

Table 97a Housing association stock, vacancies and lettings in England

Thousands and percentages

	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	2024/25
All PRP rented stock ²	401	567	1,273	1,802	2,180	2,255	2,304	2,331	2,343	2,387	2,430	2,444	2,452	2,479	2,505	2,524	2,542	2,571	2,602
Of which general needs stock	-	-	-	-	-	-	-	-	2,417	2,458	2,501	2,519	2,546	2,567	2,590	2,605	2,625	2,650	2,677
Vacant general needs dwellings ³	-	-	-	54.6	42.8	41.7	39.5	39.9	39.2	39.8	35.4	33.6	33.4	38.5	44.6	42.0	45.7	54.5	56.4
Vacant dwellings as % of general needs stock	-	-	-	-	-	-	-	-	1.6	1.6	1.4	1.3	1.3	1.5	1.7	1.6	1.7	2.1	2.1
General needs lettings ⁴	51.0	77.0	150.0	128.3	151.3	157.5	153.5	170.0	169.5	164.0	146.8	142.2	145.2	143.8	115.0	127.3	123.8	129.2	132.4
Of which:																			
Social rent lettings	51.0	77.0	150.0	128.3	151.3	152.9	126.5	134.2	131.4	124.4	110.3	108.6	111.7	108.7	87.7	92.9	88.3	88.7	92.8
Affordable or intermediate rent lettings	-	-	-	-	-	4.6	27.0	35.8	38.2	39.6	36.5	33.7	33.5	35.1	27.3	34.5	35.5	40.5	39.7
Secure/assured lifetime	-	-	-	-	-	-	132.6	139.4	132.7	121.9	103.3	99.3	99.4	108.1	93.7	106.8	106.6	111.6	116.7
Secure/assured fixed-term	-	-	-	-	-	-	18.8	28.6	35.9	39.3	40.1	41.0	43.6	33.6	19.6	19.3	12.5	13.7	12.0
Licence/other	-	-	-	-	-	-	2.1	2.0	0.9	2.8	3.4	1.9	2.2	2.0	1.7	1.2	4.8	4.0	2.1
+ Supported housing lettings ⁴	-	-	64.1	92.5	108.3	109.7	105.3	100.6	98.7	97.2	84.6	74.9	73.2	69.7	58.6	63.3	55.5	59.7	59.7
Of which:																			
Social rent lettings	-	-	-	92.5	108.3	109.6	104.5	99.8	97.7	92.1	79.1	70.8	68.9	65.9	55.8	59.5	51.7	53.3	52.9
Affordable or intermediate rent lettings	-	-	-	-	-	0.1	0.7	0.8	1.1	5.1	5.5	4.1	4.3	3.7	2.8	3.8	3.8	6.4	6.9
Secure/assured lifetime	-	-	-	-	-	-	35.6	34.4	32.8	34.4	31.4	27.3	26.1	25.2	23.8	28.1	25.1	25.6	24.6
Secure/assured fixed-term	-	-	-	-	-	-	14.6	14.5	13.7	12.3	10.5	9.0	9.8	8.8	6.5	7.3	6.7	8.8	8.6
Licence/other	-	-	-	-	-	-	55.0	51.7	52.3	50.5	42.7	38.6	37.3	35.6	28.3	27.9	23.6	25.4	26.1
= All lettings ⁴	-	-	214.1	220.7	259.6	267.2	258.7	270.7	268.3	261.2	231.4	217.2	218.4	213.5	173.6	190.6	179.3	188.9	192.2
Of which:																			
Lets to new social tenants ^{5,6}	-	-	-	144.6	177.4	181.6	172.4	170.7	172.1	168.6	150.1	140.2	140.6	134.2	122.3	132.8	125.5	126.2	127.3
Lets to existing social tenants ^{5,6}	-	-	-	76.1	82.1	85.6	86.4	100.0	96.2	92.6	81.3	77.0	77.9	79.4	51.4	58.2	63.9	53.5	65.5
All lettings as a percentage of stock ^{4,5}	-	-	16.8	12.2	11.9	11.8	11.2	11.6	11.4	10.9	9.5	8.9	8.9	8.6	6.9	7.6	7.1	7.3	7.4
Of which:																			
Lets to new social tenants ^{5,6}	-	-	-	65.5	68.4	68.0	66.6	63.1	64.1	64.5	64.9	64.6	64.4	62.9	70.5	69.6	70.0	66.8	66.2
Lets to existing social tenants ^{5,6}	-	-	-	34.5	31.6	32.0	33.4	36.9	35.9	35.5	35.1	35.4	35.7	37.2	29.6	30.5	35.7	28.3	34.1

Sources: MHCLG (and predecessors) Social housing lettings in England - tenancies and tenants summary tables; Dwelling stock (including vacant) estimates for England, Live Tables 109, 115, 615. For earlier sources see earlier editions.

