	228.5	249.3	263.7	283.1	19.3
Capital Budget	18.3	21.3	25.2	27.6	30.1	29.2
less depreciation	- 9.7	- 10.1	- 11.1	- 11.5	- 12.2	17.2
Total Departmental Expenditure Limits	221.8	239.7	263.5	279.8	301.0	20.4
Annually Managed Expenditure						
Departmental AME						
Social security benefits ¹	101.8	105.3	110.6	116.3	121.1	13.0
Income support/jobseeker's allowance						
Child support and tax credits ²	8.3	9.4	13.4	14.1	14.7	36.1
Housing Revenue Account subsidies	4.5	4.5	4.4	4.2	4.0	- 12.5
Common agricultural policy ³	4.7	2.4	2.4	2.4	2.5	4.0
Net public service pensions	4.5	5.1	5.4	5.7	6.1	16.4
National Lottery	1.7	2.3	2.3	1.8	1.5	- 53.3
Non-cash items in AME	4.6	4.8	5.1	5.4	5.5	12.7
Other departmental expenditure	0.6	0.5	0.3	0.7	1.0	50.0
Total departmental AME	130.8	134.3	143.8	150.6	156.5	14.2
Other AME						
Net payments to EC institutions ⁴	0.8	2.2	2.4	2.8	3.1	29.0
Locally financed expenditure	20.5	20.7	22.0	23.2	24.5	15.5
Central government gross debt interest	22.2	20.9	23.0	22.9	22.8	8.3
Public corporations' own-financed capital expenditure	2.0	2.4	2.3	2.0	1.9	- 26.3
Total other AME	45.4	46.2	49.6	50.9	52.2	11.5
AME margin	0.0	1.3	1.0	2.0	3.0	-
Accounting adjustments						
Accounting adjustments to remove non-cash costs (excluding depreciation)	- 11.2	- 8.3	- 9.3	- 9.2	- 9.8	-
Accounting adjustments to AME	3.4	5.2	6.1	7.3	8.5	-
Total Annually Managed Expenditure	168.4	178.7	191.2	201.7	210.4	15.1
Total Managed Expenditure (TME)	390.1	418.4	454.6	481.5	511.4	18.2

Source: Spending Review 2002

- Notes:
1. Excluding income-related elements of support for children on income support and jobseeker's allowance, which are included with tax credits.
 2. Includes R & D tax credits and other company tax credits, but excludes those elements of personal tax credits which are classified as negative taxation under OECD guidelines.
 3. In 2001/02 includes the costs arising from foot and mouth disease in AME.
 4. Net payments to EC institutions exclude the UK's contribution to the cost of EC aid to non-Member states (which is attributed to the aid programme). Net payments therefore differ from the UK's net contribution to the EC budget, latest estimates of which are £3.0 billion in 2002/03; £3.2 billion in 2003/04; £3.6 billion in 2004/05; £3.9 billion in 2005/06.

Table 2.1.4 Spending Review 2002 – Departmental Expenditure Limits, Total Budgets

£ billion

	2001/02 provisional outturn	2002/03 plans	2003/04 plans	2004/05 plans	2005/06 plans	Growth 2002/03 to 2005/06 %
Resource and Net Capital Budget						
Education and skills	19.0	23.2	25.6	27.8	31.1	34.1
Health	52.2	58.0	63.9	70.3	77.3	33.3
of which: NHS	50.9	55.8	61.3	67.4	74.4	33.3
Transport	6.1	7.7	10.7	11.2	11.6	50.6
Office of the Deputy Prime Minister	5.4	6.0	6.7	7.2	7.6	26.7
of which: Housing	–	4.8	5.5	5.7	5.9	22.9
Local government	37.1	37.7	40.7	42.8	45.9	21.8
Home Office	10.8	10.7	12.3	12.7	13.5	26.2
Lord Chancellor's departments	3.1	2.9	3.1	3.3	3.4	17.2
Attorney General's departments	0.5	0.5	0.5	0.5	0.5	0.0
Defence	30.0	29.3	30.9	31.8	32.8	11.9
Foreign and Commonwealth Office	1.4	1.3	1.5	1.5	1.6	23.1
International development	3.2	3.4	3.7	3.8	4.6	35.3
Trade and industry	4.0	4.7	5.1	5.1	5.5	17.0
Environment, food and rural affairs	2.9	2.5	2.9	2.9	2.9	16.0
Culture, media and sport	1.2	1.3	1.4	1.5	1.6	23.1
Work and pensions	6.5	7.0	7.5	7.8	7.8	11.4
Scotland	16.9	18.2	19.7	20.9	22.3	22.5
Wales	8.7	9.4	10.3	10.9	11.8	25.5
Northern Ireland Executive	6.0	6.4	6.8	7.2	7.6	18.8
Northern Ireland Office	1.0	1.2	1.1	1.1	1.2	0.0
Chancellor's departments	4.1	4.3	4.4	4.6	4.8	11.6
Cabinet Office	1.7	1.6	1.8	1.9	1.9	18.8
Invest to Save Budget	0.0	0.0	0.1	0.0	0.0	–
Capital Modernisation Budget	0.0	0.9	1.2	0.9	1.0	11.1
Policy Innovation Fund	0.0	0.0	0.1	0.1	0.1	–
Reserve	0.0	1.4	1.5	2.0	2.5	78.6
Total DEL	221.8	239.7	263.4	279.8	301.0	25.6

Source: Spending Review 2002.

Note: Figures are on a resource budgeting basis, net of depreciation.

Table 2.1.5 Spending Review 2002 – Capital Budget and Public Sector Net Investment

£ billion

	2001/02 provisional outturn	2002/03 plans	2003/04 plans	2004/05 plans	2005/06 plans	Growth 2002/03 to 2005/06 %
Capital Budget:						
in Departmental Expenditure Limits:	18.3	21.3	25.2	27.6	30.1	41.3
of which:						
Department DEL	18.3	19.9	23.5	26.1	28.2	41.7
Non-departmental DEL ¹	0.0	1.3	1.7	1.6	1.9	46.2
in Departmental AME	1.0	1.4	1.5	1.3	1.1	- 21.4
in other AME	3.6	4.3	4.3	4.0	3.9	- 9.3
Public corporations own-financed capital expenditure	2.0	2.4	2.3	2.0	1.9	- 20.8
Locally financed capital expenditure	1.6	2.0	1.9	1.8	1.8	- 10.0
AME margin (capital)	0.0	0.0	0.1	0.2	0.3	-
Total Capital Budget	22.9	27.0	31.0	32.9	35.0	29.6
Accounting and other adjustments	- 0.1	1.1	1.2	1.7	1.8	63.6
Classification changes to national accounts ²	0.0	0.3	2.1	2.7	3.4	1033.3
Public sector gross investment	22.7	28.4	34.3	37.3	40.3	41.9
less depreciation (national accounts)	13.6	14.0	14.6	15.2	15.9	13.6
Public sector net investment	9.2	14.4	19.7	22.1	24.4	69.4

Source: Spending Review 2002.

Notes: 1. Central funds, including the Invest to Save Budget, the Capital Modernisation Fund, the Policy Innovation Fund and the Reserve.

2. Includes capital grants to the private sector, which are classified as investment in national accounts, but as resource in budgets.

Resource Accounting

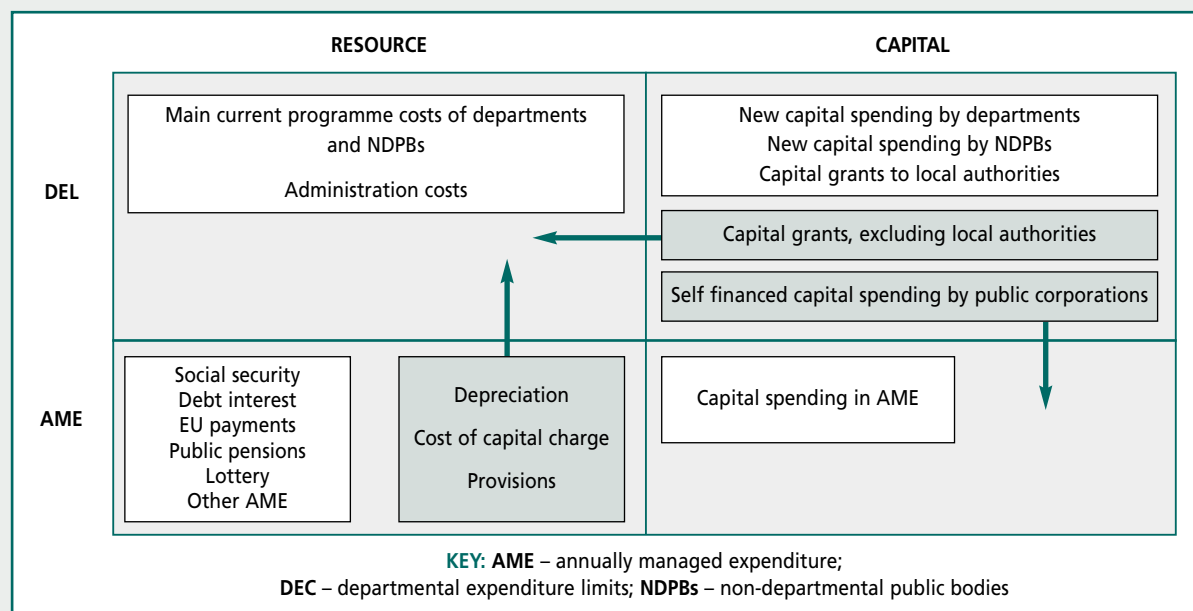
The Spending Review 2002 sets out the government's expenditure plans to 2005/06 using resource accounting conventions, which differ in a number of important ways to the old style 'cash' accounts. The main principle of resource accounts is that they should measure resources as they are consumed, rather than on the timescale of cash payments. This distinction is most significant in the way that capital expenditure is measured.

Under the old style accounts, capital expenditure is entered at the time the capital expenditure is initially incurred, despite the fact that the capital asset being created might have a useful life of, say, fifty or more years. In contrast, resource accounting seeks to measure the costs of capital assets as they are 'consumed' over their lifetime. This involves two components, depreciation and a 'cost of capital' charge which has been set by Treasury convention at 6 per cent of the total asset value.

In similar fashion, resource accounts also take into account provisions that are made for future payments, such as compensation or early retirement liabilities, at the point that those provisions are made.

However, the new public spending control framework continues to include limits on new gross cash capital expenditure, although that measure is something of an anomaly in terms of resource accounting principles. It is, however, a necessary control given the Chancellor's prudential rules, which includes a maximum target for *public sector* net debt of 40 per cent of GDP. This compares to the Maastricht Treaty target which is for a maximum for *general government* gross debt of 60 per cent of GDP. The impact of the

Figure 2.1.1 Changes in budgeting control in the 2002 Spending Review



UK government's anomalous controls on public sector, rather than general government, debt are all the more significant for the council housing sector, as it is now officially defined as part of the public corporate sector (as quasi corporations), in the UK national accounts. This means, for example, that council housing investment is now only counted within the government's main measure of public borrowing because of the unnecessarily wide definition that the government uses.

Following from the adoption of resource accounting conventions the main changes to the public spending control framework are:

- Departmental Expenditure Limits (DEL) now include charges for depreciation and 6 per cent for

the cost of capital as part of their current expenditure budgets.

- Grants to the private sector (i.e. housing associations) are now charged to the resource (i.e. current) budget, rather than to the capital budget, as they do not create a capital asset on the balance sheet of the government.
- Investment by public corporations financed by their own resources no longer count as part of the parent department's capital DEL.

These changes are summarised in Figure 2.1.1. A fuller account of the changes involved in the introduction of resource accounting conventions can be found at Appendix B of the Spending Review 2002.

Provision has also been made for an above average increase in public sector gross capital investment, which is set to rise by 41.9 per cent over the four year period (Table 2.1.5). The budget forecast only very small surpluses on current expenditure for the years from 2002/03 onwards, and after taking account of the planned rise in capital budgets the total level of public sector net debt is forecast to rise to £408 million by 2006/07, or 32 per cent of GDP.

These provisions are well within the various prudent guidelines for public expenditure set by the Chancellor. They could, however, prove problematic if the UK rate of economic growth falls below 2.5 per cent per annum for more than a short period.

Key Reading

Budget 2002, HM Treasury, House of Commons 592, The Stationery Office, 2002.

Public Expenditure, Statistical Analyses 2002-03, HM Treasury Cm 5401, The Stationery Office, 2002.

2002 Spending Review, HM Treasury Cm 5570, The Stationery Office, 2002.

Economic Outlook 70, OECD, December 2001.

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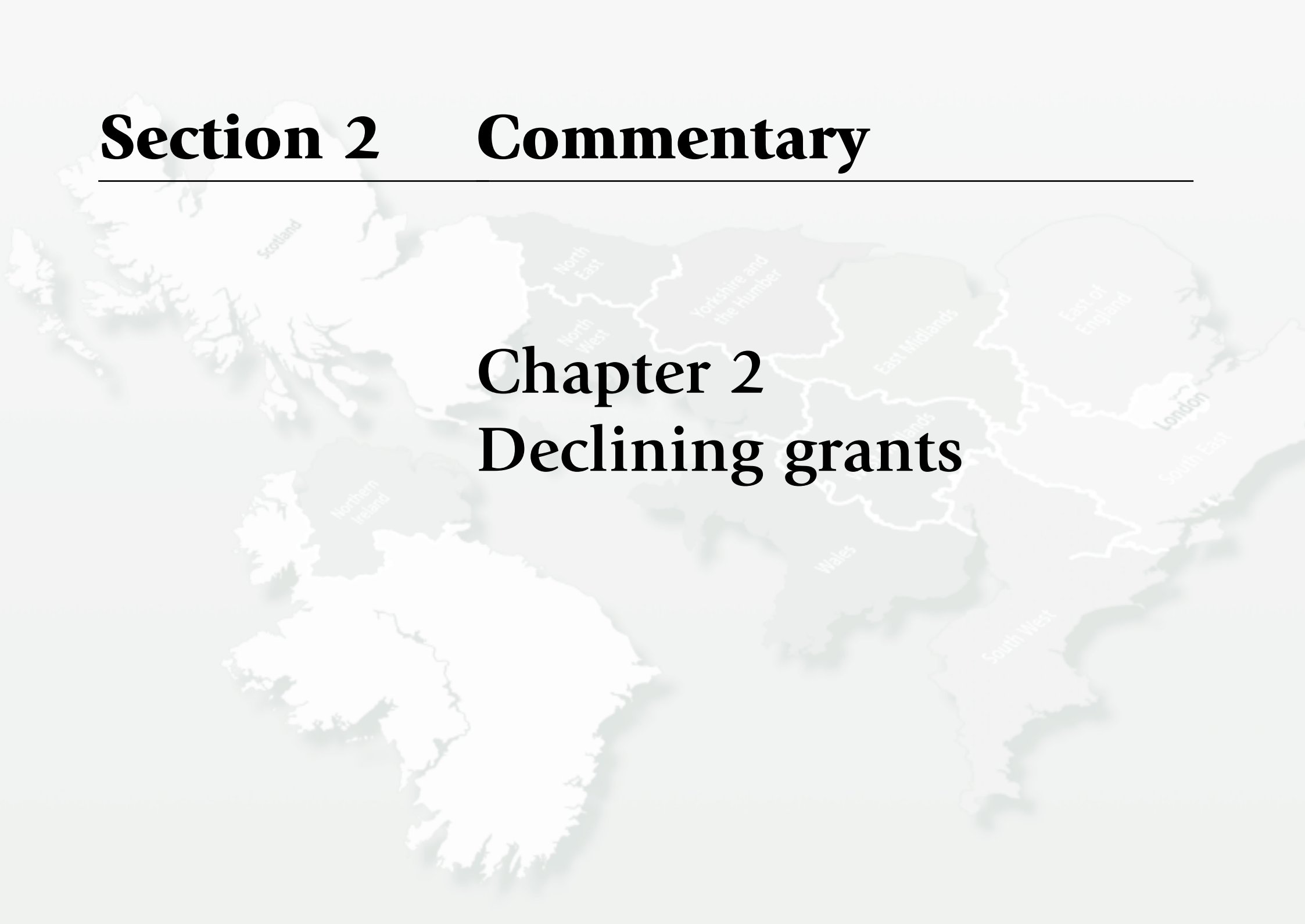
Economic Trends, Office for National Statistics (monthly and annual volumes), The Stationery Office.

Financial Statistics, Office for National Statistics (monthly volumes), The Stationery Office.

A very substantial volume of economic and financial data can now also be accessed from the Office for National Statistics website: www.ons.gov.uk and the National Statistics site: www.statistics.gov.uk

Section 2 Commentary

Chapter 2 Declining grants



The tables in Section 2 of the *UK Housing Review* have been slightly re-organised this year, with a new Compendium Table 26. This is an updated and extended version of the table that appeared in the Commentary last year. It shows the levels of expenditure on improvement grants in England, Scotland and Wales, together with the levels of expenditure on disabled facilities grants.

The table indicates a further slight decline in improvement grant expenditure in Great Britain as a whole, although expenditure in England has risen a little since 1997. At the same time, expenditure on disabled facilities grants in England and Wales has continued to rise – to almost £150 million in 2000. Expenditure on disabled facilities grants now constitutes almost a third of total grant expenditure in England and Wales.

It should be noted that the table combines expenditure under all of the different Acts that have applied over time in England, Scotland and Wales. It is in the nature of improvement grant expenditure that it is sometimes incurred under old legislation several years after it has been approved, overlapping with approvals and expenditure under the succeeding legislation.

Compendium Table 27 gives regional data on the numbers of improvement grants over a longer run of years. Here it should be noted that the table combines figures for both improvement and disabled facilities grants.

Concerns over the current low levels of improvement grant expenditure were outlined in last year's Commentary and will not be repeated here.

However, while there has been a succession of legislative changes in the grant regimes in England and Wales over recent years, grants in Scotland have long continued to be made under 1985 legislation. This may change in the near future, following the deliberations of the Improvement Task Force established to review the grant regime and related issues in Scotland. This is discussed, along with other topics, in Mary Taylor's article on developments in devolved housing policies in Scotland. The reports of the Task Force, together with several useful background papers can be found on the Scottish Executive's website.¹

Northern Ireland

To date, the *Review* has not included tables on stock condition and improvement grant activity in Northern Ireland. This year that omission is remedied! Table 2.2.1 shows how levels of unfitness, and dwellings lacking amenities, have declined since 1979, although the outstanding problems remain more pronounced than in Great Britain. Table 2.2.2 indicates the increase in the proportion of dwellings with central heating between 1991 and 1996, while Table 2.2.3 displays the related improvements in energy efficiency ratings over the same period.

It is also notable that in Northern Ireland energy efficiency policies have been directed across all tenures, rather than being focused predominantly on the social housing sector. Although overall

expenditure is at modest levels (£2.6 million in 2000-01), almost a half of that relates to the private sector.²

Table 2.2.4 shows that improvement grants have declined numerically in Northern Ireland since 1996-97, but with a less pronounced reduction in levels of grant expenditure. This reflects the particularly sharp reduction in the numbers of repair grants, where the expenditure level per dwelling is relatively low. Expenditure on disabled facilities grants represents 18 per cent of the value of the total approvals in 2000-01, which is far less pronounced than in England and Wales.

General Household Survey (GHS)

After a rest in 1999, the General Household Survey was undertaken in 2000, allowing several tables in Part 2 of the Compendium based on the GHS to be updated. There are, however, no startling changes as by their nature the variables drawn from the GHS generally tend to vary slowly over time. The GHS remains valuable for tracking long-term trends across Great Britain, as shown in Compendium Table 30 which shows the changes in household characteristics by tenure between 1980, 1990 and 2000.

While valuable, the GHS does not include data for Northern Ireland. One notable difference in the characteristics of the dwelling stock in Northern Ireland is the far higher proportion of detached houses – 34 per cent compared to just 21 per cent in Great Britain. There are also far fewer flats – 8 per cent compared to 20 per cent in Great Britain.

Table 2.2.1 NI house condition survey: key indicators 1979 to 1996¹

	1979		1984		1987		1991		1996	
	Number	%	Number	%	Number	%	Number	%	Number	%
Unit dwellings	66,210	14.1	51,330	10.4	42,900	8.4	50,360	8.8	43,970	7.3
Dwellings lacking one or more basic amenities	84,130	17.8	45,130	9.2	28,330	5.5	19,100	3.3	17,600	2.9

Source: Northern Ireland Housing Executive.

Notes: 1. Due to changes in definition, data for unfit dwellings in the 1991 and 1996 surveys are not directly comparable with those in the earlier surveys.

Table 2.2.2 NI house condition survey: central heating by dwelling type and tenure 1991 and 1996

	1991		1996	
	Number	Central heating %	Number	Central heating %
Dwelling type				
Terraced house	162,880	77	173,050	86
Bungalow	n/a	n/a	128,320	88
Semi-detached house	120,510	86	100,960	91
Detached house	n/a	n/a	80,800	87
Purpose built flat	30,090	78	35,240	82
Converted flat	4,870	60	5,440	62
All dwellings	465,210	81	523,810	87
Dwelling tenure				
Owner-occupied	302,510	87	342,430	90
NIHE	126,190	80	126,650	90
Housing associations	8,850	90	12,330	95
Private rented and other	13,510	47	26,930	71
Vacant	14,150	47	15,460	53
All dwellings	465,210	81	523,810	87

Source: Northern Ireland Housing Executive.

Notes: Percentage figures show percentage of all dwellings in each category that have central heating.

Table 2.2.3 NI house condition survey: Standard Assessment Procedure (SAP) rating 1991 and 1996

	1991	1996
Average SAP rating by dwelling tenure		
Owner-occupied	29	44
NIHE	26	39
Housing associations	35	41
Private rented	8	27
Tied and other	n/a	44
All dwellings	27	41
Average SAP rating by dwelling type		
Terraced	23	39
Semi-detached	32	45
Detached	28	43
Flat	37	36
All dwellings	27	41

Source: Northern Ireland Housing Executive.

The housing stock in Northern Ireland is also much younger than in Great Britain. Just 22 per cent of the stock in Northern Ireland was built before 1944, compared to 41 per cent in Great Britain. Correspondingly, there are far more recently built dwellings, with 57 per cent having been built since 1965, compared to just 37 per cent in Great Britain.

Consumer durables

Compendium Table 32 shows the distribution of consumer durables by tenure. The 2000-01 Family

Table 2.2.4 NIHE grants to the private sector for disabled facilities, dwelling repair and improvement 1996-97 to 2000-2001¹

	1996/97	1997/98	1998/99	1999/00	2000/01
Approvals (number)					
Renovation	2,023	1,806	1,545	1,369	1,584
Replacement	310	415	382	351	373
Disabled facilities	1,223	1,334	1,625	1,386	1,564
Repairs	10,959	5,483	4,289	3,509	3,802
Minor works	2,167	1,948	1,951	1,944	2,378
HMO ²	60	119	145	146	174
Total grants	16,742	11,105	9,937	8,705	9,893
Approvals (£ thousands)					
Renovation	23,436	21,168	16,851	14,685	17,209
Replacement	9,872	12,554	10,966	10,129	11,066
Disabled facilities	5,483	5,937	7,346	6,898	7,778
Repairs	10,858	3,933	2,631	2,302	2,400
Minor works	1,722	1,552	1,582	1,602	2,007
HMO ²	1,390	2,029	3,027	2,918	3,485
Total grants	52,761	47,173	42,403	38,534	43,945

Notes: 1. Grants shown above are those payable under the Housing (NI) Order 1992.
 2. Houses in multiple occupation.

Spending Survey has revised the list of consumer durable measures, and it now includes home computers, internet connections and satellite receivers.

There is a fairly sharp tenure divide for home computers and internet connections, with only limited differences for satellite receivers. However, the greatest tenure differentials continue to relate to dishwashers, reflecting the limited space available in social sector dwellings to accommodate them.

Reference

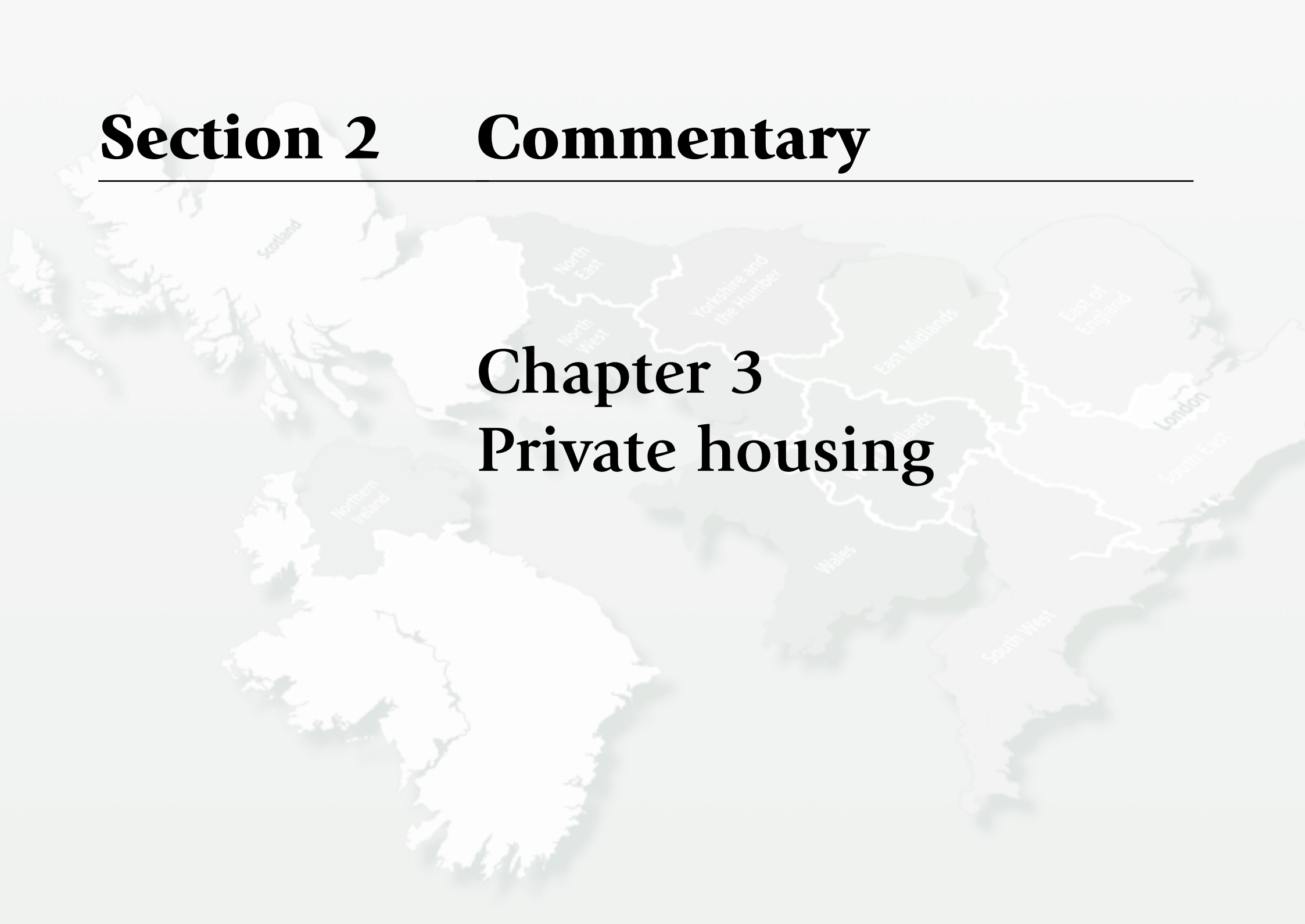
1. Scottish Executive website: www.scotland.gov.uk
2. *Northern Ireland Housing Statistics 2000-01*, Northern Ireland Housing Executive, 2001.

Key Reading

- General Household Survey 2000*, Office for National Statistics, 2002.
- Family Spending: A report on the 2000-01 Family Expenditure Survey*, Office for National Statistics, 2002.
- Housing in England 2000/01*, Office for National Statistics, 2002.

Section 2 Commentary

Chapter 3 Private housing



A very different housing market cycle

UK house prices rose by just over 8 per cent in 2001 (Compendium Table 46b), taking the increase over the last five years alone to 68 per cent. In London house prices rose by 10.5 per cent over the year, and over the last five years they have more than doubled. House prices have also continued to rise sharply in the first half of 2002, although there are now indications that the rate of house price increases is likely to moderate in the second half of the year.

These rises have led many commentators to make extensive comparisons with the boom and bust of the housing market at the end of the 1980s, but all too often they overlook the unique characteristics of two very distinct housing market cycles. The late 1980s cycle was exacerbated by poor economic management, mainly resulting from an inadequate understanding of the relationship between the recently liberalised mortgage market and the wider economy.

In contrast, the house price rises over the last five years have been a response not just to continued economic growth, but also to reductions in interest rates as inflation remained under control. While in the years to 2000 the impact of reduced interest rates on the housing market was partly offset by the phased abolition of mortgage interest tax relief, since April 2000 interest rate reductions have fed through directly into reduced mortgage costs.

Indeed, such has been the impact of lower interest rates that in 2001 the average ratio of mortgage costs

to incomes for first-time buyers was just 17.1 per cent – exactly the same level as in 1996, before the recent surge in house prices (Compendium Table 41a). In contrast that ratio leapt to almost 27 per cent in 1990 at the height of that ill fated boom.

With average building society mortgage rates falling to 5.2 per cent in 2001, first-time buyer mortgage to income ratios fell in all parts of the UK including London during the last year, where it fell to 19.2 per cent from 21.6 per cent in 2000. That ratio had peaked at 31 per cent in London in 1989.

Lenders restrict access to market

However, it must also be recognised that the comfortable levels of mortgage cost to income ratios are also a product of the incomes of first-time buyers rising over the years ahead of movements in average earnings for all householders. Thus in 2001 the average income for first-time buyer households was £28,293 per annum, 43 per cent higher than in 1996. Yet over that same period average earnings rose by just 25 per cent.

In part this difference has arisen because of the caution of lenders, who have only modestly liberalised their lending policies in the face of historically low levels of interest rates. It is a nice question how far that caution is the result of lessons learned in the years of boom and bust, and how far it is simply a reluctance to move away from long established guidelines on prudent mortgage to income ratios.

Whatever the reasoning, it can be argued that the difficulties faced by many moderate income households in accessing the housing market are not just a consequence of house price rises, but also lender caution on borrowing ratios that do not fully reflect prevailing low interest rates.

A further important factor in containing first-time buyer mortgage (and mortgage repayment) to income ratios has been the sharp rise in levels of average deposits over the last five years. The average deposit in 2001 was over £18,000, compared to just under £5,000 in 1996. In effect the average deposit required in 2001 represented some 21 per cent of the average purchase price for first-time buyers, compared to just 10 per cent in 1996. Indeed, average deposits have not been so high since the years before the deregulation of the lending markets in the early 1980s (Figure 2.3.1).

In London the average deposit required by first-time buyers rose to just over £31,000 in 2001, and access to savings in one form or another are now just as critical as income levels in determining the ability of individual households to access the market. In this context help with house purchase deposits (in the form of returnable interest free loans) might be a particularly appropriate form of assistance to be offered by employers seeking to attract and retain 'key workers'.

However, the extent to which lender caution on advances, and the requirement for higher deposits, has contained first-time buyer mortgage repayment

to income ratios should not be exaggerated. Even if the incomes of first-time buyers had risen only in line with earnings over the five years from 1996 to 2001, and average deposits had remained at 10 per cent, the average mortgage repayment to income ratio for first-time buyers in 2001 would only have risen to just over 22 per cent.

Looked at another way one of the reasons advanced for lender caution is concern about the possible impact of higher interest rates in the face of continuing economic growth. While that scenario is now looking less likely than some months ago, even a 2 per cent rise in interest rates (from 5.2 per cent to 7.2 per cent) would only result in an 18 per cent increase in the typical mortgage repayment for the

2001 cohort of first-time buyers, increasing their average mortgage repayment to income ratio to just a fraction over 20 per cent.

Meanwhile, the benign combination of low unemployment and interest rates has seen a further fall in the levels of repossessions and court actions (Compendium Tables 49 and 50).

Endowment mortgages

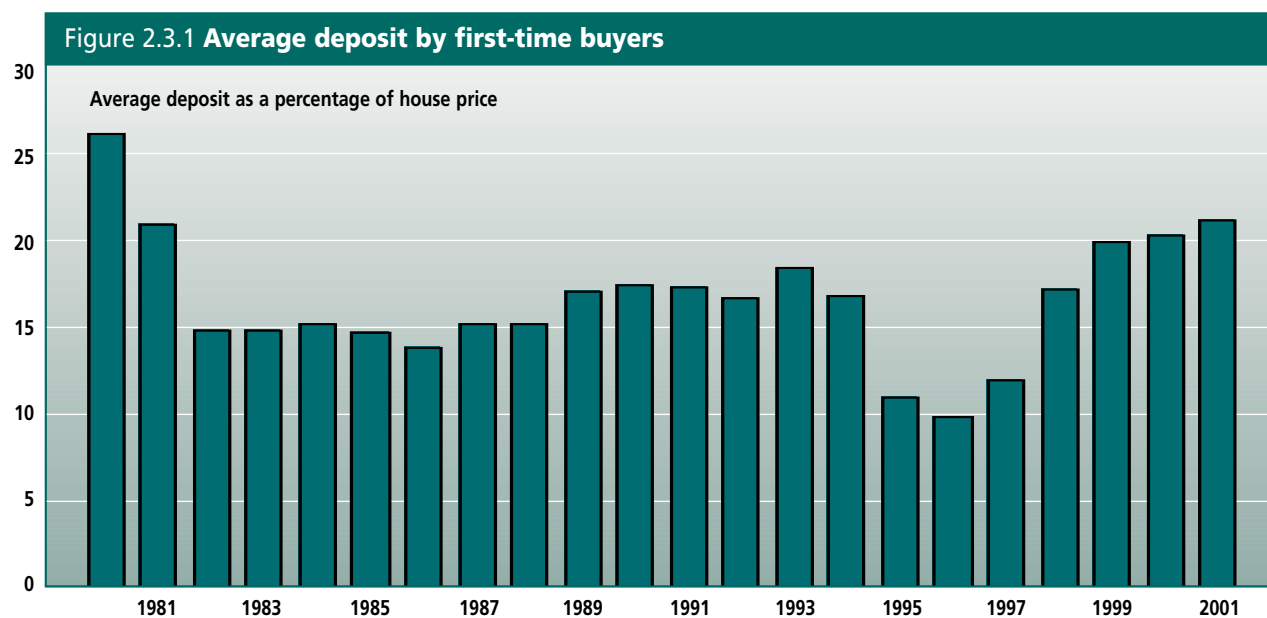
Last year the *Review* included for the first time a comprehensive analysis of the Family Expenditure Survey data on endowment mortgage payments from 1994/95 onwards. That analysis has now been updated, and included as Compendium Table 43 in the main body of the Review.

The table shows the continuing decline in the proportion of home-buying households with endowment mortgages, as they have fallen out of favour with new purchasers following the concerns about some endowment policies failing to realise a sufficient capital sum to fully redeem mortgages at the end of their term. In 2000/01 only just over a half of all home-buying households held endowment mortgages, compared to almost 70 per cent five years earlier. Indeed in 2001 endowment mortgages represented only 10 per cent of all new loans for house purchase.

Levels of endowment policy payments add significantly to the average mortgage costs of all home-buyers, and not only those that have endowment policies. Total average mortgage costs for all home-buying households can be arrived at by adding the figures in Compendium Table 43c to those in Table 48. Thus in 2000/01 the average UK home-buyer's weekly mortgage costs were £94.21, made up of £82.82 for interest and capital payments, and £11.39 for endowment payments.

Private renting

There has been a great deal of hype in the financial press over the last year about the 'buy to let' market. Indeed, this has been a rapidly emerging market for mortgage lenders. At the end of 1998 there were just some 26,500 buy to let loans; by the middle of 2001 the number had risen sharply to some 130,000 (Table 2.3.1). Nonetheless buy to let mortgages still only represent a very small part of the overall mortgage market (about 4 per cent in 2000).



Source: Survey of Mortgage Lenders.

Table 2.3.1 Buy to let loans

	1998	1999	2000	2001 H1
Loans outstanding				
Number	26,500	61,300	109,400	130,000
Value (£m)	1,900	4,600	8,300	10,000
Average (£)	72,000	75,000	76,000	77,000
New gross lending				
Number		32,900	44,000	27,900
Value (£m)		2,300	3,600	2,500
Average (£)		70,000	82,000	91,000

Source: Housing Finance, November 2001, Council of Mortgage Lenders.

Note: Loans outstanding are those at the end of each period.

However, this increasing formalisation of the financial market for the private rented sector does not mean there has been any growth in the size of the overall private rented market. In fact, the most recent figures from the Survey of English Housing (Compendium Table 52) suggest that in 2000/01 the size of the sector fell by 5 per cent (a reduction of some 120,000 lettings), ending a decade long period of growth since rent deregulation.

Finally in this section, it must be noted with considerable regret that the University of York Index of Private Rents is no longer being maintained, as

the newly independent Rent Service was not prepared to continue to provide the data on a basis that was financially viable. For this year the *Review* continues to carry the last summary table from the Index, for the year 2000 (Compendium Table 53).

Key Reading

Housing Finance, Quarterly Journal of the Council of Mortgage Lenders.

Compendium of Housing Finance Statistics, Council of Mortgage Lenders, 1997.

D. Rhodes and P. Kemp, *The University of York Index of Private Rents and Yields*, Centre for Housing Policy, University of York.

Section 2 Commentary



Chapter 4 Housing expenditure plans

Uncertain impact of 2002 Spending Review

At the time of writing the full implications of the 2002 Spending Review for housing expenditure are not clear. The Spending Review only sets out an overall budget provision for the devolved administrations of Scotland, Wales and Northern Ireland. Those overall budgets are projected to grow by 22.5 per cent, 25.5 per cent and 18.8 per cent respectively over the three years to 2005/06 (Table 2.4.1).

While the Spending Review does show a split between the resource (i.e. revenue) and capital budgets for each devolved administration, those figures are merely indicative as they are free to switch funding between the resource and capital budgets in the process of determining their detailed budgets. Only when the devolved budgetary process

is completed will we know the consequences for the housing sector under those administrations. Further observations on the current state of public sector housing finances in Scotland and Wales can be found in the Commentary Chapters 2 and 3.

Nor is it yet possible to spell out in full the implications of the Spending Review for the housing sector in England. While overall budget figures for housing are available (Table 2.4.1) the Deputy Prime Minister has initiated a wide ranging review before finally setting the detailed provisions for the various competing components of the housing budget.

It is also difficult to directly compare the old and new expenditure plans, given that the new plans adopt the 'full' resource accounting conventions (see Commentary Chapter 1), which count some key

housing items of expenditure in a different way. Adjustments also have to be made for the return of funding for the residual estate action programme from the regeneration to the housing budget, and for the ending of the 'LSVT pool' transfers to the DWP budget to make up for the loss of rental contributions to the cost of housing benefit following stock transfers by low debt councils. Instead, under the new council subsidy regime, the ODPM will have to make up for the loss of pooled rent contributions to the costs of major repairs allowances following such transfers.

Nonetheless it is clear there will be some modest real growth in housing expenditure over the next four years, and in England this builds on the quite significant increases in provision for local authority housing investment in 2000/01 and 2002/03 (Compendium Table 61). While in themselves welcome, the budget increases are not of an order that will readily enable the government to meet all of its housing targets over the period of the Spending Review.

The three main targets for the housing budget are the commitment to bring the whole social housing stock up to a decent standard by 2010, increasing the provision of new affordable for key workers and others (especially in the south) and providing new funding to regenerate run down communities in a number of urban areas in the north. To this has been added a new target to improve sub-standard private sector dwellings occupied by vulnerable households.

Table 2.4.1 Spending Review 2002: Housing

£ million

English housing budgets	2002/03	2003/04	2004/05	2005/06	Growth 2002/03 to 2005/06
Departmental Expenditure Limit	3,285	3,987	4,339	4,588	39.7%
Major Repairs Allowance in Annually Managed Expenditure	1,561	1,473	1,394	1,312	- 16.0%
Total	4,864	5,460	5,732	5,900	21.3%

Source: 2002 Spending Review, Cm 5570.

Note: Figures are on a full resource accounting basis, net of depreciation.

Progress towards the decent housing target for social housing will depend not just on the share it takes from the new ODPM budget, but also on the rate of progress with stock transfers which slowed significantly in 2001/02 (Compendium Table 66). The 'no' vote on the proposed Birmingham transfer will add to the difficulties of meeting the decent housing target by 2010, and there is likely to be a pause in the transfer programme while urban and other authorities consider their long term options in the light of the August 2002 consultation proposals for the new regime for housing capital finance (see further below).

Progress towards the decent homes target will also depend on the priorities of local councils. There is already evidence of councils having reduced their discretionary expenditure based on locally available resources in 2000/01, substantially reducing the impact of the sharp rise in the level of credit approvals that year (Compendium Table 61). While receipts from council house sales have been buoyant over the last few years (Compendium Table 58), the new rent restructuring regime will ensure the continuing decline in the availability of rental income to supplement capital programmes. Already the level of rent based investment has fallen from a peak level of £622 million in 1995/96 to just £214 million in 2000/01 (Compendium Table 67).

The pre-Spending Review expenditure plans for the Housing Corporation already include provision for a fairly substantial increase, up from £775 million in 2001/02 to £1,207 million by 2003/04

(Compendium Table 62). However, much of that increased funding will be needed to cover the increase in grant rate to 68 per cent, to accommodate the impact of the revised rent policy framework for the housing association sector. There remains an enormous gulf between the need for new affordable housing and current levels of supply in the south of England (see Commentary Chapter 5).

The task of regenerating declining urban areas in northern cities involves grappling with fundamental economic and social trends. Housing investment has a vital role to play in that exercise, but it will also require far better integration of regional economic, planning and housing policies than we have yet seen from the emerging structure of regional assemblies, if it is to be effectively deployed (see Contemporary issues Chapter 4). A part of that investment will involve the demolition of existing sub-standard social housing, and the budget for market renewal projects will in that way also contribute to the decent homes target.

New regime for capital finance

Local authorities in England also have to take on board the implications of the August 2002 consultation proposals for the new regime of housing capital finance. The consultation is potentially wide ranging, but at the same time some of the options offered for consideration are simply useful 'tidying up' measures rather than fundamental reforms.

The main thrust of the proposals follow through with the process of moving council housing finances on to

a resource accounting footing. It offers the prospect of an end to the current system of capital controls, with councils free to borrow provided they follow prudential guidelines based on their ability to meet the costs of that borrowing.

While this approach will be less irksome, the capacity of authorities to borrow will still be effectively constrained by a highly redistributive and formula driven financial system, tied in to the new rent policy with its explicit limits on the levels of rents that will be supported by housing benefit.

However, the consultation paper also offers the option of debt restructuring for some councils, that would effectively put them onto a similar footing to stock transfer landlords, i.e. their debt would be set at levels that would enable them to meet their stock investment requirements over a relatively short run of years. This approach fits in with the financial initiatives already under way to enable selected authorities to create arms-length management organisations (ALMOs), and could be similarly restricted only to high performing councils.

While these are broadly welcome proposals, that would further widen the options available to English councils, they will only be able to proceed within the constraints of the ODPM spending plans. Council house borrowing will still count as public spending, and will have to sit within the Treasury's overall prudential limit on public sector borrowing (see Commentary Chapter 1).

It is also interesting to note in this context that the Office for National Statistics has now quietly reclassified council housing as part of the public corporate sector, as 'quasi corporations'. If the UK followed international and European conventions that focused on general government debt, excluding the debt of publicly owned trading bodies, the proposed reforms would take on an altogether different significance.¹

A number of other elements of the proposed reforms to the capital system are worthy of note. It is proposed to reform the redistributive mechanisms that take account of the availability of housing capital receipts, so that it is more clearly targeted on Right to Buy receipts, and excludes the receipts generated by councils' discretionary policies. At the same time, it is proposed to bring debt free councils into the redistributive framework. One consequence of this reform is it will give a strong financial incentive to debt free authorities to undertake stock transfer in order to keep out of the redistributive net.

It is also proposed to reform the current system for local authority social housing grant. One of the options put forward would end the direct involvement of councils in funding new social housing schemes, leaving all resources to be routed through the Approved Development Programmes currently administered by the Housing Corporation. It is difficult to see how this approach sits alongside the arguments about councils concentrating on their strategic role; it could result in a further loss of resources for investment in new social housing.

Table 2.4.2 Global housing association accounts: balance sheet

£ million

	1999/00	2000/01
Fixed assets		
Housing properties at cost or valuation	46,512	50,888
- Capital grants	24,193	25,454
- Depreciation	219	425
= Net book value of housing properties	22,100	25,009
+ Other fixed assets	1,466	1,537
= Total fixed assets (A)	23,566	26,546
Current assets		
Cash & short term investments	1,633	1,905
+ Non-liquid current assets	127	255
+ Other current assets	820	1,330
= Total current assets (B)	2,580	3,490
Current liabilities		
Short term loans	259	350
+ Bank overdrafts	39	34
+ Other current liabilities	1,472	1,890
= Total current liabilities (C)	1,770	2,274
Total assets less current liabilities (A+B-C)	24,376	27,762
Long term creditors and provisions		
Long term loans	15,169	18,067
+ Other long term creditors	297	370
+ Provisions	37	99
= Total long term creditors and provisions (A)	15,503	18,536
Reserves		
Accumulated surplus	2,963	3,214
+ Designated and restricted reserves	1,888	1,961
+ Revaluation reserves	4,022	4,051
= Total reserves (B)	8,873	9,226
Total loans, provisions and reserves (A+B)	24,376	27,762

Source: 2001 Global Accounts and Sector Analysis of Housing Associations, Housing Corporation & National Housing Federation, 2002.

Table 2.4.3 Global housing association accounts: income and expenditure account*£ million*

	1999/00	2000/01
Income		
Rents receivable, net of voids	3,742	4,271
Service charges	452	509
Grants from local authorities and others	265	280
HC revenue grants	117	130
HC major repairs grants	9	13
Total income	4,585	5,203
Operating expenditure		
Management costs	916	1,115
Maintenance costs	849	1,049
Major repairs expenditure	449	451
Service costs	751	824
Care/support services	14	19
Other costs	376	509
Total operating expenditure (A)	3,355	3,967
Interest and other income and expenditure		
Interest payable and other similar charges	1,150	1,314
– Interest receivable and other income	175	201
= Net interest payable (B)	975	1,113
Total expenditure including net interest charges (A+B)	4,380	5,080

Source: 2001 Global Accounts and Sector Analysis of Housing Associations, Housing Corporation & National Housing Federation, 2002.

The book value of all dwellings owned by housing associations in England at March 2002 stood at £50.9 billion, against a total capital grant provision of just half that level. Against those assets associations held over £18 million in long term loans; but they also held over £9 million in reserves (Table 2.4.2).

The global income from rents and service charges for associations in 2000/01 totalled some £4.8 billion, of which some £3.0 billion was spent on management, maintenance and services. A further £451 million was spent on major repairs, while £1.3 billion was spent on debt charges (Table 2.4.3).

The full global accounts are based on 1,846 associations responsible for some 1.6 million dwellings at March 2001, and provide some useful analyses of the financial strengths and weaknesses of different categories of associations, including the key measures of debt and interest cover.

Reference

1. J. Hawksworth and S. Wilcox, *Challenging the conventions*, Chartered Institute of Housing, 1995.

Key Reading

Annual Report 2002, Cm 5405, Department of Transport, Local Government and the Regions, The Stationery Office, 2002.

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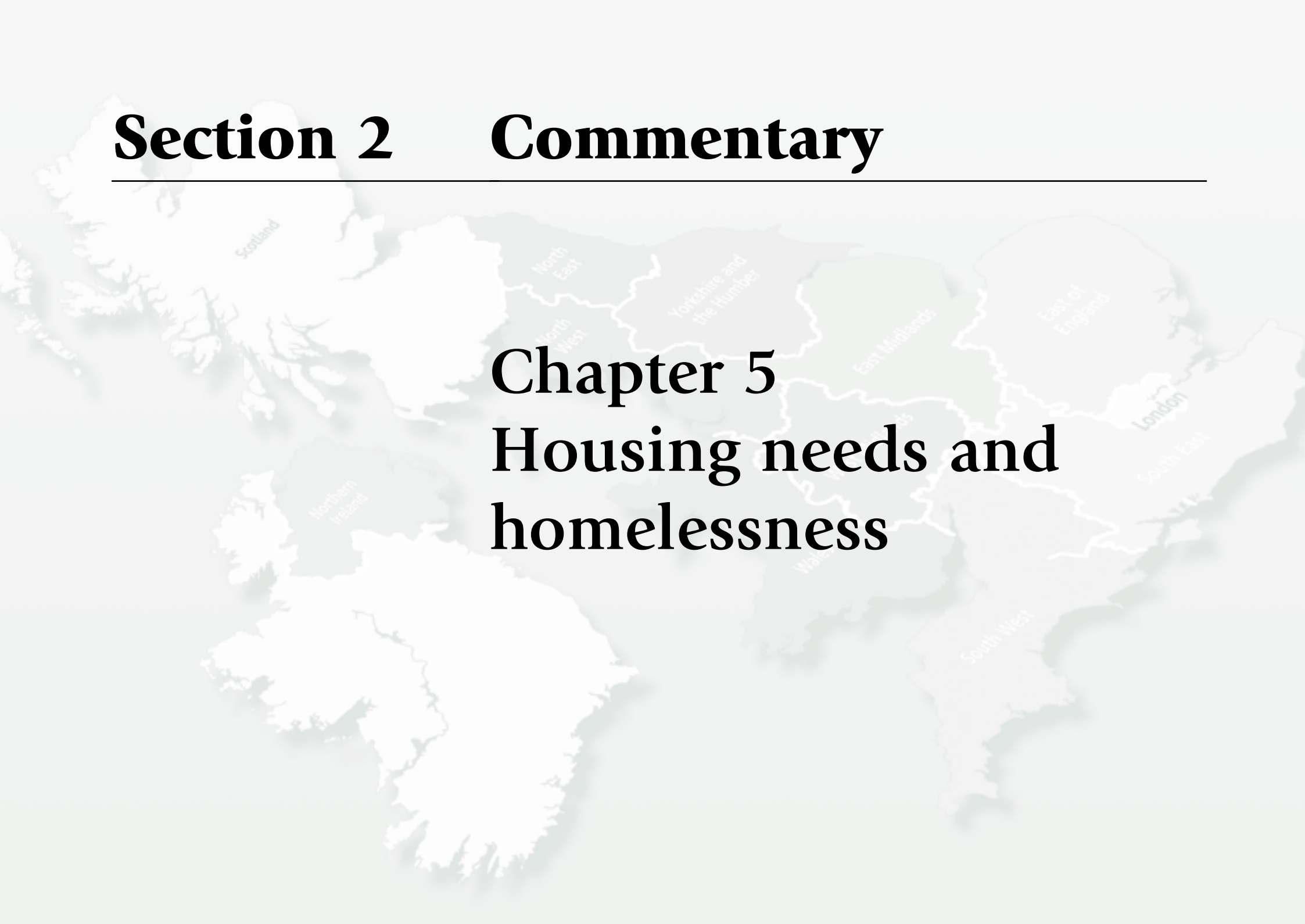
2001 Global Accounts and Sector Analysis of Housing Associations, Housing Corporation and National Housing Federation, 2002.

The detailed policies that will be introduced following the current consultation exercise remain to be seen. However, in various ways they could have just as much impact on the progress towards the government's housing policy targets as the resolution of the review on the deployment of the housing resources made available by the 2002 Spending Review.

Global housing association budgets

The Compendium of tables in the *Review* has since its inception carried tables showing the global housing revenue accounts for council housing in England (Compendium Table 67), Scotland (Compendium Table 81) and Wales (Compendium Table 74). It is now possible to provide equivalent global data for housing associations in England, albeit only for recent years.

Section 2 Commentary



Chapter 5 Housing needs and homelessness

Last year saw yet another sharp rise in the numbers of homeless households in temporary accommodation in England, to nearly 80,000 even excluding the households designated as 'homeless at home' (Compendium Table 88). Once again the largest part of the increase was in London, but there were also increases in the South East and the Rest of England (Figure 2.5.1).

