

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

Thousands

| | 1985/86 | 1990/91 | 2000/01 | 2005/06 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Stock of dwellings ^{1,2} | 4,439.0 | 3,894.7 | 2,790.1 | 2,087.5 | 1,725.9 | 1,692.6 | 1,681.8 | 1,668.7 | 1,643.3 | 1,612.3 | 1,601.6 | 1,592.0 | 1,587.2 | 1,582.9 | 1,581.6 | 1,575.7 | 1,571.9 | 1,574.1 |
| Vacant dwellings | 113.0 | 81.4 | 79.2 | 42.9 | 27.9 | 25.9 | 27.7 | 27.3 | 27.4 | 23.9 | 23.1 | 23.3 | 24.0 | 25.6 | 31.5 | 33.3 | 33.4 | 33.9 |
| Vacant dwellings as % of stock | 2.5 | 2.1 | 2.8 | 2.1 | 1.6 | 1.5 | 1.6 | 1.6 | 1.7 | 1.5 | 1.4 | 1.5 | 1.5 | 1.6 | 2.0 | 2.1 | 2.1 | 2.2 |
| Completions | 23.3 | 13.0 | 0.2 | 0.3 | 1.1 | 2.0 | 1.4 | 0.9 | 1.4 | 1.9 | 1.8 | 2.0 | 2.6 | 1.9 | 1.6 | 1.3 | 2.0 | 2.9 |
| All lettings ^{3,4} | 431.9 | 398.5 | 326.6 | 188.8 | 144.1 | 141.1 | 135.5 | 142.9 | 127.3 | 120.5 | 112.7 | 108.1 | 103.6 | 100.1 | 80.4 | 90.8 | 88.8 | 86.9 |
| Of which: | | | | | | | | | | | | | | | | | | |
| General needs lettings | - | - | - | - | - | - | 117.6 | 128.3 | 113.9 | 107.5 | 99.3 | 95.3 | 90.8 | 86.3 | 68.5 | 76.1 | 75.1 | 74.8 |
| Supported housing lettings | - | - | - | - | - | - | 14.8 | 14.7 | 13.4 | 13.0 | 13.2 | 12.1 | 11.2 | 11.8 | 10.7 | 11.9 | 11.4 | 11.0 |
| Lets to new social tenants ⁵ | 241.9 | 237.7 | 221.8 | 133.3 | 94.1 | 89.1 | 83.9 | 83.3 | 76.8 | 74.8 | 69.2 | 66.9 | 62.3 | 59.9 | 47.6 | 52.0 | 54.6 | 54.2 |
| Lets to existing tenants ⁵ | 190.0 | 160.8 | 104.3 | 55.5 | 50.0 | 51.7 | 50.6 | 59.5 | 50.1 | 45.7 | 43.4 | 41.2 | 39.2 | 37.4 | 30.5 | 32.6 | 32.1 | 30.4 |
| All lettings excluding mutual exchanges ⁶ | - | - | 299.0 | 173.0 | 130.3 | 125.8 | 118.4 | 124.0 | 113.3 | 109.8 | 101.7 | 97.6 | 91.9 | 88.3 | 71.2 | 76.2 | 78.8 | 77.2 |
| Total lets as a % of stock | 9.7 | 10.2 | 11.7 | 9.0 | 8.4 | 8.3 | 8.1 | 8.6 | 7.7 | 7.5 | 7.0 | 6.8 | 6.5 | 6.3 | 5.1 | 5.8 | 5.6 | 5.5 |
| Total lets excluding mutual exchanges as a % of stock | - | - | 10.7 | 8.3 | 7.5 | 7.4 | 7.0 | 7.4 | 6.9 | 6.8 | 6.3 | 6.1 | 5.8 | 5.6 | 4.5 | 4.8 | 5.0 | 4.9 |
| Of which: | | | | | | | | | | | | | | | | | | |
| Lets to new social tenants | | | 74.2 | 77.0 | 72.2 | 70.9 | 70.8 | 67.2 | 67.8 | 68.1 | 68.1 | 68.6 | 67.7 | 67.8 | 66.9 | 68.3 | 69.3 | 70.2 |
| Lets to existing tenants | | | 25.8 | 23.0 | 27.8 | 29.1 | 29.2 | 32.8 | 32.2 | 31.9 | 31.9 | 31.4 | 32.3 | 32.2 | 33.1 | 31.7 | 30.7 | 29.8 |
| Total | | | 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 |

Sources: MHCLG (and its predecessors) Local Authority Housing Statistics (LAHS); Housing Strategy Statistical Appendix (HSSA); Local Authority Housing Open Data; and Live Tables 116, 213, 602 and 612.

Notes: 1. The dwelling count to 1990 is for December and thereafter the end of the financial year. It can include a small number of dwellings awaiting demolition, sitting outside the HRA or defined as shared ownership. From 1987 to 2000 the count included dwellings local authorities held outside their own area resulting in some double counting (under 1%).