- Notes:
1. Earlier editions of the table reported general needs lettings only; this version includes supported housing lettings. Figures for lettings by lettings type and tenancy type, plus vacant stock, are also included.
 2. Stock figures are for December for years up to 1990 and subsequently for 31 March immediately prior to the start of the financial year (i.e. 2023/24 is based on stock as 31 March 2023). The figures are consistent with those reported in Table 17 and are for self-contained supported dwellings. Methodological changes, especially in terms of adjusting for bedspaces, mean that estimates are not strictly comparable between periods. Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit.
 3. Vacant dwellings relate to self-contained general needs social and Affordable Rent dwellings classified as empty properties for council tax purposes. It includes vacancies available and not available for letting and is based on unweighted data collected from PRPs with more than 1,000 stock. It excludes vacant stock held by small PRPs, which owned around 4% of the total PRP stock in 2018. It also excludes a small number of units located outside England.
 4. Letting figures include lets to new and existing social tenants other than mutual exchanges and temporary tenancies defined as those of less than two years. The definition of supported housing changed in 2004/05, reducing the number of lettings defined as general needs.
 5. Figures for 2000/01 to 2010/11 have been adjusted by MHCLG to exclude council tenants transferring to a housing association as part of a LSVT. The table also includes revised MHCLG figures for 2010/11 and 2015/16 issued in January 2024.
 6. The numbers of lettings to tenants new to social housing and existing tenants have been estimated from figures reported in annual social letting reports and accompanying data and should be considered indicative rather than precise. Letting figures exclude mutual exchanges and lettings with a tenancy length of less than 2 years as these are deemed temporary. Letting figures for 2020/21 were impacted by the effects of the Covid-19 pandemic.
 7. Calculations based on the Social Housing Regulator's PRP estimated stock count for 2012-2024 indicate the PRP overall letting rate may be lower but the difference has fallen over time; in 2023/24 the SHR-based rate was 0.2% lower.