The key to much of the rise in households in temporary accommodation was the continuing fall in the numbers of council lettings available for new tenants in London, down from 40,400 in 1996/97; to 37,300 in 1997/98; 32,000 in 1998/99; 28,100 in 1999/00, and just 26,600 in 2000/01. Overall, the

level of local authority lettings to new tenants in London has now halved over the last two decades, although the two large scale council stock transfers in London will have accounted for some part of that decline. In contrast, there has been no significant change in the level of lettings in the Yorkshire and the Humber and East Midlands regions over the same period, while for England as a whole lettings have fallen by a fifth (Compendium Table 94a).

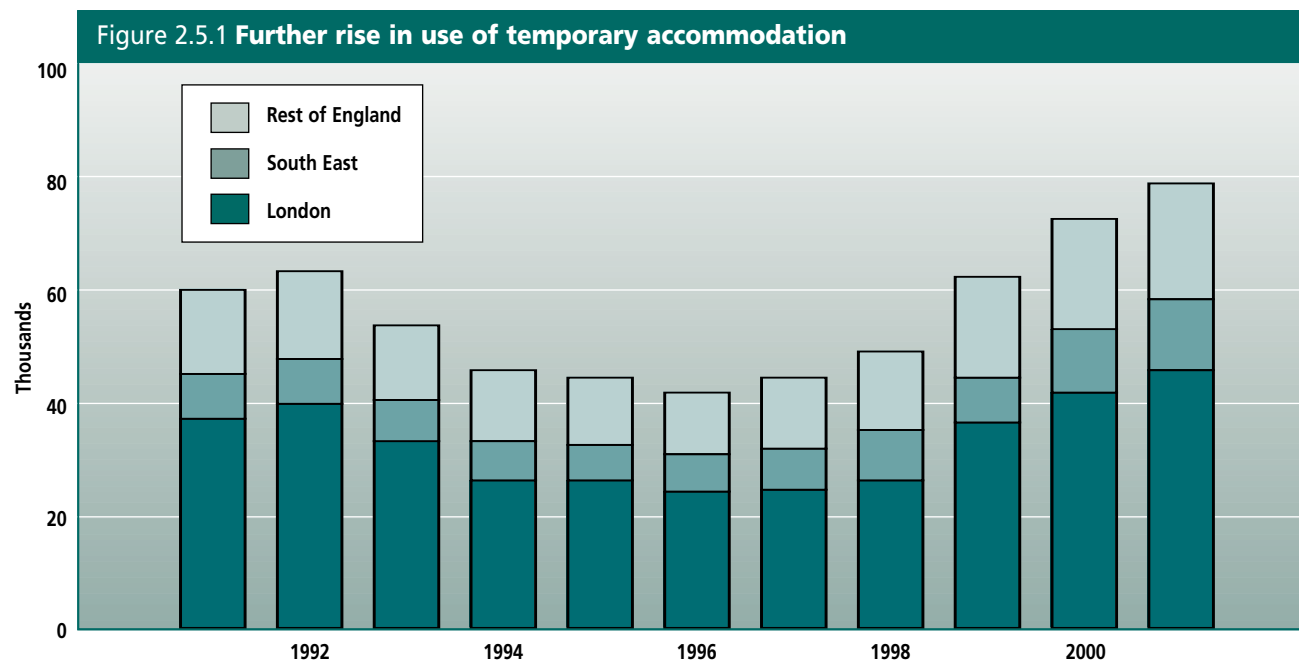
While there was a further increase in the level of homeless acceptances in England and Wales in 2001, annual homeless acceptances remain well below the peak levels reached in the early 1990s during the last housing market cycle. While homeless acceptances

also rose in Scotland in 1999, figures for 2000 and 2001 are not yet available (Compendium Table 87). The most rapid increases in homeless acceptances in 2001 (over 10 per cent up on the previous year) were in the London and Yorkshire and the Humber regions, with all other regions recording smaller increases, with the exception of the East Midlands where there was a small fall in the level of acceptances (Compendium Table 91).

For England as a whole there was a small increase in the level of housing association lettings to new tenants, to almost 90,000. However, much of that increase can be attributed to the substantial scale of stock transfers in the preceding year, against which there was a small fall in the level of output from the Housing Corporation ADP (Approved Development Programme) (Compendium Table 97b).

In a number of regions, including London and the South East, the number of housing association lettings to new tenants fell in 2000/01. The direct impact of that fall for homeless households was, however, offset by a rise in the proportion of homeless households among the new tenants allocated lettings during the year (Compendium Table 96).

There was also a small rise in the proportion of new local authority lettings made to homeless households in 2000/01 compared to the previous year. Despite this, in all regions the proportion of new lettings made to homeless households remain significantly below the levels at the beginning of the



Source: Compendium Table 91. Excludes 'homeless at home'.

decade (Compendium Table 94b). In this context it should be noted that the figures for the proportion of new council lettings made to homeless households are now based on both secure and non-secure lettings, for the years from 1991/92 onwards. This change has been made because of the increasing proportion of non-secure lettings now made by councils, of which a large proportion are made to homeless households.

Regional imbalances

The key factors underlying the resurgence of homelessness in London and the South East were summarised in last year's *Review*. Rising house prices and cautious lending policies both reduce the opportunities for council and housing association tenants to move out into home-ownership, and make it more difficult for households with modest incomes to secure private sector homes.

Those cyclical factors have had more severe impacts because of the limited supply of new housing for the private market, as well as the more specific inadequacy of the supply of affordable housing. One of the factors inhibiting the supply of new private sector dwellings has been the green belt and other planning constraints on the availability of land, particularly in London and the South East. The private sector will not be able to meet the demographic and economic demand for housing in the south without an increase in the availability of 'green land', as well as greater efforts to recycle brown land.¹

The increasing emphasis that the government is giving to regional policy is encouraging, but as Ian Cole and his colleagues have shown in *Contemporary issues* Chapter 4 there is a long way to go before we have in place both institutions and policies that firmly integrate regional economic planning and housing policies. The government also needs to give a firmer lead in setting a balanced *inter-regional* framework within which the regions can operate, and should call them to account if their economic development and housing policies do not add up.

It is not clear, for example, that the Greater London Authorities' plans for economic growth in the capital city are sustainable, and will be matched by adequate planning and housing provision in both London and the South East. Rather there is a clear danger that the problems of affordability in London and the South East will be exacerbated.

Affordable housing

There should be some increase in the level of new affordable rented housing funded from Housing Corporation ADP following the 2002 Spending Review, but the scope of the overall ODPM housing budget will not be sufficient to increase the supply to anything like the total level required. Current plans show approvals this year of just 22,000 (Compendium Table 97a), against the best recent estimate of requirements for England at over 80,000 per annum.²

While the ODPM have promised a 'step change' in policies, it would take the total increase of new

resources available post the Spending Review to double the current planned level of provision. However, that would leave the ODPM with no new money for any other priority programmes, and at the same time would still leave a massive shortfall against the required level of supply.

Account must also be taken of the other programmes that contribute to the supply of new affordable housing, including the local authority funding for new housing association schemes which is currently running at over half the level of the ADP (Compendium Table 60a). In 2000/01 local authorities funded some 8,500 new housing association dwellings.

In addition, the pre Spending Review from the ODPM included funding for £250 million over the three years to 2003/04 to support the starter home initiative targeted at key workers in London and the South East. This is planned to support some 10,000 key workers, and to make it possible for them to buy their own homes in areas where house prices are currently beyond their means.

However, even if account is taken of all these programmes, and any realistic estimate of the increase in the ADP that the ODPM fund out of the Spending Review 2002 settlement, the total level of supply will still fall well short of requirements.

Other initiatives

Other measures will be needed. On the key worker front, the ODPM have recently received a useful

report reviewing options for the reform of fiscal policy to promote affordable housing. This includes suggestions for ways in which the tax system could be revised to make it more attractive for employers to assist workers in the housing market.³

Conversely, public sector employers in London and the South East need to be encouraged to review the location of their administrative and support services. Key worker initiatives are typically focused on the readily identified front line workers - such as police and nurses - and ignore the similar problems of recruitment and retention that apply to the related support staff and services. Modern technology makes it possible for many such functions to be efficiently operated from remote sites, that could be readily located in northern areas, where they could contribute to the economic growth critical to the success of regeneration programmes.

The problems of conflicts between housing and labour markets and policies will not be effectively resolved without policy options being reviewed from both perspectives. These problems still need confronting in central government, as well as in the regions.

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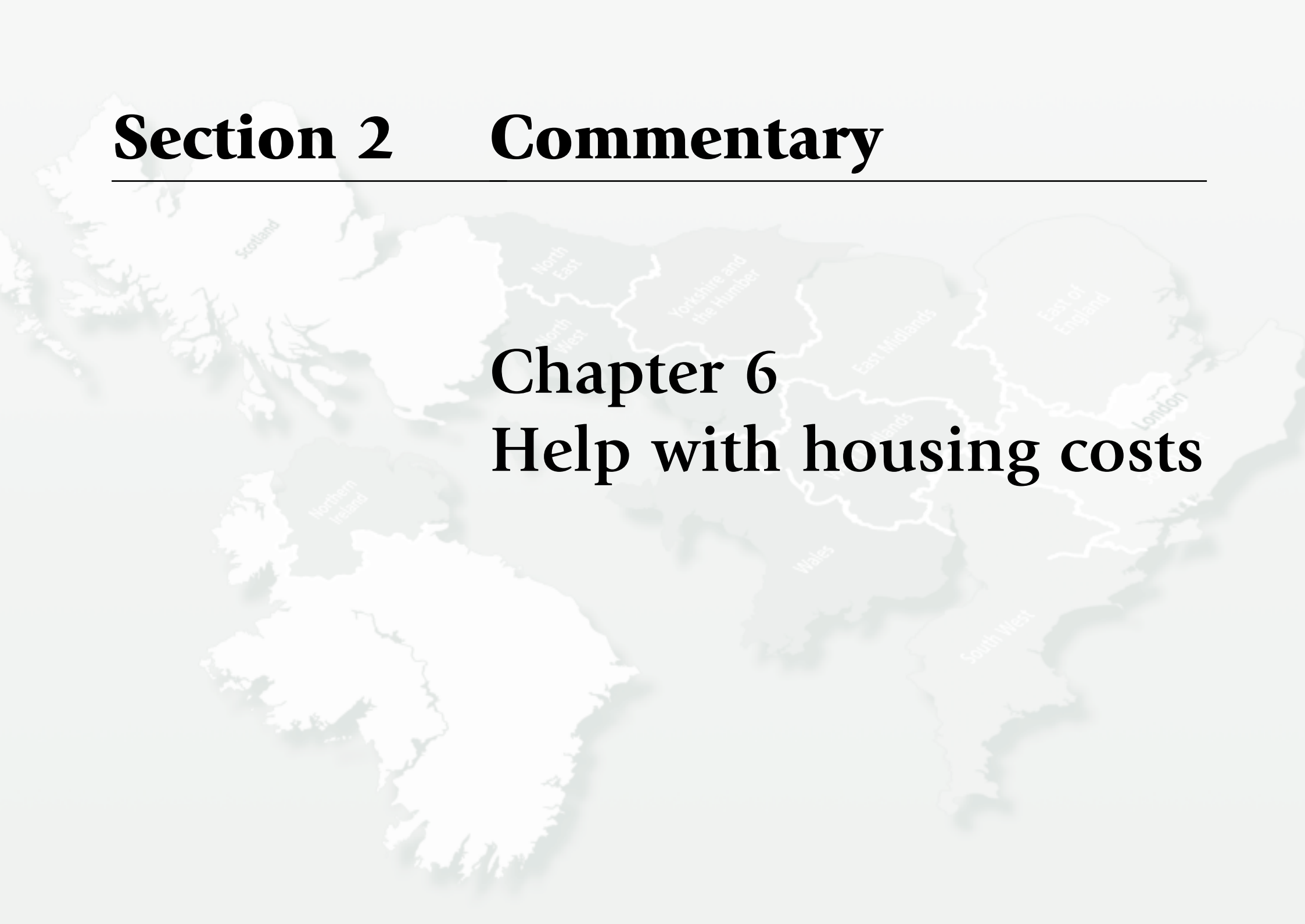
1. J. Barlow, K. Bartlett, A. Hooper and C. Whitehead, *Land for housing: Current practice and future options*, Joseph Rowntree Foundation, 2002.
2. A. Holmans, *Housing demand and need in England 1996-2016*, National Housing Federation and Town and Country Planning Association, 2001.
3. A. Holmans, K. Scanlon, C. Whiting, J. Shilling and J. Hills, *Fiscal policy instruments to promote affordable housing*, Centre for Planning and Housing Research, University of Cambridge.

Key Reading

Homeless Statistics, Office of the Deputy Prime Minister.

Section 2 Commentary

Chapter 6 Help with housing costs



Home-owner taxes

With rapidly rising house prices (Compendium Table 46) the estimated value of capital gains relief for home-owners' main residences rose to £4.4 billion in 2000/01 and £5.7 billion in 2001/02. However, that estimate makes no provision for 'roll over' relief, where the proceeds of a house sale are wholly applied towards the purchase of another dwelling. Such 'rollover' relief is typically applied in countries that do apply capital gains tax to home-owners. Moreover, the Inland Revenue also acknowledge that the abolition of the relief would impact on the market, and in practice this would further reduce the yield from that abolition.

The rapid rise in house prices has also impacted on the yield from inheritance tax, which impacts more strongly on home-owners in the south of England where an increasing proportion of owner-occupied dwellings have values that exceed the relatively high threshold for estate values before they become liable (£250,000 for 2002/03) for this tax. For higher income home-owners, inheritance tax thus serves to capture some part of the wealth held in residential dwellings that might otherwise be captured by capital gains tax.

However, home-owner couples can avoid inheritance tax on dwellings valued at up to twice the threshold level by exploiting the relief covering the transfer of residences to surviving spouses, and effectively splitting the inheritance tax based on the value of the dwelling into two parts which both fall below

the threshold level. With the sharp rise in the proportion of dwellings likely to push home-owner households into potential liability for inheritance tax there is likely to be a corresponding increase in the use of such legal devices. It remains to be seen whether this will be on a sufficient scale to have a marked impact on the yield from inheritance tax.

In the most recent year for which data is available (1999/00) the value of residential dwellings (£13.4 billion) represented 37 per cent of the total assets in the estates with net values above the threshold level subject to inheritance tax. Total receipts from inheritance (and capital transfer) tax in 200/01 are estimated at £2.2 billion, and on the basis of the value of residential dwellings as a proportion of total assets, the level of inheritance tax attributable to the value of housing wealth can be assessed at some £825 million.

Stamp duty

Home-owners also make a substantial contribution to the Exchequer by way of stamp duty. Stamp duty is a transaction tax, levied every time a dwelling is bought or sold, and does not have any underlying economic rationale. It is simply a well established and easily collected form of taxation. The recent rises in house prices, plus the successive hikes in the rates at which higher value dwellings are subject to the duty, have begun to see a sharp rise in the annual level of stamp duty collected by the Exchequer (Compendium Table 105).

In 2000/01, for example, stamp duty on the sale of residential dwellings in the UK rose to £2,160 million, almost double the level of the yield just two years earlier. This rise reflected partly the rise in house prices during the year, and partly the increase in the rate of duty payable on dwellings valued at over £250,000 to 3 per cent, and for those valued at over £500,000 to 4 per cent. These higher rates applied to all transactions from April 2000. Over 55 per cent of the total yield from stamp duty in 2000/01 related to property transactions in London and the south east of England.

Altogether the yield to the Exchequer from stamp duty, and the proportion of inheritance tax attributable to residential dwellings, continues to broadly balance (if not exceed) any realistic estimate of the potential yield of capital gains tax on residential dwellings relief, once the market effects and the impact of 'roll over' relief have been taken into account.

Private sector housing benefit expenditure declines

The number of households receiving housing benefit (HB) in the private rented sector continue to decline sharply. They have now fallen in every consecutive quarter since February 1996, following the introduction of the local reference rent limits on eligible rents. Between May 1996 and May 2001 the numbers of claimants fell 35 per cent, from 1,141 thousand to just 741 thousand (Compendium Table 112a). Over the same period from May 1996 to May

2001 there was also a much smaller 16 per cent fall in the numbers of HB claimants in the council and RSL sectors, from 3,621 thousand to 3,019 thousand.

While the local reference rent, and subsequently the single room rent limits, represented a significant tightening of the system of rent limits on housing

benefit for private tenants, the earlier limits have also continued to have a major impact in restricting the levels of rents eligible for housing benefit (Kemp, Wilcox and Rhodes, 2002).

By May 2001 only one in six private rented cases were assessed under the pre-1996 rules. Table 2.6.1

shows the actual and potential impact of the post-1996 rent limits in respect of all private landlord cases determined in 1999. It shows that almost 70 per cent of all cases were subject to one form or another of rent restriction, and that in almost a third of all cases the local reference rent was the lowest rent determined.

Table 2.6.1 Private landlord housing benefit rent limits by case type

Case type	Start rent	Referred less service charge	Overlarge determination	Exceptionally high determination	Significantly high determination	LRR/SRR	Average restriction	Total cases Number	%
	£pw	£pw	£pw	£pw	£pw	£pw			
Single determinations									
No deduction	72.24	-	-	-	-	-	0.00	180,606	30.2
Ineligible service charge	60.36	53.97	-	-	-	-	6.39	3,477	0.6
Exceptionally high	105.51	-	-	60.94	-	-	44.57	2,826	0.5
Overlarge	85.17	-	69.87	-	-	-	15.30	44,810	7.5
Significantly high	81.59	-	-	-	66.45	-	15.14	113,500	19.0
Local reference rent (LRR)	83.48	-	-	-	-	76.58	6.90	69,717	11.7
Single room rent (SRR)	68.31	-	-	-	-	42.34	25.97	28,695	4.8
Multiple determinations									
Overlarge & exceptionally high	97.02	-	78.08	68.00	-	-	29.02	29	0.0
Multiple determinations including LRR as lowest limit									
Exceptionally high and LRR	126.11	-	-	90.82	-	76.69	49.42	3,268	0.5
Overlarge and LRR	95.26	-	80.22	-	-	74.01	21.25	54,111	9.1
Significantly high and LRR	92.00	-	-	-	77.67	71.10	20.90	63,682	10.7
Overlarge, exceptionally high and LRR	121.48	-	96.24	87.29	-	75.42	46.06	1,667	0.3
Multiple determinations including SRR as lowest limit									
Exceptionally high and SRR	110.48	-	-	73.14	-	39.40	71.08	1,012	0.2
Overlarge and SRR	80.88	-	67.11	-	-	38.41	42.47	7,705	1.3
Significantly high and SRR	82.03	-	-	-	67.09	42.02	40.01	22,727	3.8
Overlarge, exceptionally high and SRR	114.70	-	92.30	83.44	-	39.31	75.39	61	0.0
Total number of cases								597,893	100.0

Source: Housing benefit reform: next steps, P Kemp, S Wilcox & D Rhodes, Joseph Rowntree Foundation, 2002.

The single room rent restrictions for young single people (aged under 25) were the lowest limit set for a further 10 per cent of all cases, while the remainder faced rent limits based on the continued application of the limits that used to apply before 1996 (i.e. the significantly high rent limit, the overlarge rent limit and the exceptionally high rent limit).

However, it should also be noted that two-thirds of the cases subject to local reference rent (LRR) limits would have, in any event, been subject to some other form of rent restriction had the post-1996 rules not been introduced. In other words, the new limits deepened the severity of the 'shortfall' on restricted cases more frequently than it extended limits to catch cases that would previously have qualified for housing benefit without restriction. Moreover, in almost four-fifths of the cases only subject to a LRR limit, the ineligible rent amounted to less than £10 per week.

Table 2.6.2 shows the severity of the restrictions arising from the various rent limits, and the proportion of cases where the restrictions reduced the eligible rent by more than £10, £20 and £30 per week. The restrictions resulting from the single room rent limits can be seen to have been particularly severe, with a very high proportion of cases subject to restrictions of more than £30 per week.

Shortfalls of that order clearly make it extremely difficult for young single people to sustain a tenancy

Table 2.6.2 Private landlord housing benefit rent limits: Range of amounts deducted by case type

Case type	£0.01 to £9.99	£10.00 to £19.99	£20.00 to £29.99	£30.00 +	Total cases	
	£pw	£pw	£pw	£pw	%	Number
Single determinations						
Ineligible service charge	94.1	0.9	0.3	4.7	100.0	3,477
Exceptionally high	10.0	19.4	16.0	54.5	100.0	2,826
Overlarge	32.9	40.2	16.6	10.3	100.0	44,810
Significantly high	36.6	37.6	14.6	11.2	100.0	113,500
Local reference rent (LRR)	79.5	15.6	2.9	1.9	100.0	69,717
Single room rent (SRR)	32.5	24.2	18.0	25.3	100.0	28,695
Multiple determinations						
Overlarge & exceptionally high	3.4	41.3	17.2	37.9	100.0	29
Multiple determinations including LRR as lowest limit						
Exceptionally high and LRR	4.4	22.3	18.8	54.4	100.0	3,268
Overlarge and LRR	17.2	41.0	23.2	18.7	100.0	54,111
Significantly high and LRR	22.1	41.6	19.2	17.2	100.0	63,682
Overlarge, exceptionally high and LRR	0.6	10.2	25.5	63.8	100.0	1,667
Multiple determinations including SRR as lowest limit						
Exceptionally high and SRR	0.9	7.0	13.1	79.0	100.0	1,012
Overlarge and SRR	0.4	3.8	23.5	72.3	100.0	7,705
Significantly high and SRR	10.5	24.0	19.7	45.8	100.0	22,727
Overlarge, exceptionally high and SRR	0.0	0.0	3.3	96.7	100.0	61
Total number of cases	36.1	32.2	15.3	16.4	100.0	417,287

Source: As Table 2.6.1.

for any period of time, and this lends credibility to the evidence from landlord bodies that many of their members have withdrawn from letting to young single people dependent on housing benefit. Indeed, between November 1996 and May 2001 the number of young single people in receipt of housing benefit fell from 116,000 to just 31,000.

Benefits spending

Largely as a result of the declining numbers of housing benefit claimants, particularly in the private rented sector, levels of government expenditure on housing benefit declined over the four years to 2000/01, despite the continuing impact of rent rises in all tenures (Compendium Table 111).

The government estimates for increased costs in future years in Compendium Table 111 must be treated with some caution as they are based on deliberately pessimistic assumptions.

Overall in 2000/01, expenditure on all forms of housing benefit amounted to £11,648 million, just over 10 per cent of total government expenditure on all social security benefits and tax credits. While the government now counts tax credits as a form of negative income tax, they are included in Compendium Table 111 as an addition to social security benefit expenditure. This provides a more consistent measure over time, as the figures for the years to 1999/00 include the in work benefits that were replaced by the new generation of tax credits in October 1999.

Second generation tax credits

The working families tax credit (WFTC) scheme introduced in October 1999 was more generous than the family credit scheme it replaced. The value of WFTC has also been increased a number of times in real terms since it was first introduced. This has also been a contributory factor in the decline in the numbers of housing benefit claimants since 1999, as households in receipt of WFTC can now afford to pay a higher level of rent without needing to claim housing benefit.

Lone parent households earning over £164 per week gross (equivalent to 40 hours at the rate of the minimum wage) only need to claim housing benefit

when their rent exceeds £60 per week. Couples at the same level of earnings only need to claim housing benefit when their rent exceeds £50 per week. The precise figures vary depending on the circumstances of the household (i.e. the number of children etc.). This difference in HB dependency between lone parents and couples with children results from the restricted allowances for lone parents under the HB (and income support) schemes (Compendium Table 116), which contrast with the identical allowances for lone parents and couples that are a feature of WFTC.

The most severe poverty trap occurs in those cases where working households are dependent on both WFTC and housing benefit, and Compendium Table 116 shows how higher rents extend the poverty trap further up the income scale for all households. However, it is notable that even with rents of £100 per week, households at higher levels of earned income will cease to qualify for housing benefit well before they cease to qualify for WFTC.

In 2003 the government will introduce a new generation of tax credits – the child tax credit, the working tax credit and the pension credit. These new benefits will have important implications for households that continue to rely on both tax credits and housing benefit. One positive element of the reforms is that income from savings will be assessed far less severely. The level of savings to be disregarded will double from £3,000 to £6,000, and the notional ‘tariff’ income applied to savings above

that level will be halved from £1.00 to £0.50 per week for each £250.

There are, however, difficulties in the administrative arrangements to be adopted for households claiming the new child and working tax credits. These credits will be set for a period of a year, but only on a provisional basis. Any significant change in levels of earnings during the year will result in a revision to the level of tax credit awarded. The revision will take place either at the end of the year, or earlier if the change of circumstances is reported before the year end. For the majority of tax credit recipients awards will be revised, and the certainty provided by the current system of fixed awards reviewed every six months will be lost.

The overlap of these provisional annual assessments will inevitably cause additional work and confusion in the assessment of housing benefit for tax credit claimants. The differences in the time scales for reassessing tax credits and housing benefit in the event of changes of circumstance opens up the spectre of complex retrospective changes to housing benefit. The adoption of this approach for tax credits has also effectively ruled out the possibility of fixing both housing benefit and tax credits for working households for six month periods, as currently applies for WFTC.

More generally it is sadly the case that for the second time running the government’s preoccupation with tax credit reforms has proved

to be a barrier to radical, and much needed, reforms of the housing benefit scheme. Housing benefit will become more rather than less complex, and an important option for simplification has been lost.

While some options for greater integration between the tax credit and housing benefit schemes remain under consideration, they will not feature in the 2003 reforms. Moreover the split responsibilities, priorities and standard procedures of the Inland Revenue service and the Department of Work and Pensions present considerable barriers to effective reform in the future.

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Section 3 Compendium of tables

Housing, the economy
and public expenditure



Table 1 Key economic trends

	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Gross Domestic Product																
£ billion (Cash)	51.5	105.8	230.7	355.0	557.3	586.1	610.9	642.3	681.3	719.2	762.2	811.1	859.8	901.3	944.9	989.3
£ billion (1995 prices)	418.0	464.1	506.5	560.3	659.2	650.1	651.6	667.8	698.9	719.2	738.0	763.5	786.3	803.0	827.4	845.7
% annual real growth	2.7	2.2	1.8	2.1	3.5	- 1.4	0.2	2.5	4.7	2.9	2.6	3.5	3.0	2.1	3.0	2.2
Claimant unemployment																
000s	–	790	1,351	2,997	1,648	2,268	2,742	2,877	2,599	2,290	2,088	1,585	1,348	1,248	1,089	970
%	2.5	2.9	4.8	10.3	5.5	7.6	9.2	9.7	8.8	7.6	7.0	5.3	4.5	4.2	3.6	3.2
Inflation %																
	6.4	24.2	18.0	6.1	9.5	5.9	3.7	1.6	2.4	3.5	2.4	3.1	3.4	1.5	3.0	1.8
Interest rates %																
	7.0	11.0	14.0	11.5	14.0	10.5	7.0	5.5	6.3	6.5	6.0	7.3	6.3	5.5	6.0	4.0

Sources: UK National Accounts, Economic Trends, Financial Statistics.

Notes: Gross Domestic Product is shown at current (YBHA) and 1995 market prices (ABMI). For the years to 1990 the annual real growth rates are averages for the preceding 5 year period. Claimant unemployment figures are seasonally adjusted (BCJD & BCJE). Inflation is the General Index of Retail Prices (CZBH). Interest rates are the year end base rates of selected retail banks, except for 1970 which is the bank rate.

Table 2 Average male and female earnings in Great Britain

	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
£ per week																
All full-time men	30.0	60.8	124.5	192.4	295.6	318.9	340.1	353.5	362.1	374.6	391.3	408.7	427.1	442.4	464.1	490.5
All full-time women	16.3	37.4	78.8	126.4	201.5	222.4	241.1	252.6	261.5	269.8	283.0	297.2	309.6	326.5	343.7	366.8
Full-time manual men	26.8	55.7	111.7	163.6	237.2	253.1	268.3	274.3	280.7	291.3	301.3	314.3	328.5	335.0	344.8	359.9
Full-time manual women	13.4	32.1	68.0	101.3	148.0	159.2	170.1	177.1	181.9	188.1	195.2	201.1	210.8	221.9	229.1	241.8
Percentages																
All women's earnings as a % of all men's earnings	54.3	61.5	63.3	65.7	68.2	69.7	70.9	71.5	72.2	72.0	72.3	72.7	72.5	73.8	74.1	74.8
All manual women's earnings as a % of all manual men's earnings	50.0	57.6	60.9	61.9	62.4	62.9	63.4	64.6	64.8	64.6	64.8	64.0	64.2	66.2	66.4	67.2

Sources: Regional Trends, New Earnings Surveys.

Note: Earnings figures are inclusive of overtime.

Table 3 Household disposable income, consumer spending and savings¹

	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
£ billion																
Household disposable income	32.4	68.4	147.7	224.8	361.1	396.5	427.8	455.7	471.8	499.1	526.7	562.5	575.3	604.5	634.1	675.9
– Consumer spending	31.2	64.4	135.8	212.5	349.0	370.7	390.6	416.0	437.7	459.8	492.2	523.0	557.6	590.2	618.1	651.3
= Savings	1.2	4.0	11.9	12.3	12.1	25.8	37.2	39.7	34.1	39.3	34.5	39.5	17.7	14.3	16.0	24.6
Savings ratio ² (%)	3.7	5.8	8.1	5.5	3.4	6.5	8.7	8.7	7.2	7.9	6.6	7.0	3.1	2.4	2.5	3.6
Increases over previous years ³ :																
Household disposable income																
% (Cash)		22.2	23.2	10.4	9.9	9.8	7.9	6.5	3.5	5.8	5.5	6.8	2.3	5.1	4.9	6.6
% (Constant prices)		3.4	2.5	1.8	4.3	1.7	3.1	3.2	1.6	2.6	2.4	4.4	-0.4	3.5	4.2	5.1
Consumer spending																
% (Cash)		21.3	22.2	11.3	10.4	6.2	5.4	6.5	5.2	5.0	7.0	6.3	6.6	5.8	4.7	5.4
% (Constant prices)		2.9	2.0	2.4	4.7	-1.6	0.7	3.1	3.3	1.9	3.8	3.8	3.9	4.2	4.1	3.9

Sources: UK National Accounts; Economic Trends & Financial Statistics for latest data.

Notes: 1. Households include non-profit institutions serving households.

2. The 'Savings ratio' is the ratio of savings to household disposable income (unadjusted for changes in net equity of households in pension funds).

3. For the years to 1990 the increases are the average annual increase over the previous five years. 'Real' disposable income and consumer expenditure increases are calculated with reference to the deflator for household consumption expenditure (YBFS).

Table 4 Measures of employment and unemployment in the UK*Thousands*

	1979	1984	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Employees	22,704	20,982	22,656	22,887	22,531	22,018	21,812	21,929	22,235	22,643	23,121	23,554	23,976	24,396	24,665
+ Self-employed	1,825	2,694	3,528	3,572	3,416	3,227	3,184	3,301	3,361	3,300	3,351	3,280	3,202	3,139	3,147
+ Training programmes	–	318	498	471	437	388	364	342	290	254	224	179	163	149	157
+ Unpaid family workers	–	–	–	–	–	181	151	146	140	127	118	102	101	109	97
= Total in employment	24,785	24,019	26,689	26,935	26,400	25,812	25,511	25,717	26,026	26,323	26,814	27,116	27,442	27,793	28,066
+ ILO unemployed	1,480	3,216	2,075	1,974	2,414	2,769	2,936	2,738	2,460	2,340	2,037	1,776	1,752	1,619	1,404
= Total economically active	26,258	27,235	28,764	28,909	28,813	28,581	28,447	28,455	28,486	28,663	28,852	28,892	29,194	29,412	29,470
Economically inactive	15,624	16,606	16,214	15,198	16,413	16,728	16,954	17,032	17,155	17,172	17,184	17,361	17,237	17,169	17,362
Claimant unemployed	1,070	2,860	1,790	1,574	2,208	2,690	2,912	2,651	2,307	2,153	1,618	1,352	1,275	1,105	974

Sources: Economic Trends, Labour Force Survey Historical Supplement, Office for National Statistics.

Notes: Claimant unemployment figures are for seasonally adjusted for the second quarter of the year. This series relates only to claimants aged 18+, and is based on the current definition of claimant unemployment.

All other figures are from the Labour Force Survey for the Spring of each year, and include all those aged from 16 to retirement ages, and are not seasonally adjusted.

The Labour Force definitions of unemployment and inactivity apply for 1979. Thereafter, the ILO definition (based on a four week instead of a one week job search period) applies.

Table 5 Regional claimant unemployment rates at 1st quarter in year*Percentages*

Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
North East	–	–	–	–	9.7	10.2	11.7	12.8	12.9	11	10.5	8.6	7.5	7.2	6.6	5.7	5.2
Yorkshire & The Humber	2.7	2.2	3.9	11.2	6.2	7.3	9	9.9	9.5	8.3	7.9	6.6	5.5	5.3	4.7	4.1	3.7
North West	–	3	5	12.6	7	7.8	9.6	10.2	9.8	8.4	7.8	6.5	5.2	4.8	4.4	3.8	3.6
West Midlands	1.8	2	3.9	12.1	5.4	6.7	9.4	10.6	10	8	7.3	5.8	4.6	4.6	4.1	3.8	3.5
East Midlands	2.1	1.9	3.2	9.3	4.6	5.9	8.1	9.2	8.6	7.3	6.9	5.3	4	3.8	3.6	3.3	2.9
East	–	1.6	2.4	7.5	2.9	4.9	7.4	9.1	8.2	6.4	6.1	4.5	3.3	3	2.6	2.2	2.1
London	–	1.4	2.5	8.1	4.4	6.3	9.2	11	10.5	9.1	8.7	6.9	5.2	4.7	4	3.3	3.5
South East	–	1.4	2.1	6.7	2.4	4.3	6.8	8.4	7.4	5.9	5.3	3.8	2.7	2.4	2	1.6	1.6
South West	2.7	2.4	3.4	8.5	3.6	5.5	8.1	9.3	8.2	6.7	6.3	4.8	3.5	3.3	2.7	2.2	2
Wales	3.9	3	5.1	12.9	6.3	9.2	9.9	10.4	9.4	8.2	8	6.8	5.5	5.3	4.5	4.2	3.6
Scotland	3.8	2.9	5.7	12	8	7.8	8.6	9.3	9.1	7.8	7.5	6.7	5.6	5.3	4.9	4.3	4.1
Great Britain	2.4	2.2	3.8	10.1	5.1	6.5	8.6	9.8	9.2	7.8	7.3	5.8	4.6	4.3	3.8	3.2	3.1
Northern Ireland	6.5	4.6	8.1	15.3	13	12.5	13.5	14	13	11.6	11	8.8	7.5	7	5.5	5.1	4.8
United Kingdom	2.5	2.2	3.9	10.2	5.3	6.6	8.8	9.9	9.3	7.9	7.4	5.9	4.6	4.3	3.8	3.3	3.1

Source: Economic Trends.

Notes: Figures are seasonally adjusted. Figures from 1997 are affected by the introduction of the jobseeker's allowance. Figures for government office regions are unavailable for the years prior to 1987, except where they coincide with standard regions.

Table 6 Personal housing wealth, borrowing and net equity*£ billion*

	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Net equity	36.5	104.0	258.3	423.0	850.3	822.4	735.4	739.9	716.4	698.1	786.2	870.0	1,048.1	1,225.0	1,432.2	1,524.7
+ House loans	11.5	25.2	52.6	127.4	294.7	320.3	339.0	357.3	375.9	390.4	410.1	431.4	456.8	493.9	535.7	591.8
= Gross assets	48.0	129.2	310.9	550.4	1,145.0	1,142.7	1,074.4	1,097.2	1,092.3	1,088.5	1,196.3	1,301.4	1,504.9	1,718.9	1,967.9	2,116.5
Index of growth of gross assets	15.2	41.0	100.0	174.7	363.5	362.8	341.1	348.3	346.8	345.6	379.8	413.1	477.7	545.7	624.7	671.9
Deflator for gross domestic capital formation	24.3	50.7	100.0	129.2	173.6	173.9	167.8	168.1	172.1	181.2	185.3	185.0	184.1	187.1	189.7	194.0
Index of real growth of gross assets	62.6	80.9	100.0	135.2	209.4	208.6	203.3	207.2	201.5	190.7	205.0	223.3	259.5	291.7	329.3	346.3

Sources: UK National Accounts, Economic Trends, Office for National Statistics; Financial Statistics Table 3.2c.

Note: The personal sector includes non-corporate private landlords. See Table 44 for net equity estimates for home-owners.

There is a break in the series of data for the value of private residential dwellings following a change in accounting conventions. The new series (CGRI) runs from 1987. Data from the old series (ALLN) has been used for earlier years, with minor adjustments to avoid a discontinuity with the new series.

Table 7 Equity withdrawal*£ million*

	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Net mortgage lending	3,613	7,368	19,034	33,296	25,956	18,487	16,193	19,458	15,166	19,105	23,834	25,233	37,868	40,971	54,197
+ Private housing grants	78	159	697	519	483	603	617	610	564	533	414	391	376	369	350
- Domestic capital formation	2,725	6,115	9,683	16,867	15,577	16,246	17,124	18,285	18,860	20,149	22,018	23,321	24,200	25,545	26,879
- Council house sales	24	786	1,240	2,215	1,447	1,229	1,227	1,088	991	936	1,183	742	1,408	1,555	1,735
= Equity withdrawal	942	626	8,808	14,733	9,415	1,615	- 1,541	695	- 4,121	- 1,447	1,047	1,561	12,636	14,240	25,933
Consumer spending £bn	62.9	132.7	206.7	337.6	359.6	379.8	402.0	422.4	443.4	473.8	503.4	536.5	567.6	594.8	627.6
Equity withdrawal as % of consumer spending	1.50	0.47	4.26	4.36	2.62	0.43	- 0.38	0.16	- 0.93	- 0.31	0.21	0.29	2.23	2.39	4.13

Sources: Mortgage lending – Financial Statistics (AAPR); Private housing grants – Housing and Construction Statistics; Domestic capital formation – Economic Trends (DFDF); Council house sales – UK National Accounts (CTCS); Consumer spending – Economic Trends (ABPB).

Notes: 2001 figures for private housing grants and council house sales are estimates based on data for the first three quarters of the year. Equity withdrawal peaked in 1988, when it was £19.8 billion and 6.98% of consumer spending.

Table 8 **Gross fixed investment in residential buildings as a percentage of Gross Domestic Product¹**

Percentages

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Average 1985-2000
Germany ²	6.7	5.8	6.8	5.5	5.3	5.2	5.2	5.3	5.6	6.3	6.9	7.3	8.0	7.9	7.7	7.6	7.4	7.2	6.8	6.8
Canada	4.1	5.6	4.7	5.4	6.2	7.1	7.1	7.3	6.3	5.6	5.9	5.6	5.6	4.6	4.8	5.2	5.1	5.2	-	5.7
Netherlands	-	-	6.2	5.0	5.1	5.3	6.3	6.1	5.7	5.3	5.6	5.5	5.6	5.6	5.8	6.0	5.8	5.9	-	5.7
Australia	4.9	4.9	4.9	5.1	4.5	4.5	5.3	5.3	4.8	4.7	5.2	5.5	5.7	4.9	4.7	5.1	5.4	6.0	-	5.2
Japan	7.0	7.6	6.9	4.8	4.9	5.8	6.0	5.9	6.0	5.3	5.0	5.2	5.5	5.2	5.1	4.8	4.2	4.2	-	5.2
Ireland	3.8	5.6	6.5	4.7	4.7	4.3	3.9	4.0	4.3	4.4	4.8	4.2	5.1	5.3	6.1	6.7	7.3	8.0	-	5.1
Italy	6.4	5.5	5.3	6.1	5.6	5.2	5.2	5.2	5.4	5.5	5.6	5.5	5.2	4.9	4.7	4.5	4.3	4.3	4.3	5.0
New Zealand	-	6.6	3.5	4.5	4.4	4.5	4.2	4.7	4.7	4.1	4.2	4.7	5.4	5.5	5.8	5.8	4.9	-	-	4.9
USA	3.8	3.5	3.9	4.6	5.1	5.0	4.6	4.3	3.8	3.2	3.6	3.8	4.1	3.9	4.0	4.0	4.2	4.4	-	4.6
France	6.7	7.3	6.2	5.5	5.3	5.3	5.1	5.0	4.8	4.5	4.4	4.3	4.4	4.3	4.2	4.1	4.1	4.3	4.2	4.5
Belgium	5.6	6.3	6.5	3.1	3.0	3.2	3.9	4.4	4.7	4.1	4.2	4.3	4.7	4.4	4.6	4.4	4.5	4.5	-	4.2
United Kingdom	3.2	3.9	2.8	3.4	3.7	3.9	4.5	4.4	3.8	3.1	3.1	3.1	3.1	3.0	3.0	3.0	3.0	3.1	3.2	3.3
Sweden	5.6	4.0	4.7	4.4	4.1	4.4	4.9	5.2	5.7	6.1	5.4	3.5	2.1	1.5	1.7	1.5	1.5	1.9	2.0	3.2

Sources: National Accounts Vol II, OECD 1984, 1998, 2000 & 2001.

Notes: 1. Gross fixed investment in dwellings and Gross Domestic Product are at market prices.

2. The Federal Republic as constituted before reunification for the years until 1990.

Table 9 **Growth of real Gross Domestic Product***Average annual percentage changes from previous period*

	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Estimates and projections		
															2001	2002	2003
Japan	2.9	3.6	5.0	4.6	3.1	0.9	0.4	1.0	1.6	3.5	1.8	- 1.1	0.8	1.5	- 0.7	- 1.0	0.8
USA	- 1.3	- 0.5	3.2	3.3	- 0.5	3.1	2.7	4.0	2.7	3.6	4.4	4.3	4.1	4.1	1.1	0.7	3.8
Belgium	- 1.4	4.3	0.8	3.1	1.8	1.6	- 1.5	2.8	2.6	1.2	3.6	2.2	3.0	4.0	1.1	1.4	2.6
France	- 0.3	1.6	1.9	3.2	1.0	1.3	- 0.9	1.8	1.9	1.1	1.9	3.5	3.0	3.4	2.0	1.6	3.0
Germany	- 1.3	1.0	2.0	3.4	5.0	2.2	- 1.1	2.3	1.7	0.8	1.4	2.0	1.8	3.0	0.7	1.0	2.9
Ireland	3.7	0.7	2.6	4.8	1.9	3.3	2.7	5.8	10.0	7.8	10.8	8.6	10.8	11.5	5.6	3.7	6.4
Italy	- 2.7	4.1	2.6	2.9	1.4	0.8	- 0.9	2.2	2.9	1.1	2.0	1.8	1.6	2.9	1.8	1.2	2.8
Netherlands	- 0.1	0.9	2.6	3.1	2.3	2.0	0.8	3.2	2.3	3.0	3.8	4.3	3.7	3.5	1.4	1.6	2.6
Spain	0.6	1.3	2.6	4.5	2.5	0.9	- 1.0	2.4	2.8	2.4	4.0	4.3	4.1	4.1	2.7	2.0	3.2
Sweden	2.7	1.7	1.9	2.3	- 1.1	- 1.7	- 1.8	4.1	3.7	1.1	2.1	3.6	4.1	3.6	1.4	1.6	2.8
UK	- 0.7	- 2.2	3.8	3.3	- 1.4	0.2	2.5	4.7	2.9	2.6	3.5	3.0	2.1	2.9	2.3	1.7	2.5
European Union	2.9	3.2	1.5	3.3	1.8	1.2	- 0.3	2.8	2.4	1.7	2.6	2.9	2.6	3.3	1.7	1.5	2.9

Source: Annex Table 1, OECD Economic Outlook, December 1991 and December 2001.

Note: The figures for 1975, 1980, 1985 and 1990 are the annual average percentage changes over the previous five years.

Table 10 **General Government Financial Balances as a percentage of Gross National Product***Surpluses (+) or Deficits (-)*

	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Estimates and projections			Difference
															2001	2002	2003	2001 and EMU Criteria
Japan	- 2.8	- 4.4	- 0.8	0.9	1.8	0.8	- 2.4	- 2.8	- 4.2	- 4.9	- 3.7	- 5.5	- 7.0	- 6.6	- 6.4	- 6.7	- 6.6	- 3.4
USA	- 4.1	- 1.3	- 5.0	- 4.3	- 5.0	- 5.9	- 5.0	- 3.6	- 3.1	- 2.2	- 0.9	0.3	0.8	1.7	0.6	- 1.1	- 0.6	3.6
Belgium	- 5.3	- 9.3	- 10.3	- 7.9	- 7.3	- 7.9	- 7.3	- 5.0	- 4.4	- 3.7	- 2.0	- 0.8	- 0.6	0.1	0.0	0.0	0.2	3.0
France	- 2.4	0.0	- 3.0	- 2.1	- 2.4	- 4.2	- 6.0	- 5.5	- 5.5	- 4.1	- 3.0	- 2.7	- 1.6	- 1.4	- 1.5	- 1.8	- 1.4	1.5
Germany	- 5.6	- 2.9	- 1.1	- 2.0	- 3.0	- 2.5	- 3.1	- 2.4	- 3.3	- 3.4	- 2.7	- 2.2	- 1.6	1.2	- 2.5	- 2.5	- 1.8	0.5
Ireland	- 11.1	- 12.1	- 10.3	- 2.8	- 2.9	- 3.0	- 2.7	- 2.0	- 2.2	- 0.2	1.2	2.3	2.3	4.6	3.2	2.2	1.9	6.2
Italy	- 12.9	- 8.6	- 12.2	- 10.9	- 11.7	- 10.7	- 10.3	- 9.3	- 7.6	- 7.1	- 2.7	- 2.8	- 1.8	- 0.3	- 1.4	- 1.1	- 1.1	1.6
Netherlands	- 2.8	- 3.9	- 4.1	- 5.7	- 3.2	- 4.4	- 3.6	- 4.2	- 4.2	- 1.8	- 1.1	- 0.8	0.4	2.2	1.1	0.6	0.7	4.1
Spain	- 0.5	- 2.2	- 5.5	- 4.1	- 4.3	- 4.0	- 6.7	- 6.1	- 6.6	- 4.9	- 3.2	- 2.6	- 1.2	- 0.3	0.0	- 0.4	0.0	3.0
Sweden	2.8	- 4.0	- 3.7	2.8	- 2.0	- 7.8	- 11.9	- 10.8	- 7.7	- 3.1	- 1.6	2.1	1.7	4.1	3.8	1.6	1.8	6.8
UK	- 4.5	- 3.4	- 2.9	- 0.9	- 3.1	- 6.4	- 7.9	- 6.7	- 5.8	- 4.4	- 2.2	0.4	1.1	1.9	1.1	0.0	- 0.7	4.1

Source: Annex Table 30, OECD Economic Outlook, December 1991 and December 2001.

Note: The EMU Coverage Criteria is for General Government Financial Deficits of no more than 3% of Gross Domestic Product.

Table 11 **The Budget Economic Forecast**¹

	Percentage changes on a year earlier unless otherwise stated					
	Forecast ²				Average errors from past forecasts ³	
	2001	2002	2003	2004	2002	2003
Output at constant market prices						
Gross domestic product (GDP)	2¼	2 to 2½	3 to 3½	2½ to 3	¾	½
Manufacturing output	- 2¼	- 3 to - 2½	2¼ to 2¾	1¾ to 2¼	1	1¼
Expenditure components of GDP at constant market prices						
Domestic demand	2¼	2¼ to 3¼	3 to 3½	2½ to 3	½	1
Household consumption ⁴	3¼	3 to 3½	2¼ to 2¾	1¾ to 2¼	¾	1¼
General government consumption	2¼	3¼	3¼	3¼	¾	1
Fixed investment	¼	1½ to 2	5¼ to 6¼	4¼ to 4¾	2	2¼
Change in inventories ⁵	- ¼	0	0	0	¼	¼
Export of goods and services	1	- 1½ to - 1	7¼ to 8¼	6½ to 7	2½	2½
Imports of goods and services	2¼	1 to 1½	6½ to 7	6 to 6½	2½	3
Balance of payments current account						
£ billion	- 17½	- 25¼	- 23¼	- 25½	6¼	7
Per cent of GDP	- 1¼	- 2½	- 2¼	- 2¼	¾	¾
Inflation						
RPIX (fourth quarter)	2	2¼	2½	2½	½	½
Producer output prices (fourth quarter) ⁶	- ¼	1	2	2¼	1	1½
GDP deflator at market prices (financial year)	2½	2¼	2½	2½	½	¾
Money GDP at market prices (financial year)						
£ billion	989	1,036 to 1,041	1,094 to 1,104	1,149 to 1,166	8	13
Percentage change	4¼	4¼ to 5¼	5¼ to 6	5 to 5½	¾	1¼

Source: Budget 2002, HM Treasury, March 2002, HC592, The Stationery Office.

Notes: 1. The forecast is consistent with national accounts and balance of payments statistics to the fourth quarter of 2001, released by the Office for National Statistics on 27 March 2002.

2. The size of the growth ranges for GDP components may differ from those for total GDP growth because of rounding and the assumed invariance of the levels of public spending within the forecast ranges.

3. Average absolute errors for year-ahead projections made in spring forecasts over the past ten years. The average errors for the current account are calculated as a per cent of GDP with £ billion figures calculated by scaling the errors by forecast money GDP in 2002 and 2003.

4. Includes households and non-profit institutions serving households.

5. Contribution to GDP growth, percentage points.

6. Excluding excise duties.

Table 12a **Total Managed Expenditure (TME)**

	£ billion					Percentages of Gross Domestic Product				
	Outturn ¹	Outturn	Estimate	Projections		Outturn	Outturn	Estimate	Projections	
	1999/00	2000/01	2001/02	2002/03	2003/04	1999/00	2000/01	2001/02	2002/03	2003/04
Departmental Expenditure Limits	179.3	192.3	211.8	229.5	249	19.6	20.1	21.2	21.8	22.5
+ Annually Managed Expenditure	164.1	174.8	180.3	188.9	205.5	17.9	18.3	18.0	18.0	18.5
= Totally Managed Expenditure	343.5	367.2	392.1	418.4	454.6	37.6	38.4	39.2	39.8	41.0
Gross Domestic Product	914.7	956.3	1,000	1,051	1,108	100.0	100.0	100.0	100.0	100.0

Table 12b **General government receipts**

	£ billion					Percentages of Gross Domestic Product				
	Outturn ¹	Outturn	Estimate	Projections		Outturn	Outturn	Estimate	Projections	
	1999/00	2000/01	2001/02	2002/03	2003/04	1999/00	2000/01	2001/02	2002/03	2003/04
Income Tax (net of tax credits)	92.5	104.8	107.6	113.6	–	10.6	11	10.8	10.8	11.1
+ Value Added Tax	56.4	58.5	61.1	63.9	–	6.2	6.1	6.11	6.1	6
+ Corporation Tax	34.4	32.4	32.4	33.2	–	3.8	3.4	3.24	3.2	–
+ Excise duties	45.2	48	48.2	50.3	–	4.9	5	4.82	4.8	–
+ Council tax and business rates	28.8	31.5	33.1	34.6	–	3.1	3.3	3.3	3.3	–
+ Other taxes and royalties	20.7	23.7	24.8	25.1	–	2.3	2.5	2.5	2.4	–
+ Social security contributions	56.4	60.6	63.2	65	–	6.2	6.3	6.3	6.2	6.7
+ Other receipts and accounting adjustments	23.8	22.6	20.5	21.6	–	2.6	2.4	2.1	2.1	2.4
= Current receipts	358.7	383	390.8	407.2	442	39.2	40.1	39.1	38.7	39.9

Source: Various tables, Financial Statement and Budget Report 2002, HC 592, HM Treasury, The Stationery Office 2002

Notes: 1. 1999/00 data in Tables 12a & 12b from Budget 2001 Report.

2. Current receipts (and consequently the related measures) include windfall tax receipts and associated spending.

3. General Government Net Borrowing as defined by ESA 95 accounting conventions. This measure replaces the General Government Financial Deficit (GGFD).

