



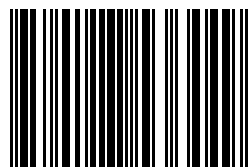
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Housing Statistics 2002



Housing Statistics 2002

housing



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Housing Statistical Publications from the Office of the Deputy Prime Minister

Local Government Financial Statistics – Annual

This publication presents details of local authority expenditure and income during the last financial year. The main figures relate to local authorities in England, but summary figures are also shown separately for the various types of authority (counties and districts, metropolitan and non-metropolitan) in both England and Wales. Further tables set the total of local authority expenditure in the context of the whole of the national economy, and relate present levels of expenditure with those recorded in earlier years.

Projections of Households in England to 2021

The latest in an occasional series of publications giving summary results of the Department's 1996 based household estimates for England and the regions. Estimates are given for certain years between 1981 and 2021. It includes a description of the method of calculation.

Land Use Change in England

This bulletin presents the results of the Department's statistics on changes in land use, based on data recorded by Ordnance Survey as part of its work on map revision.

Development Control Statistics

This annual publication provides details of planning statistics handled by local planning authorities in England. It also contains information on planning appeals and data on land with outstanding planning permission for private housing development.

Housing in England 2000/01

This report of the Survey of English Housing for 2000/01 presents a comprehensive picture of housing in England, including:

- trends in tenure, and comparisons of households and their accommodation across tenures
- patterns of mobility within and between tenures
- people's attitudes to the area in which they live and the local council, and their involvement in local voluntary work
- tenants' attitudes to their landlord area in
- the characteristics of households in the most (IMD) deprived wards
- the latest data on privately renting tenancy groups
- housing costs and financial circumstances of owners and renters

It is written by the National Centre for Social Research and the ODPM.

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Introduction

This is the third edition of Housing Statistics, our annual compendium of statistics covering all aspects of housing in England. Where consistent data are available, tables also cover Great Britain and United Kingdom.

On 31 July 2002, a live set of data tables/charts was made available on the Housing Statistics web page of the ODPM web site. There are currently just over 100 of these tables/charts. All of the tables from this annual publication and its quarterly supplement are included in the live set, together with many others.

The live tables/charts can be found at:

www.housing.odpm.gov.uk/statistics

The live set tables will be amended as new information becomes available. To get the most up-to-date data, users are advised to visit the above web page. The equivalent table numbers in the live set are provided.

To continue implementing our policy making as much information as possible electronically, we are aiming to add all the data tables/charts from the annual *Survey of English Housing* (SEH) to the live set by January 2003. Following this, in Spring 2003, we will add data by local authority currently published in the annual *Local Housing Statistics* volume.

As more data is added to the live set of tables, the need for a comprehensive paper publication in the current format is diminished. However, we consider that a digest publication of housing statistics would still be useful. We would welcome users' views as to the form and content of this publication. These, together with any comments on the workings of our redesigned web page, or on other related issues should be sent to:

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Chief Statistician
Housing Statistics

December 2002

All regional and national figures shown in this publication are estimates and not actuals, unless specifically stated otherwise. This is because the underlying data is rarely collected from the entire population of potential respondents or sources, for practical reasons or on cost grounds. For instance, sample surveys are far more cost effective than censuses but such surveys can only provide an estimate of the regional or national pattern. Even when the aim is for a complete census (e.g. of all local authorities), it is necessary to impute the missing data if there is less than 100 per cent response so as to obtain consistently based regional and national estimates.

Symbols and conventions

Rounding of figures: where figures have been rounded to the nearest final digit, there may be an apparent slight discrepancy between the sum of the constituent items and the total shown.

Symbols: the following symbols are used throughout:

.. = not available
- = nil or less than half the final digit shown.
P = provisional
R = revised

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List of tables and charts		Section 1
Section 1 Dwelling stock	1	Last year's tables 1.3 and 1.4 on dwelling stock by tenure and region have been merged into 2 new tables, 1.3a showing the numbers and 1.3b the percentages.
Section 2 Housebuilding	20	
Section 3 Housing renewal: unfit dwellings, grants and demolitions and closure under Clearance Orders	45	A new table, dwellings stock by tenure in the EU countries has been provided.
Section 4 Household and population estimates and projections	51	Section 3
Section 5 Housing market: house prices, land prices mortgages and transactions	64	Table 3.4 has been changed. More prominence has been given to the grants paid under the 1996 Act. The England total figures for grants paid under the 1989 Act can still be found in Table 3.2.
Section 6 Social housing: local authority and RSL lettings, vacants, homelessness, sales and transfers and expenditures	103	Section 4
Section 7 Rents and tenancies: costs, rebates and allowances, council tax and housing benefits, tenancy types, and rent determinations & appeals	119	A new table, population estimates and projections by region (table 4.6) has been introduced. Two other projection tables, 4.1 (households) and 4.5 (population), were previously available on the web only.
Section 8 Household characteristics: tenure trend, income and economic status, length of residence, household composition and occupation density	131	Section 5
Appendix A: Regions, counties and unitary authorities boundaries map	141	Two new tables are added. One is the simple average house prices at county level (table 5.2) which is also used for chart 5a and the other is the house price indices and annual inflation by region (table 5.6).
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Note: Changes from 2001 Volume

The sections have now been grouped using the same topic structure adopted for the live tables provided in the Housing Statistics web pages. Hence EU dwelling stock tables/charts have been included with the other Dwelling Stock tables in Section 1.

Last year's Section 4 was a mixture in content. It contained tables on households and population estimates and projections as well as social housing statistics such as homelessness. These have now been separated and a new section has been created for social housing. Housing market remains in Section 5. Rents and household characteristics tables (previously Sections 6 and 7) are now in Sections 7 and 8 respectively.

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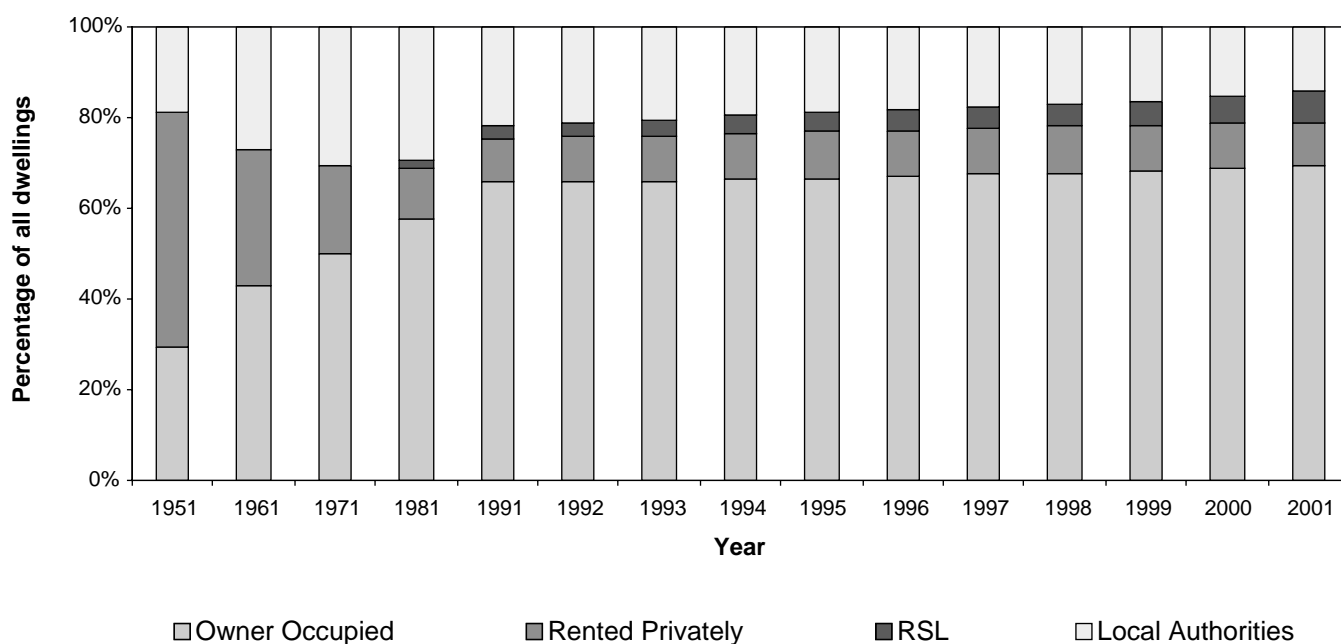
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Chart 1a Dwelling stock: by tenure, Great Britain, historical series

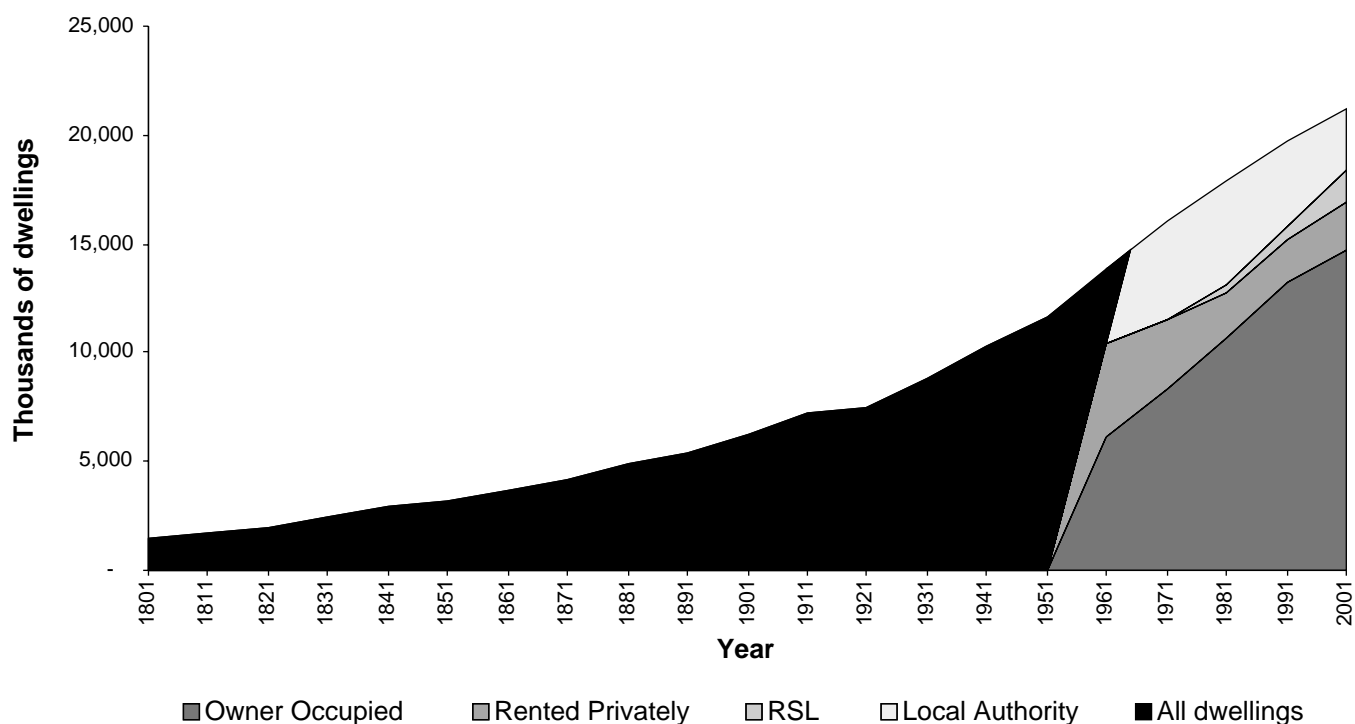


Source: Table 1.5b

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Chart 1b Dwelling stock: by tenure, England, historical series



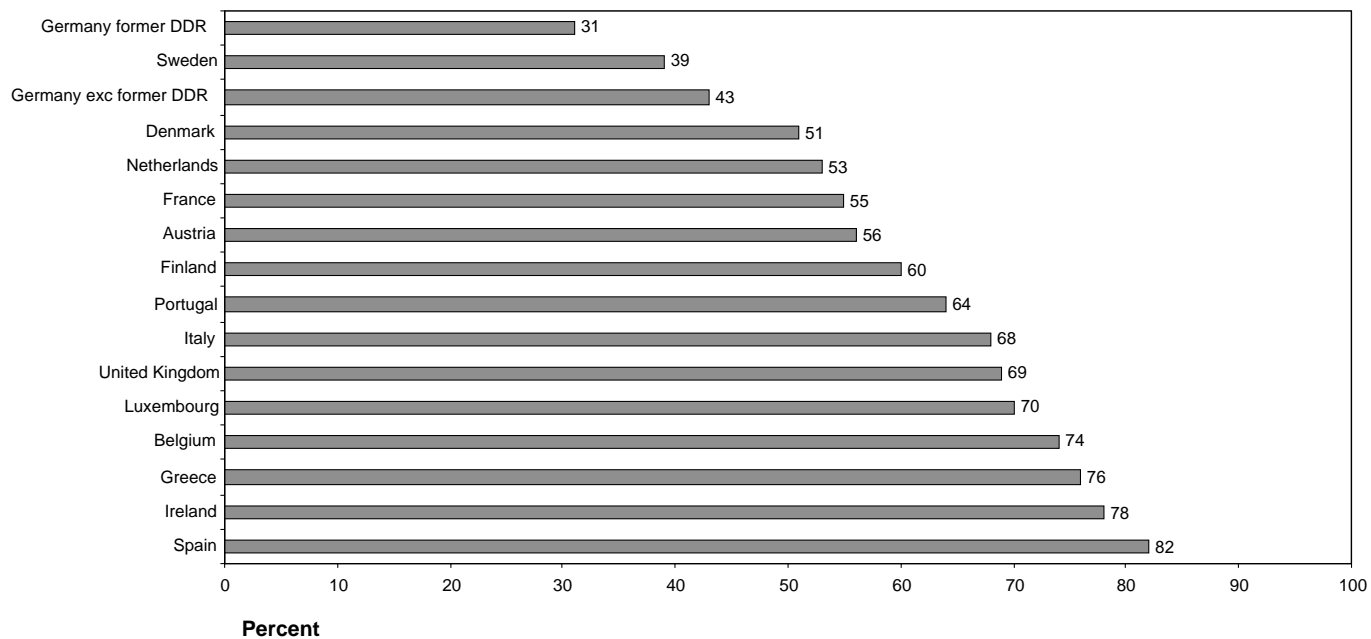
Tenure data is not available for years previous to 1961

Source: Table 1.5c

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Chart 1c Dwelling stock: percent of owner occupied, European Union, 2000



* 1990 for Sweden, 1991 for Greece and Italy, 1997 for Luxembourg, 1998 for Finland, Germany exc former DDR, Ireland, Portugal and Spain, 1999 for Austria, France and Germany former DDR

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Live chart 113

Source:
See Table 1.6

Next update: October 2003

Table 1.1 Dwelling stock: by country and tenure¹

Thousands of dwellings/percentage									
	Owner Occupied		Rented Privately or with a job or business		Rented from Registered Social Landlords		Rented from Local Authorities		All dwellings
	Thousand	%	Thousand	%	Thousand	%	Thousand	%	Thousand
United Kingdom									
31 March ²									
1992	15,682	66.0	2,284	9.6	743	3.1	5,046	21.2	23,756
1993	15,836	66.2	2,351	9.8	822	3.4	4,923	20.6	23,933
1994	16,010	66.4	2,415	10.0	896	3.7	4,795	19.9	24,117
1995	16,215	66.7	2,459	10.1	989	4.1	4,651	19.1	24,313
1996 ^R	16,416	67.0	2,468	10.1	1,092	4.5	4,521	18.5	24,495
1997 ^R	16,639	67.4	2,474	10.0	1,147	4.6	4,421	17.9	24,682
1998 ^R	16,891	67.9	2,473	9.9	1,220	4.9	4,283	17.2	24,868
1999 ^R	17,135	68.4	2,455	9.8	1,335	5.3	4,120	16.5	25,045
2000 ^R	17,369	68.9	2,461	9.8	1,475	5.8	3,920	15.5	25,224
2001 ^R	17,588	69.3	2,477	9.8	1,643	6.5	3,684	14.5	25,390
2002	..	..	..	..	..	..	..	..	..
Great Britain									
31 March ²									
1992	15,306	66.0	2,264	9.8	733	3.2	4,879	21.0	23,183
1993	15,452	66.2	2,330	10.0	811	3.5	4,759	20.4	23,353
1994	15,615	66.4	2,394	10.2	884	3.8	4,634	19.7	23,527
1995	15,804	66.6	2,438	10.3	976	4.1	4,496	19.0	23,713
1996 ^R	16,007	67.0	2,446	10.2	1,078	4.5	4,369	18.3	23,898
1997 ^R	16,217	67.4	2,451	10.2	1,132	4.7	4,273	17.7	24,074
1998 ^R	16,457	67.9	2,447	10.1	1,205	5.0	4,141	17.1	24,250
1999 ^R	16,689	68.3	2,428	9.9	1,319	5.4	3,983	16.3	24,419
2000 ^R	16,914	68.8	2,429	9.9	1,458	5.9	3,789	15.4	24,588
2001 ^R	17,117	69.2	2,443	9.9	1,624	6.6	3,558	14.4	24,741
2002	..	..	..	..	..	..	..	..	..
England									
31 March									
1992	13,327	67.2	2,012	10.1	646	3.3	3,844	19.4	19,829
1993	13,422	67.2	2,077	10.4	714	3.6	3,760	18.8	19,974
1994	13,536	67.3	2,139	10.6	779	3.9	3,666	18.2	20,120
1995	13,676	67.4	2,181	10.8	857	4.2	3,565	17.6	20,279
1996	13,836	67.7	2,187	10.7	942	4.6	3,470	17.0	20,435
1997 ^R	14,005	68.0	2,192	10.6	985	4.8	3,401	16.5	20,583
1998 ^R	14,196	68.5	2,187	10.5	1,040	5.0	3,309	16.0	20,732
1999 ^R	14,385	68.9	2,166	10.4	1,146	5.5	3,178	15.2	20,875
2000 ^R	14,567	69.3	2,165	10.3	1,273	6.1	3,012	14.3	21,016
2001 ^R	14,729	69.7	2,177	10.3	1,424	6.7	2,812	13.3	21,142
2002 ^P	14,901	70.1	2,190	10.3	1,467	6.9	2,708	12.7	21,266
Wales									
31 March									
1992	847	66.0	98	9.6	30	3.1	219	21.2	1,194
1993	854	66.0	99	9.6	35	3.1	216	21.2	1,204
1994	862	66.0	101	9.6	38	3.1	213	21.2	1,214
1995	870	66.0	102	9.6	42	3.1	210	21.2	1,224
1996	878	66.0	104	9.6	45	3.1	207	21.2	1,233
1997	885	71.2	105	8.4	48	3.9	204	16.4	1,243
1998	894	66.0	106	9.6	50	3.1	201	21.2	1,251
1999	902	66.0	108	9.6	52	3.1	197	21.2	1,259
2000	911	66.0	109	9.6	54	3.1	193	21.2	1,267
2001	920	66.0	111	9.6	55	3.1	188	21.2	1,274
2002	..	..	..	..	..	..	..	..	..

Table 1.1 Dwelling stock: by country and tenure¹ (continued)

Thousands of dwellings/percentage									
Owner Occupied		Rented Privately or with a job or business		Rented from Registered Social Landlords		Rented from Local Authorities		All dwellings	
Thousand	%	Thousand	%	Thousand	%	Thousand	%	Thousand	
Scotland									
31 December									
1991	1,132	52.4	154	7.1	57	2.6	816	37.8	2,160
1992	1,176	54.1	154	7.1	62	2.9	783	36.0	2,175
1993	1,217	55.5	154	7.0	67	3.1	755	34.4	2,193
1994	1,258	56.9	155	7.0	77	3.5	721	32.6	2,210
1995 ^R	1,293	58.0	155	7.0	91	4.1	692	31.0	2,230
1996	1,327	59.0	154	6.9	99	4.4	668	29.7	2,248
1997 ^R	1,367	60.3	154	6.8	115	5.1	631	27.8	2,267
1998	1,402	61.4	154	6.7	121	5.3	608	26.6	2,285
1999	1,436	62.3	155	6.7	131	5.7	584	25.3	2,305
2000	1,468	63.1	155	6.7	145	6.2	558	24.0	2,325
2001	..	..	..	..	..	..	..	..	..
Northern Ireland									
31 December									
1991	376	65.6	20	3.5	10	1.7	167	29.1	573
1992	384	66.2	21	3.6	11	1.9	164	28.3	580
1993	395	66.9	21	3.6	12	2.0	161	27.3	590
1994	411	68.5	21	3.5	13	2.2	155	25.8	600
1995	409	68.5	22	3.7	14	2.3	152	25.5	597
1996	422	69.4	23	3.8	15	2.5	148	24.3	608
1997	434	70.2	26	4.2	15	2.4	142	23.0	618
1998	446	71.2	27	4.3	16	2.6	137	21.9	626
1999	455	71.5	32	5.0	17	2.7	131	20.6	636
2000	471	72.6	34	5.2	19	2.9	126	19.4	649
31 March									
2002 ^P	489	74.7	34	5.2	21	3.2	110	16.8	655

1. For detailed definitions of tenures see Notes and Definitions

2. To derive series for United Kingdom and Great Britain data for England and Wales at 31 March are used, but for Scotland and Northern Ireland they are at 31 December the previous year

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Data for earlier years are less reliable and definitions may not be consistent throughout the series
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

Live tables 101, 102, 104, 106-108

Next update: May 2003

Table 1.2 Dwelling stock: estimated annual gains and losses, from 1991/92

	Thousands of dwellings										
	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97 ^R	1997/98 ^R	1998/99 ^R	1999/00 ^R	2000/01 ^R	2001/02 ^P
Dwelling stock at start of financial year	19,671	19,829	19,974	20,120	20,279	20,435	20,583	20,372	20,875	21,016	21,142
Gains to dwelling stock:											
Housebuilding completions	155.1	142.5	147.7	158.0	154.6	146.2	149.6	138.6	141.8	133.7	130.3
Conversions (net gain) ¹	12.0	8.3	7.5	9.9	8.9	8.6	2.8	4.2	3.5	2.8	5.1
Change of Use	..	..	..	..	..	..	11.6	15.9	13.9	10.1	16.1
Non-permanent dwellings additions	..	..	..	..	..	..	0.2	0.2	0.3	0.3	0.3
Losses from dwelling stock:											
Slum Clearance (non LA owned dwelling demolished)	2.2	2.0	3.9	3.0	2.7	2.9	1.3	1.3	1.4	1.7	1.6
Other Demolitions ¹	6.9	4.3	5.2	5.8	4.8	4.1	12.8	13.2	15.8	18.3	24.7
Change of Use	..	..	..	..	..	..	0.7	1.4	0.8	0.7	0.8
Non-permanent dwellings losses	..	..	..	..	..	..	0.1	0.2	0.1	0.3	0.3
Net gain in year	158.0	144.5	146.2	159.0	156.0	147.8	149.3	143.0	141.3	125.9	124.4
Dwelling stock at end of financial year	19,829	19,974	20,120	20,279	20,435	20,583	20,372	20,875	21,016	21,142	21,266

1. Figures prior to 1997/98 include change of use, and zero for net non-permanent dwellings
2. Figures for 2000/01 conversions, change of use and non permanent dwellings are based on reported figures and do not include estimates for missing returns

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Source:
 For stock calculation see Notes and Definitions

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 Components may not sum to totals due to rounding

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Next update: October 2003

Table 1.3a Dwelling stock: by tenure¹ and region, from 1991

Thousands of dwellings										
At 31 March	ENGLAND	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
Owner Occupied										
1991	13,237	628	1,864	1,317	1,148	1,391	1,486	1,673	2,306	1,426
1992	13,327	638	1,885	1,308	1,158	1,395	1,517	1,661	2,328	1,437
1993	13,422	649	1,903	1,309	1,166	1,404	1,544	1,651	2,349	1,447
1994	13,536	658	1,926	1,313	1,177	1,421	1,555	1,647	2,375	1,465
1995	13,676	670	1,945	1,331	1,192	1,435	1,569	1,657	2,393	1,485
1996	13,836	681	1,962	1,362	1,210	1,451	1,584	1,680	2,405	1,502
1997 ^R	14,005	691	1,978	1,387	1,228	1,481	1,606	1,701	2,418	1,514
1998 ^R	14,196	697	2,002	1,409	1,251	1,498	1,635	1,726	2,437	1,541
1999 ^R	14,385	703	2,031	1,428	1,274	1,523	1,655	1,740	2,466	1,566
2000 ^R	14,567	713	2,060	1,443	1,290	1,538	1,670	1,763	2,505	1,585
2001 ^R	14,729	724	2,092	1,456	1,302	1,558	1,684	1,776	2,532	1,605
2002 ^P	14,901	736	2,105	1,474	1,324	1,579	1,707	1,794	2,560	1,623
Rented Privately or with a job or business										
1991	1,927	77	223	180	144	152	203	387	329	232
1992	2,012	77	228	203	150	162	197	429	325	240
1993	2,077	76	234	220	155	167	199	459	323	244
1994	2,139	75	239	232	160	171	205	483	327	247
1995	2,181	74	243	233	163	177	212	496	339	246
1996	2,187	73	247	217	162	179	218	494	354	244
1997 ^R	2,192	74	252	210	159	174	219	488	367	250
1998 ^R	2,187	79	253	208	153	165	215	487	374	253
1999 ^R	2,166	83	246	204	148	162	216	489	370	247
2000 ^R	2,165	85	239	208	153	165	225	490	360	240
2001 ^R	2,177	85	238	214	158	167	230	492	356	238
2002 ^P	2,190	85	239	215	159	167	232	494	359	240
Rented from Registered Social Landlords										
1991	608	35	115	46	28	57	54	148	88	36
1992	646	39	117	50	30	60	59	157	95	39
1993	714	41	121	53	35	66	67	177	109	45
1994	779	45	130	58	39	73	75	188	122	50
1995	857	45	136	60	43	87	88	192	146	60
1996	942	46	146	64	45	91	93	198	181	77
1997 ^R	985	47	153	66	48	101	97	204	186	84
1998 ^R	1,040	48	159	69	50	114	100	219	196	85
1999 ^R	1,146	49	178	73	58	126	105	239	205	114
2000 ^R	1,273	53	212	75	68	150	114	250	217	133
2001 ^R	1,424	90	225	89	74	179	117	271	234	146
2002 ^P	1,467	87	232	91	81	184	130	278	235	148
Rented from Local Authorities										
1991	3,899	332	591	479	314	480	350	703	376	274
1992	3,844	325	578	474	311	477	342	686	379	271
1993	3,760	320	569	466	308	471	326	662	370	268
1994	3,666	314	550	458	304	458	323	648	354	258
1995	3,565	308	542	452	300	440	311	638	328	247
1996	3,470	302	532	447	297	432	306	628	293	232
1997 ^R	3,401	298	523	441	293	410	302	621	288	224
1998 ^R	3,309	292	509	434	289	402	295	596	278	214
1999 ^R	3,178	286	485	427	280	381	290	575	268	184
2000 ^R	3,012	276	445	419	265	354	277	553	252	170
2001 ^R	2,812	233	416	397	257	316	271	532	234	156
2002 ^P	2,708	227	405	386	242	301	250	520	225	153

Table 1.3a Dwelling stock: by tenure¹ and region, from 1991

		Thousands of dwellings								
At 31 March	ENGLAND	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
All Dwellings										
1991	19,671	1,072	2,792	2,021	1,634	2,079	2,093	2,912	3,099	1,968
1992	19,829	1,079	2,809	2,035	1,650	2,093	2,115	2,932	3,127	1,988
1993	19,974	1,085	2,827	2,048	1,664	2,109	2,136	2,949	3,152	2,003
1994	20,120	1,091	2,845	2,061	1,680	2,123	2,158	2,966	3,178	2,019
1995	20,279	1,097	2,865	2,076	1,697	2,139	2,180	2,982	3,205	2,037
1996	20,435	1,103	2,886	2,090	1,714	2,153	2,202	2,999	3,233	2,055
1997 ^R	20,583	1,110	2,905	2,105	1,729	2,167	2,223	3,014	3,258	2,072
1998 ^R	20,732	1,116	2,922	2,120	1,744	2,179	2,245	3,028	3,285	2,093
1999 ^R	20,875	1,122	2,940	2,132	1,760	2,193	2,266	3,043	3,309	2,111
2000 ^R	21,016	1,127	2,957	2,145	1,777	2,206	2,285	3,057	3,333	2,129
2001 ^R	21,142	1,132	2,970	2,155	1,791	2,219	2,302	3,071	3,356	2,146
2002 ^P	21,266	1,135	2,980	2,166	1,807	2,230	2,318	3,087	3,379	2,164

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
For stock calculation see Notes and Definitions

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Next update: October 2003

Table 1.3b Dwelling stock: by tenure¹ and region, from 1991

Thousands of dwellings										
At 31 March	ENGLAND	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
Owner Occupied										
1991	67	59	67	65	70	67	71	57	74	72
1992	67	59	67	64	70	67	72	57	74	72
1993	67	60	67	64	70	67	72	56	75	72
1994	67	60	68	64	70	67	72	56	75	73
1995	67	61	68	64	70	67	72	56	75	73
1996	68	62	68	65	71	67	72	56	74	73
1997 ^R	68	62	68	66	71	68	72	56	74	73
1998 ^R	68	62	69	66	72	69	73	57	74	74
1999 ^R	69	63	69	67	72	69	73	57	75	74
2000 ^R	69	63	70	67	73	70	73	58	75	75
2001 ^R	70	64	70	68	73	70	73	58	75	75
2002 ^P	70	65	71	68	73	71	74	58	76	75
Rented Privately or with a job or business										
1991	10	7	8	9	9	7	10	13	11	12
1992	10	7	8	10	9	8	9	15	10	12
1993	10	7	8	11	9	8	9	16	10	12
1994	11	7	8	11	10	8	10	16	10	12
1995	11	7	8	11	10	8	10	17	11	12
1996	11	7	9	10	9	8	10	16	11	12
1997 ^R	11	7	9	10	9	8	10	16	11	12
1998 ^R	11	7	9	10	9	8	10	16	11	12
1999 ^R	10	7	8	10	8	7	10	16	11	12
2000 ^R	10	8	8	10	9	8	10	16	11	11
2001 ^R	10	8	8	10	9	8	10	16	11	11
2002 ^R	10	8	8	10	9	8	10	16	11	11
Rented from Registered Social Landlords										
1991	3	3	4	2	2	3	3	5	3	2
1992	3	4	4	2	2	3	3	5	3	2
1993	4	4	4	3	2	3	3	6	3	2
1994	4	4	5	3	2	3	3	6	4	2
1995	4	4	5	3	3	4	4	6	5	3
1996	5	4	5	3	3	4	4	7	6	4
1997 ^R	5	4	5	3	3	5	4	7	6	4
1998 ^R	5	4	5	3	3	5	5	7	6	4
1999 ^R	6	4	6	3	3	6	5	8	6	5
2000 ^R	6	5	7	4	4	7	5	8	7	6
2001 ^R	7	8	8	4	4	8	5	9	7	7
2002 ^P	7	8	8	4	5	8	6	9	7	7
Rented from Local Authorities										
1991	20	31	21	24	19	23	17	24	12	14
1992	19	30	21	23	19	23	16	23	12	14
1993	19	29	20	23	19	22	15	22	12	13
1994	18	29	19	22	18	22	15	22	11	13
1995	18	28	19	22	18	21	14	21	10	12
1996	17	27	18	21	17	20	14	21	9	11
1997 ^R	17	27	18	21	17	19	14	21	9	11
1998 ^R	16	26	17	21	17	18	13	20	9	10
1999 ^R	15	26	17	20	16	17	13	19	8	9
2000 ^R	14	25	15	20	15	16	12	18	8	8
2001 ^R	13	21	14	18	14	14	12	17	7	7
2002 ^P	13	20	14	18	13	14	11	17	7	7

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
For stock calculation see Notes and Definitions

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Table 1.4 Dwelling stock: year built, by region

	Year built					All percentages	All dwellings thousands
	Before 1919	1919 to 1944	1945 to 1964	1965 to 1984	1985 or later		
31 March 2002¹							
North East	12	22	29	26	12	100	1,135
North West	23	22	24	21	11	100	2,980
Yorkshire and the Humber	19	19	26	24	11	100	2,166
East Midlands	20	17	21	27	15	100	1,807
West Midlands	13	22	27	27	12	100	2,230
East	15	13	26	32	14	100	2,318
London	28	33	16	15	7	100	3,087
South East	18	16	22	28	15	100	3,379
South West	24	13	21	26	16	100	2,164
England	20	20	23	25	12	100	21,266

Note: For statistical purposes the stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit. Components may not sum to total due to rounding.

1. Age distribution of the stock is estimated from the 2001/02 Survey of English Housing, using data for the period April 2001 to March 2002.

The Survey of English Housing is grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02. A further revision may be made early in 2003 when more data from the 2001 Census become available.

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Next update: October 2003

Table 1.5a Dwelling stock: by tenure¹, United Kingdom, historical series

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
1 April²					
1801	..	..	..	..	..
1811	..	..	..	..	..
1821	..	..	..	..	..
1831	..	..	..	..	..
1841	..	..	..	..	..
1851	..	..	..	..	..
1861	..	..	..	..	..
1871	..	..	..	..	..
1881	..	..	..	..	..
1891	..	..	..	..	..
1901	..	..	..	..	..
1911	..	..	..	..	..
1921	..	..	..	..	..
1931	..	..	..	..	..
1941	..	..	..	..	..
1951	..	..	..	..	14,117
1961	..	..	..	..	16,605
1971	9,625	3,753	..	5,881	19,259
1981	..	..	..	..	..
1991	15,545	2,198	699	5,129	23,571
31 December					
1966	..	..	..	..	..
1967	..	..	..	..	..
1968	..	..	..	..	..
1969	..	..	..	..	..
1970	..	..	..	..	..
1971	..	..	..	..	19,468
1972	..	..	..	..	19,697
1973	..	..	..	..	19,915
1974	..	..	..	..	20,119
1975	..	..	..	..	20,360
1976	..	..	..	..	20,616
1977	..	..	..	..	20,871
1978	..	..	..	..	21,051
1979	..	..	..	..	21,253
1980	..	..	..	..	21,448
1981	12,442	2,378	473	6,305	21,595
1982	12,627	2,357	488	6,296	21,767
1983	13,010	2,342	501	6,114	21,966
1984	13,334	2,329	517	5,995	22,174
1985	13,637	2,292	534	5,921	22,383
1986	13,983	2,227	556	5,839	22,606
1987	14,363	2,161	574	5,738	22,837
1988	14,779	2,098	591	5,612	23,080
1989	15,205	2,090	595	5,415	23,305
1990	15,490	2,149	645	5,225	23,510

Table 1.5a Dwelling stock: by tenure¹, United Kingdom, historical series (continued)

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
31 March³					
1991	15,545	2,198	699	5,129	23,571
1992	15,682	2,284	743	5,046	23,756
1993	15,836	2,351	822	4,923	23,933
1994	16,010	2,415	896	4,795	24,117
1995	16,215	2,459	989	4,651	24,313
1996 ^R	16,416	2,468	1,092	4,521	24,495
1997 ^R	16,639	2,474	1,147	4,421	24,682
1998 ^R	16,891	2,473	1,220	4,283	24,868
1999 ^R	17,135	2,455	1,335	4,120	25,045
2000 ^R	17,369	2,461	1,475	3,920	25,224
2001 ^R	17,588	2,477	1,643	3,684	25,390
2002		..	..	..	..

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. To derive series for United Kingdom data for England and Wales at 31 March are used, but for Scotland and Northern Ireland they are at 31 December, except for 1991 where census figures are used.

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Sources:

For stock calculation see Notes and Definitions

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Components may not sum to totals due to rounding

Live table 101

Next update: October 2003

Table 1.5b Dwelling stock: by tenure¹, Great Britain, historical series

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
1 April²					
1801	..	..	..	..	1,937
1811	..	..	..	..	2,164
1821	..	..	..	..	2,512
1831	..	..	..	..	2,983
1841	..	..	..	..	3,642
1851	..	..	..	..	3,814
1861	..	..	..	..	4,331
1871	..	..	..	..	4,952
1881	..	..	..	..	6,011
1891	..	..	..	..	6,693
1901	..	..	..	..	7,696
1911	..	..	..	..	8,855
1921	..	..	..	..	9,089
1931	..	..	..	..	10,595
1941	..	..	..	..	..
1951	4,074	7,130	..	2,560	13,764
1961	6,933	4,952	..	4,352	16,237
1971	9,427	3,673	..	5,733	18,834
1981	12,020	2,354	454	6,127	20,954
1991	15,175	2,177	689	4,959	23,000
31 December					
1966	..	..	..	..	..
1967	..	..	..	..	..
1968	..	..	..	..	..
1969	..	..	..	..	..
1970	..	..	..	..	..
1971	..	..	..	..	19,013
1972	..	..	..	..	19,237
1973	..	..	..	..	19,451
1974	..	..	..	..	19,651
1975	..	..	..	..	19,886
1976	..	..	..	..	20,135
1977	..	..	..	..	20,384
1978	..	..	..	..	20,560
1979	..	..	..	..	20,758
1980	..	..	..	..	20,952
1981	12,171	2,340	470	6,115	21,094
1982	12,345	2,322	484	6,110	21,261
1983	12,721	2,310	497	5,929	21,457
1984	13,038	2,300	512	5,812	21,662
1985	13,320	2,267	528	5,744	21,859
1986	13,660	2,205	550	5,655	22,070
1987	14,027	2,139	567	5,558	22,292
1988	14,435	2,077	582	5,432	22,527
1989	14,848	2,069	586	5,239	22,742
1990	15,120	2,128	635	5,055	22,939

Table 1.5b Dwelling stock: by tenure¹, Great Britain, historical series (continued)

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
31 March³					
1991	15,175	2,177	689	4,959	23,000
1992	15,306	2,264	733	4,879	23,183
1993	15,452	2,330	811	4,759	23,353
1994	15,615	2,394	884	4,634	23,527
1995	15,804	2,438	976	4,496	23,713
1996 ^R	16,007	2,446	1,078	4,369	23,898
1997 ^R	16,217	2,451	1,132	4,273	24,074
1998 ^R	16,457	2,447	1,205	4,141	24,250
1999 ^R	16,689	2,428	1,319	3,983	24,419
2000 ^R	16,914	2,429	1,458	3,789	24,588
2001 ^R	17,117	2,443	1,624	3,558	24,741
2002	..	..	..	..	..

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

3. To derive series for United Kingdom data for England and Wales at 31 March are used, but for Scotland and Northern Ireland they are at 31 December, except for 1991 where census figures are used.

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Sources:

For stock calculation see Notes and Definitions

National Assembly for Wales

Scottish Executive

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Stock estimates are expressed to the nearest thousand

but should not be regarded as accurate to the last digit

Components may not sum to totals due to rounding

Live table 102

Next update: October 2003

Table 1.5c Dwelling stock: by tenure¹, England, historical series

	Thousands of dwellings				
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
1 April²					
1801	..	..	..	..	1,512
1811	..	..	..	..	1,714
1821	..	..	..	..	2,004
1831	..	..	..	..	2,420
1841	..	..	..	..	2,890
1851	..	..	..	..	3,191
1861	..	..	..	..	3,653
1871	..	..	..	..	4,220
1881	..	..	..	..	4,882
1891	..	..	..	..	5,453
1901	..	..	..	..	6,277
1911	..	..	..	..	7,250
1921	..	..	..	..	7,450
1931	..	..	..	..	8,805
1941	..	..	..	..	..
1951	..	..	..	..	11,678
1961	6,068	4,377	..	3,382	13,828
1971	8,334	3,201	..	4,530	16,065
1981	10,653	2,051	410	4,798	17,912
1991	13,237	1,927	608	3,899	19,671
31 December					
1966	7,354	3,683	..	4,016	15,053
1967	7,584	3,569	..	4,145	15,298
1968	7,870	3,422	..	4,264	15,556
1969	8,029	3,354	..	4,390	15,773
1970	8,272	3,202	..	4,506	15,980
1971	8,503	3,122	..	4,586	16,211
1972	8,782	3,017	..	4,608	16,407
1973	9,043	2,908	..	4,643	16,594
1974	9,213	2,806	..	4,748	16,767
1975	9,390	2,700	..	4,872	16,962
1976	9,570	2,332	281	4,985	17,168
1977	9,752	2,229	314	5,088	17,383
1978	9,817	2,254	340	5,115	17,525
1979	10,019	2,168	368	5,140	17,695
1980	10,615	2,084	401	4,764	17,864
1981	10,773	2,044	410	4,798	18,025
1982	10,896	2,035	422	4,819	18,172
1983	11,222	2,032	432	4,660	18,346
1984	11,493	2,028	443	4,561	18,525
1985	11,724	2,005	457	4,511	18,697
1986	12,015	1,953	475	4,439	18,882
1987	12,325	1,899	488	4,366	19,078
1988	12,661	1,848	498	4,277	19,284
1989	12,987	1,849	498	4,134	19,468
1990	13,194	1,906	543	3,991	19,634

Table 1.5c Dwelling stock: by tenure¹, England, historical series (continued)

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
31 March					
1991	13,237	1,927	608	3,899	19,671
1992	13,327	2,012	646	3,844	19,829
1993	13,422	2,077	714	3,760	19,974
1994	13,536	2,139	779	3,666	20,120
1995	13,676	2,181	857	3,565	20,279
1996	13,836	2,187	942	3,470	20,435
1997 ^R	14,005	2,192	985	3,401	20,583
1998 ^R	14,196	2,187	1,040	3,309	20,732
1999 ^R	14,385	2,166	1,146	3,178	20,875
2000 ^R	14,567	2,165	1,273	3,012	21,016
2001 ^R	14,729	2,177	1,424	2,812	21,142
2002 ^P	14,901	2,190	1,467	2,708	21,266

1. For detailed definitions of tenures see Notes and Definitions
2. April data for census years are based on census output

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Sources:
For stock calculation see Notes and Definitions

Data for earlier years are less reliable and definitions may not be consistent throughout the series
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

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Next update: October 2003

Table 1.5d Dwelling stock: by tenure¹, Wales, historical series

					Thousands of dwellings
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
1 April²					
1801	..	..	..	..	122
1811	..	..	..	..	135
1821	..	..	..	..	154
1831	..	..	..	..	181
1841	..	..	..	..	225
1851	..	..	..	..	241
1861	..	..	..	..	272
1871	..	..	..	..	301
1881	..	..	..	..	337
1891	..	..	..	..	371
1901	..	..	..	..	433
1911	..	..	..	..	503
1921	..	..	..	..	530
1931	..	..	..	..	593
1941	..	..	..	..	..
1951	..	..	..	..	711
1961	..	..	..	..	782
1971	532	154	..	273	960
1981	669	105	11	298	1,083
1991	837	97	28	222	1,184
31 December					
1996	..	..	..	..	..
1967	..	..	..	..	..
1968	..	..	..	..	..
1969	..	..	..	..	..
1970	..	..	..	..	..
1971	..	..	..	..	980
1972	..	..	..	..	993
1973	..	..	..	..	1,006
1974	605	141	..	270	1,016
1975	619	136	..	277	1,032
1976	631	131	..	284	1,046
1977	642	127	..	290	1,059
1978	654	124	..	293	1,071
1979	663	124	..	294	1,081
1980	671	124	..	296	1,091
1981	680	105	24	290	1,099
1982	702	105	24	275	1,106
1983	718	104	24	268	1,113
1984	729	105	24	264	1,122
1985	746	101	24	259	1,130
1986	761	98	25	254	1,138
1987	780	93	25	249	1,147
1988	802	90	25	241	1,159
1989	828	87	26	228	1,170
1990	838	96	27	219	1,181

Table 1.5d Dwelling stock: by tenure¹, Wales, historical series (continued)

Thousands of dwellings					
Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings	
31 March					
1991	837	97	28	222	1,184
1992	847	98	30	219	1,194
1993	854	99	35	216	1,204
1994	862	101	38	213	1,214
1995	870	102	42	210	1,224
1996	878	104	45	207	1,233
1997	885	105	48	204	1,243
1998	894	106	50	201	1,251
1999	902	108	52	197	1,259
2000	911	109	54	193	1,267
2001	920	111	55	188	1,274
2002	..	..	..	..	..

1. For detailed definitions of tenures see Notes and Definitions
2. April data for census years are based on census output

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Sources:
National Assembly for Wales

Data for earlier years are less reliable and definitions may not be consistent throughout the series
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

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Next update: October 2003

Table 1.5e Dwelling stock: by tenure¹, Scotland, historical series

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
1 April²					
1801	..	..	..	..	303
1811	..	..	..	..	315
1821	..	..	..	..	354
1831	..	..	..	..	382
1841	..	..	..	..	527
1851	..	..	..	..	382
1861	..	..	..	..	406
1871	..	..	..	..	431
1881	..	..	..	..	792
1891	..	..	..	..	869
1901	..	..	..	..	986
1911	..	..	..	..	1,102
1921	..	..	..	..	1,109
1931	..	..	..	..	1,197
1941	..	..	..	..	..
1951	..	..	..	..	1,375
1961	..	..	..	..	1,627
1971	561	318	..	930	1,809
1981	698	198	33	1,031	1,959
1991	1,101	153	53	838	2,145
31 December					
1966	..	..	..	..	1,710
1967	..	..	..	..	1,729
1968	..	881	..	868	1,749
1969	..	878	..	894	1,772
1970	..	875	..	921	1,796
1971	..	874	..	948	1,822
1972	..	867	..	970	1,837
1973	..	864	..	987	1,851
1974	..	866	..	1,002	1,868
1975	..	867	..	1,025	1,892
1976	..	879	..	1,042	1,921
1977	661	..	224	1,057	1,942
1978	680	..	218	1,066	1,964
1979	699	..	210	1,073	1,982
1980	721	..	202	1,074	1,997
1981	718	191	36	1,027	1,970
1982	747	182	38	1,016	1,983
1983	781	174	41	1,001	1,998
1984	816	167	45	987	2,015
1985	850	161	47	974	2,032
1986	884	154	50	962	2,050
1987	922	147	54	943	2,067
1988	972	139	59	914	2,084
1989	1,033	133	62	877	2,104
1990	1,088	126	65	845	2,124
1991	1,132	154	57	816	2,160
1992	1,176	154	62	783	2,175
1993	1,217	154	67	755	2,193
1994	1,258	155	77	721	2,210
1995 ^R	1,293	155	91	692	2,230
1996	1,327	154	99	668	2,248
1997 ^R	1,367	154	115	631	2,267
1998	1,402	154	121	608	2,285
1999	1,436	155	131	584	2,305
2000	1,468	155	145	558	2,325
2001	..	..	..	..	..