Table 97b **Housing association lettings by English region**

Number of lettings

	2009/10	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																
North East	15,153	17,040	18,085	18,258	21,448	21,271	22,798	21,180	20,529	19,549	19,207	15,509	17,734	16,802	16,802	15,877
North West	43,537	49,677	52,730	53,222	56,508	57,904	55,005	49,466	44,846	45,014	42,669	33,855	35,986	33,435	33,435	35,498
Yorkshire and The Humber	22,754	27,309	29,224	26,676	30,744	29,380	27,061	24,526	23,092	21,638	20,377	16,748	17,397	16,443	16,443	17,681
East Midlands	16,483	19,350	18,894	17,910	18,582	19,015	17,957	17,120	15,705	15,740	14,611	12,647	13,056	12,943	12,943	15,205
West Midlands	24,779	31,239	30,849	30,756	32,300	31,979	31,218	28,616	27,982	28,378	27,208	21,387	23,164	21,300	21,300	23,090
East of England	23,992	26,220	25,632	23,609	24,743	24,241	22,598	20,217	19,419	19,573	20,112	16,625	19,881	19,017	19,017	20,993
London	27,026	30,605	33,591	32,578	28,685	27,793	29,362	21,514	18,945	19,403	20,904	15,651	16,357	15,457	15,457	18,688
South East	30,526	33,013	32,213	31,437	31,564	31,353	30,725	27,232	25,277	26,479	26,830	23,255	27,307	24,325	24,325	25,525
South West	22,319	25,109	25,988	24,285	26,085	25,337	24,051	21,509	21,157	22,491	21,546	17,938	19,764	19,554	19,554	19,633
General needs																
North East	10,677	11,553	12,330	12,441	15,291	15,200	16,699	15,749	16,044	15,008	14,696	11,776	13,293	12,572	12,572	11,747
North West	29,764	32,542	35,303	35,664	40,221	40,963	38,848	35,103	32,003	32,756	31,208	23,837	25,523	23,990	23,990	25,060
Yorkshire and The Humber	12,757	15,721	16,923	15,370	18,990	17,741	16,794	15,085	14,898	14,193	13,118	10,995	11,104	11,110	11,110	12,114
East Midlands	9,235	10,129	10,089	9,564	10,796	11,342	10,043	9,943	9,219	9,364	8,861	7,650	7,818	7,885	7,885	9,878
West Midlands	15,889	18,267	17,149	17,869	20,473	19,990	18,436	17,647	17,344	17,470	17,307	14,196	16,121	15,145	15,145	15,281
East of England	14,603	15,220	15,306	13,875	15,088	15,270	13,837	12,256	12,637	13,606	14,445	11,344	13,615	13,447	13,447	15,573
London	14,861	16,243	18,294	17,751	14,969	15,040	15,916	11,183	10,544	10,936	12,430	8,051	8,486	9,464	9,464	11,771
South East	17,644	18,818	18,504	17,909	18,640	18,890	18,996	16,549	16,319	17,544	17,985	15,892	18,773	17,185	17,185	18,152
South West	12,389	12,796	13,637	13,036	15,558	15,111	14,419	13,294	13,226	14,358	13,736	11,261	12,613	13,003	13,003	12,868
Supported housing																
North East	4,476	5,487	5,755	5,817	6,157	6,071	6,099	5,431	4,485	4,541	4,511	3,733	4,441	4,230	4,230	4,130
North West	13,773	17,135	17,427	17,558	16,287	16,941	16,157	14,363	12,843	12,258	11,461	10,018	10,463	9,445	9,445	10,438
Yorkshire and The Humber	9,997	11,588	12,301	11,306	11,754	11,639	10,267	9,441	8,194	7,445	7,259	5,753	6,293	5,333	5,333	5,567
East Midlands	7,248	9,221	8,805	8,346	7,786	7,673	7,914	7,177	6,486	6,376	5,750	4,997	5,238	5,058	5,058	5,327
West Midlands	8,890	12,972	13,700	12,887	11,827	11,989	12,782	10,969	10,638	10,908	9,901	7,191	7,043	6,155	6,155	7,809
East of England	9,389	11,000	10,326	9,734	9,655	8,971	8,761	7,961	6,782	5,967	5,667	5,281	6,266	5,570	5,570	5,420
London	12,165	14,362	15,297	14,827	13,716	12,753	13,446	10,331	8,401	8,467	8,474	7,600	7,871	5,993	5,993	6,917
South East	12,882	14,195	13,709	13,528	12,924	12,463	11,729	10,683	8,958	8,935	8,845	7,363	8,534	7,140	7,140	7,373
South West	9,930	12,313	12,351	11,249	10,527	10,226	9,632	8,215	7,931	8,133	7,810	6,677	7,151	6,551	6,551	6,765
General need lettings to new tenants²																
North East	7,268	7,598	8,331	8,151	9,142	9,172	9,566	9,578	9,824	8,920	8,252	7,732	-	-	-	-
North West	21,731	23,270	25,126	24,508	25,155	26,169	26,151	23,733	21,752	22,183	20,729	16,965	-	-	-	-
Yorkshire & The Humber	8,985	11,103	11,955	10,478	11,863	11,320	11,099	9,970	10,011	9,562	8,737	8,312	-	-	-	-
East Midlands	6,658	7,289	7,342	6,586	6,961	7,821	7,230	7,043	6,645	6,591	6,085	5,513	-	-	-	-
West Midlands	11,358	12,929	11,910	11,950	12,958	13,170	12,171	11,864	11,418	11,785	11,070	9,492	-	-	-	-
East of England	9,712	10,118	10,515	9,370	9,740	10,085	9,273	8,206	8,773	8,252	8,654	7,427	-	-	-	-
London	7,372	7,968	9,300	9,148	7,490	8,404	8,572	6,017	6,026	6,083	6,231	4,679	-	-	-	-
South East	11,449	12,640	12,424	12,006	11,719	12,402	12,394	11,062	10,838	11,697	11,411	10,139	-	-	-	-
South West	7,606	8,743	9,155	8,555	9,381	9,795	9,475	8,817	8,661	8,938	8,671	6,984	-	-	-	-

Sources: See Table 97a.

Notes: 1. The figures for lettings to new social tenants do not match figures in table 97a as they are based on general needs not all lettings.

2. Figures to estimate the number of lettings to tenants new to social housing in each region from 2021/22 onwards were unavailable at the time of compilation.