Table 12c **Public sector budgets and borrowing**

	£ billion							Percentages of Gross Domestic Product						
	Outturns		Projections					Outturns		Projections				
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Current receipts ²	383	390.8	407	442	468	494	520	40.1	39.1	38.7	39.9	40.2	40.4	40.5
– Current expenditure	348.8	367.4	390	420	444	471	495	36.5	36.7	37.1	37.9	38.2	38.5	38.5
– Depreciation	12.7	12.8	14	15	15	16	17	1.3	1.3	1.3	1.3	1.3	1.3	1.3
= Current budget surplus (deficit)	21.6	10.6	3	7	9	7	9	2.3	1.1	0.3	0.6	0.8	0.6	0.7
Gross capital investment	23.4	29.9	32	38	41	44	47	2.4	3	3.1	3.4	3.5	3.6	3.7
– Asset sales	5	5.1	4	4	4	4	4	0.5	0.5	0.4	0.3	0.3	0.3	0.3
– Depreciation	12.7	12.8	14	15	15	16	17	1.3	1.3	1.3	1.3	1.3	1.3	1.3
= Net capital investment	5.7	12	14	20	22	24	27	0.6	1.2	1.4	1.8	1.9	2	2.1
Public Sector Net Borrowing	- 15.9	1.3	11	13	13	17	18	- 1.7	0.1	1.1	1.2	1.1	1.4	1.4
General Government Net Borrowing ³	- 16.1	1.7	10.0	13.0	13.0	17.0	19.0	- 1.7	0.2	1	1.1	1.1	1.4	1.5
Public Sector Net Debt	305.9	310.6	326	345	363	385	408	31.3	30.4	30.2	30.4	30.4	30.7	31
General Government Gross Debt	383.6	380.5	388	406	424	447	472	40.1	38	36.9	36.6	36.5	36.6	36.8

Source: Various tables, Financial Statement and Budget Report 2002, HC 592, HM Treasury, The Stationery Office 2002

Notes: 1. 1999/00 data in Tables 12a & 12b from Budget 2001 Report.

2. Current receipts (and consequently the related measures) include windfall tax receipts and associated spending.

3. General Government Net Borrowing as defined by ESA 95 accounting conventions. This measure replaces the General Government Financial Deficit (GGFD).

Table 13 Government expenditure and borrowing in cash and real terms, and as a percentage of Gross Domestic Product

£ billion

	1970/71	1975/76	1980/81	1985/86	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	
Components of public expenditure																			
Public sector current expenditure	17.3	44.3	96.6	148.7	203.3	228.6	247.8	262.3	275.2	287.3	299.4	306.3	314.7	326.9	348.8	367.4	389.9	420.3	
+ Depreciation	2.1	5.1	10.9	12.1	13.8	12.3	11.9	12.0	12.5	13.0	12.5	12.4	12.7	12.8	12.7	12.8	14.0	14.6	
+ Public Sector Net Investment	3.2	6.1	4.3	4.5	8.2	11.0	12.4	10.4	10.4	10.3	5.3	4.9	5.9	4.7	5.7	12	14.4	19.7	
= Total Managed Expenditure (TME)	22.6	55.5	111.8	165.3	225.3	251.9	272.1	284.7	298.1	310.5	317.2	323.6	333.3	344.4	367.2	392.1	418.4	454.6	
Public expenditure at 2000/01 prices																			
Public sector current expenditure	157.7	213.2	235	266.2	271.0	287.2	301.6	311.5	322.6	327.4	330.8	328.3	328.1	332.9	348.8	357.6	370.2	389.3	
Public Sector Net Investment	29.5	29.2	10.5	8.1	10.9	13.8	15.0	12.3	12.2	11.7	5.8	5.2	6.1	4.8	5.7	11.7	13.7	18.2	
Total Managed Expenditure	206	267.2	271.9	295.9	300.3	316.5	331.2	338.1	349.4	353.9	350.4	346.8	347.5	350.7	367.2	381.6	397.3	421.1	
Public sector borrowing and debt																			
Public Sector Net Borrowing (PSNB)	- 0.3	7.8	11.5	8.7	5.7	22.4	46.6	51.0	43.2	34.9	28.4	6.0	- 5.5	- 16.3	- 15.9	1.3	11.0	13.0	
General Government Net Borrowing (GGNB)	- 1.1	5.3	9.1	9.5	7.7	22.2	45.8	50.7	44.9	36.4	30.2	7.0	- 5.2	- 15.9	- 16.1	1.7	10.0	13.0	
General Government Gross Debt (GGD)	40.9	65.6	126.2	179.3	187.4	204.0	247.5	299.8	341.0	378.3	402.4	404.3	402.0	396.7	383.6	381.0	388.0	406.0	
Gross Domestic Product (GDP)																			
Cash GDP	52.9	111.1	236.5	362.8	563.7	595.1	615.4	653.6	690.6	729.0	772.9	824.4	868.8	914.7	956.3	1000.0	1051.0	1108.0	
GDP at 2000/01 prices	482.0	535.0	575.2	649.6	751.5	747.6	749.0	776.2	809.5	830.8	853.9	883.6	905.8	931.5	956.3	973.2	997.9	1026.4	
GDP deflator index	10.97	20.77	41.11	55.86	75.02	79.59	82.17	84.20	85.31	87.75	90.51	93.3	95.91	98.19	100.0	102.75	105.32	107.95	
Public spending measures as a percentage of Gross Domestic Product																			
Total Managed Expenditure	42.7	50.0	47.3	45.6	40.0	42.3	44.2	43.6	43.2	42.6	41.0	39.3	38.4	37.7	38.4	39.2	39.8	41.0	
Public Sector Net Borrowing	- 0.6	7.0	4.6	2.3	0.7	3.6	7.7	7.8	6.3	4.9	3.6	1.0	- 0.3	- 1.7	- 1.6	- 0.5	0.2	0.2	
General Government Net Borrowing	- 2.0	4.8	3.6	2.5	1.2	3.5	7.6	7.8	6.5	5.1	3.8	0.7	- 0.7	- 1.7	- 1.7	- 0.5	0.1	0.1	
General Government Gross Debt	77.7	58.7	52.9	49.5	33.3	34.4	40.4	46.3	49.6	52.4	52.4	49.6	46.8	43.7	40.6	37.6	36.1	36.1	

Sources: Public Expenditure Cm 5401, HM Treasury 2002, Budget 2002, HC 592, HM Treasury 2002, HM Treasury website.

Note: Estimated GDP and borrowing forecasts for 2001/02 onwards are given to the nearest £ billion.

Table 14 **Public sector capital expenditure**

£ billion

	1980/81	1985/86	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Central government	4.8	7.6	17.8	17.6	18.4	17.8	17.9	18.0	14.8	13.2	13.1	13.3	14.5
+ Local government	4.5	5.2	6.1	5.8	5.7	5.3	6.3	6.0	4.3	5.2	6.0	5.8	5.3
= General government	9.4	12.9	23.8	23.4	24.1	23.1	24.2	24.1	19.1	18.4	19.0	19.1	19.8
+ Public corporations	2.1	1.1	-2.8	-0.6	-0.7	-0.7	-0.5	0.8	0.4	1.0	1.9	1.5	1.4
= Total public sector capital expenditure	11.4	13.9	21.0	22.8	23.4	22.4	23.8	24.8	19.5	19.4	20.9	20.6	21.1
Total public sector net capital expenditure	4.2	5.2	9.6	11.1	12.0	10.9	11.5	11.8	6.4	6.2	7.4	6.7	7.3
Total public sector capital expenditure at 2000/01 prices	27.7	24.9	28.0	28.6	28.5	26.6	27.9	28.2	21.5	20.8	21.8	21.0	21.1
Total public sector capital expenditure as a % of TME	10.2	8.4	9.3	9.1	8.6	7.9	8.0	8.0	6.1	6.0	6.3	6.0	5.7
Total public sector capital expenditure as a % of GDP	4.8	3.8	3.7	3.8	3.8	3.4	3.4	3.4	2.5	2.4	2.4	2.3	2.2

Source: Public Expenditure Statistical Analyses 2002/03, Cm 5401, HM Treasury.

Notes: Capital expenditure is shown on current sectoral definitions over the whole time series, to remove the effect of major classification changes. As a consequence investment by public corporations excludes investments by the various industries that have been privatised over the years. Gross investment is shown net of asset sales, other than council house sales. Net investment is net of depreciation.

Table 15a Total Managed Expenditure by function

£ billion

	1980/81 ¹	1985/86	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 estimated	2001/02 % of total expenditure
	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	
Social security	24.2	43.1	58.9	69.9	79.2	86.4	88.7	92.8	96.4	97.4	99.4	103.2	105.4	111.8	32.1
Health & personal social services	14.0	20.6	32.9	37.2	40.9	43.0	46.2	48.8	50.9	53.2	56.1	61.2	66.0	72.2	20.7
Education	12.8	16.8	26.3	29.1	31.4	33.1	34.7	35.6	36.4	37.4	39.0	40.9	44.1	50.7	14.5
Defence	11.5	18.0	21.5	22.7	22.7	22.6	22.4	21.6	21.3	20.9	22.6	22.7	24.9	24.1	6.9
Law, order & protective services	4.0	6.6	11.5	13.0	14.2	14.8	15.3	15.7	16.2	16.9	17.3	18.8	20.1	23.0	6.6
Other environmental services	3.8	3.9	6.6	7.3	7.8	7.5	8.1	8.5	8.2	8.4	8.4	8.5	10.2	10.8	3.1
Trade, industry, energy & employment	4.8	8.0	8.8	9.2	9.7	10.1	9.5	9.2	8.6	8.4	8.6	9.1	10.0	11.9	3.4
Transport	4.3	6.8	9.7	10.9	12.6	11.8	12.1	11.5	10.1	9.2	8.7	8.6	8.7	10.1	2.9
Culture, Media & Sport	1.0	1.7	2.8	2.9	3.0	3.0	3.3	3.5	3.7	4.2	4.9	5.6	5.5	5.8	1.7
Agriculture, fisheries, food & forestry	1.6	2.9	2.9	3.1	3.2	4.1	3.7	4.2	6.0	5.2	5.1	4.8	5.1	7.9	2.3
Overseas services & aid	1.3	1.6	2.4	2.7	3.0	3.1	3.2	3.3	3.0	2.9	3.2	3.4	3.7	4.7	1.3
HOUSING	5.6	4.2	4.9	5.8	6.3	5.3	5.3	5.0	4.6	3.7	3.7	2.8	3.2	5.1	1.5
Central administration etc. ²	3.0	4.7	8.4	6.0	8.2	8.3	7.4	9.8	8.2	8.4	10.5	10.5	12.1	10.6	3.0
Total expenditure on services	92.0	139.0	197.6	219.9	242.2	253.1	259.9	269.5	273.4	276.1	287.4	300.1	319.1	348.6	100.0
+ Public sector debt interest	–	19.2	20.5	18.5	19.1	20.8	23.6	26.8	28.4	30.4	29.9	25.6	25.9	22.2	–
+ Other accounting adjustments	–	7.3	6.3	12.6	10.7	10.4	13.9	13.4	15.2	17.1	16.0	18.8	22.1	23.3	–
+ Allowance for shortfall											0.0	- 0.1	0.0	- 2.0	–
= Total Managed Expenditure	111.5	165.4	224.5	250.9	271.7	285.1	298.7	310.6	317.2	323.6	333.3	344.4	367.2	392.1	–

Sources: Public Expenditure, Cm 5401, HM Treasury 2002, Tables 3.3 & 3.4, additional data HM Treasury.

Notes: 1. The 1980/81 figures for expenditure on services are derived from earlier public expenditure plans, and figures for the adjustments between total expenditure on services and Total Managed Expenditure are not available.

2. Includes contributions to the European Communities and activities required for the general maintenance of government, such as tax collection and the registration of population.

Table 15b **Total Managed Expenditure by function in real terms²**

£ billion 2000/01 prices

	1980/81 ¹ outturn	1985/86 outturn	1990/91 outturn	1991/92 outturn	1992/93 outturn	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996-/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimated outturn	Real growth 1980/81 to 2001/02 %
Culture, Media & Sport	2.4	3.0	3.7	3.6	3.6	3.5	3.8	3.9	4.1	4.5	5.2	5.7	5.5	5.6	132.1
Law, order & protective services	9.7	11.6	15.0	16.0	16.9	17.2	17.6	17.6	17.9	18.1	18.1	19.1	20.1	22.5	131.3
Agriculture, fisheries, food & forestry	3.9	5.1	3.8	3.8	3.8	4.8	4.3	4.7	6.7	5.5	5.3	4.9	5.1	7.7	97.6
Health & personal social services	34.1	36.2	41.6	43.2	46.0	48.9	50.1	53.1	54.6	56.2	57.1	58.4	62.3	66.0	93.8
Social security	58.9	75.8	77.2	86.4	94.8	100.8	102.0	103.6	106.5	104.4	103.6	105.1	105.4	109.1	85.4
Education	31.1	29.5	34.6	36.0	37.6	38.6	39.9	39.8	40.2	40.1	40.7	41.7	44.1	49.4	58.7
Overseas services & aid	3.2	2.9	3.1	3.4	3.6	3.6	3.7	3.7	3.3	3.1	3.3	3.5	3.7	4.6	44.7
Other environmental services	9.2	6.9	8.6	9.0	9.3	8.8	9.4	9.5	9.0	9.0	8.7	8.6	10.2	10.5	13.7
Trade, industry, energy & employment	11.7	14.0	11.5	11.4	11.6	11.8	11.0	10.2	9.5	9.0	9.0	9.2	10.0	11.6	- 0.8
Transport	10.5	12.0	12.7	13.5	15.1	13.7	13.9	12.9	11.1	9.9	9.1	8.8	8.7	9.8	- 6.0
Defence	28.0	31.7	28.2	28.1	27.2	26.3	25.8	24.2	23.5	22.4	23.6	23.1	24.9	23.6	- 15.6
HOUSING	13.6	7.3	6.4	7.1	7.5	6.1	6.1	5.6	5.1	4.0	3.8	2.9	3.2	4.9	- 64.0
Central administration etc.	7.3	8.2	11.1	7.4	9.8	9.7	8.5	11.0	9.0	9.0	10.9	10.7	12.1	10.4	42.5
Total expenditure on services	223.8	244.3	259.2	271.7	289.8	295.0	298.7	301.1	302.1	295.9	299.7	305.6	319.1	340.1	52.0
+ Public sector debt interest	-	33.8	26.9	22.9	22.9	24.3	27.2	30.0	31.4	32.6	31.2	26.1	25.9	21.6	-
+ Other accounting adjustments	-	12.8	8.2	15.6	12.8	12.2	16.0	15.0	16.9	18.3	16.7	19.1	22.1	22.7	-
+ Allowance for shortfall											- 0.1	- 0.1	0.0	- 1.9	-
= Total Managed Expenditure	271.2	290.8	294.3	310.2	325.4	331.5	341.9	346.2	350.4	346.8	347.5	350.7	367.2	382.5	41.0

Sources: As Table 15a.

Note: 1. See Table 15a.

2. Cash figures adjusted to 2000/01 price levels by excluding the effect of general inflation.

Table 16a Departmental Expenditure Limits (DEL)¹*£ million*

Department	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimated outturn	2002/03 plans	2003/04 plans
Health	39,002	40,908	44,971	50,704	55,874	61,462
Local government	32,734	34,194	35,326	37,010	37,650	40,394
Education & skills	12,554	13,285	15,810	19,471	23,343	25,584
Defence	23,719	24,128	24,979	24,550	24,597	24,879
Transport and regions	8,446	9,068	9,642	10,941	13,562	15,537
Home Office	7,287	7,521	8,923	10,454	10,367	10,470
Work and pensions	4,855	5,143	5,306	6,528	7,024	7,562
Trade & industry	2,992	3,042	3,376	4,590	4,503	4,403
Chancellor's departments	3,280	3,472	3,377	4,160	4,279	4,292
International development	2,238	2,547	2,663	3,119	3,340	3,560
Legal departments	3,115	2,473	2,993	3,362	3,275	3,339
Environment, food and rural affairs	1,497	1,748	1,849	2,849	2,197	2,294
Cabinet Office	1,289	1,494	1,422	1,680	1,593	1,666
Foreign & Commonwealth	1,055	1,128	1,311	1,411	1,464	1,321
Culture, media & sport	970	1,003	993	1,100	1,264	1,255
Scotland	13,030	13,812	14,568	16,497	17,775	18,939
Wales	6,820	6,914	7,583	8,543	9,287	10,005
Northern Ireland	5,412	5,628	5,930	6,862	7,283	7,503
Welfare to Work ²	533	775	1,371			
Invest to save					30	44
Capital Modernisation Fund					338	778
Policy Innovation Fund					40	40
Reserve					400	2,100
Allowance for shortfall				- 2,013		
Budget 2002 Addition						1,600
Departmental Expenditure Limits	170,829	178,284	192,394	211,818	229,500	249,000

Source and Notes: See Table 16b.

Table 16b **Annually Managed Expenditure (AME)³**

£ million

Department	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimated outturn	2002/03 plans	2003/04 plans
Social security (benefits)	79,974	82,497	86,077	89,750	91,007	91,988	96,983	99,129	105,218	109,170	114,177
Housing Revenue Account Subsidies	4,359	4,356	4,238	4,184	3,980	3,486	3,285	3,096	4,549	4,530	4,422
Net payments to EC institutions ⁴	1,877	1,253	3,355	1,802	2,153	3,590	2,807	3,696	776	2,163	2,364
Common agricultural policy	2,607	2,225	2,640	2,928	2,473	3,239	2,747	2,594	2,667	2,598	2,640
Export Credits Guarantee Department	65	- 42	- 22	71	94	- 154	925	1315	249	352	- 207
Locally financed expenditure	9,290	11,563	13,923	14,277	15,605	16,865	18,611	18,444	19,354	20,656	21,919
Self financing public corporations	- 722	- 673	- 243	60	- 294	709	1,387	1,374	1,119	1,198	1,210
Net public service pensions	3,829	3,886	4,271	4,979	5,353	4,981	4,991	5,016	5,125	5,020	5,411
National Lottery		20	170	520	1,090	1,831	1,908	1,855	1,700	2,300	2,300
Central government debt interest	20,336	23,083	26,452	27,987	29,975	29,512	24,927	25,945	22,160	21,132	23,192
Accounting & other adjustments	5,798	9,193	9,497	7,868	8,970	6,375	7,487	12,296	17,394	18,783	26,110
AME margin										1,000	2,000
Total Annually Managed Expenditure	127,412	137,361	150,357	154,425	160,406	162,423	166,059	174,762	180,312	188,901	205,538
+ Departmental Expenditure Limits	156,033	159,293	158,744	161,538	162,329	170,829	178,284	192,394	211,818	229,500	249,000
= Total Managed Expenditure (TME)	283,445	296,654	309,100	315,963	322,735	333,252	344,343	367,156	392,130	418,400	454,600

Sources: Public Expenditure, Cm 4201 (1993/4 figures), Cm 4601 (1994/5 to 1997/8) & Cm 5401 (1998/9 and later), HM Treasury; additional figures from HM Treasury.

Notes: 1. All figures are calculated on a resource accounting basis. Cash-based figures from 1993/94 to 2003/04, for the previous departmental headings, can be found in the 2001/02 edition of the *Review*.

2. Expenditure financed by the Windfall Tax.

3. From 1998/99 expenditure is calculated on a resource accounting basis, while previous years' figures were calculated on a cash basis.

4. Excludes cost of EC aid to non-member states, which is included in the aid programme.

Section 3 Compendium of tables

**Dwellings, stock
condition and
households**

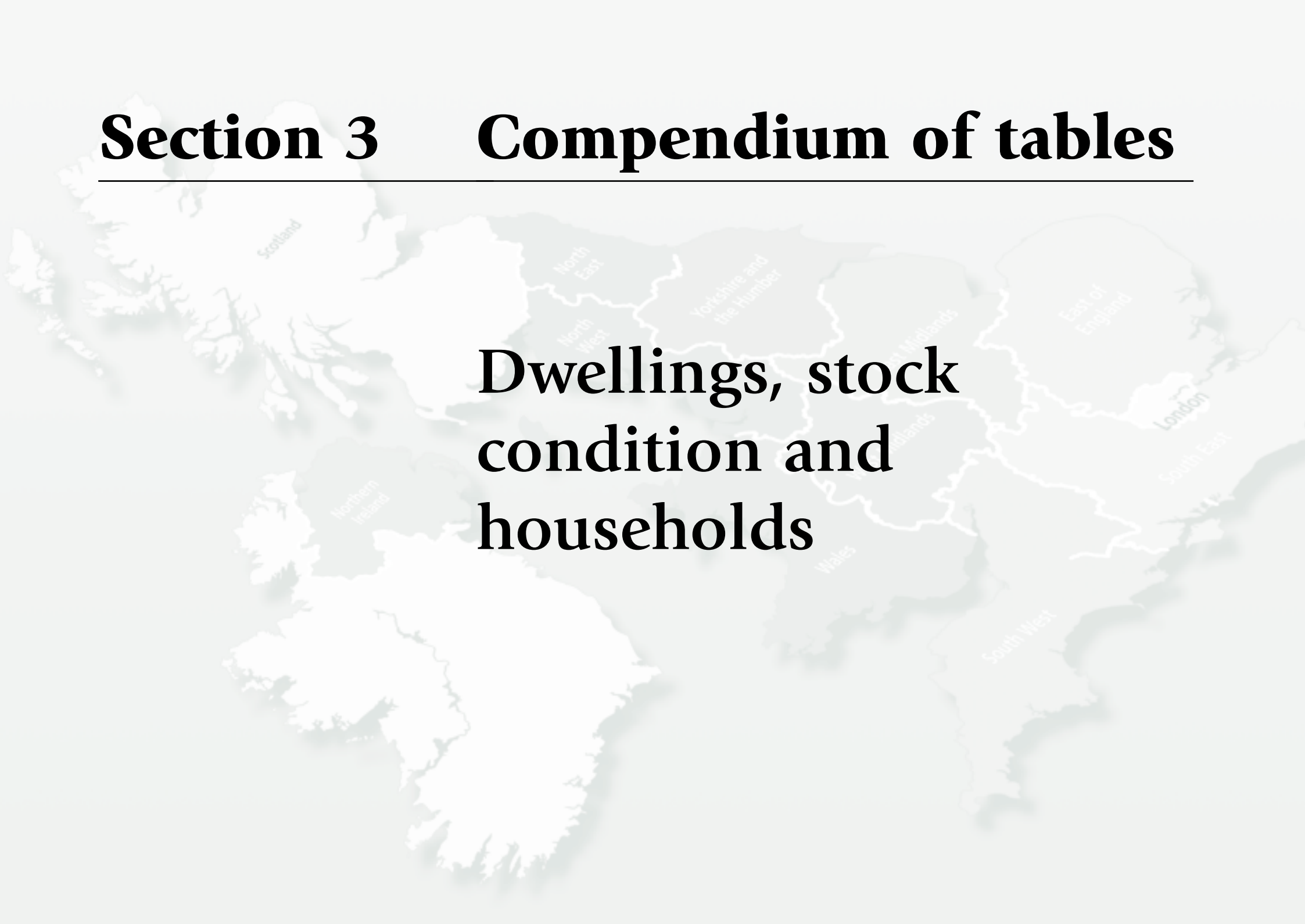
A faded, light-colored map of the United Kingdom is visible in the background. The map shows the outlines of the four constituent countries: Scotland, Northern Ireland, Wales, and England. England is further divided into several regions, with labels for North East, North West, Yorkshire and the Humber, East Midlands, East of England, London, South East, South West, and Wales. The map is semi-transparent, allowing the text to be clearly visible over it.

Table 17a **Dwellings by tenure in England, Scotland and Wales***Thousands*

	1971	1976	1981	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	
England																			
Owner-occupiers	8,489	9,568	10,499	11,929	12,264	12,648	12,971	13,171	13,380	13,502	13,599	13,732	13,839	13,929	14,046	14,182	14,266	14,674	
+ Privately rented			2,044	1,953	1,899	1,848	1,849	1,906	1,925	1,967	2,032	2,078	2,137	2,218	2,276	2,305	2,396	2,172	
	3,128	2,619																	
+ Housing association			422	495	512	534	567	613	627	688	760	836	920	974	1,029	1,127	1,244	1,387	
+ Local authority	4,593	4,990	5,061	4,504	4,403	4,254	4,081	3,944	3,858	3,781	3,690	3,590	3,493	3,418	3,332	3,210	3,053	2,862	
= All dwellings	16,210	17,177	18,025	18,882	19,078	19,284	19,468	19,634	19,789	19,937	20,080	20,236	20,389	20,538	20,683	20,825	20,960	21,096	
Wales																			
Owner-occupiers	540	603	682	752	782	804	828	840	845	855	862	868	878	885	892	899	908	918	
+ Privately rented			103	98	93	90	87	91	98	99	100	102	103	105	106	107	109	110	
	151	131																	
+ Housing association			12	19	20	21	23	24	30	33	37	41	43	46	49	50	51	52	
+ Local authority	276	295	293	258	253	244	232	226	219	215	212	210	207	205	202	201	197	192	
= All dwellings	967	1,029	1,089	1,127	1,148	1,159	1,170	1,181	1,192	1,202	1,211	1,221	1,231	1,241	1,249	1,257	1,265	1,272	
Scotland																			
Owner-occupiers	569	645	718	884	922	972	1,033	1,088	1,132	1,176	1,217	1,258	1,293	1,327	1,367	1,402	1,435	1,468	
+ Privately rented			191	154	147	139	133	126	154	154	154	155	155	154	154	154	155	155	
	305	234																	
+ Housing association			36	50	54	59	62	65	57	62	67	77	91	99	115	121	130	145	
+ Local authority	948	1,042	1,027	962	943	914	877	845	816	783	755	721	691	668	631	608	584	558	
= All dwellings	1,822	1,921	1,970	2,050	2,067	2,084	2,104	2,124	2,160	2,175	2,193	2,211	2,230	2,248	2,268	2,285	2,305	2,325	

Table 17c **Dwellings by tenure in Great Britain, Northern Ireland and the United Kingdom***Thousands*

	1971	1976	1981	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	
Great Britain																			
Owner-occupiers	9,598	10,816	11,898	13,565	13,968	14,424	14,832	15,099	15,357	15,533	15,678	15,858	16,010	16,141	16,305	16,483	16,609	17,060	
+ Privately rented			2,337	2,205	2,139	2,077	2,069	2,123	2,177	2,220	2,286	2,335	2,395	2,477	2,536	2,566	2,660	2,437	
	3,584	2,984																	
+ Housing association			469	564	586	614	652	702	714	783	864	954	1,054	1,119	1,193	1,298	1,425	1,584	
+ Local authority	5,817	6,327	6,380	5,724	5,599	5,412	5,190	5,015	4,893	4,779	4,657	4,521	4,391	4,291	4,165	4,019	3,834	3,612	
= All dwellings	18,999	20,127	21,085	22,058	22,293	22,527	22,742	22,939	23,141	23,314	23,484	23,668	23,850	24,027	24,200	24,367	24,530	24,693	
Northern Ireland																			
Owner-occupiers	-	-	271	328	316	323	336	348	354	364	375	390	389	399	412	425	430	443	
+ Privately rented	-	-	38	26	21	20	20	20	19	20	20	20	21	22	25	26	31	32	
+ Housing association	-	-	3	6	7	8	9	9	10	11	12	12	13	14	15	15	17	18	
+ Local authority	-	-	190	180	169	169	166	160	158	156	153	148	145	140	135	131	124	118	
= All dwellings	-	-	502	540	512	519	530	537	540	549	559	570	567	575	586	596	601	610	
United Kingdom																			
Owner-occupiers	-	-	12,169	13,893	14,284	14,747	15,168	15,447	15,711	15,897	16,053	16,248	16,399	16,540	16,717	16,908	17,039	17,503	
+ Privately rented	-	-	2,375	2,231	2,160	2,097	2,089	2,143	2,196	2,240	2,306	2,355	2,416	2,499	2,561	2,592	2,691	2,469	
+ Housing association	-	-	472	570	593	622	661	711	724	794	876	966	1,067	1,133	1,208	1,313	1,442	1,602	
+ Local authority	-	-	6,570	5,904	5,768	5,581	5,356	5,175	5,051	4,935	4,810	4,669	4,536	4,431	4,300	4,150	3,958	3,730	
= All dwellings	-	-	21,586	22,598	22,805	23,046	23,272	23,476	23,681	23,863	24,043	24,238	24,417	24,602	24,786	24,963	25,131	25,303	

Table 17d Dwellings by tenure in Great Britain, Northern Ireland and the United Kingdom

Percentages

	1971	1976	1981	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	
Great Britain																			
Owner-occupiers	50.5	53.7	56.4	61.5	62.7	64.0	65.2	65.8	66.4	66.6	66.8	67.0	67.1	67.2	67.4	67.6	67.7	69.1	
+ Privately rented			11.1	10.0	9.6	9.2	9.1	9.3	9.4	9.5	9.7	9.9	10.0	10.3	10.5	10.5	10.8	9.9	
	18.9	14.8																	
+ Housing association			2.2	2.6	2.6	2.7	2.9	3.1	3.1	3.4	3.7	4.0	4.4	4.7	4.9	5.3	5.8	6.4	
+ Local authority	30.6	31.4	30.3	25.9	25.1	24.0	22.8	21.9	21.1	20.5	19.8	19.1	18.4	17.9	17.2	16.5	15.6	14.6	
= All dwellings	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Northern Ireland																			
Owner-occupiers	-	-	54.0	60.7	62.1	62.8	64.0	64.8	65.6	66.8	67.1	68.4	68.6	69.4	70.3	71.3	71.5	72.6	
+ Privately rented	-	-	7.6	4.8	4.3	4.1	4.0	3.9	3.5	3.6	3.6	3.5	3.7	3.8	4.3	4.4	5.2	5.2	
+ Housing association	-	-	0.5	1.1	1.4	1.5	1.5	1.7	1.9	1.8	2.1	2.1	2.3	2.4	2.6	2.5	2.8	3.0	
+ Local authority	-	-	37.9	33.4	33.0	32.6	30.5	29.8	29.3	28.4	27.4	26.0	25.6	24.3	23.0	22.0	20.6	19.3	
= All dwellings	-	-	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
United Kingdom																			
Owner-occupiers	-	-	56.4	61.5	62.6	64.0	65.2	65.8	66.3	66.6	66.8	67.0	67.2	67.2	67.4	67.7	67.8	69.2	
+ Privately rented	-	-	11.0	9.9	9.5	9.1	9.0	9.1	9.3	9.4	9.6	9.7	9.9	10.2	10.3	10.4	10.7	9.8	
+ Housing association	-	-	2.2	2.5	2.6	2.7	2.8	3.0	3.1	3.3	3.6	4.0	4.4	4.6	4.9	5.3	5.7	6.3	
+ Local authority	-	-	30.4	26.1	25.3	24.2	23.0	22.0	21.4	20.7	20.0	19.3	18.6	18.0	17.3	16.6	15.8	14.7	
= All dwellings	-	-	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	

Source: Housing and Construction Statistics (various editions), Scottish Office, Welsh Office.

Notes: All figures are for the December of the year shown. Owner-occupiers includes shared owners and long leaseholders. Private renting includes renting with a job or business. Local authority tenants includes new town tenants.

Table 18 **Gross fixed capital formation in dwellings***£ million*

	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Private sector	1069	2,725	6,115	9,683	16,867	15,577	16,246	17,124	18,285	18,860	20,149	22,018	23,321	24,200	25,740	26,789
+ Public sector	801	1,957	2,559	2,536	4,181	2,762	2,579	2,768	2,948	2,784	2,299	1,911	1,905	1,812	2,083	2,396
= Whole economy	1,870	4,682	8,674	12,219	21,048	18,339	18,825	19,892	21,233	21,644	22,448	23,929	25,226	26,012	27,823	29,185
Gross Domestic Product (£ billion)	51.5	105.8	230.7	355.0	557.3	586.1	610.9	642.3	681.3	719.2	762.2	811.1	859.8	901.3	944.9	989.3
Gross fixed capital formation in dwellings as a percentage of Gross Domestic Product	3.6	4.4	3.8	3.4	3.8	3.1	3.1	3.1	3.1	3.0	2.9	3.0	2.9	2.9	2.9	3.0

Sources: UK National Accounts, Economic Trends and Office for National Statistics.

Notes: All figures at current market prices.

Table 19a Housing starts in England

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	100,709	110,335	27,869	18,076	16,199	15,326	12,704	12,489	6,533	2,798	1,470	1,156	447	579	492	310	113	203	155	198
+ New towns	9,065	14,968	5,541	567	472	137	-	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Government departments	2,461	654	224	175	305	517	443	392	108	260	131	42	3	13	-	-	-	-	-	-
= Total public sector	112,235	125,957	33,634	18,818	16,976	15,980	13,147	12,881	6,641	3,058	1,601	1,198	450	592	492	310	113	203	155	198
+ Housing associations	8,111	18,768	13,154	10,362	11,234	9,922	10,829	11,600	14,111	16,437	28,111	33,574	33,585	25,232	22,629	21,207	17,615	16,770	12,709	11,052
+ Private sector	148,318	129,777	84,123	144,301	158,894	174,888	195,972	141,902	112,717	114,305	99,586	116,458	131,401	110,409	121,590	135,519	130,980	129,735	131,115	135,257
= All dwellings	268,664	274,502	130,911	173,481	187,104	200,790	219,948	166,383	133,469	133,800	129,298	151,230	165,436	136,233	144,711	157,036	148,708	146,708	143,979	146,057

Table 19b Housing completions in England

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	118,943	103,403	67,337	22,483	18,773	15,591	15,731	14,012	13,873	8,051	3,274	1,402	1,094	782	511	290	259	84	493	337
+ New towns	9,245	11,487	6,973	703	660	435	163	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Government departments	1,993	1,435	525	98	232	597	233	690	142	75	235	20	-	5	-	-	-	-	-	-
= Total public sector	130,181	116,325	74,835	23,284	19,665	16,623	16,127	14,702	14,015	8,126	3,509	1,422	1,094	787	511	290	259	84	493	337
+ Housing associations	8,176	13,652	19,299	11,298	10,624	10,935	10,784	10,651	13,821	15,295	20,789	29,779	30,848	30,888	27,025	20,871	19,942	17,581	17,540	17,651
+ Private sector	153,436	131,481	110,232	135,457	148,896	161,738	176,018	154,003	136,063	131,174	119,533	116,634	122,699	125,466	121,550	127,943	121,777	122,570	118,638	113,711
= All dwellings	291,793	261,458	204,366	170,039	179,185	189,296	202,929	179,356	163,899	154,595	143,831	147,835	154,641	157,141	149,086	149,104	141,378	140,235	136,671	129,699

Table 19c **Housing starts in Wales**

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	4,849	8,294	2,343	770	742	909	658	501	338	174	261	75	180	45	25	3	58	-	62	66
+ New towns	155	705	96	121	-	-	58	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Government departments	24	74	7	2	1	2	6	-	-	1	-	-	-	-	-	-	-	-	-	-
= Total public sector	5,028	9,073	2,446	893	743	911	722	501	338	175	261	75	180	45	25	3	58	-	62	66
+ Housing associations	105	279	384	579	507	1,014	1,583	1,612	2,216	2,496	2,658	3,210	2,964	2,416	2,124	1,575	1,022	876	976	763
+ Private sector	8,612	7,386	5,033	7,232	7,151	8,782	10,727	9,951	7,654	6,724	5,998	7,312	7,514	6,762	6,699	7,498	7,397	8,435	8,314	8,549
= All dwellings	13,745	16,738	7,863	8,704	8,401	10,707	13,032	12,064	10,208	9,395	8,917	10,597	10,658	9,223	8,848	9,076	8,477	9,311	9,352	9,378

Table 19d **Housing completions in Wales**

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	6,513	7,332	3,493	992	744	810	793	566	610	418	133	172	227	176	59	1	30	-	17	91
+ New towns	173	635	209	81	126	-	-	58	-	-	-	-	-	-	-	-	-	-	-	-
+ Government departments	66	94	2	2	-	2	1	6	-	-	1	-	-	-	-	-	-	-	-	-
= Total public sector	6,752	8,061	3,704	1,075	870	812	794	630	610	418	134	172	227	176	59	1	30	-	17	91
+ Housing associations	73	275	917	607	534	467	719	1,663	1,685	2,463	2,460	2,955	2,975	2,542	2,557	2,124	1,472	823	958	841
+ Private sector	8,648	8,900	5,932	6,563	7,169	8,119	9,679	9,303	8,111	7,262	7,055	6,621	7,367	7,083	7,728	6,766	6,381	7,177	7,644	7,879
= All dwellings	15,473	17,236	10,553	8,245	8,573	9,398	11,192	11,596	10,406	10,143	9,649	9,757	10,569	9,812	10,350	8,891	7,883	8,000	8,619	8,811

Table 19e Housing starts in Scotland

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	25,714	14,938	4,281	2,017	2,251	2,598	2,006	1,046	913	901	429	503	568	288	135	132	62	158	81	60
+ New towns	2,014	3,683	1,155	190	141	374	495	680	720	134	395	429	208	127	-	-	-	-	-	-
+ Government departments	289	493	5	59	259	40	-	64	5	-	-	-	-	-	-	-	-	-	-	-
= Total public sector	28,017	19,114	5,441	2,266	2,651	3,012	2,501	1,790	1,638	1,035	824	932	776	415	135	132	62	158	81	60
+ Housing associations	347	592	1,261	1,487	1,414	1,988	2,068	2,748	2,111	3,448	2,173	4,792	4,628	5,095	4,646	3,562	3,625	3,875	4,877	4,953
+ Private sector	8,141	11,965	9,681	14,095	14,574	13,085	15,037	18,083	16,695	15,679	14,606	16,598	19,449	17,060	16,719	19,279	15,822	18,613	18,718	17,889
= All dwellings	36,505	31,671	16,383	17,848	18,639	18,085	19,606	22,621	20,444	20,162	17,603	22,322	24,853	22,570	21,500	22,973	19,509	22,646	23,676	22,902

Table 19f Housing completions in Scotland

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	31,570	19,148	6,167	2,610	2,030	2,388	2,473	1,874	1,203	1,182	734	502	548	487	292	177	139	81	95	72
+ New towns	2,790	3,636	1,288	201	157	107	257	409	666	550	276	456	113	674	-	-	-	-	-	-
+ Government departments	302	402	33	17	114	139	85	-	69	-	-	-	-	-	-	-	-	-	-	-
= Total public sector	34,662	23,186	7,488	2,828	2,301	2,634	2,815	2,283	1,938	1,732	1,010	958	661	1,161	292	177	139	81	95	72
+ Housing associations	244	766	881	1,148	1,466	1,169	1,278	1,620	1,963	2,264	2,221	2,552	2,789	4,854	2,566	4,507	1,911	4,911	4,894	5,502
+ Private sector	8,220	10,371	12,242	14,435	14,870	13,904	14,179	16,287	16,461	15,533	14,389	17,711	17,753	18,310	18,092	17,855	18,270	19,381	18,395	18,139
= All dwellings	43,126	34,323	20,611	18,411	18,637	17,707	18,272	20,190	20,362	19,529	17,620	21,221	21,203	24,325	20,950	22,539	20,320	24,373	23,384	23,713

Table 19g **Housing starts in Great Britain**

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	131,272	133,567	34,493	20,863	19,192	18,833	15,368	14,036	7,784	3,873	2,160	1,734	1,195	912	652	445	233	361	298	324
+ New towns	11,234	19,356	6,792	878	613	511	553	680	720	134	395	429	208	127	-	-	-	-	-	-
+ Government departments	2,774	1,221	236	236	565	559	449	456	113	261	131	42	3	13	-	-	-	-	-	-
= Total public sector	145,280	154,144	41,521	21,977	20,370	19,903	16,370	15,172	8,617	4,268	2,686	2,205	1,406	1,052	652	445	233	361	298	324
+ Housing associations	8,563	19,639	14,799	12,428	13,155	12,924	14,480	15,960	18,438	22,381	32,942	41,576	41,177	32,743	29,399	26,344	22,262	21,521	18,562	16,768
+ Private sector	165,071	149,128	98,837	165,628	180,619	196,755	221,736	169,938	137,066	136,708	120,190	140,368	158,364	134,231	145,008	162,296	154,199	156,783	158,147	161,695
= All dwellings	318,914	322,911	155,157	200,033	214,144	229,582	252,586	201,070	164,121	163,357	155,818	184,149	200,947	168,026	175,059	189,085	176,694	178,665	177,007	178,787

Table 19h **Housing completions in Great Britain**

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	157,026	129,883	76,997	26,085	21,547	18,789	18,997	16,452	15,686	9,651	4,141	2,076	1,869	1,445	862	468	428	165	605	500
+ New towns	12,208	15,758	8,470	985	943	542	420	467	666	550	276	456	113	674	-	-	-	-	-	-
+ Government departments	2,361	1,931	560	117	346	738	319	696	211	75	236	20	-	5	-	-	-	-	-	-
= Total public sector	171,595	147,572	86,027	27,187	22,836	20,069	19,736	17,615	16,563	10,276	4,653	2,552	1,982	2,124	862	468	428	165	605	500
+ Housing associations	8,493	14,693	21,097	13,053	12,624	12,571	12,781	13,934	17,469	20,022	25,470	35,286	36,612	38,284	32,148	27,502	23,325	23,315	23,392	23,994
+ Private sector	170,304	150,752	128,406	156,455	170,935	183,761	199,876	179,593	160,635	153,969	140,977	140,966	147,819	150,859	147,370	152,564	146,428	149,218	144,677	139,729
= All dwellings	350,392	313,017	235,530	196,695	206,395	216,401	232,393	211,142	194,667	184,267	171,100	178,813	186,413	191,278	180,386	180,534	169,581	172,608	168,674	162,223

Table 19i Housing starts in Northern Ireland

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Northern Ireland																				
Housing Executive	7,826	6,218	2,901	2,352	1,920	1,596	2,061	927	1,059	999	718	1,132	1,071	994	1,015	817	261	95	22	32
+ Government departments	92	129	11	1	-	9	-	13	-	137	69	-	-	-	-	-	-	-	-	-
= Total public sector	7,918	6,347	2,912	2,353	1,920	1,605	2,061	940	1,059	1,136	787	1,132	1,071	994	1,015	817	261	95	22	32
+ Housing associations	31	2	112	395	625	716	551	496	773	780	684	489	927	810	887	1,094	1,329	1,599	1,169	1,019
+ Private sector	4,083	3,931	3,338	7,199	7,114	7,418	7,228	6,763	5,704	5,531	6,199	7,070	7,689	7,975	8,250	9,115	8,869	9,174	9,963	12,146
= All dwellings	12,032	10,190	6,362	9,947	9,659	9,739	9,840	8,199	7,536	7,447	7,670	8,691	9,687	9,779	10,152	11,024	10,459	10,868	11,154	13,197

Table 19j Housing completions in Northern Ireland

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Northern Ireland																				
Housing Executive	7,692	4,885	2,507	3,233	2,580	1,764	1,712	1,708	1,299	953	1,049	810	900	1,305	890	1,075	683	196	77	-
+ Government departments	86	203	56	2	-	-	3	-	15	2	51	18	-	-	-	-	-	-	-	-
= Total public sector	7,778	5,088	2,563	3,235	2,580	1,764	1,715	1,708	1,314	955	1,100	828	900	1,305	853	1,075	683	196	77	-
+ Housing associations	18	55	325	595	535	580	705	664	442	759	702	663	555	737	805	747	813	1,118	915	-
+ Private sector	4,038	3,776	3,568	6,940	7,082	7,451	7,511	7,911	6,163	5,164	5,913	5,707	5,522	6,790	6,579	8,346	8,581	8,183	10,420	-
= All dwellings	11,834	8,919	6,456	10,770	10,197	9,795	9,931	10,283	7,919	6,878	7,715	7,198	6,977	8,832	8,274	10,168	10,077	9,497	11,412	-

Note: The 1970 figures for the Northern Ireland Housing Executive include new town starts and completions, before their transfer to the NIHE in 1972 and 1973. The 2001 completions figures are not available for the whole year, only for the first quarter, and therefore have been omitted.

Table 19k **Housing starts in the United Kingdom**

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	137,647	139,785	37,394	23,215	21,112	20,429	17,429	14,963	8,843	4,872	2,878	2,866	2,266	1,906	1,667	1,262	494	456	320	356
+ New towns	12,685	19,356	6,792	878	613	511	533	680	720	134	395	429	208	127	-	-	-	-	-	-
+ Government departments	2,866	1,260	247	237	565	568	449	469	113	398	200	42	3	13	-	-	-	-	-	-
= Total public sector	153,198	160,401	44,433	24,330	22,290	21,508	18,431	16,112	9,676	5,404	3,473	3,337	2,477	2,046	1,667	1,262	494	456	320	356
+ Housing associations	8,594	19,641	14,911	12,823	13,780	13,640	15,031	16,456	19,211	23,161	33,626	42,065	42,104	33,553	30,286	27,438	23,591	23,120	19,731	17,787
+ Private sector	169,154	153,059	102,175	172,827	187,733	204,173	228,964	176,701	142,770	142,239	126,389	147,438	166,053	142,206	153,258	171,411	163,068	165,597	168,110	173,841
= All dwellings	330,946	333,101	161,519	209,980	223,803	239,321	262,426	209,269	171,657	170,804	163,488	192,840	210,634	177,805	185,211	200,109	187,153	189,533	188,161	191,984

Table 19l **Housing completions in the United Kingdom**

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities	163,790	134,768	79,504	29,318	24,127	20,553	20,709	18,160	16,985	10,604	5,190	2,886	2,769	2,750	1,752	1,543	1,111	361	682	-
+ New towns	13,136	15,758	8,470	985	943	542	420	467	666	550	276	456	113	674	-	-	-	-	-	-
+ Government departments	2,447	2,134	616	119	346	738	322	696	226	77	287	38	-	5	-	-	-	-	-	-
= Total public sector	179,373	152,660	88,590	30,422	25,416	21,833	21,451	19,323	17,877	11,231	5,753	3,380	2,882	3,429	1,752	1,543	1,111	361	682	-
+ Housing associations	8,511	14,748	21,422	13,648	13,159	13,151	13,486	14,598	17,911	20,781	26,172	35,949	37,167	39,021	32,953	28,249	24,138	24,433	24,307	-
+ Private sector	174,342	154,528	131,974	163,395	178,017	191,212	207,387	187,504	166,798	159,133	146,890	146,673	153,341	157,649	153,949	160,910	155,009	157,311	155,097	-
= All dwellings	362,226	321,936	241,986	207,465	216,592	226,196	242,324	221,425	202,586	191,145	178,815	186,011	193,390	200,110	188,660	190,702	179,658	182,105	180,086	-

Sources: Housing Statistics; Scottish Executive.

Note: See note to Table 19j. Because of the Northern Ireland figures not being available, the 2001 column has been omitted.

Table 20a Right to Buy in England

	Total sales 1980 to 1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Cumulative total 1980 to 2001
Local authorities	512,876	73,767	84,007	128,566	139,722	92,995	51,414	41,445	41,188	44,999	33,960	31,781	39,875	39,846	50,435	53,962	50,421	1,511,259
+ New towns	5,614	556	792	1,091	1,332	365	177	166	180	45	1	0	0	0	0	0	0	10,319
+ Housing associations	7,990	2,791	2,046	3,323	3,700	3,369	1,871	669	666	831	592	562	-	-	-	-	-	28,410
= Total	526,480	77,114	86,845	132,980	144,754	96,729	53,462	42,280	42,034	45,875	34,553	32,343	39,875	39,846	50,435	53,962	50,421	1,549,988

Table 20b Right to Buy in Wales

	Total sales 1980 to 1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Cumulative total 1980 to 2001
Local authorities	41,736	5,233	5,506	9,386	12,468	6,279	3,382	2,716	2,715	3,008	2,265	2,017	2,562	2,499	3,357	3,359	3,215	111,703
+ New towns	2,581	102	35	47	58	52	20	32	35	25	26	3	0	0	0	0	0	3,016
+ Housing associations	187	85	68	172	227	156	101	75	64	99	78	73	70	114	97	102	-	1,768
= Total	44,504	5,420	5,609	9,605	12,753	6,487	3,503	2,823	2,814	3,132	2,369	2,093	2,632	2,613	3,454	3,461	3,215	116,487

Table 20c **Right to Buy in Scotland**

	Total sales 1980 to 1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Cumulative total 1980 to 2001
Local authorities	52,706	10,251	13,796	22,617	29,180	26,943	18,755	20,096	16,545	17,235	13,374	11,182	15,600	13,596	12,932	13,731	13,017	321,556
+ New towns	6,828	998	1,450	2,137	3,218	2,743	1,899	1,448	1,351	1,766	1,622	409	0	0	0	0	0	25,869
+ Housing associations	13,105	2,073	3,348	6,726	6,045	3,489	2,638	2,712	2,457	2,611	2,145	1,715	1,810	1,380	1,325	1,231	-	54,963
= Total	72,639	13,322	18,594	31,480	38,443	32,535	22,694	23,521	19,787	21,125	16,500	13,134	17,379	14,949	14,257	14,962	13,170	398,491

Table 20d **Right to Buy in Great Britain**

	Total sales 1980 to 1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Cumulative total 1980 to 2001
Local authorities	607,318	89,251	103,309	160,569	181,370	126,215	73,548	64,257	60,256	65,242	49,298	45,094	58,006	55,941	66,724	71,052	66,653	1,806,398
+ New towns	15,023	1,656	2,277	3,275	4,608	3,160	2,096	1,646	1,566	1,836	1,309	412	0	0	0	0	0	38,864
+ Housing associations	21,282	4,949	5,462	10,221	9,972	7,014	4,610	3,456	3,187	3,541	2,815	2,350	1,880	1,494	1,422	1,333	-	83,655
= Total	643,623	95,856	111,048	174,065	195,950	135,751	79,659	68,624	64,635	70,132	53,422	47,856	59,886	57,435	68,146	72,385	66,653	1,926,088

Source: Housing Statistics; Scottish Executive.

Notes: Figures include shared ownership sales. Scottish housing association figures include Right to Buy and some voluntary sales by Scottish Homes. Figures were not available for housing association Right to Buy sales in England for the years 1997 to 2001, nor for Wales and Scotland for 2001. These omissions also affect the total figures for England and Great Britain for those years.

Table 21 Changes in the regional stock of dwellings by tenure

Region	Stock of dwellings (000s)					Percentage change in stock									
	April 1991					31 March 2001					1991 - 2001				
	Owner-occupied	Private renting	Housing association	Public sector	Total	Owner-occupied	Private renting	Housing association	Public sector	Total	Owner-occupied	Private renting	Housing association	Public sector	Total
North East	638	69	34	332	1,073	760	85	53	233	1,132	19.1	23.2	55.9	- 29.8	5.5
Yorkshire & The Humber	1,338	159	45	479	2,021	1,455	213	89	397	2,154	8.7	34.0	97.8	- 17.1	6.6
North West	1,692	409	100	591	2,791	2,093	238	225	416	2,972	23.7	- 41.8	125.0	- 29.6	6.5
West Midlands	1,408	135	56	480	2,079	1,558	167	179	316	2,220	10.7	23.7	219.6	- 34.2	6.8
East Midlands	1,163	127	30	314	1,634	1,301	158	74	257	1,790	11.9	24.4	146.7	- 18.2	9.5
East	1,506	181	58	350	2,094	1,684	230	117	271	2,301	11.8	27.1	101.7	- 22.6	9.9
London	1,719	345	144	703	2,912	1,773	491	271	532	3,067	3.1	42.3	88.2	- 24.3	5.3
South East	2,337	292	94	376	3,099	2,531	356	234	234	3,355	8.3	21.9	148.9	- 37.8	8.3
South West	1,449	207	38	274	1,968	1,603	238	146	156	2,143	10.6	15.0	284.2	- 43.1	8.9
England	13,249	1,924	599	3,899	19,671	14,758	2,176	1,338	2,812	21,134	11.4	13.1	123.4	- 27.9	7.4
+ Wales	837	97	28	222	1,184	920	111	55	188	1,274	9.9	14.4	96.4	- 15.3	7.6
+ Scotland ¹	1,088	126	65	845	2,124	1,468	155	145	558	2,325	34.9	23.0	123.1	- 34.0	9.5
= Great Britain	15,174	2,147	692	4,966	22,979	17,146	2,442	1,538	3,558	24,733	13.0	13.7	122.3	- 28.4	7.6
+ Northern Ireland ¹	370	21	10	170	571	471	34	19	126	649	27.3	61.9	90.0	- 25.9	13.7
= United Kingdom	15,544	2,168	702	5,136	23,550	17,617	2,476	1,557	3,684	25,382	13.3	14.2	121.8	- 28.3	7.8

Sources: Housing Statistics 2001, Northern Ireland Housing Statistics.

Notes: Public sector housing comprises local authority, new town and Northern Ireland Housing Executive dwellings.

1. Figures for Scotland and Northern Ireland are for December 1990 and December 2000, and this is reflected in the Great Britain and United Kingdom totals.

