

**Table 64a Housing capital investment in England**

£ million (cash)

	1996/97	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	2024/25
Local authority housing capital investment	2,529	2,779	4,534	4,063	3,274	3,731	3,964	4,807	4,604	4,698	5,607	5,387	6,052	5,905	7,303	8,939	9,787	10,447
Of which:																		
Private sector renewal grants	381	297	232	200	81	51	61	56	58	78	75	90	126	101	165	186	-	-
Disabled facilities grants	92	131	221	302	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GLA housing investment						652	414	676	259	166	670	570	579	306	662	1,180	830	804
London Boroughs									1,697	1,764	2,111	1,924	2,295	2,312	2,864	3,757	4,004	4,448
HE/HCA affordable housing investment	1,068	717	1,599	2,509	1,470	513	459	612	285	317	546	818	1,368	1,149	1,100	1,356	2,052	2,406
Housing Action Trusts	90	86	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross investment (A)	3,687	3,582	6,133	6,572	4,744	4,244	4,423	5,419	4,889	5,016	6,153	6,205	7,420	7,054	8,403	10,295	11,839	12,853
Local authority housing capital receipts	733	1,426	1,545	513	857	761	1,203	1,405	1,385	1,523	1,735	1,648	1,451	1,195	1,768	2,345	1,368	1,850
Housing association capital receipts		120	536	321	109	181	117	172	720	783	932	872	1,050	861	1,160	1,203	1,003	678
HE/HCA housing capital receipts	537	6	25	54	18	36	28	39	38	32	29	22	14	10	15	11	5	7
Total housing capital receipts (B)	1,270	1,552	2,106	888	984	978	1,348	1,616	2,143	2,338	2,696	2,541	2,515	2,065	2,943	3,560	2,377	2,536
Total net investment (A-B)	2,417	2,030	4,027	5,684	3,760	3,266	3,075	3,803	2,746	2,678	3,457	3,663	4,904	4,989	5,460	6,735	9,462	10,317

Sources: MHCLG Local Authority Capital Expenditure and Receipts, Regulator of Social Housing Global Accounts of PRPs, Homes England Annual Report, Compendium Tables 28, 29, 66 and 71a and d.

- Notes:
1. Local authority figures for 2024/25 are provisional. LA capital receipts from 2010/11 onwards have been revised and differ from those reported in previous editions of this table. Data on disabled facilities grants for England and data for private sector renewals have not been collected since 2011/12 and 2023/24 respectively.
  2. MHCLG continue to adjust England-wide figures from 2017/18 onwards to avoid double counting due to transfers between local authorities, particularly in relation to GLA and the combined authorities.
  3. There is a discontinuity in HE/HCA affordable housing investment and capital receipts due to a change in the HCA accounting conventions in 2011/12 - see Table 66 for further details. HE/HCA investment and capital receipts includes earlier Housing Corporation spending where appropriate. HE data includes First Homes' funding which totalled £56.2 million in 2022/23, £40.7 million in 2023/24 and zero in 2024/25.
  4. Central government affordable housing investment in London is funded through the GLA from 2012/13, and from that year is included within the total local authority housing capital investment figures and not the HE/HCA figures.
  5. For further details on Housing Action Trusts refer to Table 62 in the 2010/11 edition of the Review.
  6. Housing association capital receipts up to 2014/15 equate to Table 71b 'surplus on disposal of fixed assets' and from 2015/16 onwards equate to Table 71d non-social activities following a change in accounting conventions in the 'Global Accounts of Private Registered Providers' from 2015/16 onwards. This has resulted in a major discontinuity.
  7. The Review's editors advise that data in this table are subject to further reappraisal for future editions.

**Table 64b Housing capital investment in England**

*£ million (2024/25 prices)*

	1996/97	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	2024/25
Local authority housing capital investment	4,814	5,094	7,365	5,881	4,640	5,198	5,410	6,469	6,153	6,156	7,254	6,814	7,458	6,916	8,533	9,758	10,149	10,447
Of which:																		
Private sector renewal grants	725	544	376	289	114	71	83	76	77	102	97	114	155	118	193	203	-	-
Disabled facilities grants	176	240	360	437	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GLA housing investment						908	565	910	346	218	867	721	714	358	773	1,288	861	804
London Boroughs						0			2,268	2,311	2,731	2,434	2,828	2,708	3,346	4,101	4,152	4,448
HE/HCA affordable housing investment	2,033	1,314	2,597	3,632	2,083	715	626	824	381	416	706	1,034	1,685	1,346	1,285	1,480	2,128	2,406
Housing Action Trusts	171	158	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross investment (A)	7,019	6,566	9,962	9,513	6,723	5,912	6,036	7,292	6,534	6,572	7,960	7,848	9,144	8,262	9,818	11,239	12,277	12,853
Local authority housing capital receipts	1,395	2,614	2,509	513	1,215	1,060	1,642	1,891	1,851	1,995	2,245	2,084	1,789	1,399	2,066	2,560	1,419	1,850
Housing association capital receipts	0	220	871	465	154	252	160	231	962	1,026	1,206	1,103	1,294	1,008	1,355	1,314	1,040	678
HE/HCA housing capital receipts	1,022	11	41	78	26	50	38	52	51	42	38	27	17	12	18	12	5	7
Total housing capital receipts (B)	2,417	2,845	3,421	1,286	1,395	1,363	1,840	2,175	2,864	3,063	3,488	3,215	3,100	2,419	3,438	3,886	2,465	2,536
Total net investment (A-B)	4,602	3,722	6,541	8,227	5,328	4,550	4,196	5,117	3,670	3,509	4,472	4,633	6,044	5,843	6,380	7,353	9,812	10,317

Sources: See Table 64a.

Notes: 1. Real prices based on GDP deflator taken from ONS series L8GG in data tables.