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

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Sources:
Scottish Executive

Data for earlier years are less reliable and definitions may not be consistent throughout the series
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

Table 1.5f Dwelling stock: by tenure¹, Northern Ireland, historical series

Thousands of dwellings					
	Owner Occupied	Rented Privately or with a job or business	Rented from Registered Social Landlords	Rented from Local Authorities	All dwellings
1 April²					
1801	..	..	..	..	..
1811	..	..	..	..	..
1821	..	..	..	..	..
1831	..	..	..	..	..
1841	..	..	..	..	..
1851	..	..	..	..	..
1861	..	..	..	..	..
1871	..	..	..	..	..
1881	..	..	..	..	..
1891	..	..	..	..	..
1901	..	..	..	..	..
1911	..	..	..	..	..
1926	..	..	..	..	..
1937	..	..	..	..	..
1941	..	..	..	..	..
1951	..	..	..	..	354
1961	..	..	..	..	389
1971	198	80	..	148	425
1981	..	..	..	..	..
1991	348	20	9	160	537
31 December					
1996	..	..	..	..	..
1967	..	..	..	..	..
1968	..	..	..	..	..
1969	..	..	..	..	..
1970	..	..	..	..	..
1971	..	..	..	..	455
1972	..	..	..	..	460
1973	..	..	..	..	464
1974	..	..	..	..	468
1975	..	..	..	..	474
1976	245	59	..	177	481
1977	248	55	1	184	487
1978	252	49	2	189	491
1979	257	43	2	193	495
1980	262	40	2	193	496
1981	271	38	3	190	501
1982	282	35	4	186	506
1983	289	32	4	185	509
1984	296	29	5	183	512
1985	317	25	6	177	524
1986	323	22	6	184	536
1987	336	22	7	180	545
1988	344	21	9	180	553
1989	357	21	9	176	563
1990	370	21	10	170	571
1991	376	20	10	167	573
1992	384	21	11	164	580
1993	395	21	12	161	590
1994	411	21	13	155	600
1995	409	22	14	152	597
1996	422	23	15	148	608
1997	434	26	15	142	618
1998	446	27	16	137	626
1999	455	32	17	131	636
2000	471	34	19	126	649
31 March					
2001 ^P	489	34	21	110	655

1. For detailed definitions of tenures see Notes and Definitions

2. April data for census years are based on census output

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Sources:

Scottish Executive

Data for earlier years are less reliable and definitions may not be consistent throughout the series
Stock estimates are expressed to the nearest thousand but should not be regarded as accurate to the last digit
Components may not sum to totals due to rounding

Table 1.6 Dwelling stock: stock and housebuilding, European Union, 2000

Thousands of dwellings						
	Population (thousands)	Dwelling Stock			Dwelling completions	
		Total Stock (thousands)	Dwellings per thousand population	Owner occupied as % of total	Total completions (thousands)	Completions per thousand population
Austria	8,092 ¹	3,718 ¹	399	56 ¹	55.4 ¹⁰	6.8
Belgium	10,239	3,953 ⁴	394 ⁴	74	38.9	3.8
Denmark	5,330	2,489	467	51	15.6	2.9
Finland	5,181	2,449 ⁵	484 ⁵	60 ⁵	32.7	6.3
France	58,744	28,702 ¹	490 ¹	55 ¹	311.1	5.3
Germany - not DDR	81,539 ²	29,678 ⁵	445 ⁵	43 ⁵	423.0 ^{2,10}	5.1 ¹⁰
- ex DDR	..	7,363 ⁵	480 ¹	31 ¹	..	6.8 ^{1,10}
Greece	10,940 ³	4,657 ⁴	454 ⁴	76 ⁴	88.5 ^{1,10}	9.3 ^{5,10}
Ireland	3,787	1,293 ³	341	78 ⁵	49.8	13.2
Italy	57,844	25,028 ⁶	441 ⁶	68 ⁴	151.7 ¹	3.2 ¹
Luxembourg	436	146 ⁷	365 ⁷	70 ⁸	2.6 ⁸	6.1 ⁵
Netherlands	15,864	6,588	415	53	70.7	4.5
Portugal	10,023	4,743 ⁵	482 ¹	64 ⁵	108.0 ^{1,10}	11.0 ^{1,10}
Spain	40,202 ¹	18,730	466 ¹	82 ⁵	366.8	9.1 ¹
Sweden	8,883	4,271 ⁵	482 ⁵	39 ⁹	12.3	1.4
United Kingdom	59,756 ¹	25,045 ¹	419 ¹	69	185.0 ¹	3.1 ¹

1. 1999
2. All Germany
3. 2001
4. 1991
5. 1998
6. 1995
7. 1994
8. 1997
9. 1990
10. Including converted, rebuilt, renovated and extended dwellings

Source:
Housing Statistics in the European Union 2001.

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Next update: October 2003

Table 1.7 Dwelling stock: by tenure, European Union

		Thousands of dwellings															
		Austria	Belgium	Denmark	Finland	France	Germany - not DDR	Germany - ex DDR	Greece	Ireland	Italy	Luxembourg	Netherlands	Portugal	Spain	Sweden	United Kingdom
Owner Occupied																	
1980		52	59 ¹	52	61	47 ⁵	43 ¹	31 ¹	75 ¹	76	59	60 ¹	42	52 ¹	73	42	..
1990		55	67 ²	52	67	54	..	24 ⁶	76 ²	79	68 ²	64	45	67 ²	78	39	66
1995		54	..	50	62	54	42 ⁶	26	..	79	..	70 ⁷	48	..	80	..	67
1999		56	74 ³	51	60 ⁴	55	43 ⁴	31	..	78 ⁴	..	..	53 ³	64 ⁴	82 ⁴	..	68
Rented																	
1980		43	38 ¹	41	29	41 ⁵	55 ¹	69 ¹	25 ¹	24	36	39 ¹	58	39 ¹	21	42	..
1990		41	33 ²	42	25	39	..	76	20 ²	18	25 ²	30	55	28 ²	15	44	34
1995		42	..	44	30	40	58 ⁶	74 ⁶	..	18	..	26 ⁷	52	..	14	..	33
1999		41	23 ³	45	30 ⁴	39	57 ⁴	69	..	16 ⁴	..	..	47 ³	28 ⁴	11 ⁴	..	32
Other																	
1980		5	3 ¹	8	10	12 ⁵	2 ¹	- ¹	-	-	5	11	-	5 ¹	6	16	-
1990		4	-	6	8	7	..	-	4 ²	3	6 ²	6	-	5 ²	7	17	-
1995		4	..	6	8	7	-	-	..	3	..	4 ⁷	-	..	6	..	-
1999		3	3 ³	4	10 ⁴	6	-	-	..	6 ⁴	..	..	-	8 ⁴	7 ⁴	..	-

1. 1981
2. 1991
3. 2000
4. 1998
5. 1978
6. 1993
7. 1997

Contact: 020 7944 3265

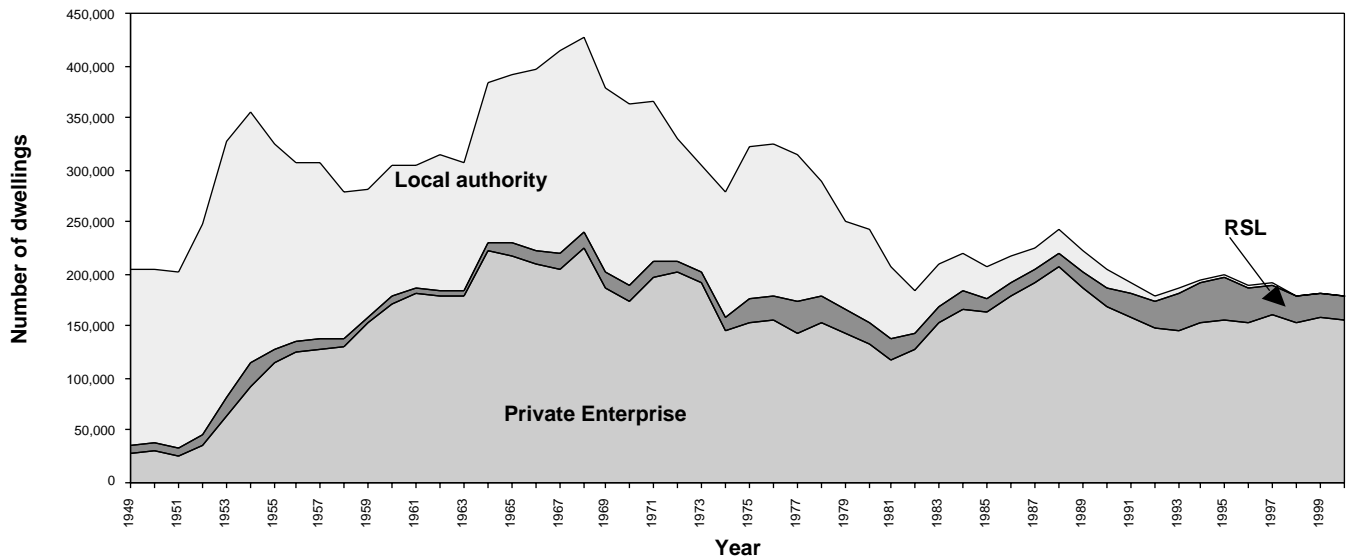
E-Mail: housing.statistics@odpm.gsi.gov.uk

Source:
Housing Statistics in the European Union 2001.

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Next update: October 2003

Chart 2a Housebuilding: permanent dwellings completed, by tenure, United Kingdom, historical calendar year series



Source: Table 2.5a

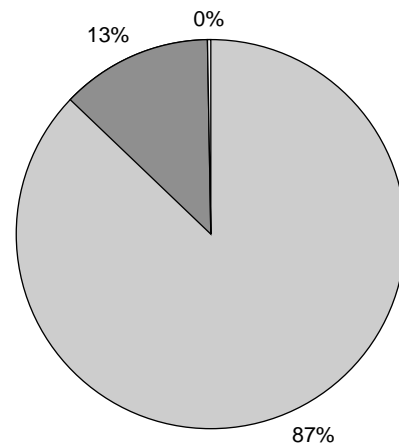
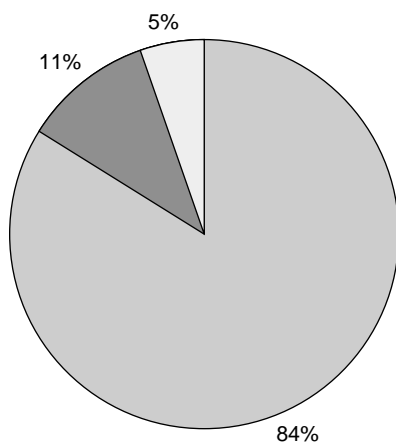
Live chart 242

Next update: February 2003

Chart 2b Housebuilding: permanent dwellings completed, 10 years comparison, by tenure, United Kingdom (chart)

1991/92 All dwellings: 191,825

2001/02 All dwellings: 175,994



- Private Enterprise
- Registered Social Landlords
- Local Authority

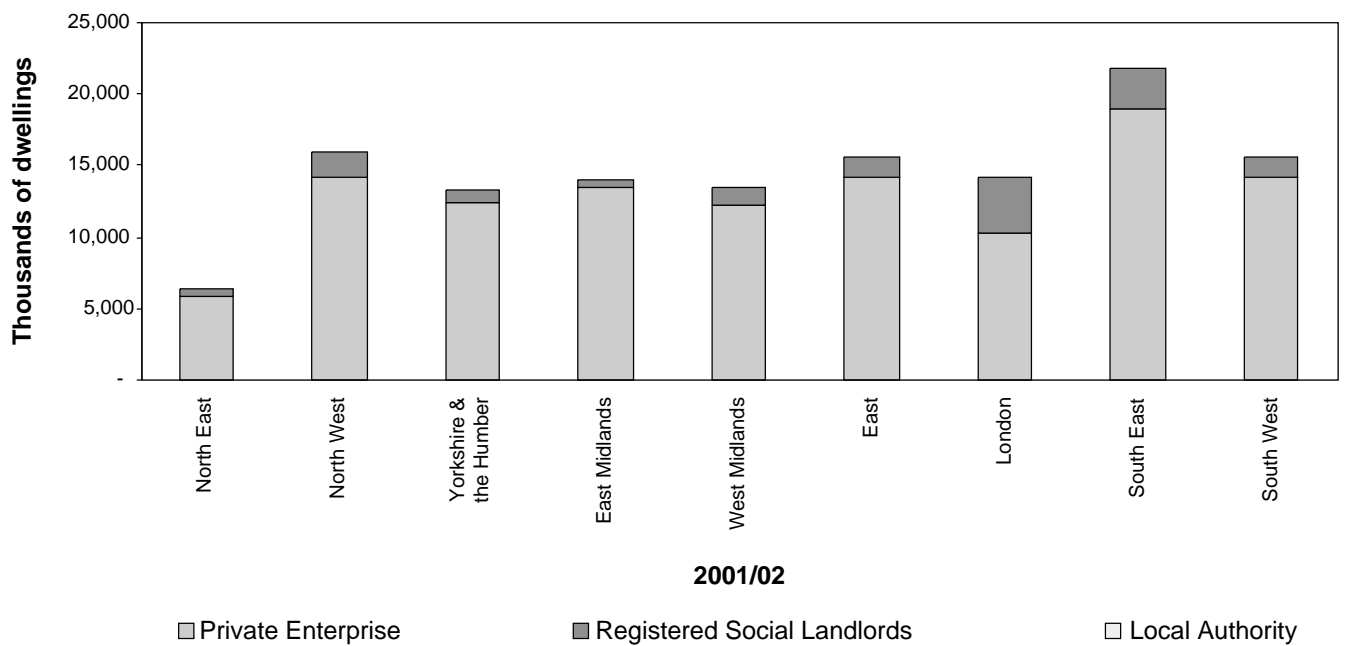
- Private Enterprise
- Registered Social Landlords
- Local Authority

Source: Table 2.1a

Live chart 202

Next update: May 2003

Chart 2c Housebuilding: permanent dwellings completed, latest year comparison, by tenure and region



Source: Table 2.2

Live chart 233

Next update: May 2003

Table 2.1a Housebuilding: permanent dwellings started and completed, by tenure¹, United Kingdom

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1991/92 ^R	142,456	25,781	4,549	172,786	160,664	21,134	10,027	191,825
1992/93 ^R	129,567	37,826	3,246	170,639	144,367	30,115	4,433	178,915
1993/94	150,707	41,472	3,058	195,237	145,914	36,435	3,611	185,960
1994/95	163,226	39,627	2,589	205,442	156,547	37,652	2,970	197,169
1995/96 ^R	140,467	32,892	1,657	175,016	156,629	38,474	3,045	198,148
1996/97 ^R	162,565	30,052	1,799	194,416	153,137	30,925	1,538	185,600
1997/98 ^R	171,559	25,414	1,011	197,984	160,646	28,554	1,519	190,719
1998/99 ^R	161,345	23,757	362	185,464	152,776	22,902	881	176,559
1999/00 ^R	169,416	22,478	444	192,338	160,242	24,404	361	185,007
2000/01 ^R	164,843	20,228	468	185,539	152,877	23,940	594	177,411
2001/02 ^P	177,257	17,494	226	194,977	153,647	22,078	269	175,994

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
P2m returns from local authorities, returns from National Housebuilding Council (NHBC)
National Assembly for Wales
Scottish Executive
Department for Social Development (NI)

Live table 201

Next update: May 2003

Table 2.1b Housebuilding: permanent dwellings started and completed, by tenure¹, Great Britain

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1991/92 ^R	136,668	24,891	3,547	165,106	155,111	20,332	9,066	184,509
1992/93 ^R	123,108	37,132	2,511	162,751	138,608	29,262	3,484	171,354
1993/94	143,571	40,728	1,912	186,211	140,186	35,889	2,723	178,798
1994/95	155,641	38,817	1,344	195,802	151,197	37,148	2,092	190,437
1995/96 ^R	132,083	31,923	910	164,916	149,847	37,433	1,683	188,963
1996/97 ^R	154,230	29,088	520	183,838	145,864	30,141	715	176,720
1997/98 ^R	162,208	24,134	451	186,793	152,275	27,824	439	180,538
1998/99 ^R	152,748	21,895	173	174,816	144,656	21,942	343	166,941
1999/00 ^R	159,731	20,971	368	181,070	151,175	23,312	171	174,658
2000/01 ^R	154,425	19,343	445	174,213	142,365	22,828	548	165,741
2001/02 ^P	165,192	16,722	201	182,115	141,630	20,692	240	162,562

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
P2m returns from local authorities, returns from National Housebuilding Council (NHBC)
National Assembly for Wales
Scottish Executive

Live table 203

Next update: May 2003

Table 2.1c Housebuilding: permanent dwellings started and completed, by tenure¹, England

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1991/92	115,547	20,072	2,325	137,944	132,045	15,974	7,113	155,132
1992/93	101,754	30,361	1,622	133,737	115,913	23,969	2,579	142,461
1993/94	119,934	33,261	883	154,078	116,050	30,213	1,451	147,714
1994/95	128,033	31,233	510	159,776	125,738	31,375	853	157,966
1995/96	108,152	24,315	520	132,987	123,616	30,226	757	154,599
1996/97 ^R	129,942	22,900	395	153,237	121,165	24,630	451	146,246
1997/98	136,280	19,629	259	156,168	127,835	21,397	323	149,555
1998/99	128,211	17,615	149	145,975	119,516	18,920	194	138,630
1999/00	132,854	16,013	206	149,073	124,290	17,363	102	141,755
2000/01 ^R	128,603	12,784	239	141,626	116,690	16,610	389	133,689
2001/02 ^P	138,015	11,186	137	149,338	114,606	14,367	105	129,078

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
P2m returns from local authorities, returns from
National Housebuilding Council (NHBC)

Live table 204

Next update: May 2003

Table 2.1d Housebuilding: permanent dwellings started and completed, by tenure¹, Wales

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1991/92 ^R	6,719	2,700	161	9,580	7,538	2,549	334	10,421
1992/93 ^R	6,302	3,117	241	9,660	7,132	2,732	127	9,991
1993/94	7,126	2,810	79	10,015	6,729	3,095	275	10,099
1994/95	7,538	2,610	175	10,323	7,264	2,927	144	10,335
1995/96	6,455	2,375	59	8,889	7,275	2,510	197	9,982
1996/97	7,056	2,209	3	9,268	7,517	2,548	23	10,088
1997/98	7,559	1,496	59	9,114	6,492	1,938	2	8,432
1998/99	7,619	789	-	8,408	6,439	1,269	29	7,737
1999/00	8,423	834	4	9,261	7,860	846	-	8,706
2000/01	8,311	926	116	9,353	7,386	900	47	8,333
2001/02 ^P	8,547	742	21	9,310	7,702	768	70	8,540

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
National Assembly for Wales

Live table 205

Next update: May 2003

Table 2.1e Housebuilding: permanent dwellings started and completed, by tenure¹, Scotland

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1991/92	14,402	2,119	1,061	17,582	15,528	1,809	1,619	18,956
1992/93	15,052	3,654	648	19,354	15,563	2,561	778	18,902
1993/94	16,511	4,657	950	22,118	17,407	2,581	997	20,985
1994/95	20,070	4,974	659	25,703	18,195	2,846	1,095	22,136
1995/96 ^R	17,476	5,233	331	23,040	18,956	4,697	729	24,382
1996/97 ^R	17,232	3,979	122	21,333	17,182	2,963	241	20,386
1997/98 ^R	18,369	3,009	133	21,511	17,948	4,489	114	22,551
1998/99 ^R	16,918	3,491	24	20,433	18,701	1,753	120	20,574
1999/00 ^R	18,454	4,124	158	22,736	19,025	5,103	69	24,197
2000/01 ^R	17,511	5,633	90	23,234	18,289	5,318	112	23,719
2001/02 ^P	17,509	4,744	43	22,296	18,179	5,479	65	23,723

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
Scottish Executive

Live table 206

Next update: May 2003

Table 2.1f Housebuilding: permanent dwellings started and completed, by tenure¹, Northern Ireland

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1991/92	5,788	890	1,002	7,680	5,553	802	961	7,316
1992/93	6,459	694	735	7,888	5,759	853	949	7,561
1993/94	7,136	744	1,146	9,026	5,728	546	888	7,162
1994/95	7,585	810	1,245	9,640	5,350	504	878	6,732
1995/96	8,384	969	747	10,100	6,782	1,041	1,362	9,185
1996/97	8,335	964	1,279	10,578	7,273	784	823	8,880
1997/98	9,351	1,280	560	11,191	8,371	730	1,080	10,181
1998/99 ^R	8,597	1,862	189	10,648	8,120	960	538	9,618
1999/00 ^R	9,685	1,507	76	11,268	9,067	1,092	190	10,349
2000/01 ^R	10,418	885	23	11,326	10,512	1,112	46	11,670
2001/02 ^P	12,065	772	25	12,862	12,017	1,386	29	13,432

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
Department for Social Development (NI)

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Table 2.2 Housebuilding: permanent dwellings started and completed, by tenure¹ and region

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
North East								
1991/92	5,252	1,535	53	6,840	5,357	1,119	144	6,620
1992/93	4,652	1,367	77	6,096	4,965	1,489	43	6,497
1993/94	5,484	1,497	28	7,009	4,756	1,507	41	6,304
1994/95	6,318	982	35	7,335	6,038	1,347	23	7,408
1995/96	5,259	1,040	23	6,322	5,703	1,093	22	6,818
1996/97 ^R	6,169	1,028	15	7,212	6,098	1,036	38	7,172
1997/98	7,216	660	2	7,878	6,672	900	9	7,581
1998/99	6,396	628	22	7,046	5,991	667	7	6,665
1999/00	6,656	571	-	7,227	6,621	803	4	7,428
2000/01 ^R	6,280	669	-	6,949	6,128	636	-	6,764
2001/02 ^P	6,048	167	-	6,215	5,897	493	-	6,390
North West								
1991/92	14,138	3,803	125	18,066	15,651	2,702	411	18,764
1992/93	14,026	4,281	46	18,353	15,079	3,902	100	19,081
1993/94	15,941	4,963	54	20,958	15,029	4,777	25	19,831
1994/95	17,262	4,209	-	21,471	16,523	4,456	57	21,036
1995/96	14,907	3,958	17	18,882	15,658	4,835	3	20,496
1996/97 ^R	16,078	2,656	-	18,734	15,926	3,596	-	19,522
1997/98	17,287	2,308	-	19,595	16,540	2,661	-	19,201
1998/99	16,137	2,394	8	18,539	16,685	2,284	-	18,969
1999/00	18,021	1,993	-	20,014	16,038	2,884	-	18,922
2000/01 ^R	16,486	1,438	1	17,925	16,391	1,926	-	18,317
2001/02 ^P	18,345	1,353	-	19,698	14,219	1,672	1	15,892
Yorkshire & the Humber								
1991/92	11,068	2,245	233	13,546	11,661	2,024	259	13,944
1992/93	9,653	3,070	38	12,761	10,552	2,268	198	13,018
1993/94	11,607	3,121	13	14,741	10,942	3,243	26	14,211
1994/95	12,294	3,073	11	15,378	11,998	2,879	5	14,882
1995/96	10,943	2,598	40	13,581	11,637	3,221	52	14,910
1996/97 ^R	13,731	1,773	16	15,520	12,581	2,716	16	15,313
1997/98	15,163	1,481	1	16,645	13,908	1,540	16	15,464
1998/99	13,024	1,230	3	14,257	11,498	1,586	1	13,085
1999/00	14,039	1,040	-	15,079	12,220	1,195	3	13,418
2000/01 ^R	13,356	761	4	14,121	12,518	928	-	13,446
2001/02 ^P	13,588	635	-	14,223	12,354	881	4	13,239
East Midlands								
1991/92	12,006	948	244	13,198	13,824	1,085	613	15,522
1992/93	11,495	1,877	131	13,503	12,751	1,262	192	14,205
1993/94	13,764	2,413	55	16,232	13,072	1,959	117	15,148
1994/95	13,632	2,472	79	16,183	13,967	2,695	38	16,700
1995/96	11,657	1,510	259	13,426	13,818	2,195	200	16,213
1996/97 ^R	14,403	1,188	105	15,696	12,780	1,182	164	14,126
1997/98	13,865	1,254	114	15,233	13,085	1,361	103	14,549
1998/99	14,533	1,084	9	15,626	13,381	1,295	79	14,755
1999/00	15,281	1,024	10	16,315	15,199	1,172	7	16,378
2000/01 ^R	14,272	446	8	14,726	12,696	898	8	13,602
2001/02 ^P	14,363	424	18	14,805	13,413	649	-	14,062
West Midlands								
1991/92	13,130	2,136	310	15,576	13,100	1,678	833	15,611
1992/93	11,700	2,678	223	14,601	13,157	2,704	397	16,258
1993/94	12,231	3,101	279	15,611	12,135	2,502	166	14,803
1994/95	13,122	3,104	47	16,273	13,346	3,643	231	17,220
1995/96 ²	10,519	2,101	-30	12,590	12,229	2,458	105	14,792
1996/97 ^R	12,840	2,282	29	15,151	12,065	2,204	13	14,282
1997/98	11,779	1,973	-	13,752	11,519	1,855	18	13,392
1998/99	13,280	1,982	17	15,279	11,879	2,152	-	14,031
1999/00	13,919	2,043	48	16,010	13,081	2,184	32	15,297
2000/01 ^R	13,915	1,325	-	15,240	12,259	1,876	78	14,213
2001/02 ^P	13,526	1,143	-	14,669	12,261	1,198	-	13,459

Table 2.2 Housebuilding: permanent dwellings started and completed, by tenure¹ and region (continued)

Financial Year	Number of dwellings							
	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
East								
1991/92	17,996	1,648	458	20,102	19,483	815	1,301	21,599
1992/93	14,815	3,246	89	18,150	17,323	2,299	434	20,056
1993/94	18,773	3,739	94	22,606	18,091	3,521	205	21,817
1994/95	18,689	3,591	58	22,338	18,552	3,247	72	21,871
1995/96	16,793	3,024	40	19,857	17,799	3,336	68	21,203
1996/97 ^R	19,533	2,506	75	22,114	18,505	2,922	69	21,496
1997/98	18,730	2,414	1	21,145	18,829	2,436	36	21,301
1998/99	17,236	1,941	5	19,182	16,500	2,480	6	18,986
1999/00	17,811	1,377	24	19,212	17,027	1,718	-	18,745
2000/01 ^R	16,280	1,557	20	17,857	14,324	1,678	-	16,002
2001/02 ^P	18,645	1,289	7	19,941	14,105	1,476	36	15,617
London								
1991/92	7,770	3,518	123	11,411	13,357	3,140	580	17,077
1992/93	7,221	5,658	214	13,093	9,827	4,437	169	14,433
1993/94	9,172	6,722	66	15,960	8,889	5,597	146	14,632
1994/95	9,745	5,845	62	15,652	9,462	5,437	223	15,122
1995/96	7,486	3,629	3	11,118	11,239	5,007	45	16,291
1996/97 ^R	9,424	4,270	-	13,694	7,711	4,911	23	12,645
1997/98	10,552	4,081	52	14,685	9,242	4,329	52	13,623
1998/99	10,833	3,536	-	14,369	9,631	3,198	35	12,864
1999/00	9,753	2,799	-	12,552	9,546	2,934	-	12,480
2000/01 ^R	12,468	2,907	131	15,506	9,960	4,162	158	14,280
2001/02 ^P	15,314	2,575	31	17,920	10,324	3,794	52	14,170
South East								
1991/92	19,624	2,687	530	22,841	23,190	2,307	1,876	27,373
1992/93	16,634	5,822	615	23,071	19,461	3,817	762	24,040
1993/94	19,762	5,156	219	25,137	20,521	4,682	594	25,797
1994/95	22,277	4,599	51	26,927	22,024	4,830	101	26,955
1995/96	18,880	4,122	61	23,063	21,720	5,192	80	26,992
1996/97 ^R	22,101	4,741	55	26,897	21,392	3,626	30	25,048
1997/98	23,242	3,335	-	26,577	21,342	4,069	30	25,441
1998/99	22,372	2,515	10	24,897	19,674	3,643	29	23,346
1999/00	22,056	3,072	34	25,162	20,261	2,884	30	23,175
2000/01 ^R	20,939	2,182	46	23,167	19,258	2,706	122	22,086
2001/02 ^P	23,800	2,275	40	26,115	19,045	2,850	-	21,895
South West								
1991/92	14,563	1,552	249	16,364	16,422	1,104	1,096	18,622
1992/93	11,558	2,362	189	14,109	12,798	1,791	284	14,873
1993/94	13,200	2,549	75	15,824	12,615	2,425	131	15,171
1994/95	14,694	3,358	167	18,219	13,828	2,841	103	16,772
1995/96	11,708	2,333	107	14,148	13,813	2,889	182	16,884
1996/97 ^R	15,663	2,456	100	18,219	14,107	2,437	98	16,642
1997/98	18,446	2,123	89	20,658	16,698	2,246	59	19,003
1998/99	14,400	2,305	75	16,780	14,277	1,615	37	15,929
1999/00	15,318	2,094	90	17,502	14,297	1,589	26	15,912
2000/01 ^R	14,607	1,499	29	16,135	13,156	1,800	23	14,979
2001/02 ^P	15,567	1,375	41	16,983	14,131	1,432	12	15,575

1. For detailed definitions of tenures see Notes and Definitions

2. Local authority starts figure for 1995/96, West Midlands is negative due to NHBC adjustment for changes in previous months. No retrospective changes are made - instead adjustments are made to figures for the following month

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Sources:
P2m returns from local authorities, returns from
National Housebuilding Council (NHBC)

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Table 2.3 Housebuilding: permanent dwellings started and completed, by tenure¹, metropolitan counties and London

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
Tyne & Wear								
1991/92	1,739	731	31	2,501	1,811	496	33	2,340
1992/93	1,939	802	-	2,741	1,917	785	8	2,710
1993/94	1,859	747	5	2,611	1,869	832	3	2,704
1994/95	2,217	480	1	2,698	2,270	652	4	2,926
1995/96	1,658	413	2	2,073	1,896	572	-	2,468
1996/97	1,553	441	7	2,001	1,771	397	2	2,170
1997/98	1,828	462	-	2,290	1,547	438	2	1,987
1998/99	1,993	217	22	2,232	1,661	303	5	1,969
1999/00	2,025	269	-	2,294	1,996	264	4	2,264
2000/01 ^R	1,761	343	-	2,104	2,219	329	-	2,548
2001/02 ^P	1,993	68	-	2,061	1,525	268	-	1,793
South Yorkshire								
1991/92	2,158	725	15	2,898	2,223	438	123	2,784
1992/93	2,097	676	5	2,778	1,991	644	10	2,645
1993/94	2,137	838	-	2,975	2,010	828	2	2,840
1994/95	2,924	395	-	3,319	2,227	398	-	2,625
1995/96	2,398	329	40	2,767	2,657	608	40	3,305
1996/97	2,913	198	-	3,111	2,818	467	-	3,285
1997/98	2,603	258	-	2,861	2,549	128	-	2,677
1998/99	2,696	265	-	2,961	2,498	232	-	2,730
1999/00	3,162	218	-	3,380	2,426	408	-	2,834
2000/01 ^R	3,299	99	4	3,402	2,892	156	-	3,048
2001/02 ^P	3,678	150	-	3,828	2,913	166	4	3,083
West Yorkshire								
1991/92	3,997	977	60	5,034	4,383	905	26	5,314
1992/93	3,157	1,087	8	4,252	3,691	953	52	4,696
1993/94	4,014	1,212	2	5,228	3,755	1,106	8	4,869
1994/95	4,584	1,527	11	6,122	4,350	1,425	3	5,778
1995/96	4,077	1,464	-	5,541	4,401	1,583	10	5,994
1996/97	4,908	935	16	5,859	4,584	1,413	-	5,997
1997/98	4,798	822	1	5,621	4,498	892	16	5,406
1998/99	5,480	687	-	6,167	4,835	869	1	5,705
1999/00	5,732	496	-	6,228	5,303	559	-	5,862
2000/01 ^R	5,315	552	-	5,867	5,184	339	-	5,523
2001/02 ^P	5,140	234	-	5,374	5,222	519	-	5,741
West Midlands								
1991/92	3,828	1,378	83	5,289	3,716	933	123	4,772
1992/93	2,996	1,413	80	4,489	3,475	1,849	103	5,427
1993/94	3,345	1,869	182	5,396	3,358	1,258	83	4,699
1994/95	3,824	1,765	45	5,634	4,548	2,276	144	6,968
1995/96 ²	2,944	1,092	-31	4,005	3,488	1,246	55	4,789
1996/97	3,987	1,244	29	5,260	3,556	1,072	13	4,641
1997/98	3,750	1,084	-	4,834	3,387	1,153	18	4,558
1998/99	3,964	1,113	-	5,077	3,360	1,135	-	4,495
1999/00	4,014	1,137	4	5,155	3,576	1,076	-	4,652
2000/01 ^R	4,360	774	-	5,134	3,350	1,062	15	4,427
2001/02 ^P	4,654	746	-	5,400	3,565	617	-	4,182
Greater Manchester								
1991/92	4,542	1,649	43	6,234	5,884	1,333	65	7,282
1992/93	4,819	1,938	9	6,766	5,459	1,602	20	7,081
1993/94	5,497	1,785	-	7,282	4,706	2,123	-	6,829
1994/95	5,622	2,245	-	7,867	5,670	1,864	-	7,534
1995/96	5,109	1,500	-	6,609	5,026	2,479	-	7,505
1996/97	5,224	1,284	-	6,508	5,030	1,308	-	6,338
1997/98	5,633	860	-	6,493	4,951	1,379	-	6,330
1998/99	5,014	915	8	5,937	5,381	786	-	6,167
1999/00	5,929	866	-	6,795	5,235	1,296	-	6,531
2000/01 ^R	5,382	572	-	5,954	5,300	825	-	6,125
2001/02 ^P	6,268	661	-	6,929	4,028	913	-	4,941

Table 2.3 Housebuilding: permanent dwellings started and completed, by tenure¹, metropolitan counties and London (continued)

Number of dwellings								
Financial Year	Started				Completed			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
Merseyside								
1991/92	3,023	773	27	3,823	2,432	627	188	3,247
1992/93	2,743	1,269	8	4,020	2,711	893	33	3,637
1993/94	3,193	1,790	11	4,994	3,265	1,406	1	4,672
1994/95	3,022	759	-	3,781	3,146	1,224	9	4,379
1995/96	2,651	1,162	17	3,830	2,773	1,148	1	3,922
1996/97	2,900	746	-	3,646	2,609	984	-	3,593
1997/98	2,964	810	-	3,774	2,966	700	-	3,666
1998/99	3,028	866	-	3,894	3,312	804	-	4,116
1999/00	3,478	514	-	3,992	2,885	775	-	3,660
2000/01 ^R	3,166	445	-	3,611	3,155	536	-	3,691
2001/02 ^P	3,035	314	-	3,349	2,419	358	-	2,777
London								
1991/92	7,770	3,518	123	11,411	13,357	3,140	580	17,077
1992/93	7,221	5,658	214	13,093	9,827	4,437	169	14,433
1993/94	9,172	6,722	66	15,960	8,889	5,597	146	14,632
1994/95	9,745	5,845	62	15,652	9,462	5,437	223	15,122
1995/96	7,486	3,629	3	11,118	11,239	5,007	45	16,291
1996/97	9,516	4,229	-	13,745	7,696	4,858	23	12,577
1997/98	10,552	4,081	52	14,685	9,242	4,329	52	13,623
1998/99	10,833	3,536	-	14,369	9,631	3,198	35	12,864
1999/00	9,753	2,799	-	12,552	9,546	2,934	-	12,480
2000/01 ^R	12,468	2,907	131	15,506	9,960	4,162	158	14,280
2001/02 ^P	15,168	2,575	31	17,774	10,277	3,776	52	14,105
All Metropolitan Counties and London								
1991/92	27,057	9,751	382	37,190	33,806	7,872	1,138	42,816
1992/93	24,972	12,843	324	38,139	29,071	11,163	395	40,629
1993/94	29,217	14,963	266	44,446	27,852	13,150	243	41,245
1994/95	31,938	13,016	119	45,073	31,673	13,276	383	45,332
1995/96	26,323	9,589	31	35,943	31,480	12,643	151	44,274
1996/97	31,001	9,077	52	40,130	28,064	10,499	38	38,601
1997/98	32,128	8,377	53	40,558	29,140	9,019	88	38,247
1998/99	33,008	7,599	30	40,637	30,678	7,327	41	38,046
1999/00	34,093	6,299	4	40,396	30,967	7,312	4	38,283
2000/01 ^R	35,751	5,692	135	41,578	32,060	7,409	173	39,642
2001/02 ^P	39,936	4,748	31	44,715	29,949	6,617	56	36,622

1. For detailed definitions of tenures see Notes and Definitions

2. Local authority starts figure for 1995/96, West Midlands is negative due to NHBC adjustment for changes in previous months. No retrospective changes are made - instead adjustments are made to figures for the following month

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Sources:
P2m returns from local authorities, returns from
National Housebuilding Council (NHBC)

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Table 2.4a Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms and tenure¹

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Private Enterprise												
Houses	1 bedroom	3.7	3.6	3.4	3.1	2.6	1.6	1.1	0.9	0.7	1.0	0.7
	2 bedrooms	19.9	21.6	23.1	22.8	22.2	20.9	19.1	17.3	15.4	14.3	12.7
	3 bedrooms	30.2	30.0	32.6	34.4	35.0	35.0	36.7	37.6	35.9	34.7	33.1
	4 or more bedrooms	23.8	23.4	22.0	23.6	25.9	27.5	30.5	32.1	34.4	35.2	36.1
	All	77.6	78.6	81.1	83.9	85.6	84.9	87.4	87.9	86.3	85.2	82.7
Flats	1 bedroom	11.4	11.3	9.8	8.4	6.5	6.6	4.6	4.5	4.3	4.2	4.1
	2 bedrooms	9.8	8.9	8.4	7.1	7.1	7.5	7.3	6.7	8.2	9.5	11.5
	3 bedrooms	1.1	1.1	0.6	0.5	0.6	0.8	0.7	0.8	0.9	1.0	1.4
	4 or more bedrooms	0.1	0.1	0.1	0.1	0.2	0.2	0.1	0.1	0.3	0.1	0.3
	All	22.4	21.4	18.9	16.1	14.4	15.1	12.6	12.1	13.7	14.8	17.3
Houses and flats	1 bedroom	15.1	15.0	13.2	11.5	9.1	8.1	5.7	5.4	5.0	5.2	4.8
	2 bedrooms	29.6	30.5	31.5	30.0	29.3	28.4	26.4	24.0	23.6	23.8	24.2
	3 bedrooms	31.3	31.1	33.3	35.0	35.6	35.9	37.3	38.3	36.8	35.7	34.5
	4 or more bedrooms	23.9	23.5	22.1	23.6	26.0	27.6	30.5	32.2	34.6	35.3	36.4
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	4.7	3.6	3.2	2.9	3.5	3.4	2.7	2.6	3.7	4.3	2.7
	2 bedrooms	15.5	21.5	26.2	32.2	32.4	34.0	30.8	31.0	31.4	31.8	29.0
	3 bedrooms	14.3	16.5	22.2	26.9	29.5	29.9	30.5	32.4	31.7	30.3	27.2
	4 or more bedrooms	3.0	2.2	2.9	2.6	3.6	3.8	4.2	5.2	4.6	4.4	4.2
	All	37.5	43.8	54.5	64.6	69.0	71.2	68.2	71.1	71.4	70.8	63.1
Flats	1 bedroom	39.8	35.0	30.9	21.9	17.9	16.8	18.0	16.6	14.5	15.3	16.7
	2 bedrooms	19.7	19.4	13.4	12.6	12.1	10.8	12.7	11.0	12.8	12.0	17.3
	3 bedrooms	2.5	1.5	1.1	0.8	0.9	1.0	1.0	0.8	1.1	1.6	2.7
	4 or more bedrooms	0.5	0.3	0.1	0.2	0.1	0.1	0.1	0.5	0.2	0.2	0.3
	All	62.5	56.2	45.5	35.4	31.0	28.8	31.8	28.9	28.6	29.2	36.9
Houses and flats	1 bedroom	44.5	38.6	34.1	24.8	21.4	20.3	20.7	19.1	18.2	19.6	19.3
	2 bedrooms	35.1	40.9	39.6	44.8	44.5	44.9	43.5	41.9	44.2	43.8	46.3
	3 bedrooms	16.8	18.0	23.4	27.7	30.4	30.9	31.5	33.2	32.8	32.0	29.8
	4 or more bedrooms	3.5	2.5	3.0	2.7	3.7	3.9	4.3	5.7	4.7	4.6	4.5
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	4.0	3.8	3.4	3.1	2.8	2.0	1.4	1.2	1.2	1.4	1.0
	2 bedrooms	19.9	21.9	23.7	24.8	24.3	23.5	21.2	19.3	17.9	16.5	14.8
	3 bedrooms	28.0	28.0	30.7	32.7	33.8	34.0	35.6	36.8	35.2	34.1	32.4
	4 or more bedrooms	20.2	20.3	18.4	19.1	21.3	22.7	26.0	28.2	29.7	31.3	31.9
	All	72.2	73.9	76.2	79.6	82.2	82.2	84.1	85.5	84.0	83.4	80.1
Flats	1 bedroom	15.9	14.9	13.7	11.3	8.9	8.6	6.9	6.3	5.9	5.6	5.8
	2 bedrooms	10.6	10.0	9.3	8.4	8.1	8.1	8.2	7.4	8.9	9.8	12.3
	3 bedrooms	1.2	1.1	0.7	0.6	0.7	0.9	0.7	0.8	0.9	1.1	1.5
	4 or more bedrooms	0.2	0.1	0.1	0.1	0.2	0.2	0.1	0.1	0.3	0.1	0.3
	All	27.8	26.1	23.8	20.4	17.8	17.8	15.9	14.5	16.0	16.6	19.9
Houses and flats	1 bedroom	19.9	18.7	17.1	14.4	11.6	10.6	8.2	7.4	7.1	7.0	6.8
	2 bedrooms	30.5	31.8	33.0	33.2	32.4	31.6	29.4	26.7	26.8	26.3	27.1
	3 bedrooms	29.2	29.1	31.4	33.3	34.5	34.9	36.3	37.6	36.2	35.2	33.9
	4 or more bedrooms	20.4	20.4	18.5	19.1	21.5	22.9	26.0	28.4	30.0	31.5	32.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
North East												
Private Enterprise												
Houses	1 bedroom	0.7	0.3	0.3	0.8	1.7	0.9	0.6	0.7	0.3	0.1	0.1
	2 bedrooms	16.5	17.4	17.5	19.6	17.9	19.1	16.9	18.7	14.9	13.5	14.4
	3 bedrooms	44.3	41.1	46.4	46.7	45.5	46.3	42.9	44.2	37.8	38.1	33.4
	4 or more bedrooms	28.0	33.2	25.4	25.2	25.5	26.2	29.4	28.5	36.9	38.4	43.3
	All	89.6	91.9	89.6	92.3	90.6	92.4	89.9	92.1	89.9	90.2	91.1
Flats	1 bedroom	4.0	2.8	4.2	1.8	2.4	1.0	2.8	3.9	3.9	1.5	0.9
	2 bedrooms	6.4	4.8	5.8	5.9	5.7	4.7	6.2	3.6	5.9	7.6	7.3
	3 bedrooms	0.1	0.5	0.2	0.1	0.6	1.0	1.1	0.4	0.2	0.7	0.4
	4 or more bedrooms	0.0	0.0	0.1	0.0	0.8	0.9	0.0	0.0	0.0	0.0	0.2
	All	10.4	8.1	10.4	7.7	9.4	7.6	10.1	7.9	10.1	9.8	8.9
Houses and flats	1 bedroom	4.7	3.1	4.5	2.5	4.1	1.9	3.4	4.6	4.2	1.6	1.0
	2 bedrooms	22.9	22.2	23.4	25.5	23.6	23.8	23.1	22.3	20.9	21.2	21.7
	3 bedrooms	44.4	41.6	46.6	46.8	46.1	47.2	44.0	44.5	38.0	38.8	33.7
	4 or more bedrooms	28.0	33.2	25.5	25.2	26.2	27.1	29.5	28.5	36.9	38.4	43.5
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	4.1	1.3	5.8	2.9	5.1	3.0	2.3	0.2	-	1.2	3.5
	2 bedrooms	19.1	18.7	19.0	17.5	26.8	29.5	34.1	39.4	34.3	44.1	52.7
	3 bedrooms	18.5	10.3	16.5	19.6	29.9	29.8	27.4	31.0	32.7	24.8	29.4
	4 or more bedrooms	0.1	0.2	1.3	0.9	1.4	1.3	2.0	2.4	4.3	1.5	1.6
	All	41.9	30.5	42.6	40.9	63.3	63.6	65.8	73.1	71.4	71.6	87.1
Flats	1 bedroom	34.8	39.7	34.5	41.5	23.9	16.2	19.1	18.6	14.1	16.4	7.5
	2 bedrooms	23.3	29.8	21.6	17.5	12.1	18.7	13.3	8.1	13.3	10.3	5.3
	3 bedrooms	0.0	0.1	0.8	0.1	0.7	1.6	1.7	0.2	1.2	1.6	0.0
	4 or more bedrooms	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
	All	58.1	69.5	57.4	59.1	36.7	36.4	34.2	26.9	28.6	28.4	12.9
Houses and flats	1 bedroom	38.9	41.0	40.2	44.3	29.0	19.2	21.4	18.8	14.1	17.7	11.0
	2 bedrooms	42.4	48.4	40.6	35.0	38.9	48.1	47.4	47.6	47.7	54.4	58.0
	3 bedrooms	18.5	10.4	17.3	19.8	30.7	31.4	29.2	31.2	33.9	26.4	29.4
	4 or more bedrooms	0.1	0.2	1.9	0.9	1.4	1.3	2.0	2.4	4.3	1.5	1.6
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	1.2	0.5	1.6	1.3	2.3	1.2	0.9	0.7	0.3	0.2	0.4
	2 bedrooms	17.2	18.0	18.2	19.1	19.7	20.8	19.6	21.2	17.0	16.8	18.0
	3 bedrooms	40.6	35.5	39.3	40.1	42.6	43.5	40.5	42.6	37.3	36.7	33.0
	4 or more bedrooms	23.8	26.9	19.7	19.2	21.0	22.1	25.3	25.4	33.6	34.4	39.3
	All	82.9	80.9	78.7	79.7	85.6	87.7	86.3	89.9	88.1	88.2	90.7
Flats	1 bedroom	8.5	9.7	11.3	11.5	6.3	3.5	5.2	5.6	5.0	3.1	1.6
	2 bedrooms	8.6	9.0	9.4	8.7	6.8	6.9	7.4	4.2	6.7	7.9	7.1
	3 bedrooms	0.1	0.4	0.3	0.1	0.6	1.1	1.2	0.4	0.3	0.8	0.3
	4 or more bedrooms	-	-	0.2	-	0.6	0.7	0.0	-	-	0.0	0.2
	All	17.1	19.1	21.3	20.3	14.4	12.3	13.7	10.1	11.9	11.8	9.3
Houses and flats	1 bedroom	9.7	10.2	12.9	12.7	8.6	4.7	6.0	6.3	5.2	3.3	2.0
	2 bedrooms	25.8	27.0	27.6	27.8	26.6	27.8	26.9	25.4	23.6	24.8	25.1
	3 bedrooms	40.7	36.0	39.6	40.2	43.2	44.6	41.7	43.0	37.6	37.5	33.3
	4 or more bedrooms	23.8	26.9	19.9	19.2	21.6	22.9	25.4	25.4	33.6	34.4	39.6
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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Sources:
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National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
North West												
Private Enterprise												
Houses	1 bedroom	1.0	0.8	1.1	0.5	0.8	0.8	1.2	0.4	0.5	0.7	1.2
	2 bedrooms	13.5	14.9	16.9	18.2	17.4	18.8	16.7	13.4	13.4	13.0	10.7
	3 bedrooms	42.7	45.5	48.0	48.0	47.6	44.5	46.2	48.8	43.2	39.7	38.7
	4 or more bedrooms	27.9	24.5	21.0	23.4	24.4	24.7	25.7	27.4	29.6	31.5	32.5
	All	85.1	85.7	86.9	90.1	90.2	88.9	89.8	90.0	86.8	84.9	83.1
Flats	1 bedroom	6.4	5.8	5.1	3.9	4.1	4.2	3.8	3.0	4.6	5.2	4.1
	2 bedrooms	8.0	8.1	7.3	5.5	5.5	6.4	5.6	5.6	7.1	9.5	11.0
	3 bedrooms	0.5	0.5	0.6	0.4	0.2	0.5	0.7	1.4	0.6	0.4	1.6
	4 or more bedrooms	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	1.0	0.0	0.2
	All	14.9	14.3	13.1	9.9	9.8	11.1	10.2	10.0	13.2	15.1	16.9
Houses and flats	1 bedroom	7.4	6.6	6.2	4.5	4.9	5.1	5.0	3.4	5.1	5.9	5.3
	2 bedrooms	21.5	23.0	24.2	23.7	22.8	25.2	22.3	19.0	20.6	22.5	21.7
	3 bedrooms	43.2	45.9	48.6	48.4	47.9	45.0	46.9	50.2	43.8	40.1	40.2
	4 or more bedrooms	27.9	24.5	21.0	23.5	24.4	24.7	25.8	27.4	30.6	31.5	32.7
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	6.6	1.4	1.7	3.1	1.8	3.1	1.8	1.7	3.5	5.0	2.3
	2 bedrooms	8.3	11.2	17.5	25.0	21.5	31.5	32.8	30.3	29.5	39.3	28.2
	3 bedrooms	16.8	20.4	26.4	29.5	38.7	33.7	33.5	41.5	37.3	31.2	30.8
	4 or more bedrooms	2.1	3.3	2.3	2.3	4.3	5.6	3.6	5.1	4.6	4.8	4.9
	All	33.8	36.3	47.8	59.8	66.4	73.9	71.7	78.5	74.9	80.3	66.3
Flats	1 bedroom	49.5	44.3	37.7	29.7	16.9	18.3	13.9	13.0	12.1	12.2	14.0
	2 bedrooms	16.5	18.0	12.9	10.4	16.4	7.4	13.5	8.3	12.9	7.5	17.9
	3 bedrooms	0.3	0.9	1.3	0.1	0.3	0.3	0.6	0.2	0.1	0.1	1.5
	4 or more bedrooms	0.0	0.5	0.3	0.0	0.0	0.1	0.3	0.0	0.1	0.0	0.3
	All	66.2	63.7	52.2	40.2	33.6	26.1	28.3	21.5	25.1	19.7	33.7
Houses and flats	1 bedroom	56.1	45.7	39.4	32.8	18.7	21.4	15.7	14.7	15.6	17.2	16.4
	2 bedrooms	24.7	29.2	30.4	35.4	37.9	38.9	46.2	38.6	42.3	46.8	46.2
	3 bedrooms	17.1	21.3	27.7	29.5	39.0	34.0	34.2	41.6	37.4	31.3	32.3
	4 or more bedrooms	2.1	3.8	2.5	2.3	4.3	5.7	3.9	5.1	4.7	4.8	5.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	2.0	1.1	1.2	1.2	1.0	1.3	1.3	0.6	0.9	1.3	1.4
	2 bedrooms	13.9	14.9	17.0	19.8	18.2	21.8	19.7	15.8	15.4	17.0	13.6
	3 bedrooms	37.8	41.1	43.5	43.5	45.6	42.0	43.8	47.8	42.5	38.4	37.4
	4 or more bedrooms	23.0	20.9	17.1	18.3	20.1	20.2	21.6	24.3	26.6	27.4	28.0
	All	76.6	78.1	78.8	82.8	84.9	85.3	86.4	88.4	85.3	84.2	80.3
Flats	1 bedroom	13.6	11.9	11.9	10.1	7.0	7.6	5.7	4.4	5.5	6.3	5.7
	2 bedrooms	9.3	9.4	8.4	6.7	7.8	6.6	7.1	6.0	7.8	9.1	12.1
	3 bedrooms	0.4	0.5	0.8	0.3	0.3	0.4	0.7	1.2	0.5	0.3	1.5
	4 or more bedrooms	0.0	0.1	0.1	0.0	-	0.0	0.1	0.0	0.9	0.0	0.2
	All	23.4	21.9	21.2	17.2	15.1	14.7	13.6	11.6	14.7	15.8	19.7
Houses and flats	1 bedroom	15.6	13.0	13.2	11.3	8.0	8.9	7.0	5.0	6.3	7.6	7.2
	2 bedrooms	23.2	24.3	25.5	26.5	26.0	28.4	26.7	21.7	23.2	26.2	25.7
	3 bedrooms	38.2	41.7	44.2	43.8	45.9	42.4	44.5	49.0	43.0	38.8	38.9
	4 or more bedrooms	23.0	21.0	17.2	18.4	20.1	20.2	21.8	24.3	27.5	27.5	28.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
Yorkshire and the Humber												
Private Enterprise												
Houses	1 bedroom	2.4	2.3	1.4	1.5	1.6	1.1	1.3	0.9	0.8	0.6	0.4
	2 bedrooms	22.3	20.9	23.7	23.3	23.9	21.2	18.3	17.1	16.4	16.3	10.7
	3 bedrooms	39.8	39.2	38.3	40.9	39.9	40.0	41.9	40.9	41.6	38.7	34.7
	4 or more bedrooms	28.9	27.6	27.5	26.8	27.5	31.9	33.0	34.6	36.4	38.2	39.5
	All	93.4	90.1	90.8	92.5	92.9	94.2	94.5	93.5	89.1	93.8	85.4
Flats	1 bedroom	2.0	3.7	3.4	2.5	2.6	2.3	1.7	2.8	1.3	1.8	1.5
	2 bedrooms	4.4	6.0	5.3	4.6	3.9	3.0	3.3	3.4	3.3	4.0	12.1
	3 bedrooms	0.2	0.2	0.5	0.3	0.3	0.4	0.3	0.3	0.2	0.4	0.3
	4 or more bedrooms	0.0	0.1	0.1	0.0	0.3	0.0	0.1	0.1	0.0	0.1	0.7
	All	6.6	9.9	9.2	7.5	7.1	5.8	5.5	6.5	4.8	6.2	14.6
Houses and flats	1 bedroom	4.4	6.0	4.8	4.0	4.2	3.5	3.0	3.7	2.2	2.3	1.9
	2 bedrooms	26.7	26.9	29.0	27.9	27.8	24.2	21.6	20.5	19.7	20.3	22.8
	3 bedrooms	39.9	39.3	38.7	41.2	40.2	40.4	42.3	41.2	41.7	39.1	35.1
	4 or more bedrooms	28.9	27.8	27.5	26.8	27.8	31.9	33.1	34.6	36.4	38.3	40.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	7.8	4.2	4.1	3.7	3.6	8.9	2.5	2.3	7.7	4.2	1.1
	2 bedrooms	12.1	16.0	18.8	29.7	30.3	33.6	37.2	32.1	32.5	35.1	39.4
	3 bedrooms	10.9	14.0	14.6	21.2	28.6	30.1	29.2	30.8	28.6	33.1	36.3
	4 or more bedrooms	1.8	2.2	3.1	2.9	6.6	4.5	3.6	6.8	6.4	3.5	3.6
	All	32.6	36.3	40.6	57.5	69.1	77.1	72.5	71.9	75.2	75.9	80.4
Flats	1 bedroom	44.3	48.0	38.4	27.9	18.6	14.1	17.0	15.3	14.6	13.0	8.6
	2 bedrooms	20.8	13.5	17.7	13.7	11.2	8.1	9.9	12.0	9.9	8.7	10.8
	3 bedrooms	2.2	1.8	3.3	0.8	1.1	0.6	0.6	0.6	0.3	1.7	0.0
	4 or more bedrooms	0.1	0.3	0.1	0.1	0.0	0.1	0.0	0.1	0.1	0.8	0.2
	All	67.4	63.7	59.4	42.5	30.9	22.9	27.5	28.1	24.8	24.1	19.6
Houses and flats	1 bedroom	52.0	52.2	42.5	31.6	22.2	23.0	19.5	17.5	22.3	17.2	9.7
	2 bedrooms	32.9	29.5	36.5	43.4	41.5	41.7	47.1	44.1	42.4	43.8	50.2
	3 bedrooms	13.2	15.8	17.9	22.0	29.7	30.7	29.8	31.5	28.9	34.7	36.3
	4 or more bedrooms	1.9	2.5	3.2	2.9	6.6	4.6	3.6	6.9	6.4	4.3	3.9
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	3.4	2.7	1.9	2.0	2.0	2.8	1.5	1.1	1.7	0.9	0.4
	2 bedrooms	21.5	20.3	22.8	24.8	25.1	23.8	21.7	18.6	18.4	17.9	12.7
	3 bedrooms	34.4	34.9	34.1	36.4	37.7	37.7	39.6	39.9	40.0	38.2	34.9
	4 or more bedrooms	23.9	23.4	23.0	21.3	23.4	25.9	27.7	31.8	32.8	35.1	37.1
	All	83.3	81.3	81.9	84.5	88.3	90.2	90.6	91.3	92.8	92.2	85.0
Flats	1 bedroom	9.0	10.6	9.8	8.3	5.7	5.2	4.5	4.1	2.9	2.8	2.0
	2 bedrooms	7.2	7.5	7.4	6.7	5.3	4.1	4.5	4.3	4.1	4.4	12.0
	3 bedrooms	0.5	0.4	0.9	0.4	0.4	0.5	0.4	0.3	0.2	0.5	0.3
	4 or more bedrooms	0.0	0.2	0.1	0.0	0.3	0.0	0.1	0.1	0.0	0.2	0.6
	All	16.7	18.7	18.1	15.5	11.7	9.8	9.4	8.7	7.2	7.8	15.0
Houses and flats	1 bedroom	12.4	13.3	11.7	10.4	7.7	8.0	6.0	5.1	4.6	3.6	2.4
	2 bedrooms	28.7	27.8	30.2	31.5	30.5	28.0	26.2	22.8	22.4	22.4	24.7
	3 bedrooms	34.9	35.3	35.0	36.8	38.1	38.2	40.0	40.2	40.2	38.7	35.2
	4 or more bedrooms	23.9	23.6	23.1	21.3	23.7	25.9	27.8	31.8	32.8	35.3	37.7
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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E-Mail: housebuilding@odpm.gsi.gov.uk

Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
East Midlands												
Private Enterprise												
Houses	1 bedroom	3.0	2.6	2.4	2.7	2.8	1.0	0.9	0.6	0.7	1.2	1.0
	2 bedrooms	23.7	26.4	28.8	24.3	25.0	23.3	18.6	18.1	17.1	15.5	13.5
	3 bedrooms	36.9	36.4	37.2	42.0	40.2	37.9	38.9	36.5	36.8	34.7	34.3
	4 or more bedrooms	27.0	28.2	25.6	26.1	28.3	32.4	38.4	40.5	39.7	40.2	47.3
	All	90.6	93.6	94.0	95.2	96.2	94.7	96.8	95.7	94.3	91.5	96.0
Flats	1 bedroom	5.5	3.0	3.1	2.6	2.2	3.0	1.7	1.8	2.7	2.8	0.8
	2 bedrooms	3.8	3.2	2.7	2.2	1.6	2.0	1.3	2.3	2.6	3.5	3.0
	3 bedrooms	0.1	0.1	0.1	0.1	0.0	0.2	0.0	0.1	0.1	1.9	0.1
	4 or more bedrooms	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.1	0.4	0.2	0.1
	All	9.4	6.4	6.0	4.8	3.8	5.3	3.2	4.3	5.7	8.5	4.0
Houses and flats	1 bedroom	8.5	5.7	5.5	5.4	5.0	4.0	2.7	2.4	3.3	4.0	1.8
	2 bedrooms	27.5	29.7	31.6	26.4	26.5	25.3	19.9	20.4	19.7	19.0	16.5
	3 bedrooms	37.0	36.5	37.4	42.1	40.2	38.1	38.9	36.6	36.9	36.6	34.4
	4 or more bedrooms	27.0	28.2	25.6	26.1	28.3	32.6	38.5	40.6	40.1	40.5	47.4
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	0.9	2.9	4.8	5.3	2.9	4.1	4.1	3.7	5.3	2.4	6.1
	2 bedrooms	32.1	37.4	41.4	50.1	40.9	44.7	50.6	47.3	47.3	44.1	43.3
	3 bedrooms	8.1	13.4	23.9	25.3	30.1	28.9	16.0	22.5	23.9	24.4	19.9
	4 or more bedrooms	0.1	0.8	1.1	2.1	0.4	1.1	0.5	1.8	2.2	1.9	3.2
	All	41.2	54.5	71.2	82.8	74.4	78.9	71.2	75.4	78.5	72.8	72.6
Flats	1 bedroom	37.5	25.3	16.9	13.5	18.8	18.0	21.8	16.5	15.7	13.7	23.2
	2 bedrooms	20.7	19.4	11.9	3.6	6.6	2.8	6.5	6.8	5.8	12.7	4.2
	3 bedrooms	0.6	0.7	0.0	0.1	0.2	0.1	0.4	0.1	0.0	0.9	0.0
	4 or more bedrooms	0.0	0.0	0.0	0.0	0.0	0.2	0.0	1.2	0.0	0.0	0.0
	All	58.8	45.5	28.8	17.2	25.6	21.1	28.8	24.6	21.5	27.2	27.4
Houses and flats	1 bedroom	38.4	28.2	21.6	18.7	21.7	22.2	25.9	20.3	20.9	16.0	29.3
	2 bedrooms	52.8	56.9	53.3	53.8	47.6	47.5	57.1	54.1	53.1	56.8	47.6
	3 bedrooms	8.7	14.1	23.9	25.4	30.3	29.0	16.4	22.6	23.9	25.3	19.9
	4 or more bedrooms	0.1	0.8	1.1	2.1	0.4	1.3	0.5	3.1	2.2	1.9	3.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	3.0	3.1	2.6	3.1	2.8	1.5	1.2	0.9	1.1	1.2	1.3
	2 bedrooms	25.1	27.2	30.0	27.8	27.6	26.5	21.6	21.1	19.8	17.5	15.5
	3 bedrooms	33.3	33.7	35.9	39.8	38.5	36.8	37.0	35.1	35.6	33.9	33.3
	4 or more bedrooms	23.8	25.2	23.2	22.8	23.7	27.8	34.9	36.7	36.4	37.5	44.4
	All	85.2	89.2	91.8	93.5	92.7	92.6	94.7	93.8	92.9	90.1	94.5
Flats	1 bedroom	9.5	6.1	4.4	4.0	4.9	5.0	3.4	3.2	3.8	3.6	2.3
	2 bedrooms	5.0	4.5	3.6	2.4	2.4	2.0	1.7	2.7	2.9	4.2	3.1
	3 bedrooms	0.3	0.2	0.1	0.1	0.0	0.2	0.1	0.1	0.1	1.9	0.1
	4 or more bedrooms	-	-	-	-	0.0	0.2	0.1	0.2	0.3	0.2	0.1
	All	14.8	10.8	8.2	6.5	7.3	7.4	5.3	6.2	7.1	9.9	5.5
Houses and flats	1 bedroom	12.6	9.2	7.1	7.1	7.6	6.5	4.6	4.1	4.9	4.9	3.6
	2 bedrooms	30.1	31.7	33.6	30.2	30.0	28.5	23.4	23.8	22.7	21.7	18.6
	3 bedrooms	33.6	33.9	36.1	39.9	38.6	37.0	37.0	35.2	35.7	35.8	33.4
	4 or more bedrooms	23.8	25.2	23.2	22.8	23.8	28.0	35.0	36.9	36.8	37.7	44.5
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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Sources:
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National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
West Midlands												
Private Enterprise												
Houses	1 bedroom	3.7	3.2	4.4	5.8	5.8	2.1	1.1	0.9	1.1	3.8	0.4
	2 bedrooms	24.9	27.5	29.3	28.8	28.1	25.0	19.6	21.3	19.0	16.1	16.1
	3 bedrooms	29.2	27.7	29.7	29.6	30.5	31.8	32.8	34.2	35.0	30.5	29.6
	4 or more bedrooms	32.0	30.9	23.9	26.8	28.7	32.0	36.0	36.5	38.9	40.4	44.5
	All	89.8	89.3	87.2	91.1	93.1	90.9	89.6	92.9	94.0	90.8	90.6
Flats	1 bedroom	5.5	6.7	7.0	5.4	3.8	4.6	5.1	2.6	2.3	3.7	2.5
	2 bedrooms	3.9	4.0	5.7	3.4	3.0	4.4	5.0	4.0	3.5	5.3	6.1
	3 bedrooms	0.7	0.0	0.1	0.1	0.0	0.1	0.2	0.4	0.2	0.3	0.7
	4 or more bedrooms	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	All	10.2	10.7	12.8	8.9	6.9	9.1	10.4	7.1	6.0	9.2	9.4
Houses and flats	1 bedroom	9.2	9.9	11.4	11.2	9.6	6.7	6.2	3.5	3.4	7.5	3.0
	2 bedrooms	28.8	31.5	34.9	32.2	31.1	29.4	24.7	25.3	22.5	21.4	22.2
	3 bedrooms	29.9	27.7	29.7	29.7	30.6	31.9	33.1	34.7	35.2	30.8	30.3
	4 or more bedrooms	32.1	30.9	23.9	26.8	28.7	32.0	36.0	36.5	38.9	40.4	44.5
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	0.7	1.5	2.9	2.8	5.5	2.5	5.0	4.2	5.6	9.5	1.6
	2 bedrooms	16.5	24.2	25.1	33.8	34.9	33.8	29.8	34.1	37.4	33.1	29.1
	3 bedrooms	18.3	19.7	23.4	25.9	25.2	23.1	18.3	23.1	27.4	33.1	32.5
	4 or more bedrooms	5.6	2.8	4.2	3.6	6.7	4.1	4.3	4.8	2.2	4.9	3.3
	All	41.0	48.2	55.6	66.1	72.3	63.6	57.4	66.1	72.6	80.7	66.6
Flats	1 bedroom	35.5	26.3	34.3	20.7	22.0	25.8	29.3	20.9	15.2	12.9	20.3
	2 bedrooms	20.1	20.6	8.9	11.9	5.1	8.7	11.7	12.8	11.7	3.0	12.7
	3 bedrooms	2.3	4.1	1.1	1.0	0.6	1.9	1.6	0.2	0.2	3.2	0.4
	4 or more bedrooms	1.1	0.7	0.0	0.4	0.0	0.0	0.0	0.0	0.2	0.2	0.0
	All	59.0	51.8	44.4	33.9	27.7	36.4	42.6	33.9	27.4	19.3	33.4
Houses and flats	1 bedroom	36.1	27.8	37.2	23.5	27.5	28.3	34.3	25.1	20.8	22.4	21.9
	2 bedrooms	36.6	44.8	34.0	45.6	40.0	42.6	41.6	46.8	49.1	36.1	41.9
	3 bedrooms	20.5	23.8	24.6	26.9	25.8	25.1	19.8	23.2	27.7	36.3	32.9
	4 or more bedrooms	6.8	3.5	4.2	4.0	6.7	4.1	4.3	4.8	2.4	5.2	3.3
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	4.0	3.5	4.1	5.4	5.7	2.2	1.7	1.3	2.5	4.6	0.6
	2 bedrooms	24.2	27.2	28.7	29.8	29.7	26.5	21.2	23.1	24.5	18.7	17.6
	3 bedrooms	26.8	26.3	28.5	28.9	29.4	30.3	30.6	32.7	32.7	30.9	29.8
	4 or more bedrooms	26.6	26.4	20.1	22.7	23.7	27.1	31.2	32.1	27.8	35.2	39.2
	All	81.6	83.4	81.4	86.7	88.6	86.2	84.7	89.2	87.5	89.4	87.2
Flats	1 bedroom	11.2	10.2	11.8	8.1	7.8	8.3	8.8	5.2	6.2	5.0	5.2
	2 bedrooms	6.2	5.8	6.5	4.9	3.5	5.1	6.1	5.3	6.0	4.9	6.9
	3 bedrooms	0.9	0.5	0.3	0.2	0.2	0.4	0.4	0.4	0.2	0.7	0.7
	4 or more bedrooms	0.2	0.1	0.0	0.1	0.0	0.0	0.0	-	0.1	0.0	0.0
	All	18.4	16.6	18.6	13.3	11.4	13.8	15.3	10.8	12.5	10.6	12.8
Houses and flats	1 bedroom	15.2	13.7	15.9	13.5	13.5	10.5	10.5	6.5	8.7	9.6	5.8
	2 bedrooms	30.3	33.0	35.2	34.6	33.2	31.6	27.3	28.3	30.5	23.6	24.5
	3 bedrooms	27.7	26.8	28.8	29.1	29.6	30.7	31.0	33.1	32.9	31.5	30.4
	4 or more bedrooms	26.8	26.5	20.1	22.7	23.7	27.2	31.2	32.1	27.9	35.3	39.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
East												
Private Enterprise												
Houses	1 bedroom	4.8	5.6	5.8	3.7	2.3	1.9	1.2	0.9	0.7	0.6	0.7
	2 bedrooms	20.4	22.1	25.2	23.5	24.1	20.7	21.8	19.8	18.9	15.4	15.3
	3 bedrooms	26.2	25.6	27.6	29.8	30.7	31.2	31.7	35.7	34.1	34.5	34.5
	4 or more bedrooms	24.7	23.8	23.1	24.8	28.3	30.2	31.6	35.1	38.6	38.6	34.9
	All	76.0	77.2	81.7	81.8	85.5	84.0	86.2	91.5	92.4	89.2	85.4
Flats	1 bedroom	13.6	13.7	12.1	11.2	6.7	7.7	6.9	4.3	3.1	3.5	3.7
	2 bedrooms	9.8	8.4	6.0	6.5	6.5	7.2	6.6	3.9	4.4	7.1	8.4
	3 bedrooms	0.5	0.5	0.2	0.4	0.7	0.7	0.3	0.3	0.2	0.2	1.9
	4 or more bedrooms	0.0	0.2	0.0	0.1	0.6	0.4	0.0	0.0	0.0	0.0	0.5
	All	24.0	22.8	18.3	18.2	14.5	16.0	13.8	8.5	7.6	10.8	14.6
Houses and flats	1 bedroom	18.4	19.4	17.9	14.9	9.0	9.6	8.0	5.2	3.8	4.1	4.4
	2 bedrooms	30.2	30.5	31.2	30.0	30.6	27.9	28.4	23.7	23.3	22.5	23.7
	3 bedrooms	26.7	26.1	27.8	30.2	31.4	31.9	32.0	36.0	34.3	34.8	36.5
	4 or more bedrooms	24.7	24.0	23.1	24.9	29.0	30.6	31.6	35.1	38.6	38.7	35.4
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	5.6	6.5	3.1	2.4	3.8	3.7	5.2	3.4	2.7	3.5	7.3
	2 bedrooms	18.3	27.7	35.1	41.0	39.9	37.6	26.8	33.2	33.5	25.6	28.8
	3 bedrooms	16.1	19.1	26.7	31.5	28.2	31.5	37.2	33.9	34.4	30.8	24.5
	4 or more bedrooms	9.5	2.5	1.7	2.1	1.8	3.4	5.1	3.9	7.3	7.0	4.3
	All	49.4	55.8	66.6	77.0	73.7	76.1	74.3	74.5	77.9	66.9	64.8
Flats	1 bedroom	34.8	31.3	25.4	13.7	13.4	15.2	15.2	15.0	14.6	14.6	16.2
	2 bedrooms	15.6	12.9	7.4	8.8	12.5	8.0	10.2	9.9	6.8	17.6	18.2
	3 bedrooms	0.2	0.0	0.4	0.5	0.4	0.6	0.1	0.5	0.6	1.0	0.8
	4 or more bedrooms	0.0	0.0	0.2	0.0	0.1	0.0	0.2	0.1	0.2	0.0	0.1
	All	50.6	44.2	33.4	23.0	26.3	23.9	25.7	25.5	22.1	33.1	35.2
Houses and flats	1 bedroom	40.4	37.8	28.5	16.1	17.2	18.9	20.4	18.5	17.3	18.1	23.4
	2 bedrooms	33.9	40.6	42.6	49.8	52.3	45.6	37.0	43.1	40.2	43.2	47.0
	3 bedrooms	16.2	19.1	27.1	32.0	28.6	32.1	37.3	34.4	35.0	31.8	25.3
	4 or more bedrooms	9.5	2.5	1.9	2.1	1.8	3.4	5.3	4.1	7.5	7.0	4.4
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	5.2	5.9	5.4	3.5	2.5	2.2	1.7	1.2	1.0	0.8	1.4
	2 bedrooms	21.3	22.9	26.6	26.6	26.6	23.5	22.5	21.4	20.8	16.3	16.7
	3 bedrooms	25.2	24.8	27.2	29.9	30.3	31.2	32.5	35.5	34.2	34.2	33.5
	4 or more bedrooms	21.4	21.7	20.2	21.0	24.3	25.9	27.9	31.5	34.5	35.7	31.7
	All	73.2	75.4	79.4	80.8	83.8	82.7	84.6	89.6	90.5	87.1	83.3
Flats	1 bedroom	16.8	15.6	14.3	11.6	7.7	9.0	8.0	5.5	4.6	4.5	5.0
	2 bedrooms	9.6	8.4	6.1	7.1	7.4	7.3	7.1	4.6	4.7	8.0	9.4
	3 bedrooms	0.4	0.4	0.2	0.4	0.6	0.7	0.3	0.3	0.2	0.3	1.8
	4 or more bedrooms	0.0	0.2	0.0	0.1	0.6	0.4	0.0	0.0	0.0	0.0	0.5
	All	26.8	24.6	20.6	19.2	16.2	17.3	15.4	10.4	9.5	12.9	16.7
Houses and flats	1 bedroom	22.0	21.5	19.7	15.1	10.2	11.1	9.7	6.7	5.6	5.4	6.4
	2 bedrooms	30.9	31.3	32.7	33.6	34.0	30.8	29.6	26.0	25.5	24.4	26.1
	3 bedrooms	25.6	25.3	27.4	30.3	30.9	31.9	32.8	35.8	34.4	34.5	35.3
	4 or more bedrooms	21.5	21.9	20.2	21.0	24.9	26.2	28.0	31.5	34.6	35.8	32.2
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

Contact:
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Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
London												
Private Enterprise												
Houses	1 bedroom	5.9	4.5	3.5	3.2	3.0	1.9	1.3	1.5	0.6	0.4	0.2
	2 bedrooms	11.0	10.0	13.1	12.7	13.9	12.6	15.3	13.7	10.8	13.4	11.4
	3 bedrooms	13.2	10.6	13.6	14.8	16.8	18.3	20.0	19.0	15.8	21.8	20.5
	4 or more bedrooms	9.0	8.3	7.6	7.0	7.5	7.1	9.0	7.5	8.5	7.2	9.6
	All	39.1	33.5	37.8	37.7	41.2	39.8	45.6	41.7	35.6	42.7	41.7
Flats	1 bedroom	31.4	34.7	32.0	34.1	29.5	27.4	15.5	20.6	17.3	15.9	17.3
	2 bedrooms	23.4	25.0	26.1	24.6	25.7	28.6	35.4	34.0	41.0	37.9	36.6
	3 bedrooms	5.6	6.1	3.3	3.1	3.4	3.7	3.4	3.3	5.8	3.2	4.0
	4 or more bedrooms	0.5	0.7	0.8	0.5	0.3	0.4	0.1	0.3	0.2	0.3	0.4
	All	60.9	66.5	62.2	62.3	58.8	60.2	54.4	58.3	64.4	57.3	58.3
Houses and flats	1 bedroom	37.3	39.2	35.5	37.3	32.5	29.3	16.7	22.1	17.9	16.3	17.6
	2 bedrooms	34.4	35.1	39.2	37.3	39.6	41.2	50.7	47.7	51.8	51.2	48.0
	3 bedrooms	18.8	16.7	16.9	17.9	20.1	22.0	23.4	22.3	21.6	25.0	24.5
	4 or more bedrooms	9.5	8.9	8.4	7.5	7.7	7.5	9.2	7.8	8.7	7.5	10.0
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	4.1	2.9	2.5	2.5	4.1	1.1	1.1	2.1	1.0	2.1	1.1
	2 bedrooms	8.7	17.3	15.9	24.1	23.2	21.2	19.5	19.3	20.3	18.6	17.9
	3 bedrooms	11.1	13.9	15.1	20.3	18.8	19.0	27.5	24.9	28.1	25.6	16.8
	4 or more bedrooms	3.6	3.4	4.4	4.2	4.6	5.2	8.0	9.5	7.8	4.8	4.9
	All	27.6	37.6	37.9	51.2	50.7	46.5	56.1	55.9	57.2	51.1	40.6
Flats	1 bedroom	38.7	33.9	40.0	25.7	23.9	24.9	22.7	22.5	13.3	18.9	18.7
	2 bedrooms	27.6	26.6	20.6	20.5	21.5	25.2	18.8	18.5	25.9	25.4	32.4
	3 bedrooms	4.3	1.7	1.4	2.1	3.1	3.1	2.1	2.9	3.2	3.7	7.4
	4 or more bedrooms	1.8	0.3	0.0	0.6	0.7	0.4	0.3	0.2	0.5	0.9	0.9
	All	72.4	62.4	62.1	48.8	49.3	53.5	43.9	44.1	42.8	48.9	59.4
Houses and flats	1 bedroom	42.9	36.8	42.5	28.2	28.0	26.0	23.8	24.7	14.3	21.0	19.8
	2 bedrooms	36.4	43.9	36.5	44.6	44.7	46.4	38.3	37.8	46.2	44.0	50.3
	3 bedrooms	15.4	15.6	16.5	22.4	22.0	22.0	29.7	27.8	31.2	29.3	24.2
	4 or more bedrooms	5.4	3.7	4.5	4.8	5.3	5.6	8.3	9.7	8.3	5.7	5.8
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	5.6	4.3	3.2	3.0	3.4	1.7	1.2	1.7	0.7	0.8	0.5
	2 bedrooms	11.1	12.0	14.1	17.2	17.2	15.2	16.9	15.5	13.1	15.0	13.4
	3 bedrooms	14.3	11.4	14.3	16.9	17.4	18.5	22.9	20.8	18.8	22.5	20.0
	4 or more bedrooms	8.0	7.7	6.6	5.9	6.7	6.5	8.6	8.2	8.3	6.6	8.4
	All	39.0	35.4	38.2	43.0	44.7	41.9	49.5	46.1	40.9	44.9	42.2
Flats	1 bedroom	32.8	34.1	34.3	30.8	27.7	26.6	18.4	21.5	16.5	16.7	17.4
	2 bedrooms	22.5	24.8	24.2	23.0	24.0	27.5	28.9	28.9	37.1	34.6	35.1
	3 bedrooms	5.0	5.1	2.7	2.7	3.2	3.5	2.9	3.2	5.1	3.3	4.8
	4 or more bedrooms	0.6	0.6	0.6	0.5	0.4	0.4	0.2	0.3	0.3	0.4	0.5
	All	61.0	64.6	61.8	57.0	55.3	58.1	50.5	53.9	59.1	55.1	57.8
Houses and flats	1 bedroom	38.4	38.4	37.5	33.8	31.1	28.3	19.6	23.2	17.3	17.5	17.9
	2 bedrooms	33.7	36.8	38.3	40.2	41.2	42.8	45.8	44.4	50.2	49.6	48.4
	3 bedrooms	19.3	16.5	17.0	19.6	20.6	22.0	25.8	24.0	24.0	25.9	24.8
	4 or more bedrooms	8.7	8.3	7.1	6.4	7.1	6.9	8.8	8.4	8.5	7.0	8.9
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
South East												
Private Enterprise												
Houses	1 bedroom	5.1	5.5	5.1	4.5	3.2	2.3	1.2	1.3	0.5	0.4	0.9
	2 bedrooms	18.7	20.9	21.7	22.5	20.6	20.8	18.5	15.2	13.0	11.4	10.3
	3 bedrooms	23.4	25.0	25.6	26.8	29.3	31.4	33.4	34.1	33.4	32.1	31.4
	4 or more bedrooms	23.5	22.7	23.6	26.6	29.5	31.2	33.3	36.6	38.3	38.7	36.6
	All	70.6	74.1	76.0	80.4	82.5	85.7	86.4	87.2	85.3	82.6	79.2
Flats	1 bedroom	15.8	14.4	12.8	9.7	7.6	5.5	4.7	4.4	3.9	3.6	4.5
	2 bedrooms	12.2	10.6	10.6	9.5	9.3	7.9	8.2	7.5	9.2	12.3	14.4
	3 bedrooms	1.0	0.9	0.5	0.4	0.6	0.8	0.6	0.9	1.1	1.4	1.8
	4 or more bedrooms	0.3	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.5	0.1	0.1
	All	29.4	25.9	24.0	19.6	17.5	14.3	13.6	12.8	14.7	17.4	20.8
Houses and flats	1 bedroom	20.9	19.8	17.9	14.2	10.7	7.8	5.9	5.7	4.4	4.0	5.4
	2 bedrooms	30.9	31.5	32.3	32.0	29.9	28.7	26.7	22.6	22.2	23.7	24.6
	3 bedrooms	24.5	25.9	26.1	27.2	29.9	32.2	34.0	34.9	34.5	33.5	33.2
	4 or more bedrooms	23.8	22.7	23.6	26.6	29.5	31.3	33.4	36.7	38.9	38.8	36.8
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	6.0	8.4	4.4	2.2	2.9	3.3	1.5	2.9	2.4	4.2	2.5
	2 bedrooms	16.9	26.9	37.2	36.2	37.0	39.9	34.6	33.5	25.5	27.4	30.7
	3 bedrooms	13.6	17.1	24.9	30.3	33.9	37.8	35.7	36.3	39.9	33.5	29.8
	4 or more bedrooms	3.2	0.8	3.2	1.2	1.7	2.8	2.3	4.6	3.5	3.4	4.4
	All	39.7	53.2	69.8	69.9	75.5	83.7	74.1	77.3	71.4	68.4	67.4
Flats	1 bedroom	43.5	33.5	21.1	17.3	14.1	7.5	13.2	12.5	13.3	19.2	19.1
	2 bedrooms	16.5	12.4	8.6	12.2	10.1	8.3	12.1	8.0	13.1	11.2	11.6
	3 bedrooms	0.1	0.8	0.5	0.7	0.3	0.5	0.6	0.2	2.2	1.0	1.9
	4 or more bedrooms	0.1	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.1	0.0
	All	60.3	46.8	30.2	30.1	24.5	16.3	25.9	22.7	28.6	31.6	32.6
Houses and flats	1 bedroom	49.5	41.9	25.5	19.5	17.0	10.8	14.7	15.5	15.7	23.4	21.6
	2 bedrooms	33.5	39.3	45.8	48.4	47.2	48.2	46.7	41.5	38.7	38.6	42.3
	3 bedrooms	13.6	17.9	25.4	30.9	34.2	38.2	36.3	36.5	42.1	34.5	31.7
	4 or more bedrooms	3.4	0.8	3.2	1.2	1.7	2.8	2.3	6.5	3.5	3.5	4.4
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	5.0	5.7	4.9	3.9	3.1	2.5	1.3	1.6	0.8	0.9	1.1
	2 bedrooms	18.5	21.5	24.1	24.8	23.5	24.5	20.8	18.1	15.1	13.4	12.8
	3 bedrooms	23.1	24.3	25.3	27.0	30.1	32.6	33.7	34.4	34.5	32.3	31.1
	4 or more bedrooms	19.8	19.6	19.7	21.4	24.4	25.7	28.8	31.5	32.8	34.1	32.4
	All	66.5	71.0	74.0	77.2	81.2	85.3	84.6	85.5	83.1	80.7	77.5
Flats	1 bedroom	20.2	17.6	14.9	12.0	8.8	6.0	5.9	5.7	5.4	5.7	6.5
	2 bedrooms	12.2	10.5	10.5	10.3	9.4	8.0	8.8	7.6	9.8	12.1	14.0
	3 bedrooms	0.9	0.9	0.6	0.4	0.6	0.7	0.6	0.8	1.2	1.4	1.8
	4 or more bedrooms	0.3	0.0	0.0	0.1	0.0	0.0	0.1	0.4	0.5	0.1	0.1
	All	33.5	29.0	26.0	22.8	18.8	14.7	15.4	14.5	16.9	19.3	22.5
Houses and flats	1 bedroom	25.2	23.3	19.8	16.0	11.9	8.5	7.2	7.2	6.2	6.6	7.7
	2 bedrooms	30.7	32.0	34.6	35.1	33.0	32.5	29.6	25.7	24.9	25.5	26.8
	3 bedrooms	23.9	25.1	26.0	27.5	30.6	33.3	34.3	35.2	35.7	33.6	32.9
	4 or more bedrooms	20.1	19.6	19.7	21.4	24.4	25.7	28.8	31.9	33.3	34.2	32.6
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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Sources:
P2/P2a returns from local authorities, returns from
National Housebuilding Council (NHBC)

Table 2.4b Housebuilding: permanent dwellings completed, by house and flat, number of bedrooms, tenure¹ and region

Financial Year		Percentage of all dwellings										
		1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
South West												
Private Enterprise												
Houses	1 bedroom	3.6	3.7	3.3	3.1	1.8	1.5	1.0	1.0	1.0	1.1	0.8
	2 bedrooms	26.1	31.2	27.1	28.5	25.7	24.5	23.3	19.2	14.8	15.3	14.3
	3 bedrooms	31.6	29.3	35.2	37.7	37.1	39.6	40.3	40.9	40.7	40.1	37.5
	4 or more bedrooms	18.0	18.6	18.5	19.4	24.6	25.6	27.9	31.2	35.2	34.8	36.5
	All	79.3	82.9	84.1	88.6	89.3	91.2	92.5	92.3	91.7	91.2	89.1
Flats	1 bedroom	8.9	9.4	7.4	5.7	4.1	3.4	2.0	2.5	2.8	2.2	2.5
	2 bedrooms	10.5	6.5	7.7	5.2	6.2	4.6	4.7	4.5	4.5	5.3	6.9
	3 bedrooms	1.1	1.1	0.7	0.5	0.4	0.7	0.8	0.7	0.9	1.3	1.1
	4 or more bedrooms	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.3
	All	20.7	17.1	15.9	11.4	10.7	8.8	7.5	7.7	8.3	8.8	10.9
Houses and flats	1 bedroom	12.4	13.1	10.7	8.7	6.0	5.0	2.9	3.5	3.8	3.2	3.3
	2 bedrooms	36.6	37.7	34.8	33.7	31.9	29.1	28.0	23.7	19.3	20.5	21.2
	3 bedrooms	32.7	30.4	35.9	38.1	37.6	40.3	41.1	41.6	41.6	41.4	38.6
	4 or more bedrooms	18.2	18.7	18.6	19.4	24.6	25.6	27.9	31.2	35.3	34.8	36.9
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Registered Social Landlords												
Houses	1 bedroom	5.5	4.1	1.4	2.4	3.0	2.3	3.5	1.9	4.5	3.8	2.5
	2 bedrooms	28.2	36.0	42.2	41.2	43.7	40.0	32.5	30.4	32.1	37.6	30.1
	3 bedrooms	14.6	20.4	30.6	38.1	35.4	32.7	37.1	42.6	31.0	32.7	33.7
	4 or more bedrooms	2.2	1.4	1.7	2.8	2.7	2.9	2.3	2.1	4.2	4.6	3.8
	All	50.5	61.9	75.9	84.6	84.9	78.0	75.4	77.0	71.8	78.7	70.1
Flats	1 bedroom	21.0	15.6	13.6	6.6	9.4	14.0	13.6	14.7	19.8	14.0	14.6
	2 bedrooms	13.2	19.9	9.7	8.0	5.7	7.5	10.3	7.8	7.4	6.5	11.3
	3 bedrooms	14.9	2.6	0.9	0.9	0.1	0.4	0.6	0.4	1.0	0.7	3.7
	4 or more bedrooms	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2
	All	49.5	38.1	24.1	15.4	15.1	22.0	24.6	23.0	28.2	21.3	29.9
Houses and flats	1 bedroom	26.5	19.7	15.0	9.0	12.4	16.3	17.2	16.6	24.2	17.9	17.1
	2 bedrooms	41.5	55.9	51.9	49.2	49.4	47.6	42.8	38.2	39.6	44.2	41.4
	3 bedrooms	29.5	23.0	31.5	39.0	35.5	33.2	37.8	43.0	32.0	33.4	37.5
	4 or more bedrooms	2.6	1.4	1.7	2.8	2.7	2.9	2.3	2.2	4.2	4.6	4.0
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Authority												
Houses and flats	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
All tenures												
Houses	1 bedroom	3.7	3.8	3.1	3.0	2.0	1.7	1.3	1.1	1.3	1.4	1.0
	2 bedrooms	26.3	30.9	29.1	30.8	28.7	27.4	24.7	20.7	16.6	17.5	16.2
	3 bedrooms	29.9	27.9	34.4	37.5	36.8	38.4	39.9	41.0	39.8	39.3	37.1
	4 or more bedrooms	16.0	16.6	16.1	16.6	20.8	21.5	24.0	27.7	32.0	31.7	32.6
	All	76.0	79.2	82.8	87.9	88.3	89.0	90.0	90.5	89.7	89.9	86.8
Flats	1 bedroom	11.3	11.4	8.4	5.9	5.0	5.2	3.7	4.0	4.5	3.3	4.0
	2 bedrooms	10.7	8.1	8.1	5.7	6.3	5.0	5.5	4.9	4.8	5.5	7.5
	3 bedrooms	1.8	1.2	0.7	0.5	0.4	0.7	0.8	0.6	0.9	1.2	1.4
	4 or more bedrooms	0.2	0.0	0.1	0.0	-	0.0	0.0	0.0	0.1	0.0	0.3
	All	24.0	20.8	17.2	12.1	11.7	11.0	10.0	9.5	10.3	10.1	13.2
Houses and flats	1 bedroom	15.1	15.2	11.5	8.8	7.0	6.9	5.0	5.1	5.8	4.7	5.0
	2 bedrooms	37.0	38.9	37.2	36.5	35.0	32.5	30.3	25.5	21.4	23.1	23.6
	3 bedrooms	31.8	29.1	35.1	38.1	37.2	39.1	40.7	41.7	40.7	40.5	38.5
	4 or more bedrooms	16.2	16.7	16.2	16.6	20.8	21.5	24.1	27.7	32.1	31.7	32.9
	All	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1. For detailed definitions of all tenures see Notes and Definitions

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Sources:
P2/P2a returns from local authorities, returns from
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Table 2.5a Housebuilding: permanent dwellings completed, by tenure¹, United Kingdom, historical calendar year series

				Number of dwellings
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	..	..	..	..
1947	..	..	..	..
1948	..	..	..	..
1949	28,456	8,018	168,782	205,256
1950	30,240	7,291	167,896	205,427
1951	25,485	7,350	169,021	201,856
1952	36,670	10,129	201,520	248,319
1953	64,867	16,799	245,158	326,824
1954	92,423	22,123	239,583	354,129
1955	116,093	12,850	195,480	324,423
1956	126,431	9,850	171,393	307,674
1957	128,784	8,518	170,288	307,590
1958	130,220	8,216	140,197	278,633
1959	153,166	6,521	121,881	281,568
1960	171,405	7,235	125,615	304,255
1961	180,727	6,324	116,140	303,191
1962	178,211	6,026	129,406	313,643
1963	177,787	7,552	122,375	307,714
1964	221,264	9,786	152,142	383,192
1965	217,162	12,362	161,710	391,234
1966	208,647	14,893	172,469	396,009
1967	204,208	15,070	196,177	415,455
1968	226,067	15,318	184,449	425,834
1969	185,917	16,661	175,747	378,325
1970	174,342	15,214	172,670	362,226
1971	196,313	16,492	151,670	364,475
1972	200,755	11,223	118,958	330,936
1973	191,080	12,132	101,425	304,637
1974	145,229	13,870	120,535	279,634
1975	154,595	22,051	145,357	322,003
1976	155,296	23,096	146,444	324,836
1977	143,972	30,651	139,537	314,160
1978	152,233	26,291	110,165	288,689
1979	144,121	21,386	86,316	251,823
1980	131,989	21,476	88,534	241,999
1981	118,590	19,702	68,340	206,632
1982	129,022	13,740	40,091	182,853
1983 ^R	153,038	16,819	39,161	209,018
1984 ^R	165,555	17,286	37,573	220,414
1985	163,395	13,650	30,420	207,465
1986 ^R	178,008	13,159	25,377	216,544
1987	191,250	13,151	21,833	226,234
1988	207,423	13,488	21,448	242,359
1989	187,542	14,598	19,323	221,463
1990	167,473	18,053	17,862	203,388
1991	159,536	20,870	11,229	191,635
1992	147,322	26,331	5,709	179,362
1993	146,673	35,996	3,371	186,040
1994	153,334	37,167	2,882	193,383
1995	157,233	39,043	3,440	199,716
1996 ^R	154,014	33,105	1,758	188,877
1997 ^R	161,204	28,318	1,543	191,065
1998 ^{R,2}	154,414	24,138	1,111	179,663
1999 ^{R,2}	157,311	24,433	361	182,105
2000 ^{R,2}	154,995	23,825	379	179,199
2001 ^P	152,737	22,747	505	175,989

1. For detailed definitions of tenures see Notes and Definitions

2. Figures for 1998-2000 do not include the revisions made to financial year data (Table 2.1a), as DSDNI are not able to provide these revisions on a calendar year basis

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Sources:

P2m returns from local authorities, returns from

National Housebuilding Council (NHBC)

National Assembly for Wales

Scottish Executive

Department for Social Development (NI)

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 2.5b Housebuilding: permanent dwellings completed, by tenure¹, Great Britain, historical calendar year series

				Number of dwellings
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	30,217	98	25,085	55,400
1947	40,980	927	97,783	139,690
1948	32,705	1,981	192,902	227,588
1949	25,789	6,071	165,766	197,626
1950	27,358	5,541	165,272	198,171
1951	22,551	5,418	166,862	194,831
1952	34,320	8,116	197,486	239,922
1953	62,921	14,638	241,240	318,799
1954	90,636	20,513	236,656	347,805
1955	113,457	10,681	193,257	317,395
1956	124,161	7,643	168,821	300,625
1957	126,455	6,564	168,071	301,090
1958	128,148	6,620	138,927	273,695
1959	150,708	5,509	120,457	276,674
1960	168,629	5,800	123,389	297,818
1961	177,513	4,845	113,734	296,092
1962	174,800	4,293	126,335	305,428
1963	174,864	5,821	118,187	298,872
1964	218,094	7,547	148,035	373,676
1965	213,799	9,577	158,921	382,297
1966	205,372	11,256	168,881	385,509
1967	200,438	11,671	192,247	404,356
1968	221,992	12,516	179,206	413,714
1969	181,704	13,958	171,132	366,794
1970	170,304	15,110	164,978	350,392
1971	191,612	16,379	142,568	350,559
1972	196,457	11,074	111,755	319,286
1973	186,628	11,993	95,459	294,080
1974	140,917	13,521	115,123	269,561
1975	150,819	21,793	140,472	313,084
1976	152,248	23,080	139,926	315,254
1977	140,887	30,650	131,861	303,398
1978	149,088	26,274	104,484	279,846
1979	140,547	21,143	82,880	244,570
1980	128,421	21,097	86,027	235,545
1981	115,033	19,291	65,481	199,805
1982	125,416	13,137	37,277	175,830
1983 ^R	148,067	16,136	35,117	199,320
1984 ^R	159,378	16,587	33,985	209,950
1985	156,455	13,053	27,187	196,695
1986 ^R	170,926	12,624	22,797	206,347
1987	183,799	12,571	20,069	216,439
1988	199,912	12,780	19,736	232,428
1989	179,631	13,934	17,615	211,180
1990	161,310	17,588	16,563	195,461
1991	154,372	20,078	10,276	184,726
1992	141,409	25,639	4,660	171,708
1993	140,966	35,286	2,561	178,813
1994	147,819	36,612	1,982	186,413
1995	150,859	38,284	2,135	191,278
1996 ^R	147,370	32,148	868	180,386
1997 ^R	152,858	27,597	468	180,923
1998 ^R	145,833	23,325	428	169,586
1999 ^R	149,128	23,315	165	172,608
2000 ^R	144,575	22,910	302	167,787
2001 ^P	140,617	21,242	480	162,339

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
P2m returns from local authorities, returns from
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National Assembly for Wales
Scottish Executive

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 2.5c Housebuilding: permanent dwellings completed, by tenure¹, England, historical calendar year series

					Number of dwellings
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	
1946	28,760	96	20,396	49,252	
1947	38,631	860	81,373	120,864	
1948	30,366	1,817	161,403	193,586	
1949	23,803	1,330	136,980	162,113	
1950	25,311	1,501	136,529	163,341	
1951	20,166	1,606	140,514	162,286	
1952	30,504	1,804	164,618	196,926	
1953	58,270	7,202	198,209	263,681	
1954	85,384	14,016	193,711	293,111	
1955	106,798	4,345	158,863	270,006	
1956	115,940	2,402	137,754	256,096	
1957	118,817	1,879	135,664	256,360	
1958	119,913	1,117	110,115	231,145	
1959	141,508	1,099	95,988	238,595	
1960	156,022	1,646	99,954	257,622	
1961	163,347	1,564	91,252	256,163	
1962	159,515	1,550	102,492	263,557	
1963	160,633	1,925	94,017	256,575	
1964	200,670	2,846	114,020	317,536	
1965	196,745	3,620	127,292	327,657	
1966	187,885	4,097	138,138	330,120	
1967	183,718	4,521	154,501	342,740	
1968	203,324	5,538	143,682	352,544	
1969	164,071	7,095	135,695	306,861	
1970	153,436	8,176	130,181	291,793	
1971	170,824	10,168	113,683	294,675	
1972	173,987	6,904	91,633	272,524	
1973	163,456	8,340	77,917	249,713	
1974	121,489	9,264	98,609	229,362	
1975	131,481	13,652	116,325	261,458	
1976	130,897	14,436	118,093	263,426	
1977	121,565	24,193	115,839	261,597	
1978	127,487	20,572	93,304	241,363	
1979	118,392	16,275	74,790	209,457	
1980	110,232	19,299	74,835	204,366	
1981	98,896	16,823	54,883	170,602	
1982	108,793	11,176	31,664	151,633	
1983	129,487	14,336	29,895	173,718	
1984 ^R	138,974	13,918	29,186	182,078	
1985	135,457	11,298	23,284	170,039	
1986 ^R	148,887	10,624	19,626	179,137	
1987	161,738	10,935	16,623	189,296	
1988	176,018	10,784	16,127	202,929	
1989	154,003	10,651	14,702	179,356	
1990	136,063	13,821	14,015	163,899	
1991	131,174	15,295	8,126	154,595	
1992	119,533	20,789	3,509	143,831	
1993	116,634	29,779	1,422	147,835	
1994	122,699	30,848	1,094	154,641	
1995	125,466	30,888	787	157,141	
1996	121,550	27,025	511	149,086	
1997 ^R	128,237	20,966	290	149,493	
1998	121,177	19,942	259	141,378	
1999	122,570	17,581	84	140,235	
2000 ^R	118,536	17,058	190	135,784	
2001 ^P	113,608	14,821	317	128,746	