Table 22a **Households lacking amenities by tenure and territory***Numbers*

Tenure	England				Wales				Scotland				Great Britain			
	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.
Outright home-owner	25,251	36,807	3,791	3,103	4,939	7,021	232	199	2,693	1,467	209	223	32,883	45,295	4,232	3,525
Home buyer	4,916	9,085	3,662	3,701	746	1,125	192	182	423	327	219	216	6,085	10,537	4,073	4,099
Furnished private renting	3,883	4,173	74,601	75,691	455	493	3,445	3,405	718	382	2,848	2,787	5,056	5,048	80,894	81,883
Unfurnished private renting	19,438	23,038	10,593	10,486	1,792	1,972	387	389	1,566	520	197	279	22,796	25,530	11,177	11,154
Rented with work	1,563	2,228	3,173	3,232	206	237	335	331	195	155	193	189	1,964	2,620	3,701	3,752
Housing association	1,168	1,777	9,085	6,291	93	160	166	164	72	48	170	159	1,333	1,985	9,421	6,614
Local authority	4,006	10,885	23,137	10,124	255	385	682	332	496	334	647	436	4,757	11,604	24,466	10,892
Total households	60,225	87,993	128,042	112,628	8,486	11,393	5,439	5,002	6,163	3,233	4,483	4,289	74,874	102,619	137,964	121,919

Source: 1991 Census Housing and the Availability of Cars, Table 8.

Table 22b **Households lacking amenities by tenure and territory***Percentages within each tenure and territory*

Tenure	England				Wales				Scotland				Great Britain			
	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.	No bath or shower	No inside W.C.	Shared bath or shower	Shared inside W.C.
Outright home-owner	0.6	0.8	0.1	0.1	1.4	2.0	0.1	0.1	0.8	0.4	0.1	0.1	0.6	0.9	0.1	0.1
Home buyer	0.1	0.1	0.0	0.0	0.2	0.3	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.0
Furnished private renting	0.6	0.6	10.8	11.0	1.4	1.5	10.3	10.2	1.5	0.8	5.8	5.7	0.7	0.7	10.5	10.6
Unfurnished private renting	2.7	3.2	1.5	1.5	5.0	5.5	1.1	1.1	3.2	1.1	0.4	0.6	2.9	3.2	1.4	1.4
Rented with work	0.4	0.6	0.9	0.9	1.1	1.3	1.8	1.8	0.5	0.4	0.5	0.5	0.5	0.6	0.9	0.9
Housing association	0.2	0.3	1.5	1.1	0.4	0.6	0.6	0.6	0.1	0.1	0.3	0.3	0.2	0.3	1.4	1.0
Local authority	0.1	0.3	0.6	0.3	0.1	0.2	0.3	0.2	0.1	0.0	0.1	0.1	0.1	0.2	0.5	0.2
Total households	0.3	0.5	0.7	0.6	0.8	1.0	0.5	0.4	0.3	0.2	0.2	0.2	0.3	0.5	0.6	0.6

Source: 1991 Census Housing and the Availability of Cars, Table 8.

Table 23a English housing conditions: repair costs and unfitness 1996

Tenure	Estimated cost of remedial repairs			Average cost of remedying unfitness £	Number of unfit dwellings (000s)
	Urgent repairs	Repairs and replacements	Comprehensive repairs		
	£	£	£		
Owner-occupied	1,250	1,850	3,620	5,498	829
Private rented	2,370	3,250	5,030	5,972	393
Local authority	920	1,200	2,240	3,346	252
Housing association	610	770	1,310	4,506	48
Total stock	1,280	1,830	3,420	3,301	1,522

Source: English House Condition Survey 1996.

Notes: For repair costs vacant dwellings are allocated to tenures. All cost figures are mean averages at 1996 prices.

Table 23b English housing conditions: unfitness

Tenure	1986		1991		1996		Change in unfitness	
	(000s)	%	(000s)	%	(000s)	%	1986-1991	1991-1996
							%	%
Owner-occupied	769	6.6	715	5.5	721	5.3	- 7.0	0.8
Private rented	361	25.4	333	20.5	318	17.9	- 7.8	- 4.5
Local authority	281	6.8	265	6.9	227	6.8	- 5.7	- 14.3
Housing association	23	4.9	41	6.7	35	3.9	78.3	- 14.6
Vacant	228	28.1	145	22.7	221	27.7	- 36.4	52.4
Total stock	1,662	8.8	1,498	7.6	1,522	7.5	- 9.9	1.6

Sources: English House Condition Surveys, 1991 & 1996; supplementary data from 1996 survey from DETR.

Table 24a **Welsh housing conditions: unfitness and disrepair by tenure 1997/98**

Tenure	Occupied dwellings	Percentage of stock unfit %	Average repair cost per dwelling £	Total cost of repair for tenure £m
Owner-occupied	828,400	7.6	951	788
Private rented	80,900	18.4	1,883	152
Social housing	248,000	8.2	654	162
All occupied dwellings	1,157,300	8.5	953	1,103

Source: 1997/98 Welsh House Condition Survey.

Table 24c **Welsh housing conditions: unfitness rates - 1986, 1993 and 1997/98 compared**

Tenure and age of dwelling	Unfitness rates			
	Modelled 1986 %	Modelled 1993 %	Actual 1993 %	Actual 1997/98 %
Private sector	18.6	12.9	13.0	8.6
Social housing	22.1	14.8	14.4	8.2
Pre-1919	32.0	21.7	21.0	14.9
Post-1919	12.5	9.3	9.7	5.6
Total stock	19.5	13.3	13.3	9.0

Sources: 1993 and 1997/98 Welsh House Condition Surveys.

Notes: Private housing is owner-occupied and private renting; social housing is local authority and housing association. Modelling is needed to compare results because of changes in definition between the 1986 and 1993 surveys.

Table 24b **Welsh housing conditions: unfitness and disrepair by age of dwellings 1997/98**

Tenure	Occupied dwellings	Percentage of stock unfit %	Average repair cost per dwelling £	Total cost of repair for tenure £m
Pre-1919	357,100	14.9	1,690	603
1919-1944	170,700	9.2	1,230	210
1944-1964	244,300	7.7	675	165
After 1964	385,200	2.7	322	124
All occupied dwellings	1,157,300	8.5	953	1,103

Source: 1997/98 Welsh House Condition Survey.

Table 24d **Welsh housing conditions: repair costs - 1986, 1993 and 1997/98 compared**

Tenure	Mean repair costs per dwelling			
	Comparable 1986 £	Comparable 1993 £	Full 1993 £	Full 1997/98 £
Owner-occupied	1,378	1,045	1,098	952
Private rented	2,896	2,061	2,190	1,883
Social housing	780	919	934	654
Total	1,314	1,077	1,125	953

Sources: 1993 and 1997/98 Welsh House Condition Surveys.

Notes: Modelling is needed to compare results because of changes in definition between the 1986 and 1993 surveys.

Table 25 **Scottish housing conditions 1996**

Property character	Dwellings below tolerable standard		Dwellings with condensation		Dwellings with dampness		Total occupied stock	
	Number (000s)	% Incidence	Number (000s)	% Incidence	Number (000s)	% Incidence	Number (000s)	% Incidence
Age:								
Pre-1919	15	3.3	109	24	75	17	456	21
1919-1944	3	0.8	75	24	34	11	318	15
1945-1964	2	0.3	139	24	44	8	590	28
Post-1964	1	0.1	125	16	23	3	759	36
Total	21	1.0	448	21	252	8	2,123	100
Tenure:								
Owner-occupied	11	0.9	188	16	72	6	1,200	57
Private rented	7	4.1	52	33	31	20	162	8
Public rented	3	0.5	195	29	70	10	675	32
Housing association and co-op	0	0.2	13	15	4	5	87	4

Source: Scottish House Condition Survey 1996, Scottish Homes 1997.

Table 26 **Private sector improvement and disabled facilities grants***£ million*

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Improvement grants											
England	316.7	281.6	349.9	361.3	385.6	336.7	316.5	232.1	233.6	248.1	264.7
Scotland	117.2	107.1	109.5	99.2	87.4	78.5	70.1	49.3	46.2	35.9	32.9
Wales	85.0	94.3	143.1	156.2	137.1	148.7	146.7	132.6	111.2	91.5	71.6
Total improvement grants (A)	518.9	483.0	602.5	616.7	610.1	563.9	533.3	414.0	391.0	375.5	369.2
Disabled facilities grants											
England	68.3	52.3	61.8	70.4	86.7	96.3	99.0	60.4	104.7	116.8	124.0
Wales	0.1	4.5	9.5	12.2	11.8	14.8	15.7	19.1	20.5	21.7	24.8
Total disabled facilities grants (B)	68.4	56.8	71.3	82.6	98.5	111.1	114.7	79.5	125.2	138.5	148.8
Total all grants (A + B)	587.3	539.8	673.8	699.3	708.6	675.0	648.0	493.5	516.2	514.0	518.0

Source: Housing and Construction Statistics, Welsh Housing Statistics, Scottish Housing Statistics Bulletins.

Note: Includes grants under 1985, 1989 and 1996 Acts for repairs and improvements. Disabled facilities grants under the 1989 and 1996 Acts only apply in England and Wales. The 1985 Act continues to operate in Scotland, and makes no separate provision for disabled facilities grants.

Table 27a Renovation grants paid to private owners under the Housing Act 1985 and earlier Acts

Number of grants

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
North	5,923	4,907	8,049	16,842	14,613	7,778	7,048	6,897	7,393	7,354	7,157	1,445	225	122	4	-	-	-	-	-	-
Yorkshire & Humberside	9,478	7,667	12,249	25,275	20,763	12,420	10,120	11,801	11,662	13,046	13,872	3,354	217	41	12	1	-	-	-	-	-
North West	12,800	12,063	17,725	32,380	35,911	22,311	20,243	19,732	17,195	14,746	13,253	4,297	900	129	113	-	-	-	-	-	-
East Midlands	7,930	7,273	11,354	23,864	22,770	11,766	11,178	10,254	11,391	10,625	9,558	2,683	324	52	5	1	-	-	-	-	-
West Midlands	6,873	7,122	7,919	17,893	18,889	11,409	10,389	11,755	10,330	11,190	10,720	5,091	735	50	8	-	-	-	-	-	-
East Anglia	3,607	3,278	4,796	10,276	10,786	6,712	5,738	6,095	6,234	5,292	4,280	854	86	14	3	3	-	-	-	-	-
Greater London	10,460	9,450	12,978	27,269	42,995	30,559	20,759	14,483	13,639	10,437	10,384	3,343	672	124	29	3	-	-	-	-	-
Rest of South East	10,751	11,155	18,251	41,310	39,342	22,038	18,234	18,213	18,611	17,317	13,102	3,440	543	92	14	2	-	-	-	-	-
South West	6,643	6,026	10,707	24,717	23,038	11,419	9,619	9,678	8,848	8,210	6,754	1,706	177	36	7	-	-	-	-	-	-
England	74,465	68,941	104,028	219,826	229,107	136,412	113,328	108,908	105,303	98,217	89,080	26,213	3,879	660	195	10	-	-	-	-	-
Wales	7,342	7,100	10,989	27,323	29,978	17,152	18,571	19,097	20,187	20,174	25,112	10,084	1,219	109	155	4	11	-	-	-	-
Scotland	13,420	18,036	23,957	45,498	60,661	46,286	31,453	30,668	31,512	26,693	23,557	23,478	24,898	21,194	19,696	19,028	15,800	13,544	12,711	11,877	10,559
Great Britain	95,227	94,077	138,974	292,647	319,746	199,850	163,352	158,673	157,002	145,084	137,749	59,775	29,996	21,963	20,046	19,042	15,811	13,544	12,711	11,877	10,559

Table 27b Renovation grants paid to private owners under the Local Government and Housing Act 1989

Number of grants

	Mandatory grants											Discretionary grants										
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
North East	-	-	2,694	2,506	2,931	2,763	2,579	1,074	57	14	15	-	-	-	-	-	72	47	62	11	2	23
Yorkshire & The Humber	119	4,454	6,243	6,599	6,620	6,577	6,527	2,993	432	79	23	4	254	717	1,019	963	706	996	984	201	27	8
North West	-	-	8,835	8,429	9,330	8,699	9,048	4,936	532	67	47	-	-	-	-	-	610	646	848	314	42	9
East Midlands	38	2,464	4,854	4,858	5,786	5,698	4,939	3,052	290	56	31	8	273	490	522	988	837	664	485	223	20	8
West Midlands	54	2,891	5,463	5,467	5,934	5,686	6,045	3,513	883	301	100	197	430	335	322	396	394	526	564	401	193	11
East	-	-	3,748	4,256	4,936	5,278	5,576	2,965	331	59	100	-	-	-	-	-	436	450	532	113	15	44
London	53	2,012	4,072	4,763	6,013	6,848	7,155	4,676	1,120	243	285	61	311	553	712	533	609	593	695	200	61	44
South East	-	-	5,464	7,041	7,735	9,245	8,767	4,277	564	78	86	-	-	-	-	-	932	902	606	187	30	26
South West	109	2,772	4,156	4,866	5,830	6,211	6,164	3,109	422	138	80	19	476	512	435	430	337	401	214	92	51	5
England	637	26,276	45,529	48,785	55,115	57,005	56,760	30,595	4,631	1,035	767	326	3,426	5,499	5,466	5,406	4,933	5,225	4,990	1,742	441	178
Wales	54	3,851	9,779	10,490	9,332	11,278	12,102	9,652	3,152	897	269	4	453	674	700	638	496	302	101	-	2	-
Great Britain	691	30,127	55,308	59,275	64,447	68,283	68,862	40,247	7,783	1,932	1,036	330	3,879	6,173	6,166	6,044	5,429	5,527	5,091	1,742	443	178

Table 27b (continued)

Number of grants

	Minor Works Assistance											Total of all grants and assistance										
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
North East	-	-	1,630	1,381	1,674	1,970	2,324	560	-	23	-	-	-	4,324	3,887	4,605	4,805	4,950	1,696	68	39	38
Yorkshire & The Humber	478	2,249	2,635	2,472	2,126	2,042	2,161	733	21	3	1	601	6,957	9,595	10,090	9,709	9,325	9,684	4,710	654	109	31
North West	-	-	4,002	3,560	4,554	4,431	6,840	2,112	64	3	51	-	-	12,837	11,989	13,884	13,740	16,534	7,896	910	112	56
East Midlands	814	3,094	2,735	2,498	3,109	3,082	2,461	1,047	32	1	-	860	5,831	8,079	7,878	9,883	9,617	8,064	4,584	545	77	39
West Midlands	736	3,918	3,511	2,205	3,788	3,374	2,927	1,052	6	116	-	987	7,239	9,309	7,994	10,118	9,454	9,498	5,129	1,290	610	111
East	-	-	2,370	2,457	2,857	2,771	2,970	1,012	28	7	4	-	-	6,118	6,713	7,793	8,485	8,996	4,509	472	81	144
London	418	1,746	2,145	2,425	2,929	3,776	4,162	1,616	82	7	-	532	4,069	6,770	7,900	9,475	11,233	11,910	6,987	1,402	311	329
South East	-	-	5,456	4,679	4,661	5,325	5,163	1,661	29	6	36	-	-	10,920	11,720	12,396	15,502	14,832	6,544	780	114	112
South West	716	3,678	3,669	4,169	4,824	4,368	4,237	976	17	-	-	844	6,926	8,337	9,470	11,084	10,916	10,802	4,299	531	189	85
England	6,743	29,325	28,153	25,846	30,522	31,139	33,245	10,769	279	166	92	7,706	59,027	79,181	80,097	91,043	93,077	95,230	46,354	6,652	1,642	945
Wales	1,375	6,751	4,957	4,768	4,578	5,537	4,932	2,363	16	2	1	1,433	11,055	15,410	15,958	14,548	17,311	17,336	12,116	3,168	901	270
Great Britain	8,118	36,076	33,110	30,614	35,100	36,676	38,177	13,132	295	168	93	9,139	70,082	94,591	96,055	105,591	110,388	112,566	58,470	9,820	2,543	1,215

Table 27c Renovation grants paid to private owners under the Housing Grants, Construction and Regeneration Act 1996*Number of grants*

	Mandatory grants				Housing Repairs Assistance				Total of all grants and assistance			
	1997	1998	1999	2000	1997	1998	1999	2000	1997	1998	1999	2000
North East	1,508	2,296	2,513	2,449	1,198	2,887	2,444	2,730	2,706	5,183	4,954	5,179
Yorkshire & The Humber	2,054	4,749	4,704	5,233	1,032	2,527	3,036	3,269	3,086	7,276	7,724	8,502
North West	2,990	6,041	6,931	7,030	2,726	8,341	9,184	9,327	5,716	14,382	16,171	16,357
East Midlands	1,382	2,975	3,479	3,774	1,415	3,842	6,260	7,243	2,797	6,817	9,024	11,017
West Midlands	1,460	3,074	4,103	4,267	1,532	4,217	7,467	6,746	2,992	7,291	11,491	11,013
East	1,738	4,131	4,562	4,202	1,925	6,082	8,862	7,551	3,663	10,213	13,366	11,753
London	1,360	4,424	4,743	5,096	3,495	7,840	8,651	9,085	4,855	12,264	13,389	14,181
South East	2,517	5,481	6,002	6,263	3,569	8,570	11,214	9,974	6,086	14,051	17,237	16,237
South West	1,891	4,247	4,983	4,659	2,265	5,772	7,686	6,486	4,156	10,019	12,404	11,145
England	16,900	37,418	42,020	42,973	19,157	50,078	64,804	62,411	36,057	87,496	105,760	105,384
Wales	2,116	7,412	7,802	7,452	2,798	7,707	6,887	7,820	4,914	15,119	14,689	15,272
Great Britain	19,016	44,830	49,822	50,425	21,955	57,785	71,691	70,231	40,971	102,615	120,449	120,656

Sources: Housing Statistics, Welsh Housing Statistics.

Notes for Tables 26a, b, c:

26a: No new grants were made under the 1985 Act in England and Wales after June 1990; although payments continued for grants made before that date. Figures on the residual numbers of grants paid in England and Wales ceased to be collected at the end of June 1995 and December 1996 respectively.

26b: The 1989 Act grants system for England and Wales started in July 1990, apart from Minor Works Assistance, which started in April 1990. The 1989 Act does not apply in Scotland. Figures for the years before 1992 are only available for standard regions, and not government office regions. 1990 and 1991 figures are therefore only shown for the government office and standard regions with the same boundaries.

26c: The 1996 Act's system of grants started in December 1996 in England and Wales.

Table 28a **Renovation of local authorities and new town dwellings***Number of grants/dwellings*

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
North	7,331	4,119	4,533	11,007	9,632	15,698	17,482	18,856	26,333	22,222	21,525	23,397	17,630	18,199	24,598	19,456	22,759
Yorkshire & Humberside	8,523	4,999	6,289	8,398	8,990	8,087	4,885	10,317	10,863	14,664	11,284	9,370	15,643	21,809	18,111	21,652	21,477
North West	16,436	8,480	12,542	13,360	10,487	13,291	15,226	13,914	13,921	17,921	31,119	23,534	32,588	35,646	29,190	28,263	22,721
East Midlands	7,522	5,626	5,533	8,477	8,918	8,791	11,320	14,143	15,704	16,072	20,461	13,992	13,250	12,958	15,987	13,945	22,970
West Midlands	8,554	6,390	5,905	6,817	5,987	8,944	16,208	20,209	24,231	27,264	40,684	19,847	21,633	34,731	29,326	50,203	60,958
East Anglia	1,517	1,249	1,337	2,036	2,626	2,947	3,947	5,032	3,429	5,120	4,922	3,322	3,708	7,038	12,464	10,246	12,407
Greater London	12,024	13,476	8,796	10,500	18,657	13,423	30,421	28,127	35,069	44,029	38,406	38,107	37,297	60,726	89,689	77,099	87,299
Rest of South East	11,303	6,666	9,344	19,922	16,380	19,191	22,059	25,625	28,349	32,888	29,330	27,767	21,397	32,213	50,435	46,053	48,356
South West	4,065	1,926	3,443	4,944	4,935	6,110	12,113	12,139	11,102	14,748	28,786	25,426	14,087	25,402	26,571	41,141	16,061
England	77,275	52,931	57,722	85,461	86,612	96,482	133,661	148,362	169,001	194,928	226,517	184,762	177,233	248,722	296,371	308,058	329,513
Wales	-	-	-	-	2,390	1,728	2,788	5,886	8,333	8,444	10,987	10,513	9,491	23,264	20,397	16,665	4,705
Scotland	22,295	26,065	51,214	41,583	33,774	58,993	71,397	86,912	72,373	53,277	87,448	74,464	80,155	91,532	117,497	81,634	86,815
Great Britain	-	-	-	-	122,776	157,203	207,846	241,160	249,707	256,649	324,952	269,739	266,879	363,518	434,265	406,357	421,033

Source: Housing and Construction Statistics.

Notes: Figures for Scotland are of work approved and include Scottish Homes. Figures for England and Wales ceased to be collected after 1996.

Table 28b **Renovation of housing association dwellings***Number of grants/dwellings*

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
North	2,161	1,193	2,299	1,687	1,444	1,034	1,196	731	1,099	531	360	143	236	340	560	–	–
Yorkshire & Humberside	1,304	744	1,359	1,184	1,178	1,001	1,019	851	622	523	560	523	381	492	397	–	–
North West	2,543	3,218	5,101	3,573	3,384	2,553	2,799	1,857	1,876	2,355	1,381	753	658	780	606	–	–
East Midlands	1,119	710	978	943	1,178	682	813	981	681	1,062	447	289	449	263	323	–	–
West Midlands	2,170	1,209	1,933	2,041	1,831	1,248	1,746	1,368	1,102	936	525	365	655	481	722	–	–
East Anglia	54	163	238	185	155	56	306	155	398	619	265	271	241	140	150	–	–
Greater London	4,348	3,302	4,321	3,845	7,271	3,842	3,538	3,888	4,486	4,855	3,754	2,596	3,430	2,335	2,048	–	–
Rest of South East	406	266	603	548	1,233	573	636	524	709	1,578	2,272	1,213	1,154	958	1,414	–	–
South West	571	438	532	507	781	361	661	581	264	565	1,089	266	328	223	661	–	–
England	14,676	11,243	17,364	14,513	18,455	11,350	12,714	10,936	11,237	13,024	10,653	6,419	7,532	6,012	6,881	10,596	–
Wales	252	694	1,009	993	760	945	907	948	867	812	399	305	322	300	287	163	147
Scotland	2,787	1,833	3,422	2,530	1,424	1,124	1,414	1,262	1,225	1,122	816	1,680	1,785	1,524	1,229	1,328	767
Great Britain	17,715	13,770	21,795	18,036	20,639	13,419	15,035	13,146	13,329	14,958	11,868	8,404	9,639	7,836	8,197	12,087	–

Sources: Housing and Construction Statistics and the Scottish Office.

Table 29 **Property characteristics by tenure in Great Britain in 2000***Percentages of households*

	Owner-occupiers			Social rented			Private rented			Total
	Owned outright	With mortgage	All owners	Local authority	Housing association	All social rented	unfurnished	furnished	All private rented	
Property type										
Houses:										
Detached	34	25	29	1	1	1	12	6	10	21
Semi-detached	36	35	35	27	23	26	21	14	19	31
Terraced	22	30	27	31	30	31	30	27	29	28
All houses:	91	90	90	59	54	57	63	46	57	80
Flats:										
Purpose-built	7	7	7	40	39	40	20	25	22	16
Converted	2	3	2	2	7	3	16	28	20	4
All flats:	9	10	10	41	46	43	36	53	42	20
Total	100	100	100	100	100	100	100	100	100	100
Property age										
Pre-1919	22	23	22	3	15	6	37	43	39	21
1919 - 1944	21	19	20	20	13	18	19	20	19	20
1945 - 1964	24	18	20	39	17	33	16	11	14	22
1965 - 1984	24	26	25	34	25	31	17	14	16	25
1985 or later	9	15	12	4	30	11	11	13	12	12
Total	100	100	100	100	100	100	100	100	100	100

Source: General Household Survey 2000, Office for National Statistics.

Notes: Flats includes maisonettes. Figures do not total precisely due to rounding.

Table 30a Tenure profile of heads of household by age in Great Britain

Percentages

Item	Owner-occupiers		Rented					All tenures
	Owned outright	With mortgage	Local authority	Housing association	Private: unfurnished	Private: furnished	With job or business	
Ages at 1980								
Under 25	0	4	4	7	4	40	7	4
25 - 29	1	13	7	11	5	24	11	8
30 - 44	8	48	22	15	13	20	32	26
45 - 64	40	33	36	20	27	10	43	34
65 - 74	32	2	21	25	26	4	6	17
75 or over	20	0	12	23	25	2	1	10
All ages	100	100	100	100	100	100	100	100
Ages at 1990								
Under 25	0	3	6	8	9	37	6	4
25 - 29	0	13	9	10	9	24	16	9
30 - 44	5	46	20	20	22	23	36	28
45 - 59	22	30	17	14	10	8	28	23
60 - 69	33	6	20	15	16	4	12	16
70 - 79	26	1	19	22	20	2	2	13
80 or over	13	0	9	12	13	1	1	6
All ages	100	100	100	100	100	100	100	100
Ages at 2000								
Under 25	0	2	7	7	12	29	–	4
25 - 29	0	10	7	6	17	20	–	7
30 - 44	6	48	26	29	36	34	–	31
45 - 59	23	33	20	20	19	9	–	26
60 - 69	30	6	13	11	6	3	–	14
70 - 79	28	2	17	16	6	3	–	12
80 or over	12	0	9	11	5	2	–	6
All ages	100	100	100	100	100	100	–	100

Sources: General Household Surveys 1980, 1990 & 2000, Office for National Statistics.

Note: For 2000 figures for private lettings with a job or business are included within the figures for private unfurnished and furnished lettings.

Table 30b Tenure profile of heads of household by sex and marital status in Great Britain

Percentages

Item	Owner-occupiers		Rented					All tenures
	Owned outright	With mortgage	Local authority	Housing association	Private: unfurnished	Private: furnished	With job or business	
Sex & marital status at 1980								
Men: Married	20	40	31	1	4	1	3	100
Single	17	22	25	1	11	22	3	100
Widowed	35	5	45	2	9	1	2	100
Divorced/separated	9	34	36	1	9	8	3	100
All men	20	37	31	1	5	2	3	100
Women: Married	13	41	32	2	2	10	2	100
Single	30	9	30	3	12	13	3	100
Widowed	36	3	46	3	11	0	0	100
Divorced/separated	13	16	58	3	6	3	1	100
All women	30	8	44	3	10	4	1	100
Total	23	30	34	1	6	3	3	100
Sex & marital status at 1990								
Men: Married	24	54	16	1	2	1	2	100
Single	14	39	20	3	8	14	2	100
Widowed	42	9	39	3	5	0	1	100
Divorced/separated	12	40	29	4	7	6	3	100
All men	23	49	18	2	3	2	2	100
Women: Married	35	30	22	9	0	0	4	100
Single	19	22	35	7	7	8	2	100
Widowed	44	6	39	4	6	1	0	100
Divorced/separated	12	30	44	4	6	2	1	100
All women	30	16	39	5	6	3	1	100
Total	25	41	24	3	4	2	2	100
Sex & marital status at 2000								
Men: Married	32	52	8	3	4	1	–	100
Cohabiting	7	63	10	3	12	5	–	100
Single	15	39	16	6	11	14	–	100
Widowed	54	9	23	7	5	2	–	100
Divorced/separated	13	38	22	8	12	7	–	100
All men	27	48	11	4	6	4	–	100
Women: Married	23	51	15	3	6	1	–	100
Cohabiting	7	51	19	7	10	6	–	100
Single	14	28	27	12	11	8	–	100
Widowed	57	5	23	10	4	0	–	100
Divorced/separated	17	33	28	11	10	2	–	100
All women	28	29	23	9	8	3	–	100
Total	27	41	16	6	7	3	–	100

Sources: General Household Surveys 1980, 1990 & 2000, Office for National Statistics.

Notes: The 2000 figures distinguish between married and cohabiting; for earlier years married includes cohabiting. They also include private lettings with a job or business within furnished and unfurnished lettings.

Table 30c Tenure profile of heads of household by socio-economic group and economic activity status in Great Britain

Percentages

Item	Owner-occupiers		Rented					All tenures
	Owned outright	With mortgage	Local authority	Housing association	Private: unfurnished	Private: furnished	With job or business	
Socio-economic group at 1980								
Professional	3	8	0	4	0	9	8	4
Employers/managers	10	24	3	3	4	9	25	12
Intermediate non-manual	4	11	2	4	5	17	8	6
Junior non-manual	5	10	6	7	6	18	13	8
Skilled manual	15	34	27	19	17	21	23	25
Semi-skilled manual	6	8	14	8	9	10	21	10
Unskilled manual	2	1	5	3	3	5	0	3
Economically inactive	56	4	42	52	55	11	1	33
Total	100	100	100	100	100	100	100	100
Socio-economic group at 1990								
Professional	2	10	0	0	2	8	8	5
Employers/managers	9	24	2	4	7	11	26	14
Intermediate non-manual	4	14	2	5	6	14	10	8
Junior non-manual	3	7	4	4	6	10	6	5
Skilled manual	12	30	15	12	20	17	20	21
Semi-skilled manual	3	7	11	10	9	9	26	8
Unskilled manual	1	1	4	1	3	4	0	2
Economically inactive	66	7	61	63	48	26	5	38
Total	100	100	100	100	100	100	100	100
Socio-economic group at 2000								
Professional	3	9	1	1	7	16	–	6
Employers/managers	8	26	2	3	12	15	–	15
Intermediate non-manual	5	15	3	6	11	13	–	10
Junior non-manual	4	10	7	8	11	13	–	8
Skilled manual	10	22	10	10	15	12	–	15
Semi-skilled manual	3	8	10	9	10	7	–	7
Unskilled manual	1	2	3	4	3	3	–	2
Economically inactive	67	8	65	59	32	22	–	38
Total	100	100	100	100	100	100	–	100

Sources: General Household Surveys 1980, 1990 & 2000, Office for National Statistics.

Notes: Excludes members of the armed forces, economically active full-time students and those who were unemployed and had never worked. Skilled manual includes own account non-professionals. Semi-skilled manual includes personal service. 2000 figures include private lettings with a job or business within unfurnished and furnished lettings.

Table 31a **Race by tenure in Great Britain (1996, 1998 and 2000 combined)***Percentages*

	White	Indian	Pakistani/ Bangladeshi	Black	Other	All ethnic minorities	Total
Tenure							
Outright owner	27	24	15	9	12	14	26
Owner with mortgage	42	51	42	32	34	38	41
Rented:							
Local authority or housing association	22	11	32	45	28	31	22
Private unfurnished	7	7	7	8	9	8	7
Private furnished	3	7	4	7	17	9	3
Total	100	100	100	100	100	100	100

Source: General Household Survey 2000, Office for National Statistics.

Table 31b **Race by dwelling type in Great Britain (1995, 1996 and 1998 combined)***Percentages*

	White	Indian	Pakistani/ Bangladeshi	Black	Other	All ethnic minorities	Total
House:							
Detached	22	14	7	3	13	9	21
Semi-detached	33	36	21	17	18	23	32
Terraced	27	37	50	32	26	35	27
Flats:							
Purpose-built	14	8	21	34	29	24	15
Converted	4	5	2	13	13	9	4
Other	0	0	0	0	0	0	0
Total	100	100	100	100	100	100	100

Sources: General Household Surveys 1995, 1996 & 1998, unpublished data from Office of National Statistics.

Table 31c Race by occupation standards in Great Britain (1995, 1996 and 1998 combined)

Percentages

	White	Indian	Pakistani/ Bangladeshi	Black	Other	All ethnic minorities	Total
Bedroom Standard							
2 or more below standard	0	1	7	1	1	2	0
1 below standard	2	8	15	7	5	8	2
Equals standard	27	32	48	45	45	42	28
1 above standard	38	36	19	29	29	29	38
2 or more above standard	33	24	12	19	21	20	32

Source: General Household Surveys 1995, 1996 & 1998, unpublished data from Office of National Statistics.

Table 32 Tenure, cars, consumer durables and second dwellings in Great Britain

Percentage of households with specified durables in 2000/2001

Item	Rented					Owner-occupiers		All households
	Local authority	Housing association	Other unfurnished	Rented furnished	Rent free	In process of purchasing	Outright owner	
No car	62	60	38	51	36	8	26	41
One car	32	33	43	37	44	47	50	42
Two or more cars	5	7	18	11	20	46	23	17
Central heating	88	91	78	88	89	94	92	91
Washing machine	86	78	85	75	88	98	94	92
Tumble dryer	43	40	44	32	41	64	52	53
Microwave	79	82	77	63	70	91	80	84
Dishwasher	3	8	11	8	19	39	26	25
CD Player	62	64	80	85	67	93	63	77
Home computer	20	26	40	55	33	64	33	44
Internet connection	10	14	28	45	28	50	23	32
Telephone	83	85	84	80	92	98	98	93
Mobile phone	34	39	54	52	32	62	33	47
Satellite receiver	34	34	32	24	34	52	29	40
Video recorder	78	76	83	69	81	96	85	87
Second dwelling	1	1	4	6	10	5	5	4

Sources: Family Spending 2000-2001, Office for National Statistics.

Table 33 **Employment status of household heads by tenure***Percentages*

Year	Tenure	In employment:			Unemployed	Retired	Other economic inactive	Total
		Full-time	Part-time	All				
1981	Outright owners	37	4	42	3	44	11	100
	Home-buyers	92	1	93	3	2	2	100
	Council renting	43	4	47	9	28	15	100
	Housing association	42	4	46	6	34	14	100
	Private, unfurnished	51	4	56	4	30	10	100
	Private, furnished	65	1	66	9	5	20	100
	All tenures	58	3	62	5	24	10	100
1991	Outright owners	26	6	32	3	58	7	100
	Home-buyers	86	3	89	4	4	4	100
	Council renting	25	5	30	11	40	19	100
	Housing association	29	5	34	9	42	15	100
	Private, unfurnished	54	5	59	6	28	8	100
	Private, furnished	56	5	61	12	4	23	100
	All tenures	54	4	59	6	27	9	100
2000/01	Outright owners	24	6	30	1	63	5	100
	Home-buyers	86	4	90	1	5	4	100
	Council renting	23	8	31	6	37	26	100
	Housing association	24	9	33	6	34	27	100
	Private, unfurnished	57	8	65	4	16	16	100
	Private, furnished	56	11	66	7	4	23	100
	All tenures	54	6	60	2	28	10	100

Sources: Housing trailers to the 1981 & 1991 Labour Force Surveys, Survey of English Housing 2000/01.

Notes: Unemployed includes households that believe no work is available. Equivalent figures for 1981, 1984, 1988, and 1993/4 to 1999/00 can be found in earlier editions of the *Review*.

Table 34 **Employment status of recently moving household heads by tenure in 1984, 1991 and 2000/01**

Percentages

Year	Tenure	In employment:			Unemployed	Retired	Other economic inactive	Total
		Full-time	Part-time	All employed				
1984	Outright owner	31	5	36	9	31	19	100
	Buying with mortgage	94	1	95	3	–	2	100
	Council	29	5	33	24	17	26	100
	Housing association	40	12	52	16	12	10	100
	Private, unfurnished	74	4	77	11	3	11	100
	Private, furnished	52	4	56	16	1	28	100
	All tenures	64	3	67	11	7	14	100
1991	Outright owner	37	5	42	6	42	8	100
	Buying with mortgage	93	2	94	3	1	2	100
	Council	28	3	31	22	20	27	100
	Housing association	30	6	35	13	28	24	100
	Private, unfurnished	75	4	79	9	2	9	100
	Private, furnished	55	4	59	11	1	28	100
	All tenures	64	3	67	10	8	15	100
2000/01	Outright owner	33	13	46	2	42	10	100
	Buying with mortgage	93	3	96	1	1	1	100
	Council	27	11	37	13	17	32	100
	Housing association	28	11	39	7	15	39	100
	Private, unfurnished	67	9	76	4	4	16	100
	Private, furnished	56	10	66	8	0	27	100
	All tenures	64	8	72	5	7	16	100

Sources: Housing trailers to the 1984 and 1991 Labour Force Surveys, Survey of English Housing 2000/01.

Note: Other economic inactive includes people who were permanently sick or disabled, in full-time education or looking after the family at home.

Table 35 **Incomes of household heads by tenure in Great Britain***£ per week*

Tenure	1972	1976	1980	1984	1988	1992	1996	1998	2000
Owners:									
Outright owner	25	59	81	107	157	194	225	220	281
With mortgage	39	96	142	195	267	320	380	401	461
Tenants:									
Local authority	22	58	68	76	93	110	131	130	140
Housing association	–	54	66	88	94	120	145	142	164
Private, unfurnished	19	48	60	77	110	149	223	231	262
Private, furnished	21	57	87	89	161	170	222	250	333

Source: General Household Surveys 1972 to 2000.

Notes: Income figures are mean averages for usual gross income of household heads. Local authority tenants includes tenants of new towns. In 2000 the GHS switched from 'head of household' to 'household reference person'. Under this revised definition the highest earning joint householder, rather than the male joint householder, is defined as the 'household reference person'. This is as a result of a discontinuity in the series.

Table 36 Tenure and sources of income in 2000/01

Sources of income	Tenant households					Home-owner households		
	Local authority	Housing association	Other unfurnished	Rented furnished	Rent free	In process of purchasing	Outright owner	All owners
	£	£	£	£	£	£	£	£
Household weekly income:								
Gross	234	259	417	606	355	706	422	592
Disposable	211	229	340	477	297	554	360	476
Percentage from:	%	%	%	%	%	%	%	%
Wages & salaries	50	55	76	82	71	81	35	68
Self-employment	3	4	8	6	3	10	10	10
Investments	1	1	1	1	4	2	11	5
Pensions & annuities	4	4	2	0	4	2	22	8
Social security	42	35	11	3	16	4	21	9
Other sources	1	1	2	7	1	1	1	1
Total	100	100	100	100	100	100	100	100

Source: Family Spending 2000/2001, Office for National Statistics

Note: Pensions and annuities excludes social security benefits. Social security benefits exclude housing benefit and council tax benefit.

Table 37 Tenure and gross weekly household income in Great Britain in 2000/2001*Percentages of households in each gross income decile group*

Income decile group	Lower income boundary	Tenant households					Home-owner households		All households
		Local authority	Housing association	Other	Rented furnished	Rent free	In process of purchasing	Outright owner	
	£	%	%	%	%	%	%	%	%
Lowest		42.8	12.0	9.7	3.4	1.8	5.9	24.4	100.0
Second	107	33.7	13.5	7.1	2.6	2.5	6.6	34.0	100.0
Third	159	25.7	11.0	6.5	1.6	1.0	11.1	43.0	100.0
Fourth	221	19.2	8.3	5.5	2.9	2.0	24.3	37.8	100.0
Fifth	295	13.8	6.1	5.3	1.8	1.6	33.6	37.8	100.0
Sixth	380	9.6	4.2	6.9	2.9	2.1	46.9	27.4	100.0
Seventh	471	6.2	3.2	5.6	0.5	1.1	61.2	22.2	100.0
Eighth	572	5.1	1.6	6.6	1.6	0.8	63.4	20.9	100.0
Ninth	715	3.1	1.9	3.6	1.4	0.8	71.7	17.6	100.0
Highest	964	0.6	0.5	3.3	2.8	0.8	75.6	16.5	100.0
All		15.7	6.1	6.0	2.1	1.4	40.6	28.0	100.0

Source: Family Expenditure Survey 2000-01, Office for National Statistics.

Note: The table with this data is regrettably no longer included in the published reports of the Family Expenditure Survey.

Section 3 Compendium of tables

Private housing

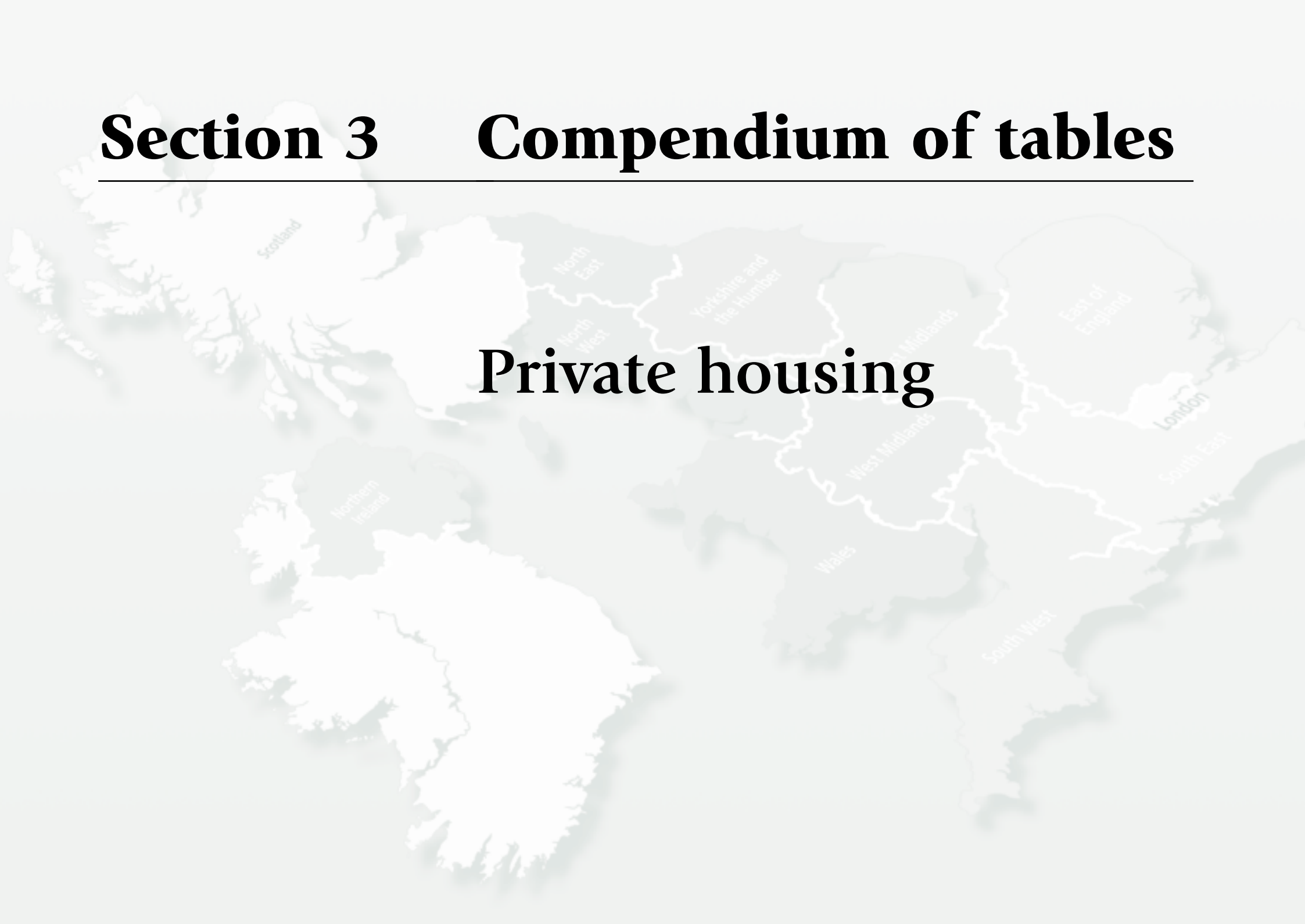


Table 38a Numbers of property transactions in England and Wales

Thousands

Year	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Transactions	1,267	1,351	1,542	1,669	1,760	1,743	1,801	1,937	2,148	1,580	1,398	1,306	1,136	1,196	1,274	1,135	1,242	1,440	1,347	1,469	1,431	1,457

Sources: Economic Trends, Inland Revenue Statistics, Inland Revenue.

Table 38b Residential property transactions in England and Wales

Year	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
All property transactions (000s)	1,801	1,937	2,148	1,580	1,398	1,306	1,136	1,196	1,274	1,135	1,242	1,440	1,347	1,469	1,431
Residential property transactions (000s)	1,600	1,744	1,990	1,467	1,283	1,225	1,032	1,114	1,168	1,047	1,122	1,296	1,220	1,368	1,327
Residential properties as a percentage of all property transactions (%)	88.8	90.0	92.6	92.8	91.8	93.8	90.8	93.1	91.7	92.2	90.3	90.0	90.6	93.1	92.7
Residential transactions as a percentage of stock of owner-occupied dwellings (%)	12.6	13.4	14.8	10.6	9.2	8.6	7.2	7.7	8.0	7.1	7.6	8.7	8.1	9.0	9.0

Sources: Inland Revenue Statistics, Economic Trends, Housing and Construction Statistics.

Table 39 Numbers of mortgage advances per year in Great Britain

Thousands

	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Building societies	675	1,073	780	661	531	561	602	513	589	396	230	304	311	225
+ Banks		176	333	316	327	397	359	346	431	674	678	757	734	963
+ Insurance companies	18	19	26											
+ Local authorities	16	23	8											
+ Other specialist lenders				83	38	34	52	50	65	116	127	82	68	68
= Total	709	1,291	1,147	1,060	896	992	1,013	909	1,085	1,186	1,035	1,143	1,113	1,225

Sources: Housing and Construction Statistics (annual volumes) for 1980 to 1990; Bank of England 1991 onwards.

Notes: The 1980 figures are for England and Wales only and exclude council house sales. Thereafter, figures are for Great Britain, and include council house sales. Abbey National Plc figures included with the banks figures from July 1989. The Bank of England data from 1991 onwards also reflects the continuing trend for building societies to convert to banks. The figures for banks and other specialist lenders for the years 1991 to 1997 are understood to include remortgage advances as well as loans for house purchase. From 1998 the data relates solely to advances for house purchase.

Table 40 Building Society advances

	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Advances (£ million)															
New dwellings	510	946	1,406	2,900	3,775	3,770	3,351	3,234	4,127	4,207	4,227	2,759	1,916	2,484	2,519
+ Other dwellings	1,492	4,003	8,184	20,375	29,260	28,752	24,119	23,534	26,166	22,867	28,865	19,200	13,214	17,619	17,378
= All dwellings	2,002	4,949	9,590	23,275	33,035	32,522	27,470	26,775	30,293	27,075	31,092	21,959	15,130	20,103	19,897
+ Other advances	19	16	24	3,216	10,296	9,502	6,015	4,799	7,706	10,200	12,725	8,647	8,894	9,866	10,501
= Total advances	2,021	4,965	9,614	26,491	44,593	43,603	35,090	33,400	37,999	37,275	43,817	30,606	24,024	29,969	30,398
Number of dwellings (000s)															
New dwellings	133	121	94	119	78	71	64	59	76	68	72	42	25	32	31
+ Other dwellings	407	529	584	955	703	626	526	506	543	453	530	350	204	260	254
= All dwellings	540	651	675	1,073	780	697	589	566	618	524	599	392	230	292	285
Average advance															
New dwellings	–	7,943	15,238	24,922	50,815	52,109	51,333	52,382	54,877	57,172	59,917	62,597	65,669	72,305	73,682
Other dwellings	–	7,511	13,483	22,501	44,559	45,931	45,014	46,384	48,877	49,112	51,870	55,150	57,969	63,792	61,955
All dwellings (A)	–	7,588	13,718	22,770	45,210	46,596	45,718	47,021	49,624	50,150	52,817	55,963	58,824	64,718	63,141
Average house price (B)	–	12,119	24,307	33,187	66,695	66,745	63,424	66,157	68,892	68,551	71,653	77,304	86,542	96,918	99,710
Average advance as a % of average house price (A/B)															
	–	62.6	56.4	68.6	67.8	69.8	72.1	71.1	72.0	73.2	73.7	72.4	68.0	66.8	63.3

Source: Department of Transport, Local Government and the Regions (figures up to 1998 from Housing and Construction Statistics).

Notes: Figures for amounts and numbers of advances exclude Abbey National from July 1989, Cheltenham & Gloucester from August 1995, National and Provincial from August 1996, Alliance & Leicester from April 1997, Halifax from June 1997, Bristol & West and Woolwich from July 1997 and Northern Rock from October 1997. Average advances and house price figures exclude mortgages where the price was not representative of the value of the property, i.e. sales to sitting tenants.

Table 41a **Advances to first-time buyers**

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Number of loans (000s)	330	305	318	570	413	330	301	305	532	419	435	512	525	592	500	568
Average dwelling price (A) (£)	4,330	9,549	17,533	23,742	45,234	47,094	46,401	47,597	48,231	46,489	48,693	54,051	61,665	71,779	75,795	85,201
Average advance (B) (£)	3,464	7,292	12,946	20,260	37,332	38,963	38,642	38,801	40,108	41,389	43,867	47,582	51,038	57,482	60,405	67,162
Average annual income (C) (£)	1,766	3,753	7,749	10,466	17,016	17,607	17,896	17,981	18,444	18,697	19,723	21,316	22,807	25,274	26,245	28,293
Average advance as % of dwelling price (B/A)	80.0	76.4	73.8	85.3	82.5	82.7	83.3	81.5	83.2	89.0	90.1	88.0	82.8	80.1	79.7	78.8
Ratio average advance/ average income (B/C)	1.96	1.94	1.67	1.94	2.19	2.21	2.16	2.16	2.17	2.21	2.22	2.23	2.24	2.27	2.30	2.37
Interest rates (%)	8.6	11.1	14.9	13.0	14.3	11.4	9.0	7.9	7.8	7.5	6.5	7.6	7.3	6.5	6.7	5.2
Average monthly repayment (D) (£)	22.27	53.16	122.60	173.43	381.02	337.93	284.27	261.92	277.13	288.29	281.45	337.94	360.77	381.78	418.61	404.32
Average repayment as % of average income (12xD/C)	15.1	17.0	19.0	19.9	26.9	23.0	19.1	17.5	18.0	18.5	17.1	19.0	19.0	18.1	19.1	17.1

Sources: Housing Finance, Compendium of Housing Finance Statistics, Council of Mortgage Lenders.

Notes: All figures relate to the UK. Average income data subject to variation in recording by different societies. From 1989 Q3 to 1993 Abbey National are excluded from data on the number of building society loans, but retained for other columns. From 1994 data is from the wider Survey of Mortgage Lenders. Average mortgage payments are calculated on the basis of a conventional 25 year mortgage, on the basis of the average building society mortgage rate for the year, adjusted to net repayments allowing for changes in tax and MITR rates, and the impact of the £30,000 limit on relief against the average advance.

Table 41b **Annual changes in house prices, mortgage advances and incomes for first-time buyers**

Percentages

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Average dwelling price	5.7	5.7	17.5	7.1	13.8	4.1	- 1.5	2.6	1.3	- 3.6	4.7	11	14.1	16.4	5.6	12.4
Average advance	6.9	11	14.7	7.8	13.3	4.4	- 0.8	0.4	3.4	3.2	6	8.5	7.3	12.6	5.1	11.2
Average income	9.2	14.2	23.2	7.3	11.7	3.5	1.6	0.5	2.6	1.4	5.5	8.1	7	10.8	3.8	7.8

Source and Notes: As Table 41a.

Table 41c **Advances to former owner-occupiers**

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Number of loans (000s)	210	345	358	505	367	367	287	259	427	377	513	615	563	660	622	747
Average dwelling price (A) (£)	5,838	13,813	28,959	39,390	76,170	76,253	76,098	77,284	84,861	87,196	91,193	96,454	101,287	111,381	122,103	132,010
Average advance (B) (£)	3,854	7,409	13,359	23,300	45,180	47,669	48,494	50,124	55,096	55,977	58,507	62,014	64,993	71,773	78,539	84,293
Average annual income (C) (£)	2,168	4,299	8,688	12,702	22,479	23,191	23,917	24,492	26,957	28,088	29,468	30,460	31,720	33,960	35,190	37,358
Average advance as % of dwelling price (B/A)	66	53.6	46.1	59.2	59.3	62.5	63.7	64.9	64.9	64.2	64.2	64.3	64.2	64.4	64.3	63.9
Ratio average advance/ average income (B/C)	1.78	1.72	1.54	1.83	2.00	2.06	2.03	2.05	2.04	1.99	1.99	2.04	2.05	2.11	2.23	2.26
Interest rates (%)	8.6	11.1	14.9	13.0	14.3	11.4	9.0	7.9	7.8	7.5	6.5	7.6	7.3	6.5	6.7	5.2
Average monthly repayment (D) (£)	24.78	54.01	126.51	199.45	478.02	426.65	367.91	349.56	392.24	397.41	381.59	446.91	464.21	479.53	544.28	507.44
Average repayment as % of average income (12xD/C)	13.7	15.1	17.5	18.8	25.5	22.1	18.5	17.1	17.5	17.0	15.5	17.6	17.6	16.9	18.6	16.3

Sources and Notes: As Table 41a.

