

Table 68a Large scale voluntary transfers of council housing in England, December 1988 – March 2003

	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
2002/03	18	162,769	635.5	72,143	2,006.3	1,022.6	71.0	36.5	132.0	193.3
<b>Total</b>	<b>120</b>	<b>737,106</b>	<b>5,503.3</b>	<b>6,067</b>	<b>11,181.4</b>	<b>3,003.8</b>	<b>322.1</b>	<b>256.4</b>	<b>1,229.6</b>	<b>1,874.2</b>

Sources: Office of the Deputy Prime Minister, 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. Net balances shown are sums of positive balances only.

Table 68b Large scale voluntary transfers of council housing in England, April 2002 – March 2003

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
St Edmundsbury	24/06/02	5,947	45.1	7,489	91.0	10.3	3.0	5.8	9.1	16.9
Vale Royal	01/07/02	6,813	52.3	7,462	90.0	15.7	1.5	4.7	11.5	18.9
St Helens	01/07/03	14,632	28.9	1,974	129.0	13.2	6.5	3.4	4.8	1.1
Redcar & Cleveland	15/07/02	11,625	60.2	5,180	180.0	74.4	5.8	0.0	13.6	- 33.6
Knowsley	15/07/02	17,090	30.7	1,794	180.0	125.3	6.0	0.0	6.2	- 106.8
Waltham Forest	30/09/02	2,574	1.9	832	175.0	35.3	0.5	0.0	0.4	- 34.2
Herefordshire	25/11/02	5,696	39.6	6,945	63.0	13.2	2.0	3.4	8.6	12.6
Carlisle	09/12/02	7,198	13.0	1,803	63.5	22.8	8.7	0.0	1.1	- 19.6
Rushcliffe	20/01/03	3,445	44.6	12,934	55.0	11.8	1.6	4.6	9.6	17.0
Liverpool (1)	23/01/02	2,833	5.1	1,800	25.5	47.3		0.0	1.3	- 43.5
Liverpool (2)	30/01/02	3,702	- 5.1	- 1,378	17.5	61.8		0.0	- 1.3	- 65.6
Bradford	24/02/03	24,764	70.1	2,831	245.1	181.4	10.0	0.0	15.0	- 136.3
Amber Valley	24/02/03	5,632	103.7	5,077	94.0	13.8	2.3	1.5	25.0	61.2
Crewe & Nantwich	10/03/03	5,515	34.1	6,181	54.0	15.2	1.4	1.5	7.8	8.2
Liverpool (3)	10/03/03	6,183	- 4.5	- 728	64.5	103.2		0.0	- 1.1	- 106.6
Oldham	17/03/03	634	- 1.0	- 1,577	12.0	140.2	0.0	0.0	- 0.3	- 141.0
Walsall (1)	27/03/03	22,971	24.0	1,026	213.0	123.3	15.2	0.0	2.2	- 116.7
Walsall (2)	27/03/03	1,828	- 5.7	0	7.2	9.8	2.6	0.0	- 2.1	- 16.0
Craven	31/03/03	1,540	8.0	3,469	15.0	3.7	0.0	0.0	2.0	2.3
Forest of Dean	31/03/03	3,577	24.5	5,901	50.0	1.1	1.7	3.9	4.7	13.2
North Hertfordshire	31/03/03	8,570	66.0	3,128	182.0	0.0	2.2	7.8	14.0	42.0
<b>Total/average</b>		<b>162,769</b>	<b>635.5</b>	<b>72,143</b>	<b>2,006.3</b>	<b>1,022.6</b>	<b>71.0</b>	<b>36.5</b>	<b>132.0</b>	<b>193.3</b>

Source and Notes: As Table 68a. Set up cost, HRA debt, levy and useable receipts figures for Walsall are apportioned between the two simultaneous transfers, while those for Liverpool and Waltham Forest are apportioned with reference to the authorities' housing stock. The total net balance shown is for positive balances only; the negative net balances sum to £819.9 million.

**Table 68c 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		<b>8,577</b>	<b>126.8</b>	<b>14,773</b>	<b>192.4</b>	<b>5.37</b>
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		<b>17,828</b>	<b>144.3</b>	<b>8,091</b>	<b>285.4</b>	<b>7.26</b>
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		<b>16,980</b>	<b>197.7</b>	<b>11,641</b>	<b>289.5</b>	<b>6.75</b>
Overall Total/average		<b>43,385</b>	<b>468.8</b>	<b>10,801</b>	<b>767.3</b>	<b>19.38</b>

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

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