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
P2m returns from local authorities, returns from
National Housebuilding Council (NHBC)

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not be consistent throughout the series

Table 2.5d Housebuilding: permanent dwellings completed, by tenure¹, Wales, historical calendar year series

Year	Number of dwellings			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	960	0	878	1,838
1947	1040	0	5637	6,677
1948	839	0	11,952	12,791
1949	885	0	8,782	9,667
1950	1,265	0	7,754	9,019
1951	1,240	0	8,377	9,617
1952	1,574	0	10,475	12,049
1953	2,258	0	13,312	15,570
1954	2,644	0	13,197	15,841
1955	3,136	0	10,184	13,320
1956	3,645	0	8,983	12,628
1957	4,125	0	8,168	12,293
1958	4,174	16	6,190	10,380
1959	4,968	14	5,804	10,786
1960	6,078	4	5,522	11,604
1961	7,019	21	5,659	12,699
1962	7,501	11	7,598	15,110
1963	7,609	0	6,471	14,080
1964	9,762	6	9,201	18,969
1965	9,501	217	9,806	19,524
1966	9,617	343	9,400	19,360
1967	9,222	282	10,654	20,158
1968	9,949	465	8,768	19,182
1969	9,306	58	7,940	17,304
1970	8,648	73	6,752	15,473
1971	9,174	167	5,760	15,101
1972	10,635	348	3,787	14,770
1973	10,957	267	3,110	14,334
1974	8,189	176	3,498	11,863
1975	8,967	275	8,061	17,303
1976	7,647	182	7,472	15,301
1977	7,190	388	6,903	14,481
1978	7,158	1,072	4,475	12,705
1979	6,980	1,016	3,335	11,331
1980	5,947	917	3,704	10,568
1981	5,116	540	3,536	9,192
1982	5,100	794	1,880	7,774
1983 ^R	5,414	529	1,730	7,673
1984	6,289	593	2,152	9,034
1985	6,563	607	1,075	8,245
1986	7,169	534	870	8,573
1987	8,157	467	812	9,436
1988	9,715	718	794	11,227
1989	9,341	1,663	630	11,634
1990	8,786	1,804	610	11,200
1991	7,665	2,519	418	10,602
1992	7,487	2,629	141	10,257
1993	6,621	2,955	181	9,757
1994	7,367	2,975	227	10,569
1995	7,083	2,542	187	9,812
1996	7,728	2,557	65	10,350
1997	6,766	2,124	1	8,891
1998	6,386	1,472	30	7,888
1999	7,177	823	0	8,000
2000	7,644	958	17	8,619
2001 ^P	7,727	841	91	8,659

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
National Assembly for Wales

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 2.5e Housebuilding: permanent dwellings completed, by tenure¹, Scotland, historical calendar year series

					Number of dwellings
Year	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings	
1946	497	2	3,811	4,310	
1947	1,309	67	10,773	12,149	
1948	1,500	164	19,547	21,211	
1949	1,101	4,741	20,004	25,846	
1950	782	4,040	20,989	25,811	
1951	1,145	3,812	17,971	22,928	
1952	2,242	6,312	22,393	30,947	
1953	2,393	7,436	29,719	39,548	
1954	2,608	6,497	29,748	38,853	
1955	3,523	6,336	24,210	34,069	
1956	4,576	5,241	22,084	31,901	
1957	3,513	4,685	24,239	32,437	
1958	4,061	5,487	22,622	32,170	
1959	4,232	4,396	18,665	27,293	
1960	6,529	4,150	17,913	28,592	
1961	7,147	3,260	16,823	27,230	
1962	7,784	2,732	16,245	26,761	
1963	6,622	3,896	17,699	28,217	
1964	7,662	4,695	24,814	37,171	
1965	7,553	5,740	21,823	35,116	
1966	7,870	6,816	21,343	36,029	
1967	7,498	6,868	27,092	41,458	
1968	8,719	6,513	26,756	41,988	
1969	8,327	6,805	27,497	42,629	
1970	8,220	6,861	28,045	43,126	
1971	11,614	6,044	23,125	40,783	
1972	11,835	3,822	16,335	31,992	
1973	12,215	3,386	14,432	30,033	
1974	11,239	4,081	13,016	28,336	
1975	10,371	7,866	16,086	34,323	
1976	13,704	8,462	14,361	36,527	
1977	12,132	6,069	9,119	27,320	
1978	14,443	4,630	6,705	25,778	
1979	15,175	3,852	4,755	23,782	
1980	12,242	881	7,488	20,611	
1981	11,021	1,928	7,062	20,011	
1982	11,523	1,167	3,733	16,423	
1983	13,166	1,271	3,492	17,929	
1984	14,115	2,076	2,647	18,838	
1985	14,435	1,148	2,828	18,411	
1986	14,870	1,466	2,301	18,637	
1987	13,904	1,169	2,634	17,707	
1988	14,179	1,278	2,815	18,272	
1989	16,287	1,620	2,283	20,190	
1990	16,461	1,963	1,938	20,362	
1991	15,533	2,264	1,732	19,529	
1992	14,389	2,221	1,010	17,620	
1993	17,711	2,552	958	21,221	
1994	17,753	2,789	661	21,203	
1995	18,310	4,854	1,161	24,325	
1996 ^R	18,092	2,566	292	20,950	
1997 ^R	17,855	4,507	177	22,539	
1998 ^R	18,270	1,911	139	20,320	
1999 ^R	19,381	4,911	81	24,373	
2000 ^R	18,395	4,894	95	23,384	
2001 ^P	18,139	5,502	72	23,713	

1. For detailed definitions of tenures see Notes and Definitions

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Sources:
 Scottish Executive

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 2.5f Housebuilding: permanent dwellings completed, by tenure¹, Northern Ireland, historical calendar year series

Year	Number of dwellings			
	Private Enterprise	Registered Social Landlords	Local Authorities	All Dwellings
1946	..	..	..	..
1947	..	..	..	..
1948	..	..	..	..
1949	2,667	1,947	3,016	7,630
1950	2,882	1,750	2,624	7,256
1951	2,934	1,932	2,159	7,025
1952	2,350	2,013	4,034	8,397
1953	1,946	2,161	3,918	8,025
1954	1,787	1,610	2,927	6,324
1955	2,636	2,169	2,223	7,028
1956	2,270	2,207	2,572	7,049
1957	2,329	1,954	2,217	6,500
1958	2,072	1,596	1,270	4,938
1959	2,458	1,012	1,424	4,894
1960	2,776	1,435	2,226	6,437
1961	3,214	1,479	2,406	7,099
1962	3,411	1,733	3,071	8,215
1963	2,923	1,731	4,188	8,842
1964	3,170	2,239	4,107	9,516
1965	3,363	2,785	2,789	8,937
1966	3,275	3,637	3,588	10,500
1967	3,770	3,399	3,930	11,099
1968	4,075	2,802	5,243	12,120
1969	4,213	2,703	4,615	11,531
1970	4,038	104	7,692	11,834
1971	4,701	113	9,102	13,916
1972	4,298	149	7,203	11,650
1973	4,452	139	5,966	10,557
1974	4,312	349	5,412	10,073
1975	3,776	258	4,885	8,919
1976	3,048	16	6,518	9,582
1977	3,085	1	7,676	10,762
1978	3,145	17	5,681	8,843
1979	3,574	243	3,436	7,253
1980	3,568	379	2,507	6,454
1981	3,557	411	2,859	6,827
1982	3,606	603	2,814	7,023
1983	4,971	683	4,044	9,698
1984	6,177	699	3,588	10,464
1985	6,940	597	3,233	10,770
1986	7,082	535	2,580	10,197
1987	7,451	580	1,764	9,795
1988	7,511	708	1,712	9,931
1989	7,911	664	1,708	10,283
1990	6,163	465	1,299	7,927
1991	5,164	792	953	6,909
1992	5,913	692	1,049	7,654
1993	5,707	710	810	7,227
1994	5,515	555	900	6,970
1995	6,374	759	1,305	8,438
1996	6,644	957	890	8,491
1997	8,346	721	1,075	10,142
1998 ²	8,581	813	683	10,077
1999 ²	8,183	1,118	196	9,497
2000 ²	10,420	915	77	11,412
2001 ^P	12,120	1,505	25	13,650

1. For detailed definitions of tenures see Notes and Definitions

2. Figures for 1998-2000 do not include the revisions made to financial year data (Table 2.1f), as DSDNI are not able to provide these revisions on a calendar year basis

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Sources:
Department for Social Development (NI)

Data for earlier years are less reliable and definitions may not be consistent throughout the series

Table 3.1a Housing renewal: reasons for declaring a dwelling or house with multiple occupancy¹ unfit

Number of dwellings											
	Total Dwellings identified as unfit during the year	Of which declared unfit under Section 604 of the Housing Act 1985									
		Reasons for unfitness ²									
		Serious disrepair	Structural stability	Dampness	Ventilation	Heating	Lighting	Water supply	Preparation/cooking of food	Bath/shower/wash-hand basin H&C/ WC	Drainage
1991/92	40,155	29,776	6,097	19,545	4,677	5,558	4,218	3,638	9,186	15,140	3,771
1992/93	51,215	32,005	6,215	19,417	3,757	6,218	4,094	3,535	10,783	14,979	3,526
1993/94	56,979	35,887	5,056	19,223	3,894	3,676	3,553	2,857	10,391	12,219	3,396
1994/95	48,299	37,067	5,946	17,900	3,959	3,558	3,274	3,213	9,246	10,279	3,460
1995/96	48,082	29,079	4,103	16,674	3,390	3,622	2,884	3,338	6,846	8,764	2,773
1996/97	35,649	24,762	3,528	12,282	1,927	2,584	1,763	1,867	5,437	6,454	2,070
1997/98	48,047	22,210	3,848	11,163	2,950	3,481	2,349	2,076	5,365	3,734	1,787
1998/99	..	..	..	..	..	..	..	..	..	..	..
1999/00	..	..	..	..	..	..	..	..	..	..	..
2000/01	..	..	..	..	..	..	..	..	..	..	..
2001/02	..	..	..	..	..	..	..	..	..	..	..
2001/02	<i>Excluding HMOs</i>	..	..	..	..	..	..	..	..	..	..
2001/02	<i>HMOs only</i>	..	..	..	..	..	..	..	..	..	..
2001/02	<i>% of total reasons</i>	..	..	..	..	..	..	..	..	..	..
Number of dwellings											
HMOs declared unfit under sections 352 and 604 of the Housing Act 1985											
	HMOs identified as unfit during the year			Reasons for unfitness under section 352							
	Section 604	Section 352	Total ²	Storage/preparation/cooking of food	WC	Baths/wash hand basins/showers/H&C	Escape from fire/fire precautions				
1991/92	2,084	6,456	7,257	1,775	1,164	2,200	5,829				
1992/93	3,691	8,227	10,835	2,133	1,076	2,209	7,022				
1993/94	2,666	8,691	9,956	1,874	742	2,151	7,874				
1994/95	2,130	6,911	8,044	1,622	873	1,873	6,284				
1995/96	2,485	7,722	9,012	1,755	791	1,771	6,994				
1996/97	6,974	6,203	7,358	1,513	558	1,318	5,824				
1997/98	2,004	7,985	8,875	1,014	398	1,006	6,133				
1998/99	..	..	..	..	..	..	..
1999/00	..	..	..	..	..	..	..
2000/01	..	..	..	..	..	..	..
2001/02	..	..	..	..	..	..	..
2001/02	<i>% of total reasons</i>	..	..	..	..	..	..

1. The total number of dwellings and HMOs identified as unfit is generally lower than the sum of the components as dwellings or HMOs can be unfit for more than one reason

2. The total number of HMOs identified as unfit is generally lower than the sum of the components as HMOs can be unfit under both sections 352 and 604

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Source:
P4 returns from local authorities

Live table 301

Next update: 2003

Table 3.1b Housing renewal: action taken on unfit dwellings (excluding houses with multiple occupancy)

		Number of dwellings								
		Action completed on dwellings identified as unfit								
Dwellings identified as unfit during the year	Demolitions and closures				Action under S1892		Other action			
	Total	Demolished ¹	Closed	Involving mandatory grant	Other	Other mandatory grants	Group repair schemes	Other action		
1991/92	38,071	23,770	1,126	676	1,734	788	17,003	303	2,290	
1992/93	40,380	32,001	2,115	548	1,872	636	23,828	302	2,500	
1993/94	47,023	41,169	901	524	2,387	896	33,273	124	3,064	
1994/95	40,255	36,051	1,657	450	3,263	741	26,329	671	2,940	
1995/96	39,070	34,530	1,073	522	4,101	1,050	23,791	426	3,567	
1996/97	28,789	28,711	1,087	683	2,437	843	22,313	882	466	
1997/98	37,169	..	712	632	1,306	..	13,106	58	836	
1998/99	..	..	..	..	..	..	..	..	..
1999/00	..	..	..	..	..	..	..	..	..
2000/01	..	..	..	..	..	..	..	..	..
2001/02	..	..	..	..	..	..	..	..	..

1. Dwellings demolished excludes dwellings which were closed in previous years (1991/92: 150 dwellings)
2. A repair notice can be served under Section 189 on any dwelling to compel the owner to bring it up to the fitness standard

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Source:
 P4 returns from local authorities

Live table 302 Next update: 2003

Table 3.1c Housing renewal: action taken on houses with multiple occupancy identified as unfit

		Number of dwellings									
		Action completed on HMOs identified as unfit									
HMOs identified as unfit during the year	Demolitions and closures				Action under Section 189 ²		Other sections of Housing Act 1985 ³			Other action	
	Total	Demolished ¹	Closed	Involving mandatory grant	Other	Section 352	Section 354	Section 372	Other mandatory grants	Other action	
1991/92	7,257	5,717	5	8	191	307	2,363	601	836	352	980
1992/93	10,835	5,722	11	93	271	277	2,334	391	887	234	1,224
1993/94	9,956	6,606	3	68	328	299	2,463	748	1,072	347	1,278
1994/95	8,044	6,683	11	37	450	276	2,819	417	783	363	1,527
1995/96	9,012	8,817	41	31	577	255	3,840	316	1,477	576	1,401
1996/97	7,358	6,898	6	23	410	181	3,167	594	1,028	834	270
1997/98	8,875	..	2	6	364	..	2,163	387	849	576	285
1998/99	..	..	..	..	..	..	..	..	..	..	..
1999/00	..	..	..	..	..	..	..	..	..	..	..
2000/01	..	..	..	..	..	..	..	..	..	..	..
2001/02	..	..	..	..	..	..	..	..	..	..	..

1. Dwellings demolished excludes HMOs which were closed in previous years (1991/92: 3 HMOs)
2. A repair notice can be served under Section 189 on any HMO to compel the owner to bring it up to the fitness standard
3. Certain sections of the Housing Act 1985 apply specifically to HMOs:
 Section 352: A notice under section 352 requires the owner to bring the HMO up to a fitness standard for the particular number of occupants. This is related to the reasons for unfitness of a HMO identified under section 352
 Section 354: Notice to limit the number of occupants of a HMO
 Section 372: Notice to compel owner to remedy neglect of the management of a HMO

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Source:
 P4 returns from local authorities

Live table 303 Next update: 2003

Table 3.1d Housing renewal: actions completed to prevent dwellings and houses with multiple occupancy becoming unfit

	Number of dwellings				
	Type of Action				
	Discretionary grant	Section 190 notice		Group repair schemes	
		Total	of which discretionary grant paid	Total fit dwellings in schemes	of which grant paid to facilitate work
1991/92	4,876	5,444	895	68	0
1992/93	4,798	4,332	1,265	210	2
1993/94	14,129	3,071	912	130	16
1994/95	4,396	4,333	1,813	607	33
1995/96	3,848	4,846	1,602	620	42
1996/97	4,286	1,663	339	2,800	1,086
1997/98
1998/99
1999/00
2000/01
2001/02

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Source:
P4 returns from local authorities

Live table 304

Next update: 2003

Table 3.2 Housing renewal: grants under the 1989 Act

	Number of Grants/£ Thousands									
	Grants Paid under Section 101								Grants Paid under Section 131	
	Renovation Grants		Disabled Facilities Grants		HMO Grants		Common Parts Grants		Minor Works Assistance	
	Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount
England										
1991/92	24,860	202,257	13,741	43,364	520	3,152	93	675	28,081	17,242
1992/93	36,039	343,706	16,126	64,960	1,008	10,431	213	1,832	27,742	17,898
1993/94	36,790	350,148	18,472	74,915	1,341	11,666	282	2,425	28,486	19,391
1994/95	36,963	345,598	21,866	90,533	1,649	16,137	480	3,118	30,258	21,074
1995/96	36,678	311,472	23,380	97,532	2,093	16,455	713	4,565	31,403	22,445
1996/97	33,772	279,664	23,363	99,749	1,993	15,767	764	4,082	31,381	22,757
1997/98	14,454	139,017	5,620	33,445	1,098	10,393	486	3,418	2,781	2,297
1998/99	2,360	30,137	743	5,915	164	2,072	78	454	267	256
1999/00 ^R	805	9,541	306	2,207	55	451	15	181	161	241
2000/01 ^R	499	4,242	266	1,247	27	216	2	21	40	48

1. The system of grants to private owners and tenants under the Local Government and Housing Act 1989 came into operation from July 1990, with the exception of Minor Works Assistance. The system ended at the end of November 1996. Although no grants were approved after that date, payments continued for grants previously approved

2. The figures for grants paid under Section 101 are the sum of mandatory and discretionary grants

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Source:
P1d returns from local authorities

Live table 311

Table 3.3 Housing renewal: renovation, disabled facilities and other grants paid under the 1996 Act

Number of Grants/£ Thousands												
Grants Paid under Section 1												
Renovation Grants					Disabled Facilities Grants							
					Mandatory				Discretionary			
Approved		Paid			Approved		Paid		Approved		Paid	
Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	
1997/98	13,491	111,800	8,568	60,772	23,291	95,890	17,651	64,991	871	3,322	646	1,950
1998/99	17,661	164,225	14,692	136,417	24,275	109,837	22,497	99,593	752	4,180	895	2,681
1999/00 ^R	16,809	167,522	16,506	168,178	26,119	140,841	23,950	111,281	1,071	8,603	938	5,944
2000/01 ^R	16,146	155,363	14,777	155,200	27,920	136,328	25,908	122,371	1,254	7,557	1,473	5,177
Number of Grants/£ Thousands												
Grants under Section 1												
HMO Grants					Common Parts Grants				Grants under Section 76			
									Home Repairs Assistance			
Approved		Paid			Approved		Paid		Approved		Paid	
Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	Number	Amount	
1997/98	832	7,250	410	3,412	262	1,470	134	705	41,693	42,543	33,570	33,397
1998/99	1,197	9,828	1,021	7,528	288	2,012	194	1,544	61,211	64,641	55,548	59,063
1999/00 ^R	1,121	8,125	1,065	7,929	428	1,803	275	1,277	73,515	68,834	65,753	63,310
2000/01 ^R	1,011	7,307	967	8,677	383	2,213	454	2,086	60,702	64,584	60,356	61,259

1. The system of grants under the Housing Grants, Construction and Regeneration Act 1996 came into operation from December 1996

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Source:
 P1d returns from Local Authorities

Live table 312

Table 3.4a Housing renewal: number and amount of total renewal grants paid under the 1996 Act^{1,2} by region

Number of Grants										
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
1996/97	73,940	3,830	13,520	6,760	6,450	7,830	7,320	10,030	10,790	7,400
1997/98	102,360	4,590	27,470	12,980	6,810	13,400	7,300	11,740	10,770	7,320
1998/99	108,940	4,780	28,260	11,420	6,460	14,380	9,670	12,780	12,150	9,030
1999/00	121,120	3,760	32,610	10,480	9,300	16,280	11,550	11,550	14,470	11,130
2000/01	98,730	3,360	29,780	10,170	7,380	8,350	8,600	12,010	11,490	7,590
£ Thousands										
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
1996/97	381,094	13,632	77,128	40,966	29,275	50,083	28,281	60,785	45,423	35,521
1997/98	310,300	14,448	71,818	35,276	21,145	37,309	20,353	56,064	30,941	22,946
1998/99	313,860	13,763	78,474	35,140	19,773	37,311	19,934	55,827	31,203	22,435
1999/00	320,301	14,863	78,616	37,255	23,449	36,063	21,187	50,387	35,063	23,418
2000/01	293,717	10,548	70,920	34,313	22,394	39,349	18,304	47,392	29,721	20,776

1 Includes renovation grants, HMO grants, common parts grants and home repairs assistance grants

2 Housing Grants, Construction and Regeneration Act 1996

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Sources:

DTLR/ODPM Housing Investment Programme returns (annual)

Live table 313

Next update: 2003

Table 3.4b Housing renewal: number and amount of disabled facilities grants paid under the 1996 Act^{1,2} by region

Number of Grants										
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
1996/97	20,060	1,200	3,560	2,160	1,680	2,070	2,120	1,830	3,290	2,160
1997/98	21,990	1,370	3,640	2,060	1,750	2,290	2,550	1,860	3,800	2,680
1998/99	22,180	1,470	3,690	2,060	1,540	2,410	2,650	2,180	3,450	2,730
1999/00	22,700	1,610	3,580	2,090	1,820	2,110	2,720	2,180	3,580	3,000
2000/01	24,750	1,680	4,430	2,390	2,050	2,190	2,760	2,290	3,690	3,270
£ Thousands										
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
1996/97	92,233	4,479	15,119	8,750	6,801	10,558	8,331	13,770	15,592	8,833
1997/98	100,413	4,857	16,653	8,764	6,855	12,364	9,708	14,617	17,110	9,485
1998/99	107,102	5,166	16,568	9,004	7,463	13,369	10,227	17,174	17,284	10,847
1999/00	116,421	5,837	17,775	9,511	8,389	12,977	11,232	18,966	19,411	12,323
2000/01	130,707	6,627	20,746	11,534	10,009	16,182	12,606	19,306	20,215	13,482

1 The sum of mandatory and discretionary grants

2 Housing Grants, Construction and Regeneration Act 1996

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Sources:

DTLR/ODPM Housing Investment Programme returns (annual)

Live table 314

Next update: 2003

Table 3.5 Housing renewal: dwellings closed and demolished¹ by clearance orders

							Number of dwellings
	Dwellings demolished				Previously ² reported as closed	All dwellings demolished or closed	Closed dwellings made fit
	Dwellings closed	In or adjoining a clearance area	Not in or adjoining a clearance area				
1991/92	890	1,197	360	(225)	2,222	850	
1992/93	625	1,205	319	(161)	1,988	654	
1993/94	2,446	1,454	106	(150)	3,856	347	
1994/95	833	1,988	1,637	(1468)	2,990	2,702	
1995/96	574	1,165	316	(214)	1,841	260	
1996/97	648	826	189	(267)	1,396	220	
1997/98	334	827	87	(227)	1,021	258	
1998/99	..	..	..	..	..	..
1999/00	..	..	..	..	..	..
2000/01	..	..	..	..	..	..
2001/02	..	..	..	..	..	..

1. Figures on dwellings demolished relate to private dwellings where clearance orders for unfitness have been used.

For figures on all dwellings demolished, see table 1.2

2. Figures in brackets are dwellings which had previously been reported as closed. They are excluded from the all dwelling totals

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Source:

P4 returns from local authorities

Live table 321

Next update: 2003

Table 3.6 Housing renewal: dwellings demolished¹ or closed by clearance orders, by region

										Number of Dwellings
England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West	
										1991/92	2,222	33	669	155	96	700	101	45	40	383
1992/93	1,988	17	1,026	90	69	628	42	36	47	33
1993/94	3,856	135	653	2,164	24	722	39	42	54	23
1994/95	2,990	103	885	88	83	871	22	552	310	76
1995/96	1,841	98	694	247	115	490	25	8	127	37
1996/97	1,396	114	698	262	85	94	7	3	100	33
1997/98	1,021	22	353	325	49	232	21	-	6	13
1998/99	..	..	..	..	..	..	..	..	..	..
1999/00	..	..	..	..	..	..	..	..	..	..
2000/01	..	..	..	..	..	..	..	..	..	..
2001/02	..	..	..	..	..	..	..	..	..	..

1. Figures relate to all private dwellings demolished or closed where clearance orders for unfitness have been used

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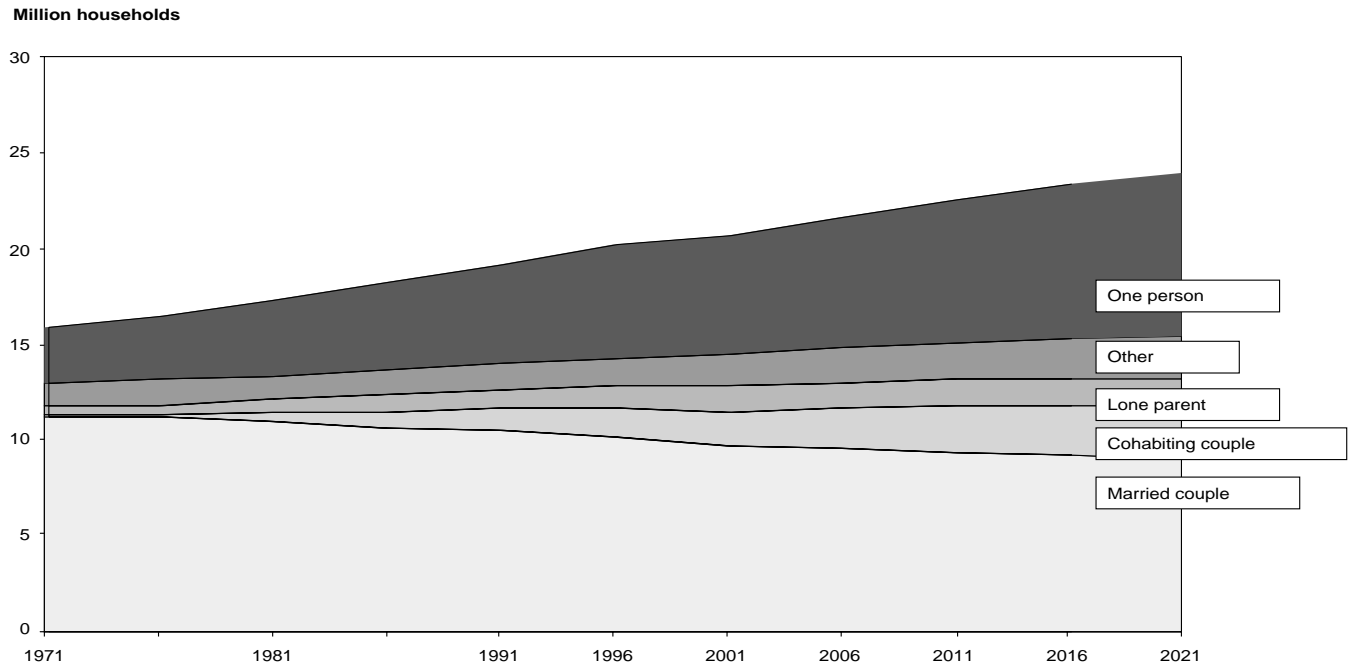
Source:

P4 returns from local authorities

Live table 322

Next update: 2003

Chart 4a Number of households 1971 to 2021, England



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Source:
 Table 4.3

Live table 402 Next update: February 2003

Table 4.1 Household estimates and projections: Great Britain, 1961-2021¹

Thousands of Households						
	England	Wales	England & Wales	Scotland	Great Britain	Average household size England
1961	13,915	785	14,700	1,600	16,300	3.01
1962	..	..	15,000	1,600	16,600	..
1963	..	..	15,100	1,600	16,700	..
1964	..	..	15,400	1,600	17,000	..
1965	..	..	15,600	1,600	17,200	..
1966	..	..	15,800	1,600	17,400	2.99
1967	..	..	16,000	1,600	17,600	..
1968	..	..	16,200	1,600	17,800	..
1969	..	..	16,400	1,700	18,000	..
1970	..	..	16,600	1,700	18,200	..
1971	15,951	920	16,871	1,700	18,600	2.86
1972	16,107	931	17,038	1,700	18,800	2.85
1973	16,251	943	17,194	1,700	18,900	2.83
1974	16,352	954	17,306	1,700	19,000	2.81
1975	16,455	963	17,418	1,800	19,200	2.79
1976	16,561	972	17,533	1,800	19,300	2.78
1977	16,680	980	17,660	1,800	19,400	2.76
1978	16,800	989	17,788	1,800	19,600	2.74
1979	16,929	998	17,926	1,800	19,700	2.72
1980	17,068	1,007	18,075	1,800	19,900	2.70
1981	17,306	1,017	18,323	1,854	20,177	2.67
1982	17,440	1,023	18,463	1,864	20,327	2.64
1983	17,616	1,031	18,647	1,878	20,525	2.62
1984	17,829	1,042	18,870	1,899	20,769	2.60
1985	18,049	1,054	19,103	1,914	21,017	2.58
1986	18,254	1,066	19,320	1,934	21,254	2.56
1987	18,456	1,080	19,535	1,950	21,485	2.54
1988	18,648	1,095	19,743	1,967	21,710	2.52
1989	18,835	1,108	19,943	1,984	21,927	2.50
1990	19,020	1,117	20,137	2,003	22,140	2.49
1991	19,213	1,128	20,340	2,052	22,392	2.47
1992	19,392	1,136	20,529	2,067	22,595	2.46
1993	19,592	1,146	20,738	2,085	22,822	2.44
1994	19,818	1,156	20,974	2,102	23,076	2.42
1995	20,032	1,164	21,196	2,119	23,315	2.40
1996	20,186	1,170	21,356	2,136	23,492	2.39
1997	20,364	1,178	21,541	2,153	23,694	2.38
1998	20,540	1,186	21,725	2,170	23,896	2.37
1999	20,743	1,190	21,934	2,186	24,120	2.36
2000	20,972	1,200	22,172	2,203	24,375	2.35
2001 ²	20,715	1,190	21,904	2,222	24,126	2.34
2006	21,733	1,239	22,972	2,313	25,285	2.29
2011	22,519	1,277	23,796	2,408	26,204	2.24
2016	23,313	1,313	24,626	..	..	2.19
2021	24,000	1,342	25,343	..	..	2.15

1. The figures are for the mid-point of the year. Figures for England and Wales up to 2001 are based on mid year population estimates, those for 2006 and later are based on 1998 based projections.

Figures for Scotland up to 2000 are based on mid year estimates and for 2001 onwards on 2000 based projections.

2. Figures for England and Wales are mid year estimates based on the 2001 Census, figures for earlier years a subject to revision, hence the apparent fall in numbers of households

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Source:
ODPM, Scottish Executive

Live table 401

Next update: February 2003

Table 4.2 Household estimates and projections: by region, 1971-2021¹

Thousands										
	England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
1971	15,951	911	2,427	1,702	1,256	1,708	1,502	2,705	2,312	1,427
1972	16,107	917	2,441	1,714	1,263	1,717	1,526	2,717	2,357	1,455
1973	16,251	923	2,454	1,729	1,283	1,736	1,558	2,700	2,389	1,479
1974	16,352	931	2,464	1,740	1,299	1,752	1,579	2,676	2,413	1,496
1975	16,455	938	2,473	1,751	1,314	1,766	1,603	2,659	2,435	1,515
1976	16,561	945	2,483	1,761	1,327	1,779	1,627	2,641	2,464	1,533
1977	16,680	952	2,493	1,772	1,342	1,794	1,650	2,630	2,493	1,552
1978	16,800	955	2,502	1,784	1,356	1,809	1,676	2,621	2,527	1,570
1979	16,929	960	2,510	1,794	1,372	1,825	1,704	2,613	2,560	1,590
1980	17,068	966	2,517	1,806	1,389	1,840	1,729	2,612	2,598	1,610
1981	17,306	978	2,551	1,827	1,410	1,860	1,764	2,635	2,644	1,639
1982	17,441	982	2,561	1,838	1,421	1,875	1,786	2,640	2,678	1,660
1983	17,615	988	2,574	1,853	1,438	1,891	1,813	2,658	2,715	1,686
1984	17,830	996	2,592	1,869	1,457	1,911	1,844	2,676	2,766	1,718
1985	18,049	1,004	2,611	1,884	1,479	1,933	1,877	2,698	2,814	1,749
1986	18,254	1,011	2,628	1,899	1,500	1,950	1,908	2,717	2,859	1,781
1987	18,455	1,018	2,646	1,915	1,521	1,973	1,938	2,732	2,899	1,813
1988	18,644	1,024	2,662	1,934	1,542	1,993	1,966	2,737	2,940	1,844
1989	18,831	1,032	2,684	1,957	1,563	2,011	1,986	2,763	2,970	1,865
1990	19,010	1,039	2,700	1,973	1,579	2,025	2,008	2,801	3,002	1,883
1991	19,213	1,048	2,720	1,993	1,596	2,042	2,035	2,841	3,034	1,903
1992	19,392	1,055	2,736	2,012	1,615	2,059	2,058	2,867	3,066	1,924
1993	19,592	1,063	2,758	2,031	1,634	2,078	2,080	2,904	3,099	1,944
1994	19,818	1,070	2,781	2,050	1,655	2,097	2,110	2,940	3,144	1,971
1995	20,032	1,076	2,802	2,065	1,675	2,115	2,141	2,972	3,191	1,995
1996	20,186	1,080	2,812	2,076	1,688	2,128	2,166	3,002	3,225	2,009
1997	20,364	1,083	2,826	2,086	1,704	2,141	2,196	3,027	3,268	2,033
1998	20,540	1,087	2,842	2,098	1,718	2,156	2,224	3,061	3,302	2,052
1999	20,743	1,089	2,852	2,106	1,732	2,167	2,253	3,122	3,346	2,076
2000	20,972	1,094	2,874	2,121	1,749	2,178	2,284	3,186	3,382	2,103
2001	20,715	1,079	2,823	2,092	1,740	2,155	2,264	3,121	3,346	2,097
2006	21,733	1,116	2,932	2,195	1,833	2,243	2,388	3,245	3,567	2,214
2011	22,519	1,135	2,997	2,260	1,904	2,299	2,494	3,377	3,735	2,317
2016	23,313	1,154	3,061	2,322	1,973	2,354	2,602	3,520	3,905	2,421
2021	24,000	1,167	3,110	2,372	2,033	2,398	2,701	3,645	4,060	2,515

1. Up to and including 2001 the figures are mid-year estimates. The 2001 figures are based on on mid year estimates from the 2001 Census, and figures for earlier years are subject to revision. Figures for 2016 onwards are 1998 based projections.

Figures for earlier years are less reliable, in particular for 1972 to 1980 especially for North East, North West, East and South East.

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Source:
Household projections and estimates model.

Live table 403

Next update: February 2003

Table 4.3 Household estimates and projections: by region, 1971-2021¹

Regions of England							Thousands (except where stated)			
Mid year	Married couple households ²	Cohabiting couple households ³	Lone parent households ⁴	Other multi-person households ⁵	One person households ⁶	All households (as defined in the 1991 census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed married couples ⁷	Concealed lone parents ⁸
England										
1991	10,552	1,177	975	1,367	5,142	19,213	47,490	2.47	74	91
1996	10,190	1,479	1,168	1,543	5,806	20,186	48,342	2.39	63	89
1997	10,110	1,568	1,185	1,565	5,935	20,364	48,538	2.38	65	89
1998	10,048	1,657	1,199	1,600	6,037	20,540	48,749	2.37	64	90
1999	10,000	1,750	1,223	1,627	6,142	20,743	49,010	2.36	62	91
2000	9,959	1,841	1,244	1,670	6,257	20,972	49,253	2.35	60	89
2001	9,701	1,863	1,278	1,668	6,204	20,715	48,446	2.34	57	92
2006	9,535	2,251	1,293	1,836	6,819	21,733	49,783	2.29	59	89
2011	9,357	2,509	1,299	2,012	7,342	22,519	50,413	2.24	63	90
2016	9,251	2,660	1,296	2,172	7,934	23,313	51,076	2.19	67	89
2021	9,157	2,761	1,288	2,286	8,509	24,000	51,704	2.15	72	88
North East										
1991	577	51	62	71	287	1,048	2,571	2.45	2	7
1996	549	62	73	75	320	1,080	2,568	2.38	2	7
1997	543	65	73	76	326	1,083	2,561	2.36	2	7
1998	538	68	73	76	331	1,087	2,557	2.35	2	7
1999	532	71	75	77	335	1,089	2,549	2.34	2	7
2000	528	74	75	78	340	1,094	2,544	2.32	1	7
2001	514	73	76	78	338	1,079	2,484	2.30	1	7
2006	499	88	77	82	369	1,116	2,522	2.26	2	8
2011	482	96	77	87	393	1,135	2,502	2.20	2	8
2016	469	99	75	92	419	1,154	2,487	2.16	2	8
2021	455	101	73	94	443	1,167	2,474	2.12	2	8
North West										
1991	1,478	145	165	191	742	2,720	6,788	2.50	8	20
1996	1,409	179	195	209	821	2,812	6,790	2.41	6	20
1997	1,394	189	197	211	836	2,826	6,784	2.40	7	20
1998	1,383	198	199	214	847	2,842	6,791	2.39	6	20
1999	1,370	207	202	216	857	2,852	6,781	2.38	6	20
2000	1,361	217	205	220	870	2,874	6,795	2.36	6	20
2001	1,321	216	209	221	856	2,823	6,634	2.35	5	21
2006	1,285	261	211	239	936	2,932	6,744	2.30	5	21
2011	1,246	286	210	260	994	2,997	6,722	2.24	5	22
2016	1,217	299	208	278	1,058	3,061	6,713	2.19	5	22
2021	1,191	306	204	290	1,119	3,110	6,705	2.16	5	22
Yorkshire and the Humber										
1991	1,109	121	102	124	537	1,993	4,917	2.47	6	11
1996	1,068	149	120	140	598	2,076	4,967	2.39	5	10
1997	1,057	157	121	142	608	2,086	4,969	2.38	6	10
1998	1,049	164	122	145	617	2,098	4,975	2.37	5	10
1999	1,040	172	124	148	623	2,106	4,979	2.36	5	10
2000	1,033	179	125	151	633	2,121	4,990	2.35	5	10
2001	1,004	181	129	151	626	2,092	4,900	2.34	5	10
2006	990	220	129	168	688	2,195	5,030	2.29	5	10
2011	969	243	129	182	736	2,260	5,061	2.24	6	10
2016	956	255	127	194	789	2,322	5,096	2.19	6	10
2021	945	262	125	201	840	2,372	5,129	2.16	7	10

Table 4.3 Household estimates and projections: by region, 1971-2021¹ (continued)

Regions of England							Thousands (except where stated)			
Mid year	Married couple households ²	Cohabiting couple households ³	Lone parent households ⁴	Other multi-person households ⁵	One person households ⁶	All households (as defined in the 1991 census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed married couples ⁷	Concealed lone parents ⁸
East Midlands										
1991	928	103	72	97	396	1,596	3,985	2.50	6	7
1996	910	129	87	112	451	1,688	4,088	2.42	5	7
1997	904	136	88	114	461	1,704	4,103	2.41	6	7
1998	900	143	88	117	470	1,718	4,116	2.40	6	7
1999	897	149	90	119	477	1,732	4,138	2.39	5	7
2000	894	156	91	122	485	1,749	4,154	2.38	5	7
2001	880	158	93	124	485	1,740	4,122	2.37	5	7
2006	871	192	95	140	535	1,833	4,257	2.32	5	7
2011	865	214	95	155	576	1,904	4,328	2.27	6	7
2016	863	225	94	167	624	1,973	4,399	2.23	6	7
2021	861	232	93	175	672	2,033	4,464	2.20	7	7
West Midlands										
1991	1,172	119	102	135	514	2,042	5,206	2.55	11	11
1996	1,128	148	123	150	580	2,128	5,254	2.47	9	11
1997	1,117	156	125	151	592	2,141	5,258	2.46	9	11
1998	1,109	164	126	154	602	2,156	5,269	2.44	9	11
1999	1,100	172	128	156	610	2,167	5,272	2.43	9	11
2000	1,092	179	130	159	618	2,178	5,272	2.42	9	11
2001	1,065	182	134	160	615	2,155	5,204	2.42	8	11
2006	1,042	219	136	173	672	2,243	5,294	2.36	9	11
2011	1,015	241	137	187	719	2,299	5,307	2.31	10	11
2016	995	254	137	198	771	2,354	5,325	2.26	11	11
2021	976	262	135	204	821	2,398	5,342	2.23	12	10
East										
1991	1,198	131	82	122	502	2,035	5,079	2.50	6	7
1996	1,174	166	100	142	583	2,166	5,218	2.41	6	7
1997	1,171	177	103	145	601	2,196	5,260	2.40	6	7
1998	1,169	187	104	149	615	2,224	5,302	2.38	6	7
1999	1,170	197	107	152	628	2,253	5,344	2.37	6	7
2000	1,170	206	109	156	642	2,284	5,385	2.36	6	7
2001	1,149	206	109	158	642	2,264	5,320	2.35	5	7
2006	1,137	250	114	176	712	2,388	5,506	2.31	6	6
2011	1,132	278	115	196	774	2,494	5,625	2.26	7	6
2016	1,133	295	115	216	844	2,602	5,744	2.21	7	6
2021	1,134	306	115	232	914	2,701	5,859	2.17	8	6
London										
1991	1,260	191	191	304	895	2,841	6,790	2.39	18	11
1996	1,185	244	231	342	1,000	3,002	6,973	2.32	15	10
1997	1,167	262	234	346	1,017	3,027	7,021	2.32	15	10
1998	1,155	281	238	354	1,033	3,061	7,087	2.32	14	10
1999	1,146	307	246	364	1,058	3,122	7,185	2.30	14	10
2000	1,141	331	250	377	1,086	3,186	7,275	2.28	13	10
2001	1,081	344	268	368	1,060	3,121	7,091	2.27	12	11
2006	1,037	408	264	396	1,141	3,245	7,241	2.23	11	9
2011	989	464	270	428	1,227	3,377	7,375	2.18	11	8
2016	956	500	276	457	1,331	3,520	7,514	2.14	12	8
2021	932	528	280	476	1,429	3,645	7,642	2.10	13	8

Table 4.3 Household estimates and projections: by region, 1971-2021¹ (continued)

Regions of England							Thousands (except where stated)			
Mid year	Married couple households ²	Cohabiting couple households ³	Lone parent households ⁴	Other multi-person households ⁵	One person households ⁶	All households (as defined in the 1991 census)	Other household estimates			
							Private household population	Average household size (persons/household)	Concealed married couples ⁷	Concealed lone parents ⁸
South East										
1991	1,740	202	120	200	771	3,034	7,532	2.48	11	10
1996	1,703	257	146	232	887	3,225	7,746	2.40	9	10
1997	1,696	274	149	237	913	3,268	7,810	2.39	10	10
1998	1,688	289	151	242	931	3,302	7,855	2.38	9	10
1999	1,687	306	155	247	951	3,346	7,929	2.37	9	10
2000	1,683	320	157	253	969	3,382	7,967	2.36	9	10
2001	1,644	323	159	254	967	3,346	7,860	2.35	8	10
2006	1,638	394	163	288	1,084	3,567	8,195	2.30	9	10
2011	1,624	441	163	323	1,183	3,735	8,385	2.25	9	9
2016	1,620	472	162	358	1,294	3,905	8,571	2.20	10	9
2021	1,617	494	160	387	1,402	4,060	8,749	2.16	10	9
South West										
1991	1,089	115	78	123	498	1,903	4,621	2.43	6	7
1996	1,065	145	93	141	566	2,009	4,738	2.36	6	7
1997	1,061	154	95	143	581	2,033	4,773	2.35	6	7
1998	1,056	162	96	146	591	2,052	4,798	2.34	6	7
1999	1,057	170	98	149	603	2,076	4,833	2.33	6	7
2000	1,057	179	100	153	614	2,103	4,872	2.32	6	7
2001	1,045	180	101	155	615	2,097	4,832	2.30	5	7
2006	1,036	220	103	174	681	2,214	4,993	2.26	6	7
2011	1,036	246	103	194	738	2,317	5,107	2.20	6	7
2016	1,042	261	103	212	803	2,421	5,225	2.16	7	7
2021	1,047	270	102	228	869	2,515	5,340	2.12	7	7

1. Up to and including 2001 the figures are mid-year estimates. The figures for 2006 onwards are 1996-based projections. The 2001 figures are based on the 2001 Census and earlier years are subject to revision.
2. Households which contain a married couple.
3. Households which contain a cohabiting couple but no married couple.
4. Households containing a lone parent living with one or more dependant child, but no married or cohabiting couples. A dependant child is one aged 0-15; or aged 16-18, never married and in full time education
5. Multi-person households not falling within the foregoing categories (e.g. lone parents with only non-dependant children, brother, sisters and unrelated (and non-cohabiting) people living together).
6. Persons living alone who share neither housekeeping nor a living room with anyone else.
7. Concealed couples are married or cohabiting couples living within a household where another person is the household representative.
8. Concealed lone parents are lone parents living within a household where another person is the household representative.

Notes:

The household figures for England and the regions are derived by ODPM from the 1996-based household projection and estimation model using population figures from the Office for National Statistics (ONS):

- (a) for 1991 and 1996, 1997, 1998, 1999 and 2000 they are derived using the ONS mid-year population estimates,
- (b) for 2001 the figures are derived from the 2001 census.
- (c) for 2006 onwards the figures are derived using the ONS 1996- based population projections.

The ONS population figures are split by marital status using the Government Actuary's Department marital status projections, and an estimate of the institutional household population is subtracted from the total population to give the private household population.

These population figures, split by age sex and marital status, are multiplied by estimated or projected 'household representative rates' that represent the estimated or projected proportion of the population in that category who are household representatives. These rates are based on the 1971, 1981 and 1991 censuses and Labour Force Survey data.

A more detailed description of the projection methodology is given in the publication "Projections of Households in England to 2021"

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Source: see notes above
Household projections and estimates model.

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Table 4.4 Household estimates: historical series, from 1861

Year	Households thousands	Year	Households thousands	Year	Households thousands	Year	Households thousands
1861	4,206	1981	17,306	1991	19,213	2001	20,715
1871	4,736	1982	17,441	1992	19,392		
1881	5,291	1983	17,615	1993	19,591		
1891	5,761	1984	17,830	1994	19,818		
1901	6,612	1985	18,049	1995	20,032		
1911	7,493	1986	18,254	1996	20,186		
1921	8,161	1987	18,455	1997	20,364		
1931	9,595	1988	18,643	1998	20,540		
1939	11,050	1989	18,831	1999	20,743		
1951	12,500	1990	19,010	2000	20,972		
1961	13,915						
1971	15,951						

Notes:

The data for 1861 to 1961 are largely based on the census figures for England & Wales with Wales including Monmouthshire excluded to maintain an area consistent with modern England. The figures up until 1921 use families and separate occupiers and have not been adjusted to take account of the definitional change in 1921 that effectively removed the institutional population from the figures.

The figure for 1939 is based on work by A. E. Holmans (see page 63, Housing Policy in Britain (1987), Croom Helm) with a pro rata adjustment made for England using the population ratio.

The 2001 figure is the mid-year estimate based on 2001 census.

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Source: See Notes above

Data for earlier years are less reliable and definitions are not consistent throughout the series.