Table 41d **Annual changes in house prices, mortgage advances and incomes for former owner-occupiers***Percentages*

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Average dwelling price	13.4	9.8	20.3	7.3	6.8	0.1	-0.2	1.6	9.8	2.8	4.6	5.8	5	10	9.6	8.1
Average advance	11.4	14.8	12.9	8.5	10.1	5.5	1.7	3.4	9.9	1.6	4.5	6	4.8	10.4	9.4	7.3
Average income	9.1	16.2	22.3	8.5	16.2	3.2	3.1	2.4	10.1	4.2	4.9	3.4	4.1	7.1	3.6	6.2

Sources and Notes: As Table 41a.

Table 42a **Mortgage cost to income ratios for first-time buyers**

	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Northern	14.2	16.8	17.2	17.0	15.6	18.8	20.6	22.2	19.6	17.0	15.9	16.0	16.3	15.8	16.7	16.7	15.5	16.6	15.0
Yorkshire & Humberside	15.6	17.9	18.2	18.1	16.1	20.0	22.7	23.6	21.6	18.2	16.9	17.5	17.8	15.9	17.8	17.6	16.9	17.7	15.3
North West	16.5	17.8	18.5	18.2	16.3	19.3	22.9	23.6	21.9	19.0	18.0	17.6	18.1	16.9	18.4	17.8	16.6	17.8	15.7
West Midlands	16.6	18.4	19.0	18.8	16.9	21.2	24.6	25.8	23.6	19.0	17.6	18.1	18.2	16.4	18.6	18.4	17.1	18.5	16.8
East Midlands	16.3	18.0	19.0	18.6	17.1	21.8	25.7	27.1	22.7	18.6	17.0	17.6	17.8	16.2	17.6	17.8	16.5	17.6	16.1
East Anglia	17.5	19.2	20.6	20.7	19.5	26.1	29.8	28.9	23.3	18.9	17.9	18.2	17.8	16.7	18.1	18.8	17.2	18.9	16.8
Greater London	18.7	20.1	21.7	23.3	22.7	29.1	31.0	30.9	25.8	20.7	18.7	19.4	20.2	18.7	21.0	20.9	20.2	21.6	19.2
South East	18.6	20.0	21.6	22.3	21.4	28.3	32.3	31.3	25.4	20.3	18.4	19.2	19.7	17.8	19.9	20.0	19.2	20.7	17.9
South West	18.4	20.2	21.2	21.4	19.9	26.2	31.3	30.0	24.1	19.4	18.3	18.7	19.4	17.6	19.6	19.9	18.6	19.6	18.1
Wales	16.5	17.7	19.1	18.7	16.7	21.0	23.6	23.7	20.3	17.5	16.8	17.2	17.5	16.2	17.6	18.1	16.6	17.5	15.8
Scotland	15.3	18.2	18.1	18.1	15.0	17.3	18.1	18.0	17.3	14.7	14.2	15.0	15.6	15.1	16.2	16.9	16.5	16.6	15.0
Northern Ireland	14.9	16.2	17.4	16.9	15.8	19.5	18.8	18.9	16.0	13.8	13.2	14.6	15.1	13.9	16.4	17.4	16.9	18.2	16.1
United Kingdom	17.0	18.8	19.9	20.1	18.4	23.0	25.3	25.5	21.8	18.1	16.7	17.4	18.5	17.1	18.9	19.0	18.1	19.1	17.1

Source and Notes: As for table 41, except that data up to 1991 only is from the BSA 5% sample survey, with data for later years from the wider CML survey.

Table 42b **Mortgage cost to income ratios for former owner-occupiers**

	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Northern	15.3	15.8	17.1	17.3	15.5	19.1	22.0	22.0	19.9	17.2	15.9	15.9	15.5	14.9	16.3	15.5	15.2	15.8	14.3
Yorkshire & Humberside	15.3	17.0	17.6	17.6	16.0	20.2	24.2	22.7	21.0	17.9	16.6	17.0	16.4	15.3	16.5	16.7	15.9	16.8	15.8
North West	15.8	18.1	17.6	17.6	16.0	20.2	23.8	24.0	21.6	18.5	16.7	17.3	16.5	15.0	16.9	16.5	16.2	17.2	15.4
West Midlands	16.2	18.5	18.5	18.3	16.8	22.6	25.8	25.3	22.0	18.2	17.0	17.4	16.8	15.1	17.6	17.3	16.8	18.3	16.3
East Midlands	15.7	17.4	18.4	17.8	16.9	22.2	26.0	24.6	21.7	18.1	16.1	17.2	15.8	14.8	16.9	16.9	15.5	17.7	15.7
East Anglia	16.7	17.5	18.8	19.1	18.5	24.9	28.1	24.9	21.7	17.8	15.8	16.3	15.9	15.1	16.5	16.9	16.3	17.8	15.5
Greater London	17.0	19.0	19.9	21.6	21.2	27.2	31.3	27.4	23.6	18.9	17.1	17.9	17.1	16.2	18.5	18.8	18.1	20.4	17.6
South East	17.1	18.7	20.0	20.7	20.1	26.7	30.4	28.7	23.9	19.4	17.8	18.4	18.2	16.0	18.5	18.3	17.8	19.9	17.3
South West	17.1	19.7	19.2	19.8	18.2	25.5	29.1	25.6	22.1	18.5	16.9	17.6	16.8	15.5	17.4	17.8	17.3	18.9	16.9
Wales	15.6	17.7	18.7	18.1	16.4	21.3	24.1	23.7	20.6	17.8	16.2	16.6	16.8	14.5	16.6	16.2	15.4	17.0	14.8
Scotland	16.0	18.0	18.6	18.1	16.5	19.4	22.6	23.0	19.6	16.0	16.6	16.3	16.4	15.1	16.4	16.5	15.4	16.4	14.2
Northern Ireland	15.4	17.3	17.7	17.4	15.0	19.1	20.1	20.1	16.3	14.1	14.5	15.6	15.0	14.3	15.6	15.3	15.2	16.9	15.1
United Kingdom	16.4	18.0	18.8	19.0	17.6	23.5	26.7	25.5	22.1	18.3	16.9	17.5	17.0	15.5	17.6	17.6	16.9	18.6	16.3

Source and Notes: As table 42a.

Table 43a **Average endowment payments for households with endowment policies***£ per week*

Country	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
England	16.12	15.95	16.84	18.64	18.98	19.59	22.30
Scotland	13.77	14.72	15.40	17.06	14.28	17.56	17.56
Wales	11.62	14.37	14.46	15.15	16.54	16.59	16.00
Northern Ireland	8.32	12.09	11.42	11.98	13.46	12.81	12.95
United Kingdom	15.54	15.42	16.21	18.22	18.15	19.27	21.51

Table 43b **Percentage of home-buying households with endowment policies***Percentages*

Country	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
England	66.6	67.8	65.2	63.9	63.8	61.5	53.9
Scotland	76.9	81.7	72.8	76.7	75.0	73.2	55.1
Wales	61.2	67.2	68.4	66.4	71.7	67.8	41.8
Northern Ireland	79.1	78.8	77.6	76.0	87.2	58.5	24.4
United Kingdom	67.4	69.1	66.2	65.3	65.4	62.9	52.9

Table 43c **Average endowment payment per household with mortgage***£ per week*

Country	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
England	10.73	10.81	10.99	11.90	12.11	12.05	12.02
Scotland	10.59	12.03	11.20	13.09	10.71	12.86	9.68
Wales	7.11	9.65	9.89	10.06	11.85	11.25	6.69
Northern Ireland	6.58	9.53	8.86	9.10	11.73	7.50	3.16
United Kingdom	10.47	10.66	10.73	11.90	11.87	12.12	11.39

Source: Original analysis of Family Expenditure Survey database; supplied by Office for National Statistics.

Table 44 **Housing wealth, borrowing and equity**

	USA	France	Germany	United Kingdom				
	1989	1984	1988	1980	1985	1990	1995	2000
Billions (of the national currency)								
Gross Domestic Product	5,132	4,362	2,111	231	355	557	719	945
Value of owner-occupied stock	6,500	4,189	2,850	281	502	1,082	1,025	1,851
House purchase debt	1,900	701	427	52	126	293	386	516
'Free equity'	4,600	3,488	2,420	229	376	789	639	1,335
Percentages								
Value of stock as % of GDP	127	96	135	122	141	194	143	196
Debt as a % of GDP	37	16	20	23	35	53	54	55
Free equity as a % of GDP	90	80	115	99	106	142	89	141

Sources: Figures for USA, France and Germany from House Prices, Land Prices, The Housing Market and House Purchase Debt in Britain and Other Countries, A. Holmans, Department of the Environment.

Note: UK figures updated and revised. They differ from the figures in Table 6, as they have been adjusted to exclude values for housing association and non-corporate private landlords included within the personal sector.

Table 45 Private sector regional land prices per hectare

£ thousands

Region	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
North	76.3	79.6	71.9	80.2	121.6	123.0	105.2	120.7	277.8	216.5	322.2	237.1								
<i>North East</i>										224.1	320.8	248.1	250.5	223.7	280.0	237.2	342.0	321.4	499.0	406.9
North West	84.9	75.3	97.5	81.6	100.8	124.7	146.1	197.3	393.7	309.2	326.3	311.5								
<i>North West</i>										357.2	325.7	313.2	275.9	259.1	304.1	330.2	312.5	351.3	523.2	480.0
<i>Merseyside</i>										83.4	322.0	272.9	240.6	300.0	273.8	352.7	284.2	357.8	199.6	435.3
Yorkshire & Humberside	61.4	78.1	85.5	96.2	115.4	107.3	122.3	174.8	252.8	311.4	324.9	301.8	251.6	282.7	348.5	367.8	347.8	376.7	258.9	685.0
West Midlands	124.1	91.5	130.9	130.9	125.1	150.4	220.4	393.6	458.8	495.6	370.0	397.3	426.2	355.3	434.0	375.6	447.8	729.6	646.3	490.0
East Midlands	63.7	72.4	75.5	101.1	94.2	115.7	178.4	313.7	396.0	376.0	330.3	307.9	316.9	296.7	317.2	282.5	293.7	440.0	270.6	
East Anglia	71.0	75.8	83.1	94.7	149.1	153.7	273.5	452.5	547.1	405.4	235.6	261.0								980.0
<i>East</i>										631.3	349.4	379.6	459.1	420.7	452.3	519.7	554.9	673.1	880.3	3,000.0
London	390.1	486.0	754.6	600.5	888.2	1,532.5	2,133.4	2,169.0	3,091.1	2,209.0	1,606.9	1,458.7	1,357.2	1,699.9	1,530.0	1,363.9	1,235.0	1,360.1	1,110.8	
South East	168.1	180.5	218.4	286.6	378.9	407.0	605.9	820.9	762.9	583.0	603.7	556.0								1,295.0
<i>South East</i>										526.3	588.7	533.1	533.7	539.3	595.3	654.0	630.2	875.1	868.7	673.8
South West	78.9	94.5	138.3	121.7	197.1	194.7	309.1	496.0	493.7	323.3	410.6	196.6	340.1	420.0	424.8	463.7	481.0	469.2	539.9	
																				655.7
England	112.0	119.4	155.1	150.7	199.7	240.9	346.9	460.9	453.3	397.4	397.9	343.5	377.4	394.4	414.3	429.3	448.7	521.3	538.4	
																				590.0
Wales	31.6	48.8	49.2	74.5	89.0	76.7	83.8	97.8	191.5	222.6	155.0	177.6	167.5	241.7	190.1	281.7	292.2	394.5	377.5	

Sources: Housing Statistics, Department of Transport, Local Government and the Regions.

Notes: Data for the years to 1992 are provided for standard regions. From 1990 data is provided for government office regions. In many cases these are co-terminus. Where government office regions have different boundaries these are shown in italics, immediately below the standard region they most resemble. The data in this series for the years from 1990 has been significantly revised by DTLR to remove inconsistencies with Valuation Office data, and should be treated with caution.

Table 46a Average regional house prices

£

Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
North	3,942	9,601	17,710	22,786	43,655	46,005	48,347	49,337	50,181	47,062	52,195	53,229	57,765	63,501	64,995	71,117
Yorkshire & Humberside	3,634	9,058	17,689	23,338	47,231	52,343	52,278	54,346	54,364	54,353	57,334	59,890	62,419	67,588	72,109	76,265
North West	4,184	9,771	20,092	25,126	50,005	53,178	56,377	54,890	57,180	56,537	58,232	63,558	65,730	71,997	78,166	82,502
East Midlands	3,966	9,989	18,928	25,539	52,620	55,740	54,599	53,370	55,096	55,050	59,743	61,798	66,244	72,523	79,272	87,249
West Midlands	4,490	10,866	21,663	25,855	54,694	58,659	57,827	58,315	59,106	62,133	64,571	67,623	71,899	79,924	88,181	97,522
East Anglia	4,515	11,528	22,808	31,661	61,427	61,141	56,770	58,039	59,537	60,898	62,944	69,694	75,354	79,445	92,548	103,817
Greater London	6,882	14,918	30,968	44,301	83,821	85,742	78,254	78,399	87,493	89,527	94,524	105,644	115,183	142,690	163,288	182,534
Rest of South East	6,223	14,664	29,832	40,487	80,525	79,042	74,347	74,605	80,579	80,949	86,296	92,651	104,323	118,176	137,217	152,835
South West	4,879	12,096	25,293	32,948	65,378	65,346	61,460	60,791	64,805	65,095	68,406	72,811	80,385	89,395	101,104	118,327
Wales	4,434	10,083	19,363	25,005	46,464	48,989	49,685	52,072	53,059	52,992	55,347	58,731	61,180	67,669	72,243	79,843
Scotland	5,002	11,139	21,754	26,941	41,744	48,772	49,224	49,553	50,551	53,105	57,431	57,697	64,083	69,366	69,877	73,708
Northern Ireland	4,387	10,023	23,656	23,012	31,849	35,352	37,775	38,878	38,642	42,804	47,850	53,322	59,645	66,200	72,471	80,087
United Kingdom	4,975	11,787	23,596	31,103	59,785	62,455	60,821	61,223	64,755	65,641	70,534	75,959	81,991	92,715	101,466	112,867

Sources: Housing Finance, Council of Mortgage Lenders, derived from the DoE/BSA 5% sample survey, and from 1994 the wider Survey of Mortgage Lenders.

Notes: The average prices are not adjusted for changes in the mix of properties mortgaged to building societies. There is a discontinuity in the series between 1993 and 1994, due to the switch to the wider Survey of Mortgage Lenders. The impact of this break in the series varies from region to region, but the aggregate effect for the UK is to increase reported prices by some 2 per cent. Data for England is for standard statistical regions.

Table 46b Average regional house prices

Mix adjusted index (1993 = 100)

Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
North	7.4	17.5	35.9	48.4	93.4	93.9	97.9	100.0	104.5	99.2	102.7	109.6	114.2	123.4	128.6	134.8
Yorkshire & Humberside	6.3	15.5	32.0	45.7	96.8	100.8	99.0	100.0	98.4	98.6	101.6	107.0	110.6	117.4	123.2	132.5
North West	7.0	16.3	36.0	47.9	101.3	102.7	104.1	100.0	101.7	100.8	102.2	109.4	114.0	121.9	130.8	144.4
East Midlands	7.2	17.5	35.8	52.0	107.8	105.1	102.9	100.0	102.2	102.4	108.0	112.7	122.9	127.7	141.7	157.1
West Midlands	7.6	17.7	36.4	47.0	104.4	104.4	101.5	100.0	100.5	103.2	106.1	112.5	121.1	130.6	147.5	160.5
East Anglia	7.9	19.2	39.6	58.2	114.3	111.1	105.1	100.0	101.4	104.0	104.6	114.4	129.1	136.5	163.2	177.2
Greater London	7.6	17.0	37.9	59.2	117.9	113.2	101.7	100.0	105.2	106.2	109.2	125.5	144.0	177.7	209.7	231.8
Rest of South East	8.1	18.7	39.9	60.0	118.5	112.2	104.3	100.0	103.3	104.2	109.0	121.2	139.0	155.1	185.1	205.7
South West	7.7	19.0	41.0	57.5	114.0	110.4	104.2	100.0	103.1	104.1	108.4	117.3	130.3	145.2	169.1	191.3
Wales	7.7	17.5	35.8	50.5	101.5	100.1	99.0	100.0	101.3	99.4	103.8	109.8	115.0	124.1	130.9	146.4
Scotland	8.0	17.9	36.2	53.1	85.3	92.4	96.4	100.0	101.1	102.2	105.3	114.4	117.7	120.4	124.0	129.3
Northern Ireland	10.7	23.5	55.8	67.5	88.1	94.4	96.1	100.0	103.9	116.0	126.0	140.0	154.9	170.0	188.6	207.8
United Kingdom	7.6	17.7	37.7	54.3	108.1	106.6	102.6	100.0	102.5	103.2	106.9	116.9	129.7	144.6	165.3	179.2

Sources: Compendium of Housing Finance Statistics, Council of Mortgage Lenders, derived from the DoE/BSA 5% sample survey.

Notes: The indexes are adjusted for changes in the mix of properties mortgaged to building societies (to 1993) and mortgage lenders (subsequent years). This discontinuity has little impact on the mix adjusted house price for the UK, but there is some variable impact on the regional indexes. For the years from 1990 onwards the mix is based on properties mortgaged during the 1992 to 1994 period. Data in England is for standard statistical regions.

Table 47 Median regional house prices for first time buyers by size of dwelling in 2001

£

Region	3 rooms or fewer	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms or more	All sizes
North East	44,250	42,500	43,000	58,950	88,975	93,950	47,000
Yorkshire & The Humber	42,975	45,050	48,500	58,000	76,250	80,000	49,950
North West	45,250	49,500	53,500	64,500	92,500	119,975	56,000
Merseyside	44,500	45,000	49,750	54,750	68,725	175,000	52,500
West Midlands	55,750	59,000	59,950	62,500	103,950	152,000	61,000
East Midlands	44,500	51,500	56,825	63,000	112,250	145,248	58,000
East	65,475	76,498	82,000	94,500	156,995	191,250	82,995
London	112,000	135,000	135,000	157,000	163,998	267,500	132,500
South East	81,000	98,000	109,950	134,250	190,000	250,000	104,000
South West	60,000	71,250	85,950	97,000	133,500	181,998	83,975
Wales	55,000	51,950	54,000	56,000	82,500	135,000	55,500
Scotland	44,000	45,500	57,000	77,000	90,500	135,000	51,950
Northern Ireland	54,000	57,500	60,000	73,750	77,100	110,000	65,000
United Kingdom	71,000	64,500	65,998	75,000	115,000	149,000	70,000

Source: Office of the Deputy Prime Minister; analysis commissioned from 5% Sample Survey of Mortgage Lenders.

Notes: Habitable rooms include kitchens, but not bathrooms, lobbies, landings or sculleries. Figures are for sales to first time buyers, excluding sitting tenants.

Table 48 Average regional mortgage repayments

£ per week

Region	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
North	16.30	21.27	26.07	28.81	28.29	33.50	40.14	44.34	38.81	35.37	34.59	40.92	42.17	47.43	58.64	50.56	62.22
North West	15.48	23.13	25.42	29.51	26.54	35.20	45.05	49.68	46.91	37.93	41.86	43.70	49.91	53.30	58.55	56.69	65.68
Yorkshire & Humberside	14.14	24.22	25.45	25.28	26.46	33.24	42.97	47.49	44.24	37.22	40.34	44.51	42.81	47.20	61.91	52.93	61.31
West Midlands	18.82	25.85	27.49	29.00	29.92	40.46	46.92	51.46	48.42	43.46	41.16	48.85	47.89	57.20	65.57	68.97	72.78
East Midlands	15.89	22.32	25.77	25.06	30.72	39.21	50.30	48.34	54.41	42.61	43.62	49.01	47.56	52.70	61.56	57.57	68.96
East Anglia	19.63	27.13	31.49	35.89	38.80	50.50	61.83	50.36	55.22	50.56	47.24	52.55	57.57	55.05	66.56	60.29	80.65
Greater London	23.00	38.48	43.53	51.86	56.37	79.66	89.56	89.35	78.70	76.05	71.56	67.16	73.39	86.20	97.70	104.70	122.73
Rest of South East	23.70	36.85	39.53	46.15	50.79	66.52	81.76	76.08	75.19	65.10	62.88	68.38	70.38	79.09	88.89	94.13	113.62
South West	18.58	28.29	32.41	35.47	38.79	49.46	67.80	62.97	61.97	47.11	51.09	49.92	51.37	59.43	64.77	68.64	73.86
Wales	17.74	24.07	27.26	29.57	27.15	37.63	49.79	43.37	42.37	42.65	33.64	43.87	48.51	53.25	58.52	52.44	56.29
Scotland	24.18	31.11	32.12	33.50	37.17	43.72	48.65	52.69	49.05	39.79	40.17	42.17	46.35	51.52	58.51	56.35	71.57
Northern Ireland	18.00	27.61	23.36	24.69	26.36	42.20	36.89	44.09	35.01	32.15	27.47	37.64	31.07	40.84	43.84	43.76	51.79
United Kingdom	19.50	29.07	31.94	35.81	37.83	49.82	60.39	60.27	57.65	49.49	49.04	52.47	54.87	61.54	70.63	70.53	82.82

Sources: Family Expenditure Surveys; Office for National Statistics. Data for years to 1992 extracted from FES database by Anthony Murphy, Northern Ireland Economic Research Centre.

Note: Repayments include both capital and interest, and are the average for all home-buyers with outstanding mortgages. Endowment and life insurance premiums are not included.

Table 49 Mortgage arrears and repossessions

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Number of mortgages at year end (000s)	4,171	5,076	6,210	7,717	9,415	9,815	9,922	10,137	10,410	10,521	10,637	10,738	10,821	10,981	11,169	11,243
Repossessions during year	3,760	4,870	3,480	19,300	43,890	75,540	68,540	58,540	49,190	49,410	42,560	32,770	33,820	30,030	22,960	18,280
Cases in mortgage arrears																
12+ months arrears	-	-	-	13,120	36,100	91,740	147,040	151,810	117,110	85,200	67,020	45,200	34,880	29,520	20,820	19,470
6 - 12 months arrears	21,140	16,760	15,530	57,110	123,110	183,610	205,010	164,620	133,700	126,670	100,960	73,840	74,040	57,110	47,820	43,130
3 - 6 months arrears	-	-	-	-	-	-	-	193,660	169,080	177,910	139,250	117,840	129,090	96,680	95,260	80,180
3 - 5 months arrears	-	-	-	97,000	206,600	305,500	275,400	242,050	191,590	-	-	-	-	-	-	-
2 months arrears	-	-	-	140,000	237,500	269,800	207,800	198,400	135,840	-	-	-	-	-	-	-

Sources: Compendium of Housing Finance Statistics & Housing Finance, Council of Mortgage Lenders; Janet Ford, Roof (figures for 2 & 3-5 months arrears for years 1985 to 1994).

Notes: Properties taken into possession include those voluntarily surrendered. The CML 3-6, 6-12 & 12+ months arrears figures are for the end of the year. The Janet Ford survey figures for 2 & 3-5 months arrears are for March of the year. Her survey of mortgage arrears figures has now been discontinued from publication following the introduction of the CML 3-6 months arrears series. Changes in the mortgage rate have the effect of changing monthly repayments and hence the number of months in arrears which a given amount represents.

Table 50 Court actions for mortgage repossessions in England and Wales

Year & Quarter	1998				1999				2000				2001				2002
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Actions entered	18,536	19,449	22,919	23,932	22,525	19,811	19,478	19,794	20,371	17,343	17,786	17,525	18,168	16,696	15,546	14,556	16,484
Suspended orders	9,816	9,948	7,938	10,729	10,285	9,967	8,143	7,816	7,267	8,651	8,128	7,634	7,510	7,456	6,882	6,053	5,997
Orders made	6,681	6,299	5,319	6,372	5,925	6,125	5,846	4,841	4,418	5,610	5,307	5,056	4,491	4,703	4,521	4,107	3,843

Source: Mortgage possession statistics, Lord Chancellor's Department.

Table 51a Court orders for mortgage repossession: actions entered 1990 - 1995

Region	Numbers						Percentage of the total for England and Wales					
	1990	1991	1992	1993	1994	1995	1990	1991	1992	1993	1994	1995
North	4,943	6,917	6,064	4,639	3,742	3,762	3.4	3.7	4.3	4.0	4.3	4.3
Yorkshire & Humberside	10,434	14,146	10,280	8,447	7,619	7,402	7.2	7.6	7.2	7.3	8.7	8.4
East Midlands	11,036	13,468	10,110	7,672	6,045	6,456	7.6	7.2	7.1	6.6	6.9	7.3
East Anglia	5,558	6,237	5,012	3,884	2,974	2,816	3.8	3.3	3.5	3.3	3.4	3.2
Greater London	29,291	35,265	25,681	21,250	15,545	12,135	20.2	18.9	18.1	18.3	17.7	13.8
South East	35,673	44,610	33,780	27,698	19,896	18,650	24.5	23.9	23.8	23.8	22.6	21.2
South West	12,209	16,694	12,544	11,742	7,355	7,063	8.4	8.9	8.8	10.1	8.4	8.0
West Midlands	13,596	17,693	13,974	10,299	8,614	8,217	9.4	9.5	9.8	8.9	9.8	9.3
North West	14,974	21,384	17,158	14,103	11,726	12,325	10.3	11.5	12.1	12.1	13.3	14
Wales	7,636	10,235	7,588	6,447	4,442	5,344	5.3	5.5	5.3	5.5	5.1	6.1
England and Wales	145,350	186,649	142,191	116,181	87,958	84,170	100	100	100	100	100	100

Sources: Answers to Parliamentary Questions - 12/12/91 & 13/2/92; Mortgage possession statistics, Lord Chancellor's Department.

Table 51b Court orders for mortgage repossession: suspended orders 1990 - 1995

Region	Numbers						Percentage of the total for England and Wales					
	1990	1991	1992	1993	1994	1995	1990	1991	1992	1993	1994	1995
North	1,997	3,368	4,216	3,385	2,820	2,522	4.1	4.9	6.2	5.4	6.2	5.5
Yorkshire & Humberside	3,002	5,103	4,763	4,540	3,154	3,604	6.2	7.4	7.0	7.3	6.9	7.9
East Midlands	3,610	4,480	4,946	4,233	3,185	3,273	7.4	6.5	7.2	6.8	7.0	7.2
East Anglia	1,420	1,991	1,752	2,237	1,291	1,222	2.9	2.9	2.6	3.6	2.8	2.7
Greater London	12,076	13,051	12,444	10,640	8,399	6,705	24.8	18.9	18.2	17.1	18.4	14.7
South East	11,112	17,223	16,832	15,154	10,797	10,696	22.8	24.9	24.6	24.3	23.7	23.5
South West	3,406	5,786	5,182	5,189	3,473	3,428	7.0	8.4	7.6	8.3	7.6	7.5
West Midlands	4,456	6,475	6,384	5,488	4,372	4,223	9.1	9.4	9.3	8.8	9.6	9.3
North West	5,329	8,112	8,123	7,802	5,800	6,347	10.9	11.7	11.9	12.5	12.7	13.9
Wales	2,382	3,457	3,673	3,598	2,253	2,703	4.9	5.0	5.4	5.8	4.9	5.9
England and Wales	48,790	69,046	68,315	62,266	45,544	44,723	100	100	100	100	100	100

Source: As Table 48a.

Table 51c Court orders for mortgage repossession: orders made 1990 - 1995

Region	Numbers						Percentage of the total for England and Wales					
	1990	1991	1992	1993	1994	1995	1990	1991	1992	1993	1994	1995
North	1,549	2,192	2,138	1,652	1,322	1,179	2.8	3.0	3.6	3.8	4.1	3.7
Yorkshire & Humberside	3,792	5,741	4,171	2,892	2,320	2,222	6.9	7.8	7.1	6.7	7.2	6.9
East Midlands	3,828	5,224	4,346	2,752	2,361	2,122	7.0	7.1	7.4	6.4	7.3	6.6
East Anglia	2,299	3,060	2,328	1,804	1,141	1,101	4.2	4.1	4.0	4.2	3.6	3.4
Greater London	11,146	14,400	11,409	8,825	6,797	6,046	20.4	19.5	19.4	20.5	21.2	18.8
South East	15,422	18,561	14,222	10,484	7,956	7,634	28.2	25.1	24.2	24.4	24.8	23.8
South West	4,812	6,468	5,085	4,056	2,537	2,419	8.8	8.8	8.7	9.4	7.9	7.5
West Midlands	4,582	6,940	5,235	3,358	2,600	2,365	8.4	9.4	8.9	7.8	8.1	7.4
North West	4,708	7,312	6,331	4,897	3,618	3,815	8.6	9.9	10.8	11.4	11.3	11.9
Wales	2,580	3,958	3,403	2,297	1,485	1,632	4.7	5.4	5.8	5.3	4.6	5.1
England and Wales	54,718	73,856	58,668	43,017	32,137	30,535	100	100	100	100	100	100

Sources: As Table 48a.

Table 51d Court orders for mortgage repossession: actions entered 1996 - 2001

Region	Numbers						Percentage of the total for England and Wales					
	1996	1997	1998	1999	2000	2001	1996	1997	1998	1999	2000	2001
North East	3,493	3,015	4,298	4,191	4,037	3,426	4.4	4.5	5.1	5.1	5.5	5.3
Yorkshire & The Humber	7,649	6,881	8,209	8,082	7,766	6,958	9.6	10.3	9.7	9.9	10.6	10.7
East Midlands	5,861	4,928	6,383	6,788	5,669	5,414	7.3	7.3	7.5	8.3	7.8	8.3
East	8,268	6,672	8,498	7,342	6,167	5,507	10.4	9.9	10.0	9.0	8.5	8.5
London	11,389	9,181	11,365	9,996	8,158	7,367	14.3	13.7	13.4	12.2	11.2	11.3
South East	11,647	9,131	11,189	9,371	8,585	8,170	14.6	13.6	13.2	11.5	11.8	12.6
South West	6,412	5,690	7,251	7,000	5,154	4,364	8.0	8.5	8.5	8.6	7.1	6.7
West Midlands	7,578	6,691	8,095	9,483	9,748	7,569	9.5	10.0	9.5	11.6	13.4	11.7
North West	9,865	8,818	11,351	10,735	9,413	8,974	12.4	13.1	13.4	13.2	12.9	13.8
Merseyside	2,775	2,136	2,809	3,131	2,983	2,678	3.5	3.2	3.3	3.8	4.1	4.1
Wales	4,921	3,930	5,388	5,489	5,294	4,539	6.2	5.9	6.4	6.7	7.3	7.0
England and Wales	79,858	67,073	84,836	81,608	72,974	64,966	100	100	100	100	100	100

Source: Mortgage possession statistics, Lord Chancellor's Department.

Note: Figures in Tables 51d, e & f are for government office regions; figures in Tables 51a, b & c are for standard statistical regions.

Table 51e Court orders for mortgage repossession: suspended orders 1996 - 2001

Region	Numbers						Percentage of the total for England and Wales					
	1996	1997	1998	1999	2000	2001	1996	1997	1998	1999	2000	2001
North East	2,045	1,577	2,298	2,325	1,882	1,598	4.7	4.6	5.6	6.3	5.9	5.7
Yorkshire & The Humber	3,844	3,471	4,300	4,087	3,664	3,180	8.9	10.0	10.5	11.2	11.6	11.4
East Midlands	3,036	2,563	3,085	2,774	2,436	2,421	7.0	7.4	7.6	7.6	7.7	8.7
East	4,030	2,982	3,891	3,475	2,462	2,212	9.3	8.6	9.5	9.5	7.8	7.9
London	6,435	4,659	5,327	4,493	3,081	2,651	14.8	13.5	13.1	12.3	9.7	9.5
South East	6,644	5,388	5,812	4,403	3,864	3,416	15.3	15.6	14.3	12.0	12.2	12.2
South West	3,280	2,730	3,035	2,831	2,339	1,797	7.6	7.9	7.4	7.7	7.4	6.4
West Midlands	3,839	3,368	3,757	4,054	3,652	3,481	8.8	9.7	9.2	11.1	11.5	12.5
North West	6,251	4,493	5,233	4,561	4,350	3,783	14.4	13.0	12.8	12.4	13.7	13.6
Merseyside	1,354	1,048	1,226	1,428	1,352	1,243	3.1	3.0	3.0	3.9	4.3	4.5
Wales	2,670	2,353	2,814	2,217	2,571	2,119	6.1	6.8	6.9	6.0	8.1	7.6
England and Wales	43,428	34,632	40,778	36,648	31,653	27,901	100	100	100	100	100	100

Source and note: As Table 51d.

Table 51f Court orders for mortgage repossession: orders made 1996 - 2001

Region	Numbers						Percentage of the total for England and Wales					
	1996	1997	1998	1999	2000	2001	1996	1997	1998	1999	2000	2001
North East	1,157	974	1,171	1,068	1,102	1,145	4.2	4.3	4.6	4.5	5.4	6.4
Yorkshire & The Humber	2,558	2,316	3,068	2,971	2,391	2,154	9.2	10.3	12.1	12.6	11.7	12.1
East Midlands	2,008	1,708	1,716	1,772	1,604	1,450	7.2	7.6	6.8	7.5	7.9	8.1
East	3,391	2,529	2,632	2,216	1,628	1,406	12.2	11.2	10.4	9.4	8.0	7.9
London	4,813	3,426	3,516	3,362	2,073	1,817	17.3	15.2	13.9	14.3	10.2	10.2
South East	3,968	3,120	3,410	2,709	2,621	1,934	14.3	13.9	13.5	11.5	12.9	10.9
South West	2,372	1,928	2,077	2,026	1,307	1,065	8.5	8.6	8.2	8.6	6.4	6.0
West Midlands	2,082	1,996	2,357	2,277	2,303	2,107	7.5	8.9	9.3	9.7	11.3	11.8
North West	3,484	2,666	2,901	2,768	2,915	2,660	12.5	11.8	11.5	11.8	14.3	14.9
Merseyside	555	588	769	917	799	717	2.0	2.6	3.0	3.9	3.9	4.0
Wales	1,387	1,273	1,660	1,460	1,644	1,367	5.0	5.7	6.6	6.2	8.1	7.7
England and Wales	27,775	22,524	25,277	23,546	20,387	17,822	100	100	100	100	100	100

Source and note: As Table 51d.

Table 52a **Types of letting in the private rented sector***Thousands*

Type of letting	Exclusive of non-private lodgers			Inclusive of non-private lodgers							
	1988	1990	1993/94	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Assured	–	360	375	378	367	374	331	321	254	275	213
Assured shorthold	–	140	825	826	877	945	1,074	1,165	1,223	1,241	1,221
Protected shorthold & pre-89 assured	60	40	–	–	–	–	–	–	–	–	–
All assured	60	540	1,199	1,204	1,244	1,319	1,406	1,486	1,478	1,517	1,434
Regulated, registered rent	470	320	245	245	172	167	128	121	107	79	62
Regulated, unregistered rent	600	270	162	162	139	105	114	84	81	75	60
All regulated	1,070	590	407	407	311	272	242	205	188	154	122
Not accessible to the public, rent paid	240	230	146	146	187	204	193	141	156	215	180
Not accessible to the public, rent free	270	250	230	230	244	223	223	208	231	229	202
All not accessible to the public	510	480	375	375	431	428	417	349	387	444	382
Resident landlord	110	90	73	158	181	209	198	178	169	151	192
No security	60	90	22	22	30	26	18	38	25	40	56
Total	1,810	1,790	2,077	2,166	2,197	2,254	2,280	2,255	2,247	2,305	2,186

Sources: Housing in England, 1996/97 & 1998/99, Office for National Statistics, and preliminary results from the Survey of English Housing 2000/01, Department of Transport, Local Government and the Regions.

Notes: 'Non-private lodgers' are lodgers who are members of owner-occupier or social rented sector households. Such lettings were not identified in the 1988 and 1990 surveys. Lettings not accessible to the public include tied tenancies, lettings of student residences, and lettings at low rents to friends and relatives. Pre-1989 protected shorthold lettings have been grouped with the various forms of assured tenancies, but legally they are a form of regulated tenancy.

Table 52b **Types of letting in the private rented sector**

Percentages

Type of letting	Exclusive of non-private lodgers			Inclusive of non-private lodgers							
	1988	1990	1993/94	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Assured	–	20	18	17	17	17	15	14	11	12	10
Assured shorthold	–	8	40	38	40	42	47	52	54	54	56
Protected shorthold & pre-89 assured	4	2	–	–	–	–	–	–	–	–	–
All assured	4	30	58	56	57	59	62	66	66	66	66
Regulated, registered rent	26	18	12	11	8	7	6	5	5	3	3
Regulated, unregistered rent	33	15	8	8	8	8	5	4	4	3	3
All regulated	59	33	20	19	14	12	11	9	8	7	6
Not accessible to the public, rent paid	13	13	7	7	9	9	8	6	7	9	8
Not accessible to the public, rent free	15	14	11	11	11	10	10	9	10	10	9
All not accessible to the public	28	27	18	17	20	19	18	15	17	19	17
Resident landlord	6	4	4	7	8	9	9	8	8	7	9
No security	4	5	1	1	1	1	1	2	1	2	3
Total	100	100	100	100	100	100	100	100	100	100	100

Sources and Notes: See Table 52a

Table 53 **University of York Index of Private Rents and Yields: annual average valuations weekly rents and gross yields (2000)**

	Detached houses		Semi-detached houses		Terrace houses		2 bedroom flats		1 bedroom flats		Bedsits	
	(£)	(%)	(£)	(%)	(£)	(%)	(£)	(%)	(£)	(%)	(£)	(%)
North	97	5.5	79	6.4	65	10.0	64	10.9	58	11.3	40	21.2
Yorkshire & Humberside	105	5.8	82	7.0	69	8.9	69	10.3	63	10.9	40	17.2
North West	119	6.4	90	7.4	69	10.1	70	11.6	61	11.7	41	21.5
West Midlands	138	5.6	102	6.8	82	7.5	79	12.0	72	13.8	47	14.6
East Midlands	103	5.5	79	6.8	68	9.0	65	12.4	60	12.9	39	21.1
East Anglia	138	..	94	..	87	..	81	..	70	..	51	..
South West	139	5.6	115	6.3	98	7.6	97	9.0	81	9.5	49	15.1
South East	203	5.6	151	6.5	128	8.1	112	10.5	89	10.9	53	16.2
Greater London	305	5.7	220	6.6	194	7.7	215	8.2	169	8.0	73	9.4
Scotland	101	5.4	93	6.0	85	7.2	82	9.4	68	10.6	46	12.9
Wales	100	5.2	83	6.7	71	9.7	71	10.8	62	13.3	40	18.0
Northern Ireland	90	4.9	79	6.8	70	8.3	69	8.6	56	8.0	37	9.7
United Kingdom	143	5.5	119	6.7	103	8.7	133	9.8	108	10.2	54	15.5

Notes: 1. Figures in the table are derived from the University of York valuations index. The index is constructed from open market valuations on a specified panel of properties, which are made specifically for the University of York Index by the Rent Officer Service at the local authority level. The valuations have been weighted to reflect the mix of the property types in each district.

2. Figures not provided in the table due to insufficient open market evidence for the vacant possession capital values valuations to be made are denoted by '..'.

3. Gross yield is the annual rent as a proportion of the vacant possession capital value, and is exclusive of running costs and capital gains.

4. Further information about the University of York Index can be obtained from the Centre for Housing Policy, University of York, York, YO10 5DD. Telephone: 01904 43369; Facsimile: 01904 432318; E-mail: UoY.Index@york.ac.uk; Internet: www.york.ac.uk/inst/chp

Section 3 Compendium of tables

Social housing expenditure plans

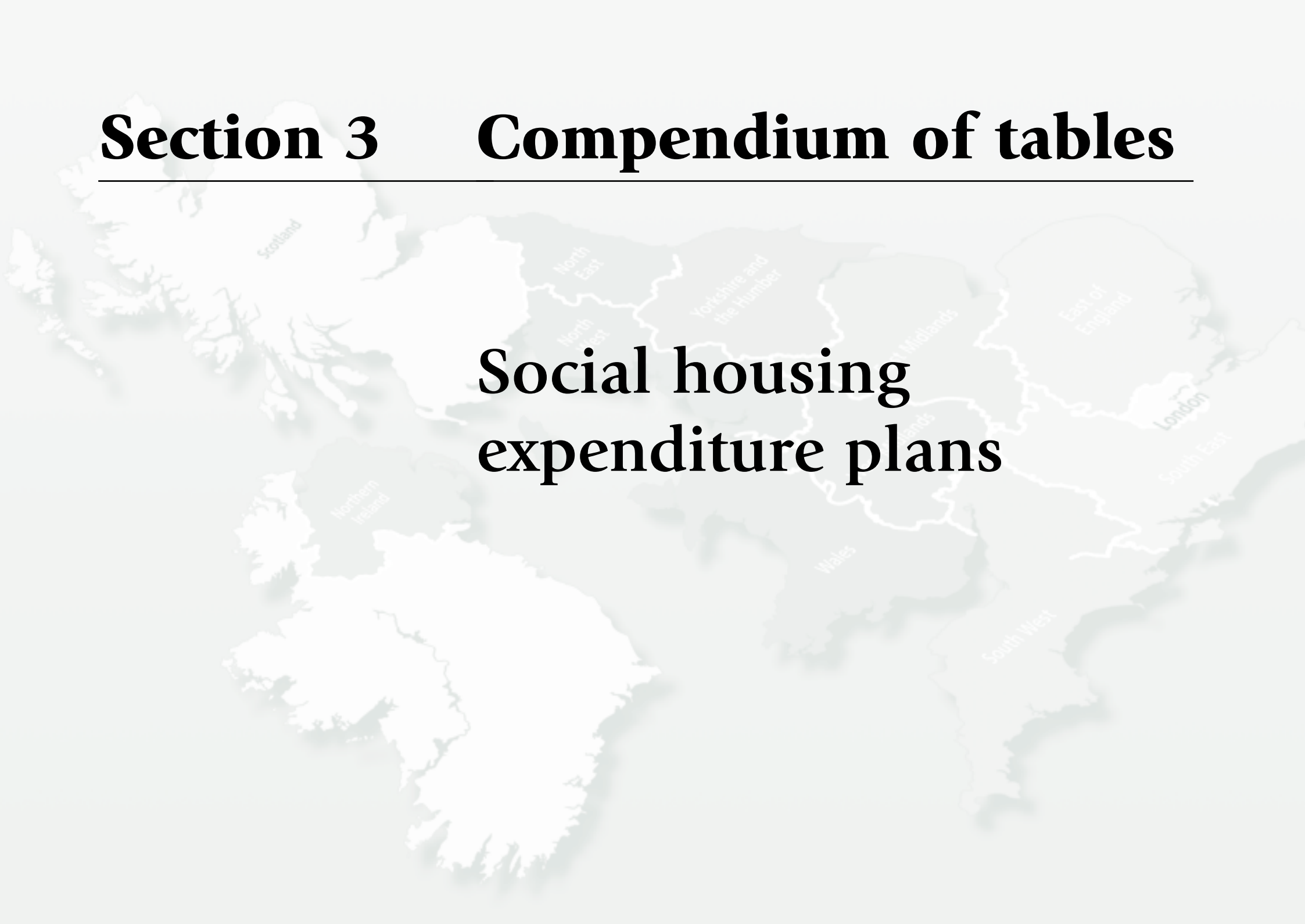


Table 54 Territorial analysis of identifiable government expenditure in the UK

£ million

	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Housing expenditure (A)																
England	3,099	2,932	2,957	2,055	3,926	3,549	4,314	4,791	3,905	3,890	3,620	3,396	2,708	2,612	2,062	2,413
Wales	135	183	231	185	249	323	345	425	388	383	397	359	297	321	221	234
Scotland	624	586	562	441	589	649	718	640	646	664	587	582	475	508	469	469
Northern Ireland	346	335	337	335	268	245	255	261	237	226	257	241	238	238	236	231
United Kingdom	4,204	4,036	4,086	3,015	5,033	4,766	5,631	6,117	5,177	5,164	4,861	4,579	3,718	3,679	2,988	3,347
All government expenditure (B)																
England	84,557	90,646	96,908	101,681	112,795	124,499	143,581	160,448	170,116	178,402	189,320	193,280	196,336	202,288	213,044	226,446
Wales	5,565	6,192	6,627	7,121	7,671	8,495	9,367	11,438	11,982	12,549	13,334	13,678	13,838	14,410	14,877	15,622
Scotland	11,682	12,528	13,277	13,975	14,973	16,308	17,885	20,833	22,229	23,275	24,224	24,680	25,029	25,830	26,970	28,428
Northern Ireland	4,318	4,620	4,910	5,633	5,930	6,107	6,725	7,476	8,023	8,315	8,692	9,081	9,261	9,627	10,033	10,906
United Kingdom	106,122	113,986	121,721	128,410	141,368	155,410	177,558	200,195	212,351	222,541	235,570	240,719	244,464	252,155	264,924	281,402
Housing share of government expenditure (A/B) (percentages)																
England	3.7	3.2	3.1	2.0	3.5	2.9	3.0	3.0	2.3	2.2	1.9	1.8	1.4	1.3	1.0	1.1
Wales	2.4	3.0	3.5	2.6	3.2	3.8	3.7	3.7	3.2	3.1	3.0	2.6	2.1	2.2	1.5	1.5
Scotland	5.3	4.7	4.2	3.2	3.9	4.0	4.0	3.1	2.9	2.9	2.4	2.4	1.9	2.0	1.7	1.6
Northern Ireland	8.0	7.2	6.9	5.9	4.5	4.0	3.8	3.5	3.0	2.7	3.0	2.7	2.6	2.5	2.4	2.1
United Kingdom	4.0	3.5	3.4	2.3	3.6	3.1	3.2	3.1	2.4	2.3	2.1	1.9	1.5	1.5	1.1	1.2

Sources: Public Expenditure Analyses, Cm 1520, Cm 1920, Cm 2219, Cm 2519, Cm 2821, Cm 3201, Cm 3601, Cm 3901, Cm 4201, Cm 4601, Cm 5101 & Cm 5401.

Notes: Identifiable government expenditure is net of housing capital receipts, which are treated as 'negative expenditure' rather than income. Housing expenditure excludes housing benefit subsidy.

Table 55a **Gross social housing investment in Great Britain***£ million (cash)*

	1979/80	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
																							estimates
England	3,508	3,403	3,271	4,065	4,405	4,286	3,794	3,775	4,077	4,444	6,100	4,430	4,616	5,182	5,057	4,462	3,908	3,698	3,176	3,250	3,141	3,580	3,930
Wales	153	146	128	185	257	210	180	239	293	295	376	371	370	457	432	419	411	370	314	300	262	249	257
Scotland	382	477	513	577	706	583	594	655	836	895	952	942	958	941	992	1,026	961	779	574	574	602	583	608
Great Britain	4,043	4,026	3,912	4,827	5,368	5,079	4,568	4,669	5,206	5,634	7,428	5,743	5,944	6,580	6,481	5,907	5,280	4,847	4,064	4,124	4,005	4,412	4,795

Sources: See Tables 60a, 72, 73 and 77.

Note: Figures exclude private finance. See source tables for further notes.

Table 55b **Gross social housing investment in Great Britain at constant prices***£ million (2000/01 prices)*

	1979/80	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
																							estimates
England	10,089	8,276	7,266	8,442	8,754	8,091	6,792	6,546	6,706	6,843	8,766	5,905	5,800	6,306	6,006	5,230	4,454	4,086	3,404	3,389	3,199	3,580	3,825
Wales	439	355	284	384	511	396	322	414	482	454	540	495	465	556	513	491	468	408	337	313	267	249	250
Scotland	1,100	1,160	1,140	1,198	1,403	1,101	1,063	1,136	1,375	1,378	1,368	1,256	1,204	1,145	1,178	1,203	1,095	861	615	598	613	583	592
Great Britain	11,628	9,790	8,690	10,025	10,668	9,588	8,178	8,096	8,563	8,676	10,674	7,655	7,468	8,008	7,697	6,924	6,017	5,355	4,356	4,300	4,079	4,412	4,667

Sources: As Table 55a.

Note: 2000/01 prices calculated by application of the adjusted GDP deflator.

Table 56 Local authority gross investment plans, including use of capital receipts and RCCOs, in Great Britain

£ million

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
England																	
Capital provision	1,569	1,512	1,375	1,233	1,695	1,793	1,616	1,435	1,215	1,158	1,087	981	1,227	1,254	1,904	2,387	2,547
Estate Action	45	75	140	190	180	268	348	357	373	316	252	174	96	67	64	39	13
Local resources	1,380	1,659	2,056	3,674	1,245	746	751	1,273	1,219	1,123	1,179	1,245	1,227	1,100	805	700	600
Total	2,994	3,246	3,570	5,098	3,122	2,812	2,721	3,065	2,807	2,597	2,518	2,400	2,550	2,420	2,777	3,126	3,160
Wales																	
Capital provision	142	153	115	115	184	194	263	254	267	262	257	210	216	201	194	199	199
Local resources	45	75	108	171	71	43	21	37	25	43	14	33	17	- 8	- 1	0	0
Total	187	228	223	286	255	238	283	292	292	305	271	243	233	193	193	199	199
Scotland																	
Capital provision	312	411	351	312	322	311	273	285	301	290	267	255	268	271	330	360	358
Local resources	141	193	281	332	299	276	307	309	329	295	191	132	153	189	190	182	178
Total	453	604	632	643	621	587	580	594	630	585	458	387	421	460	520	542	536
Great Britain																	
Capital provision	2,068	2,151	1,981	1,850	2,381	2,566	2,500	2,331	2,156	2,026	1,863	1,620	1,807	1,793	2,492	2,985	3,117
Local resources	1,566	1,927	2,445	4,177	1,615	1,065	1,079	1,619	1,573	1,461	1,384	1,410	1,397	1,281	994	882	778
Total	3,634	4,078	4,425	6,027	3,998	3,637	3,584	3,951	3,729	3,487	3,247	3,030	3,204	3,073	3,490	3,867	3,895

Sources: See tables for local authority gross investment in each country.

Notes: Capital provision includes all credit approvals, and capital grants, excluding provision for the Estate Action programme in England, which is shown separately, and the Urban Programme. Local resources comprise use of capital receipts and RCCOs (revenue contributions to capital outlay). Estimates of use of local resources are included for 2001/02 and 2002/03. Welsh capital provision figures include capital vired to Housing for Wales for local housing association schemes. Scottish figures for 1995/96 and 1996/97 exclude provision for transfers of existing new town stock.

Table 57 Housing associations' gross investment expenditure, including use of private finance, in Great Britain

£ million

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
																estimate	estimate
England																	
Housing Corporation	809	864	881	1,034	1,234	1,732	2,369	1,843	1,530	1,183	1,078	684	607	638	717	775	921
Local authorities	145	156	128	308	193	179	286	388	331	354	327	320	339	330	433	450	450
Private finance	0	25	125	250	250	700	1,050	1,250	1,400	1,400	1,400	1,100	1,000	850	1,100	900	700
Total	954	1,045	1,134	1,592	1,677	2,611	3,705	3,481	3,261	2,937	2,805	2,104	1,946	1,818	2,250	2,125	2,071
Housing for Wales																	
Capital programme	52	63	66	73	102	115	163	131	122	100	92	66	68	68	55	58	58
Local authorities	0	2	7	17	14	17	11	10	5	6	7	2	-	-	-	-	-
Private finance	0	8	8	22	33	53	73	70	68	76	75	45	42	42	36	36	36
Total	52	72	80	112	149	186	247	211	195	183	174	116	109	110	90	93	94
Scottish Homes																	
Capital programme	114	132	164	203	195	220	255	263	269	279	256	174	165	172	181	193	185
Local authorities	-	-	-	-	11	8	3	10	-	-	-	-	-	-	-	-	-
Private finance	0	0	0	5	43	42	63	73	81	118	92	74	85	105	116	119	77
Total	114	132	164	208	249	271	321	346	350	397	348	248	250	277	297	312	263
Great Britain																	
'Housing corporations'	975	1,059	1,111	1,310	1,531	2,067	2,787	2,237	1,921	1,562	1,426	924	840	878	953	1,026	1,164
Local authority	145	158	135	325	218	204	300	408	336	360	334	322	339	330	433	450	450
Private finance	0	33	133	277	326	795	1,186	1,393	1,549	1,594	1,567	1,219	1,127	997	1,252	1,055	813
Total	1,120	1,249	1,378	1,912	2,075	3,068	4,273	4,038	3,806	3,517	3,327	2,468	2,305	2,205	2,637	2,530	2,428

Sources: See Tables 60, 61, 62, 73 & 80. English private finance figures are author's estimates based on various sources, for most years, but the 2001/02 estimate comes from the Housing Corporation's Investment Bulletin.