2. Totals may differ from previously published data due to revisions and imputation rules now being applied by MHCLG consistently across all years.

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

4. The total number of lettings is often greater than the sum of the different categories, which are not always recorded. MHCLG also caution that the total volume of lettings in recent years may be slightly inflated due to administrative errors and are working to resolve this.

5. From 2009/2010 lettings to new social tenants refers to lettings to households who immediately prior to this move did not rent from any other social landlord. Prior to this, new social lettings could include households transferring from another local authority or housing association, leading to a discontinuity in the count of lettings to new and existing tenants before and after this date.

6. The table has been revised to report all new lettings excluding mutual lets and mobility scheme transfers to be consistent with available data on housing association lettings reported in Table 87. Lets to statutory homeless households that were previously reported in this table can now be found in Table 99.

Table 95b **All local authority lettings to tenants new to the social rented sector, England***

Thousands

| Region | 1980/81 | 1990/91 | 2000/01 | 2005/06 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| North East | | 21.3 | 24.6 | 13.0 | 6.9 | 7.2 | 6.9 | 5.1 | 5.1 | 4.7 | 5.4 | 5.3 | 3.1 | 2.5 | 3.1 | 3.1 | 2.6 | 2.5 |
| <i>Northern</i> | 26.2 | 23.0 | | | | | | | | | | | | | | | | |
| North West | | 41.9 | 41.4 | 20.0 | 11.0 | 7.2 | 6.0 | 6.3 | 6.3 | 5.4 | 5.2 | 4.8 | 4.9 | 4.6 | 4.0 | 4.1 | 4.0 | 4.1 |
| <i>North West</i> | 42.5 | 40.2 | | | | | | | | | | | | | | | | |
| Yorkshire & The Humber | 37.7 | 31.4 | 37.1 | 17.2 | 15.1 | 16.0 | 15.9 | 15.9 | 14.1 | 14.3 | 12.7 | 13.0 | 11.9 | 10.9 | 7.0 | 9.0 | 9.6 | 9.0 |
| East Midlands | 23.1 | 19.0 | 22.8 | 15.7 | 12.0 | 11.4 | 10.7 | 10.5 | 9.7 | 9.8 | 9.3 | 8.7 | 8.5 | 7.8 | 6.9 | 7.0 | 6.8 | 6.8 |
| West Midlands | 34.0 | 29.1 | 27.8 | 15.7 | 12.9 | 13.9 | 12.3 | 12.8 | 11.9 | 11.9 | 10.1 | 9.4 | 8.3 | 8.4 | 6.8 | 6.1 | 7.7 | 6.5 |
| East | | 17.8 | 16.9 | 12.3 | 7.2 | 6.9 | 7.0 | 6.7 | 6.0 | 5.9 | 6.3 | 6.2 | 5.5 | 5.7 | 4.5 | 5.0 | 6.0 | 5.3 |
| <i>East Anglia</i> | 9.6 | 7.4 | | | | | | | | | | | | | | | | |
| London | 50.1 | 43.9 | 26.6 | 19.7 | 15.9 | 13.7 | 12.7 | 12.0 | 11.6 | 11.6 | 10.1 | 10.0 | 9.6 | 9.5 | 7.7 | 8.5 | 9.0 | 10.6 |
| South East | | 21.1 | 14.6 | 12.1 | 7.4 | 8.4 | 7.6 | 7.5 | 7.8 | 6.5 | 6.6 | 6.3 | 6.5 | 6.0 | 5.2 | 6.4 | 6.2 | 6.6 |
| <i>South East</i> | 36.4 | 31.4 | | | | | | | | | | | | | | | | |
| South West | 15.5 | 14.1 | 10.3 | 7.7 | 5.2 | 4.8 | 4.5 | 4.8 | 4.3 | 4.2 | 4.3 | 3.2 | 4.0 | 3.8 | 3.1 | 3.0 | 3.4 | 2.8 |
| England | 275.1 | 239.6 | 222.1 | 133.3 | 94.1 | 89.1 | 83.9 | 83.3 | 76.8 | 74.8 | 69.2 | 66.9 | 64.4 | 59.9 | 47.6 | 52.2 | 55.3 | 54.2 |

*In previous editions of the *Review*, this was Table 96b.

Sources: See Table 95a.

- Notes:
1. Figures are for lets to tenants new to the social rented sector and exclude lettings to households that rented their prior home from the local authority or, before 2009, another social landlord.
 2. Due to a change in how tenants new to the social rented sector are defined, figures from 2009/10 are not strictly comparable with those for earlier years (see Table 95a note 5 for further details).
 3. Letting figures include secure introductory, fixed-term and Affordable Rent lettings but exclude non-secure lettings to homeless households.
 4. Regional totals may not sum to 'England' reported in Table 95a due to rounding. MHCLG have also updated and corrected national but not regional figures for 2021/22. Figures in Table 95 should be used if quoting England-wide figures.