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Table 4.5 Population estimates and projections: United Kingdom, 1956-2021¹

Thousands of people							
	England	Wales	England & Wales	Scotland	Great Britain	Northern Ireland	United Kingdom
1956	42,059	2,608	44,667	5,120	49,787	1,397	51,184
1961	43,561	2,635	46,196	5,184	51,380	1,427	52,807
1962	..	..	46,657	5,198	51,855	1,437	53,292
1963	..	..	46,973	5,205	52,178	1,447	53,625
1964	..	..	47,324	5,209	52,533	1,458	53,991
1965	..	..	47,671	5,210	52,881	1,468	54,349
1966	45,265	2,702	47,967	5,201	53,167	1,476	54,643
1967	..	..	48,272	5,198	53,470	1,489	54,959
1968	..	..	48,511	5,200	53,711	1,503	55,214
1969	..	..	48,738	5,209	53,947	1,514	55,461
1970	..	..	48,891	5,214	54,105	1,527	55,632
1971	46,412	2,740	49,152	5,236	54,388	1,540	55,928
1972	46,572	2,755	49,327	5,231	54,558	1,539	56,097
1973	46,686	2,773	49,459	5,234	54,693	1,530	56,223
1974	46,683	2,785	49,468	5,241	54,709	1,527	56,236
1975	46,674	2,795	49,470	5,232	54,702	1,524	56,226
1976	46,660	2,799	49,459	5,233	54,693	1,524	56,216
1977	46,640	2,801	49,441	5,226	54,667	1,523	56,190
1978	46,638	2,804	49,442	5,212	54,655	1,523	56,178
1979	46,698	2,810	49,508	5,204	54,712	1,528	56,240
1980	46,787	2,816	49,603	5,194	54,797	1,533	56,330
1981	46,821	2,813	49,634	5,180	54,815	1,543	56,358
1982	46,807	2,806	49,613	5,167	54,780	1,545	56,325
1983	46,874	2,807	49,681	5,153	54,834	1,551	56,385
1984	47,004	2,806	49,810	5,146	54,955	1,557	56,512
1985	47,180	2,810	49,990	5,137	55,127	1,565	56,692
1986	47,342	2,820	50,162	5,123	55,285	1,574	56,859
1987	47,488	2,833	50,321	5,113	55,434	1,582	57,016
1988	47,633	2,854	50,487	5,093	55,580	1,585	57,165
1989	47,809	2,869	50,678	5,097	55,775	1,590	57,365
1990	47,992	2,878	50,869	5,102	55,972	1,596	57,568
1991	48,208	2,891	51,100	5,107	56,207	1,607	57,814
1992	48,378	2,899	51,277	5,111	56,388	1,625	58,013
1993	48,533	2,906	51,439	5,120	56,559	1,638	58,198
1994	48,707	2,913	51,621	5,132	56,753	1,648	58,401
1995	48,903	2,917	51,820	5,137	56,957	1,655	58,612
1996	49,089	2,921	52,010	5,128	57,138	1,669	58,807
1997	49,284	2,927	52,211	5,123	57,334	1,680	59,014
1998	49,495	2,933	52,428	5,120	57,548	1,689	59,237
1999	49,753	2,937	52,690	5,119	57,809	1,692	59,501
2000	49,997	2,946	52,943	5,115	58,058	1,698	59,756
2001 2	50,187	2,950	53,137	5,109	58,246	1,708	59,954
2006 2	51,052	2,969	54,021	5,098	59,119	1,742	60,860
2011 2	51,922	2,993	54,915	5,087	60,002	1,771	61,773
2016 2	52,831	3,021	55,853	5,078	60,930	1,799	62,729
2021 2	53,715	3,047	56,763	5,058	61,820	1,821	63,642

¹ The figures are for the mid-point of the year.

² Projections for 2001 - 2021 are based upon mid-1998 population estimates.
For 2001 estimates for England based on the 2001 Census see table 4.6.

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Source:
Government Actuary's Department

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Table 4.6 Population estimates and projection: by region, 1981-2021¹

	Thousands									
	England	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East	London	South East	South West
1981	46,821	2,636	6,940	4,918	3,853	5,187	4,854	6,806	7,245	4,381
1982	46,807	2,626	6,911	4,911	3,852	5,182	4,875	6,771	7,277	4,400
1983	46,874	2,620	6,889	4,911	3,859	5,181	4,906	6,765	7,311	4,432
1984	47,004	2,614	6,873	4,908	3,873	5,184	4,934	6,772	7,373	4,473
1985	47,180	2,607	6,863	4,907	3,896	5,195	4,974	6,790	7,433	4,514
1986	47,342	2,601	6,852	4,906	3,919	5,197	5,012	6,803	7,492	4,560
1987	47,488	2,598	6,844	4,906	3,939	5,215	5,046	6,800	7,531	4,607
1988	47,633	2,592	6,840	4,920	3,966	5,228	5,078	6,770	7,581	4,656
1989	47,809	2,594	6,857	4,949	3,994	5,241	5,092	6,799	7,604	4,678
1990	47,992	2,598	6,866	4,962	4,014	5,250	5,113	6,853	7,639	4,696
1991	48,208	2,603	6,885	4,983	4,035	5,265	5,150	6,890	7,679	4,718
1992	48,378	2,609	6,890	5,002	4,062	5,278	5,175	6,905	7,712	4,746
1993	48,533	2,612	6,903	5,014	4,083	5,290	5,193	6,933	7,737	4,768
1994	48,707	2,610	6,902	5,025	4,102	5,295	5,223	6,968	7,784	4,798
1995	48,903	2,605	6,900	5,029	4,124	5,306	5,257	7,007	7,847	4,827
1996	49,089	2,600	6,891	5,036	4,141	5,317	5,293	7,074	7,895	4,842
1997	49,284	2,594	6,885	5,037	4,156	5,321	5,334	7,122	7,959	4,876
1998	49,495	2,590	6,891	5,043	4,169	5,333	5,377	7,187	8,004	4,901
1999	49,753	2,581	6,881	5,047	4,191	5,336	5,419	7,285	8,078	4,936
2000	49,997	2,577	6,894	5,058	4,208	5,335	5,460	7,375	8,115	4,975
2001	49,181	2,517	6,732	4,967	4,175	5,267	5,395	7,188	8,007	4,934
2006	50,526	2,555	6,843	5,098	4,312	5,358	5,582	7,337	8,344	5,098
2011	51,161	2,536	6,820	5,130	4,384	5,372	5,702	7,470	8,534	5,213
2016	51,832	2,521	6,813	5,165	4,455	5,391	5,823	7,609	8,722	5,333
2021	52,484	2,509	6,808	5,200	4,523	5,411	5,941	7,736	8,905	5,452

1. Up to and including 2001 the figures are mid-year estimates. The figures for 2006 onwards are 1996-based projections. Estimates for 2001 are based on the 2001 Census, and figures for previous years are subject to revision.

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Source: ONS

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Table 4.7 Population estimates and projections: by men and women, age group, and region, 1991-2021¹

Thousands of people											
Mid Year	Men					Women					All persons
	0-14	15-29	30-44	45-64	65+	0-14	15-29	30-44	45-59	60+	
North East											
1991	259	289	276	281	163	245	281	274	217	317	2,603
1992	262	283	276	286	164	248	275	275	222	317	2,609
1993	264	277	278	290	165	250	269	277	227	317	2,612
1994	262	272	280	293	166	249	263	280	230	315	2,610
1995	260	268	283	295	167	247	257	282	233	314	2,605
1996	258	263	286	297	169	245	251	285	235	313	2,600
1997	255	259	288	298	170	243	246	287	237	313	2,594
1998	252	256	289	301	171	240	242	288	239	313	2,590
1999	249	252	288	303	172	237	239	288	309	244	2,581
2000	245	251	288	306	173	233	237	288	243	312	2,577
2001	237	230	272	307	175	225	232	285	245	310	2,517
2006	228	249	273	329	175	218	240	270	264	309	2,555
2011	216	251	242	354	183	207	243	240	274	326	2,536
2016	212	242	227	355	204	203	235	226	279	340	2,521
2021	210	228	230	347	218	201	222	229	262	363	2,509
North West											
1991	698	776	716	735	424	660	751	711	570	845	6,885
1992	705	760	713	751	427	668	732	708	587	840	6,890
1993	710	746	719	764	429	673	715	711	601	835	6,903
1994	711	730	728	773	430	674	698	719	611	829	6,902
1995	707	719	738	780	432	670	684	727	619	824	6,900
1996	702	707	748	787	433	666	669	735	625	820	6,891
1997	698	695	758	792	435	663	656	743	630	816	6,885
1998	693	688	767	800	437	659	649	750	634	814	6,891
1999	689	675	774	806	438	654	639	757	811	811	6,881
2000	682	672	787	812	441	647	637	765	642	810	6,894
2001	665	614	729	806	446	633	627	759	647	806	6,732
2006	634	663	766	866	453	606	641	728	678	808	6,843
2011	605	672	687	935	483	580	652	650	703	855	6,820
2016	593	653	638	955	544	568	637	609	732	884	6,813
2021	589	618	645	956	576	565	604	620	698	937	6,808
Yorkshire and the Humber											
1991	491	586	525	525	316	464	551	513	408	605	4,983
1992	497	575	526	538	318	471	539	513	422	604	5,002
1993	502	559	531	547	320	476	525	516	433	603	5,014
1994	505	546	541	556	321	479	513	524	441	600	5,025
1995	504	535	550	562	323	478	501	530	447	600	5,029
1996	503	524	560	568	325	478	490	538	452	598	5,036
1997	502	513	569	573	326	477	479	546	455	597	5,037
1998	500	505	578	579	327	476	469	552	459	597	5,043
1999	498	497	583	586	328	475	463	557	590	469	5,047
2000	494	494	590	592	331	471	461	561	468	596	5,058
2001	484	466	540	591	333	464	467	555	473	593	4,967
2006	466	510	574	646	341	442	483	536	503	599	5,098
2011	449	523	517	708	365	425	496	483	524	640	5,130
2016	445	512	486	729	414	422	487	457	548	666	5,165
2021	446	490	498	730	443	423	465	471	522	712	5,200

Table 4.7 Population estimates and projections: by men and women, age group, and region, 1991-2021¹ (continued)

Thousands of people											
Mid Year	Men					Women					All persons
	0-14	15-29	30-44	45-64	65+	0-14	15-29	30-44	45-59	60+	
East Midlands											
1991	396	458	434	440	263	374	436	426	335	474	4,035
1992	401	451	433	453	266	380	429	426	347	477	4,062
1993	405	443	435	462	268	383	421	428	358	478	4,083
1994	407	436	441	470	270	385	414	433	367	478	4,102
1995	407	431	448	478	273	385	408	438	375	479	4,124
1996	407	425	455	485	276	384	402	445	381	481	4,141
1997	407	418	462	490	279	385	395	451	387	482	4,156
1998	406	410	468	497	281	384	389	456	392	485	4,169
1999	408	404	477	504	283	385	382	463	501	383	4,191
2000	406	399	483	510	286	384	378	469	404	489	4,208
2001	402	384	462	513	289	380	374	472	410	488	4,175
2006	393	415	477	558	302	368	394	463	430	512	4,312
2011	383	429	436	604	334	358	406	427	449	558	4,384
2016	380	427	410	623	383	355	404	405	476	592	4,455
2021	382	413	419	629	413	358	390	415	465	638	4,523
West Midlands											
1991	531	608	549	581	326	501	575	538	441	614	5,265
1992	537	596	549	592	330	507	562	537	453	615	5,278
1993	541	582	552	601	334	512	549	539	464	615	5,290
1994	542	569	558	608	336	513	537	545	473	614	5,295
1995	541	560	567	614	340	513	527	551	481	614	5,306
1996	540	550	577	618	343	512	518	559	485	614	5,317
1997	539	538	586	623	346	511	507	566	489	616	5,321
1998	537	530	594	629	349	510	499	573	494	618	5,333
1999	536	519	601	635	351	509	489	579	631	485	5,336
2000	532	512	608	639	353	504	482	585	501	619	5,335
2001	524	490	570	635	356	500	485	582	504	620	5,267
2006	504	511	596	683	369	480	487	567	523	639	5,358
2011	484	522	535	733	401	461	499	512	544	681	5,372
2016	475	515	493	756	448	453	493	476	573	710	5,391
2021	474	493	499	755	475	451	473	485	552	753	5,411
East											
1991	505	578	563	558	334	478	545	554	429	607	5,150
1992	508	569	557	576	338	483	537	547	449	610	5,175
1993	511	559	556	590	343	486	527	545	463	613	5,193
1994	514	551	561	600	346	489	521	550	475	615	5,223
1995	515	546	569	609	351	491	517	557	485	618	5,257
1996	516	542	580	617	355	492	513	565	492	620	5,293
1997	519	538	591	624	360	494	510	575	500	623	5,334
1998	522	534	601	633	364	497	507	584	507	628	5,377
1999	527	520	617	643	369	503	494	598	647	500	5,419
2000	528	511	633	651	373	504	487	612	522	637	5,460
2001	520	482	603	656	381	496	473	607	534	643	5,395
2006	516	506	622	711	402	496	487	610	556	677	5,582
2011	503	526	572	768	447	484	507	569	578	747	5,702
2016	497	534	533	797	516	478	515	537	622	795	5,823
2021	501	521	541	811	557	482	503	548	617	860	5,941

Table 4.7 Population estimates and projections: by men and women, age group, and region, 1991-2021¹ (continued)

Thousands of people											
Mid Year	Men					Women					All persons
	0-14	15-29	30-44	45-64	65+	0-14	15-29	30-44	45-59	60+	
London											
1991	651	893	764	662	382	620	887	762	524	744	6,890
1992	664	866	780	674	380	633	859	773	539	736	6,905
1993	675	840	806	683	380	645	833	793	552	727	6,933
1994	686	817	835	690	378	656	811	815	562	718	6,968
1995	693	799	865	696	378	662	793	840	571	709	7,007
1996	705	789	900	702	378	670	782	867	578	702	7,074
1997	713	780	928	708	378	679	768	889	585	695	7,122
1998	722	782	950	717	378	686	765	906	593	690	7,187
1999	723	816	976	724	378	689	782	915	746	537	7,285
2000	721	843	1006	735	377	687	792	927	606	681	7,375
2001	697	801	910	698	374	669	842	940	595	663	7,189
2006	723	768	952	830	370	681	786	891	681	656	7,337
2011	709	799	867	960	383	666	820	818	762	687	7,470
2016	704	817	828	1022	422	662	835	787	812	717	7,609
2021	712	804	851	1039	455	670	818	821	781	785	7,736
South East											
1991	739	864	837	822	497	696	809	821	642	951	7,679
1992	748	845	831	850	502	706	795	815	669	952	7,712
1993	754	826	833	870	506	712	778	816	690	951	7,737
1994	758	815	845	887	509	718	769	826	708	949	7,784
1995	763	807	863	901	515	722	765	839	723	951	7,847
1996	765	796	881	912	520	724	757	854	735	950	7,895
1997	771	788	901	923	526	730	753	870	746	951	7,959
1998	774	776	918	935	531	733	744	883	756	953	8,004
1999	782	766	941	950	535	741	735	904	961	762	8,078
2000	782	753	958	962	540	741	724	920	777	958	8,115
2001	768	731	898	965	549	726	714	913	786	958	8,007
2006	771	767	942	1068	582	728	734	911	832	1009	8,344
2011	754	797	867	1171	648	713	762	849	872	1102	8,534
2016	746	808	813	1222	747	704	773	806	934	1169	8,722
2021	752	790	834	1240	811	710	755	828	921	1264	8,905
South West											
1991	435	509	485	513	354	410	477	482	397	656	4,718
1992	441	502	484	528	357	417	469	480	412	657	4,746
1993	446	494	486	540	360	421	460	481	425	657	4,768
1994	449	488	493	549	362	425	454	488	436	656	4,798
1995	450	483	500	558	365	426	448	494	445	657	4,827
1996	451	475	508	564	368	426	440	500	453	656	4,842
1997	454	470	519	571	371	429	437	509	460	656	4,876
1998	455	463	526	579	374	431	432	515	467	658	4,901
1999	457	455	537	591	378	434	422	522	606	533	4,936
2000	456	454	547	600	381	433	422	531	488	662	4,975
2001	450	429	519	614	388	427	411	532	500	665	4,934
2006	439	466	542	665	407	413	428	516	524	699	5,098
2011	428	481	502	722	453	401	442	475	545	765	5,213
2016	423	483	474	750	523	397	443	448	575	817	5,333
2021	426	470	486	764	569	399	430	460	563	886	5,452

Table 4.7 Population estimates and projections: by men and women, age group, and region, 1991-2021¹ (continued)

Thousands of people											
Mid Year	Men					Women					All persons
	0-14	15-29	30-44	45-64	65+	0-14	15-29	30-44	45-59	60+	
England											
1991	4704	5562	5148	5116	3058	4449	5311	5083	3964	5812	48,208
1992	4764	5447	5148	5247	3082	4513	5197	5073	4100	5807	48,378
1993	4808	5327	5196	5347	3103	4561	5076	5106	4212	5796	48,533
1994	4833	5224	5280	5425	3119	4588	4980	5180	4304	5774	48,707
1995	4840	5147	5384	5492	3144	4595	4900	5258	4378	5765	48,903
1996	4846	5072	5495	5548	3168	4598	4823	5347	4437	5755	49,089
1997	4858	4999	5601	5602	3191	4612	4751	5434	4488	5748	49,284
1998	4862	4943	5691	5670	3212	4618	4696	5506	4540	5756	49,495
1999	4869	4904	5795	5742	3231	4627	4646	5583	5804	4550	49,753
2000	4846	4888	5899	5807	3256	4605	4621	5658	4651	5765	49,997
2001	4747	4626	5502	5785	3292	4522	4625	5645	4693	5747	49,181
2006	4674	4855	5742	6356	3399	4432	4682	5492	4990	5906	50,526
2011	4531	5000	5225	6954	3696	4296	4826	5024	5250	6360	51,161
2016	4474	4991	4902	7209	4200	4242	4822	4751	5551	6691	51,832
2021	4491	4826	5003	7271	4517	4258	4660	4878	5381	7198	52,484

1. Up to and including 2001 the figures are mid-year estimates. The figures for 2006 onwards are 1996-based projections. Estimates for 2001 are based the 2001 census, and figures for previous years are subject to revision.

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Source: ONS

Live table 423

Next update: February 2003

Chart 5a Housing market: simple market average house prices, by country, latest calendar year

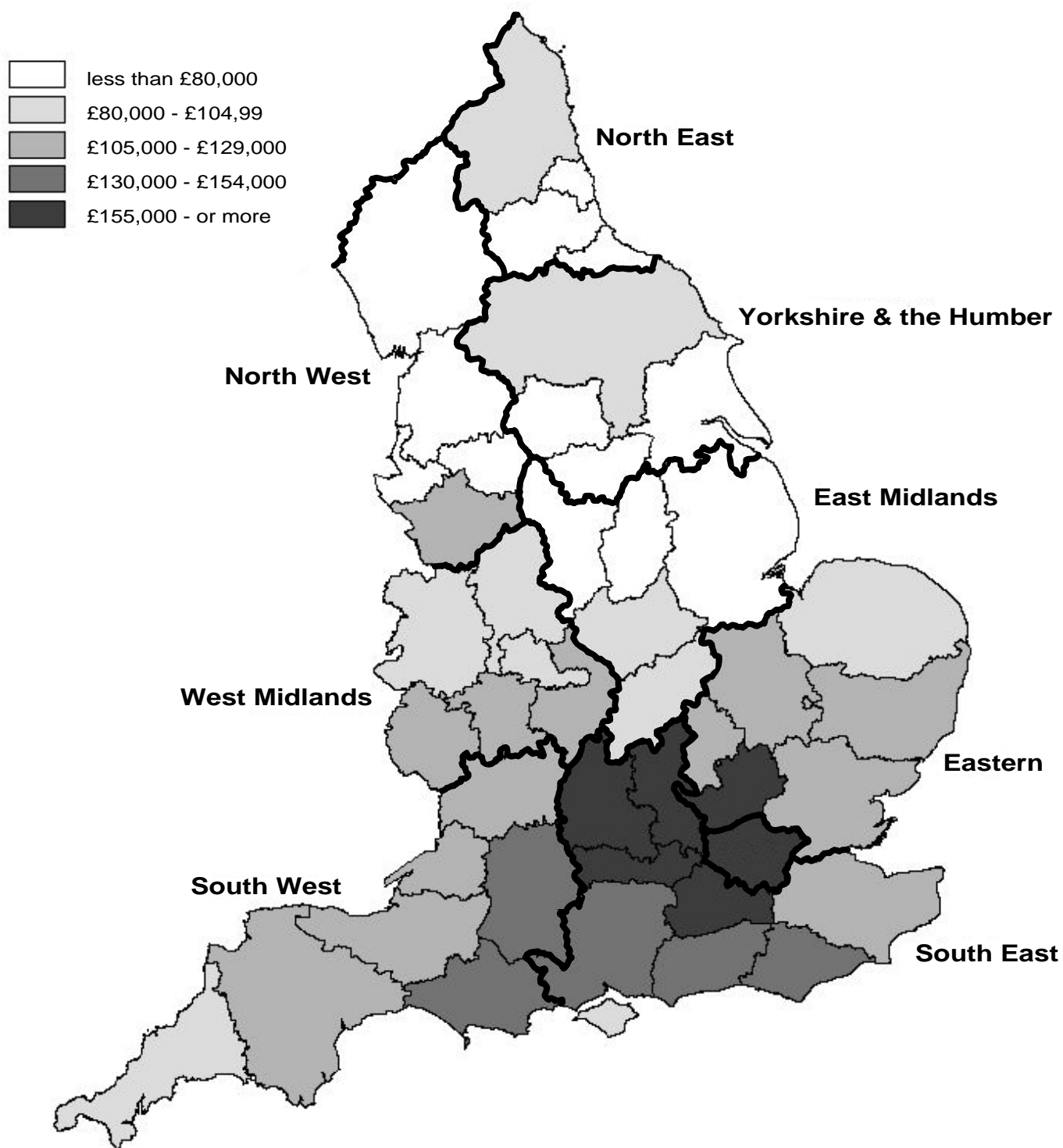
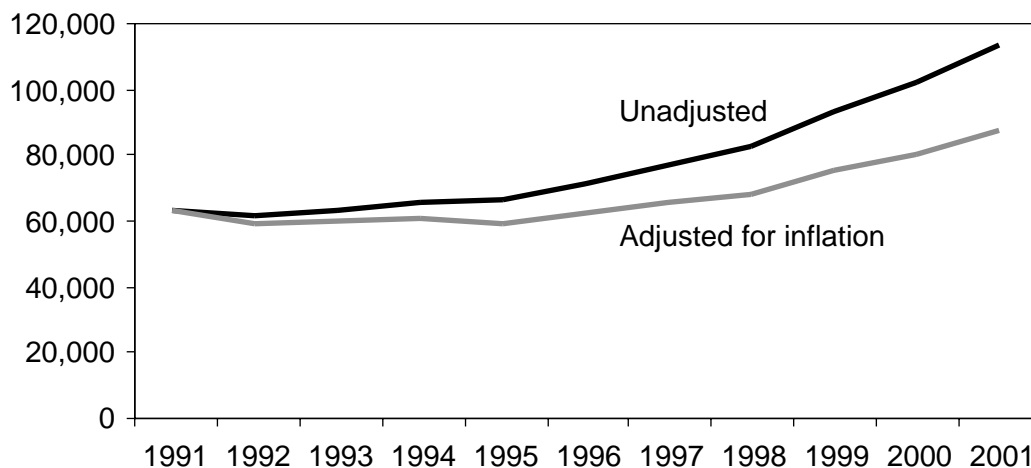


Chart 5b Housing market: simple average house prices, United Kingdom¹



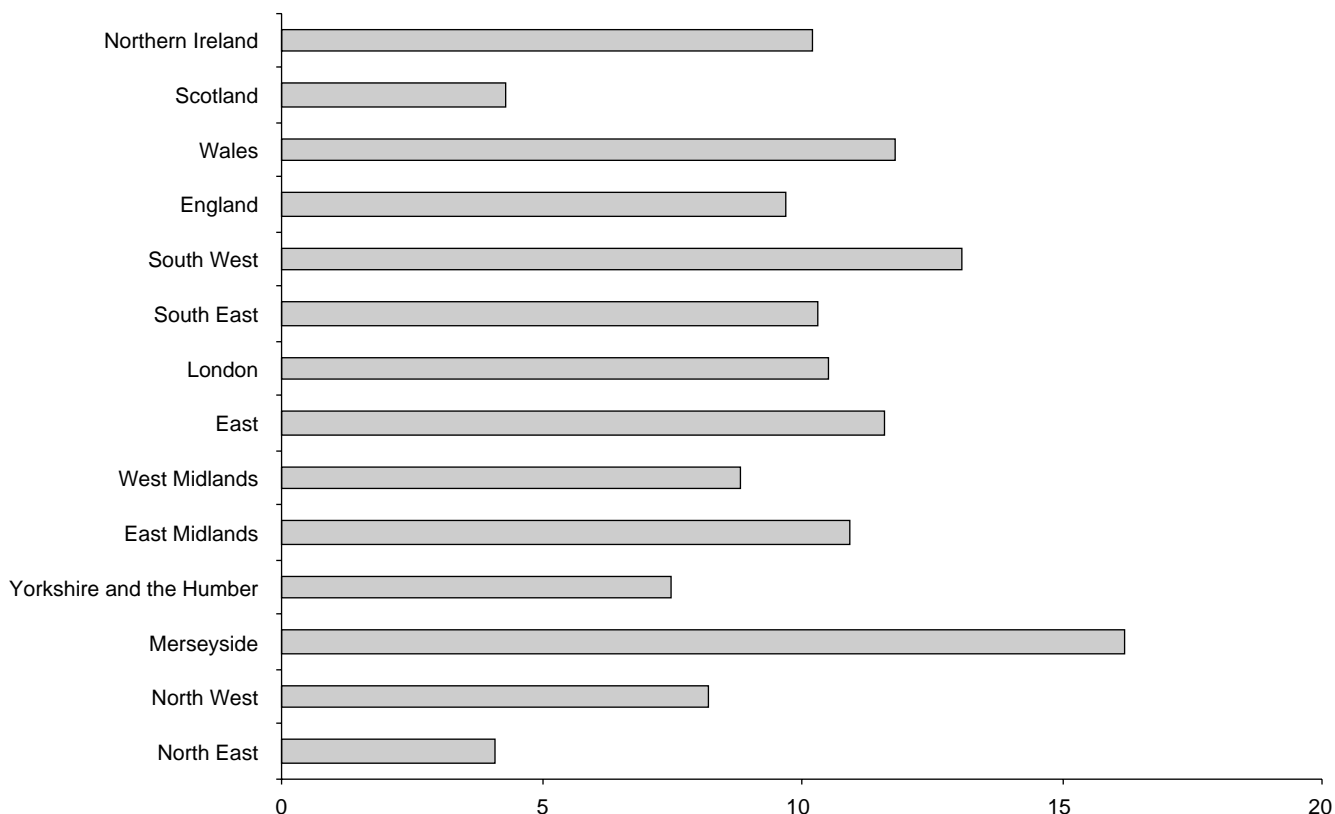
¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

Live chart 571

Chart 5c Housing market: latest on year percentage change in mix-adjusted house prices, by region



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Source: Survey of Mortgage Lenders

Live chart 572

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom¹

	Average price £					
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette	All dwellings
United Kingdom						
1991	71,032	106,351	58,971	48,252	48,350	62,455
1992	67,947	104,462	57,259	46,696	46,130	61,366
1993	68,347	102,612	56,307	46,157	46,097	62,333
1994	70,071	107,794	57,689	47,549	47,578	64,787
1995	68,398	109,502	57,598	49,028	51,123	65,644
1996	72,173	112,530	61,794	52,417	55,909	70,626
1997	78,784	119,402	66,452	58,511	61,824	76,103
1998	84,133	127,556	71,485	62,589	68,714	81,774
1999	90,981	140,963	79,654	71,404	81,653	92,521
2000	103,390	155,167	88,098	78,264	90,628	101,550
2001	113,419	173,295	99,412	87,470	97,871	112,835
Great Britain						
1991	74,654	107,420	59,657	48,930	48,418	63,197
1992	70,876	105,325	57,875	47,254	46,184	61,985
1993	70,720	103,289	56,807	46,616	46,159	62,854
1994	72,479	108,444	58,220	48,062	47,629	65,358
1995	70,136	110,196	58,113	49,648	51,215	66,261
1996	73,491	112,306	62,018	52,659	55,306	70,344
1997	80,066	120,059	66,927	59,101	61,910	76,617
1998	85,652	128,237	71,993	63,073	68,844	82,304
1999	92,714	141,851	80,162	72,044	81,961	93,200
2000	105,570	156,254	88,582	78,942	89,516	102,324
2001	115,686	174,460	99,870	88,063	98,733	113,591
England and Wales						
1991	76,608	109,055	60,256	49,542	51,670	64,584
1992	71,162	106,086	58,416	47,970	48,587	63,071
1993	71,135	103,900	57,263	47,161	48,484	63,983
1994	72,740	109,357	58,889	48,808	50,870	66,815
1995	70,346	110,815	58,521	50,194	54,066	67,342
1996	73,775	112,910	62,459	53,138	58,517	71,386
1997	80,575	121,004	67,451	59,940	65,371	77,898
1998	86,811	129,517	72,467	63,735	72,860	83,575
1999	94,090	143,807	80,854	72,761	86,773	94,768
2000	107,851	159,011	89,894	80,334	97,236	105,021
2001	119,072	178,446	101,833	89,779	108,065	117,161
England						
1991	77,680	109,925	60,977	50,249	51,949	65,299
1992	71,809	106,889	59,174	48,564	48,872	63,692
1993	71,894	104,822	57,882	47,773	48,727	64,572
1994	73,492	110,392	59,596	49,453	51,132	67,518
1995	71,226	112,228	59,168	50,852	54,360	68,066
1996	74,995	114,326	63,218	53,845	58,831	72,210
1997	81,948	122,375	68,398	60,950	65,732	78,831
1998	88,466	131,375	73,584	64,739	73,369	84,695
1999	96,216	145,946	82,172	74,051	87,435	96,133
2000	111,098	162,059	91,754	82,298	98,277	106,998
2001	121,577	182,487	104,220	92,193	111,141	119,563
North East						
1991	60,991	85,431	44,347	33,689	29,878	45,395
1992	61,418	82,619	45,847	35,939	30,966	47,485
1993	60,773	83,301	45,800	34,835	33,382	48,725
1994	62,935	88,575	45,809	35,235	32,948	48,893
1995	59,771	86,548	43,798	34,643	31,870	46,565
1996	61,954	85,496	46,684	38,202	32,313	51,009
1997	64,412	88,305	48,139	43,262	33,605	52,824
1998	70,377	89,627	53,434	40,658	40,256	55,957
1999	73,156	104,041	53,754	46,652	47,491	61,620
2000	70,236	107,868	55,920	45,232	51,812	63,921
2001	79,281	116,619	60,170	45,945	55,129	69,813

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom¹ (continued)

	Average price £							
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette	All dwellings		
North West (excluding Merseyside)								
1991	69,944		97,961		53,633	37,331	42,794	53,747
1992	69,416		106,672		53,384	38,989	41,420	57,173
1993	70,918		97,659		52,957	37,525	39,827	56,261
1994	69,957		102,997		53,012	38,626	42,637	58,091
1995	65,078		103,404		52,698	38,230	41,884	57,543
1996	67,713		101,165		52,469	39,673	39,421	57,435
1997	70,590		108,679		56,914	42,079	44,265	63,540
1998	74,647		112,686		58,935	44,391	48,143	66,819
1999	84,070		123,158		65,379	47,008	57,287	73,509
2000	82,966		132,924		67,473	53,157	67,818	79,437
2001	94,572		141,181		75,547	56,119	69,229	83,627
Merseyside								
1991	70,806		96,356		52,214	33,514	41,043	49,400
1992	67,521		107,825		52,553	35,373	42,105	53,067
1993	74,083		97,366		52,548	34,120	38,031	52,685
1994	73,355		97,783		54,008	34,524	39,045	52,934
1995	70,536		84,253		48,945	35,184	36,453	50,390
1996	81,142		101,116		53,732	38,142	47,930	58,403
1997	83,190		110,474		54,051	41,778	44,818	60,664
1998	97,818		99,251		56,137	36,947	47,981	59,516
1999	99,086		102,400		61,244	38,663	48,459	63,515
2000	75,389		110,124		62,008	49,171	63,596	68,235
2001	105,086		129,499		75,074	43,999	78,173	74,088
Yorkshire and The Humber								
1991	70,539		92,978		50,640	38,341	37,320	52,343
1992	64,039		91,198		49,503	38,061	36,365	52,291
1993	63,309		95,514		49,136	39,188	35,915	54,572
1994	64,444		95,018		48,722	38,162	38,097	54,352
1995	59,922		92,385		49,388	38,897	36,398	54,356
1996	59,188		95,981		51,290	38,525	42,140	55,867
1997	68,466		101,408		51,954	41,471	43,227	60,019
1998	67,217		105,170		53,081	43,688	44,006	62,214
1999	69,293		112,346		57,441	46,561	45,737	67,416
2000	78,071		115,479		60,414	50,211	58,646	72,176
2001	87,588		127,888		65,334	52,775	61,523	76,368
East Midlands								
1991	64,301		87,825		47,478	37,919	33,399	55,740
1992	60,597		85,123		46,035	36,285	36,096	54,551
1993	61,256		80,110		43,762	35,881	31,492	53,797
1994	62,504		84,598		44,399	35,486	35,127	55,119
1995	57,863		85,433		44,303	36,785	33,133	55,060
1996	65,296		89,918		46,373	37,254	41,795	58,855
1997	63,702		93,424		48,306	39,868	35,883	61,930
1998	66,774		101,574		51,616	42,235	42,127	66,155
1999	74,143		107,969		54,948	46,198	39,736	72,437
2000	83,472		121,601		60,965	51,276	51,510	79,323
2001	91,274		134,679		68,850	58,028	56,582	87,280
West Midlands								
1991	83,463		98,206		53,762	40,983	38,111	58,659
1992	69,723		93,892		52,348	40,601	38,658	57,881
1993	74,116		92,843		51,430	39,803	37,487	58,508
1994	77,000		96,298		50,000	40,036	35,073	59,089
1995	71,807		105,243		50,109	40,590	38,637	62,123
1996	75,768		100,519		54,442	43,423	39,188	64,320
1997	81,996		108,609		55,969	46,314	46,710	67,803
1998	83,972		114,571		60,130	49,575	44,419	71,864
1999	91,785		128,846		65,271	51,820	50,017	79,757
2000	109,082		144,145		73,730	58,345	81,726	88,431
2001	111,508		162,802		78,857	65,879	70,675	97,650

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom¹ (continued)

	Average price £					
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette	All dwellings
East						
1991	77,825	111,784	67,063	54,823	47,669	69,865
1992	66,250	109,777	59,739	49,369	42,772	65,198
1993	68,833	109,416	57,718	46,400	40,752	66,756
1994	69,714	108,394	60,388	49,148	39,786	69,431
1995	66,899	113,759	61,409	49,125	39,930	70,036
1996	69,609	113,275	64,717	50,978	42,064	73,403
1997	84,045	124,843	72,861	57,833	45,333	81,378
1998	87,414	139,686	79,095	63,835	50,943	88,682
1999	92,784	151,253	86,265	72,823	57,251	96,841
2000	109,412	179,057	104,930	84,017	64,688	111,813
2001	118,186	202,021	118,771	96,546	78,346	127,858
London						
1991	112,598	171,702	105,625	93,990	67,094	85,742
1992	102,869	143,416	97,970	78,120	60,701	78,049
1993	95,572	150,812	97,055	79,851	61,890	81,332
1994	98,049	176,438	103,079	84,310	65,634	87,631
1995	96,863	173,669	104,205	87,957	69,873	89,528
1996	98,913	175,519	103,845	91,584	75,663	94,065
1997	115,308	188,884	121,186	106,292	86,455	105,819
1998	138,426	206,545	135,602	114,720	96,501	114,783
1999	144,626	258,757	162,866	145,925	118,802	142,321
2000	171,146	295,534	191,788	172,223	137,506	163,577
2001	196,184	331,324	213,228	187,493	150,571	182,325
South East						
1991	92,157	140,404	75,109	61,820	49,883	80,696
1992	86,034	133,566	70,259	55,519	44,739	76,528
1993	86,779	128,554	67,935	53,059	41,860	77,239
1994	86,890	138,337	71,714	55,605	44,243	82,513
1995	87,790	141,633	71,666	55,648	45,842	83,030
1996	94,092	143,774	75,528	60,211	48,305	87,644
1997	104,429	156,249	85,300	68,251	50,816	94,842
1998	116,129	175,414	97,060	76,716	58,430	106,378
1999	126,123	197,618	108,987	87,471	67,822	121,654
2000	159,803	232,359	132,347	101,918	86,351	142,790
2001	169,281	254,138	146,033	117,133	93,906	156,964
South West						
1991	75,767	107,965	60,689	50,143	45,242	65,346
1992	72,708	100,369	57,406	46,890	40,535	61,654
1993	67,364	96,690	55,185	46,499	39,341	61,319
1994	74,204	99,835	57,434	46,794	41,307	64,847
1995	74,113	102,470	55,629	48,581	42,242	65,096
1996	75,435	104,596	59,469	49,705	44,205	68,034
1997	77,122	112,886	62,862	53,807	50,350	73,004
1998	90,481	123,443	72,721	58,133	53,226	80,203
1999	97,149	137,891	81,836	65,030	63,032	89,217
2000	117,355	162,818	93,603	78,740	67,590	104,233
2001	130,157	185,670	107,483	87,641	83,917	118,639
Wales						
1991	59,735	88,356	44,946	36,717	37,026	48,989
1992	60,175	87,984	43,883	36,257	32,276	49,551
1993	59,336	87,354	45,034	36,034	35,226	52,465
1994	60,874	89,167	45,663	37,217	38,172	53,106
1995	59,552	85,773	45,245	37,702	35,609	52,978
1996	58,610	85,873	47,897	39,924	38,083	54,898
1997	58,573	96,148	48,896	39,165	39,827	58,372
1998	62,746	95,831	52,072	43,057	39,282	60,902
1999	70,429	105,587	57,466	45,458	46,988	67,483
2000	74,720	115,505	60,621	47,771	55,880	72,285
2001	87,675	126,644	66,922	53,079	60,369	79,628

Table 5.1 Housing market: simple average house prices, by dwelling type and region, United Kingdom¹ (continued)

	Average price £					
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette	All dwellings
Scotland						
1991	65,102	85,184	50,480	36,824	35,221	48,772
1992	68,868	94,525	49,624	35,346	35,186	50,010
1993	67,722	90,926	49,700	37,155	37,121	49,568
1994	70,724	94,620	49,197	36,936	37,095	50,651
1995	68,610	98,816	50,948	39,329	40,467	53,143
1996	71,373	100,842	53,597	42,749	41,495	56,674
1997	74,928	100,728	57,103	40,695	44,181	57,883
1998	76,323	105,338	61,426	47,315	46,389	63,585
1999	80,545	107,843	63,313	52,058	58,221	69,312
2000	87,572	116,615	62,304	54,831	52,576	69,961
2001	89,983	121,705	66,255	58,190	56,228	73,570
Northern Ireland						
1991	40,098	62,845	31,442	21,119	31,825	35,392
1992	44,655	67,095	31,485	20,158	32,241	38,287
1993	45,911	65,195	32,843	19,522	28,589	38,880
1994	45,017	69,161	32,775	21,240	31,950	38,651
1995	51,539	73,971	39,312	24,781	35,395	42,810
1996	57,882	76,882	43,838	25,693	25,920	47,678
1997	62,545	86,809	47,175	30,613	37,914	53,309
1998	68,524	92,198	52,305	37,843	50,016	59,376
1999	72,185	101,664	59,223	44,236	47,383	66,267
2000	77,833	111,971	66,894	50,252	48,148	72,514
2001	82,441	124,012	76,529	57,302	40,493	79,885

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

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Table 5.2 Housing market: simple average house prices¹, by county, latest calendar year

County	Average price 2001 (£)
Avon	121,497
Bedfordshire	111,429
Berkshire	180,130
Bucks	171,304
Cambridgeshire	116,346
Cheshire	106,273
Cleveland	61,444
Co Durham	60,482
Cornwall	102,842
Cumbria	78,158
Derbyshire	77,063
Devon	106,404
Dorset	138,077
East Sussex	132,164
Essex	125,039
Gloucestershire	127,078
Gtr Manchester	73,792
Hampshire	142,808
Herefordshire	115,652
Herts	173,202
Humberside	62,201
Inner London	257,458
Isle of Wight	103,975
Kent	124,145
Lancashire	68,428
Leicestershire	92,162
Lincolnshire	78,078
London	205,367
Merseyside	71,337
Norfolk	95,838
North Yorkshire	103,636
Northants	101,944
Northumberland	81,330
Nottinghamshire	78,644
Outer London	171,769
Oxfordshire	174,127
Shropshire	95,837
Somerset	111,201
South Yorkshire	64,876
Staffordshire	81,097
Suffolk	106,018
Surrey	226,197
Tyne & Wear	67,533
Warwickshire	121,730
West Midlands	85,123
West Sussex	150,150
West Yorkshire	72,497
Wiltshire	132,798
Worcestershire	119,633

¹ Land Registry simple average prices have been used for this table as they provide a more reliable estimate at county level

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Source: HM Land Registry

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Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers,

	Dwellings mortgaged in country or region as a percentage of all dwellings mortgaged	New dwellings as a percentage of all dwellings mortgaged in country or region	Average Percentage of mortgages to first time buyers ²	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
United Kingdom									
1991	100.0	11.6	47.0	73,507	49,299	22,269	60,986	42,784	20,319
1992	100.0	11.5	50.3	73,224	50,090	23,936	59,836	42,878	20,609
1993	100.0	10.5	53.8	73,229	51,462	23,809	60,450	43,918	21,112
1994	100.0	11.0	54.0	74,805	53,330	24,459	62,700	45,992	21,869
1995	100.0	12.1	51.8	79,274	57,591	26,917	62,920	46,835	22,402
1996	100.0	10.2	47.7	85,271	61,763	28,863	68,371	50,177	24,147
1997	100.0	10.1	44.6	93,196	65,834	30,574	73,799	53,837	25,570
1998	100.0	10.8	48.3	96,674	69,602	31,892	79,526	56,805	26,762
1999	100.0	11.3	46.8	112,088	77,607	35,187	90,039	63,441	29,191
2000	100.0	10.8	43.8	122,400	82,861	36,735	98,988	69,109	30,533
2001	100.0	8.3	39.5	132,133	91,085	39,570	110,297	74,152	33,191
England									
1991	84.9	11.3	47.1	76,259	50,825	22,486	63,899	44,629	20,766
1992	85.4	11.0	50.5	75,070	51,180	23,755	62,281	44,482	21,011
1993	85.8	9.9	53.3	74,825	52,631	24,109	62,811	45,406	21,585
1994	84.7	10.3	53.3	77,445	55,006	25,031	65,477	47,803	22,414
1995	85.6	11.8	51.2	81,414	59,171	27,554	65,372	48,441	22,917
1996	86.2	9.7	47.1	88,415	63,543	29,462	70,108	51,392	24,560
1997	87.4	9.6	43.8	97,111	68,372	31,566	76,532	55,652	26,178
1998	87.2	10.1	46.8	101,068	72,845	32,798	82,420	58,594	27,396
1999	87.1	10.4	46.1	119,127	81,941	36,859	93,475	65,526	29,849
2000	84.8	9.9	42.7	131,055	87,815	38,328	104,315	72,156	31,429
2001	84.4	7.4	38.9	142,645	96,730	41,395	117,067	77,816	34,292
North East									
1991	4.7	10.8	40.2	72,251	46,164	22,151	42,154	31,847	16,358
1992	4.6	10.6	45.8	69,002	47,026	23,177	44,921	33,448	16,998
1993	4.4	10.6	54.2	73,982	52,029	24,628	45,667	35,020	17,688
1994	4.5	10.5	57.5	73,395	47,767	24,135	45,723	35,273	18,289
1995	4.3	11.3	56.2	68,194	51,227	24,516	43,567	34,202	18,096
1996	3.9	12.3	52.7	74,832	54,244	24,585	47,387	36,771	18,484
1997	3.6	10.7	51.4	75,781	56,216	25,465	49,763	38,751	20,150
1998	3.8	12.2	53.6	75,657	57,347	27,926	53,115	39,772	21,029
1999	3.4	13.2	53.2	85,343	62,514	30,205	58,008	44,519	23,266
2000	3.9	10.8	50.2	91,373	67,655	30,824	60,601	46,261	24,259
2001	3.8	8.2	43.6	105,078	73,678	35,723	66,781	50,479	25,399
North West (excl Merseyside)									
1991	9.2	12.4	45.2	75,363	50,057	22,497	50,688	36,747	17,867
1992	8.8	12.0	47.6	76,819	53,222	24,359	54,504	39,227	18,577
1993	8.6	10.3	55.0	73,336	52,157	25,030	53,906	40,472	19,147
1994	8.7	11.4	55.9	73,848	54,289	24,921	55,147	41,345	20,101
1995	8.9	15.4	55.2	77,243	57,478	27,224	53,621	41,077	20,120
1996	7.9	10.9	53.0	71,387	55,342	25,625	55,758	42,628	20,775
1997	8.1	11.7	46.5	85,395	63,691	30,134	60,596	45,804	22,508
1998	8.5	11.5	51.0	83,948	64,005	28,511	64,453	47,883	24,177
1999	8.6	12.4	49.1	95,140	69,257	31,542	70,455	52,182	25,633
2000	8.8	11.3	44.1	107,235	75,206	35,616	75,892	56,419	27,079
2001	8.7	8.1	39.7	109,822	79,125	35,869	81,314	59,584	28,162

by new/other dwellings, type of buyer and region, United Kingdom¹

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
United Kingdom									
62,455	43,547	20,549	47,094	38,963	17,607	76,253	47,669	23,191	1991
61,366	43,702	20,991	46,931	38,914	18,022	76,542	48,754	24,114	1992
62,333	44,911	21,492	47,669	39,238	18,165	79,636	51,291	25,450	1993
64,787	47,015	22,288	48,231	40,108	18,444	84,861	55,096	26,957	1994
65,644	48,338	23,114	46,489	41,389	18,697	87,196	55,977	28,088	1995
70,626	51,473	24,740	48,693	43,867	19,723	91,193	58,507	29,468	1996
76,103	55,000	26,086	52,674	46,567	20,919	96,303	62,182	30,533	1997
81,774	58,117	27,317	61,344	50,921	22,746	101,250	64,918	31,693	1998
92,521	65,036	29,864	71,623	57,383	25,277	111,203	71,717	33,961	1999
101,550	70,606	31,193	75,840	60,451	26,259	122,140	78,590	35,197	2000
112,835	76,258	33,967	85,021	67,037	28,489	131,803	84,181	37,675	2001
England									
65,299	45,330	20,962	49,635	41,025	18,035	79,259	49,172	23,569	1991
63,692	45,220	21,314	49,190	40,803	18,456	78,828	49,854	24,307	1992
64,572	46,329	21,938	49,765	40,999	18,652	81,772	52,178	25,788	1993
67,518	48,759	22,833	50,610	42,018	18,981	87,579	56,437	27,406	1994
68,066	49,918	23,650	48,311	42,989	19,076	89,810	57,361	28,685	1995
72,210	52,568	25,101	50,122	45,150	20,089	92,978	59,453	29,847	1996
78,831	56,790	26,701	54,775	48,379	21,427	98,876	63,720	31,089	1997
84,695	59,933	27,937	63,473	52,686	23,280	104,262	66,562	32,250	1998
96,133	67,227	30,573	74,420	59,586	25,981	114,998	73,693	34,555	1999
106,998	73,717	32,100	80,084	63,573	27,146	127,663	81,354	35,948	2000
119,563	79,898	35,077	89,990	70,675	29,532	139,697	88,049	38,806	2001
North East									
45,395	33,389	16,991	33,262	29,489	14,887	54,098	36,156	18,469	1991
47,485	34,894	17,655	35,237	30,200	14,775	57,832	38,839	20,085	1992
48,725	36,868	18,443	37,254	31,897	15,694	62,202	42,518	21,638	1993
48,893	36,727	18,924	36,539	30,867	15,807	65,667	44,511	23,209	1994
46,565	36,091	18,811	34,070	31,038	15,512	62,880	42,627	23,151	1995
51,009	38,982	19,268	36,130	32,918	15,732	68,231	45,889	23,378	1996
52,824	40,611	20,729	36,628	33,392	16,698	70,123	47,963	24,994	1997
55,957	41,951	21,865	43,654	37,475	18,736	69,894	46,757	25,280	1998
61,620	46,897	24,191	48,182	40,700	20,835	77,649	54,215	28,039	1999
63,921	48,570	24,966	51,070	42,358	21,434	77,364	55,001	28,685	2000
69,813	52,458	26,222	53,117	45,129	21,690	83,021	58,694	29,574	2001
North West (excl Merseyside)									
53,747	38,400	18,427	39,855	33,737	15,589	65,681	42,366	20,872	1991
57,173	40,901	19,273	42,905	35,586	16,327	70,415	45,809	22,039	1992
56,261	41,790	19,865	43,576	37,033	16,765	71,945	47,525	23,745	1993
58,091	42,931	20,733	43,286	37,189	17,471	77,515	50,323	25,095	1994
57,543	43,708	21,323	41,461	37,309	17,049	78,823	51,980	26,965	1995
57,435	43,897	21,270	41,542	37,948	17,132	76,953	50,607	26,381	1996
63,540	47,835	23,338	45,133	40,119	18,447	81,478	55,096	28,108	1997
66,819	49,563	24,647	50,648	43,126	20,570	84,538	56,592	29,220	1998
73,509	54,294	26,364	55,619	46,080	21,723	91,982	62,673	31,139	1999
79,437	58,544	28,046	60,626	50,178	23,534	94,938	65,327	31,898	2000
83,627	61,170	28,743	63,181	52,394	24,003	99,608	69,539	32,878	2001

Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers,

	Dwellings mortgaged in country or region as a percentage of all dwellings mortgaged	New dwellings as a percentage of all dwellings mortgaged in country or region	Percentage of mortgages to first time buyers ²	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
Merseyside									
1991	2.1	10.1	53.1	69,080	42,195	19,945	47,194	34,941	16,757
1992	1.8	7.4	53.9	80,048	55,813	24,779	50,899	37,682	18,101
1993	1.8	9.7	61.9	69,434	48,919	20,636	50,859	38,004	18,109
1994	1.7	8.2	59.2	60,683	44,318	20,238	51,865	41,144	19,033
1995	2.0	14.7	62.6	62,343	49,195	21,497	47,715	38,334	18,659
1996	1.7	12.2	51.7	74,343	54,774	25,976	55,937	42,402	21,162
1997	1.6	14.1	52.2	78,301	56,960	25,926	57,687	43,733	21,245
1998	1.6	11.3	57.4	82,824	58,496	31,034	56,314	43,184	21,822
1999	1.5	13.3	52.1	76,686	58,082	29,123	61,496	48,702	24,171
2000	1.4	15.6	53.2	83,185	65,181	29,500	65,485	51,043	23,978
2001	1.3	9.3	47.0	111,504	86,194	39,823	71,220	52,760	27,421
Yorkshire and the Humber									
1991	9.3	9.7	45.4	71,810	46,585	21,525	50,191	35,375	17,214
1992	9.6	9.8	49.7	74,926	48,000	22,673	49,854	36,413	17,743
1993	8.5	8.9	52.3	74,851	50,168	23,334	52,036	37,969	18,447
1994	8.4	10.6	52.0	71,436	51,863	23,119	51,806	39,051	18,954
1995	8.6	10.9	52.0	77,476	54,910	25,476	50,811	38,724	19,100
1996	7.5	9.8	51.9	80,012	57,366	27,525	53,198	41,218	20,348
1997	7.3	9.2	47.4	83,543	59,006	27,348	57,307	43,676	22,011
1998	8.1	11.0	50.2	84,084	61,781	29,403	59,050	45,068	23,303
1999	7.8	11.4	50.4	93,140	69,775	31,722	64,118	48,930	24,006
2000	8.4	12.7	46.3	97,077	73,072	33,236	68,541	50,836	24,894
2001	8.4	9.3	43.2	102,051	71,840	32,993	73,251	54,007	26,227
East Midlands									
1991	6.9	15.4	47.0	67,995	44,403	20,265	53,461	37,920	17,945
1992	7.2	14.1	48.1	68,697	46,987	22,773	52,106	37,598	18,294
1993	7.7	13.1	53.1	69,561	47,192	21,827	50,664	37,577	18,520
1994	7.2	14.3	53.5	70,767	51,360	23,580	51,932	38,717	18,584
1995	7.0	15.4	52.7	70,813	52,883	25,463	51,800	38,784	19,554
1996	7.2	11.6	48.2	80,011	58,160	28,792	55,469	41,485	20,680
1997	7.2	13.1	46.4	84,083	60,949	29,864	58,184	44,662	22,131
1998	7.5	12.5	49.6	92,100	69,391	32,508	61,832	46,084	22,855
1999	8.1	14.5	46.2	101,284	70,149	33,910	67,553	49,257	24,800
2000	8.4	13.4	43.0	110,561	77,102	34,354	74,227	54,729	25,980
2001	8.1	9.5	38.7	121,954	83,156	35,437	83,048	58,228	27,466
West Midlands									
1991	8.3	13.1	48.3	72,039	47,954	21,709	56,622	39,882	18,539
1992	8.3	12.3	48.4	70,903	49,507	23,430	55,923	40,098	19,046
1993	8.5	10.7	53.5	69,051	49,791	22,778	56,781	41,159	19,511
1994	8.4	10.5	55.6	71,037	50,459	23,204	56,924	41,680	19,580
1995	8.5	12.6	51.1	78,039	55,257	25,144	59,261	43,915	21,319
1996	8.2	9.5	47.7	83,903	59,191	27,718	61,997	45,480	22,571
1997	7.9	9.7	45.2	93,368	62,445	28,931	64,996	48,274	22,941
1998	7.9	10.3	48.8	93,359	68,129	30,292	69,196	50,575	24,408
1999	8.2	10.5	47.3	113,198	77,407	35,138	75,833	54,914	26,046
2000	8.7	9.5	43.5	122,525	81,705	36,387	84,833	60,614	27,426
2001	7.8	8.5	38.4	130,810	89,444	38,080	94,636	64,384	29,261

by new/other dwellings, type of buyer and region, United Kingdom¹ (continued)

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
									Merseyside
49,400	35,672	17,093	37,410	31,393	14,948	63,729	40,630	19,677	1991
53,067	39,030	18,609	39,359	35,207	15,720	70,072	43,753	21,912	1992
52,685	39,097	18,345	40,369	35,166	15,370	72,794	45,343	23,178	1993
52,934	41,318	19,130	40,545	35,625	16,025	71,182	49,662	23,769	1994
50,390	40,055	19,143	40,183	36,265	17,003	68,575	46,864	23,038	1995
58,403	43,761	21,775	41,826	38,016	17,514	76,690	50,123	26,420	1996
60,664	45,593	21,839	42,923	39,073	17,886	81,017	52,813	26,363	1997
59,516	44,765	22,982	45,690	39,716	18,587	78,400	51,627	28,874	1998
63,515	49,949	24,832	50,559	43,413	22,109	78,759	57,755	28,133	1999
68,235	53,240	24,825	54,912	45,332	21,002	83,104	61,750	29,082	2000
74,088	55,388	28,216	59,319	48,633	24,081	91,006	64,825	32,754	2001
									Yorkshire and the Humber
52,343	36,476	17,654	38,604	32,678	15,188	63,706	39,593	19,705	1991
52,291	37,540	18,227	40,464	34,182	15,928	64,536	40,887	20,546	1992
54,572	39,252	18,980	41,474	34,881	16,447	69,197	43,975	21,816	1993
54,352	40,422	19,414	40,701	34,806	16,223	69,601	46,523	23,093	1994
54,356	40,895	19,947	39,732	35,626	16,513	70,871	46,313	23,743	1995
55,867	42,733	21,058	39,944	36,241	17,334	74,343	50,021	25,447	1996
60,019	45,096	22,512	43,021	38,425	18,151	76,854	51,359	26,728	1997
62,214	46,889	23,170	47,819	40,807	19,540	77,239	53,106	27,057	1998
67,416	51,299	24,877	53,639	45,258	21,239	81,343	57,305	28,765	1999
72,176	53,668	25,958	55,505	45,912	21,593	86,595	60,156	29,861	2000
76,368	56,019	27,047	55,856	46,264	21,877	94,375	65,456	31,916	2001
									East Midlands
55,740	38,962	18,331	41,748	34,581	15,476	68,241	42,893	20,895	1991
54,551	38,981	18,950	41,284	34,423	16,167	67,936	43,668	21,803	1992
53,797	39,016	19,088	41,976	34,979	16,415	67,176	43,374	22,149	1993
55,119	40,634	19,384	42,143	35,146	16,341	70,555	46,990	22,976	1994
55,060	40,852	20,481	39,835	35,383	16,399	72,704	47,105	25,219	1995
58,855	43,462	21,749	40,854	36,738	17,201	76,705	50,053	26,315	1996
61,930	46,809	23,175	44,342	39,599	18,906	78,179	53,448	27,205	1997
66,155	49,146	24,148	49,602	42,180	20,002	82,750	56,163	28,347	1998
72,437	52,281	26,114	55,072	44,687	21,425	87,079	58,400	30,077	1999
79,323	57,839	27,078	59,099	48,595	22,974	93,891	64,244	30,193	2000
87,280	61,005	28,305	64,422	51,848	23,358	102,970	68,298	31,621	2001
									West Midlands
58,659	40,948	18,968	44,725	37,086	16,226	71,639	44,539	21,521	1991
57,881	41,328	19,620	44,237	37,278	17,064	71,546	45,432	22,267	1992
58,508	42,242	19,896	44,530	37,323	17,092	75,808	47,991	23,468	1993
59,089	42,695	20,001	45,208	37,875	17,192	77,802	49,040	23,882	1994
62,123	45,404	21,923	43,474	38,544	17,589	83,278	52,961	26,814	1995
64,320	46,693	23,077	44,829	40,383	18,804	83,159	52,732	27,265	1996
67,803	49,413	23,471	46,306	41,277	18,763	86,547	56,348	27,595	1997
71,864	52,135	24,927	52,701	44,475	20,401	90,347	59,424	29,305	1998
79,757	57,276	27,000	60,116	48,626	22,557	97,008	64,617	30,867	1999
88,431	62,628	28,281	63,582	51,625	23,217	107,893	71,166	32,306	2000
97,650	66,717	30,036	68,315	54,745	23,860	116,015	76,039	34,027	2001

Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers,

	Dwellings mortgaged in country or region as a percentage of all dwellings mortgaged	New dwellings as a percentage of all dwellings mortgaged in country or region	Average Percentage of mortgages to first time buyers ²	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
East									
1991	10.5	13.5	45.7	76,508	53,535	22,830	68,828	48,383	22,078
1992	10.1	13.2	49.9	71,930	49,871	22,986	64,170	45,819	21,421
1993	10.3	12.3	51.8	72,974	52,440	23,900	65,200	46,847	22,407
1994	10.5	11.8	51.5	78,619	56,362	25,787	67,256	49,159	22,907
1995	10.1	13.0	49.6	83,062	60,954	27,974	67,384	50,357	23,731
1996	10.7	11.5	45.5	87,815	64,073	29,496	71,071	52,243	25,635
1997	11.5	11.4	41.6	102,971	74,420	34,619	78,469	56,304	26,949
1998	11.2	11.9	44.3	111,856	79,735	36,933	84,899	60,014	28,295
1999	11.1	11.6	43.3	123,658	84,250	37,965	93,304	65,515	29,782
2000	10.2	9.9	42.4	141,845	91,133	39,460	108,510	74,702	32,212
2001	10.5	8.2	36.5	160,231	106,283	45,031	123,981	80,474	35,819
London									
1991	8.5	5.1	56.4	84,074	63,012	25,516	85,834	60,086	27,102
1992	10.1	6.5	61.8	72,122	52,465	24,677	78,451	57,350	26,664
1993	10.8	4.9	63.8	78,084	57,242	26,794	80,707	58,876	27,716
1994	11.0	5.3	61.7	75,200	56,054	24,960	87,563	63,775	29,278
1995	11.8	7.1	57.5	83,933	63,683	30,789	88,277	65,271	29,790
1996	12.3	6.1	50.4	99,292	71,189	32,232	93,321	68,667	31,308
1997	12.8	4.7	48.4	116,242	80,106	36,453	104,827	75,384	33,559
1998	12.1	4.7	55.9	125,079	91,041	38,734	114,166	81,023	35,193
1999	12.0	5.2	54.5	178,274	124,335	54,469	140,347	96,336	40,592
2000	10.2	4.9	51.0	210,655	139,193	57,532	161,145	109,963	43,538
2001	11.2	3.9	46.9	218,981	153,791	59,777	183,246	122,093	49,323
South East									
1991	16.4	9.6	42.4	92,939	60,576	26,120	79,392	53,896	24,239
1992	16.2	11.1	46.6	87,659	58,109	26,613	75,140	51,884	23,899
1993	16.1	9.6	48.1	88,147	61,622	27,137	75,301	52,632	24,585
1994	16.2	10.0	47.2	93,689	65,278	29,025	80,187	56,421	25,718
1995	15.7	10.5	44.0	105,474	73,733	34,242	79,340	57,083	25,756
1996	17.2	9.0	41.0	113,476	78,862	36,116	84,520	59,789	27,803
1997	17.3	8.8	37.9	121,488	83,388	37,301	91,782	64,993	29,587
1998	16.6	8.7	39.2	126,333	87,781	37,475	103,847	70,152	31,708
1999	16.5	8.6	38.0	165,225	105,988	45,442	117,575	78,147	34,274
2000	15.2	8.4	35.5	184,802	114,895	47,331	138,856	90,651	37,079
2001	15.3	6.2	33.6	196,079	126,583	51,887	154,733	96,651	40,758
South West									
1991	9.2	13.1	45.2	69,606	46,185	20,233	64,643	43,364	20,317
1992	8.7	10.9	49.4	69,333	46,839	20,388	60,696	42,160	20,027
1993	9.0	10.6	48.6	66,898	46,758	21,561	60,396	42,604	19,927
1994	8.2	11.3	48.8	76,679	52,135	23,701	62,711	45,020	20,909
1995	8.7	12.1	46.3	74,303	53,402	23,969	62,850	44,996	21,275
1996	9.7	9.5	42.5	82,533	58,818	26,366	66,338	47,193	22,575
1997	9.9	9.8	38.6	88,173	59,683	27,229	71,200	50,278	23,774
1998	9.8	11.7	42.2	98,409	67,776	29,762	77,530	53,705	24,860
1999	9.9	10.7	42.2	110,392	74,695	32,505	86,674	59,975	27,029
2000	9.8	9.9	35.5	127,835	82,294	35,112	101,650	67,606	29,432
2001	9.3	6.6	33.6	142,069	92,022	40,227	117,689	72,997	32,087

by new/other dwellings, type of buyer and region, United Kingdom¹ (continued)

All dwellings			First time buyers			Former owner occupiers			
Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £	
									East
69,865	49,079	22,179	53,739	45,031	19,415	84,186	52,720	24,657	1991
65,198	46,356	21,630	49,593	41,436	18,513	80,973	51,390	24,801	1992
66,756	47,712	22,703	49,777	41,317	18,591	85,477	54,413	27,321	1993
69,431	50,312	23,488	50,461	42,621	18,912	90,022	58,271	28,382	1994
70,036	51,855	24,408	49,118	43,949	19,409	91,723	59,877	29,582	1995
73,403	53,627	26,137	50,917	45,841	20,677	92,537	60,209	30,822	1996
81,378	58,279	27,793	57,115	49,975	22,492	99,555	64,405	31,710	1997
88,682	62,038	29,238	64,938	53,257	23,499	107,726	68,903	33,865	1998
96,841	67,698	30,733	74,054	59,703	26,114	114,450	73,775	34,302	1999
111,813	76,321	32,898	83,834	66,588	28,150	132,661	83,360	36,446	2000
127,858	83,507	36,751	95,002	74,176	30,894	147,394	90,664	39,698	2001
									London
85,742	60,238	27,020	68,952	54,799	23,194	108,033	67,460	32,016	1991
78,049	57,040	26,537	65,035	52,983	23,599	100,555	64,087	31,585	1992
81,332	59,120	27,761	65,554	52,978	23,790	110,293	69,754	35,260	1993
87,631	63,519	29,280	62,214	55,890	24,706	119,944	76,342	37,151	1994
89,528	65,487	30,292	65,912	57,874	24,477	122,169	75,739	38,368	1995
94,065	68,908	31,482	67,153	60,419	25,333	123,043	78,036	38,132	1996
105,819	75,509	33,839	73,962	65,083	26,832	137,371	85,717	40,651	1997
114,783	81,309	35,316	90,160	73,497	30,207	145,974	90,970	41,780	1998
142,321	97,793	41,308	115,002	89,495	35,692	174,899	107,259	47,949	1999
163,577	111,398	44,217	125,196	97,554	37,642	205,577	126,070	51,275	2000
182,325	122,793	49,682	141,318	110,266	41,746	221,602	135,984	56,802	2001
									South East
80,696	54,540	24,423	58,244	47,927	20,330	97,937	59,547	27,574	1991
76,528	52,574	24,199	55,834	45,679	20,170	94,934	58,662	27,777	1992
77,239	53,702	24,955	57,248	45,841	20,672	96,522	60,965	29,086	1993
82,513	57,535	26,225	58,551	47,864	20,958	104,937	66,200	31,161	1994
83,030	59,187	26,903	55,543	49,566	21,310	105,621	66,899	31,517	1995
87,644	61,524	28,688	58,386	52,577	22,686	108,632	67,834	33,018	1996
94,842	66,362	30,195	64,234	56,650	24,349	114,509	72,622	34,024	1997
106,378	71,539	32,221	77,254	63,122	26,771	125,417	76,994	35,797	1998
121,654	80,531	35,227	91,412	72,116	29,861	139,978	85,362	38,457	1999
142,790	92,694	37,917	104,326	80,592	32,027	164,200	99,344	41,270	2000
156,964	98,757	41,773	117,763	88,963	36,095	177,589	106,726	44,887	2001
									South East
65,346	43,742	20,306	49,511	40,648	17,661	78,683	46,395	22,509	1991
61,654	42,680	20,068	46,612	38,618	17,306	76,527	46,757	22,830	1992
61,319	43,082	20,131	48,129	39,090	17,357	74,004	46,618	22,835	1993
64,847	45,896	21,303	49,989	40,565	17,961	79,732	50,976	24,636	1994
65,096	46,017	21,708	47,351	41,706	17,963	80,998	49,816	25,088	1995
68,034	48,218	22,935	49,375	43,665	19,070	82,603	51,727	25,974	1996
73,004	51,022	24,072	53,211	46,005	19,995	86,340	54,392	26,836	1997
80,203	55,286	25,373	61,013	50,396	21,475	94,682	59,020	28,301	1998
89,217	61,553	27,608	71,119	55,909	23,918	102,750	65,607	30,353	1999
104,233	69,055	29,989	80,048	61,001	25,854	118,382	73,784	32,463	2000
118,639	74,206	32,553	92,817	70,074	28,355	131,170	78,705	34,145	2001

Table 5.3 Housing market: simple average house prices, mortgage advances and incomes of borrowers,

	Dwellings mortgaged in country or region as a percentage of all dwellings mortgaged	New dwellings as a percentage of all dwellings mortgaged in country or region	Average Percentage of mortgages to first time buyers ²	New dwellings			Other dwellings		
				Average dwelling price £	Average advance £	Average recorded income of borrowers £	Average dwelling price £	Average advance £	Average recorded income of borrowers £
Wales									
1991	3.9	15.1	55.1	61,212	45,375	19,911	46,782	33,786	17,383
1992	3.9	12.9	58.8	64,981	44,421	20,318	47,360	35,368	17,441
1993	4.4	12.6	56.2	67,860	47,995	22,611	50,028	37,828	18,585
1994	4.3	15.0	56.3	65,527	47,862	22,051	50,375	38,182	18,968
1995	4.3	12.5	53.4	67,364	50,788	22,008	50,861	38,277	18,899
1996	4.3	10.9	52.5	67,556	53,383	24,073	53,114	40,257	20,584
1997	4.2	9.7	48.5	77,094	57,835	26,863	56,329	42,197	21,249
1998	4.3	12.1	54.0	75,980	55,172	25,681	58,452	44,144	22,185
1999	4.4	12.4	49.7	83,987	62,071	28,695	65,145	48,309	24,438
2000	5.1	10.9	46.5	98,325	67,143	31,391	69,112	52,230	25,411
2001	5.4	9.7	39.0	113,473	82,075	36,844	76,294	54,954	27,037
Scotland									
1991	8.6	10.8	43.1	69,208	45,547	23,208	46,287	33,417	18,492
1992	8.1	11.8	49.1	72,332	50,037	28,767	46,985	33,852	18,858
1993	7.7	11.7	56.3	73,618	51,104	24,248	46,299	34,954	18,533
1994	8.8	11.1	57.1	70,969	51,123	24,526	48,055	36,273	19,343
1995	7.4	12.9	53.5	75,335	53,166	25,622	49,566	38,376	20,131
1996	6.9	10.8	49.5	70,766	53,077	25,078	54,948	41,478	21,242
1997	6.3	11.8	50.2	78,535	57,110	27,601	54,959	41,487	21,724
1998	6.2	13.8	52.7	82,601	60,151	31,210	60,556	45,628	22,995
1999	6.0	15.8	50.1	89,816	64,326	30,976	65,451	49,346	24,980
2000	7.5	14.9	48.9	92,742	68,063	33,743	65,959	51,017	25,693
2001	8.0	12.6	41.3	98,092	74,746	35,155	69,246	52,921	27,478
Northern Ireland									
1991	2.8	22.4	54.2	48,263	34,540	19,842	31,732	24,482	15,409
1992	2.6	21.7	52.7	50,848	36,771	21,729	34,865	27,463	17,077
1993	2.2	25.0	60.0	53,005	37,243	19,630	34,172	26,456	15,698
1994	2.1	26.6	66.4	51,455	37,645	18,379	34,004	27,570	15,532
1995	2.6	19.7	63.7	57,267	42,073	22,011	39,254	31,566	17,440
1996	2.6	25.8	54.1	63,588	45,319	23,703	42,155	32,536	17,631
1997	2.2	28.4	54.5	68,678	47,436	23,353	47,218	35,679	19,299
1998	2.3	28.7	58.0	73,033	50,296	25,811	53,876	38,306	19,758
1999	2.5	29.3	57.3	75,279	53,085	24,954	62,539	44,478	22,441
2000	2.6	28.6	59.1	87,096	60,823	27,278	66,676	47,358	22,971
2001	2.2	24.9	56.4	97,712	68,135	30,404	73,328	52,263	24,754

1 Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

2 The percentage of first time buyers includes sales to sitting tenants

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Source: Survey of Mortgage Lenders

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by new/other dwellings, type of buyer and region, United Kingdom ¹ (continued)									
All dwellings			First time buyers			Former owner occupiers			
Average Average dwelling price £	Average recorded Average advance £	Average Average income of borrowers £	recorded dwelling price £	Average Average advance £	recorded income of borrowers £	dwelling price £	Average advance £	income of borrowers £	
									Wales
48,989	35,558	17,776	38,278	32,675	16,149	61,985	39,052	19,758	1991
49,551	36,493	17,797	38,589	33,028	15,939	64,689	41,158	20,375	1992
52,465	38,975	19,082	39,801	33,737	15,910	69,231	45,738	23,367	1993
53,106	39,680	19,403	40,238	34,077	16,088	70,328	47,087	23,888	1994
52,978	39,501	19,134	38,336	34,144	16,022	71,203	46,194	23,111	1995
54,898	41,584	20,927	42,045	37,838	17,847	69,614	45,890	24,423	1996
58,372	43,508	21,606	42,022	37,557	17,929	75,196	49,583	25,519	1997
60,902	45,354	22,460	48,047	40,616	18,848	76,499	51,130	26,889	1998
67,483	50,017	24,956	52,630	43,672	20,720	82,187	56,257	29,188	1999
72,285	53,850	26,063	55,263	45,770	21,766	87,133	60,855	29,846	2000
79,628	57,457	27,894	62,391	51,267	23,628	91,293	63,259	30,847	2001
									Scotland
48,772	34,732	19,003	32,904	26,982	15,378	61,063	40,735	21,795	1991
50,010	35,783	20,059	32,819	26,806	15,557	66,505	44,407	24,292	1992
49,568	36,905	19,233	35,044	28,402	15,507	68,195	47,771	23,968	1993
50,651	37,949	19,928	35,821	30,072	16,048	70,508	48,517	25,105	1994
53,143	40,443	20,928	36,312	32,634	17,087	73,173	49,571	25,495	1995
56,674	43,176	21,877	37,727	33,855	16,878	76,063	51,677	26,551	1996
57,883	43,316	22,450	38,845	34,793	17,887	78,472	52,262	27,266	1997
63,585	47,582	24,151	48,978	40,849	20,420	79,990	54,934	28,385	1998
69,312	51,720	25,936	56,119	44,698	21,574	83,452	59,128	30,613	1999
69,961	53,572	26,877	54,214	44,576	22,355	85,532	62,401	31,615	2000
73,570	56,134	28,495	58,347	47,126	23,275	83,604	62,559	32,112	2001
									Northern Ireland
35,392	26,707	16,404	26,564	22,226	13,666	46,021	32,059	19,684	1991
38,287	29,456	18,077	30,160	23,996	14,803	47,623	35,764	21,888	1992
38,880	29,153	16,678	31,000	23,922	14,096	51,101	37,266	20,664	1993
38,651	30,253	16,293	30,434	25,409	13,850	54,916	39,840	21,099	1994
42,810	33,640	18,341	34,125	30,234	16,255	58,025	39,607	21,985	1995
47,678	35,830	19,197	34,894	30,773	16,584	63,026	41,737	22,383	1996
53,309	39,016	20,457	39,956	34,876	17,684	69,758	44,047	23,904	1997
59,376	41,749	21,505	48,919	38,938	18,767	73,920	45,733	25,268	1998
66,267	46,996	23,176	54,601	43,118	20,122	81,890	52,189	27,266	1999
72,514	51,208	24,202	59,383	47,573	21,711	91,480	56,458	27,813	2000
79,885	56,434	26,326	63,381	50,872	22,937	101,233	63,710	30,724	2001

Table 5.4 Housing market: ratios of simple average house prices, mortgage advances and incomes of borrowers, by new/other dwellings and type of buyer, United Kingdom¹

	Number of dwellings					
	New dwellings			Other dwellings		
	Advance/price %	Price/ income	Advance/ income	Advance/ price %	Price/ income	Advance/ income
1991	67.1	3.30	2.21	70.2	3.00	2.11
1992	68.4	3.06	2.09	71.7	2.90	2.08
1993	70.3	3.08	2.16	72.7	2.86	2.08
1994	71.3	3.06	2.18	73.4	2.87	2.10
1995	72.6	2.95	2.14	74.4	2.81	2.09
1996	72.4	2.95	2.14	73.4	2.83	2.08
1997	70.6	3.05	2.15	73.0	2.89	2.11
1998	72.0	3.03	2.18	71.4	2.97	2.12
1999	69.2	3.19	2.21	70.5	3.08	2.17
2000	67.7	3.33	2.26	69.8	3.24	2.26
2001	68.9	3.34	2.30	67.2	3.32	2.23
	All dwellings			First time buyers		
	Advance/price %	Price/ income	Advance/ income	Advance/ price %	Price/ income	Advance/ income
1991	69.7	3.04	2.12	82.7	2.67	2.21
1992	71.2	2.92	2.08	82.9	2.60	2.16
1993	72.1	2.90	2.09	82.3	2.62	2.16
1994	72.6	2.91	2.11	83.2	2.61	2.17
1995	73.6	2.84	2.09	89.0	2.49	2.21
1996	72.9	2.85	2.08	90.1	2.47	2.22
1997	72.3	2.92	2.11	88.4	2.52	2.23
1998	71.1	2.99	2.13	83.0	2.70	2.24
1999	70.3	3.10	2.18	80.1	2.83	2.27
2000	69.5	3.26	2.26	79.7	2.89	2.30
2001	67.6	3.32	2.25	78.8	2.98	2.35
	Former owner occupiers					
	Advance/price %	Price/ income	Advance/ income			
1991	62.5	3.29	2.06			
1992	63.7	3.17	2.02			
1993	64.4	3.13	2.02			
1994	64.9	3.15	2.04			
1995	64.2	3.10	1.99			
1996	64.2	3.09	1.99			
1997	64.6	3.15	2.04			
1998	64.1	3.19	2.05			
1999	64.5	3.27	2.11			
2000	64.3	3.47	2.23			
2001	63.9	3.50	2.23			

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

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Table 5.5 Housing market: house price indices and annual inflation, by region, United Kingdom ^{1 2}

All lenders 1993 = 100											
<u>United Kingdom</u>		<u>Great Britain</u>		<u>England & Wales</u>		<u>England</u>		<u>North East</u>			
Index	% change	Index	% change	Index	% change	Index	% change	Index	% change	Index	% change
1991	106.6		106.8		107.9		108.3		92.9		
1992	102.6	-3.8	102.7	-3.9	103.1	-4.5	103.3	-4.6	96.7	4.1	
1993	100.0	-2.5	100.0	-2.6	100.0	-3.0	100.0	-3.2	100.0	3.4	
1994	102.5	2.5	102.5	2.5	102.6	2.6	102.7	2.7	102.7	2.7	
1995	103.2	0.7	103.0	0.5	103.1	0.5	103.3	0.6	98.7	-3.9	
1996	106.9	3.6	106.7	3.6	106.8	3.6	106.9	3.5	102.0	3.3	
1997	116.9	9.4	116.6	9.3	116.9	9.5	117.2	9.6	109.0	6.9	
1998	129.7	10.9	129.4	11.0	130.0	11.2	130.6	11.4	112.9	3.6	
1999	144.6	11.5	144.2	11.4	145.6	12.0	146.4	12.1	121.7	7.8	
2000	165.3	14.3	165.0	14.4	167.2	14.8	168.6	15.2	126.9	4.3	
2001	179.2	8.4	178.8	8.4	182.9	9.4	184.9	9.7	132.1	4.1	
<u>North West (excl Merseyside)</u>		<u>Merseyside</u>		<u>Yorkshire & The Humber</u>		<u>East Midlands</u>		<u>West Midlands</u>			
Index	% change	Index	% change	Index	% change	Index	% change	Index	% change	Index	% change
1991	102.8		101.5		100.8		105.1		104.4		
1992	103.9	1.1	104.7	3.2	99.0	-1.8	102.9	-2.1	101.5	-2.8	
1993	100.0	-3.8	100.0	-4.5	100.0	1.0	100.0	-2.8	100.0	-1.5	
1994	102.8	2.8	100.9	0.9	98.4	-1.6	102.2	2.2	100.5	0.5	
1995	102.1	-0.7	95.0	-5.8	98.6	0.2	102.4	0.2	103.2	2.7	
1996	101.7	-0.4	104.2	9.7	101.6	3.0	108.0	5.5	106.1	2.8	
1997	109.4	7.6	111.1	6.6	107.0	5.3	112.7	4.4	112.5	6.0	
1998	116.0	6.0	110.2	-0.8	110.6	3.4	122.9	9.1	121.1	7.6	
1999	124.4	7.2	113.1	2.6	117.4	6.1	127.7	3.9	130.6	7.8	
2000	132.6	6.6	122.1	8.0	123.2	4.9	141.7	11.0	147.5	12.9	
2001	143.5	8.2	141.9	16.2	132.5	7.5	157.1	10.9	160.5	8.8	
<u>East</u>		<u>London</u>		<u>South East</u>		<u>South West</u>		<u>Wales</u>			
Index	% change	Index	% change	Index	% change	Index	% change	Index	% change	Index	% change
1991	111.9		113.2		112.6		110.4		100.1		
1992	103.8	-7.2	101.7	-10.2	104.8	-6.9	104.2	-5.6	99.0	-1.1	
1993	100.0	-3.7	100.0	-1.7	100.0	-4.6	100.0	-4.0	100.0	1.0	
1994	101.4	1.4	105.2	5.2	104.2	4.2	103.1	3.1	101.3	1.3	
1995	102.8	1.4	106.2	1.0	104.6	0.4	104.1	1.0	99.4	-1.9	
1996	106.6	3.7	109.2	2.8	110.1	5.3	108.4	4.1	103.8	4.4	
1997	119.4	12.0	125.5	14.9	121.8	10.6	117.3	8.2	109.8	5.8	
1998	135.6	13.6	144.0	14.7	141.1	15.8	130.3	11.1	115.0	4.7	
1999	147.1	8.5	177.7	23.4	157.5	11.6	145.2	11.4	124.1	7.9	
2000	172.8	17.5	209.7	18.0	188.1	19.4	169.1	16.5	130.9	5.5	
2001	192.9	11.6	231.8	10.5	207.5	10.3	191.3	13.1	146.4	11.8	
<u>Scotland</u>		<u>Northern Ireland</u>									
Index	% change	Index	% change								
1991	87.8		94.4								
1992	93.2	6.2	96.1	1.8							
1993	100.0	7.3	100.0	4.1							
1994	101.1	1.1	103.9	3.9							
1995	102.2	1.1	116.0	11.6							
1996	105.3	3.0	126.0	8.6							
1997	111.4	5.8	140.0	11.1							
1998	117.7	5.7	154.9	10.6							
1999	120.4	2.3	170.0	9.7							
2000	124.0	3.0	188.6	10.9							
2001	129.3	4.3	207.8	10.2							

1 Based on mortgages completed and adjusted for the mix of dwellings sold

2 Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Table 5.6 Housing market: house price indices and annual inflation, by new/other dwellings, type of buyer and region, United Kingdom, from 1993

All lenders 1993 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change
United Kingdom										
1993	100.0		100.0		100.0		100.0		100.0	
1994	100.1	0.1	102.9	2.9	102.5	2.5	101.5	1.5	103.3	3.3
1995	104.7	4.6	103.0	0.1	103.2	0.7	99.1	-2.4	105.7	2.3
1996	109.7	4.8	106.5	3.4	106.9	3.6	102.2	3.1	109.8	3.9
1997	120.7	10.0	116.3	9.2	116.9	9.4	112.8	10.4	118.7	8.1
1998	128.3	6.3	129.9	11.7	129.7	10.9	128.4	13.8	130.3	9.8
1999	147.9	15.3	144.1	10.9	144.6	11.5	146.8	14.3	143.5	10.1
2000	165.4	11.8	165.3	14.7	165.3	14.3	164.4	12.0	165.7	15.5
2001	176.6	6.8	179.7	8.7	179.2	8.4	179.3	9.1	179.2	8.1
Great Britain										
1993	100.0		100.0		100.0		100.0		100.0	
1994	100.1	0.1	102.9	2.9	102.5	2.5	101.6	1.6	103.2	3.2
1995	104.5	4.4	102.8	-0.1	103.0	0.5	98.8	-2.8	105.6	2.3
1996	109.3	4.6	106.2	3.3	106.7	3.6	101.9	3.1	109.5	3.7
1997	120.3	10.1	116.0	9.2	116.6	9.3	112.3	10.2	118.4	8.1
1998	127.7	6.2	129.6	11.7	129.4	11.0	127.9	13.9	130.0	9.8
1999	147.9	15.8	143.7	10.9	144.2	11.4	146.3	14.4	143.2	10.2
2000	164.8	11.4	165.0	14.8	165.0	14.4	163.9	12.0	165.5	15.6
2001	175.9	6.7	179.3	8.7	178.8	8.4	178.8	9.1	178.8	8.0
England and Wales										
1993	100.0		100.0		100.0		100.0		100.0	
1994	100.6	0.6	102.9	2.9	102.6	2.6	101.7	1.7	103.3	3.3
1995	104.8	4.2	102.8	-0.1	103.1	0.5	98.9	-2.8	105.7	2.3
1996	110.5	5.4	106.2	3.3	106.8	3.6	102.1	3.2	109.6	3.7
1997	121.3	9.8	116.2	9.4	116.9	9.5	112.5	10.2	118.8	8.4
1998	129.1	6.4	130.2	12.0	130.0	11.2	128.4	14.1	130.7	10.0
1999	150.3	16.4	144.9	11.3	145.6	12.0	147.6	15.0	144.5	10.6
2000	168.5	12.1	167.0	15.3	167.2	14.8	166.5	12.8	167.6	16.0
2001	182.2	8.1	183.1	9.6	182.9	9.4	183.2	10.0	182.8	9.1
England										
1993	100.0		100.0		100.0		100.0		100.0	
1994	100.8	0.8	102.9	2.9	102.7	2.7	101.7	1.7	103.4	3.4
1995	105.1	4.3	103.0	0.1	103.3	0.6	98.9	-2.8	105.9	2.4
1996	111.0	5.6	106.2	3.1	106.9	3.5	101.9	3.0	109.9	3.8
1997	121.8	9.7	116.5	9.7	117.2	9.6	112.6	10.5	119.2	8.5
1998	130.0	6.7	130.7	12.2	130.6	11.4	128.8	14.4	131.4	10.2
1999	151.9	16.8	145.6	11.4	146.4	12.1	148.5	15.3	145.4	10.7
2000	170.1	12.0	168.4	15.7	168.6	15.2	167.9	13.1	169.0	16.2
2001	184.2	8.3	185.0	9.9	184.9	9.7	184.9	10.1	184.8	9.3
North East										
1993	100.0		100.0		100.0		100.0		100.0	
1994	102.5	2.5	102.8	2.8	102.7	2.7	99.5	-0.5	104.7	4.7
1995	96.9	-5.5	99.1	-3.6	98.7	-3.9	94.5	-5.0	101.4	-3.2
1996	102.2	5.5	102.0	2.9	102.0	3.3	97.0	2.6	105.6	4.1
1997	104.1	1.9	110.0	7.8	109.0	6.9	105.2	8.5	111.6	5.7
1998	107.0	2.8	114.2	3.8	112.9	3.6	114.4	8.7	112.6	0.9
1999	119.3	11.5	122.3	7.1	121.7	7.8	121.8	6.5	121.7	8.1
2000	122.0	2.3	128.0	4.7	126.9	4.3	128.9	5.8	125.6	3.2
2001	131.2	7.5	132.4	3.4	132.1	4.1	130.7	1.4	133.1	6.0

Table 5.6 Housing market: house price indices and annual inflation, by new/other dwellings, type of buyer and region, United Kingdom, from 1993 (continued)

All lenders 1993 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change
North West										
1993	100.0		100.0		100.0		100.0		100.0	
1994	100.7	0.7	103.2	3.2	102.8	2.8	100.7	0.7	104.4	4.4
1995	101.5	0.8	102.2	-1.0	102.1	-0.7	97.8	-2.9	105.3	0.9
1996	100.4	-1.1	102.0	-0.2	101.7	-0.4	97.8	0.0	104.6	-0.7
1997	109.2	8.8	109.5	7.4	109.4	7.6	107.2	9.6	110.4	5.5
1998	111.3	1.9	117.1	6.9	116.0	6.0	114.8	7.1	117.0	6.0
1999	122.5	10.1	124.7	6.5	124.4	7.2	121.5	5.8	126.1	7.8
2000	135.4	10.5	132.0	5.9	132.6	6.6	133.7	10.0	131.9	4.6
2001	141.0	4.1	144.0	9.1	143.5	8.2	141.9	6.1	144.5	9.6
Merseyside										
1993	100.0		100.0		100.0		100.0		100.0	
1994	88.2	-11.8	102.6	2.6	100.9	0.9	100.5	0.5	101.3	1.3
1995	94.1	6.7	95.2	-7.2	95.0	-5.8	95.2	-5.3	95.0	-6.2
1996	106.8	13.5	103.8	9.0	104.2	9.7	102.7	7.9	105.6	11.2
1997	114.6	7.3	110.4	6.4	111.1	6.6	104.7	1.9	115.3	9.2
1998	115.1	0.4	109.2	-1.1	110.2	-0.8	107.9	3.1	112.3	-2.6
1999	113.1	-1.7	113.1	3.6	113.1	2.6	117.9	9.3	109.9	-2.1
2000	130.5	15.4	120.4	6.5	122.1	8.0	127.9	8.5	118.1	7.5
2001	148.8	14.0	140.5	16.7	141.9	16.2	153.5	20.0	134.0	13.5
Yorkshire and the Humber										
1993	100.0		100.0		100.0		100.0		100.0	
1994	94.7	-5.3	99.0	-1.0	98.4	-1.6	97.8	-2.2	99.0	-1.0
1995	98.3	3.8	98.7	-0.3	98.6	0.2	96.8	-1.0	99.6	0.6
1996	102.8	4.6	101.4	2.7	101.6	3.0	98.4	1.7	103.7	4.1
1997	107.5	4.6	106.9	5.4	107.0	5.3	104.5	6.2	108.3	4.4
1998	108.1	0.6	111.0	3.8	110.6	3.4	110.2	5.5	110.6	2.1
1999	114.9	6.3	117.9	6.2	117.4	6.1	119.1	8.1	116.5	5.3
2000	119.1	3.7	123.9	5.1	123.2	4.9	125.7	5.5	121.6	4.4
2001	128.0	7.5	133.4	7.7	132.5	7.5	126.4	0.6	136.1	11.9
East Midlands										
1993	100.0		100.0		100.0		100.0		100.0	
1994	101.5	1.5	102.4	2.4	102.2	2.2	102.9	2.9	101.8	1.8
1995	102.1	0.6	102.4	0.0	102.4	0.2	98.2	-4.6	105.1	3.2
1996	110.0	7.7	107.5	5.0	108.0	5.5	101.7	3.6	112.0	6.6
1997	115.7	5.2	112.0	4.2	112.7	4.4	108.5	6.7	115.2	2.9
1998	129.3	11.8	121.5	8.5	122.9	9.1	119.2	9.9	124.7	8.2
1999	132.5	2.5	126.7	4.3	127.7	3.9	127.6	7.0	127.7	2.4
2000	149.0	12.5	140.0	10.5	141.7	11.0	138.8	8.8	143.2	12.1
2001	165.6	11.1	155.1	10.8	157.1	10.9	153.2	10.4	159.1	11.1
West Midlands										
1993	100.0		100.0		100.0		100.0		100.0	
1994	98.2	-1.8	100.9	0.9	100.5	0.5	101.9	1.9	99.8	-0.2
1995	107.3	9.3	102.5	1.6	103.2	2.7	98.8	-3.0	105.4	5.6
1996	111.0	3.4	105.3	2.7	106.1	2.8	102.1	3.3	108.6	3.0
1997	126.0	13.5	110.2	4.7	112.5	6.0	107.2	5.0	114.4	5.3
1998	129.4	2.7	119.8	8.7	121.1	7.6	120.7	12.6	121.1	5.9
1999	144.9	12.0	128.4	7.2	130.6	7.8	133.6	10.7	129.0	6.5
2000	154.7	6.8	146.4	14.0	147.5	12.9	143.4	7.3	149.5	15.9
2001	172.3	11.4	158.7	8.4	160.5	8.8	157.9	10.1	161.8	8.2

Table 5.6 Housing market: house price indices and annual inflation, by new/other dwellings, type of buyer and region, United Kingdom, from 1993 (continued)

All lenders 1993 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change
East										
1993	100.0		100.0		100.0		100.0		100.0	
1994	105.2	5.2	100.7	0.7	101.4	1.4	100.9	0.9	101.8	1.8
1995	109.9	4.5	101.5	0.8	102.8	1.4	98.1	-2.8	105.1	3.2
1996	115.3	4.9	105.1	3.5	106.6	3.7	102.1	4.1	108.7	3.4
1997	132.4	14.8	117.2	11.5	119.4	12.0	115.8	13.4	120.5	10.9
1998	147.3	11.3	133.6	14.0	135.6	13.6	134.8	16.4	135.1	12.1
1999	159.3	8.1	145.1	8.6	147.1	8.5	147.5	9.4	146.9	8.7
2000	187.6	17.8	170.4	17.4	172.8	17.5	173.1	17.4	172.7	17.6
2001	213.9	14.0	189.6	11.3	192.9	11.6	195.5	12.9	191.6	10.9
London										
1993	100.0		100.0		100.0		100.0		100.0	
1994	97.3	-2.7	105.6	5.6	105.2	5.2	104.2	4.2	106.5	6.5
1995	109.2	12.2	106.1	0.5	106.2	1.0	101.7	-2.4	110.7	3.9
1996	127.2	16.5	108.1	1.9	109.2	2.8	103.7	2.0	113.9	2.9
1997	150.4	18.2	123.9	14.6	125.5	14.9	116.4	12.2	131.0	15.0
1998	165.8	10.2	142.7	15.2	144.0	14.7	142.2	22.2	145.2	10.8
1999	242.4	46.2	174.1	22.0	177.7	23.4	184.4	29.7	173.4	19.4
2000	281.1	16.0	206.1	18.4	209.7	18.0	208.0	12.8	211.0	21.7
2001	292.8	4.2	228.8	11.0	231.8	10.5	232.6	11.8	231.3	9.6
South East										
1993	100.0		100.0		100.0		100.0		100.0	
1994	101.1	1.1	104.7	4.7	104.2	4.2	101.9	1.9	105.4	5.4
1995	108.9	7.7	104.0	-0.7	104.6	0.4	98.7	-3.1	107.5	2.0
1996	115.0	5.6	109.3	5.1	110.1	5.3	103.4	4.8	113.3	5.4
1997	126.5	10.0	121.1	10.8	121.8	10.6	118.0	14.1	122.9	8.5
1998	135.2	6.9	142.0	17.3	141.1	15.8	139.3	18.1	141.8	15.4
1999	164.5	21.7	156.6	10.3	157.5	11.6	158.1	13.5	157.3	10.9
2000	193.2	17.4	187.4	19.7	188.1	19.4	187.6	18.7	188.2	19.6
2001	210.6	9.0	207.2	10.6	207.5	10.3	214.7	14.4	204.9	8.9
South West										
1993	100.0		100.0		100.0		100.0		100.0	
1994	106.4	6.4	102.6	2.6	103.1	3.1	103.1	3.1	103.1	3.1
1995	105.3	-1.0	103.9	1.3	104.1	1.0	100.4	-2.6	106.0	2.8
1996	113.5	7.8	107.6	3.6	108.4	4.1	105.4	5.0	109.8	3.6
1997	117.5	3.5	117.3	9.0	117.3	8.2	117.1	11.1	117.2	6.7
1998	131.8	12.2	130.1	10.9	130.3	11.1	128.1	9.4	131.1	11.9
1999	147.8	12.1	144.8	11.3	145.2	11.4	147.3	15.0	144.2	10.0
2000	170.9	15.6	168.8	16.6	169.1	16.5	170.1	15.5	168.6	16.9
2001	197.1	15.3	190.4	12.8	191.3	13.1	190.8	12.2	191.5	13.6
Wales										
1993	100.0		100.0		100.0		100.0		100.0	
1994	97.4	-2.6	102.2	2.2	101.3	1.3	100.3	0.3	102.5	2.5
1995	98.7	1.3	99.5	-2.6	99.4	-1.9	97.6	-2.7	100.2	-2.2
1996	103.4	4.8	103.9	4.4	103.8	4.4	107.7	10.3	101.0	0.8
1997	112.2	8.5	109.3	5.2	109.8	5.8	111.3	3.3	108.6	7.5
1998	108.5	-3.3	116.1	6.2	115.0	4.7	118.4	6.4	113.0	4.1
1999	117.5	8.3	125.2	7.8	124.1	7.9	128.5	8.5	121.4	7.4
2000	136.9	16.5	129.8	3.7	130.9	5.5	134.4	4.6	128.9	6.2
2001	151.7	10.8	145.4	12.0	146.4	11.8	152.4	13.4	142.9	10.9

Table 5.6 Housing market: house price indices and annual inflation, by new/other dwellings, type of buyer and region, United Kingdom, from 1993 (continued)

All lenders 1993 = 100										
	New dwellings		Other dwellings		All dwellings		First time buyers		Former owner occupiers	
	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change	Index	1 year % change
Scotland										
1993	100.0		100.0		100.0		100.0		100.0	
1994	94.8	-5.2	102.6	2.6	101.1	1.1	100.1	0.1	102.0	2.0
1995	101.2	6.8	102.4	-0.2	102.2	1.1	98.6	-1.5	103.5	1.5
1996	95.7	-5.4	107.5	5.0	105.3	3.0	98.9	0.3	108.7	5.0
1997	108.8	13.7	112.0	4.2	111.4	5.8	109.1	10.3	112.2	3.2
1998	109.5	0.6	119.5	6.7	117.7	5.7	118.8	8.9	117.1	4.4
1999	116.8	6.7	121.2	1.4	120.4	2.3	123.6	4.0	118.8	1.5
2000	122.1	4.5	124.5	2.7	124.0	3.0	121.1	-2.0	125.7	5.8
2001	129.6	6.1	129.3	3.9	129.3	4.3	131.8	8.8	127.8	1.7
Northern Ireland										
1993	100.0		100.0		100.0		100.0		100.0	
1994	100.2	0.2	105.8	5.8	103.9	3.9	97.5	-2.5	110.5	10.5
1995	110.3	10.1	119.1	12.6	116.0	11.6	112.8	15.7	118.5	7.2
1996	120.9	9.6	128.8	8.1	126.0	8.6	119.4	5.9	130.1	9.8
1997	132.0	9.2	144.5	12.2	140.0	11.1	136.8	14.6	140.5	8.0
1998	145.2	10.0	160.4	11.0	154.9	10.6	154.2	12.7	156.4	11.3
1999	149.8	3.2	183.1	14.2	170.0	9.7	170.8	10.8	169.4	8.3
2000	177.3	18.4	196.0	7.0	188.6	10.9	189.2	10.8	188.1	11.0
2001	194.6	9.8	216.1	10.3	207.8	10.2	202.0	6.8	212.8	13.1

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Source: Survey of Mortgage Lenders