Notes: English figures include HAG on deferred interest, but exclude expenditure under the rough sleepers, ERCF and other 'non-ADP' programmes. In Scotland and Wales, councils provided their funding for housing associations through Scottish Homes and Housing for Wales. Scottish figures exclude provision for NLF repayments, expenditure on Scottish Homes' properties and 'GRO' grants to private developers. 'Housing corporations' include Housing for Wales (Tai Cymru), and Scottish Homes; these are now part of the respective administrations of the Scottish Parliament and the Welsh Assembly. English figures for local authority investment in 2001/02 and 2002/03 are estimates.

Table 58 Receipts from council and new town house sales

£ million

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	Cumulative total
England																						
Local authorities	655.9	1,240.7	1,768.7	1,316.4	1,107.7	1,061.1	1,237.4	1,697.2	2,652.5	2,700.4	1,616.3	1,089.2	841.4	1,022.9	945.6	670.7	732.7	923.5	938.7	1,411.0	1,455.6	27,085.6
New towns	29.4	38.5	43.0	49.9	49.0	31.2	43.3	62.3	98.1	73.8	21.9	16.6	4.7	4.1	-	-	-	-	-	-	-	565.8
Total	685.3	1,279.2	1,811.7	1,366.3	1,156.7	1,092.3	1,280.7	1,759.5	2,750.6	2,774.2	1,638.2	1,105.8	846.1	1,027.0	945.6	670.7	732.7	923.5	938.7	1,411.0	1,455.6	27,651.4
Wales																						
Local authorities	12.1	92.3	111.0	61.4	45.4	43.3	54.4	58.7	113.2	151.9	72.1	50.1	41.8	45.6	49.3	38.9	35.1	48.8	42.9	61.4	61.4	1,291.1
New towns	2.3	4.7	10.2	4.5	3.4	3.2	0.3	0.5	1.1	1.1	1.2	1.0	0.8	0.8	0.5	0.6	-	-	-	-	-	36.2
Total	14.4	97.0	121.2	65.9	48.8	46.5	54.7	59.2	114.3	153.0	73.3	51.1	42.6	46.4	49.8	39.5	35.1	48.8	42.9	61.4	61.4	1,327.3
Scotland																						
Local authorities	23.7	61.3	101.3	121.3	116.0	104.8	116.4	166.3	254.3	300.6	256.7	239.3	251.4	237.0	244.3	186.6	196.2	228.0	193.7	214.4	208.4	3,822.0
New towns	12.2	16.5	15.5	22.4	21.3	16.3	19.6	26.2	29.2	48.2	37.0	25.4	22.7	25.0	29.2	21.0	3.7	-	-	-	-	391.4
Total	35.9	77.8	116.8	143.7	137.3	121.1	136.0	192.5	283.5	348.8	293.7	264.7	274.1	262.0	273.5	207.6	199.9	228.0	193.7	214.4	208.4	4,213.4
Great Britain																						
Local authorities	691.7	1,394.3	1,981.0	1,499.1	1,269.1	1,209.2	1,408.2	1,922.2	3,020.0	3,152.9	1,945.1	1,378.6	1,134.6	1,305.5	1,239.2	896.2	964.0	1,200.3	1,175.3	1,686.8	1,725.4	32,198.7
New towns	43.9	59.7	68.7	76.8	73.7	50.7	63.2	89.0	128.4	123.1	60.1	43.0	28.2	29.9	29.7	21.6	3.7	-	-	-	-	993.4
Total	735.6	1,454.0	2,049.7	1,575.9	1,342.8	1,259.9	1,471.4	2,011.2	3,148.4	3,276.0	2,005.2	1,421.6	1,162.8	1,335.4	1,268.9	917.8	967.7	1,200.3	1,175.3	1,686.8	1,725.4	33,192.1

Sources: Housing and Construction Statistics, Department of Local Government, Transport and the Regions.

Note: Receipts shown are the selling price of dwellings sold net of discounts. They comprise initial receipts plus the value of any mortgages granted by the local authority or new town.

Table 59 UK local authority housing revenue accounts³

£ million

	1970	1975	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Income																			
Rent on dwellings:																			
Paid by tenants ¹	576	935	1,778	2,063	2,187	2,239	2,389	2,478	2,813	3,085	2,924	2,740	2,608	2,927	2,984	2,645	3,305	3,253	3,075
Rent rebates ¹	–	237	541	2,190	2,285	2,389	2,547	2,773	3,003	3,442	4,193	4,799	5,272	5,350	5,428	5,485	5,372	5,353	5,331
Rent on other properties	22	36	75	108	125	130	144	173	183	192	212	229	222	219	215	209	216	218	205
Subsidies:																			
Central government ²	155	700	1,715	537	521	501	577	688	1,132	1,175	1,030	914	741	765	725	710	744	728	506
Local authorities ²	96	213	516	578	538	502	537	503	129	–	–	1	–	–	3	1	1	3	7
Other income	6	13	133	393	306	305	336	402	409	419	400	402	393	372	368	374	506	461	766
Total	896	2,134	4,758	5,869	5,962	6,066	6,530	7,017	7,669	8,313	8,759	9,085	9,236	9,633	9,723	9,424	10,144	10,016	9,890
Expenditure																			
Supervision and management	75	271	649	1,084	1,172	1,251	1,401	1,551	1,631	1,741	1,855	1,950	2,010	2,134	2,156	2,196	2,218	2,263	2,309
Repairs	135	370	1,015	1,558	1,616	1,686	1,845	1,982	2,253	2,373	2,491	2,563	2,540	2,737	2,755	2,761	2,771	2,706	2,616
Debt interest (net)	562	1,254	2,715	2,447	2,591	2,361	2,298	2,341	2,306	2,048	1,834	2,012	2,172	2,254	2,350	2,116	2,040	1,923	1,744
Capital repayments	100	161	306	449	504	520	549	583	591	603	1,021	996	864	800	1,424	721	713	721	861
Other current expenditure	16	17	63	184	118	107	142	246	326	391	413	383	316	270	238	226	242	267	242
Balance	8	61	10	147	- 39	141	295	314	562	1,157	1,145	1,181	1,334	1,367	838	1,404	2160	2136	2118
Total	896	2,134	4,758	5,869	5,962	6,066	6,530	7,017	7,669	8,313	8,759	9,085	9,236	9,633	9,723	9,424	10,144	10,016	9,890

Source: United Kingdom National Accounts (1980-2001 editions), Office for National Statistics.

Notes: 1. Prior to April 1983, supplementary benefit in respect of rent was generally paid direct to tenants. After that date it became housing benefit automatically paid direct to the local authority. As a result of that change those payments transfer from the rent paid by tenants to the rent rebate line. The rent rebate scheme was first introduced in 1972.

2. From April 1990, local authority subsidies were ended in England and Wales. Equivalent amounts were then included in the calculation of central government subsidy under transitional arrangements. Restrictions on local authority subsidies, leading to their phased reduction applied from 1981/82 onwards in Scotland.

3. Figures in this table are derived from a different source than those in Table 67 onwards, and direct comparisons cannot be made.

Table 60a Housing capital investment in England

£ million (cash)

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Gross housing investment																					
Local authority investment:																					
+ New build & acquisitions	1,008	760	736	743	792	704	612	625	782	932	544	431	211	252	105	71	65	50	48	51	50
+ HRA stock renovation	670	620	962	1,148	1,280	1,315	1,521	1,742	1,904	2,953	1,721	1,483	1,561	1,710	1,708	1,550	1,452	1,436	1,557	1,496	1,746
+ Housing association	170	142	134	138	147	120	145	156	128	308	193	179	286	388	331	354	327	329	339	330	433
+ Private renovation	263	321	550	1,040	869	581	519	534	458	489	488	545	527	594	565	581	622	481	494	465	529
+ Home-ownership	611	776	830	477	391	276	196	188	300	417	176	174	136	121	98	41	52	105	112	79	19
+ Urban programme	9	14	23	25	22	27	24	25	34	26	42	29	33	46	-	-	-	-	-	-	-
= Local authority total	2,729	2,633	3,235	3,571	3,501	3,023	3,017	3,270	3,604	5,124	3,164	2,841	2,754	3,111	2,807	2,597	2,518	2,400	2,550	2,420	2,777
+ New towns	165	115	71	85	81	56	40	50	46	39	32	27	18	12	17	20	-	-	-	-	-
+ Housing Corporation	508	521	755	734	697	711	715	752	791	935	1,232	1,732	2,369	1,843	1,530	1,183	1,078	684	607	638	717
+ HATS	-	-	-	-	-	-	-	-	-	-	-	10	27	78	92	93	90	89	90	83	86
+ Other	0	2	4	15	7	4	3	3	2	3	2	6	12	11	11	15	12	3	3	0	0
= Total gross investment (A)	3,403	3,271	4,065	4,405	4,286	3,794	3,775	4,077	4,444	6,100	4,430	4,616	5,181	5,055	4,457	3,908	3,698	3,176	3,250	3,141	3,580
Capital receipts																					
Local authority																					
+ New towns	19	38	63	84	88	64	98	143	226	207	111	195	47	166	61	68	-	-	-	-	-
+ Housing Corporation	13	29	76	110	86	101	129	117	139	125	78	93	63	48	43	31	540	671	4	0	6
+ Other	4	2	0	0	1	2	2	4	2	2	0	0	0	0	0	0	0	0	0	0	0
= Total capital receipts (B)	1,073	1,754	2,630	2,351	2,117	2,004	2,262	2,633	3,790	3,653	2,584	1,837	1,542	2,044	1,646	1,423	1,613	1,961	1,612	2,082	2,003
Net housing investment																					
Local authority																					
+ New towns	146	77	8	1	- 7	- 8	- 58	- 93	- 180	- 168	- 79	- 168	- 29	- 154	- 44	- 48	-	-	-	-	-
+ Housing Corporation	495	492	679	624	611	610	586	635	652	810	1,154	1,639	2,306	1,795	1,487	1,153	538	13	603	638	711
+ HATS	-	-	-	-	-	-	-	-	-	-	-	10	27	78	92	93	90	89	90	83	86
+ Other	- 3	2	4	14	6	3	1	- 1	0	1	2	6	12	11	11	15	22	-	-	-	-
+ Total net investment (A - B)	2,330	1,517	1,436	2,054	2,169	1,790	1,513	1,444	654	2,447	1,846	2,779	3,638	3,011	2,811	2,486	2,095	1,212	1,635	1,059	1,577

Sources: Public Expenditure Plans, Department of Transport, Local Government and the Regions.

Notes: Local authority capital receipts are shown gross of loans to purchasing council tenants, which are also included as expenditure in the home-ownership row. Expenditure for the Housing Corporation for the years to 1989/90 exclude capitalised interest, which has only in recent years been added to the Corporation's expenditure total. Local authority stock renovation includes the Estate Action programme. All 1999/00 and 2000/01 figures are provisional.

Table 60b Housing capital investment in England at constant prices

£ million (1997/98 prices)

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Gross housing investment																					
Local authority investment:																					
+ New build & acquisitions	2,451	1,688	1,529	1,477	1,495	1,221	1,007	962	1,124	1,242	684	525	251	295	120	78	72	54	50	52	50
+ HRA stock renovation	1,629	1,377	1,998	2,281	2,416	2,280	2,502	2,682	2,736	3,936	2,162	1,805	1,854	2,004	1,946	1,713	1,604	1,539	1,623	1,524	1,746
+ Housing association	413	315	278	274	278	208	238	240	184	411	242	218	340	455	377	391	361	353	353	336	433
+ Private renovation	640	713	1,142	2,066	1,641	1,007	854	822	658	652	613	663	626	696	644	642	687	516	515	474	529
+ Home-ownership	1,486	1,724	1,724	948	738	479	322	289	431	556	221	212	162	142	112	45	57	113	117	80	19
+ Urban programme	22	31	48	50	42	47	39	38	49	35	53	35	39	54	0	0	0	0	0	0	0
= Local authority total	6,637	5,849	6,719	7,097	6,609	5,242	4,962	5,035	5,179	6,830	3,975	3,457	3,271	3,647	3,199	2,869	2,782	2,572	2,659	2,465	2,777
+ New towns	401	255	147	169	153	97	66	77	66	52	40	33	21	14	19	22	0	0	0	0	0
+ Housing Corporation	1,235	1,157	1,568	1,459	1,316	1,233	1,176	1,158	1,137	1,246	1,548	2,108	2,814	2,160	1,744	1,307	1,191	733	633	650	717
+ HATS	-	-	-	-	-	-	-	-	-	-	-	12	32	91	105	103	99	95	94	85	86
+ Other	0	4	8	30	13	7	5	5	3	4	3	7	14	13	13	17	13	3	3	0	0
= Total gross investment (A)	8,276	7,266	8,442	8,754	8,091	6,579	6,209	6,278	6,386	8,131	5,566	5,618	6,153	5,925	5,079	4,318	4,086	3,404	3,389	3,199	3,580
Capital receipts																					
Local authority																					
+ New towns	46	84	131	167	166	111	161	220	325	276	139	237	56	195	70	75	0	0	0	0	0
+ Housing Corporation	32	64	158	219	162	175	212	180	200	167	98	113	75	56	49	34	597	719	4	0	6
+ Other	10	4	0	0	2	3	3	6	3	3	0	0	0	0	0	0	0	0	0	0	0
= Total capital receipts (B)	2,609	3,896	5,462	4,672	3,997	3,475	3,720	4,055	5,446	4,869	3,247	2,236	1,831	2,396	1,876	1,572	1,782	2,102	1,681	2,120	2,003
Net housing investment																					
Local authority																					
+ New towns	355	171	17	2	- 13	- 14	- 95	- 143	- 259	- 224	- 99	- 204	- 34	- 181	- 50	- 53	0	0	0	0	0
+ Housing Corporation	1,204	1,093	1,410	1,240	1,153	1,058	964	978	937	1,080	1,450	1,995	2,739	2,104	1,695	1,274	594	14	629	650	711
+ HATS	-	-	-	-	-	-	-	-	-	-	-	12	32	91	105	103	99	95	94	85	86
+ Other	- 7	4	8	28	11	5	2	- 2	0	1	3	7	14	13	13	17	24	0	0	0	0
+ Total net investment (A – B)	5,666	3,370	2,982	4,082	4,095	3,104	2,488	2,224	940	3,262	2,319	3,382	4,321	3,529	3,203	2,747	2,315	1,299	1,705	1,079	1,577

Sources and Notes: As Table 60a.

Table 61 Housing capital provision in England

£ million

	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04
	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	estimated	plans	plans	plans
																	outturn		
Housing Corporation																			
Gross (A)	841	809	864	881	1,034	1,234	1,732	2,369	1,843	1,530	1,183	1,078	684	607	638	717	806	946	1,242
- Capital receipts	105	132	124	143	127	78	93	63	48	43	31	40	17	4	3	6	6	6	6
- Mortgage portfolio receipts												500	654						
= Net Housing Corporation (B)	737	677	740	738	907	1,154	1,639	2,306	1,795	1,487	1,153	538	13	603	635	711	801	941	1,237
Local authorities																			
Credit approvals	1,586	1,423	1,362	1,178	908	1,384	1,441	1,194	1,020	872	820	751	666	987	1,024	1,820	684	945	1,142
+ Major Repairs Allowance																	1,600	1,500	1,400
+ Capital grants	138	146	150	197	325	311	352	422	415	327	323	297	260	222	225	84	103	102	97
+ Estate Action		45	75	140	190	180	268	348	357	373	316	252	174	96	67	64	39	13	5
+ Estates Renewal Challenge Fund												26	51	18	4				
= Total capital provision (C)	1,721	1,613	1,588	1,514	1,424	1,877	2,066	1,970	1,792	1,572	1,459	1,326	1,151	1,323	1,320	1,968	2,426	2,560	2,644
+ LA 'self financed'	1,275	1,380	1,659	2,056	3,674	1,245	746	751	1,273	1,235	1,138	1,192	1,245	1,230	1,100	805	700	600	500
= Gross LA capital (D)	2,996	2,993	3,247	3,570	5,098	3,122	2,812	2,721	3,065	2,807	2,597	2,518	2,400	2,550	2,420	2,777	3,126	3,160	3,144
New programmes (E)																	14	184	160
HATS (F)							10	27	78	92	93	90	88	91	83	103	109	139	88
Total central government capital provision (B+C+E+F)	2,458	2,290	2,328	2,252	2,331	3,031	3,715	4,303	3,665	3,151	2,705	1,954	1,252	2,017	2,038	2,782	3,336	3,654	4,153
Total gross capital (A+D+E+F)	3,837	3,802	4,111	4,451	6,132	4,356	4,554	5,117	4,986	4,429	3,873	3,686	3,172	3,248	3,141	3,597	4,055	4,429	4,634

Sources: Cm 1508, Cm 1908, Cm 2207, Cm 2507, Cm 2807, Cm 3207, Cm 3906, Cm 4204, Cm 5105 and Cm 5405, Department of Transport, Local Government and the Regions.

Notes: Estimates of local authority 'self financed' and total capital spending for 2001/02 and subsequent years. Credit approvals are shown net of provision for the Estates Action programme. This is shown separately, as from 1994/95 the programme has been switched to the Single Regeneration Budget. Capital grants include Gypsy site grant and other minor capital programmes. The New Programmes are the new starter homes initiative (for key workers) and the safer communities supported housing fund.

Provisional figures for gross capital spending for years from 2001/02. Local authority 'self financed' figures for those years are author's estimates, based on estimated useable receipts and use of RCCOs, planned provision and estimated gross local authority spending.

Table 62 Housing Corporation Approved Development Programme

£ million

Item	1989/90 outturn	1990/91 outturn	1991/92 outturn	1992/93 outturn	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 outturn	2002/03 plans	2003/04 plans	2004/05 plans
Housing for rent	826	1,006	1,525	2,199	1,539	1,246	948	851	541	506	558	620	687	807	1,074	1,081
+ Housing for sale	107	65	87	124	290	280	234	216	160	115	79	97	88	114	143	135
+ HAG on deferred interest	99	158	118	45	14	3	1	1	0	0	0	0	0	0	0	0
+ Other capital expenditure	2	3	2	1	1	1	0	0	1	0	0	0	0	1	1	1
= Gross capital expenditure	1,034	1,232	1,732	2,369	1,843	1,530	1,183	1,068	702	621	638	717	775	921	1,217	1,217
– ADP capital receipts	127	78	93	63	48	43	31	37	17	4	1	5	2	5	5	5
– Non-ADP capital receipts								500	654		2	1	1			
= Net capital expenditure	907	1,154	1,639	2,306	1,795	1,487	1,153	531	31	617	634	711	772	916	1,212	1,212

Sources: Cms 1508, 3207, 3607 & 4204, Housing Corporation ADP Bulletins March 1999, March 2000, March 2001 and April 2002; The Housing Corporation.

Notes: Housing for rent figures include major repairs, mini-HAG, Rough Sleepers Initiative and City Challenge, but exclude ERCF. Housing for sale includes Purchase Grant from 1996/97.

Non ADP receipts are loan receipts, including those, in 1996/97 and 1997/98, from the sale of the Housing Corporation loans portfolio.

Table 63 **Housing Corporation planned revenue expenditure***£ million*

Item	1989/90 outturn	1990/91 outturn	1991/92 outturn	1992/93 outturn	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimate	2002/03 plans	2003/04 plans
Supported Housing Management Grant	29	39	62	95	98	128	123	136	135	121	135	125	127	157	162
+ Other grants and subsidies	25	29	42	41	48	72	75	82	73	29	19	18	28	27	28
+ Running costs	20	24	25	28	30	31	31	32	29	28	30	31	34	34	34
= Total revenue expenditure	74	91	129	164	176	231	229	250	237	177	184	174	189	218	224

Sources: Cms 1508, 3207, 3607 & 3906, Housing Corporation. All figures from 1997/98 onwards are from the Housing Corporation.

Notes: Supported Housing Management Grant replaced Special Needs Management Allowance, which previously replaced Hostel Deficit Grant. 'Other grants and subsidies' includes the grants for Corporation Tax relief, Rough Sleepers Initiative, ERCF revenue funding, and Innovation and good practice grants.

Table 64a Local authority housing capital expenditure in England by region

£ million

Region	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 plans	2002/03 proposals
North	163.6	168.2	154.9	129.7	110.4	133.9	146.1	161.1	191.5	198.6
Yorkshire & The Humber	270.3	273.7	272.7	245.1	217.9	239.9	235.0	277.7	356.5	350.7
North West	402.6	403.3	385.2	363.6	319.5	335.0	318.3	378.2	448.7	457.5
East Midlands	205.1	190.7	184.8	169.5	135.5	139.8	142.1	171.1	235.9	228.4
West Midlands	319.1	298.6	270.0	269.0	225.2	232.9	211.8	257.4	313.0	340.2
East	326.8	227.7	207.1	208.8	186.8	206.9	194.3	224.0	326.7	307.5
London	712.0	641.0	701.3	683.1	685.5	714.4	682.0	795.0	876.4	886.4
South East	364.6	346.4	353.5	324.6	321.2	327.2	312.7	321.0	450.6	414.0
South West	242.6	243.6	215.4	178.5	164.1	181.1	175.5	191.5	248.9	234.6
England	3,006.6	2,793.3	2,744.8	2,571.9	2,366.2	2,511.1	2,418.0	2,776.9	3,448.2	3,417.9

Table 64b Local authority regional shares of housing capital expenditure in England

Percentages

Region	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	Shares of 'GNI' ¹
North	5.4	6.0	5.6	5.0	4.7	5.3	6.0	5.8	5.6	5.8	4.5
Yorkshire & The Humber	9.0	9.8	9.9	9.5	9.2	9.6	9.7	10.0	10.3	10.3	8.1
North West	13.4	14.4	14.0	14.1	13.5	13.3	13.2	13.6	13.0	13.4	9.7
East Midlands	6.8	6.8	6.7	6.6	5.7	5.6	5.9	6.2	6.8	6.7	6.0
West Midlands	10.6	10.7	9.8	10.5	9.5	9.3	8.8	9.3	9.1	10.0	9.1
East	10.9	8.2	7.5	8.1	7.9	8.2	8.0	8.1	9.5	9.0	8.4
London	23.7	22.9	25.5	26.6	29.0	28.4	28.2	28.6	25.4	25.9	36.2
South East	11.5	12.7	11.8	12.5	13.8	12.5	12.9	11.6	13.1	12.1	10.9
South West	8.1	8.7	7.8	6.9	6.9	7.2	7.3	6.9	7.2	6.9	9.9
England	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources: Housing Investment Programme data, Department of Transport, Local Government and the Regions

Notes: Figures for 1993/94 relate to cash expenditure, while later years are accruals.

1. The 'GNI' is the General Needs Index of statistical indicators used in the regional allocation of housing capital guidelines. The GNI regional shares shown are those for 1994/95.

Table 65a Estate Action programme

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04
Financial provision (£m)	45	75	140	190	180	268	348	357	373	316	252	174	96	67	64	39	13	5
Continuing schemes	0	85	130	213	212	210	236	245	285	275	197	109	47	-	-	-	-	-
New schemes started,	138	106	190	162	118	163	162	163	115	-	-	-	-	-	-	-	-	-
of which involving private finance	18	22	14	30	41	77	107	105	57	-	-	-	-	-	-	-	-	-
Dwellings improved	-	47,000	79,400	63,700	49,500	62,600	69,200	66,000	46,178	26,313	20,239	10,997	6,956	-	-	-	-	-
Disposals to the private sector	3,400	3,200	4,000	4,200	2,500	3,800	3,000	3,900	4,543	914	151	71	84	-	-	-	-	-
Estates where tenants participate in management	3	7	8	30	47	46	53	39	56	-	-	-	-	-	-	-	-	-

Sources: Cms 1508, 1908, 2207, 2507, 2807, 3207, 3607, 3906, 4204 & 4604; Department of Transport, Local Government and the Regions.

Notes: From 1994/95 the Estate Action programme has formed part of the Single Regeneration Budget (SRB), and from 1995/96 funding is provided only to complete existing schemes. Disposals of dwellings do not include Right to Buy sales.

Table 65b City Challenge programme housing outputs

	1995/96 actual	1996/97 actual	1997/98 actual	Five-year outputs
Dwellings completed or improved	26,038	28,989	13,277	110,154
of which, dwellings for sale	2,876	3,786	1,539	10,520

Sources: Cms 3906 & 4204.

Notes: The programme has been discontinued, with few completions in 1998/99 & 1999/00.

Table 65d English Partnerships

	1999/00 actual	2000/01 actual	2001/02 estimates	2002/03 estimates	2003/04 estimates
Housing units facilitated					
Estimated in year outputs	2,858	3,800	1,070	2,520	1,470
Estimated lifetime outputs from projects approved in year	4,450	7,000	1,140	0	240

Sources: Cm 5105; Corporate Plan 2001/02 to 2003/04, English Partnerships.

Table 65c Single Regeneration Budget programme housing outputs

	1995/96 Round 1 actual	1996/97 Rounds 1&2 actual	1997/98 Rounds 1,2 & 3 actual	1998/99 Rounds 1,2,3 & 4 actual	1999/00 Rounds 1,2,3,4&5 actual	Lifetime outputs Rounds 1 to 5 forecast
Dwellings completed or improved	6,960	20,530	36,090	60,680	55,983	308,000
Dwellings and buildings with improved security	16,780	40,140	61,250	84,790	98,158	393,000

Sources: Cms 3906, 4204 & 5105.

Table 66a Large scale voluntary transfers of council housing in England, December 1988 – March 2002

	Number of councils	Number of dwellings	Total transfer price £m	Average price per dwelling £	Loan facilities at transfer £m	Council housing debt £m	Set up costs £m	Treasury 'levy' £m	Useable receipt £m	Net balance £m
1988/89	2	11,176	98.4	8,740	130.7	46	2.9	–	23.9	25.6
1989/90	2	14,405	102.2	7,090	123.5	66	3	–	24.8	8.4
1990/91	11	45,512	414.4	9,110	708.4	176.6	21.9	–	98.1	117.8
1991/92	2	10,791	92.1	8,540	176.5	51.1	4.9	–	21.8	14.3
1992/93	4	26,325	238	9,040	319	19.8	12.2	–	56.5	149.6
1993/94	9	30,103	270.5	8,990	455.3	96.6	13.9	22.8	58.4	78.7
1994/95	10	40,510	406.3	10,034	745.4	111.3	22.3	53.4	84.5	135.4
1995/96	11	44,595	477.8	10,691	963.1	208.8	23.1	47.4	98.6	107.2
1996/97	5	22,248	192.6	8,593	419.5	63.5	10.9	9.6	43.5	69.9
1997/98	6	24,405	259.6	10,637	498.2	34	14.2	–	61.4	150.1
1998/99	11	56,072	484.1	8,613	938	217.7	20.6	–	115.9	151.4
1999/00	14	80,405	658.9	7,992	1,191.0	317.2	47.8	9.6	150.4	199.7
2000/01	17	132,360	795.2	6,023	1,859.0	519.4	37.7	17.9	184.9	298.2
2001/02	7	35,390	377.7	9,415	647.5	53.2	15.8	59.2	74.9	174.6
Total	104	574,337	4867.8	7,787	9,175.1	1,981.2	251.1	219.9	1,097.6	1,680.9

Sources: Department of Transport, Local Government and the Regions, author's calculations.

Notes: For the years to 1996/97 the useable receipt is the lower of either 25 per cent of the transfer price net of set up costs, or the balance left after the council housing debt and the set up costs have been covered. The net balance is the sum available after the council housing debt and the set up costs and the useable receipt have all been covered. For stock transfers approved by the Department of the Environment following the 1993/94 LSVT Review, a 20 per cent Treasury 'levy' was imposed on the receipt net of the council house debt. The 'levy' was also deducted before calculating the 25 per cent useable receipt. The requirement for a 'levy' was suspended for three years by the 1996 Budget, as was the qualification that the 25 per cent useable receipt required the balance of the receipt to be sufficient to cover the HRA debt. The net balance must first be set aside against any other outstanding council debt (on the 'General Fund'). Any remaining receipt can then also be used for capital investment.

For authorities transferring since April 1997 the available HRA debt figures are those at the end of the financial year before transfer, and the useable receipt and net balance figures are therefore only approximate estimates. ERCF supported transfers are not included in the above table.

Table 66b Large scale voluntary transfers of council housing in England, April 2001 – March 2002

Authority	Date of transfer	Number of dwellings	Transfer price £m	Price per dwelling £	Loan facilities at transfer £m	Housing debt (HRA) £m	Set up costs £m	Treasury 'levy' £m	Useable receipt £m	Net balance £m
Shrewsbury & Atcham	10/1/01	5,500	63.4	11,527	82.0	7.1	3	9.8	12.7	30.9
Mid Bedfordshire	10/5/01	3,084	31.3	10,159	50.0	12	1.5	5.4	6.1	6.3
Derbyshire Dales	3/4/02	3,287	24.8	7,616	59.0	17	1.5	1.7	4.6	0.0
Chelmsford	3/11/02	6,902	79.6	11,530	145.0	1.6	3.4	11.8	16.1	46.7
East Hertfordshire (1)	3/18/02	2,687	32.1	11,937	50.0	3.2	1.1	5.4	6.4	16.0
East Hertfordshire (2)	3/18/02	3,237	44.4	13,725	57.0	3.8	1.3	6.5	9.2	23.7
Erewash	3/25/02	5,847	38.1	6,460	99.0	8.5	1.6	5.7	7.7	14.6
Reigate and Banstead	3/25/02	4,846	64.0	13,212	105.5	0	2.4	12.9	12.2	36.5
Total/average		35,390	377.7	9,415	647.5	53.2	15.8	59.2	74.9	174.6

Source and Notes: As Table 66a. Set up cost, HRA debt, levy and useable receipts figures for East Hertfordshire are apportioned between the two simultaneous transfers.

**Table 66c Estates Renewal Challenge Fund supported transfers of council housing in England,
April 1997 – March 2000**

Authority	Date of transfer	Number of dwellings	ERCF grant £m	Grant per dwelling £	Loan facilities at transfer £m	Set up cost grant £m
1997/98 Total/average		8,577	126.8	14,773	192.4	5.37
Lambeth	20/7/98	681	8.6	12,555	13.8	0.25
Tower Hamlets	7/12/98	2,431	19.0	7,805	58.0	1.15
Wirral	25/1/99	1,082	5.2	4,799	12.5	0.45
Tameside	1/2/99	901	9.6	10,655	8.1	0.10
Liverpool	5/3/99	646	6.1	9,505	11.0	0.25
Hackney	15/3/99	1,084	10.1	9,339	24.0	0.46
Hammersmith & Fulham	17/3/99	668	9.4	14,027	16.0	0.28
Hackney	22/3/99	1,000	20.0	19,975	38.0	0.37
Manchester	29/3/99	6,667	21.1	3,165	35.0	2.90
Greenwich	29/3/99	1,280	18.0	14,077	32.0	0.50
Hackney	29/3/99	661	13.2	20,030	29.0	0.26
Allerdale	31/3/99	727	4.0	5,451	8.0	0.29
1998/99 Total/average		17,828	144.3	8,091	285.4	7.26
Preston	14/6/99	1,121	9.6	8,576	3.1	0.45
Lambeth	5/7/99	2,358	15.7	6,667	38.0	0.94
Birmingham	21/6/99	2,813	49.0	17,401	37.0	0.87
Islington	26/9/99	647	4.3	6,646	14.0	0.25
Islington	26/9/99	739	18.4	24,898	18.4	0.27
Liverpool	4/10/99	4,382	43.8	9,990	38.5	1.87
Lambeth	25/10/99	1,033	7.0	6,805	26.5	0.61
Hackney	6/3/00	1,095	13.2	12,082	35.0	0.45
Hackney	6/3/00	1,241	15.4	12,379	34.0	0.50
Tower Hamlets	27/3/00	1,551	21.3	13,718	45.0	0.54
1999/00 Total/average		16,980	197.7	11,641	289.5	6.75
Overall Total/average		43,385	468.8	10,801	767.3	19.38

Source: Department of the Environment, Transport and the Regions.

Note: There were no Estates Renewal Challenge Fund supported transfers after March 2000.

Table 67 Local authority housing revenue accounts in England

£ million

	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Income											
Gross rent from dwellings	4,887.8	5,449.2	6,021.8	6,423.6	6,636.2	6,801.6	6,942.3	6,991.1	7,052.5	6,996.8	6,846.2
+ Other rents	164.2	168.7	189.5	205.4	190.4	187.6	180.0	179.4	182.5	195.4	191.7
+ Housing subsidy	3,486.4	3,687.4	3,958.2	4,059.3	4,069.3	3,853.4	3,790.2	3,633.5	3,370.5	3,112.9	2,915.1
+ Interest income	259.3	207.3	182.4	145.8	139.0	149.5	133.5	136.9	148.9	108.5	121.9
+ LA subsidy (sums directed)	0.8	2.9	1.7	0.6	4.0	3.4	3.0	4.7	6.6	8.5	8.6
+ Other income	323.4	418.7	323.4	339.2	349.8	341.3	353.4	347.6	364.6	353.5	367.0
= Total income	9,121.9	9,934.2	10,677.0	11,173.9	11,388.7	11,336.8	11,402.4	11,293.2	11,125.6	10,775.6	10,450.6
Expenditure											
Supervision and management	1,470.9	1,593.7	1,682.5	1,781.1	1,832.9	1,817.2	1,873.3	1,899.5	1,963.6	1,952.4	1,952.4
+ Repairs	1,971.2	2,009.7	2,119.4	2,174.0	2,232.5	2,202.6	2,214.4	2,189.2	2,201.0	2,125.7	2,073.5
+ Revenue to capital	268.7	437.5	390.4	333.5	463.1	621.7	542.0	462.0	389.6	319.2	224.0
+ Charge for capital	2,706.6	2,461.4	2,437.2	2,515.2	2,487.6	2,270.1	2,218.7	2,204.2	2,148.5	2,013.3	1,893.9
+ Gross rebates	2,468.1	2,945.8	3,526.1	3,947.3	4,132.8	4,271.3	4,351.3	4,307.1	4,224.8	4,147.9	4,015.4
+ Transfers	22.9	20.7	38.8	18.4	22.1	34.3	61.6	55.2	67.5	77.1	97.6
+ Other expenditure	278.6	381.2	415.8	310.0	234.7	171.0	165.4	185.0	190.6	194.9	198.9
= Total expenditure	9,187.0	9,850.0	10,610.2	11,079.5	11,405.7	11,388.2	11,435.6	11,320.3	11,185.6	10,830.5	10,455.8
Balances											
End of year balances	317.4	462.5	595.2	730.0	751.8	728.7	687.0	691.6	656.1	618.2	603.8
Changes in balances	- 65.5	131.3	142.6	105.6	6.7	- 55.3	- 43.4	- 7.9	- 74.8	- 67.3	- 11.8
Average number of dwellings (000s)	3,969	3,872	3,802	3,713	3,616	3,517	3,435	3,355	3,252	3,098	2,909

Source: Department of Transport, Local Government and the Regions, taken from local authority subsidy claim forms, grossed up for missing authorities.

Notes: Repair expenditure includes net transfers to repair accounts. Housing subsidy comprises basic housing subsidy plus housing benefit subsidy. For an analysis of housing subsidy see Table 68. The total income and expenditure figures exclude balances. Figures for end of year balances, and changes in balances, do not tally as they reflect the revisions made in each year's subsidy claim forms. Stock figures are the average for the beginning and end of the year. Figures for 2001/02 were not available at the time of compilation.

Table 68 Rent 'surpluses', housing subsidy and housing benefit subsidy

£ million

	1990/91 outturn	1991/92 outturn	1992/93 outturn	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimate	2002/03 plans	2003/04 plans
Positive housing subsidy	1,357	1,156	1,003	827	777	644	666	657	539	485	445	983	943	952
– Rent 'surpluses'	201	283	495	706	885	1,051	1,146	1,220	1,320	1,417	1,453	581	640	650
= Net housing subsidy	1,156	873	508	121	- 108	- 408	- 481	- 563	- 781	- 932	- 1,008	402	303	302
Gross rent rebates	2,505	2,877	3,453	4,005	4,250	4,431	4,455	4,345	4,151	4,035	3,920	3,936	4,019	3,915
– Rent 'surpluses'	201	283	495	706	885	1,051	1,146	1,220	1,320	1,417	1,453	581	640	650
= Net rebate subsidy	2,304	2,594	2,958	3,299	3,365	3,380	3,309	3,125	2,831	2,618	2,467	3,355	3,379	3,265
+ Positive housing subsidy	1,357	1,156	1,003	827	777	644	666	657	539	485	445	983	943	952
= Total HRA subsidy	3,661	3,750	3,961	4,126	4,142	4,023	3,975	3,783	3,370	3,103	2,912	4,388	4,322	4,217

Sources: Department of Local Government, Transport and the Regions Annual Reports, Cm 2807, Cm 3207, Cm 3607, Cm 3906, Cm 4204, Cm 4604, Cm 5105 & Cm 5405.

Notes: Rent surpluses are technically described as 'negative housing subsidy entitlements'. The increase in positive housing subsidy in 2001/02 is a consequence of the introduction of major repairs allowances.

Table 69 Rents and earnings in England

£ per week

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities:																						
Subsidy guideline	8.47	11.42	13.92	14.77	15.52	16.12	16.77	17.42	19.02	20.97	23.05	24.89	27.34	29.40	31.60	33.88	34.70	35.36	36.35	37.81	39.28	41.03
Average rent	7.70	11.42	13.48	13.97	14.66	15.54	16.36	17.20	18.82	20.70	23.74	27.29	30.57	33.62	35.68	38.31	40.10	41.18	42.24	43.82	45.61	47.71
Housing associations:																						
Fair rents	12.52	13.98	15.63	17.19	18.69	19.75	21.44	22.86	25.00	26.83	29.94	32.73	36.48	38.50	42.15	44.46	48.25	51.35	54.51	-	-	-
Assured rents										24.50	28.97	33.93	39.03	44.87	45.90	48.42	50.24	51.40	53.16	53.84	54.43	55.46
Private tenants:																						
Unfurnished fair rents	10.85	12.40	14.05	14.85	16.71	17.44	19.84	20.60	24.00	24.38	28.63	31.73	35.96	38.83	42.62	45.58	50.65	53.61	59.24	-	-	-
Unfurnished market rents										37.42	44.80	54.10	56.96	61.15	64.58	68.71	69.18	71.11	72.01	74.27	76.57	-
Average male earnings	111.4	121.6	133.4	143.5	152.6	163.8	175.0	186.4	201.7	219.2	238.6	254.2	268.9	275.7	282.6	292.5	302.8	315.6	329.1	336.0	345.4	361.9
Rents as a % earnings:																						
Local authority rents	6.9	9.4	10.1	9.7	9.6	9.5	9.3	9.2	9.3	9.4	9.9	10.7	11.4	12.2	12.6	13.1	13.2	13.0	12.8	13.0	13.2	13.2
H.A. fair rents	11.2	11.5	11.7	12.0	12.2	12.1	12.3	12.3	12.4	12.2	12.5	12.9	13.6	14.0	14.9	15.2	15.9	16.3	16.6	-	-	-
H.A. assured rents										11.2	12.1	13.3	14.5	16.3	16.2	16.6	16.6	16.3	16.2	16.0	15.8	15.3
Private fair rents	9.7	10.2	10.5	10.3	11.0	10.6	11.3	11.1	11.9	11.1	12.0	12.5	13.4	14.1	15.1	15.6	16.7	17.0	18.0	-	-	-
Private market rents										17.1	18.8	21.3	21.2	22.2	22.9	23.5	22.8	22.5	21.9	22.0	22.0	-

Sources: Cm 1908, Cms 288-II, Regional Trends, Determination of Reckonable Income 1988/89, Rent Officer Statistics, Answer to Parliamentary Question 26/7/93. Housing and Construction Statistics, New Earnings Surveys, CORE Quarterly Bulletin, Department of Transport, Local Government and the Regions.

Notes: Local authority average rents are for the April of each year; the guideline rents refer to the financial year. The average local authority rent for April 2002 is £49.42, and the average guideline rent for for 2002/03 is £43.31. Housing association assured rents exclude service charges. Private market rents are those determined by the rent officer when referred for housing benefit purposes. From 1996 onwards these rent figures are affected by the new limits on rents eligible for housing benefit. 1988 housing association fair rents, and private fair and market rent figures are for the second quarter of the year. Earnings figures are average male manual earnings for England. Fair rent figures from 1999 to 2001 were not available, at time of compilation, because of changes to data collection methods. Market rent figures for 2001 were not available, at time of compilation.

Table 70 Average weekly local authority rents by region

£ per week

	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	Increase 1988/89 to 2002/03
																%
London	22.06	24.65	29.10	36.76	41.77	45.72	47.05	50.76	53.11	54.34	55.44	58.00	60.17	62.32	64.29	191.4
East	18.15	19.68	23.88	27.89	31.55	35.10	37.72	40.20	41.41	42.74	44.70	45.61	47.78	49.88	51.40	183.2
South East	20.11	22.33	27.18	31.21	35.34	38.82	42.01	44.40	45.99	47.09	48.39	50.43	51.97	54.11	55.86	177.8
South West	18.59	20.00	24.21	27.17	31.13	34.34	37.18	39.62	40.79	41.65	42.21	43.59	44.99	46.41	47.89	157.6
North West	18.09	19.98	21.98	24.94	27.73	29.82	32.20	35.25	37.80	38.44	39.37	40.79	42.46	44.17	45.51	151.5
West Midlands	18.61	20.79	23.78	25.98	28.86	31.47	33.13	35.34	37.29	37.92	39.60	40.28	41.83	43.58	45.27	143.3
East Midlands	17.82	19.33	21.12	23.23	25.66	27.91	30.02	32.62	34.23	35.65	36.74	38.13	39.74	41.45	42.94	141.0
Yorkshire & The Humber	17.31	18.35	19.84	21.78	23.54	25.63	27.67	29.75	31.49	32.54	33.64	35.11	36.95	39.41	41.22	138.1
North East	18.25	19.82	21.02	23.17	25.39	28.09	30.00	32.25	33.37	34.08	35.29	36.76	38.54	40.40	41.39	126.8
England	19.01	20.86	23.92	27.59	30.84	33.70	35.79	38.41	40.17	41.23	42.33	43.92	45.73	47.71	49.42	160.0

Source: Department of Transport, Local Government and the Regions.

Notes: Rent figures for 2001/02 and 2002/03 are provisional April averages, earlier figures are averages for the financial year. Figures for the North West up to 1998/99 are stock weighted averages of the figures for Merseyside and the 'North West excluding Merseyside'.

Table 71 Housing association and private sector assured rents in 2000/01

£ per week

Letting type & size of dwelling	North West	Merseyside	North East	Yorkshire & The Humber	West Midlands	East Midlands	East	London	South East	South West
Housing associations	£	£	£	£	£	£	£	£	£	£
Relets:										
Bedsits	42.40	39.70	45.79	41.07	45.27	44.75	47.89	51.00	51.80	45.58
One bedroom	49.95	43.69	45.66	48.84	50.11	50.58	52.33	57.73	57.72	51.91
Two bedroom	53.40	46.12	49.81	53.84	54.61	54.81	60.01	67.82	67.01	58.83
Three bedroom	58.23	52.87	54.73	60.69	60.19	58.70	66.72	79.28	76.28	64.66
Four (+) bedroom	67.38	57.15	59.84	70.02	69.01	64.52	74.90	90.64	82.88	72.91
New lets:										
Bedsits	40.29	30.94	39.93	40.19	46.95	42.10	56.98	53.45	55.45	50.39
One bedroom	51.55	47.53	50.33	46.99	50.40	49.64	54.77	61.34	57.53	53.41
Two bedroom	55.01	49.81	52.23	55.85	54.46	55.11	60.87	71.77	66.80	60.46
Three bedroom	60.56	57.82	57.57	59.93	57.58	58.75	66.78	81.15	73.98	66.41
Four (+) bedroom	69.95	62.02	59.84	69.96	67.41	67.18	75.24	92.99	84.42	73.16
Private unfurnished lettings										
Property specific rents:										
Bedsits	47.81	45.15	40.24	42.85	47.28	41.71	52.59	83.28	60.14	52.10
One bedroom	58.42	57.65	50.68	55.35	60.58	53.71	70.65	108.70	79.20	68.84
Two bedroom	67.72	69.17	58.90	65.53	75.05	65.84	87.22	132.92	104.60	85.56
Three bedroom	73.21	74.35	63.11	69.31	77.35	68.45	92.42	147.85	115.76	93.82
Four bedroom	78.69	79.93	68.64	74.33	83.45	70.70	102.82	172.57	125.32	103.63
Local reference rents:										
Bedsits	52.28	46.67	48.12	46.23	53.23	45.36	56.59	100.12	64.03	56.15
One bedroom	64.16	62.83	60.69	60.65	68.86	60.05	76.21	131.82	85.01	75.09
Two bedroom	72.73	75.74	70.67	69.96	80.28	69.55	91.25	155.05	111.04	91.72
Three bedroom	81.50	80.34	79.38	74.91	85.47	74.25	100.03	170.54	124.76	103.24
Four bedroom	89.55	89.41	93.38	83.56	94.96	80.02	114.59	200.31	136.12	116.08

Source: Guide to local rents 2001, Housing Corporation.

Notes: Rents for housing associations are for all lettings of assured tenancies, including those in sheltered schemes. Rents are inclusive of service charges eligible for housing benefit. Rents for private unfurnished lettings are the averages determined by rent officers in housing benefit cases. The property specific rents are those set for the specific properties referred to rent officer, and are not representative of the overall private rented market. The local reference rents are the rent officer's estimate of the local average market rent for the localities in which the referred tenancies are located. Rents for private lets are categorised by the number of habitable rooms. It is assumed that all private lettings comprise one living room, and that all other habitable rooms are bedrooms. Private rent figures exclude cases where the rent has been determined on the basis that the dwelling is deemed to be under-occupied.

Table 72 Welsh housing capital expenditure

£ million

	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Gross investment																				
Local authorities:																				
HRA acquisitions and newbuild	44.5	41.5	47.3	36.0	26.2	28.5	39.7	32.2	28.5	20.4	11.7	11.9	9.7	6.1	11.1	17.6	5.6	7.4	11.3	7.1
+ HRA renovation	24.3	47.6	48.2	44.2	49.7	78.3	98.0	99.7	147.2	105.8	85.0	78.7	87.6	90.8	89.8	56.2	62.4	77.1	59.7	75.2
+ Enveloping and environmental works	0.3	0.4	1.6	4.6	4.8	9.1	13.6	15.9	22.0	26.2	6.8	8.5	15.2	0.0	18.3	15.8	15.5	14.8	14.3	14.2
+ Slum clearance	2.0	0.9	0.9	1.0	0.6	0.6	0.4	0.5	0.5	0.7	0.5	0.7	0.9	0.6	0.7	0.9	0.4	0.7	0.6	0.2
+ Low cost home-ownership	0.6	1.1	0.8	0.7	0.4	1.3	1.7	2.1	3.2	3.4	2.7	1.2	0.9	2.6	7.3	8.8	12.4	5.9	1.1	0.9
+ Improvement grants etc.	18.5	42.5	109.3	80.3	55.3	65.4	70.7	68.5	70.5	93.5	129.7	181.4	176.6	191.5	177.3	171.7	146.4	126.7	109.6	95.2
+ Private housing loans	5.7	6.5	8.0	4.5	2.4	4.0	3.9	3.3	2.0	5.1	1.1	1.0	0.6	0.4	0.2	0.1	0.1	0.0	0.0	0.0
+ Loans/grants to housing associations							0.2	0.5	11.7											
= Total local authorities	95.9	140.5	216.1	171.3	139.4	187.3	228.1	222.7	285.6	255.1	237.5	283.4	291.5	292.0	304.7	271.0	242.8	232.7	193.3	192.9
+ Housing associations	32.3	44.9	41.0	39.0	40.6	51.5	64.5	72.7	90.4	116.0	132.5	173.9	140.9	127.0	106.4	98.6	71.2	67.4	68.4	54.9
= Total gross investment (A)	128.2	185.4	257.1	210.3	180.0	238.8	292.6	295.4	376.0	371.1	370.0	457.3	432.4	419.0	411.1	369.6	314.0	300.1	261.7	247.8
Capital receipts:																				
Local authorities																				
	65.5	86.0	79.2	91.1	72.0	82.3	84.7	137.8	183.0	87.2	64.8	55.5	71.5	63.1	50.6	49.3	56.5	52.4	65.0	67.1
+ Housing associations	1.0	1.5	7.8	4.4	3.8	5.1	7.1	6.9	8.0	9.5	7.8	10.9	9.3	10.8	6.5	6.7	5.5	2.4	-	-
= Total receipts (B)	66.5	87.5	87.0	95.5	75.8	87.4	91.8	144.7	191.0	96.7	72.6	66.4	80.8	73.9	57.1	56.0	62.0	54.8	65.0	67.1
Total net investment (A-B)	61.7	97.9	170.1	114.8	104.2	151.4	200.8	150.7	185.0	274.4	297.4	390.9	351.6	345.1	354.0	313.6	252.0	245.3	196.7	180.7

Sources: Welsh Housing Statistics, Welsh Office, National Assembly for Wales.

Notes: Following devolution, Housing for Wales has been merged into the National Assembly for Wales, having taken over from the Housing Corporation from 1989/90. Housing association figures include credit approvals vired from Welsh local authorities. Since 1998/99 housing associations have retained sales receipts.

Table 73 **Welsh housing capital plans and investment**

£ million

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	
Local authorities:																			
Grants and credit approvals	141.9	153.2	115.2	115.0	183.9	194.3	262.6	254.2	267.2	261.5	256.6	210.1	215.8	201.1	194.2	199.2	209.2	214.2	
+ Net local financial resources	45.4	74.9	107.5	170.6	71.2	43.2	20.8	37.3	24.8	43.2	14.4	32.7	16.8	- 4.5	- 1.3	14.0	14.0	14.0	
= Gross investment (A)	187.3	228.1	222.7	285.6	255.1	237.5	283.4	291.5	292.0	304.7	271.0	242.8	232.6	196.6	192.9	213.2	223.2	228.2	
Housing associations:																			
Net provision	46.4	57.1	59.2	65.2	92.2	107.4	151.7	122.1	110.8	93.7	85.4	60.2	63.2	68.4	56.4	56.4	56.4	56.4	
+ Local authority transfers	0.0	1.7	6.6	17.2	14.3	17.3	11.3	9.5	5.4	6.2	6.5	5.5	1.5	-	-	-	-	-	
+ Capital receipts	5.1	5.7	6.9	8.0	9.5	7.8	10.9	9.3	10.8	6.5	6.7	5.5	2.7	-	-	-	-	-	
= Gross provision	51.5	64.5	72.7	90.4	116.0	132.5	173.9	140.9	127.0	106.4	98.6	71.2	67.4	68.4	56.4	56.4	56.4	56.4	
+ Private finance	0.0	7.8	7.5	22.0	33.0	53.0	73.4	70.4	67.8	76.2	75.1	45.0	42.0	42.0	36.0	36.0	36.0	36.0	
= Gross investment (B)	51.5	72.3	80.2	112.4	149.0	185.5	247.3	211.3	194.8	182.6	173.7	116.2	109.4	110.4	92.4	92.4	92.4	92.4	
Total gross investment (A+B)	238.8	300.4	302.9	398.0	404.1	423.0	530.7	502.8	486.8	487.3	444.7	359.0	342.0	307.0	285.3	305.6	315.6	320.6	

Sources: Departmental reports by the Welsh Office; Cms 1916, 2215, 2515, 2815, 3215, 3615, 3915 & 4216, Welsh Housing Statistics, National Assembly for Wales.

Notes: Local authority provision and investment figures for years to 1998/99 do not include credit approvals vired to Housing for Wales. Net local financial resources include the use of capital receipts and revenue contributions to capital outlay. They are also net of decisions by councils to use 'housing' credit approvals to finance investment in other services. For the years to 2000/01 net local financial resources are balancing figures between capital provision and outturn housing investment. For the years from 2000/01 onwards the levels of 'local resources' are estimates based on the levels of useable receipts and revenues available to authorities. However, investment figures for 1999/00 and 2000/01 suggest that authorities may not choose to use all available resources for housing investment.

