

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

Thousands and percentages

	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	2024/25
Stock of dwellings ^{1,2}	4,439	3,895	2,790	2,088	1,726	1,693	1,682	1,669	1,643	1,612	1,602	1,592	1,587	1,583	1,582	1,576	1,572	1,574	1,573
Vacant dwellings	113.6	83.4	81.2	44.9	29.9	27.9	29.7	29.3	29.4	25.9	25.1	25.3	26.0	27.6	33.5	35.3	35.5	36.2	36.7
Vacant dwellings as % of stock	2.6	2.1	2.9	2.2	1.7	1.6	1.8	1.8	1.8	1.6	1.6	1.6	1.6	1.7	2.1	2.2	2.3	2.3	2.3
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	2.3
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	84.8
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	70.9
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	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	53.4	52.6
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	30.5	30.8
All lettings excluding mutual exchanges ⁶	-	-	299	173	130	126	118	124	113	110	102	98	92	88	71	76	79	76	75
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	5.4
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	4.8
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	69.9	69.8
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	30.1	30.2
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	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 2009/10 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 97. Lets to statutory homeless households that were previously reported in this table can now be found in Table 99.

Table 95b Local authority lettings by region in England*

Number of lettings

		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
All lettings	North East	11,600	12,500	11,600	11,700	8,800	8,700	8,600	8,700	7,900	7,200	5,900	6,400	5,800	5,100	5,500
	North West	15,700	11,000	9,500	11,000	10,100	8,100	7,700	7,200	7,100	6,600	5,500	5,900	5,800	5,600	5,100
	Yorkshire and The Humber	21,700	23,300	24,300	24,100	21,800	22,100	19,700	19,600	17,800	16,900	11,500	14,100	14,500	14,400	13,500
	East Midlands	17,800	16,600	16,600	17,300	15,800	15,500	14,700	13,700	13,500	12,500	11,000	11,600	10,700	10,400	10,300
	West Midlands	18,700	20,200	18,600	20,400	18,100	17,800	15,300	14,300	13,500	13,200	11,100	12,300	11,200	10,200	9,600
	East of England	12,500	12,000	13,000	13,600	12,000	10,700	11,100	11,000	11,000	11,000	8,700	10,000	9,800	9,400	9,600
	London	24,000	22,000	20,200	21,100	19,400	18,400	16,800	16,400	15,300	15,100	12,000	13,900	14,500	15,900	15,900
	South East	13,400	14,800	13,700	14,800	13,400	12,000	11,700	11,000	10,900	10,900	9,400	11,200	11,000	10,900	10,000
	South West	8,800	8,700	8,100	8,900	7,800	7,100	6,900	6,300	6,600	6,600	5,200	5,500	5,500	5,000	5,300
General needs	North East	10,200	11,700	9,400	11,200	8,300	8,300	8,400	8,300	7,500	6,800	5,200	5,800	4,900	4,400	4,800
	North West	13,900	10,000	8,000	9,900	8,900	7,000	6,500	6,000	5,900	5,500	4,500	4,500	4,500	4,400	3,800
	Yorkshire and The Humber	18,900	21,400	22,600	22,700	20,600	20,900	18,500	18,400	17,200	16,400	10,800	13,000	13,600	13,400	12,000
	East Midlands	14,500	14,000	14,000	14,300	13,500	13,000	12,100	11,500	11,300	10,400	9,200	9,300	8,500	8,100	8,100
	West Midlands	17,300	18,700	17,000	19,300	17,000	16,700	14,100	13,300	12,900	10,800	9,400	9,900	9,900	9,300	9,200
	East of England	10,400	9,600	10,600	11,500	10,100	9,000	9,300	9,200	8,800	8,900	6,700	7,500	7,700	7,300	7,100
	London	21,000	19,800	18,400	19,300	17,600	16,400	14,800	14,400	13,700	13,100	10,600	11,900	12,800	14,500	13,100
	South East	11,300	12,200	11,300	12,600	11,300	10,000	9,700	9,100	8,400	9,200	7,900	9,500	8,700	9,200	8,600
	South West	7,000	6,900	6,500	7,500	6,600	6,100	5,900	5,000	4,100	5,200	4,200	4,500	4,600	4,200	4,300
Supported housing	North East	500	800	600	600	500	400	300	300	400	500	600	700	900	700	700
	North West	1,100	1,100	1,400	1,100	1,300	1,100	1,200	1,200	1,200	1,100	1,100	1,400	1,300	1,200	1,100
	Yorkshire and The Humber	1,500	1,800	1,300	1,300	1,200	1,100	1,300	1,100	600	600	700	1,100	800	1,000	1,100
	East Midlands	2,400	2,500	2,400	2,900	2,200	2,500	2,500	1,800	2,200	2,200	1,800	2,300	2,100	2,000	1,700
	West Midlands	1,400	1,500	1,400	1,100	1,100	1,100	1,200	1,000	600	800	1,300	900	1,000	800	500
	East of England	2,100	2,400	2,200	2,100	1,900	1,700	1,800	1,800	1,700	1,700	1,500	1,800	1,600	1,500	1,600
	London	2,800	1,900	1,800	1,800	1,800	2,000	1,900	1,900	1,600	1,800	1,300	1,300	1,300	1,500	1,300
	South East	2,100	2,600	2,100	2,200	2,200	2,000	2,000	2,000	1,500	1,700	1,400	1,800	1,400	1,500	1,500
	South West	1,800	1,600	1,600	1,500	1,300	1,000	1,000	1,000	1,100	1,400	1,000	900	900	800	700
New social tenants	North East	6,900	7,200	6,900	5,100	5,100	4,700	5,400	5,300	3,100	2,500	3,100	3,100	2,600	2,500	2,700
	North West	11,000	7,200	6,000	6,300	6,300	5,400	5,200	4,800	4,900	4,600	4,000	4,100	4,000	4,100	3,500
	Yorkshire and The Humber	15,100	16,000	15,900	15,900	14,100	14,300	12,700	13,000	11,900	10,900	7,000	9,000	9,600	9,000	8,500
	East Midlands	12,000	11,400	10,700	10,500	9,700	9,800	9,300	8,700	8,500	7,800	6,900	7,000	6,800	6,800	6,600
	West Midlands	12,900	13,900	12,300	12,800	11,900	11,900	10,100	9,400	8,300	8,400	6,800	6,100	7,700	6,500	6,200
	East of England	7,200	6,900	7,000	6,700	6,000	5,900	6,300	6,200	5,500	5,700	4,500	5,000	6,000	5,300	5,300
	London	15,900	13,700	12,700	12,000	11,600	11,600	10,100	10,000	9,600	9,500	7,700	8,500	9,000	10,600	10,600
	South East	7,400	8,400	7,600	7,500	7,800	6,500	6,600	6,300	6,500	6,000	5,200	6,400	6,200	6,600	6,300
	South West	5,200	4,800	4,500	4,800	4,300	4,200	4,300	3,200	4,000	3,800	3,100	3,000	3,400	2,800	3,000

* In previous editions of the Review, this was Table 95b and 96b.

Sources: See Table 95a.

Notes: 1. Regional totals may not sum to 'England' or figures in Table 95a due to rounding up or down to the nearest 100. Figures in Table 95a should be used if quoting England-wide figures.

2. Figures for new social tenants prior to 2010/11 reported in previous editions of this table are not strictly comparable (see Table 95a note 5 for further details).