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Table 5.7 Housing market: distribution of house prices, by new/other dwellings and type of buyer, United Kingdom¹

Percentage of all mortgages										
	Dwelling price									Median £
	Under £29,999	£30,000 to £39,999	£40,000 to £49,999	£50,000 to £59,999	£60,000 to £79,000	£80,000 to £99,999	£100,000 to £149,999	£150,000 to £199,999	£200,000 & over	
New dwellings										
1991	4.3	9.1	16.9	15.7	22.6	13.1	13.2	3.3	1.8	62,530
1992	2.8	10.4	18.3	16.5	23.3	11.9	11.1	3.8	1.9	61,000
1993	2.7	9.2	18.7	16.2	22.9	13.1	12.5	2.8	1.8	62,950
1994	1.9	9.1	18.4	16.3	21.3	14.3	14.0	3.3	1.4	64,950
1995	2.1	7.6	15.4	16.3	22.7	15.0	14.4	4.2	2.3	68,500
1996	1.2	5.6	13.2	14.9	24.3	16.3	16.2	5.1	3.1	72,500
1997	0.9	3.3	9.9	13.7	22.3	19.7	19.6	6.2	4.4	79,995
1998	0.8	3.0	8.1	13.6	21.6	19.0	21.5	7.5	4.9	82,950
1999	0.6	1.7	5.3	10.5	20.1	19.0	24.1	10.3	8.5	91,995
2000	1.1	1.4	3.4	8.4	16.4	19.2	26.6	12.0	11.6	100,000
2001	0.5	1.3	2.2	6.5	15.2	17.7	28.7	14.2	13.7	110,000
Other dwellings										
1991	14.5	15.8	17.9	14.7	17.4	8.5	7.4	2.4	1.5	50,000
1992	14.8	16.9	19.2	14.5	16.7	7.6	6.5	2.3	1.4	49,600
1993	13.9	17.7	18.6	15.2	15.7	7.8	7.0	2.4	1.7	49,950
1994	14.2	16.5	17.4	14.8	16.2	8.3	7.8	2.8	1.9	51,000
1995	13.4	17.2	17.6	15.0	16.1	8.5	7.5	2.8	2.0	50,500
1996	10.3	14.7	16.8	15.4	17.6	10.0	9.3	3.4	2.5	55,000
1997	9.4	12.7	15.5	14.8	18.2	11.0	11.2	3.9	3.3	59,000
1998	7.8	11.3	13.8	14.2	19.0	12.1	12.6	5.1	4.1	63,000
1999	6.4	8.9	11.4	13.3	18.6	13.1	15.3	6.7	6.3	70,000
2000	6.1	8.2	9.6	11.3	17.9	14.0	16.8	7.8	8.5	76,000
2001	5.2	6.6	7.9	9.2	16.4	14.2	19.8	9.9	10.8	85,500
All dwellings										
1991	13.3	15.0	17.7	14.8	18.0	9.1	8.1	2.5	1.5	52,000
1992	13.5	16.1	19.1	14.8	17.5	8.1	7.1	2.4	1.5	50,000
1993	12.6	16.6	18.5	15.3	16.6	8.5	7.6	2.5	1.8	51,000
1994	12.6	15.5	17.4	15.0	16.8	9.1	8.7	3.0	2.0	53,000
1995	11.9	15.8	17.2	15.1	16.9	9.5	8.5	3.0	2.1	53,000
1996	9.2	13.6	16.3	15.3	18.3	10.6	10.2	3.7	2.7	57,100
1997	8.4	11.7	14.9	14.7	18.6	11.9	12.1	4.2	3.5	60,000
1998	7.0	10.3	13.1	14.1	19.2	12.9	13.7	5.4	4.3	65,000
1999	5.8	8.1	10.7	13.0	18.7	13.7	16.3	7.1	6.5	72,750
2000	5.5	7.4	8.9	11.0	17.7	14.5	17.8	8.2	8.8	79,500
2001	4.7	6.1	7.3	9.0	16.2	14.5	20.8	10.4	11.2	88,500
First time buyers										
1991	21.7	21.7	21.9	14.4	12.6	4.1	2.5	0.6	0.4	42,135
1992	22.0	22.5	22.3	13.8	12.1	3.9	2.4	0.7	0.3	42,000
1993	20.9	23.1	22.2	14.3	11.3	4.0	2.9	0.8	0.5	42,000
1994	21.4	22.5	21.3	14.3	11.6	4.3	3.2	0.9	0.5	42,500
1995	20.3	24.0	22.1	14.8	12.0	4.2	2.1	0.5	0.2	42,250
1996	17.3	22.3	22.3	16.5	13.3	4.8	2.8	0.5	0.2	44,000
1997	16.3	19.3	20.8	16.3	14.9	6.5	4.4	1.1	0.3	46,920
1998	12.2	15.9	18.0	16.2	17.6	9.4	7.5	2.2	1.0	52,500
1999	10.2	13.0	15.0	15.8	17.9	10.6	10.7	4.1	2.6	58,000
2000	10.1	12.1	12.9	13.8	18.7	12.2	12.5	4.1	3.4	60,000
2001	7.8	9.9	11.1	12.2	18.8	13.6	15.9	6.1	4.7	69,000
Former owner occupiers										
1991	5.8	8.9	14.0	15.0	22.9	13.5	13.1	4.2	2.6	64,000
1992	4.4	9.4	15.6	15.8	23.2	12.6	12.0	4.3	2.7	63,300
1993	2.7	8.8	14.1	16.5	22.9	13.9	13.2	4.6	3.3	66,000
1994	2.2	6.9	12.5	15.7	23.2	15.0	15.3	5.4	3.8	70,000
1995	2.6	6.7	11.7	15.4	22.3	15.4	15.7	5.8	4.4	72,000
1996	1.8	5.5	10.6	14.2	23.0	16.1	17.1	6.6	5.1	75,000
1997	1.8	5.0	9.3	13.2	21.8	16.5	18.7	6.9	6.2	78,250
1998	2.1	4.9	8.4	12.1	20.7	16.2	19.6	8.5	7.4	82,000
1999	1.8	3.7	6.9	10.5	19.5	16.6	21.3	9.8	10.1	88,000
2000	2.0	3.7	5.7	8.6	16.9	16.4	22.1	11.4	13.1	95,000
2001	2.1	3.5	4.5	7.0	14.8	15.3	24.1	13.3	15.5	105,000

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

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Table 5.8 Housing market: distribution of dwelling types with mortgage, by new/other dwellings and type of buyer, United Kingdom¹

Percentage of all mortgages						
	Bungalow	Detached	Semi-detached	Terraced	Flat or Maisonette	Other
New dwellings						
1991	10.4	38.4	17.3	18.3	14.9	0.7
1992	10.1	39.5	18.7	17.8	13.4	0.5
1993	8.1	41.6	21.1	18.4	10.3	0.5
1994	7.0	43.1	20.5	18.9	10.2	0.2
1995	6.1	45.2	21.5	16.9	10.1	0.4
1996	5.9	47.7	21.5	15.5	9.1	0.4
1997	6.1	50.1	21.4	15.2	7.1	0.2
1998	5.6	49.4	20.7	16.4	7.7	0.2
1999	5.1	52.1	17.4	16.1	9.1	0.2
2000	4.3	52.3	17.1	15.2	10.7	0.4
2001	4.8	49.4	15.8	15.6	13.4	1.0
Other dwellings						
1991	6.6	13.4	28.4	34.7	16.1	0.7
1992	7.1	14.6	28.6	34.5	14.6	0.6
1993	7.2	17.2	28.7	32.8	13.4	0.7
1994	7.0	17.1	29.4	32.5	13.5	0.5
1995	6.9	16.0	29.9	32.9	13.6	0.6
1996	7.0	18.6	30.4	30.6	12.8	0.6
1997	6.6	18.3	29.0	31.4	14.1	0.5
1998	6.3	18.1	28.8	31.9	14.4	0.4
1999	6.9	19.3	28.4	30.0	15.0	0.3
2000	6.3	18.9	28.4	30.0	16.0	0.4
2001	5.7	19.8	27.2	30.9	15.5	0.9
All dwellings						
1991	7.1	16.3	27.1	32.8	15.9	0.7
1992	7.4	17.4	27.5	32.6	14.5	0.6
1993	7.2	19.5	27.3	30.6	12.8	0.7
1994	6.8	19.7	27.9	30.2	12.9	0.5
1995	6.6	19.2	28.3	30.2	12.9	0.6
1996	6.7	21.4	28.7	28.2	12.1	0.6
1997	6.4	21.0	27.4	28.8	13.0	0.5
1998	6.1	21.0	27.1	29.3	13.3	0.4
1999	6.7	23.0	27.2	28.5	14.3	0.3
2000	6.1	22.6	27.1	28.4	15.4	0.4
2001	5.7	22.0	26.4	29.6	15.4	0.8
First time buyers						
1991	4.0	5.1	23.9	42.9	23.5	0.6
1992	4.4	6.0	25.6	42.7	20.8	0.5
1993	4.7	8.6	26.7	41.1	18.2	0.6
1994	4.0	7.8	27.7	40.5	18.6	0.5
1995	3.8	6.1	29.5	40.9	18.2	0.5
1996	3.7	7.2	30.0	39.8	17.7	0.5
1997	3.2	7.2	28.0	39.9	19.6	0.5
1998	3.6	9.2	27.4	38.3	19.3	0.3
1999	3.9	11.3	27.3	36.5	20.7	0.3
2000	3.6	10.6	26.3	36.4	22.6	0.5
2001	3.5	9.8	25.1	38.0	22.7	0.9
Former owner occupiers						
1991	9.8	26.3	30.0	23.9	9.2	0.8
1992	10.6	29.3	29.4	22.1	7.9	0.7
1993	10.9	33.1	28.1	18.7	6.2	0.8
1994	10.4	34.5	28.3	17.9	5.9	0.4
1995	8.8	34.0	27.0	18.3	7.1	0.6
1996	9.6	34.7	27.7	17.7	7.0	0.6
1997	9.1	32.9	27.1	19.7	7.5	0.5
1998	8.5	32.2	26.8	21.0	7.8	0.5
1999	9.3	33.5	27.0	21.3	8.5	0.3
2000	8.1	32.1	27.7	22.1	9.7	0.4
2001	7.3	30.5	27.1	23.7	10.7	0.7

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

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Table 5.9 Housing market: distribution of mortgage advances, United Kingdom¹

	Percentage of all mortgages									Median £
	Under £20,000	£20,000 to £24,999	£25,000 to £29,999	£30,000	£30,001 to £39,999	£40,000 to £49,999	£50,000 to £79,999	£80,000 to £99,999	£100,000 & over	
1991	10.6	6.4	9.0	5.5	19.3	19.1	23.1	3.6	3.5	38,950
1992	10.4	6.3	9.3	4.8	21.0	19.2	22.2	3.3	3.4	38,500
1993	9.1	6.7	9.0	3.8	21.6	18.7	22.8	4.1	4.1	39,900
1994	9.4	6.5	8.8	3.0	19.7	18.2	24.5	4.7	5.2	40,565
1995	8.4	6.5	8.9	2.5	19.8	17.8	25.5	5.2	5.6	41,550
1996	7.8	5.5	7.4	2.7	17.7	17.7	28.0	6.1	7.2	44,650
1997	7.5	4.9	6.5	2.4	15.5	17.2	29.7	7.6	8.8	47,000
1998	6.4	4.6	6.1	2.2	14.2	16.0	31.4	8.2	10.8	50,000
1999	5.3	3.9	5.3	1.9	12.1	14.8	31.7	9.8	15.3	54,040
2000	4.3	3.7	4.9	1.6	11.0	13.2	32.1	10.7	18.5	58,173
2001	4.3	3.2	4.5	1.3	9.6	11.7	30.7	11.9	22.7	62,750

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

Contact: 020 7944 3325

Source: Survey of Mortgage Lenders

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Live table 535

Next update: March 2003

Table 5.10 Housing market: distribution of mortgage periods, United Kingdom¹

	Percentage of all mortgages											Average mortgage period years
	Number of years											
	under 10 years	10 years	11 to 14 years	15 years	16 to 19 years	20 years	21 to 24 years	25 years	26 to 29 years	30 years	over 30 years	
1991	0.7	2.9	1.4	3.3	3.8	7.7	9.1	67.5	0.7	1.4	1.6	23
1992	0.6	3.5	1.6	3.7	5.1	9.2	8.7	65.3	0.5	0.9	0.8	23
1993	0.9	3.7	2.1	4.4	7.1	10.9	8.5	60.4	0.8	0.7	0.7	22
1994	1.1	3.6	2.8	4.7	8.5	10.3	8.7	58.2	0.5	0.7	0.9	22
1995	1.3	3.0	2.8	4.7	8.3	10.1	8.3	59.6	0.5	0.5	1.1	22
1996	1.7	2.9	3.2	5.6	8.6	11.1	7.5	57.5	0.4	0.5	1.1	22
1997	1.9	3.1	3.7	5.9	8.7	11.6	7.7	55.4	0.3	0.5	1.1	22
1998	1.9	3.3	3.9	6.4	8.3	11.6	8.1	54.6	0.3	0.6	1.1	22
1999	2.1	3.5	4.9	6.5	8.3	12.0	8.3	52.7	0.2	0.6	1.0	22
2000	2.3	3.2	4.4	6.3	7.5	11.2	8.5	55.0	0.1	0.7	0.9	22
2001	2.3	3.2	4.3	6.2	6.2	11.3	7.9	55.7	0.2	1.1	1.6	22

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

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Table 5.11 Housing market: distribution of borrowers' ages, by new/other dwellings and type of buyer, United Kingdom¹

	Percentages of all mortgages					Average age
	Age of borrower (sole or first named applicant): years					
	Under 25	25 to 34	35 to 44	45 to 54	55 and over	
New dwellings						
1991	18.4	44.1	22.4	10.4	4.3	34
1992	16.8	44.6	23.4	10.5	4.7	34
1993	14.9	44.1	24.4	11.6	5.0	34
1994	13.9	45.8	22.6	12.4	5.3	35
1995	13.6	45.4	24.1	12.5	4.3	35
1996	11.4	45.4	25.8	12.4	5.0	35
1997	9.7	43.8	27.8	12.5	6.0	36
1998	9.4	45.8	27.3	12.4	4.9	35
1999	6.9	43.5	30.3	13.4	5.9	36
2000	6.9	39.6	29.9	14.2	9.4	38
2001	6.9	38.6	27.5	14.1	13.0	39
Other dwellings						
1991	17.3	43.5	22.5	10.0	6.3	34
1992	16.7	43.8	22.6	10.5	6.5	34
1993	15.5	43.9	23.4	11.3	5.9	35
1994	13.8	44.0	23.6	12.0	6.5	35
1995	14.3	45.2	23.4	11.4	5.6	35
1996	12.1	44.6	24.7	12.7	5.9	35
1997	10.3	45.2	25.8	12.7	5.8	36
1998	10.8	44.8	26.0	12.3	5.7	35
1999	8.5	44.4	28.0	13.5	5.7	36
2000	8.6	40.9	26.7	13.5	10.2	38
2001	9.3	39.8	27.1	13.1	10.8	38
All dwellings						
1991	17.4	43.5	22.5	10.0	6.0	34
1992	16.7	43.8	22.7	10.5	6.3	34
1993	15.4	44.0	23.5	11.4	5.7	35
1994	13.8	44.2	23.5	12.1	6.4	35
1995	14.2	45.2	23.5	11.6	5.5	35
1996	12.0	44.7	24.8	12.7	5.7	35
1997	9.9	43.7	25.2	12.3	5.7	36
1998	10.3	43.7	25.4	12.0	5.5	35
1999	8.3	44.3	28.3	13.5	5.7	36
2000	8.4	40.8	27.1	13.6	10.1	38
2001	9.0	39.7	27.1	13.2	11.0	38
First time buyers						
1991	29.6	44.4	14.6	5.5	5.4	31
1992	26.8	46.0	15.1	6.3	5.7	32
1993	24.6	47.7	16.0	7.1	4.5	32
1994	22.7	48.5	16.6	7.4	4.8	32
1995	23.7	51.3	15.4	6.3	3.3	31
1996	22.1	52.7	16.0	6.3	2.8	31
1997	18.8	52.4	17.1	6.6	3.4	32
1998	18.2	52.0	17.8	6.7	3.2	32
1999	16.0	52.8	20.1	8.1	3.1	32
2000	16.6	50.5	19.6	7.7	5.6	33
2001	17.0	48.3	19.2	7.2	8.3	34
Former owner occupiers						
1991	6.6	42.8	29.5	14.1	6.7	37
1992	6.2	41.7	30.4	14.8	6.9	37
1993	4.1	39.8	32.7	16.6	7.3	38
1994	2.6	38.8	32.2	17.9	8.4	39
1995	3.4	38.2	32.8	17.7	7.9	39
1996	2.5	37.1	33.1	18.6	8.6	39
1997	2.5	36.8	32.4	17.3	7.7	39
1998	3.0	36.2	32.7	17.1	7.7	38
1999	2.0	37.3	34.9	17.9	7.8	39
2000	2.1	34.1	33.7	18.3	11.8	40
2001	3.1	33.5	33.3	17.7	12.5	40

¹ Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

Live table 537

Next update: April 2003

Table 5.12 Housing market: distribution of borrowers' incomes, United Kingdom¹

	Percentage of all mortgages									Median (£)
	under £10,000	£10,000 to £11,999	£12,000 to £14,999	£15,000 to £19,999	£20,000 to £24,999	£25,000 to £29,999	£30,000 to £39,999	£40,000 to £49,999	£50,000 and over	
1990	13.0	8.5	15.3	24.4	15.2	8.4	7.0	2.4	2.5	17,000
1991	10.4	7.7	14.2	23.4	15.8	8.9	8.0	2.9	2.7	17,978
1992	10.5	8.2	15.0	24.2	16.3	9.6	8.7	3.4	3.0	18,000
1993	10.1	8.7	15.0	23.3	15.6	9.3	8.7	4.0	3.7	18,000
1994	10.2	8.1	13.8	22.8	15.7	9.7	9.7	4.5	4.3	18,600
1995	9.2	8.0	13.3	22.2	16.2	10.0	10.4	4.4	5.2	19,040
1996	7.4	6.8	12.1	20.8	16.6	11.4	11.9	5.5	6.5	20,456
1997	6.7	6.0	11.0	20.1	16.4	11.6	13.3	6.4	7.6	21,500
1998	5.6	5.3	10.3	18.7	16.7	12.3	14.3	6.9	8.8	22,600
1999	4.6	4.5	8.6	16.9	16.3	12.4	16.3	8.2	11.4	24,429
2000	4.2	4.2	7.7	16.1	15.6	13.2	17.2	9.0	12.8	25,556
2001	3.0	3.3	7.1	14.9	14.6	13.2	18.5	10.1	15.3	27,371

1 Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

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Live table 538

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Table 5.13 Housing market: mortgage lending, by type of lender, United Kingdom¹

	£ million										
	Gross advances					Net advances ²					
	Building societies ⁵	Banks ^{3,4}	Insurance companies	Local authorities	All	Building societies ⁵	Banks ⁴	Insurance companies	Local authorities	Other public	All
1991	41,078	17,298	702	-236	58,842	20,928	4,790	-1,055	-446	-3	24,214
1992	32,858	18,008	729	-154	51,441	13,696	6,485	115	-358	2	19,940
1993	30,725	20,954	298	195	52,172	9,553	9,767	-624	-266	0	18,430
1994	34,847	20,247	236	219	55,549	12,480	7,845	-700	-148	-1	19,476
1995	33,714	21,239	119	192	55,264	9,169	7,689	-377	-136	-3	16,342
1996	39,838	28,727	291	238	71,660	12,854	6,651	-166	-123	-2	19,105
1997	27,797	44,602	210	232	77,227	11,278	11,897	-58	-133	-1	23,832
1998	20,716	62,262	345	245	89,376	7,843	15,119	114	-153	-	25,211
1999	25,872	78,648	616	347	114,710	10,651	21,492	-646	107	-	38,010
2000	24,932	83,335	538	352	119,898	9,008	19,481	168	210	-	41,049
2001	25,904	119,765	1014	425	160,250	6,226	31,094	391	61	-	54,030
Advances outstanding at end of 4th quarter 2001:						113,636	418,644	1,683	797	20	592,100

1 Loans for house purchase, improvement and topping-up loans; small amounts of commercial lending by building societies also included.

2 Net of repayments of principal and for local authorities housing association grant.

3 Excluding bridging finance.

4 Including Abbey National PLC (July 1989), Cheltenham & Gloucester (August 1995), National Provincial (August 1996), Alliance & Leicester (April 1997), Halifax (June 1997), Woolwich and Bristol & West (July 1997), Northern Rock (October 1997), Birmingham Midshires (April 1999) and Bradford & Bingley (December 2000).

5 Excluding converting building societies listed at 4 above

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Source:

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Department of Trade and Industry

Bank of England

Office for National Statistics

Office of the Deputy Prime Minister

Live table 542

Next update: April 2003

Table 5.14 Housing market: number of mortgage¹ advances, average advance, average house price, by type of lender, United Kingdom

	Thousands of loans				Average price £			Average advance £			
	Building societies ^{2,6}	Banks ^{3,6}	Insurance companies ⁵	Local authorities ⁴	Building societies ^{2,6}	Banks ^{3,6}	Insurance companies ⁵	Building societies ^{2,6}	Banks ^{3,6}	Insurance companies ⁵	Local authorities ⁴
1991	697	315	13	3	62,000	65,500	55,200	43,200	45,500	40,700	15,900
1992	589	325	..	3	60,700	61,600	..	43,200	44,700	..	18,100
1993	677	235	..	3	61,100	65,800	..	43,600	48,500	..	18,900
1994	734	208	..	3	62,600	72,600	..	45,600	52,000	..	18,600
1995	583	195	..	..	62,400	75,300	..	46,700	53,300	..	..
1996	691	273	..	..	66,600	77,600	..	48,600	56,800	..	..
1997	303	776	..	..	72,600	77,500	..	51,600	56,300	..	..
1998	321	756	..	..	79,800	82,500	..	54,700	59,500	..	..
1999	493	737	..	..	91,100	93,300	..	61,300	67,400	..	..
2000	395	685	..	..	96,000	105,200	..	65,100	74,000	..	..
2001	365	900	..	..	110,100	113,500	..	73,300	77,000	..	..

1 Mortgage completions except for banks which are mortgage approvals upto and including 1992.

2 Excludes converted building societies

3 Up to 1992 based on returns from a sample of banks currently accounting for about 90% of total monetary sector loans for house purchase. The number of loan approvals have been grossed-up to represent the whole sector. Average purchase prices have been estimated from the distribution of purchase prices provided by the responding banks. See also note 5 in Table 542

4 GB: including council house sales.

5 Series discontinued after 1991.

6 From 1993 Building Society and Bank data is from the 5% SML survey.

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Source: Department of Trade and Industry
Bank of England
Office for National Statistics
Office of the Deputy Prime Minister

Live table 544

Next update: March 2003

Table 5.15 Housing market: number of outstanding mortgages, arrears and repossessions, United Kingdom¹

	Total number of mortgages at end of period	Mortgages 6-12 months in arrears at end of period		Mortgages 12 months or more in arrears at end of period		Properties taken into possession during period 2	
		Number	%	Number	%	Number	%
1991	9,815,000	183,610	1.87	91,740	0.93	75,540	0.77
1992	9,922,000	205,010	2.07	147,040	1.48	68,540	0.69
1993	10,137,000	164,620	1.62	151,810	1.50	58,540	0.58
1994	10,410,000	133,700	1.28	117,100	1.12	49,210	0.47
1995	10,521,000	126,670	1.20	85,200	0.81	49,410	0.47
1996	10,637,000	100,960	0.95	67,020	0.63	42,560	0.40
1997	10,738,000	73,840	0.69	45,200	0.42	32,770	0.31
1998	10,821,000	74,040	0.68	34,880	0.32	33,820	0.31
1999	10,981,000	57,110	0.52	29,520	0.27	30,030	0.27
2000	11,169,000	47,820	0.43	20,820	0.19	22,960	0.21
2001	11,243,000	43,130	0.38	19,710	0.18	18,280	0.16

1 The figures are based on the 13 largest building societies and as many as 19 of the largest non-building society members of the CML. Such lenders accounted for an estimated 85% of total mortgage business. The figures have been grossed up to represent all CML members.

2 Includes those voluntarily surrendered

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Source: Survey of Mortgage Lenders

Live table 545

Next update: March 2003

Table 5.16 Housing market: repossessions, court actions for recovery of residential housing and land¹, England and Wales

											Number
	Total actions entered	Total orders for possessions made and suspended	Other mortgage possessions ²		LA mortgage possessions		Possessions actions by social landlords ³		Possessions actions by private landlords		
			Actions entered	Orders made & suspended	Actions entered	Orders made & suspended	Actions entered	Orders made & suspended	Actions entered	Orders made & suspended	
1991	305,783	237,918	175,997	135,672	10,652	7,233	97,432	79,578	21,702	15,435	
1992	259,833	223,951	133,474	118,556	8,688	8,325	97,807	83,125	19,864	13,833	
1993	212,678	180,007	108,489	97,305	7,692	7,978	78,450	71,114	18,047	11,610	
1994	171,039	141,242	80,094	71,020	7,864	6,661	65,394	49,750	17,687	13,811	
1995	187,165	160,397	79,068	70,703	5,102	4,555	83,637	66,981	19,358	15,618	
1996	191,665	159,880	76,924	67,704	2,934	3,499	91,523	70,583	20,284	17,266	
1997	197,236	157,025	65,002	54,778	2,071	2,378	107,861	82,493	22,302	17,376	
1998	239,964	178,291	76,280	58,291	8,556	7,764	132,668	94,897	22,460	17,339	
1999	239,066	171,518	73,240	52,895	8,368	7,299	139,117	96,357	18,341	14,967	
2000	239,957	161,746	68,855	49,772	4,190	2,309	147,519	96,284	19,393	13,381	
2001	236,211	158,857	63,688	44,788	1,278	935	150,563	100,643	20,682	12,491	

1 Figures include a small number of actions for the recovery of land.

2 All lenders other than local authorities.

3 Local authority and housing association landlords.

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Source: Lord Chancellors Department Court Service.

Live table 546

Next update: March 2003

Table 5.17 Housing market: size of mortgaged dwellings, by number of habitable rooms, United Kingdom¹

	Percentage of all mortgages			
	Number of habitable rooms			
	less than five	five	six	seven rooms or more
New dwellings				
1991	39.5	19.6	15.9	25.0
1992	36.2	20.2	16.7	26.8
1993	29.6	22.3	17.6	30.5
1994	25.9	20.1	20.8	33.2
1995	28.1	20.3	17.7	33.9
1996	25.4	21.3	18.4	34.9
1997	21.3	24.0	19.1	35.6
1998	28.3	21.0	19.4	31.3
1999	22.8	21.7	18.2	37.2
2000	23.8	22.0	17.7	36.5
2001	26.4	20.8	16.4	36.3
Other dwellings				
1991	35.5	30.0	21.5	13.0
1992	32.4	30.6	23.0	14.1
1993	26.7	30.0	24.3	19.0
1994	25.0	27.7	25.8	21.5
1995	26.6	27.9	24.8	20.7
1996	27.2	28.4	24.0	20.4
1997	29.7	28.7	22.6	19.0
1998	34.7	28.0	22.1	15.2
1999	32.1	28.5	23.1	16.4
2000	36.6	28.7	21.0	13.7
2001	33.4	28.3	21.5	16.7
All dwellings				
1991	36.0	28.7	20.9	14.4
1992	32.8	29.3	22.3	15.6
1993	27.0	29.2	23.5	20.3
1994	25.2	26.8	25.2	22.8
1995	26.7	27.0	23.9	22.4
1996	27.0	27.7	23.4	21.9
1997	28.8	28.1	22.2	20.8
1998	34.0	27.2	21.8	17.0
1999	31.0	27.7	22.5	18.7
2000	35.1	27.9	20.6	16.4
2001	33.6	27.3	20.7	18.4
First time buyers				
1991	48.1	29.1	16.4	6.4
1992	43.7	31.4	17.9	6.9
1993	35.9	31.8	21.2	11.1
1994	33.9	29.8	23.4	12.9
1995	36.2	30.5	21.7	11.6
1996	38.0	31.3	20.7	10.0
1997	40.3	31.3	19.4	9.0
1998	43.8	29.2	19.0	7.9
1999	40.3	29.8	20.0	9.9
2000	43.3	30.2	18.2	8.2
2001	44.3	29.6	17.7	8.5
Former owner occupiers				
1991	25.2	28.4	24.9	21.5
1992	21.5	27.0	26.8	24.6
1993	15.8	25.7	26.5	32.0
1994	13.4	23.0	27.6	36.0
1995	15.3	22.7	26.5	35.5
1996	16.1	24.0	26.1	33.8
1997	18.5	25.3	24.8	31.3
1998	24.0	25.1	24.6	26.2
1999	22.1	25.7	25.0	27.3
2000	26.2	25.4	23.3	25.1
2001	25.4	25.5	23.0	26.2

1. Data up to and including 1992 was based on returns from Building Societies only. Data from 1993 onwards is based on returns from all mortgage lenders.

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Source: Survey of Mortgage Lenders

Live table 547

Next update: March 2003

Table 5.18 Housing market: mortgages - payments by age of head of household, 2000/01

Age of head of household	Mortgage payments (£ a month)									Number of households	Mean mortgage payments	Median mortgage payments	
	Under 100	100 -200	200 -300	300 -400	400 -500	500 -750	750 -1,000	1,000 & over	All				
										%	Thousands	£ a month	£ a month
Under 25	1	18	31	31	8	10	2	0	100	161	318	300	
25-34	1	9	26	24	16	17	5	3	100	1,959	414	354	
35-44	2	14	22	19	15	18	6	4	100	2,724	428	358	
45-64	11	26	22	14	10	10	4	3	100	3,422	334	259	
65-74	32	32	19	7	2	6	0	1	100	189	208	145	
75 or over	44	39	10	4	1	1	0	0	100	72	129	105	
Total	6	18	23	18	13	14	5	3	100	8,527	377	312	

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Source: DWP Family Resources Survey

Live table 551

Next update: June 2003

Table 5.19 Housing market: mortgages - payments by disposable income¹ of head of household and partner, 2000/01

Disposable income of head of household and partner (£ a month)	Mortgage payments (£ a month)									Mean mortgage payments as a % of mean income	Number of households	
	Under 100	100 -200	200 -300	300 -400	400 -500	500 -750	750 -1,000	1,000 & over	All			
										%	%	Thousands
Under 1000	18	33	25	12	5	5	1	0	100	34	1,191	
1000-1499	8	25	31	21	9	6	1	0	100	22	1,572	
1500-1999	6	19	29	21	14	9	2	1	100	18	1,762	
2000-2499	3	14	21	22	20	17	3	1	100	17	1,350	
2500-2999	2	11	19	22	16	23	6	2	100	16	937	
3000-3499	2	8	17	17	16	26	11	4	100	15	582	
3500 or over	2	7	10	9	12	27	18	16	100	11	1,084	
All incomes	6	18	23	18	13	14	5	3	100	16	8,477	

1 "Disposable" means after deduction of income tax and national insurance contributions

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Source: DWP Family Resources Survey

Live table 552

Next update: June 2003

Table 5.20 Housing market: interest rates, United Kingdom

Percentage per annum

Last day of	Bank of England base rate	Building Societies Commission Interest rates ^{1,5}			National Public Works Loan Board local authority loans rate ⁴		National Savings Bank Investment account Nominal deposit rate	Local authorities	
		Shares		Average mortgage rate	Up to 5 years	Over 25 years		7 days ³	3 months ³
		Net	Gross ²						
1991	10.50	8.16	10.88	12.72	10.500	10.625	9.50	10.87	10.93
1992	7.00	6.34	8.45	10.65	7.625	10.000	6.25	6.88	7.00
1993	5.50	4.34	5.78	8.09	5.500	6.875	6.25	5.38	5.31
1994	6.25	4.02	5.36	7.68	8.375	8.750	5.25	5.75	6.50
1995	6.50	4.21	5.62	7.83	6.625	8.000	5.25	6.50	6.44
1996	6.00	3.40	4.54	6.72	7.125	7.750	4.75	5.88	6.38
1997	7.25	3.97	5.30	7.08	6.875	6.375	4.75	7.25	7.50
1998	6.25	5.07	6.34	7.76	5.125	4.625	4.50	6.00	6.13
1999	5.50	3.81	4.95	6.47	6.375	5.500	3.80	4.75	5.88
2000	6.00	4.22	5.41	6.79	5.625	5.000	4.50	5.75	5.84
2001	4.00	3.77	4.83	6.05	4.875	5.125	2.60	4.00	4.00

1 Rates shown are those charged and offered by the largest societies.

2 Figures are grossed up at the basic rate of income tax.

3 Average on the last Friday of the year.

4 Repayable by equal half yearly installments of principal.

5 Average for the year.

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Source:
Bank of England
Building Societies commission
National debt office

Live table 555

Next update: April 2003

Table 5.21 Housing market: land prices private sector, by region¹ England and Wales, from 1991

	Reported number ²		Simple average price ² Per hectare (£)	Mean Density Units/hectare	Index 1985 = 100
	Transactions	Hectares			
England and Wales					
1991	613	786	376,725	25	192
1992	684	954	341,850	26	174
1993	1,455	1,959	329,094	25	168
1994	1,745	2,551	379,817	23	193
1995	1,426	1,595	398,801	25	203
1996	1,533	1,748	430,400	25	219
1997	2,275	4,877	433,023	18	220
1998	2,013	3,252	465,330	21	237
1999P	1,726	3,487	549,278	18	280
2000P	1,678	2,843	648,533	19	330
2001P	1,166	1,954	806,872	15	410
England					
1991	599	777	379,208	25	189
1992	651	922	347,629	26	173
1993	1,370	1,844	339,143	25	169
1994	1,645	2,378	389,873	23	195
1995	1,351	1,491	413,262	25	206
1996	1,458	1,632	440,977	25	220
1997	2,148	4,623	443,550	18	221
1998	1,898	3,051	470,939	21	235
1999 P	1,612	3,334	557,268	18	278
2000 P	1,570	2,623	655,743	19	327
2001 P	973	2,124	821,720	15	410
North East					
1991	48	70	275,000	20	213
1992	44	102	248,135	27	192
1993	85	169	250,523	22	194
1994	57	125	260,000	24	201
1995	57	125	279,950	23	217
1996	67	114	300,000	25	232
1997	115	249	320,000	23	248
1998	102	255	350,000	23	271
1999 P	85	176	379,378	22	294
2000 P	116	178	406,865	25	315
2001 P	74	115	435,000	25	337
North West (inc Merseyside)					
1991	87	148	325,325	23	316
1992	121	193	309,181	25	301
1993	188	280	272,394	23	265
1994	247	417	263,223	24	256
1995	220	240	301,067	25	293
1996	227	288	332,453	24	323
1997	302	663	325,000	20	316
1998	280	409	350,000	22	340
1999P	235	395	410,000	20	399
2000P	213	590	480,000	12	467
2001P	146	180	580,000	23	564
Yorkshire and the Humber					
1991	53	46	324,859	22	281
1992	59	82	301,786	23	261
1993	169	237	251,596	23	218
1994	213	315	282,723	24	245
1995	243	236	348,517	25	302
1996	183	162	367,802	28	318
1997	242	423	335,000	24	290
1998	267	343	365,000	25	316
1999 P	207	324	390,000	24	338
2000 P	191	500	435,332	12	377
2001 P	141	162	490,000	25	424

Table 5.21 Housing market: land prices private sector, by region¹ England and Wales, from 1991 (continued)

	Reported number ²		Simple average price ² Per hectare (£)	Mean Density Units/hectare	Index 1985 = 100
	Transactions	Hectares			
East Midlands					
1991	115	175	315,000	27	337
1992	120	153	290,000	26	310
1993	152	241	275,000	28	294
1994	131	197	296,721	27	317
1995	117	174	310,000	25	331
1996	124	190	325,000	25	347
1997	247	505	340,000	24	363
1998	248	352	360,000	24	385
1999 ^P	225	439	420,000	27	449
2000 ^P	222	316	490,000	26	524
2001 ^P	137	630	580,000	8	620
West Midlands					
1991	86	92	370,001	24	299
1992	61	83	360,000	25	291
1993	151	205	335,000	22	271
1994	184	291	355,319	20	287
1995	128	137	433,977	26	350
1996	147	168	375,558	23	303
1997	220	461	447,781	19	362
1998	165	193	500,000	27	404
1999 ^P	180	347	620,000	16	501
2000 ^P	161	194	685,000	24	553
2001 ^P	91	89	810,000	28	654
East					
1991	53	78	349,447	22	152
1992	77	111	379,630	29	165
1993	180	204	360,000	26	157
1994	238	346	420,715	23	183
1995	160	170	452,290	26	197
1996	235	247	519,701	26	226
1997	327	434	554,864	25	242
1998	255	495	600,000	15	261
1999 ^P	194	395	780,000	21	340
2000 ^P	234	283	980,000	25	427
2001 ^P	136	322	1,250,000	18	545
London					
1991	24	15	1,606,872	66	181
1992	25	16	1,458,741	69	164
1993	63	39	1,325,000	62	149
1994	68	63	1,450,000	41	163
1995	54	28	1,530,039	56	172
1996	39	23	1,600,000	51	180
1997	41	34	1,800,000	42	202
1998	21	13	2,000,000	48	225
1999 ^P	11	23	2,200,000	15	247
2000 ^P	8	46	3,000,000	7	337
2001 ^P	N/A	N/A	4,000,000	N/A	449
South East					
1991	78	102	520,000	27	142
1992	76	79	480,000	20	131
1993	197	253	450,000	22	123
1994	261	290	539,277	20	147
1995	181	182	595,297	23	163
1996	198	189	654,032	23	179
1997	353	585	785,214	20	215
1998	232	427	875,055	21	239
1999 ^P	212	533	1,075,000	14	294
2000 ^P	124	158	1,295,000	26	354
2001 ^P	67	339	1,750,000	6	478

Table 5.21 Housing market: land prices private sector, by region¹ England and Wales, from 1991 (continued)

	Reported number ²		Simple average price ² Per hectare (£)	Mean Density Units/hectare	Index 1985 = 100
	Transactions	Hectares			
South West					
1991	55	51	375,000	28	189
1992	68	103	325,000	26	164
1993	185	217	340,116	24	171
1994	246	335	420,038	24	212
1995	179	205	424,796	25	214
1996	238	251	463,700	27	234
1997	301	1,270	460,466	7	232
1998	328	565	479,585	8	242
1999 ^P	263	704	533,028	11	268
2000 ^P	301	360	673,767	23	339
2001 ^P	181	288	925,000	18	465
Wales					
1991	14	9	155,011	29	169
1992	33	33	177,585	30	194
1993	85	115	167,544	25	183
1994	100	173	241,660	24	264
1995	75	103	190,050	23	207
1996	75	116	281,727	25	307
1997	127	254	292,157	23	319
1998	115	200	394,499	22	430
1999 ^P	114	152	440,000	20	480
2000 ^P	108	220	590,000	18	644
2001 ^P	42	40	690,000	21	753

1. Based on transactions covering sites of four or more plots reported in each period. Transactions are reported, on average, about nine weeks after the completion of sale. The lag between agreement of price and completion varies considerably, but about three months is believed to be typical.
2. Restricted to transactions included in the price index, i.e. sites with planning permission, where area and price are known

Note: Due to very few transactions in London during 2001, no data is listed for reported number of hectares and mean density. For the continuity of the series we have provided an estimated simple average price per hectare and index.

The average prices per hectare and the index figures shown in Table 5.21 and the lower quartile, median and upper quartile prices shown in Table 5.22 have, in a number of instances, been significantly revised relative to previously published data. These adjustments have been made (a) in order to bring the regional price trends into line with those published by the Valuation Office in their Property Market Report and (b) to remove some obvious inconsistencies in recent data for London and the South East.

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Source: Inland Revenue Valuation Office

Live table 561

Next update: October 2003

Table 5.22 Housing market: land prices and number of transactions¹, by region, England and Wales

	Number of transactions reported: purchased by				Area purchased (hectares)	Private sector ²		
	Private sector	Registered Social Landlord	Public sector	Others/ not known		Price per hectare (£000)		
						Lower quartile ³	Median ⁴	Upper quartile ⁵
England and Wales								
1991	1,099	265	32	41	1,390	217	385	580
1992	1,198	528	39	44	1,633	180	340	530
1993	1,897	856	63	44	2,475	180	335	510
1994	2,205	569	48	46	3,211	200	380	550
1995	1,762	484	40	40	2,166	191	385	585
1996	1,870	497	40	23	2,206	210	405	620
1997	2,818	572	31	49	6,207	229	430	655
1998	2,476	385	38	44	4,389	231	455	700
1999 ^P	2,189	376	38	18	4,252	280	520	760
2000 ^P	2,125	262	39	11	3,659	305	580	880
2001 ^P	1,309	187	16	2	2,579	390	720	1,105
England								
1991	1,063	250	30	41	1,357	215	395	600
1992	1,124	500	33	43	1,550	180	351	510
1993	1,793	813	58	42	2,337	179	325	480
1994	2,090	511	42	42	3,027	205	405	600
1995	1,672	419	35	38	2,013	220	410	620
1996	1,773	455	35	20	2,065	225	420	650
1997	2,660	538	27	41	5,904	235	420	650
1998	2,343	371	34	37	4,160	237	460	680
1999 ^P	2,057	363	30	18	4,079	270	520	775
2000 ^P	1,984	248	33	10	3,403	320	600	900
2001 ^P	1,239	176	15	2	2,510	400	730	1,100
North East								
1991	67	15	1	1	115	178	305	474
1992	61	31	2	6	122	128	238	338
1993	106	45	7	8	189	138	262	390
1994	79	29	4	10	149	148	285	417
1995	83	21	6	11	138	136	265	420
1996	82	26	3	6	148	165	310	456
1997	147	29	1	5	314	180	318	454
1998	125	23	3	6	355	170	340	490
1999 ^P	108	19	2	0	330	180	355	525
2000 ^P	133	33	2	1	307	212	399	570
2001 ^P	82	12	0	0	168	230	425	620
North West								
1991	145	43	3	8	196	170	325	500
1992	181	104	5	7	259	165	322	465
1993	247	119	10	5	321	145	265	415
1994	320	73	5	5	502	141	255	390
1995	270	74	7	6	297	165	303	445
1996	267	93	6	1	325	176	325	490
1997	362	98	4	11	715	173	335	483
1998	346	61	7	10	486	191	347	530
1999 ^P	282	58	5	3	435	215	400	595
2000 ^P	258	47	6	6	680	246	472	715
2001 ^P	184	17	2	1	221	280	550	800
Yorkshire and the Humber								
1991	97	16	1	5	91	174	300	444
1992	130	33	0	4	199	150	292	464
1993	218	57	4	2	311	140	275	430
1994	282	54	3	1	385	170	296	455
1995	290	40	4	2	284	168	335	534
1996	228	31	1	1	189	185	360	521
1997	300	41	1	3	483	200	350	533
1998	335	38	6	2	584	203	377	585
1999 ^P	274	46	4	6	411	205	400	600
2000 ^P	241	17	0	0	558	242	420	625
2001 ^P	187	11	2	0	208	255	465	675

Table 5.22 Housing market: land prices and number of transactions¹, by region, England and Wales (continued)

	Number of transactions reported: purchased by				Area purchased (hectares)	Private sector ²		
	Private sector	Registered		Others/ not known		Price per hectare (£000)		
		Social Landlord	Public sector			Lower quartile ³	Median ⁴	Upper quartile ⁵
East Midlands								
1991	167	36	6	4	238	195	355	518
1992	174	64	3	2	235	152	296	446
1993	200	73	1	2	326	155	265	415
1994	167	45	4	5	274	145	286	450
1995	138	24	0	1	213	165	313	499
1996	141	24	0	0	227	168	310	491
1997	298	42	0	3	650	202	343	487
1998	290	40	0	1	416	186	345	540
1999 ^P	284	42	1	2	606	220	405	590
2000 ^P	265	23	1	1	377	240	455	660
2001 ^P	154	20	2	0	707	275	535	810
West Midlands								
1991	128	45	5	3	140	238	404	620
1992	127	79	5	2	181	205	368	525
1993	201	129	7	10	245	190	350	550
1994	228	73	10	0	369	209	375	585
1995	149	31	3	3	262	230	420	652
1996	168	37	2	2	198	210	387	593
1997	262	75	2	5	545	250	455	676
1998	197	48	4	4	233	302	532	814
1999 ^P	196	44	5	0	360	345	593	905
2000 ^P	176	27	7	0	207	360	660	962
2001 ^P	105	28	5	1	92	420	760	1,130
East								
1991	134	32	1	5	172	200	389	575
1992	155	46	1	2	217	190	362	550
1993	227	111	4	4	248	185	350	545
1994	300	45	5	3	402	216	413	630
1995	197	52	5	3	215	226	425	640
1996	282	50	8	3	339	260	485	750
1997	404	59	7	1	550	275	530	830
1998	308	45	2	5	553	305	590	915
1999 ^P	267	36	5	2	451	365	675	1,010
2000 ^P	317	25	3	0	388	435	790	1,200
2001 ^P	176	35	2	0	349	550	1,000	1,510
London								
1991	33	11	1	7	19	870	1,524	2,200
1992	34	22	3	5	22	800	1,429	2,150
1993	86	73	11	1	61	740	1,360	1,954
1994	77	36	0	2	65	810	1,430	2,200
1995	70	33	0	2	35	830	1,550	2,350
1996	54	39	3	1	29	850	1,620	2,425
1997	46	12	0	1	36	885	1,750	2,600
1998	28	8	0	0	16	1,045	2,020	2,950
1999 ^P	19	5	0	0	27	1,150	2,185	3,300
2000 ^P	8	2	0	0	46	1,520	2,890	4,165
2001 ^P	0	1	0	0	0	1,820	3,500	5,700
South East								
1991	173	22	7	4	260	321	560	855
1992	157	74	4	10	179	299	505	790
1993	271	112	5	5	338	260	475	700
1994	340	87	5	2	467	310	580	887
1995	245	80	7	4	259	360	628	945
1996	262	78	6	2	289	370	670	1,000
1997	439	82	9	6	1,180	444	772	1,190
1998	301	45	8	3	669	496	880	1,350
1999 ^P	283	43	2	3	612	525	1,000	1,462
2000 ^P	183	27	6	1	297	700	1,245	1,840
2001 ^P	99	14	1	0	358	850	1,570	2,355

Table 5.22 Housing market: land prices and number of transactions¹, by region, England and Wales (continued)

	Number of transactions reported: purchased by				Area purchased (hectares)	Private sector ² Price per hectare (£000)			
	Private sector	Registered		Public sector		Others/ not known	Price per hectare (£000)		
		Social Landlord						Lower quartile ³	Median ⁴	Upper quartile^{5}
South West									
1991	119	30	5	4	126	226	415	640	
1992	105	47	10	5	135	190	343	500	
1993	237	94	9	5	297	195	374	548	
1994	297	69	6	14	414	240	430	659	
1995	230	64	3	6	311	210	390	580	
1996	289	77	6	4	322	218	440	670	
1997	402	100	3	6	1,431	232	450	686	
1998	413	63	4	6	848	247	483	750	
1999 ^P	344	70	6	2	846	263	515	805	
2000 ^P	403	47	8	1	544	340	625	950	
2001 ^P	252	38	1	0	407	450	800	1,230	
Wales									
1991	36	15	2	0	32	81	145	225	
1992	74	28	6	1	83	80	156	225	
1993	104	43	5	2	139	92	163	240	
1994	115	58	6	4	184	100	195	300	
1995	90	65	5	2	152	85	148	210	
1996	97	42	5	3	141	105	198	300	
1997	158	34	4	8	303	145	255	375	
1998	133	14	4	7	229	155	301	465	
1999 ^P	132	13	8	0	173	139	264	405	
2000 ^P	141	14	6	1	256	165	308	480	
2001 ^P	70	11	1	0	68	245	450	685	

1 Based on transactions covering sites of four or more plots.

2 Includes sites without Planning Permission but known to be intended for housing and excludes transactions for which the area was not known.

3 Price such that a quarter of transactions were cheaper.

4 Price such that half the transactions were cheaper and half dearer.

5 Price such that three-quarters of transactions were cheaper.

The average prices per hectare and the index figures shown in Table 5.21 and the lower quartile, median and upper quartile prices shown in Table 5.22 have, in a number of instances, been significantly revised relative to previously published data. These adjustments have been made (a) in order to bring the regional price trends into line with those published by the Valuation Office in their Property Market Report and (b) to remove some obvious inconsistencies in recent data for London and the South East.