Table 74a **Welsh local authority housing revenue accounts**

£ thousands

	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90
Income:									
Net rents from dwellings	143,327	151,426	89,287	86,082	91,054	94,030	86,908	100,525	104,433
+ Rent rebates	24,802	42,442	106,011	118,912	127,088	133,068	131,830	146,591	153,222
= Total rent from dwellings (A)	168,129	193,868	195,298	204,994	218,142	227,098	218,738	247,116	257,655
Rate fund contributions:									
Rent rebate administration	768	1,001	1,431	1,317	1,683	2,318	1,918	2,357	3,246
+ Other rate fund	11,171	11,104	7,336	4,742	3,495	2,998	5,994	7,852	3,994
= Total from rate funds (B)	11,939	12,105	8,767	6,059	5,178	5,316	7,912	10,209	7,240
+ Rents from land etc.	1,751	1,891	1,926	1,990	2,089	2,314	2,241	2,588	3,041
+ Government subsidy	34,624	10,102	8,832	7,104	10,024	8,698	10,995	11,987	14,808
+ Mortgage interest from former tenants	6,562	13,414	15,374	15,805	15,108	13,311	11,210	11,435	13,469
+ Interest from capital receipts	4,593	8,546	11,034	13,507	18,062	19,205	18,039	24,043	33,020
+ Other income	7,098	7,202	8,048	8,573	11,346	12,054	11,978	15,759	15,130
= Total all other income (C)	54,628	41,155	45,214	46,979	56,629	55,582	54,463	65,812	79,468
Total income (A+B+C)	234,696	247,128	249,279	258,032	279,949	287,996	281,113	323,137	344,363
Expenditure:									
Supervision & management	30,241	32,486	33,967	35,131	38,273	41,384	43,293	51,993	58,833
+ Repairs & maintenance	57,860	67,467	72,979	76,500	77,822	88,213	87,883	92,250	105,816
+ Debt charges	135,566	135,104	132,699	140,479	149,398	146,059	142,441	153,809	160,863
+ Capital expenditure met from revenue	3,742	3,633	3,848	4,034	3,255	4,453	4,260	6,479	5,699
+ Transfers to rate funds	–	–	1,090	910	1,457	1,448	300	2,317	8,770
+ Other expenditure	1,894	2,045	1,844	2,059	2,844	4,405	5,819	5,681	7,627
= Total expenditure	229,303	240,735	246,427	259,113	273,049	285,962	283,996	312,529	347,608
Dwellings in HRA (000s)	279	277	259	255	251	255	230	235	226

Source: Welsh Housing Statistics.

Notes: From 1983/84 the introduction of the Unified Housing Benefit Scheme transferred the payment of housing benefit from the DSS to local authorities. As a result, from that date there is a large change in the balance between net rents and rent rebates.

Table 74b **Welsh local authority housing revenue accounts**

£ thousands

	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
Income:												
Net rents from dwellings	115,295	123,899	124,512	123,746	125,355	129,612	128,193	130,283	132,839	134,434	131,811	130,329
+ Rebates	165,042	183,517	208,729	227,062	244,050	256,362	270,126	263,098	260,803	260,827	271,373	273,495
= Total rent from dwellings	280,337	307,416	333,241	350,808	369,405	385,974	398,319	393,381	393,642	395,261	403,184	403,824
+ Rents from land etc.	2,934	3,407	3,674	3,813	3,851	3,861	3,606	4,404	4,850	4,463	4,290	5,545
+ Government subsidy	164,945	175,843	188,590	189,972	194,272	192,357	191,758	183,220	168,823	168,034	180,161	180,122
+ Sums transferred into the HRA	5,854	86	136	118	113	108	97	94	98	99	107	98
+ Credit to the HRA	14,867	11,036	8,084	6,229	5,971	5,478	4,585	2,746	3,174	3,051	2,750	2,342
+ Other transfers	7,491	1,442	159	206	845	251	325	517	387	79	105	99
+ Other income	5,711	8,705	10,646	10,236	9,162	8,419	8,242	13,831	17,065	18,647	15,991	15,759
+ Credit balance from previous year	24,591	121,439	25,513	34,745	37,390	38,595	29,456	36,013	30,545	25,820	28,348	34,850
= Total income	506,730	529,374	570,043	596,127	621,009	635,043	636,388	634,538	618,936	615,738	635,257	642,947
Expenditure:												
Supervision & management	59,992	67,017	73,320	74,229	76,896	81,153	84,805	86,702	86,460	89,697	99,937	99,660
+ Repairs & maintenance	114,214	112,164	112,337	119,648	123,655	126,290	124,467	123,173	121,285	113,018	121,935	124,233
+ Expenditure for capital purposes	46,701	31,753	36,213	23,719	25,163	25,264	25,120	28,304	33,353	32,748	32,859	23,481
+ Net debit to HRA	96,539	106,265	102,049	101,501	108,939	108,991	101,392	98,803	87,563	80,573	80,851	84,300
+ Other expenditure/transfers	2,803	2,586	2,650	7,535	3,711	3,149	3,075	4,519	3,917	6,420	4,071	5,341
+ Rent rebates	165,042	183,517	208,729	227,062	244,050	256,362	270,126	263,098	260,803	260,827	271,373	273,495
+ Debit balance from previous year	-	559	-	5,043	-	4,378	2,926	1302	-	611	284	678
+ Balance at year end	21,439	25,513	34,745	37,390	38,595	29,456	24,477	28,837	25,556	31,747	28,888	32,437
= Total expenditure	506,730	529,374	570,043	596,127	621,009	635,043	636,388	634,538	618,936	615,640	638,197	643,625

Source: Welsh Housing Statistics.

Note: In the main this analysis follows the same format as Table 74a. However some changes are inevitable due to the introduction of the 1989 Act housing finance regime.

Table 75 Housing subsidy and housing benefit subsidy in Wales

£ million

	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
Basic housing subsidy:													
Positive entitlements	17.8	7.6	5.2	3.8	3.2	2.3	0.6	0.7	0.0	0.1	0.4	2.0	1.1
– Negative entitlements	10.5	17.4	25.5	41.2	54.2	69.7	76.5	80.8	91.8	93.1	87.8	85.6	91.9
= Net housing subsidy	7.3	- 9.8	- 20.3	- 37.4	- 51.0	- 67.4	- 75.9	- 80.1	- 91.8	- 93.0	- 87.4	- 83.6	- 90.8
Gross rent rebate subsidy	165.9	184.4	210.7	228.2	245.9	258.1	265.8	261.6	260.4	261.2	263.5	268.1	274.0
– Negative basic housing subsidy entitlements	10.5	17.4	25.5	41.2	54.2	69.7	76.5	80.8	91.8	93.1	87.8	85.6	91.9
= Net rent rebate subsidy	155.4	167.0	185.2	187.0	191.7	188.4	189.3	180.8	168.6	168.1	175.7	182.5	182.1
Combined housing subsidy	173.2	174.6	190.4	190.7	194.8	190.7	189.9	181.5	168.6	168.2	176.1	184.5	183.5

Source: National Assembly for Wales, derived from housing subsidy claims.

Notes: The combined housing subsidy is conventionally presented as the sum of positive basic housing subsidy entitlements and net rent rebate subsidy. Alternatively it could be expressed as the sum of net basic housing subsidy entitlements and gross rent rebate subsidy. This would make the role of negative housing subsidy entitlements more explicit. Figures for 2001/02 and 2002/03 are provisional.

Table 76 Rents and earnings in Wales

£ per week

	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Local authorities:																					
Subsidy guideline										22.98	24.73	27.31	29.12	31.31	33.58	34.50	35.24	36.21	37.47	38.94	40.93
Average rent	11.43	13.93	14.55	15.51	16.53	17.23	17.91	19.74	22.35	23.49	26.44	29.21	31.32	33.44	35.35	37.29	38.68	39.14	40.81	42.01	43.28
Housing associations:																					
Fair rents	13.53	15.19	16.17	17.77	18.67	20.86	22.15	24.58	26.06	30.08	32.02	34.60	35.37	38.52	40.08	42.71	44.75	46.68	-	-	-
Assured rents									26.00	30.73	34.64	39.55	42.51	43.43	42.16	42.44	41.87	42.47	43.59	-	-
Private tenants:																					
Unfurnished fair rents	10.10	11.15	11.77	13.29	14.12	16.40	17.48	20.96	21.98	23.87	26.65	29.29	31.51	34.08	35.63	39.18	40.57	41.35	-	-	-
Unfurnished market rents									29.75	35.38	42.25	46.37	51.13	53.92	58.65	57.26	59.04	60.59	58.81	59.65	-
Average male earnings	120.3	134.7	140.2	148.9	159.6	167.9	180.4	193.1	209.8	224.7	239.3	254.3	258.6	272.3	284.4	295.0	312.3	327.0	326.4	335.5	342.6
Rent as a % earnings:																					
Local authority rents	9.5	10.3	10.4	10.4	10.4	10.3	9.9	10.2	10.7	10.5	11.0	11.5	12.1	12.3	12.4	12.6	12.4	12.0	12.5	12.5	12.6
H.A. fair rents	11.2	11.3	11.5	11.9	11.7	12.4	12.3	12.7	12.4	13.4	13.4	13.6	13.7	14.1	14.1	14.5	14.6	14.3	-	-	-
H.A. assured rents									12.4	13.7	14.5	15.6	16.4	15.9	14.8	14.4	13.4	13.0	13.4	-	-
Private fair rents	8.4	8.3	8.4	8.9	8.8	9.8	9.7	10.9	10.5	10.6	11.1	11.5	12.2	12.5	12.5	13.3	13.1	12.6	-	-	-
Private market rents									14.2	15.7	17.7	18.2	19.8	19.8	20.6	19.4	18.7	18.5	18.0	17.8	-

Sources: National Assembly for Wales, Welsh Housing Statistics, Housing and Construction Statistics, Regional Trends, Rent Officer Statistics, New Earnings Surveys, Welsh Federation of Housing Associations.

Notes: The average guideline rent for 2002/03 is £42.36. The housing association assured tenancy rents derived from the Welsh 'CORE' data are mean rents net of service charges for the financial year – the Welsh CORE system no longer operates. The housing association fair rent figures are inclusive of service charges and are derived from Housing and Construction Statistics and Rent Officer Statistics. Private market rents are those determined by the rent officer when referred for the purposes of housing benefit. From 1996 onwards these rent figures are affected by the new limits on rents eligible for housing benefit. Male earnings are average Welsh male manual earnings. Housing association fair rent, and private rent figures for 1998 are for the second quarter of the year. Fair rent figures from 1999 and 2001 were not available, at time of compilation, because of possible revisions to fair rents following the legal challenge to 'rent capping'. Market rent figures for 2001 were not available, at time of compilation.

Table 77 **Scottish gross housing investment***£ million*

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01 estimate	2001/02 estimate
Cash	477	513	576	706	583	594	649	829	895	952	942	958	941	992	1,026	961	779	574	574	602	583	608
1999/2000 prices	1,137	1,117	1,174	1,374	1,079	1,043	1,106	1,341	1,356	1,345	1,235	1,183	1,125	1,156	1,179	1,073	843	604	587	602	573	583
GDP deflator	42.0	46.0	49.1	51.4	54.1	56.9	58.7	61.8	66.0	70.8	76.3	81.0	83.6	85.8	87.0	89.5	92.4	95.1	97.8	100.0	101.8	104.3

Sources: Serving Scotland's Needs: The Government's Expenditure Plans 1999/00 to 2001/02, The Scottish Office, Cm 4215, and earlier editions, Scottish Office, Scottish Homes; Investing in You: the annual report of the Scottish Executive, 2000; Scottish Executive.

Notes: Gross outturn capital expenditure by local authorities, new towns, Scottish Homes and its predecessors. Includes estimates for the use of capital receipts and revenue for local authority capital investment. Excludes transfer payments for new town stock sold to local authorities, NLF repayments, Corporation Tax and housing association use of private finance.

Table 78 **Scottish housing investment by agency**

£ million

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03 estimates
Gross investment:																	
Local authorities ¹	453	604	632	644	621	587	580	594	630	699	527	364	376	396	377	395	-
+ New towns	28	31	37	45	43	33	34	35	37	35	10	-	-	-	-	-	-
+ Housing Corporation	114	127	164														
+ SSHA	54	67	62														
+ Communities Scotland ²				294	288	470	581	367	361	342	313	212	200	208	208	215	204
= Total gross investment (A)	649	829	895	982	952	1,090	1,195	996	1,028	1,077	850	576	576	604	585	610	-
Capital receipts:																	
Local authorities			289	332	297	270	293	284	290	244	213	240	212	218	225	235	223
+ New towns	26	32	34	47	47	36	28	39	35	152	102	-	-	-	-		
+ Communities Scotland ^{2,3}			95	111	68	65	64	65	68	85	107	80	53	24	36	24	
= Total capital receipts (B)	204	288	418	490	412	371	385	388	393	481	422	320	265	242	261	259	223
Loan repayments ⁴ (C)				30	10	132	254	4	2	2	2	2	2	2	2	2	2
= Net investment (A – B – C)	445	541	477	462	530	587	556	604	633	594	426	254	309	360	322	349	-

Sources: The Government's Expenditure Plans, Cms 1515, 1919, 2214, 2514, 2814, 3214, 3614 and 3914, Scottish Executive and Scottish Homes.

Notes: 1. Gross local authority investment includes £114 million in 1995/96 and £69 million in 1996/97 for the purchase of new town stock. These expenditures are also reflected in the new towns' capital receipt figures. The 1997/98 and 1998/99 investment figures include spending supported by the Capital Receipts Initiative (see Table 79), excluding the identified revenue on New Housing Partnerships.

2. Scottish Homes prior to November 2001.

3. 1988/89 receipt figure is for predecessor bodies.

4. Loan repayments for 2001/02 and 2002/03 are extrapolations of previous years' figures.

Table 79 Provision for local authority housing investment in Scotland

£ million

	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03 estimate
HRA investment	254	291	341	452	476	486	492	476	448	475	504	579	433	308	351	345	348	360	349
Financed by:																			
Borrowing	121	169	211	267	202	162	200	205	145	171	182	291	248	180	176	160	160	180	173
Capital receipts	132	122	128	185	274	325	290	265	289	279	290	248	162	60	62	65	62	75	67
Revenue	1	–	2	–	–	–	2	6	14	25	32	40	23	68	87	120	126	105	109
Non HRA investment	167	117	112	152	156	157	129	111	132	119	126	120	94	56	51	51	29	35	–
Financed by:																			
Borrowing	141	88	101	144	149	150	122	106	128	114	119	113	88	52	–	–	–	–	–
Capital receipts	26	29	11	8	7	7	7	5	4	5	7	7	6	4	–	–	–	–	–
New initiatives:																			
New Housing Partnerships/ Community Ownership														10	30	41	115	100	104
Energy Efficiency/ Fuel Poverty														7	3	11	13	32	42
Rough Sleepers Initiative														4	5	7	10	10	11
Empty Homes Initiative														2	7	5	5	5	0

Sources: Scottish Office, Cms 2814, 3214, 3614, 3914 & 4215, Scottish Executive.

Notes: In 1996/97 Scottish authorities were required to set aside 25 per cent of gross capital receipts against HRA debt. In 1997/98 the set aside requirement was increased to 75 per cent. Provision for non-HRA investment is now included within a combined local government services block. The 1997/98 and 1998/99 non-HRA housing investment figures are provisional estimates based on local authority returns to the Scottish Office. The figures for 1999/00 onwards are projections pro-rata to the combined local authority net capital allocations for all non-HRA services. HRA borrowing figures for 1995/96 and 1996/97 include £114 and £69 million respectively for the purchase of new town stock. For 1997/98 and 1998/99 the Energy Efficiency and New Housing Partnerships initiatives were financed by the share of the UK 'Capital Receipts Initiative' allocated by the Treasury to Scotland. 'Initiatives' funding includes provision for both capital and revenue expenditure.

Table 80 **Scottish Homes capital grants and private finance**

£ million

Programme	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03 estimate
Housing associations:														
Capital programme (A)	202.6	194.8	220.4	255.1	263.1	268.6	278.5	255.5	173.8	165.1	171.7	181.1	193.4	184.9
+ Private finance (B)	5.4	42.9	42.3	62.5	72.5	81.4	118.0	92.4	73.8	85.0	105.3	116.2	118.9	77.1
= Total housing associations (Y)	208.0	237.7	262.7	317.6	335.6	350.0	396.5	347.9	247.6	250.1	283.0	297.3	312.3	262.0
Environmental etc. programmes (C)				11.7	11.1	9.4	8.6	7.9	5.5	6.6	7.8	7.7	10.4	8.0
Private developers (D)	2.0	8.1	14.6	15.8	28.4	33.1	29.2	29.9	21.4	20.2	21.9	18.7	11.7	11.1
+ Private finance (E)	4.5	37.0	44.8	68.5	76.0	102.7	90.0	98.9	63.6	78.6	93.2	50.7	6.7	44.3
= Total private developers (Z)	6.5	45.1	59.4	84.3	104.4	135.8	119.2	128.8	85.0	98.8	115.1	69.4	18.4	55.4
Total capital programme (A+C+D)	204.6	202.9	235.0	282.6	302.6	311.1	316.3	293.3	200.7	191.9	201.4	207.5	215.5	204.0
Total private finance (B+E)	9.9	79.9	87.1	131.0	148.5	184.1	208.0	191.3	137.4	163.6	198.5	166.9	125.6	121.4
Total capital investment (Y+C+Z)	214.5	282.8	322.1	413.6	451.1	495.2	524.3	484.6	338.1	355.5	405.9	374.4	341.1	325.4

Source: Scottish Homes Investment Bulletin 97/98, Scottish Homes, Scottish Executive.

Notes: Grants to housing associations and private developers are for both rent and sale schemes. Capital programme figures exclude investment in Scottish Homes dwellings and PES transfers from Scottish local authorities. They also exclude revenue grants. For the years prior to 1992/93 separate figures for expenditure on private developer and other environmental and social programmes are not available, and they are both included in the private developers' figures.

Table 81 **Scottish local authorities consolidated housing revenue account**

£ thousands

Item	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01 near actual	2001/02 near actual	2002/03 estimate
Expenditure:																
Loan charges	429,413	463,313	496,460	519,206	526,672	514,152	488,559	489,700	501,454	502,335	478,547	452,460	414,780	392,379	375,010	362,814
+ Supervision & management	78,349	88,159	101,387	113,759	117,874	124,734	136,826	142,200	146,697	169,559	176,086	186,846	195,638	201,859	215,063	222,452
+ Repairs & maintenance	211,929	219,919	231,180	255,074	271,924	288,125	302,823	327,500	344,849	345,070	371,248	384,104	395,457	409,053	439,985	436,616
+ Other expenditure	23,171	29,625	47,420	46,090	52,818	64,760	72,768	75,600	84,790	108,614	127,539	180,332	193,502	200,051	186,068	179,676
= Total	742,862	801,016	876,447	934,129	969,288	991,771	1,000,976	1,035,000	1,077,790	1,123,588	1,153,419	1,203,740	1,199,376	1,203,341	1,216,126	1,201,558
Income:																
Rental income	630,483	685,458	760,323	812,340	870,870	894,465	925,253	937,400	946,107	1,020,217	1,071,062	1,090,892	1,086,049	1,092,803	1,118,233	1,111,856
+ Housing support grant	41,900	54,521	65,373	58,317	55,570	47,470	35,852	24,200	21,900	19,430	16,428	12,613	10,647	9,727	9,156	8,637
+ General fund contribution	41,033	25,384	10,267	8,315	- 892	- 679	- 1,814	- 1,658	- 2,771	- 1,991	0	883	0	0	0	0
+ Other income	30,903	36,081	45,316	60,056	61,631	84,313	83,848	99,442	78,306	66,664	63,511	77,728	84,107	78,575	64,737	73,485
= Total	744,319	801,444	881,279	939,028	987,179	1,025,569	1,043,139	1,059,384	1,043,542	1,104,320	1,151,001	1,182,116	1,180,623	1,181,105	1,192,126	1,193,978

Source: Scottish Office Statistical Bulletins and Scottish Executive.

Notes: Excludes balances carried forward. General fund contributions are shown net of HRA transfers to general funds. Rental income relates to dwellings only; rents from garages etc. are included within other income. Following stock transfer, 2002/03 figures exclude Scottish Borders.

Table 82 **Average costs, rents and subsidies in Scottish housing revenue accounts**

	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03
Average annual cost per house (£)	688	826	852	893	987	1,124	1,240	1,351	1,405	1,463	1,609	1,640	1,782	1,946	2,029	2,092	2,179	2,282	2,368
Percentage of costs met by:																			
Rents etc.	50	77	83	88	90	91	94	94	95	96	98	97	98	99	99	99	99	99	99
+ Housing support grant	37	9	6	6	7	8	6	6	5	4	2	3	2	1	1	1	1	1	1
+ General fund contributions	13	14	11	6	3	1	-	-	-	-	-	-	-	-	-	-	-	-	-
= Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Sources: Convention of Scottish Local Authorities; Scottish Office Statistical Bulletins, Scottish Executive.

Table 83 Rents and earnings in Scotland

	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
£ per week																					
Local authorities:																					
Subsidy assumption							15.85	17.45	18.93	21.30	23.97	26.36	30.32	34.86	37.48	38.60	39.38	40.56	41.77	42.61	43.67
Average rent	7.67	9.01	9.86	10.47	11.53	12.99	14.59	16.29	18.85	20.91	23.13	24.64	26.37	27.71	28.64	31.11	33.60	35.36	36.43	37.94	39.35
Housing associations:																					
Fair rents	9.38	13.63	14.73	16.88	18.79	16.94	20.56	22.73	23.37	26.37	24.35	26.69	28.60	31.78	34.35	36.38	37.15	39.40	40.01	43.00	45.52
Assured rents										25.72	28.92	30.40	32.96	33.92	35.89	37.68	39.51	41.08	41.46	46.27	48.81
Private tenants:																					
Fair rents	8.06	10.17	12.15	12.54	15.17	16.29	17.44	19.85	21.35	23.53	25.76	29.60	29.18	-	-	35.67	37.57	40.87	41.70	42.49	
Housing benefit rents																55.29	57.84	59.88	62.10	64.18	
Average male earnings	124.8	136.9	145.8	156.2	164.2	173.0	179.7	194.9	209.9	231.7	251.1	270.6	269.7	269.5	284.5	290.9	303.3	322.6	328.6	335.4	349.1
Rent as a % earnings:																					
Local authority rents	6.1	6.6	6.8	6.7	7.0	7.5	8.1	8.4	9.0	9.0	9.2	9.1	9.8	10.3	10.1	10.7	11.1	11.0	11.1	11.3	11.3
H.A. fair rents	7.5	10.0	10.1	10.8	11.4	9.8	11.4	11.7	11.1	11.4	9.7	9.9	10.6	11.8	12.1	12.5	12.2	12.2	12.2	12.8	13.0
H.A. assured rents										11.1	11.5	11.2	12.2	12.6	12.6	13.0	13.0	12.7	12.6	13.8	14.0
Private fair rents	6.5	7.4	8.3	8.0	9.2	9.4	9.7	10.2	10.2	10.2	10.3	10.9	10.8	-	-	12.3	12.4	12.7	12.7	12.7	
Private benefit rents																19.0	19.1	18.6	18.9	19.1	

Sources: Housing and Construction Statistics, Regional Trends, New Earnings Surveys, Scottish Executive, Scottish Homes, Joint Centre for Scottish Housing Research.

Notes: Local authority rents are for the April of each year; rent levels assumed in subsidy calculations refer to the financial year. The subsidy assumption for 2002/03 is £44.77. The housing association assured and fair rent figures from 1990 onwards are derived from the SCORE database and are mean rents inclusive of service charges eligible for housing benefit. They are not, however, entirely comparable with the housing association fair rent figures derived from Housing and Construction Statistics for earlier years. Earnings figures are average male manual earnings for Scotland. Scottish rent officer statistics for private sector fair rents, and the 'appropriate' rents in housing benefit cases, were not collated for 1994 or 1995. The private fair rents figures for the years to 1993 are for unfurnished lettings only. The fair and market rent figures from 1996 are for all lettings.

Table 84 Financial provision for housing in Northern Ireland

£ million

	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 estimated
	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn
Northern Ireland Housing Executive																	
Grant	131	146	157	170	121	127	139	126	127	123	123	136	147	155	160	155	156
+ Net lending	118	96	99	86	80	60	54	59	46	38	40	23	- 1	- 42	- 60	- 52	- 81
+ Receipts Initiative													2	13			
= Total	249	242	256	256	201	186	193	185	173	162	163	159	148	126	100	103	75
+ Housing associations	35	34	34	34	28	25	26	42	30	29	36	34	41	53	56	57	63
+ Renovation grants & enveloping	60	56	45	42	36	32	32	31	32	34	44	49	46	42	40	42	42
+ Administration & miscellaneous	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3
= Total provision	346	335	337	334	268	246	253	260	239	225	245	243	237	223	198	204	183

Sources: Northern Ireland Expenditure Plans and Priorities, Cms 1517, 1917, 2216, 2516, 2816, 3216, 3616 & 4217, Department of the Environment for Northern Ireland, Department of Social Development.

Notes: The reduction in grant to the Northern Ireland Housing Executive (NIHE) in 1989/90 follows some £366 million of NIHE debt being written off. This had a neutral impact on the NIHE programmes. Provision for voluntary housing is net of capital receipts. NIHE net lending figures from 1997/98 onwards are negative, as debt repayments exceed planned new investment.

Table 85 **Gross housing investment in Northern Ireland**

£ million

	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02 estimated
	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn
Northern Ireland Housing Executive:																	
New house building	82	64	57	58	51	39	40	35	35	36	48	42	36	16	8	4	3
+ Land etc. purchase	9	15	10	8	8	7	10	9	12	15	11	19	17	17	16	23	20
+ Estate renovation	79	68	80	83	76	71	66	71	79	79	73	64	64	61	63	60	57
+ Other	3	4	4	5	6	4	3	7	2	3	2	2	2	2	3	3	4
= Total	173	151	151	152	141	121	120	122	128	133	134	127	119	96	90	90	84
+ Voluntary housing	40	41	44	46	38	37	41	58	49	45	50	48	54	65	68	68	73
+ Renovation grants and enveloping	60	56	45	42	36	32	32	30	32	34	44	49	46	42	40	42	42
= Gross public investment (A)	273	248	240	240	215	190	193	210	205	212	228	224	220	203	198	200	199
Capital receipts:																	
Northern Ireland Housing Executive	42	34	30	36	47	43	34	37	45	56	56	60	71	71	81	108	80
+ Voluntary housing	5	7	9	12	10	12	14	16	19	16	15	14	13	12	11	11	10
= Total (B)	47	41	39	48	57	55	48	52	64	72	71	74	83	83	92	119	90
Net public investment (A – B)	226	207	201	192	158	135	145	158	141	140	158	150	135	120	106	81	109

Sources: Northern Ireland Expenditure Plans and Priorities, Cms 1517, 1917, 2216, 2516, 2816, 3216, 3616, 3916 & 4217, Department of Social Development.

Note: Renovation grants and enveloping expenditure are financed from revenue in Northern Ireland.

Table 86 Rents and earnings in Northern Ireland

Year	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
Average rent per week (£)																					
Northern Ireland Housing Executive	10.06	12.19	12.78	13.51	14.13	14.78	15.34	18.18	19.04	21.13	23.09	25.43	27.57	29.63	31.56	32.62	34.42	35.93	37.52	39.18	40.34
Housing associations															30.90	34.50	35.50	38.00	40.70	42.53	-
Average male earnings (£)																					
	110.0	116.9	124.4	134.2	143.8	149.3	162.4	171.6	181.0	198.0	214.8	230.8	234.3	241.7	250.2	261.4	269.2	284.4	296.6	306.2	317.5
Rent as a % earnings																					
Northern Ireland Housing Executive	9.1	10.4	10.3	10.1	9.8	9.9	9.4	10.6	10.5	10.7	10.7	11.0	11.8	12.3	12.6	12.5	12.8	12.6	12.7	12.8	12.7
Housing associations															12.4	13.2	13.2	13.4	13.7	13.9	-

Sources: Northern Ireland Housing Statistics, Northern Ireland Housing Executive, Regional Trends, Northern Ireland New Earnings Surveys.

Notes: Earnings figures are average Northern Ireland male manual earnings. NIHE rents are for the December of the year.

Section 3 Compendium of tables

Homelessness and lettings

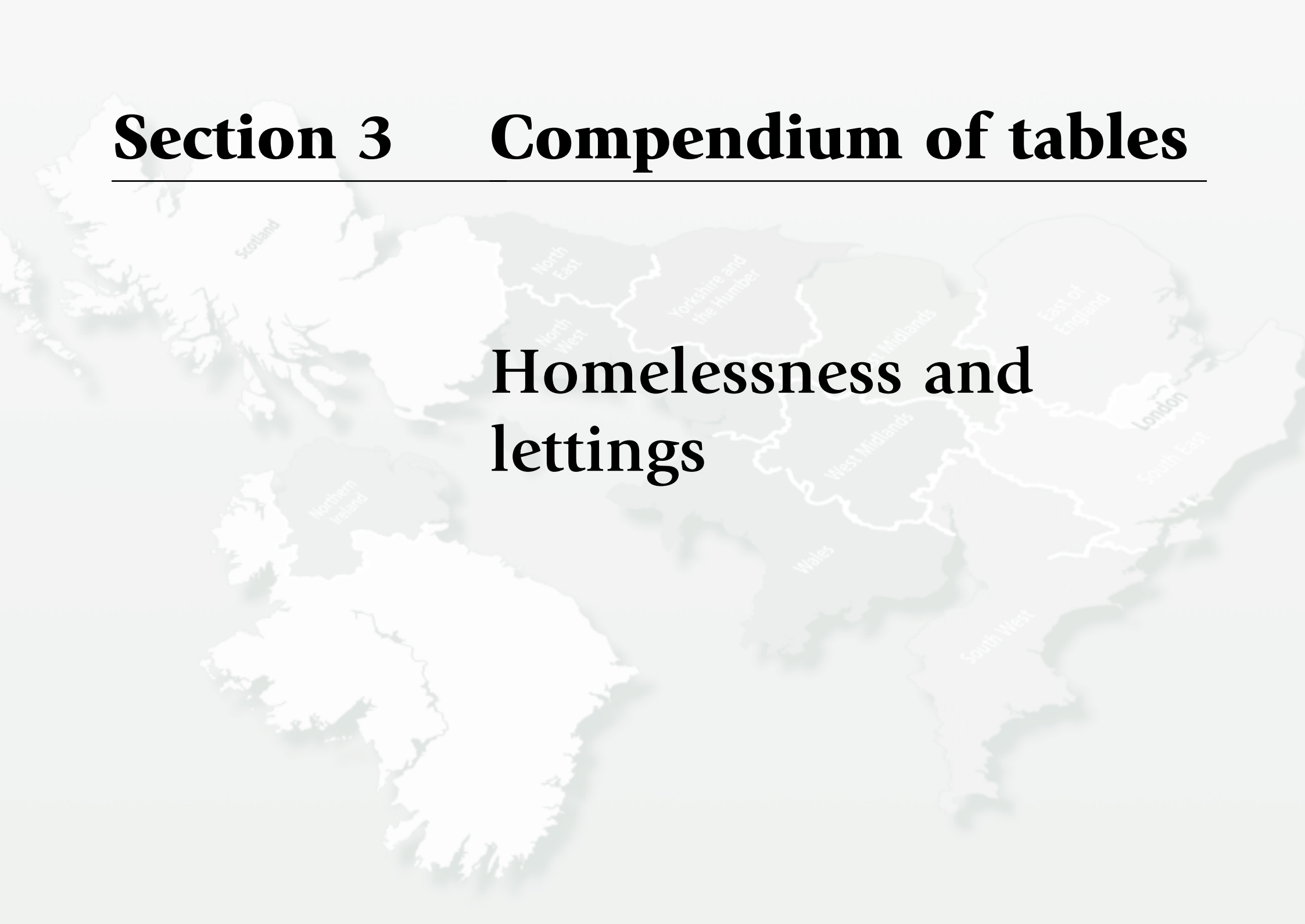


Table 87 Local authority homeless acceptances

Number of households

	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Not held to be intentionally homeless																		
England	60,400	91,010	100,490	109,170	113,770	122,180	140,350	144,780	142,890	132,380	122,460	117,490	113,590	102,410	104,490	105,460	111,550	118,700
+ Scotland	7,038	10,992	11,056	10,417	10,463	12,396	14,233	15,500	17,700	17,000	16,000	15,200	15,500	15,600	16,500	18,000	-	-
+ Wales	4,772	4,825	5,262	5,198	6,286	7,111	9,226	9,293	9,818	10,792	9,897	8,638	8,334	4,297	4,371	3,695	4,156	5,164
= Great Britain	72,210	106,827	116,808	124,785	130,519	141,687	163,809	169,573	170,408	160,172	148,357	141,328	137,424	122,307	125,361	127,155	-	-
Held to be intentionally homeless																		
England	2,520	2,970	3,070	3,270	3,730	4,500	5,450	6,940	6,350	5,660	4,570	4,920	5,070	4,970	6,140	7,340	9,140	8,380
+ Scotland	938	980	1,144	1,030	1,128	1,271	1,580	1,800	2,200	2,000	1,800	1,700	1,700	1,800	1,900	2,300	-	-
+ Wales	674	546	703	485	532	694	737	550	452	333	396	362	815	343	380	476	510	553
= Great Britain	4,132	4,496	4,917	4,785	5,390	6,465	7,767	9,290	9,002	7,993	6,766	6,982	7,585	7,113	8,420	10,116	-	-
All homeless acceptances																		
England	62,920	93,980	103,560	112,440	117,500	126,680	145,800	151,720	149,240	138,040	127,030	122,410	118,660	107,380	110,630	112,800	120,690	127,080
+ Scotland	7,976	11,972	12,200	11,447	11,591	13,667	15,813	17,300	19,900	19,000	17,800	16,900	17,200	17,400	18,400	20,300	-	-
+ Wales	5,446	5,371	5,965	5,683	6,818	7,805	9,963	9,843	10,270	11,125	10,293	9,001	9,149	4,640	4,751	4,171	4,666	5,717
= Great Britain	76,342	111,323	121,725	129,570	135,909	148,152	171,576	178,863	179,410	168,165	155,123	148,311	145,009	129,420	133,781	137,271	-	-

Sources: Department of Transport, Local Government and the Regions, Scottish Executive, Welsh Executive.

Notes: The 1990 figures for Wales include 2,000 households made homeless in Colwyn Bay by flooding in the February of that year. Scottish figures are for priority need homeless and potentially homeless cases only, for applications made during the year. 2000 and 2001 figures were not available at the time of compilation. The England and Wales figures for 1997 and later years reflect the changes in homeless legislation, and as a result no longer include 'non priority acceptances'. In 1996 these accounted for 3,310 acceptances in England and 3,501 acceptances in Wales.

Table 88 Homeless households in temporary accommodation in England under the provisions of the 1985 and the 1996 Housing Acts*Number of households*

	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Bed and breakfast	1,330	5,360	8,990	10,370	10,970	11,480	11,130	12,150	7,630	4,900	4,130	4,500	4,160	4,520	6,930	8,060	9,860	12,110
+ Hostels ¹	3,380	4,730	4,610	5,150	6,240	8,020	9,010	9,990	10,840	10,210	9,730	9,660	9,640	8,860	9,060	9,400	10,320	10,270
+ Private sector leasing	-	-	-	-	-	-	-	23,740	27,910	23,270	15,800	11,530	10,980	14,320	16,220	22,660	25,390	26,020
+ Other ²	-	5,830	7,190	9,240	12,890	18,400	25,130	14,050	16,690	15,200	15,970	18,450	17,410	17,330	19,310	22,070	26,870	30,220
+ Homeless at home ³	-	-	-	-	-	-	-	8,700	10,420	8,640	8,370	8,890	9,500	9,900	9,150	9,200	11,050	12,640
= Total	4,710	15,920	20,790	24,760	30,100	37,900	45,270	68,630	73,490	62,220	54,000	53,030	51,690	54,930	60,670	71,390	83,490	91,260

Sources: Homelessness Statistics, Department of Transport, Local Government and the Regions, Hansard 18/4/91, Column 186.

Notes: 1. Includes women's refuges.

2. Includes dwellings leased by local authorities from private landlords for years prior to 1991.

3. Figures for households accepted as homeless, but that remained in their existing accommodation pending rehousing, were not collected before 1991.

Table 89 Reasons for homelessness in England*Percentages*

	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Parents, relatives or friends no longer willing or able to accommodate	41	43	43	43	42	42	38	34	29	29	26	27	28	30	32
Breakdown of relationship with partner	18	19	17	17	16	17	19	20	22	24	25	25	24	23	22
Loss of private dwelling, including tied accommodation	15	15	16	14	14	15	17	19	20	21	22	23	22	23	22
Mortgage arrears	9	7	6	9	12	10	8	8	8	7	6	6	5	3	3
Rent arrears	4	4	5	4	3	2	2	2	2	2	2	3	3	3	3
Other	13	12	13	13	14	16	16	16	17	17	18	17	19	17	18

Source: Department of Transport, Local Government and the Regions, Homelessness Statistics.

Note: Figures may not total to 100, because of rounding.

Table 90 Homelessness: categories of need

Number of households

	Numbers of households												Percentages											
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Priority need households:																								
Housholds with:																								
Dependant children	84,120	88,950	85,300	76,390	68,620	66,290	63,420	58,780	61,400	62,000	64,980	66,970	66	65	61	60	58	56	56	57	59	59	58	56
Pregnant member	17,470	18,830	18,530	16,500	14,060	13,430	12,930	10,470	10,520	10,300	10,890	11,730	14	14	13	13	12	11	11	10	10	10	10	10
Vulnerable member:																								
Old age	6,570	5,860	6,230	5,920	6,050	5,890	5,510	4,220	3,800	3,830	4,050	4,240	5	4	4	5	5	5	5	4	4	4	4	4
Physical handicap	3,950	4,430	5,440	5,400	6,050	6,550	6,250	5,310	5,040	5,220	5,380	6,190	3	3	4	4	5	6	6	5	5	5	5	5
Mental illness	4,220	4,750	6,070	6,490	7,100	7,430	8,180	7,030	7,130	7,600	8,580	10,020	3	3	4	5	6	6	7	7	7	7	8	8
Young	-	-	4,460	4,470	4,090	3,760	3,580	3,260	3,440	3,620	4,570	5,770	-	-	3	4	3	3	3	3	3	3	4	5
Domestic violence	-	-	6,470	7,060	7,370	8,430	8,220	6,780	6,330	6,110	6,580	7,080	-	-	5	6	6	7	7	7	6	6	6	6
Other	9,460	12,610	4,930	4,250	4,170	4,550	4,410	5,420	5,890	5,840	4,940	5,640	7	9	4	3	4	4	4	5	5	6	4	5
Homeless in emergency	2,300	1,820	1,270	1,150	980	1,160	1,090	1,140	940	940	1,580	1,060	2	1	1	1	1	1	1	1	1	1	1	1
Total priority need (A)	128,090	137,250	138,700	127,630	118,490	117,490	113,590	102,410	104,490	105,460	111,550	118,700	100	100	100	100	100	100	100	100	100	100	100	100
Non-priority need (B)	12,260	7,530	4,190	4,750	3,970	3,790	3,310	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total (A + B)	140,350	144,780	142,890	132,380	122,460	121,280	116,870	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Source: Department of Transport, Local Government and the Regions, Homelessness Statistics.

Notes: Separate figures for domestic violence and young person cases are not available for 1991 or earlier years. Percentages do not always add to 100 as a result of roundings.

Table 91 Homelessness by region

Number of households

Region	Homeless acceptances											In temporary accommodation										
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
London	36,310	37,550	31,570	28,690	26,690	25,730	24,850	26,160	28,420	28,610	31,620	37,130	39,580	33,040	25,990	26,060	24,100	24,540	25,430	36,330	41,710	45,610
South East	13,750	13,030	12,630	12,850	13,570	13,700	12,070	12,860	12,570	14,310	14,830	7,890	8,110	7,190	7,130	6,420	6,550	7,170	8,820	8,220	11,220	12,540
South West	9,050	8,990	9,370	9,210	9,960	9,830	8,800	8,920	9,470	11,050	11,260	2,630	3,020	2,620	2,690	2,540	2,380	2,950	4,200	4,870	5,300	5,280
East	8,560	9,300	9,000	8,490	8,730	8,670	8,020	8,660	8,570	9,410	10,230	3,940	4,200	3,160	2,980	2,750	2,840	3,060	3,550	4,250	4,950	5,650
East Midlands	9,730	10,450	10,120	8,890	8,970	8,900	7,980	7,630	7,300	7,280	7,230	1,810	1,560	1,370	1,470	1,420	1,450	1,260	1,570	1,920	1,720	1,980
West Midlands	17,280	17,070	16,440	15,890	17,510	16,240	14,500	14,210	13,310	13,700	14,240	2,120	1,660	1,430	1,250	1,220	1,030	1,590	1,440	1,570	2,210	2,190
Yorkshire & The Humber	12,480	14,430	13,320	11,060	9,930	9,240	8,960	8,530	8,210	8,950	10,380	1,620	1,890	1,650	1,330	1,160	1,050	1,060	1,180	1,740	2,110	1,750
North East	7,870	7,570	6,800	6,060	6,050	5,780	4,430	4,360	4,830	5,130	5,460	430	470	490	430	430	430	670	850	1,110	1,330	1,690
North West	22,220	20,350	18,380	17,350	16,080	15,500	12,800	13,160	12,780	13,110	13,450	2,360	2,580	2,630	2,360	2,140	1,970	2,130	2,080	2,200	1,920	1,960
England	137,250	138,740	127,630	118,490	117,490	113,590	102,410	104,490	105,460	111,550	118,700	59,930	63,070	53,580	45,630	44,140	41,800	44,360	49,010	62,170	72,450	78,620

Source: Department of Transport, Local Government and the Regions, Homelessness Statistics.

Notes: Homeless acceptances figures are for priority need households only, and exclude households found to be intentionally homeless. Temporary accommodation figures are for the end of the year, and exclude households that are 'homeless at home' (see Table 88).

Table 92a Rough Sleepers: local authority estimates of numbers of rough sleepers

Number of rough sleepers	Number of authorities	% of authorities
No estimate	108	30.7
Nil - 10	156	44.3
11 - 20	43	12.2
21 - 30	22	6.3
31 - 40	8	2.3
41 - 50	5	1.4
Over 50	10	2.8
Total	352	100.0

Table 92b Rough Sleepers: survey-based estimates of numbers of rough sleepers in areas covered by the Rough Sleepers Initiative, and other areas where counts have taken place

	Numbers
Initial RSI zones – central	367
New RSI zones – London	324
New RSI zones – outside London	82
Other RSI areas	425
Other counts	111
Total	1,309

Source: Shelter report on rough sleeping submitted to the Social Exclusion Unit, 1998.

Table 93 Local authority dwelling stock, new dwellings and lettings in England

Thousands

	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Stock of dwellings ¹	4,660	4,560	4,510	4,440	4,410	4,320	4,180	4,040	3,899	3,844	3,760	3,666	3,565	3,470	3,401	3,309	3,178	3,012	2,812
Vacant dwellings ¹	114	113	117	113	112	103	101	99	83	75	71	70	72	80	81	82	84	87	79
Vacant dwellings as % of stock	2.4	2.5	2.6	2.5	2.5	2.4	2.4	2.5	2.1	2.0	1.9	1.9	2.0	2.3	2.4	2.5	2.6	2.9	2.8
Completions	27	28	27	21	18	15	16	14	13	7	3	1	1	1	0	0	0	0	1
Lettings ²	439	429	429	437	430	426	410	390	401	406	400	405	408	415	422	404	379	354	327
which are:																			
to existing tenants	184	183	189	190	186	184	174	162	161	168	170	170	169	165	162	144	129	118	104
to new tenants	255	246	240	247	244	242	236	228	240	239	230	234	239	250	260	259	249	236	222
Homeless households as % of new tenants	19	20	23	26	27	31	31	35	40	46	45	40	36	34	29	25	25	25	27

Sources: Department of the Environment Annual Reports, Expenditure Plans, Housing Statistics, Department of Transport, Local Government and the Regions.

Notes: 1. Includes dwellings awaiting demolition, and from 1986/7 dwellings owned by authorities outside their own areas.

2. Includes non-secure lettings, and lettings to households displaced by slum clearance.

Table 94a Lettings to new tenants by local authorities

Thousands

Region	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Northern	26.2	24.4	24.5	23.6	24.0	24.2	23.0	21.3	22.5	22.2	24.4	27.0	27.9	28.3			
<i>North East</i>					22.3	22.6	21.4	21.3	20.7	20.6	22.3	24.9	25.8	26.2	25.1	25.4	24.6
Yorkshire & The Humber	37.7	36.1	35.3	34.2	34.6	32.1	31.5	30.8	30.5	29.8	33.5	35.6	37.8	37.6	37.9	38.8	37.1
North West	42.5	42.7	42.7	44.5	42.8	40.2	40.2	39.2	36.9	36.6	40.2	43.6	44.3	46.8			
<i>North West</i>					44.6	41.8	41.9	39.1	38.6	38.2	42.3	45.7	46.5	49.0	48.2	46.0	41.5
East Midlands	23.1	21.6	22.0	20.2	20.5	18.8	19.0	18.0	18.2	20.6	20.1	21.3	25.0	25.4	26.0	23.3	22.9
West Midlands	34.0	32.0	32.9	34.1	31.7	29.7	29.1	29.0	28.0	29.2	30.1	31.7	33.9	33.7	31.9	29.7	27.8
East Anglia	9.6	11.8	7.3	7.1	6.4	6.7	7.4	6.9	6.5	6.2	6.3	6.7	7.3	7.6			
<i>East</i>					15.5	15.4	17.8	16.3	16.0	17.0	16.7	17.4	18.1	18.2	18.3	17.5	17.0
London	50.1	33.5	31.8	32.7	33.2	35.1	43.9	49.4	45.2	44.5	41.5	40.1	40.4	37.3	32.0	28.1	26.6
South East	36.4	29.3	32.0	31.2	29.6	28.4	31.4	30.1	29.4	31.0	29.4	29.0	28.8	28.3			
<i>South East</i>					20.5	19.7	21.1	20.7	19.9	20.2	19.0	18.4	18.1	17.7	17.0	15.5	14.5
South West	15.5	15.6	15.1	14.4	13.4	13.3	14.1	14.0	13.1	14.4	13.8	14.6	14.9	14.3	12.9	11.3	10.3
England	275.1	247	243.6	242	236.3	228.6	239.6	238.6	230.2	234.3	239.3	249.7	260.4	259.5	249.5	235.6	222.3

Sources: Housing Statistics, Department of Transport, Local Government and the Regions. Additional figures from the Office of the Deputy Prime Minister.

Notes: Lettings figures are for lettings to new tenants only, including lettings for non-secure tenancies. The regional figures are compiled from local authority HIP returns, grossed up for incomplete responses. Data for 'standard' regions are shown from 1980/81 to 1997/98, and for government office regions from 1988/89 onwards.

Table 94b **Lettings to homeless households***Percentage of all lettings to new tenants*

Region	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Northern	10	11	15	18	18	20	22										
<i>North East</i>					18	20	22	29	27	23	20	19	16	13	12	13	13
Yorkshire & The Humber	10	15	15	18	18	20	23	31	34	32	27	22	19	18	18	16	18
North West	10	17	19	20	19	23	21										
<i>North West</i>					18	23	21	26	26	25	22	20	16	12	11	12	14
East Midlands	10	15	16	20	20	25	28	45	44	37	33	31	25	19	18	18	19
West Midlands	16	27	28	29	30	32	39	43	44	37	33	31	28	30	24	24	25
East Anglia	18	15	22	25	26	27	30										
<i>East</i>					23	28	29	47	48	42	41	38	36	28	33	32	36
London	27	47	52	53	51	46	48	76	74	64	60	60	57	51	53	61	63
South East	18	23	23	26	25	26	28										
<i>South East</i>					27	25	27	53	54	49	49	49	42	36	41	41	47
South West	23	27	29	34	32	34	34	46	48	44	42	40	36	28	31	36	41
England	16	23	25	27	26	28	31	46	45	40	36	34	29	25	25	25	27

Sources and Notes: As Table 94a. Percentages for the years to 1990/91 are for secure lettings to homeless households only. In addition the majority of the relatively small number of non-secure lettings during that period were made to homeless households. From 1991/92 onwards the percentages relate to both secure and non-secure lettings. This change is necessary to reflect the increasing numbers of non-secure lettings made to new tenants in recent years. In 2000/01 non-secure lettings in England accounted for some 46% of all lettings to new tenants. Data for the years from 1991/92 onwards is only available on this basis for government office regions.

Table 95 Housing association lettings in England

Thousands

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Stock	410	423	432	447	464	483	495	512	534	567	613	627	688	760	836	920	974	1,029	1,127	1,244	1,387
Lettings	51	52	55	58	60	62	64	67	70	76	77	86	109	134	132	136	139	145	146	148	150
of which:																					
Existing tenants	9	9	10	11	11	11	12	13	13	16	15	17	19	22	21	22	32	33	34	36	38
New tenants	42	43	45	47	49	51	52	54	57	60	62	69	90	112	111	114	107	112	112	111	112
of which:																					
Existing LA tenants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27	29	27	26	24
Statutory homeless	-	-	-	-	-	-	-	-	-	-	9	15	23	28	26	26	22	16	16	16	17
Lettings to homeless as a % of all lettings to new tenants	-	-	-	-	-	-	-	-	-	-	14	21	25	25	23	23	21	14	14	14	15

Sources: Answers to Parliamentary Questions 16/7/91 and 2/2/94, Housing Statistics, Cm 2507, Cm 280, Cm 3207 & Cm 3607.

Note: For the years up to 1989/90 the lettings figures are Department of the Environment estimates. It should be noted that new housing association tenants include former council tenants transferring to a housing association letting. Stock figures are for December. Housing Statistics and DoE/DETR/DTLR Annual Report figures for the years from 1990/91 are all derived from CORE.

Table 96 Lettings to new tenants by housing associations by region

Region	Lettings to new tenants					Lettings to homeless as a percentage of all lettings to new tenants				
	1996/97	1997/98	1998/99	1999/00	2000/01	1996/97	1997/98	1998/99	1999/00	2000/01
North East	4,701	4,662	5,008	4,476	4,700	10	5	4	4	3
Yorkshire & The Humber	7,545	8,537	8,642	8,317	7,658	13	7	7	6	6
North West	13,742	15,183	15,494	17,074	18,449	11	6	6	5	5
East Midlands	6,579	7,406	7,479	7,452	7,907	16	11	9	7	8
West Midlands	8,773	9,661	10,441	11,094	13,280	17	12	11	12	10
East	8,414	8,853	8,824	8,301	8,141	19	12	14	14	16
London	9,297	8,278	8,307	7,879	7,773	42	32	32	34	37
South East	14,139	13,734	13,342	12,820	12,195	27	19	19	17	20
South West	6,839	6,926	7,399	8,339	8,677	25	16	20	26	28
England	80,029	83,240	8,4936	85,752	88,780	21	13	13	13	14

Source: Housing Statistics, Department of Transport, Local Government and the Regions.

Notes: Lettings figures are for lettings to new tenants only, excluding lettings to existing local authority tenants.

Table 97a Projected output from the Housing Corporation's Approved Development Programme (ADP) – approvals

	1990/91 outturn	1991/92 outturn	1992/93 outturn	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimated outturn	2002/03 forecast
Housing for rent:													
+ Mixed and public funded	9,630	39,970	43,310	43,911	40,009	23,792	31,435	17,806	17,311	19,908	19,436	17,966	16,328
+ Short life (Mini-HAG)	990	1,610	1,380	1,924	3,462	3,556	3,228	1,459	1,793	1,058	820	600	677
+ Housing Market Package	18,750												
= Total rent (A)	10,620	41,580	63,440	45,835	43,471	27,348	34,663	19,265	19,104	20,966	20,256	18,566	17,005
Sales and incentives:													
Tenants Incentive Schemes	1,650	3,240	4,800	6,687	6,353	6,817	7,445	3,614	3,106	449	149	200	172
+ Low cost home-ownership	1,540	4,820	7,790	11,556	9,689	7,809	8,954	4,726	4,681	3,494	4,138	3,900	4,983
= Total sales/incentives (B)	3,190	8,060	12,590	18,243	16,042	14,626	16,399	8,340	7,787	3,943	4,287	4,100	5,155
Total all approvals (A+B)	13,810	49,640	76,030	64,078	59,513	41,974	51,062	27,605	26,891	24,909	24,543	22,666	22,160

Sources: Housing Corporation ADP for 1994/95 and earlier years, Cms 2207, 2507, 2807, 3207, 3607, 3906, 4204, 4604, 5105 & 5405.

