

Table 116a Assistance with housing costs for homeowners, council and private tenants in Great Britain

£ million

	1980/81	1985/86	1990/91	1995/96	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
General subsidies																					
Homeowners	2,188	4,750	7,700	2,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Council tenants	2,130	869	1,195	- 486	- 1,184	283	- 495	- 711	- 6	- 8	- 13	-	-	-	-	-	-	-	-	-	-
+ Private tenants	0	0	105	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
= Total	4,318	5,619	9,000	2,214	- 1,184	283	- 495	- 711	- 6	- 8	- 13	-	-	-	-	-	-	-	-	-	-
Means-tested assistance																					
Homeowners ¹	71	300	539	1,016	521	381	517	374	357	319	291	280	278	266	6	7	6	4	4	7	10
+ Council tenants	841	2,296	3,368	5,430	5,258	5,263	5,405	5,578	5,878	5,949	5,997	5,972	5,801	5,485	5,178	5,986	7,157	7,100	6,614	7,289	8,346
+ Private tenants	145	705	1,388	3,804	2,851	3,716	8,672	9,216	9,272	9,275	9,098	8,783	8,291	7,709	6,871	8,320	9,380	9,823	11,208	11,541	12,722
= Total	1,057	3,301	5,295	10,250	8,630	9,360	14,594	15,168	15,507	15,544	15,385	15,034	14,370	13,461	12,055	14,313	16,544	16,927	17,825	18,837	21,079
All forms of assistance																					
Homeowners	2,259	5,050	8,239	3,716	521	381	517	374	357	319	291	280	278	266	6	7	6	4	4	7	10
+ Council tenants	2,971	3,165	4,563	4,944	4,074	5,546	4,910	4,867	5,872	5,941	5,984	5,972	5,801	5,485	5,178	5,986	7,157	7,100	6,614	7,289	8,346
+ Private tenants	145	705	1,493	3,804	2,851	3,716	8,672	9,216	9,272	9,275	9,098	8,783	8,291	7,709	6,871	8,320	9,380	9,823	11,208	11,541	12,722
= Total	5,375	8,920	14,295	12,464	7,446	9,643	14,099	14,457	15,501	15,536	15,373	15,034	14,370	13,461	12,055	14,313	16,544	16,927	17,825	18,837	21,079

Sources: DWP Expenditure and Caseload Tables - Autumn Statement 2024 and previous editions.

Notes: 1. This line includes support for mortgage interest (SMI). From 2018/19 SMI was converted to loan funding. There is zero expenditure recorded for 2020/21.

2. Figures for means-tested assistance to private tenants exclude estimated costs of rent allowances to housing association tenants (figures for years to 1994/95 were provided by DWP).

3. Expenditure on means-tested assistance for private and local authority tenants includes UC housing support plus housing benefit from 2019/20. As UC housing support expenditure is only reported for all social tenants, expenditure on council tenants is estimated on a pro rata basis.

4. General subsidies for homeowners are based solely on mortgage tax relief. They do not include the value of right to buy discounts or the value of capital gains tax and rental value tax relief.

5. Private sector improvement grants cannot be included in this table as at different times they have been more or less extensively subjected to means-testing.

6. General subsidies for council tenants are now set to zero following reforms to the Housing Revenue Accounts in England (from 2012/13) and Wales (from 2015/16). However the ending of the previous subsidy regimes came at a cost of some £8 billion in England and £919 million in Wales in additional debt. If this cost were spread over 30 years it would be equivalent to an annual negative subsidy of some £430 million a year (based on a 30-year repayment annuity at 2.94% and based on PWLB rates for standard annuities).

Table 116b Assistance with housing costs for homeowners, council and private tenants in Great Britain

£ million at 2025/26 prices

	1990/91	1995/96	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
General subsidies																			
Homeowners	18,572	5,388	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
+ Council tenants	2,882	- 970	- 2,144	474	- 730	- 1,010	- 8	- 11	- 17	-	-	-	-	-	-	-	-	-	-
+ Private tenants	253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
= Total	21,708	4,418	- 2,144	474	- 730	- 1,010	- 8	- 11	- 17	-	-	-	-	-	-	-	-	-	-
Means-tested assistance																			
Homeowners(1)	1,300	2,027	943	638	763	531	495	432	388	371	366	341	8	9	8	5	4	7	10
+ Council tenants	7,922	11,001	9,923	8,800	8,055	8,137	8,429	8,358	8,307	8,215	7,824	7,306	6,742	7,594	8,629	8,539	7,433	7,781	8,592
+ Private tenants	3,348	3,323	5,761	8,277	12,922	13,446	13,297	13,030	12,603	12,083	11,182	10,267	8,947	12,598	14,409	14,275	12,466	13,263	14,004
= Total	12,570	16,351	16,628	17,714	21,739	22,114	22,221	21,821	21,298	20,670	19,372	17,914	15,697	20,201	23,046	22,819	19,903	21,051	22,606
All forms of assistance																			
Homeowners	19,872	7,415	943	638	763	531	495	432	388	371	366	341	8	9	8	5	4	7	10
+ Council tenants	10,805	10,031	7,779	9,274	7,324	7,128	8,421	8,347	8,290	8,215	7,824	7,306	6,742	7,594	8,629	8,539	7,433	7,781	8,592
+ Private tenants	3,601	3,323	5,761	8,277	12,922	13,446	13,297	13,030	12,603	12,083	11,182	10,267	8,947	12,598	14,409	14,275	12,466	13,263	14,004
= Total	34,278	20,769	14,484	18,189	21,009	21,105	22,213	21,810	21,281	20,670	19,372	17,914	15,697	20,201	23,046	22,819	19,903	21,051	22,606

Source: See Table 116a.

Notes: 1. See note (1) for Table 116a.

2. Cash figures adjusted using the consumer prices index including owner-occupiers' housing costs (CPIH) which is now the ONS lead inflation index. As the CPIH deflator produced by ONS does not extend back beyond 1989, real-terms figures before this are not available.

3. The figures differ from previous versions (e.g. Table 120b) which adjusted cash figures using the ONS 'all items' retail price index (CHAW).

4. Deflated figures from 2018 are those reported by DWP. Prior to this, the figures were deflated by the authors using CPIH.