

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

Thousands

	1985/86	1990/91	2000/01	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Stock of dwellings ¹	4,439	3,899	3,012	2,166	2,087	1,987	1,870	1,820	1,786	1,726	1,693	1,682	1,669	1,643	1,612	1,602	1,592	1,587
Vacant dwellings	113.0	83.1	80.3	42.9	41.0	36.9	34.6	31.4	27.9	25.9	27.7	27.3	27.4	23.9	23.1	23.2	24.0	25.3
Vacant dwellings as % of stock	2.5	2.1	2.7	2.0	2.0	1.9	1.8	1.7	1.6	1.5	1.6	1.6	1.6	1.5	1.4	1.4	1.5	1.6
Completions	23.3	13.0	0.2	0.3	0.3	0.2	0.5	0.4	1.1	2.0	1.4	0.9	1.4	1.9	1.8	2.0	2.6	1.8
All lettings ²	437.0	401.0	326.6	188.8	174.9	157.8	151.7	153	146.4	140.9	135.4	142.9	127.3	120.5	112.6	108.3	104.8	97.3
Existing lets ³	190.0	161.4	104.3	55.5	50.5	46.4	44.7	45.3	44.4	51.7	51.6	59.6	50.1	45.7	43.4	41.2	40.2	36.4
own tenant internal transfer or exchange ³								39.0	38.0	42.5	43.9	51.9	42.8	38.6	36.7	39.9	38.9	35.0
tenant transferred from another social landlord (A)								6.3	6.4	9.2	7.7	7.7	7.3	7.1	6.7	1.3	1.3	1.4
New social lets ⁴ (B)								-	-	89.1	83.9	83.3	77.1	74.8	69.2	66.9	64.4	58.3
Tenants new to a particular local authority landlord ⁵ (A+B)	247.0	239.6	221.8	133.3	124.3	111.4	106.9	107.7	102.0	96.3	91.6	91.0	84.4	81.9	75.9	68.2	65.7	59.7
Homeless households as a % of tenants new to landlord ^{8,9,10}	26	40	29	31	28	28	25	20	20	18	17	21	21	21	21	26	26	30
Homeless households as a % of new social lets ^{8,9,10}										19	19	23	23	23	23	26	27	29

Sources: MHCLG (and its predecessors) Local Authority Housing Statistics; Housing Strategy Statistical Appendix: Live Tables 116, 213, 602, and 612; Social Housing Lettings (CORE).

Notes: 1. The dwelling counts to 1990/91 are for December and subsequently for the end of the financial year. It includes a small number of dwellings awaiting demolition, sit outside the HRA or are defined as shared ownership. From 1986/87 the count also includes dwellings owned by local authorities outside their own areas.

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

3. Existing social tenants are those that previously held a local authority or housing association tenancy. It includes mutual exchanges but excludes tenancy successions and assignments.

4. New social tenants refer to households who immediately prior to this move did not hold a general tenancy from a social landlord.

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

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

7. A change in data collection in 2017/18 means it is no longer possible to identify housing associations tenants transferring to a particular local authority landlord.

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

9. With the introduction of the Homelessness Reduction Act from April 2018, those granted prevention or relief duties have been included in the statutory homeless category. Some of those rehoused as statutory homeless will have previously held a social tenancy.

10. Published data for 2019/20 are incomplete, such that lettings to new and existing tenants do not sum to the total letting count.