Notes: Mini-HAG and TIS figures include units financed through the special homeless programmes in 1990/91 & 1991/92. Rough Sleepers Initiative and City Challenge schemes are included within the mixed/public funded rent figures.

Tenants Incentive Schemes include Purchase Grants from 1996/97 onward.

Table 97b Projected output from the Housing Corporation's Approved Development Programme (ADP) – completions

	1990/91 outturn	1991/92 outturn	1992/93 outturn	1993/94 outturn	1994/95 outturn	1995/96 outturn	1996/97 outturn	1997/98 outturn	1998/99 outturn	1999/00 outturn	2000/01 outturn	2001/02 estimated outturn	2002/03 forecast
Housing for rent:													
+ Mixed and public funded	17,610	21,190	32,160	38,393	38,506	40,583	29,386	22,843	22,330	19,768	17,755	18,660	18,226
+ Short life (Mini-HAG)	990	1,610	1,380	1,924	1,098	1,482	2,000	2,777	1,500	1,194	943	1,000	700
+ Housing Market Package	18,430												
= Total rent (A)	18,600	22,800	51,970	40,317	39,604	42,065	31,386	25,620	23,830	20,962	18,698	19,660	18,926
Sales and incentives:													
Tenants Incentive Schemes	2,270	2,690	4,780	6,450	6,525	6,400	7,029	4,262	2,900	503	158	100	200
+ Low cost home-ownership	780	1,280	5,380	7,990	11,066	10,471	6,966	6,336	6,100	4,032	4,038	3,700	3,400
= Total sales/incentives (B)	3,050	3,970	10,160	14,440	17,591	16,871	13,995	10,598	9,000	4,535	4,196	3,800	3,600
Total all completions (A+B)	21,650	26,770	62,130	54,757	57,195	58,936	45,381	36,218	32,830	25,497	22,894	23,460	22,526

Sources and Notes: As Table 97a.

Table 98 Local authority and housing association lettings to new tenants

Thousands

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Local authorities	275	251	256	246	240	247	244	242	236	229	240	239	230	234	239	250	260	259	249	236	222
Housing association	42	43	45	47	49	51	52	54	57	60	62	69	90	112	111	114	107	112	112	111	112
Total	317	294	301	293	289	298	296	296	293	289	302	308	320	346	350	364	367	371	361	347	334

Sources: See Tables 93 & 95.

Note: New housing association tenants include former council tenants transferring to housing associations (see Table 95).

Table 99 Welsh local authority lettings

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Stock (000s)	292.7	283.4	271.8	262.6	257.9	257.0	255.6	250.6	242.9	232.3	223.9	219.1	216.0	213.6	210.9	207.8	205.2	202.5	199.2	195.2	190.4
All lettings to new tenants	14,009	13,436	14,864	13,889	15,045	13,896	13,403	13,379	13,071	11,494	11,530	12,030	11,543	12,547	13,053	13,576	14,555	15,639	15,672	15,347	15,323
Lettings to homeless	1,531	1,460	1,696	1,597	1,766	2,149	2,054	1,872	2,424	2,429	2,473	2,674	2,754	2,471	2,058	1,949	1,681	880	1,269	1,383	1,762
Homeless lettings as a % of all lettings	10.9	10.9	11.4	11.5	11.7	15.5	15.3	14.0	18.5	21.1	21.4	22.2	23.9	19.7	15.8	14.4	11.5	5.6	8.1	9.0	11.5

Source: Welsh Housing Statistics.

Notes: Excludes new towns. Stock figures are averages for the financial year.

Table 100 Scottish local authority lettings

	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
New lettings	45,910	45,039	46,720	45,035	47,935	47,086	47,480	44,248	41,234	40,262	40,321	41,379	44,468	44,583	45,168	n/a	n/a	37,781
Percentage of new lets to homeless	13.6	16.3	15.3	14.3	14.3	16.0	20.0	21.4	23.8	22.7	20.4	20.5	19.1	20.1	21.2	n/a	n/a	17.2

Source: Scottish Executive.

Notes: New lettings include waiting list, homeless, National Mobility Scheme and other lettings, but excludes transfers and mutual exchanges. Figures also include lettings of general needs dwellings owned by other agencies to whose stock the local authority has nomination rights. Data was not collected for 1999/2000 and 2000/01.

Table 101 Northern Ireland Housing Executive lettings and homelessness in Northern Ireland

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Allocations to applicants/ priority groups	9,966	10,621	12,824	13,152	12,491	12,417	11,877	10,940	11,357	11,357	11,637	11,170	10,489	10,280	10,455	8,826	10,164	10,946	10,643	8,496	8,588
Homelessness: presenting										6,675	9,187	10,081	10,099	9,731	10,068	10,468	11,092	11,672	11,552	10,997	12,694
accepted A1										3,110	4,404	4,158	4,061	3,971	4,014	4,319	4,708	4,956	4,997	5,192	6,457
Placed in temporary accommodation										741	1,849	1,771	1,790	1,865	1,747	2,151	2,141	2,123	2,249	1,937	2,455

Source: Department of the Environment for Northern Ireland.

Notes: Allocations to applicants ('allocation to priority groups' before 2000/01) comprise lettings to new tenants, and exclude transfers. Accepted 'A1' priority need corresponds to acceptances as priority need case elsewhere in the UK. Homeless legislation was only extended to Northern Ireland in April 1989. A new selection scheme was introduced in November 2000 resulting in a change in allocation headings to: Allocations to applicants, Housing Executive transfers and Housing Association combined transfers.

Section 3 Compendium of tables

Help with housing costs

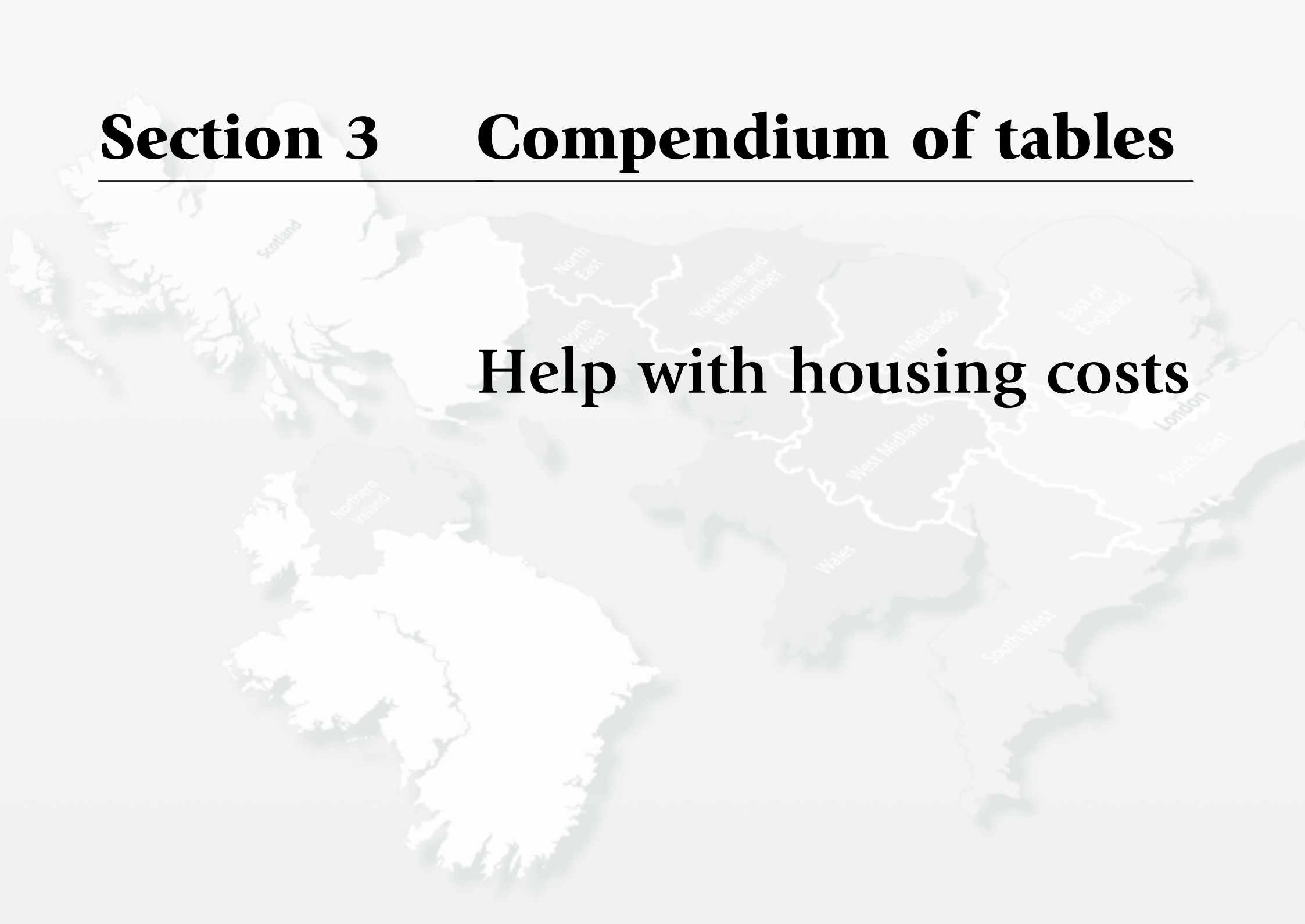


Table 102 **Mortgage interest tax relief**

	1970/71	1975/76	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00
Basic rate of relief (%)	32	35	30	30	29	27	25	25	25	25	25	25	20	15	15	15	10	10
Cost of tax relief (£m) (A)	298	1,004	2,188	4,750	4,670	4,850	5,400	6,900	7,700	6,100	5,200	4,300	3,500	2,700	2,400	2,700	1,900	1,600
Of which:																		
Option mortgage scheme (£m) (B)	13	109	228	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
In excess of basic rate of income tax (£m)	–	–	130	260	300	400	350	420	470	–	–	–	–	–	–	–	–	–
Number of recipients (000s) (C)	2,960	4,820	5,860	8,100	8,450	8,750	9,200	9,400	9,600	9,700	9,800	10,000	10,400	10,500	10,600	10,700	10,800	10,900
Average tax relief (£) ((A-B)/C)	95	185	335	585	555	555	585	735	800	630	530	430	340	260	230	250	180	150

Sources: Inland Revenue Statistics, Parliamentary Questions.

Notes: The number of recipients is the number of tax units in receipt of mortgage interest tax relief. This does not include households assisted through the Option Mortgage scheme. The 1970/71 and 1975/76 figures are the author's estimates based on 95% of the number of mortgages (the average tax unit to mortgage ratio for the early 1980s); the figures on the number of tax units are not available. The Option Mortgage scheme provided the equivalent of mortgage interest relief (MITR) to lower income households that did not have a sufficient income to attract the tax liability against which MITR could be offset. It operated from 1968 to 1983. Relief at higher rates of income tax was abolished from 1991/92. The 1999/00 figures are provisional. MITR was abolished in April 2000. Some final costs were incurred in the 2000/01 financial year, but the precise figures are not available.

Table 103 Regional distribution of mortgage interest tax relief

£ million

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00
Northern	80	70	95	100	140	180	200	210	250	310	350	310	230	200	160	130				
<i>North East</i>																110	100	110	80	70
Yorkshire & Humberside	155	150	160	210	260	340	350	360	370	460	510	450	340	300	280	210	190	220	160	130
North West	200	180	215	260	330	440	490	510	530	690	770	640	500	430	340	270				
<i>North West</i>																240	270	300	210	180
East Midlands	115	110	130	180	230	300	320	330	340	430	480	410	340	280	240	190	170	190	130	110
West Midlands	160	190	170	230	280	370	350	360	430	550	620	510	400	340	280	220	200	220	150	130
East Anglia	50	60	75	90	130	170	170	180	220	270	300	250	180	170	140	110				
<i>East</i>																280	240	240	170	140
London	280	290	260	400	500	670	620	650	780	980	1,100	710	740	580	390	310	270	290	200	170
Rest of South East	555	600	650	740	950	1,270	1,220	1,260	1,350	1,750	1,940	1,510	1,390	1,090	880	650				
<i>South East</i>																480	440	510	340	290
South West	140	170	140	230	300	400	380	400	520	660	730	570	480	400	350	260	230	270	180	150
England	1,735	1,820	1,900	2,440	3,120	4,140	4,100	4,260	4,790	6,100	6,800	5,360	4,600	3,790	3,060	2,350	2,090	2,340	1,640	1,380
+ Wales	65	80	80	110	150	200	210	220	180	240	270	230	190	150	130	110	100	110	80	70
+ Scotland	125	120	140	190	260	350	300	310	370	470	530	420	340	300	260	200	180	210	150	130
+ Northern Ireland	35	30	30	40	50	60	60	60	60	90	100	90	70	60	50	40	30	40	30	20
= United Kingdom	1,960	2,050	2,150	2,780	3,580	4,750	4,670	4,850	5,400	6,900	7,700	6,100	5,200	4,300	3,500	2,700	2,400	2,700	1,900	1,600

Sources: Answers to Parliamentary Questions 17/3/93 and 29/11/93; Inland Revenue Statistics.

Notes: Figures exclude the Option Mortgage scheme that operated until 1983/84. Figures from 1996/97 onward are only available for government office regions, while figures for earlier years are for standard regions. For 1995/96 only figures are shown for both standard regions and government office regions. Where the standard and government office regions are identical the data is set out in a single row. Where the government office regions boundaries and/or names differ, the figures are shown in the row(s) below the closest corresponding standard region. The names of government office regions (where they differ from standard regions) are shown inset and in italics. Yorkshire & Humberside changed to Yorkshire & The Humber in the government office regions.

Table 104 **Distribution of mortgage interest tax relief by income band**

Income bands	Cost of mortgage tax relief (£ million) (A)										Numbers receiving tax relief (000s) (B)									
	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00
£0-5,000	270	260	340	310	310	190	170	220	140	90	490	620	840	840	1,090	980	940	1,020	990	750
£5-10,000	640	420	520	420	360	280	210	210	140	110	1,050	850	1,130	1,120	1,250	1,260	1,160	990	950	970
£10-15,000	1,520	1,170	1,360	1,050	770	550	480	540	300	230	2,060	1,920	2,670	2,540	2,320	2,200	2,110	2,190	1,740	1570
£15-20,000	1,670	1,450	1,340	1,050	770	590	550	520	360	310	2,110	2,180	2,400	2,330	2,150	2,210	2,370	2,020	2,070	2,090
£20-25,000	1,240	1,120	600	560	520	440	360	460	310	310	1,530	1,600	1,050	1,220	1,360	1,590	1,520	1,730	1,700	2,010
£25-30,000	750	590	300	260	280	260	260	280	220	200	850	870	510	570	720	900	1,040	1,030	1,160	1,300
£30-40,000	770	590	370	320	260	210	200	250	240	180	710	850	610	640	650	740	810	920	1,190	1,130
£40,000 +	840	500	370	330	230	180	170	220	200	170	600	710	590	640	560	620	650	800	1,000	1,070

Table 104 (continued) **Distribution of mortgage interest tax relief by income band**

Income bands	Average tax relief (£ per annum) (A/B)										Percentage of total tax relief by income band									
	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00
£0-5,000	550	430	410	370	290	200	180	220	150	130	3.5	4.3	6.5	7.2	8.9	7	7.1	8.1	7.3	5.6
£5-10,000	610	490	460	380	290	220	180	220	150	120	8.3	6.9	10	9.8	10.3	10.4	8.8	7.8	7.3	6.9
£10-15,000	740	610	510	410	330	250	220	240	160	140	19.7	19.2	26.2	24.4	22	20.4	20	20	15.7	14.4
£15-20,000	800	660	560	450	360	260	230	260	180	150	21.7	23.8	25.8	24.4	22	21.9	22.9	19.3	18.8	19.4
£20-25,000	810	700	570	460	380	270	240	270	180	150	16.1	18.4	11.5	13	14.9	16.3	15	17	16.2	19.4
£25-30,000	880	680	590	460	390	290	250	270	190	160	9.7	9.7	5.8	6	8	9.6	10.8	10.4	11.5	12.5
£30-40,000	1,090	690	610	500	410	290	250	280	200	160	10	9.7	7.1	7.4	7.4	7.8	8.3	9.3	12.6	11.3
£40,000 +	1,400	700	630	510	400	300	260	280	200	160	10.9	8.2	7.1	7.7	6.6	6.7	7.1	8.1	10.5	10.6

Sources: Inland Revenue Statistics, Parliamentary Questions 12/7/93 and 2/11/93.

Note: The numbers receiving relief are defined as the number of tax units.

Table 105 Stamp duty on residential dwellings

£ million

Region	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
North	15	25	20	15	5	10	10	15	15				
<i>North East</i>									10	15	15	20	25
North West	50	70	65	55	20	30	35	35	40				
<i>North West</i>									45	50	60	90	110
Yorkshire & The Humber	40	55	45	35	15	25	25	25	30	35	40	65	65
East Midlands	55	40	40	35	15	15	20	20	30	35	40	60	70
West Midlands	60	60	55	45	20	25	30	30	45	50	60	90	100
East Anglia	45	25	30	25	10	15	15	15	20				
<i>East</i>									70	90	110	175	205
London	250	165	145	120	60	110	120	115	165	235	320	600	715
South East	360	225	220	175	75	145	170	130	200				
<i>South East</i>									150	200	255	415	480
South West	125	85	75	60	25	45	45	40	65	80	95	155	180
Wales	25	25	20	15	10	10	10	10	15	20	20	30	30
Scotland and Northern Ireland	40	50	55	50	25	35	40	40	50	75	95	140	185
United Kingdom	1,065	820	770	630	280	465	520	465	675	875	1,110	1,835	2,160

Source: Inland Revenue Statistics 2001, and earlier volumes.

Note: Figures for the years to 1996/97 are for standard regions; for 1996/97 and subsequent years figures are for government office regions. Government office regions that have different boundaries to standard regions are shown in italics below the standard region they replaced.

Table 106a **Subsidies for local authority housing in Great Britain**

£ million

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
England:																					
Exchequer subsidy	1,423	881	444	335	381	482	459	445	535	636	1,156	873	508	121	- 108	- 408	- 481	- 563	- 781	- 932	- 1,008
+ Rate fund transfers	309	327	252	291	288	258	277	279	309	83	- 19	- 19	- 25	- 17	- 19	- 28	- 44	- 47	- 65	- 76	- 86
= Total net subsidy	1,732	1,208	696	626	669	740	736	724	844	719	1,137	852	483	104	- 127	- 436	- 525	- 610	- 846	- 1,008	- 1,094
Wales:																					
Exchequer subsidy	68	35	10	9	7	10	9	11	12	15	7	- 10	- 20	- 37	- 51	- 67	- 76	- 80	- 92	- 93	- 87
+ Rate fund transfers	22	12	12	8	5	4	4	8	8	- 2	6	0	0	0	0	0	0	0	0	0	0
= Total net subsidy	90	47	22	17	12	14	13	19	20	13	13	- 10	- 20	- 37	- 51	- 67	- 76	- 80	- 92	- 93	- 87
Scotland:																					
Exchequer subsidy	228	162	105	72	67	64	44	42	55	65	58	56	47	36	24	22	19	16	13	11	10
+ Rate fund transfers	80	106	125	123	139	98	75	41	25	10	8	- 1	- 1	- 2	- 2	- 3	- 2	0	0	0	0
= Total net subsidy	308	268	230	195	206	162	119	83	80	76	67	55	47	34	23	19	17	16	13	11	10
Great Britain:																					
Exchequer subsidy	1,719	1,078	559	416	455	556	512	498	602	716	1,221	919	535	120	- 135	- 453	- 538	- 627	- 860	- 1,014	- 1,085
+ Rate fund transfers	411	445	389	422	432	360	356	328	342	91	- 5	- 20	- 26	- 19	- 21	- 31	- 46	- 47	- 65	- 76	- 86
= Total net subsidy	2,130	1,523	948	838	887	916	868	826	944	808	1,217	897	510	101	- 155	- 484	- 584	- 674	- 925	- 1,090	- 1,171

Sources: See Tables 67, 68, 74, 75 and 81 in the Review. Additional information from Department of the Transport, Local Government and the Regions.

Notes: Figures for transfers between the General Fund and the Housing Revenue Account for the years to 1989/90 are the net result of transfers in and out of the HRA. Figures for housing subsidy in England and Wales from 1990/91 are for net basic housing subsidy (positive housing subsidy entitlements less negative subsidy entitlements). Housing benefit subsidy is not included in this table.

Table 106b General subsidies per local authority dwelling

£ per annum

	1980/81	1981/82	1982/83	1983/84	1984/85	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
England:																					
Exchequer subsidy	286	179	93	72	84	106	103	102	126	155	291	225	134	33	- 30	- 116	- 140	- 168	- 240	- 301	- 347
+ Rate fund transfers	62	66	53	63	63	57	62	64	73	20	- 5	- 5	- 7	- 5	- 5	- 8	- 13	- 14	- 20	- 25	- 30
= Total net subsidy	348	245	146	135	147	163	165	166	198	175	286	220	127	28	- 35	- 124	- 153	- 182	- 260	- 325	- 376
Wales:																					
Exchequer subsidy	231	124	37	34	27	39	35	44	49	65	31	- 46	- 93	- 173	- 242	- 322	- 371	- 394	- 462	- 477	- 451
+ Rate fund transfers	75	42	44	31	19	16	16	32	33	- 9	27	0	0	0	0	0	0	0	0	0	0
= Total net subsidy	306	166	81	65	47	54	51	76	82	56	58	- 46	- 93	- 173	- 242	- 322	- 371	- 394	- 462	- 477	- 451
Scotland:																					
Exchequer subsidy	255	182	119	82	78	75	52	51	68	85	78	77	67	54	37	35	30	26	22	19	18
+ Rate fund transfers	89	119	141	141	161	115	89	49	31	13	11	- 1	- 1	- 3	- 3	- 5	- 3	0	0	0	0
= Total net subsidy	345	301	260	223	239	190	141	100	99	100	90	76	67	51	35	30	27	26	22	19	18
Great Britain:																					
Exchequer subsidy	279	177	94	72	80	99	92	92	113	140	247	191	113	26	- 30	- 104	- 126	- 150	- 213	- 262	- 297
+ Rate fund transfers	67	73	66	73	76	64	64	60	64	18	- 1	- 4	- 6	- 4	- 5	- 7	- 11	- 11	- 16	- 20	- 24
= Total net subsidy	345	250	160	145	157	163	156	152	178	158	246	186	108	22	- 35	- 111	- 137	- 162	- 229	- 282	- 320

Sources: As Table 106a.

Notes: Average figures per dwelling are calculated by dividing the figures in Table 106a by the average HRA stock figures for the year.

Table 107 **Mortgage interest taken into account for income support and jobseeker's allowance**

	1980	1981	1982	1983	1984	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Average mortgage interest:																					
£ per week	10.18	12.18	13.87	11.93	15.18	18.96	19.31	18.33	24.18	33.41	43.27	43.98	41.92	37.81	39.16	36.98	33.60	37.16	32.93	33.65	35.80
£ per annum (A)	529	633	721	620	789	986	1,004	953	1,257	1,737	2,250	2,287	2,180	1,966	2,036	1,923	1,747	1,933	1,712	1,750	1,862
Number of claimants (000s) (B)	134	196	235	242	277	356	334	300	281	310	411	499	555	529	499	451	378	335	308	280	260
Total mortgage interest per annum (£ million) (A x B)	71	124	170	150	219	351	335	286	353	539	925	1,141	1,210	1,040	1,016	867	660	648	527	490	484

Sources: Annual Statistical Enquiries, Parliamentary Question 9/7/91, Income Support Quarterly Statistics, Jobseeker's Allowance Quarterly Statistics.

Notes: All figures are for the May of the year. Figures to 1990 show mortgage interest liabilities taken into account in calculating eligibility for income support, and in earlier years supplementary benefit. From 1990 onwards the figures are based on actual help provided, and are net of non-dependant deductions etc. From 1988 to 1995 the average figure for weekly mortgage interest was somewhat depressed by the regulation restricting new claims to 50% of eligible mortgage costs during the first 16 weeks of a claim. The figures from 1996 reflect the further restrictions on initial help with mortgage costs introduced in October 1995. The 1997 and 1998 figures also reflect the introduction of the jobseeker's allowance. No 1985 figures are available.

Table 108 **Range of mortgage interest taken into account for income support and jobseeker's allowance**

Percentage of all claimant cases not affected by restrictions during initial period of claim

Full weekly interest payment liabilities	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
£0 - £20	54	43	30	30	32	35	32	33	37	34	39	35	34
£20 - £40	28	29	27	28	28	30	30	30	29	30	31	33	30
£40 - £60	11	13	18	17	16	16	17	16	15	18	17	18	18
£60 - £80	3	7	9	9	9	9	9	9	8	9	8	9	9
£80 - £100	1	3	5	4	6	5	6	5	3	5	4	4	5
£100 +	2	6	10	13	9	6	6	7	3	4	3	3	4
Average amount (£ per week)	24.46	34.42	46.34	46.01	44.31	39.69	40.49	37.78	33.87	37.16	32.93	33.81	35.95

Sources: Annual Statistical Enquiries, Income Support Statistics Quarterly Enquiries, Jobseeker's Allowance Statistics Quarterly Enquiries, Housing Benefit and Council Tax Benefit Summary Statistics.

Notes: Figures for the years to 1995 show the full weekly interest liabilities of claimant cases not affected by the restrictions applied in the initial period of an income support claim. From 1996 the figures are for actual help provided, and are net of non-dependant deductions etc. From 1997 they include all jobseeker's allowance cases in receipt of housing costs help, including a small number in receipt of partial help due to restrictions during the initial period of a claim.

Table 109 Average mortgage interest taken into account for income support by region

Government office region	Number of cases (000s)												Average mortgage interest (£ per week)											
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
North East	-	-	-	23	23	23	21	18	16	16	14	13	-	-	-	23.52	23.20	25.41	24.51	22.60	24.87	22.27	24.27	25.87
North West	-	-	-	73	70	69	64	55	49	46	42	40	-	-	-	27.00	25.57	27.66	26.76	24.46	27.83	24.88	26.00	28.37
Yorkshire & The Humber	-	-	-	45	44	42	38	32	29	27	25	23	-	-	-	27.18	25.93	27.41	26.76	24.44	27.34	25.14	26.02	28.40
East Midlands	-	-	-	35	34	32	28	24	22	21	19	17	-	-	-	33.59	30.67	33.25	31.39	29.14	32.90	29.32	29.85	32.45
West Midlands	-	-	-	55	51	48	44	38	33	31	27	27	-	-	-	31.91	28.63	30.72	29.18	26.98	30.78	27.91	28.63	30.25
East	-	-	-	55	50	46	41	33	29	26	24	21	-	-	-	52.17	46.47	48.16	45.37	41.20	44.85	40.30	40.73	42.87
London	-	-	-	81	79	74	67	56	49	44	39	35	-	-	-	63.16	56.46	57.20	54.10	49.36	54.37	47.77	48.89	52.38
South East	-	-	-	79	72	66	58	46	39	35	30	27	-	-	-	58.07	52.46	53.44	49.77	45.43	49.70	43.69	44.14	46.29
South West	-	-	-	53	48	43	40	31	26	24	21	20	-	-	-	45.42	40.33	41.61	39.61	36.27	39.62	34.90	35.43	38.16
England	270	366	446	499	472	442	398	334	292	268	241	222	35.45	45.57	45.30	43.48	39.02	40.63	38.43	34.86	38.42	34.06	34.74	37.01
Wales	26	27	34	34	33	32	29	25	22	21	19	18	23.58	34.80	33.67	29.41	26.93	28.36	26.55	24.54	28.55	25.40	26.15	28.97
Scotland	14	18	19	22	24	24	23	20	20	19	19	20	32.64	35.33	32.59	27.74	25.51	28.15	26.73	24.27	28.20	25.33	26.92	28.44
Great Britain	310	411	499	556	529	499	451	379	334	308	280	260	34.33	44.41	44.02	41.92	37.81	39.16	36.98	33.62	37.16	32.93	33.65	35.80

Source: Hansard, Answer to Parliamentary Question by Ms Armstrong, 9/5/95, Department of Social Security.

Note: From 1993 figures are for housing costs payable to claimants. Earlier figures are for mortgage interest taken into account when calculating total income support entitlement. The 1993 and subsequent figures are thus not directly comparable with those earlier years. Government office region figures are not available for the years prior to 1993.

Table 110 **Housing benefit – numbers of claimants and average claim in Great Britain**

	1980/81	1985/86	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02
Number of claimants (000s):														
Rent rebates	1,330	3,710	2,944	2,981	3,023	3,060	3,007	2,953	2,887	2,762	2,664	2,469	2,250	2,099
Rent allowances	240	1,150	1,044	1,219	1,315	1,519	1,660	1,798	1,875	1,829	1,811	1,775	1,718	1,756
Rate rebates, Council Tax & Community Charge benefit	3,350	7,020	6,898	6,506	6,646	5,450	5,606	5,676	5,643	5,491	5,281	5,083	4,756	4,651
Average payment (£ per annum):														
Rent rebates	240	606	1,030	1,184	1,375	1,505	1,654	1,763	1,830	1,893	1,924	2,028	2,137	2,288
Rent allowances	199	619	1,323	1,694	1,999	2,268	2,454	2,621	2,735	2,818	2,876	2,943	3,011	3,151
Rate rebates, Council Tax & Community Charge benefit	82	209	319	178	236	317	332	349	374	406	426	452	489	520

Sources: Parliamentary Questions 10/3/92 & 13/3/92, Social Security Departmental Reports Cms 2213, 2513, 2813, 3213 & 3613, Social Security Statistics 1991 to 1996, Housing Benefit and Council Tax Benefit Summary Statistics.

Notes: From 1985/86 figures include Supplementary Benefit cases. This accounts for part of the substantial increase in numbers and the average benefit payment that year. Rate rebate figures are for the years 1989/90; Community Charge benefit figures are for the years 1990/91 to 1992/93 and Council Tax benefit figures are for 1993/94 onwards. Average benefit payments from 1988/89 onwards are derived from Social Security Statistics and Housing Benefit and Council Tax Benefit Summary Statistics and relate to the August of each, except for 1991/92 to 1995/96, where May figures are given. Average figures for numbers of claimants from 1988/89 are derived from the DSS Annual Reports; figures for earlier years are derived from the Parliamentary Questions.

Table 111 Housing benefits expenditure and plans for Great Britain

£ million

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	
	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	estimates	estimates	estimates	estimates	
Rent rebates																			
England	1,950	2,001	2,144	2,318	2,711	3,351	3,812	4,178	4,355	4,537	4,634	4,536	4,440	4,391	4,292	4,345	4,446	4,325	
+ Wales	263	296	315	364	404	446	490	528	549	564	617	659	675	682	688	678	644	618	
+ Scotland	134	135	148	156	168	186	210	227	250	261	270	268	266	268	270	276	290	281	
+ New towns	72	74	111	102	86	85	82	87	76	68	48	33	23	19	13	4	0	0	
= Total rent rebates	2,419	2,506	2,718	2,940	3,368	4,068	4,593	5,019	5,228	5,430	5,569	5,495	5,405	5,360	5,263	5,303	5,379	5,224	
+ Rent allowances	996	1,030	1,055	1,359	1,779	2,426	3,284	4,195	4,875	5,446	5,810	5,682	5,667	5,809	5,895	6,249	6,763	7,396	
+ Income support: mortgage costs	351	335	286	353	539	925	1,141	1,210	1,040	1,016	867	660	648	527	490	484	450	450	
= Total housing benefits	3,766	3,871	4,059	4,652	5,686	7,419	9,018	10,424	11,143	11,892	12,246	11,837	11,720	11,696	11,648	12,036	12,592	13,060	
+ Rate rebate, Community Charge and Council Tax benefit	1,635	1,701	1,373	1,520	2,115	1,398	1,685	1,929	2,077	2,189	2,311	2,395	2,452	2,518	2,569	2,739	3,026	3,291	
= Total housing & related benefits	5,401	5,572	5,432	6,172	7,801	8,817	10,703	12,353	13,220	14,082	14,557	14,232	14,172	14,214	14,217	14,675	15,618	16,351	
Total all social security benefits	44,323	46,098	46,722	49,534	55,688	65,428	74,155	81,136	83,702	87,438	90,861	92,053	94,292	97,945	99,602	105,694	109,832	114,652	
+ Personal tax credits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,097	4,658	5,520	6,200	9,800
= Total all benefits and personal tax credits	44,323	46,098	46,722	49,534	55,688	65,428	74,155	81,136	83,702	87,438	90,861	92,053	94,292	99,042	104,260	111,214	116,032	124,452	

Sources: Department of Work and Pensions Departmental Report 2002, Cm 5424, and earlier equivalent volumes, Annual Statistical Enquiries etc. for income support & jobseeker's allowance mortgage costs (see Table 107), Budget Report 2002, HM Treasury.

Notes: Eligible mortgage costs for income support (and jobseeker's allowance) calculation of entitlement for years to 2001/02; author's estimates for subsequent years. Personal tax credits comprise working families tax credit and disabled tax credit for the years to 2002/03. These are outside the DWP budget, unlike the benefits they replaced. For 2003/04 they comprise the elements of the new working and child tax credits that are defined as public expenditure.

Table 112a **Numbers of recipients and average housing benefit in Great Britain: all cases***£ per week*

	Numbers of recipients (000s)												Average housing benefit per recipient (£ per week)											
	1988	1990	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	1988	1990	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
England:																								
Rent rebates	2,475	2,311	2,423	2,442	2,414	2,380	2,325	2,242	2,135	2,009	1,811	1,690	16.26	20.18	27.30	29.95	31.86	34.39	35.70	37.30	38.00	40.00	42.30	45.40
Rent allowances	848	927	1,149	1,319	1,453	1,573	1,663	1,628	1,590	1,576	1,530	1,519	18.73	25.86	39.02	44.34	48.12	51.51	53.46	55.40	56.60	57.90	59.10	61.50
Scotland:																								
Rent rebates	496	467	461	458	450	434	424	405	388	375	349	318	13.76	17.71	22.13	23.79	24.84	26.25	28.60	31.90	32.70	34.40	36.00	37.50
Rent allowances	77	86	78	85	100	109	122	128	132	131	131	127	19.92	23.13	33.72	36.67	39.84	42.07	43.69	42.20	42.60	44.40	46.10	49.60
Wales:																								
Rent rebates	161	151	154	153	152	151	149	145	141	135	127	122	16.87	20.37	25.86	28.12	30.49	32.23	33.61	35.00	35.00	36.90	38.90	40.90
Rent allowances	44	55	63	72	81	88	92	91	89	87	84	83	17.44	22.24	33.80	38.97	41.41	42.80	45.18	45.40	46.40	47.80	49.20	51.60
Great Britain:																								
Rent rebates	3,132	2,928	3,038	3,053	3,016	2,964	2,898	2,792	2,664	2,519	2,288	2,131	15.85	19.80	26.45	28.95	30.74	33.09	34.56	35.91	37.00	39.00	41.20	44.00
Rent allowances	969	1,067	1,290	1,476	1,634	1,770	1,878	1,847	1,811	1,795	1,746	1,729	18.78	25.45	38.45	43.61	47.28	50.49	52.42	54.15	55.10	56.40	57.60	60.10

Source: Social Security Statistics, Housing Benefit and Council Tax Benefit Summary Statistics.

Notes: All figures based on May in each year. Rent rebates cover local authority and new town tenants. Rent allowances cover housing association and private tenants.

Table 112b Numbers of recipients and average housing benefit in Great Britain: cases also in receipt of income support

£ per week

	Numbers of recipients (000s)											Average housing benefit per recipient (£ per week)										
	1988	1990	1992	1993	1994	1995	1996	1997	1998	1999	2000	1988	1990	1992	1993	1994	1995	1996	1997	1998	1999	2000
England:																						
Rent rebates	1,515	1,347	1,417	1,492	1,508	1,505	1,472	1,409	1,327	1,260	1,159	18.61	22.98	30.77	34.20	36.30	38.90	40.40	41.50	42.50	44.40	46.40
Rent allowances	492	516	748	903	1,016	1,116	1,164	1,111	1,057	1,044	1,019	21.72	31.28	43.91	50.00	52.80	56.40	58.90	60.80	62.30	63.50	64.90
Scotland:																						
Rent rebates	280	263	254	264	266	263	259	249	237	231	217	15.73	20.39	25.14	27.80	29.00	30.40	32.70	35.40	37.20	38.50	39.90
Rent allowances	43	44	48	54	67	75	82	86	87	87	86	24.77	29.54	37.64	42.30	42.60	44.00	44.90	46.30	47.00	48.50	50.60
Wales:																						
Rent rebates	97	86	89	93	94	95	95	92	89	86	83	19.34	23.26	29.29	32.20	34.50	36.70	37.90	38.50	38.80	40.40	42.20
Rent allowances	28	31	42	50	57	63	66	65	62	62	60	19.84	26.15	36.94	41.10	44.00	46.00	47.80	48.60	50.00	51.30	52.90
Great Britain:																						
Rent rebates	1,891	1,696	1,760	1,849	1,868	1,863	1,826	1,750	1,653	1,577	1,459	18.16	22.60	29.88	33.20	35.20	37.60	39.20	40.50	41.50	43.30	45.20
Rent allowances	563	592	838	1,007	1,140	1,254	1,312	1,262	1,206	1,193	1,165	21.88	30.88	43.20	49.20	51.80	55.10	57.50	59.20	60.60	61.80	63.20

Sources: Social Security Statistics, Housing Statistics 2001.

Notes: All figures based on May in each year. Rent rebates cover local authority and new town tenants. Rent allowances cover housing association and private tenants.

Table 112c **Numbers of recipients and average housing benefit in Great Britain: cases not also in receipt of income support***£ per week*

	Numbers of recipients (000s)											Average housing benefit per recipient (£ per week)										
	1988	1990	1992	1993	1994	1995	1996	1997	1998	1999	2000	1988	1990	1992	1993	1994	1995	1996	1997	1998	1999	2000
England:																						
Rent rebates	960	964	1,006	950	906	875	853	834	808	749	652	12.54	16.28	22.44	24.69	26.28	28.14	28.87	30.21	30.70	32.40	35.00
Rent allowances	356	411	401	419	438	445	500	518	533	532	511	14.59	19.07	29.93	33.45	37.09	38.92	41.33	43.45	45.00	46.50	47.50
Scotland:																						
Rent rebates	216	204	206	193	184	175	165	156	151	144	132	11.22	14.26	18.44	20.16	20.26	21.88	22.28	24.23	29.50	28.20	29.60
Rent allowances	34	41	31	31	33	34	40	42	45	44	45	13.77	16.32	27.62	27.94	32.87	31.66	34.65	36.14	37.10	33.60	37.50
Wales:																						
Rent rebates	65	65	65	61	58	57	55	53	52	48	44	13.18	16.56	21.15	23.64	25.83	27.09	28.13	28.23	25.20	30.20	32.70
Rent allowances	16	24	21	22	24	24	27	26	27	26	24	13.13	17.02	27.43	32.67	33.53	34.41	35.84	35.80	35.70	39.40	40.00
Great Britain:																						
Rent rebates	1,241	1,232	1,277	1,204	1,149	1,106	1,073	1,043	1,011	941	829	12.33	15.95	21.73	23.91	25.29	27.12	27.82	29.22	30.24	31.65	34.20
Rent allowances	406	476	452	473	494	503	566	585	605	602	581	14.47	18.72	29.66	33.05	36.64	38.21	40.60	42.58	44.00	45.25	46.40

Sources and Notes: See Table 112b.

Table 113a Housing benefit for housing association and private tenants

Tenure	Numbers of cases									
	1992 (000s)	1993 (000s)	1994 (000s)	1995 (000s)	1996 (000s)	1997 (000s)	1998 (000s)	1999 (000s)	2000 (000s)	2001 (000s)
Housing associations	341	426	534	610	723	781	841	897	931	988
Private tenants	948	1,050	1,100	1,159	1,155	1,067	970	898	815	741
of which:										
Regulated tenancies	333	278	280	257	217	192	166	144	118	106
Deregulated tenancies	503	676	765	610	929	869	799	749	662	632
Others	111	97	55	9	9	5	4	4	3	2

Source: Housing Benefit and Council Tax Benefit Summary Statistics, Department of Work and Pensions.

Notes: Separate statistics for housing association tenants receiving housing benefit have only been collected since May 1992. All figures are for the May of the year. It should be noted that these figures, particularly for 1992 to 1994, probably underestimate the number of housing association claimants.

Table 113b Average weekly rents and housing benefit for housing association and private tenants

	1992 £	1993 £	1994 £	1995 £	1996 £	1997 £	1998 £	1999 £	2000 £	2001 £
Average weekly rents										
Housing associations	35.50	39.90	43.60	47.60	50.00	53.50	56.50	58.40	59.80	62.20
Private tenants	43.90	49.90	54.20	57.90	60.70	62.50	63.70	65.00	66.90	70.00
Average weekly housing benefit										
Housing associations	32.20	35.80	39.50	43.10	46.27	48.60	50.70	52.80	54.20	56.90
Private tenants	40.70	46.80	51.10	54.40	53.15	58.00	58.90	60.10	61.50	64.40

Sources and Notes: See Table 113a

Table 113c Housing association tenants in receipt of housing benefits

	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Thousands	210	220	250	265	285	300	315	320	330	350	375	420	485	540	625	725	783	840	889	926	
Percentages	48	50	52	53	54	55	56	54	53	53	53	56	59	61	65	69	71	75	79	79	

Source and Notes: Estimates by Alan Holmans for years to 1994. They are estimates of averages for the whole year, and do not therefore exactly match the figures in Table 109a, which are for the May of the year. Also the administrative figures for the initial years in Table 109a are thought to underestimate the numbers for housing associations. The increase shown in the proportion of housing association households receiving housing benefit in the years from 1998 do not correspond with survey data, and should therefore be treated with caution.

Table 114 **Characteristics of housing benefit recipients in Great Britain in 1999***Thousands*

Characteristics	All households	All aged 60 & over ¹	All aged under 60	Disability Premium	Aged under 60 also receiving: Lone Parent Premium	Unemployed with JSA	Others under 60
Tenure							
Local authority tenants	2,519	1,206	1,313	431	484	184	214
Housing association tenants	897	354	543	168	217	61	97
Private tenants	897	209	688	170	218	158	142
Dependants and non-dependants							
Households with children:	1,388	26	1,362	197	918	80	167
of which with:							
1 child	595	17	579	86	419	26	48
2 children	456	5	451	60	303	27	61
3 children	225	3	222	32	137	16	36
4 (+) children	112	2	110	18	59	11	22
Households with non-dependants ²	349	140	209	84	53	24	49
Sources of income³							
Employment/self-employment	496	25	471	28	202	2	239
Family credit	263	1	262	4	148	1	109
Occupational/personal pension	582	557	25	17	1	–	7
Incapacity benefit	421	94	327	297	2	–	29
Disability living allowance							
mobility component	479	196	283	283	–	–	–
care component	427	157	270	269	–	–	1
Widow's benefit	40	9	31	13	6	–	12

Source: Housing Benefit and Council Tax Benefit Management Information System, Department for Work and Pensions.

Notes: 1. Aged 60 and over cases include benefit units where either claimant or partner is aged 60 or over.

2. Number of non-dependants in households.

3. Individual households may have more than one source of income. Only a selected range of income sources are shown.

Table 115 Housing benefit caseload and payments by tenure and region at May 2001

Region	Number of recipients:				Income support (or JSA) Status		Average weekly housing benefit:			
	Local authority tenants	Housing association tenants	Private tenants	All tenures	Receiving income support or jobseeker's allowance	Not receiving income support or jobseeker's allowance	Local authority tenants	Housing association tenants	Private tenants	All tenures
	000s	000s	000s	000s	000s	000s	£	£	£	£
North East	170	36	39	245	164	81	38.00	50.60	53.30	42.30
North West	258	151	115	524	366	158	42.00	51.00	56.60	47.80
Yorkshire & The Humber	232	55	69	356	242	114	37.20	56.80	52.90	43.30
East Midlands	146	47	44	237	158	79	39.90	52.10	51.40	44.40
West Midlands	191	110	52	353	242	111	41.70	50.20	59.10	46.90
East	150	69	54	272	172	100	45.70	57.80	63.30	52.20
London	313	167	106	587	420	166	61.90	75.30	96.70	72.00
South East	135	144	92	370	222	149	49.40	60.50	72.40	59.40
South West	95	91	80	266	168	97	43.40	53.10	60.80	52.00
England	1,690	870	649	3,210	2,154	1,055	45.40	58.30	65.70	53.00
Wales	122	37	24	205	144	61	40.90	49.80	53.10	45.20
Scotland	318	80	27	445	296	149	37.50	45.00	57.60	40.90
Great Britain	2,131	988	741	3,860	2,594	1,266	44.00	56.90	64.40	51.20

Source: Housing Benefit and Council Tax Benefit Summary Statistics, Department of Work and Pensions.

Table 116 **Escaping the housing benefit poverty trap: Gross weekly earnings levels at which housing benefit entitlement ceases***£ per week*

Household type	Housing benefit allowances	Earnings disregards	Rent levels:							
			£30	£40	£50	£60	£70	£80	£90	£100
			Gross earnings levels at which housing benefit entitlement ceases							
Single person >25	53.95	5.00	109.16	128.87	151.49	174.11	196.74	219.36	241.99	246.61
Couple >18	84.65	10.00	158.74	181.37	203.99	226.61	249.24	271.86	294.49	317.11
Lone parent + 1 child <16	102.20	25.00	72.15	87.54	115.89	153.88	203.76	254.03	304.31	343.99
Lone parent + 2 children < 16	135.70	25.00	68.65	84.04	107.25	145.24	192.32	242.59	292.87	343.15
Lone parent + 3 children < 16	169.20	25.00	65.15	80.54	98.61	136.60	180.88	231.16	281.43	331.71
Couple + 1 child <16	132.90	10.00	87.85	116.67	154.66	204.79	255.06	305.34	344.46	367.08
Couple + 2 children <16	166.40	10.00	84.35	108.03	146.02	193.35	243.63	293.90	344.18	394.45
Couple + 3 children <16	199.90	10.00	80.85	99.39	137.38	181.91	232.19	282.46	332.74	383.02
Couple + 4 children <16	233.40	10.00	77.35	93.15	128.73	170.47	220.75	271.03	321.30	371.58
Couple + 5 children <16	266.90	10.00	73.85	89.26	120.09	159.03	209.31	259.59	309.86	360.14

Notes: All figures based on standard income support and housing benefit rates as they apply from April 2001. The figures for lone parent households are for post April 1998 claimants. Figures are for cases without child care costs eligible for assistance under the working families tax credit scheme. The housing benefit allowances and earnings disregards are set against net earnings.

Table 117 **Help with housing costs: income support and housing benefits in Northern Ireland***£ million*

	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05
NIHE tenants	–	–	77	81	87	97	107	120	134	148	165	175	179	181	184	187	179	177	179	179	184
+ Private and housing association tenants	–	–	15	17	18	23	27	32	40	47	55	65	75	83	89	98	104	119	134	145	152
= All tenants	5	86	92	98	105	120	134	152	173	195	220	240	254	264	273	285	283	296	313	324	336
+ Home-owners	–	–	7	9	8	11	14	–	18	17	15	18	20	16	16	13	16	16	17	18	19
= Total	7	91	99	107	113	131	148	168	191	212	235	258	274	280	289	300	299	312	330	342	355

Sources: Northern Ireland Expenditure Plans and Priorities, Northern Ireland Social Security Statistical Branch, Northern Ireland Department of Social Development.

Notes: Income support and supplementary benefit figures for help with mortgage costs in Northern Ireland are from surveys undertaken in May each year, except 1997 which is for November.

For years where figures are not available for help with home-owner housing costs, a trend based estimate has been included in the total help with housing costs figures for Northern Ireland. From 1997/98 figures for help with mortgage costs include assistance given as part of the jobseeker's allowance scheme, as well as income support.

Table 118a Assistance with housing costs for home-owners, council and private tenants in Great Britain

£ million

	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	
General subsidies																		
Home-owners	1,925	4,690	4,610	4,790	5,340	6,810	7,600	6,010	5,130	4,240	3,450	2,660	2,270	2,660	1,880	1,600	0	
+ Council tenants	2,130	916	868	826	944	808	1,217	897	510	101	- 155	- 484	- 584	- 674	- 925	- 1,093	- 1,152	
+ Private tenants					130	55	105	135	330	360								
= Total	4,055	5,606	5,478	5,616	6,414	7,673	8,922	7,042	5,970	4,701	3,295	2,176	1,686	1,986	955	507	- 1,152	
Means tested assistance																		
Home-owners	71	300	351	335	286	353	539	925	1,141	1,210	1,040	1,016	867	660	648	527	490	
+ Council tenants	841	2,296	2,419	2,506	2,718	2,940	3,368	4,068	4,593	5,019	5,228	5,430	5,569	5,495	5,405	5,360	5,263	
+ Private tenants	145	705	797	814	833	1,074	1,388	1,892	2,562	3,188	3,608	3,867	3,777	3,523	3,230	3,079	2,917	
= Total	1,057	3,301	3,567	3,655	3,837	4,367	5,295	6,885	8,296	9,417	9,876	10,313	10,213	9,678	9,283	8,966	8,670	
All forms of assistance																		
Home-owners	1,996	4,990	4,961	5,125	5,626	7,163	8,139	6,935	6,271	5,450	4,490	3,676	3,137	3,320	2,528	2,127	490	
+ Council tenants	2,971	3,212	3,287	3,332	3,662	3,748	4,585	4,965	5,103	5,120	5,073	4,946	4,985	4,821	4,480	4,267	4,111	
+ Private tenants	145	705	797	814	963	1,129	1,493	2,027	2,892	3,548	3,608	3,867	3,777	3,523	3,230	3,079	2,917	
= Total	5,112	8,907	9,045	9,271	10,251	12,040	14,217	13,927	14,266	14,118	13,171	12,489	11,899	11,664	10,238	9,473	7,518	

Sources: See Tables 102, 106, 107, 111 and 113.

Note: All figures are for Great Britain. Figures for means tested assistance to private tenants exclude estimated costs of rent allowances to housing association tenants.

Table 118b Assistance with housing costs for home-owners, council and private tenants in Great Britain

£ million at 2000 prices

	1980/81	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	
General subsidies																		
Home-owners	4,901	8,442	8,025	8,006	8,506	10,064	10,263	7,667	6,307	5,132	4,075	3,038	2,532	2,876	1,965	1,648	0	
+ Council tenants	5,423	1,649	1,511	1,381	1,504	1,194	1,643	1,144	627	122	- 183	- 553	- 651	- 729	- 967	- 1,126	- 1,152	
+ Private tenants					207	81	142	172	406	436								
= Total	10,324	10,091	9,536	9,386	10,217	11,339	12,048	8,983	7,340	5,691	3,892	2,485	1,880	2,147	998	522	- 1,152	
Means tested assistance																		
Home-owners	181	540	611	560	456	522	728	1,180	1,403	1,465	1,228	1,160	967	714	677	543	490	
+ Council tenants	2,141	4,133	4,211	4,188	4,330	4,345	4,548	5,190	5,647	6,075	6,175	6,202	6,211	5,941	5,650	5,519	5,263	
+ Private tenants	368	1,269	1,387	1,360	1,328	1,587	1,874	2,414	3,149	3,859	4,261	4,416	4,212	3,808	3,377	3,170	2,917	
= Total	2,690	5,941	6,209	6,108	6,113	6,453	7,150	8,783	10,199	11,399	11,664	11,778	11,389	10,463	9,704	9,232	8,670	
All forms of assistance																		
Home-owners	5,082	8,982	8,636	8,565	8,962	10,586	10,990	8,847	7,710	6,597	5,303	4,198	3,499	3,589	2,643	2,190	490	
+ Council tenants	7,564	5,782	5,722	5,569	5,833	5,539	6,191	6,334	6,274	6,198	5,992	5,649	5,559	5,212	4,683	4,394	4,111	
+ Private tenants	368	1,269	1,387	1,360	1,535	1,668	2,016	2,586	3,555	4,295	4,261	4,416	4,212	3,808	3,377	3,170	2,917	
= Total	13,014	16,032	15,745	15,494	16,330	17,793	19,197	17,767	17,540	17,090	15,556	14,264	13,270	12,610	10,702	9,755	7,518	

Sources and Notes: As Table 118a. Cash figures adjusted by the 'all items' retail prices index (FRAG).