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Source: Inland Revenue Valuation Office

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Table 5.23 Housing market: mortgage advances to first time buyers¹, by region, United Kingdom

	All sitting tenants				Other first time purchasers				All first time purchasers			
	Percentage of all mortgages		Average price £		Percentage of all mortgages		Average price £		Percentage of all mortgages		Average price £	
	1991	2001	1991	2001	1991	2001	1991	2001	1991	2001	1991	2001
Region												
North East	0.3	0.2	18,121	28,292	1.6	1.5	36,881	56,408	2.0	1.7	33,362	53,117
North West	0.5	0.2	22,206	35,353	3.7	3.2	42,730	65,145	4.3	3.5	40,196	63,181
Merseyside	0.2*	0.1*	17,055	32,769	0.9	0.5	40,504	62,261	1.1	0.6	37,489	59,319
Yorkshire and the Humber	0.4	0.3	21,537	31,662	3.7	3.3	40,844	58,164	4.3	3.6	38,604	55,856
East Midlands	0.3	0.3	27,408	32,581	2.8	2.8	43,872	67,710	3.2	3.1	41,748	64,422
West Midlands	0.4	0.3	23,811	37,034	3.4	2.7	47,180	71,922	3.9	3.0	44,332	68,315
East	0.4	0.3	35,081	54,668	4.0	3.5	55,492	98,173	4.9	3.8	53,807	95,002
London	0.6	0.5	35,459	58,669	3.4	4.7	74,496	149,758	4.9	5.3	68,952	141,318
South East	0.5	0.3	36,720	58,675	6.0	4.8	60,353	121,906	7.2	5.2	58,625	117,763
South West	0.2	0.2	31,247	58,676	3.7	3.0	50,510	95,278	4.1	3.1	49,511	92,817
England	3.8	2.8	27,983	45,164	33.2	29.9	51,572	94,006	39.9	32.8	49,597	89,990
Wales	0.2	0.2	20,944	32,299	1.8	1.9	40,764	65,567	2.1	2.1	38,278	62,391
Scotland	1.1	0.5	16,054	25,898	2.4	2.8	40,620	62,865	3.7	3.3	32,904	58,347
Great Britain	5.2	3.4	25,146	41,879	37.3	34.7	50,356	89,917	45.8	38.2	47,711	85,736
Northern Ireland	0.3	0.3	13,910	31,441	1.1	1.0	29,241	72,818	1.5	1.3	26,564	63,381
United Kingdom	5.4	3.7	24,625	41,071	38.4	35.6	49,763	89,449	47.3	39.5	47,062	85,021
Type of dwelling												
Bungalow	0.2	0.1*	30,994	44,101	1.5	1.3	56,633	96,407	1.9	1.3	54,507	93,387
Detached	0.1*	0.1*	53,438	65,017	2.1	3.7	89,292	143,986	2.4	3.8	88,036	141,753
Semi	1.7	1.0	25,845	41,564	8.8	8.7	51,804	83,425	11.2	9.8	48,249	79,185
Terrace	2.2	1.5	24,355	40,460	16.6	13.2	43,896	74,476	20.3	14.8	42,314	71,251
Flat/Maisonette	1.3	1.0	20,667	38,517	8.8	7.8	47,210	91,928	11.2	8.8	44,510	85,891

* Less than 50 cases

1. Includes local authority and RSL sitting tenants

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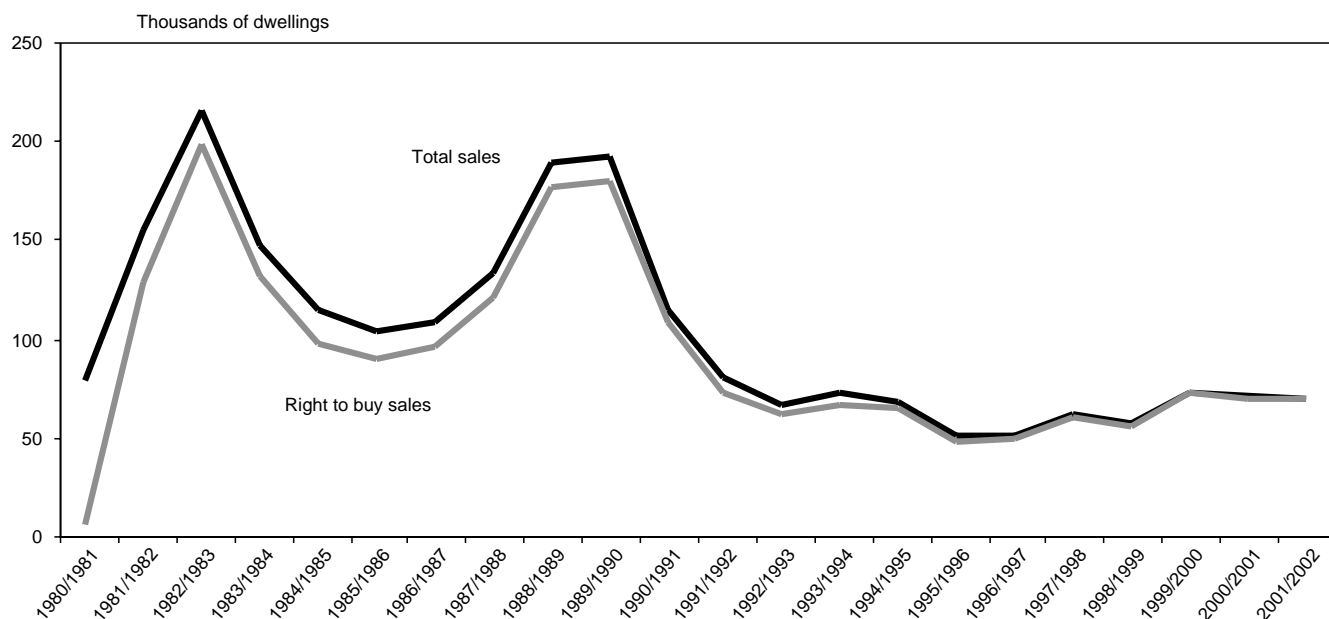
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Source: Survey of Mortgage Lenders

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Chart 6a Social Housing: sales of local authority dwellings for owner occupation, Great Britain



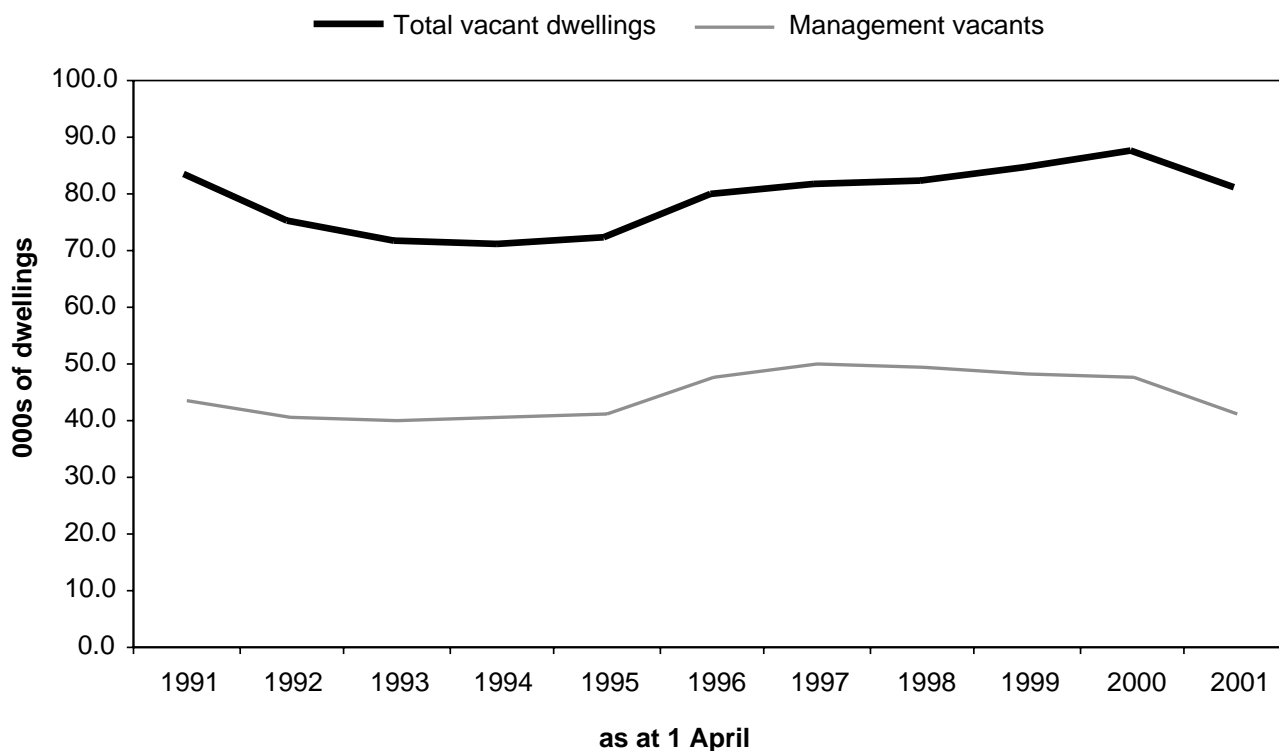
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Sources:
See table 6.7

Live chart 642

Next update: December 2002

Chart 6b Social Housing: local authority vacant dwellings, England



1 Management vacants are those properties available for letting immediately, or after only minor repairs.

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Sources:
DTLR/ODPM Housing Investment Programme returns (annual)

Live chart 612

Table 6.1 Social housing: local authority lettings, by region

	Number of Lettings				Percentage of letting to new tenants	
	All	To existing tenants ¹	To new tenants		Secure tenancies	Non-secure tenancies ²
			Homeless	Others		
North East						
1990/91	35,000	13,600	5,100	16,200	98%	2%
1991/92	36,800	15,600	6,200	15,000	96%	4%
1992/93	37,000	16,300	5,500	15,200	96%	4%
1993/94	36,400	15,900	4,700	15,900	96%	4%
1994/95	39,000	16,700	4,500	17,800	97%	3%
1995/96	41,000	16,100	4,600	20,300	96%	4%
1996/97	42,200	16,400	4,200	21,700	97%	3%
1997/98	41,500	15,300	3,300	22,900	64%	36%
1998/99	39,500	14,300	3,100	22,000	15%	85%
1999/00	38,600	13,200	3,400	22,000	15%	85%
2000/01	36,500	11,900	3,100	21,400	15%	85%
North West						
1990/91	65,700	23,800	8,900	33,000	99%	1%
1991/92	62,500	23,400	10,200	28,900	98%	2%
1992/93	63,200	24,700	10,000	28,600	99%	1%
1993/94	63,400	25,200	9,400	28,800	98%	2%
1994/95	66,900	24,600	9,200	33,200	99%	1%
1995/96	71,200	25,500	9,200	36,500	99%	1%
1996/97	71,100	24,600	7,600	38,900	96%	4%
1997/98	70,500	21,500	5,800	43,100	64%	36%
1998/99	68,500	20,100	5,300	43,100	53%	47%
1999/00	64,700	18,700	5,600	40,400	46%	54%
2000/01	57,300	15,900	5,700	35,800	42%	58%
Yorkshire and the Humber						
1990/91	51,900	20,400	8,300	23,100	95%	5%
1991/92	52,200	21,400	9,600	21,200	96%	4%
1992/93	52,200	21,700	10,400	20,100	96%	4%
1993/94	51,600	21,800	9,600	20,200	95%	5%
1994/95	56,800	23,200	9,000	24,600	95%	5%
1995/96	58,700	23,100	8,000	27,600	95%	5%
1996/97	59,900	22,100	7,000	30,800	96%	4%
1997/98	56,900	19,300	6,700	30,900	85%	15%
1998/99	56,000	18,100	6,900	31,100	86%	14%
1999/00	55,900	17,200	6,200	32,600	87%	13%
2000/01	53,300	16,200	6,700	30,400	83%	17%
East Midlands						
1990/91	31,400	12,400	6,500	12,500	92%	8%
1991/92	31,300	13,200	8,200	9,900	91%	9%
1992/93	32,000	13,800	8,000	10,100	92%	8%
1993/94	34,500	14,000	7,600	12,900	92%	8%
1994/95	34,300	14,200	6,600	13,500	91%	9%
1995/96	35,500	14,200	6,600	14,700	92%	8%
1996/97	39,100	14,100	6,200	18,700	93%	7%
1997/98	38,200	12,800	4,900	20,500	90%	10%
1998/99	37,400	11,400	4,600	21,400	77%	23%
1999/00	33,900	10,600	4,200	19,100	71%	29%
2000/01	32,500	9,700	4,500	18,400	70%	30%

Table 6.1 Social housing: local authority lettings, by region (continued)

	Number of Lettings				Percentage of letting to new tenants	
	All	To existing tenants ¹	To new tenants		Secure tenancies	Non-secure tenancies ²
			Homeless	Others		
West Midlands						
1990/91	48,700	19,600	12,200	16,900	96%	4%
1991/92	51,500	22,600	12,500	16,500	95%	5%
1992/93	50,700	22,700	12,200	15,800	96%	4%
1993/94	53,400	24,200	10,900	18,300	96%	4%
1994/95	53,600	23,500	9,800	20,300	96%	4%
1995/96	54,000	22,400	9,900	21,700	96%	4%
1996/97	56,200	22,300	9,500	24,400	95%	5%
1997/98	53,200	19,500	10,000	23,800	86%	14%
1998/99	49,300	17,300	7,700	24,300	75%	25%
1999/00	45,300	15,500	7,100	22,700	52%	48%
2000/01	40,100	12,300	7,000	20,800	38%	62%
East						
1990/91	34,400	16,600	7,200	10,600	87%	13%
1991/92	32,200	15,900	7,700	8,600	86%	14%
1992/93	31,400	15,500	7,700	8,300	85%	15%
1993/94	32,500	15,500	7,200	9,800	87%	13%
1994/95	31,500	14,800	6,900	9,800	88%	12%
1995/96	31,900	14,500	6,600	10,800	88%	12%
1996/97	32,100	14,100	6,500	11,600	87%	13%
1997/98	31,400	13,200	5,100	13,100	83%	17%
1998/99	30,300	12,000	6,100	12,200	82%	18%
1999/00	29,000	11,400	5,600	12,000	72%	28%
2000/01	27,200	10,300	6,100	10,900	64%	36%
London						
1990/91	65,200	21,300	33,100	10,800	72%	28%
1991/92	71,400	22,000	37,600	11,800	66%	34%
1992/93	67,000	21,900	33,500	11,700	73%	27%
1993/94	65,800	21,300	28,600	15,900	81%	19%
1994/95	62,900	21,300	24,900	16,600	84%	16%
1995/96	61,300	21,100	23,900	16,200	80%	20%
1996/97	62,300	21,800	22,900	17,500	83%	17%
1997/98	57,600	20,300	19,100	18,300	75%	25%
1998/99	48,200	16,000	17,200	15,000	63%	37%
1999/00	42,200	14,100	17,100	10,900	56%	44%
2000/01	39,300	12,700	16,700	9,900	56%	44%
South East						
1990/91	41,200	20,100	9,500	11,600	81%	19%
1991/92	40,300	19,600	10,900	9,800	77%	23%
1992/93	38,900	19,000	10,700	9,200	76%	24%
1993/94	38,600	18,400	9,900	10,300	83%	17%
1994/95	35,600	16,600	9,200	9,800	83%	17%
1995/96	34,200	15,800	8,900	9,400	82%	18%
1996/97	32,400	14,300	7,600	10,500	88%	12%
1997/98	30,300	12,600	6,400	11,300	81%	19%
1998/99	28,300	11,200	6,900	10,100	73%	27%
1999/00	25,800	10,200	6,400	9,100	73%	27%
2000/01	23,800	9,200	6,800	7,800	65%	35%

Table 6.1 Social housing: local authority lettings, by region (continued)

	Number of Lettings				Percentage of letting to new tenants	
	All	To existing tenants ¹	To new tenants		Secure tenancies	Non-secure tenancies ²
			Homeless	Others		
South West						
1990/91	27,500	13,400	5,900	8,200	92%	8%
1991/92	28,300	14,400	6,400	7,600	89%	11%
1992/93	27,300	14,200	6,200	6,900	89%	11%
1993/94	28,700	14,300	6,400	8,000	90%	10%
1994/95	27,300	13,500	5,700	8,100	93%	7%
1995/96	27,400	12,800	5,900	8,700	92%	8%
1996/97	26,700	11,800	5,300	9,500	94%	6%
1997/98	24,300	10,000	3,800	10,500	86%	14%
1998/99	21,400	8,500	3,900	9,000	67%	33%
1999/00	18,800	7,400	4,000	7,400	58%	42%
2000/01	16,500	6,200	4,200	6,100	52%	48%
England						
1990/91	400,900	161,300	96,700	142,900	90%	10%
1991/92	406,500	167,900	109,300	129,200	87%	13%
1992/93	399,900	169,800	104,200	126,000	89%	11%
1993/94	404,900	170,500	94,100	140,200	91%	9%
1994/95	407,900	168,600	85,800	153,600	92%	8%
1995/96	415,200	165,400	83,700	166,100	92%	8%
1996/97	422,000	161,500	76,800	183,700	92%	8%
1997/98	403,900	144,400	65,100	194,400	78%	22%
1998/99	378,900	128,900	61,700	188,200	65%	35%
1999/00	354,000	118,400	59,500	176,100	58%	42%
2000/01	326,600	104,300	60,800	161,400	54%	46%

Notes:

1 Includes exchanges with other local authorities.

2 Includes lettings to the homeless and, since 1997, introductory tenancies under the Housing Act 1996.

Totals may not equal the sum of components because of rounding

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Sources: DTLR/ODPM Housing Investment Programme returns (annual)

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Next update: March 2003

Table 6.2 Social housing: allocation of RSL housing, by region

	Number of new lets				Percentage of lettings to new tenants				
					Secure tenancies ¹				All non-secure tenancies ²
					Statutory homeless	Nominated by LA	Direct application to RSL	Other	
All	To existing LA tenants	To existing RSL tenants	To new tenants						
North East									
1996/97	7,957	1,815	1,441	4,701	10	26	57	3	4
1997/98	7,785	1,834	1,289	4,662	5	22	64	4	5
1998/99	8,476	1,800	1,668	5,008	4	17	66	4	9
1999/00	8,009	1,884	1,649	4,476	4	15	68	3	11
2000/01	8,177	1,837	1,640	4,700	3	13	72	3	8
2001/02	11,670	1,909	3,061	6,700	2	11	54	2	31
North West									
1996/97	22,067	4,205	4,120	13,742	11	26	53	3	7
1997/98	24,732	4,616	4,933	15,183	6	23	56	6	9
1998/99	24,811	4,157	5,160	15,494	6	21	61	5	6
1999/00	27,301	4,248	5,979	17,074	5	18	61	5	12
2000/01	29,119	3,873	6,797	18,449	5	15	55	5	20
2001/02	32,778	4,128	7,622	21,028	7	15	48	5	25
Yorkshire & The Humber									
1996/97	11,943	2,175	2,223	7,545	14	25	51	5	6
1997/98	13,445	2,550	2,358	8,537	7	26	55	4	8
1998/99	13,734	2,543	2,549	8,642	7	21	59	3	10
1999/00	13,167	2,372	2,478	8,317	6	19	60	4	12
2000/01	12,267	2,148	2,461	7,658	6	18	65	4	7
2001/02	12,379	2,217	2,527	7,635	6	15	68	4	7
East Midlands									
1996/97	9,883	1,614	1,690	6,579	18	35	38	3	6
1997/98	11,140	1,787	1,947	7,406	11	38	41	3	7
1998/99	11,191	1,782	1,930	7,479	9	33	45	3	10
1999/00	11,188	1,595	2,141	7,452	7	32	46	4	12
2000/01	11,631	1,594	2,130	7,907	8	33	45	4	11
2001/02	11,141	1,552	2,207	7,382	11	34	45	3	7
West Midlands									
1996/97	14,872	2,764	3,335	8,773	18	33	40	6	3
1997/98	16,430	3,072	3,697	9,661	12	34	43	5	5
1998/99	16,862	2,871	3,550	10,441	11	30	49	5	4
1999/00	18,146	2,851	4,201	11,094	12	32	44	6	7
2000/01	20,651	2,521	4,850	13,280	10	31	42	6	11
2001/02	22,749	2,496	5,706	14,547	14	31	42	5	8
East									
1996/97	14,354	2,751	3,189	8,414	21	30	41	5	3
1997/98	14,796	2,805	3,138	8,853	12	37	41	5	5
1998/99	14,707	2,699	3,184	8,824	14	38	37	5	6
1999/00	13,815	2,354	3,160	8,301	14	39	37	5	5
2000/01	13,301	2,093	3,067	8,141	16	41	35	5	4
2001/02	12,628	2,088	2,939	7,601	19	41	33	4	3
London									
1996/97	21,253	5,874	6,082	9,297	44	23	11	17	5
1997/98	20,160	5,836	6,046	8,278	32	31	11	18	7
1998/99	19,767	5,321	6,139	8,307	32	31	12	17	8
1999/00	18,647	4,852	5,916	7,879	34	32	11	15	9
2000/01	18,446	4,806	5,867	7,773	37	30	12	13	7
2001/02	18,781	5,088	5,711	7,982	39	32	12	13	4
South East									
1996/97	24,714	3,659	6,916	14,139	32	25	35	4	4
1997/98	24,394	3,776	6,884	13,734	19	41	30	4	6
1998/99	23,578	3,396	6,840	13,342	19	43	27	4	7
1999/00	22,659	3,216	6,623	12,820	17	43	26	4	9
2000/01	21,665	2,897	6,573	12,195	20	44	25	4	8
2001/02	21,856	2,926	6,819	12,111	25	45	22	3	5

Table 6.2 Social housing: allocation of RSL housing, by region (continued)

	Number of new lets				Percentage of lettings to new tenants				
					Secure tenancies ¹				All non-secure tenancies ²
	All	To existing LA tenants	To existing RSL tenants	To new tenants	Statutory homeless	Nominated by LA	Direct application to RSL	Other	
South West									
1996/97	11,769	2,207	2,723	6,839	28	33	32	3	4
1997/98	12,245	2,268	3,051	6,926	19	44	26	4	7
1998/99	12,929	2,331	3,199	7,399	22	47	21	4	6
1999/00	14,709	2,145	4,225	8,339	27	48	15	4	6
2000/01	14,718	1,909	4,132	8,677	28	51	15	3	3
2001/02	14,937	1,853	4,245	8,839	31	48	15	4	2
England									
1996/97	138,812	27,064	31,719	80,029	23	28	39	6	5
1997/98	145,127	28,544	33,343	83,240	13	33	41	6	7
1998/99	146,055	26,900	34,219	84,936	13	32	42	6	6
1999/00	147,641	25,517	36,372	85,752	13	31	41	5	9
2000/01	149,975	23,678	37,517	88,780	14	30	40	5	10
2001/02	158,919	24,257	40,837	93,825	16	29	38	5	12

1. Secure RSL tenancies include fair rent tenancies and assured tenancies

2. Non-secure tenancies include assured shorthold tenancies and licence agreements

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Source:
CORE (Continuous Recording of new lettings by Registered Social Landlords)

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Next update: October 2003

Table 6.3 Social housing: local authority vacant dwellings, by region

On 1 April: thousands, per cent				
Total vacant dwellings	Vacant dwellings as a percentage of total local authority dwellings	Management ¹ vacant dwellings	Management vacant dwellings as a percentage of total local authority dwellings	
number	%	number	%	
North East				
1991	8.4	2.5	4.5	1.4
1992	7.9	2.4	3.8	1.2
1993	6.8	2.1	3.2	1.0
1994	6.6	2.1	3.4	1.1
1995	7.2	2.3	3.7	1.2
1996	7.9	2.6	4.1	1.3
1997	8.3	2.8	4.6	1.6
1998	9.0	3.1	4.7	1.6
1999	9.4	3.3	4.9	1.7
2000	10.1	3.6	5.2	1.9
2001	9.3	4.0	4.3	1.8
North West				
1991	21.1	3.6	7.7	1.3
1992	18.1	3.1	7.0	1.2
1993	15.6	2.7	6.8	1.2
1994	13.5	2.5	6.3	1.1
1995	13.9	2.6	6.7	1.2
1996	15.1	2.8	8.3	1.6
1997	16.3	3.1	9.2	1.8
1998	18.7	3.7	9.8	1.9
1999	18.8	3.9	9.2	1.9
2000	19.6	4.4	9.7	2.2
2001	19.5	4.7	8.6	2.1
Yorkshire and the Humber				
1991	8.8	1.8	4.6	1.0
1992	8.5	1.8	4.6	1.0
1993	8.0	1.7	4.7	1.0
1994	9.1	2.0	5.3	1.2
1995	8.8	1.9	5.2	1.1
1996	10.4	2.3	6.6	1.5
1997	12.2	2.8	8.3	1.9
1998	12.8	2.9	9.0	2.1
1999	14.0	3.3	8.8	2.1
2000	15.4	3.7	8.1	1.9
2001	14.6	3.7	8.3	2.1
East Midlands				
1991	4.5	1.4	2.9	0.9
1992	4.2	1.4	2.7	0.9
1993	4.1	1.3	2.8	0.9
1994	4.2	1.4	2.9	1.0
1995	4.7	1.6	3.0	1.0
1996	5.8	2.0	3.9	1.3
1997	5.6	1.9	4.2	1.4
1998	5.1	1.8	4.1	1.4
1999	5.4	1.9	3.9	1.4
2000	6.1	2.3	4.3	1.6
2001	6.1	2.4	4.1	1.6

Table 6.3 Social housing: local authority vacant dwellings, by region (continued)

On 1 April: thousands, per cent				
	Total vacant dwellings	Vacant dwellings as a percentage of total local authority dwellings	Management ¹ vacant dwellings	Management vacant dwellings as a percentage of total local authority dwellings
	number	%	number	%
West Midlands				
1991	9.1	1.9	5.4	1.1
1992	7.5	1.6	4.4	0.9
1993	7.4	1.6	4.4	0.9
1994	7.4	1.6	4.5	1.0
1995	7.5	1.7	5.2	1.2
1996	8.7	2.0	6.7	1.5
1997	9.2	2.2	6.6	1.6
1998	10.0	2.5	7.6	1.9
1999	11.2	2.9	8.2	2.2
2000	12.8	3.6	8.0	2.3
2001	10.6	3.3	5.3	1.7
East				
1991	4.5	1.3	3.0	0.9
1992	4.1	1.2	2.7	0.8
1993	4.1	1.3	2.9	0.9
1994	3.9	1.2	2.9	0.9
1995	3.9	1.3	2.9	0.9
1996	4.0	1.3	3.0	1.0
1997	4.2	1.4	3.2	1.1
1998	3.9	1.3	3.0	1.0
1999	3.9	1.3	3.0	1.0
2000	4.0	1.4	2.9	1.1
2001	3.9	1.4	2.6	1.0
London				
1991	17.9	2.5	10.0	1.4
1992	17.1	2.5	10.4	1.5
1993	17.8	2.7	9.7	1.5
1994	18.7	2.9	10.5	1.6
1995	19.0	3.0	9.4	1.5
1996	20.8	3.3	10.1	1.6
1997	18.5	3.0	8.6	1.4
1998	15.7	2.6	6.8	1.1
1999	14.7	2.6	5.9	1.0
2000	12.9	2.3	5.0	0.9
2001	11.1	2.1	4.0	0.7
South East				
1991	5.5	1.5	3.3	0.9
1992	4.3	1.1	3.0	0.8
1993	4.3	1.2	3.3	0.9
1994	4.1	1.2	3.0	0.8
1995	4.0	1.2	2.9	0.9
1996	4.1	1.4	3.0	1.0
1997	4.1	1.4	3.1	1.1
1998	3.7	1.3	2.6	0.9
1999	3.7	1.4	2.5	0.9
2000	3.6	1.4	2.5	1.0
2001	3.0	1.3	2.3	1.0

Table 6.3 Social housing: local authority vacant dwellings, by region (continued)

On 1 April: thousands, per cent				
	Total vacant dwellings	Vacant dwellings as a percentage of total local authority dwellings	Management ¹ vacant dwellings	Management vacant dwellings as a percentage of total local authority dwellings
	number	%	number	%
South West				
1991	3.3	1.2	2.0	0.7
1992	2.8	1.0	1.9	0.7
1993	2.8	1.0	2.1	0.8
1994	2.8	1.1	1.9	0.7
1995	2.8	1.1	2.0	0.8
1996	2.8	1.2	2.0	0.9
1997	2.8	1.3	1.9	0.9
1998	2.8	1.3	1.8	0.9
1999	2.8	1.5	1.7	0.9
2000	2.8	1.6	1.7	1.0
2001	2.2	1.4	1.6	1.0
England				
1991	83.1	2.1	43.5	1.1
1992	74.5	1.9	40.4	1.1
1993	70.9	1.9	39.7	1.1
1994	70.3	1.9	40.6	1.1
1995	71.8	2.0	41.0	1.2
1996	79.6	2.3	47.7	1.4
1997	81.2	2.4	49.9	1.5
1998	81.7	2.5	49.5	1.5
1999	83.9	2.6	48.0	1.5
2000	87.2	2.9	47.4	1.6
2001	80.3	2.9	41.2	1.5

1 Management vacants are those properties available for letting immediately, or after only minor repairs.

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Sources:
DTLR/ODPM Housing Investment Programme returns (annual)

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Next update: Nov 2003

Table 6.4 Social housing: RSL vacants, by region

On 31st March:	1994	1995	1996	1997	1998	1999	2000	2001	2002
Total vacant dwellings									
North East	1,095	1,341	1,501	1,833	2,060	2,032	2,104	1,952	2,792
North West	2,822	3,214	4,023	4,835	5,851	7,636	10,447	10,899	10,308
Yorkshire & The Humber	1,011	1,262	1,365	1,978	2,455	2,573	2,426	2,948	3,283
East Midlands	1,198	1,051	1,570	1,672	2,001	2,198	2,579	2,448	2,567
West Midlands	1,636	2,092	2,153	2,662	3,112	3,065	4,399	5,460	5,576
East	1,432	1,404	1,793	1,759	1,706	2,057	1,899	1,761	1,779
London	7,894	7,263	6,558	6,570	6,433	6,952	7,306	7,641	7,374
South East	2,279	2,117	3,124	3,600	3,654	3,858	3,627	3,763	3,634
South West	986	1,060	1,481	1,763	1,926	2,302	2,675	2,438	2,419
England	20,353	20,804	23,568	26,672	29,198	32,673	37,462	39,310	39,732
Vacant dwellings as a percentage of RSL dwellings									
North East	2.51	2.98	3.24	3.88	4.27	4.16	3.99	3.66	3.19
North West	2.22	2.37	2.77	3.17	3.68	4.29	4.92	4.85	4.45
Yorkshire & The Humber	1.78	2.05	2.14	2.97	3.54	3.52	3.24	3.33	3.78
East Midlands	3.13	2.48	3.47	3.51	3.97	3.79	3.76	3.30	3.15
West Midlands	2.30	2.41	2.37	2.64	2.73	2.43	2.94	3.05	3.04
East	1.95	1.60	1.93	1.82	1.70	1.96	1.67	1.51	1.37
London	4.30	3.82	3.32	3.23	2.94	2.91	2.92	2.82	2.74
South East	1.90	1.46	1.73	1.94	1.87	1.88	1.67	1.61	1.54
South West	2.01	1.79	1.94	2.09	2.19	1.88	2.01	1.67	1.67
England	2.67	2.44	2.51	2.71	2.80	2.83	2.94	2.83	2.74
Number of management vacants (available for letting)									
North East	556	703	986	1,218	1,454	1,309	1,210	1,221	1,886
North West	1,402	1,788	2,317	2,462	2,935	2,636	5,168	4,940	4,658
Yorkshire & The Humber	658	820	916	1,284	1,426	1,585	1,581	1,997	2,198
East Midlands	631	719	948	1,048	1,328	1,558	1,853	1,598	1,568
West Midlands	777	855	1,253	1,368	1,645	1,656	2,514	2,284	2,212
East	1,023	828	1,180	1,251	1,190	1,412	1,243	1,143	1,152
London	3,193	2,793	2,802	2,670	2,737	2,787	2,674	2,855	2,450
South East	1,494	1,427	2,107	2,354	2,258	2,334	2,260	2,183	2,252
South West	612	647	932	1,050	1,054	1,341	1,747	1,436	1,552
England	10,346	10,580	13,441	14,705	16,027	16,618	20,250	19,657	19,928

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Source: Housing Corporation HAR/10 and RSR
(Regulatory and Statistical Return)

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Next update: October 2003

Table 6.5 Social housing: homeless households in priority need, by region

	England		North East		North West		Yorkshire and the Humber		East Midlands	
Number and Acceptances per 1,000 households										
1991/92 ¹	139,630	7.3	7,910	6.9	21,450	7.9	12,560	6.3	10,130	6.3
1992/93 ¹	136,230	7.0	7,240	6.9	19,980	7.3	14,760	7.3	10,320	6.4
1993/94 ¹	125,360	6.4	6,840	6.4	17,750	6.4	12,570	6.2	9,770	6.0
1994/95 ¹	116,850	5.9	5,870	5.5	16,750	6.0	10,700	5.2	8,960	5.4
1995/96 ¹	116,550	5.8	6,010	5.6	16,180	5.8	9,810	4.8	8,830	5.3
1996/97 ¹	110,810	5.5	5,430	5.0	14,690	5.2	8,940	4.3	8,940	5.3
1997/98	102,650	5.0	4,380	4.0	13,060	4.6	9,130	4.4	7,550	4.4
1998/99	104,150	5.1	4,460	4.1	12,930	4.5	8,260	3.9	7,770	4.5
1999/00	106,130	5.1	4,850	4.5	12,820	4.5	8,370	4.0	7,120	4.1
2000/01	114,350	5.5	5,220	4.8	13,350	4.6	9,150	4.3	7,370	4.2
2001/02	118,360	5.6	5,580	5.1	13,260	4.6	10,820	5.1	7,230	4.1
	West Midlands		East		London		South East		South West	
Number and Acceptances per 1,000 households										
1991/92 ¹	17,680	8.7	8,970	4.4	38,220	13.5	13,770	4.5	8,940	4.7
1992/93 ¹	17,050	8.3	9,310	4.5	36,220	12.6	12,440	4.1	8,910	4.6
1993/94 ¹	16,830	8.1	8,780	4.2	30,560	10.5	12,710	4.1	9,550	4.9
1994/95 ¹	15,690	7.5	8,530	4.0	27,920	9.5	13,110	4.2	9,320	4.7
1995/96 ¹	17,280	8.2	8,740	4.1	26,310	8.9	13,420	4.2	9,970	5.0
1996/97 ¹	15,510	7.3	8,380	3.9	25,930	8.7	13,540	4.2	9,450	4.7
1997/98	14,670	6.9	8,120	3.7	24,570	8.1	12,170	3.7	9,000	4.4
1998/99	13,970	6.5	8,680	3.9	26,470	8.6	12,690	3.8	8,920	4.3
1999/00	13,210	6.1	8,720	3.9	28,440	9.1	12,810	3.8	9,790	4.7
2000/01	13,860	6.4	9,800	4.3	29,630	9.3	14,760	4.4	11,210	5.3
2001/02	14,600	6.7	10,120	4.4	31,130	9.8	14,430	4.3	11,200	5.3

1 Figures prior to 1997 reflect decisions taken under the 1985 Housing Act; subsequent decisions made under the 1996 Housing Act, plus residual 1985 Act cases.

Note: The totals may not equal the sum of components because of rounding.

Contact: 020 7944 3316

Source: DTLR/ODPM Quarterly P1(E) returns

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Next update: December 2002

Table 6.6 Social Housing: homeless households in temporary accommodation by type of accommodation¹ (quarterly)

1985 HOUSING ACT At end of quarter:		Total number of households accommodated at end of quarter	Bed and breakfast hotels			Hostels/Women's refuges		
			Number	Percentage of total	Percentage change on previous quarter	Number	Percentage of total	Percentage change on previous quarter
1991	Q1	50,000	12,240	24.5%	10.0%	10,230	20.5%	13.5%
	Q2	56,290	13,300	23.6%	8.7%	10,200	18.1%	-0.3%
	Q3	60,170	13,550	22.5%	1.9%	10,620	17.6%	4.1%
	Q4	59,930	12,150	20.3%	-10.3%	9,990	16.7%	-5.9%
1992	Q1	62,090	12,220	19.7%	0.6%	10,310	16.6%	3.2%
	Q2	64,550	10,510	16.3%	-14.0%	10,960	17.0%	6.3%
	Q3	65,500	9,660	14.7%	-8.1%	11,180	17.1%	2.0%
	Q4	63,070	7,630	12.1%	-21.0%	10,840	17.2%	-3.0%
1993	Q1	61,380	7,570	12.3%	-0.8%	10,890	17.7%	0.5%
	Q2	57,920	6,520	11.3%	-13.9%	10,520	18.2%	-3.4%
	Q3	56,500	6,130	10.8%	-6.0%	10,790	19.1%	2.6%
	Q4	53,580	4,900	9.1%	-20.1%	10,210	19.1%	-5.4%
1994	Q1	52,340	4,920	9.4%	0.4%	10,460	20.0%	2.4%
	Q2	48,660	4,770	9.8%	-3.0%	10,310	21.2%	-1.4%
	Q3	48,110	4,780	9.9%	0.2%	10,330	21.5%	0.2%
	Q4	45,630	4,130	9.1%	-13.6%	9,730	21.3%	-5.8%
1995	Q1	46,350	4,480	9.7%	8.5%	10,380	22.4%	6.7%
	Q2	45,940	5,160	11.2%	15.2%	10,470	22.8%	0.9%
	Q3	46,690	5,260	11.3%	1.9%	10,620	22.7%	1.4%
	Q4	44,140	4,500	10.2%	-14.4%	9,660	21.9%	-9.0%
1996	Q1	43,240	4,750	11.0%	5.6%	10,090	23.3%	4.5%
	Q2	43,300	4,370	10.1%	-8.0%	10,140	23.4%	0.5%
	Q3	43,830	4,500	10.3%	3.0%	10,360	23.6%	2.2%
	Q4	42,190	4,160	9.9%	-7.6%	9,640	22.8%	-6.9%
1985 and 1996 HOUSING ACTS								
1997	Q1	41,620	4,100	9.9%	-1.4%	9,800	23.5%	1.7%
	Q2	43,650	4,500	10.3%	9.8%	9,490	21.7%	-3.2%
	Q3	45,340	4,630	10.2%	2.9%	9,550	21.1%	0.6%
	Q4	45,030	4,520	10.0%	-2.4%	8,860	19.7%	-7.2%
1998	Q1	47,480	4,990	10.5%	10.4%	9,710	20.5%	9.6%
	Q2	48,510	5,360	11.0%	7.4%	9,350	19.3%	-3.7%
	Q3	52,350	6,510	12.4%	21.5%	9,330	17.8%	-0.2%
	Q4	51,520	6,930	13.5%	6.5%	9,060	17.6%	-2.9%
1999	Q1	56,240	7,460	13.3%	7.6%	9,520	16.9%	5.1%
	Q2	58,310	7,660	13.1%	2.7%	9,920	17.0%	4.2%
	Q3	61,190	8,250	13.5%	7.7%	9,660	15.8%	-2.6%
	Q4	62,190	8,060	13.0%	-2.3%	9,400	15.1%	-2.7%
2000	Q1	64,780	8,700	13.4%	7.9%	9,900	15.3%	5.3%
	Q2	67,700	9,070	13.4%	4.3%	9,900	14.6%	0.0%
	Q3	71,960	9,900	13.8%	9.2%	10,510	14.6%	6.2%
	Q4	72,440	9,860	13.6%	-0.4%	10,320	14.2%	-1.8%
2001	Q1	75,120	10,830	14.4%	9.8%	10,480	14.0%	1.6%
	Q2	75,320	11,340	15.1%	4.7%	10,360	13.8%	-1.1%
	Q3	77,940	12,290	15.8%	8.4%	10,420	13.4%	0.6%
	Q4	78,620	12,110	15.4%	-1.5%	10,270	13.1%	-1.4%
2002	Q1 ²	81,260	11,800	14.5%	-2.6%	10,650	13.1%	3.7%
	Q2 ²	81,170	12,420	15.3%	5.3%	9,590	11.8%	-10.0%

Table 6.6 Social Housing: homeless households in temporary accommodation by type of accommodation¹ (quarterly)

1985 HOUSING ACT At end of quarter:		Private sector accommodation on lease or licence ²			Other		
		Number	Percentage of total	Percentage change on previous quarter	Number	Percentage of total	Percentage change on previous quarter
1991	Q1	..	..	..	27,530	55.1%	9.6%
	Q2	20,380	36.2%	..	12,410	22.0%	..
	Q3	22,290	37.0%	9.4%	13,710	22.8%	10.5%
	Q4	23,740	39.6%	6.5%	14,050	23.4%	2.5%
1992	Q1	25,190	40.6%	6.1%	14,370	23.1%	2.3%
	Q2	27,840	43.1%	10.5%	15,240	23.6%	6.1%
	Q3	28,760	43.9%	3.3%	15,900	24.3%	4.3%
	Q4	27,910	44.3%	-3.0%	16,690	26.5%	5.0%
1993	Q1	26,720	43.5%	-4.3%	16,200	26.4%	-2.9%
	Q2	24,980	43.1%	-6.5%	15,900	27.5%	-1.9%
	Q3	23,960	42.4%	-4.1%	15,620	27.6%	-1.8%
	Q4	23,270	43.4%	-2.9%	15,200	28.4%	-2.7%
1994	Q1	20,860	39.9%	-10.4%	16,100	30.8%	5.9%
	Q2	18,120	37.2%	-13.1%	15,460	31.8%	-4.0%
	Q3	17,470	36.3%	-3.6%	15,530	32.3%	0.5%
	Q4	15,800	34.6%	-9.6%	15,970	35.0%	2.8%
1995	Q1	14,130	30.5%	-10.6%	17,360	37.5%	8.7%
	Q2	12,830	27.9%	-9.2%	17,480	38.0%	0.7%
	Q3	12,220	26.2%	-4.8%	18,590	39.8%	6.4%
	Q4	11,530	26.1%	-5.6%	18,450	41.8%	-0.8%
1996	Q1	11,410	26.4%	-1.0%	16,990	39.3%	-7.9%
	Q2	11,130	25.7%	-2.5%	17,660	40.8%	3.9%
	Q3	11,530	26.3%	3.6%	17,440	39.8%	-1.2%
	Q4	10,980	26.0%	-4.8%	17,410	41.3%	-0.2%
1985 and 1996 HOUSING ACTS							
	Q1	14,340	34.5%	30.6%	13,380	32.1%	-23.1%
1997	Q2	14,300	32.8%	-0.3%	15,360	35.2%	14.8%
	Q3	14,310	31.6%	0.1%	16,850	37.2%	9.7%
	Q4	14,320	31.8%	0.1%	17,330	38.5%	2.8%
1998	Q1	14,820	31.2%	3.5%	17,960	37.8%	3.6%
	Q2	15,110	31.1%	2.0%	18,690	38.5%	4.1%
	Q3	18,220	34.8%	20.6%	18,290	34.9%	-2.1%
	Q4	16,220	31.5%	-11.0%	19,310	37.5%	5.6%
1999	Q1	18,480	32.9%	13.9%	20,780	36.9%	7.6%
	Q2	19,950	34.2%	8.0%	20,780	35.6%	0.0%
	Q3	21,100	34.5%	5.8%	22,180	36.2%	6.7%
	Q4	22,660	36.4%	7.4%	22,070	35.5%	-0.5%
2000	Q1	23,260	35.9%	2.6%	22,920	35.4%	3.9%
	Q2	24,180	35.7%	4.0%	24,550	36.3%	7.1%
	Q3	25,030	34.8%	3.5%	26,520	36.9%	8.0%
	Q4	25,390	35.0%	1.4%	26,870	37.1%	1.3%
2001	Q1	25,700	34.2%	1.2%	28,110	37.4%	4.6%
	Q2	25,760	34.2%	0.2%	27,860	37.0%	-0.9%
	Q3	25,170	32.3%	-2.3%	30,060	38.6%	7.9%
	Q4	26,020	33.1%	3.4%	30,220	38.4%	0.5%
2002	Q1 ²	28,300	34.8%	8.8%	30,520	37.6%	1.0%
	Q2 ²	29,930	36.9%	5.8%	29,240	36.0%	-4.2%

1 Households in accommodation arranged by local authorities pending enquiries or after being accepted as homeless under the 1996 Act (includes residual cases awaiting re-housing under the 1985 Act).

2 Some self-contained accommodation in Annex-style units previously recorded under B&B now more appropriately attributed to Private Sector Accommodation. Note: The totals may not equal the sum of components because of rounding.

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Source: DTLR/ODPM Quarterly P1(E) returns

Live table 623

Next update: December 2002

Table 6.7 Social housing: Sale and transfer of local authority and RSL dwellings¹, United Kingdom

											Number
Local authorities to :- ²						RSLs/HAs to :- ³					
	RTB	Other Sitting Tenants	Other Owner Occupier Sales	All Owner Occupier Sales	RSL/HA Other ^{3,4,5}	RTB	Other Sitting Tenants	Other Owner Occupier Sales	All Owner Occupier Sales	Other ^{6,7}	Scottish homes Sales completed
United Kingdom											
1991/92	71,866	4,812	..	..	..	1,924	..	..	..	..	2,255
1992/93	60,022	4,335	..	..	..	1,117	..	..	4,974	1,963	2,095
1993/94	65,275	5,824	..	..	35,998	908	..	..	4,397	1,030	2,400
1994/95	64,166	5,915	..	..	44,187	1,264	..	..	8,233	461	2,198
1995/96	47,304	5,095	..	..	49,998	977	..	..	7,792	690	1,571
1996/97	47,970	4,843	..	..	25,133	1,163	..	..	6,958	1,948	1,240
1997/98	58,746	4,807	..	..	36,402	..	..	..	..	1,149	767
1998/99	55,481	4,427	..	..	76,907	..	..	..	..	1,505	475
1999/00	71,242	4,552	..	..	96,852	..	..	..	..	..	351
2000/01	69,101	5,622	..	..	132,632	..	..	..	..	..	217
2001/02	68,452	..	..	..	..	..	..	..	..	..	139
Great Britain											
1991/92	71,866	1,621	5,184	78,671	19,221	1,924	216	1,826	3,966	1,529	2,255
1992/93	60,022	1,107	3,830	64,959	31,772	1,117	157	3,688	4,962	1,949	2,095
1993/94	65,275	1,887	4,251	71,413	35,963	908	75	3,399	4,382	1,008	2,400
1994/95	64,166	1,292	2,036	67,494	44,117	1,264	110	6,833	8,207	447	2,198
1995/96	47,304	398	1,605	49,307	49,930	977	136	6,653	7,766	672	1,571
1996/97	47,970	345	1,980	50,295	24,966	1,163	777	4,993	6,933	1,938	1,240
1997/98	58,746	51	716	59,513	36,251	..	212	5,060	..	1,122	767
1998/99	55,481	119	698	56,298	76,820	..	92	4,471	..	1,487	475
1999/00	71,242	70	653	71,965	96,808	..	41	3,266	..	3,153	351
2000/01	69,101	113	565	69,779	132,586	..	11	2,800	..	3,951	217
2001/02	68,452	190	419	69,061	37,259	..	..	..	..	..	139
England											
1991/92	48,456	1,032	5,159	54,647	16,224	1,462	200	1,454	3,116	1,477	-
1992/93	37,862	605	3,822	42,289	27,289	725	124	3,564	4,413	1,795	-
1993/94	44,853	1,426	4,231	50,510	33,643	521	72	3,167	3,760	955	-
1994/95	43,337	879	2,020	46,236	41,120	835	77	6,422	7,334	359	-
1995/96	31,513	59	1,593	33,165	45,900	581	65	6,068	6,714	548	-
1996/97	33,206	22	1,978	35,206	22,534	548	714	4,113	5,375	1,744	-
1997/98	41,329	51	698	42,078	35,701	..	184	4,318	..	1,021	-
1998/99	40,272	119	696	41,087	76,543	..	45	4,318	..	1,273	-
1999/00	54,251	60	646	54,957	96,755	..	15	3,122	..	2,869	-
2000/01	52,380	79	546	53,005	132,462	..	11	2,621	..	3,560	-
2001/02	51,968	77	414	52,459	35,687	..	29	2,222	..	2,965	-
Wales											
1991/92	3,223	63	22	3,308	206	97	-	258	355	-	-
1992/93	2,662	42	8	2,712	2	62	-	28	90	-	-
1993/94	2,864	35	4	2,903	444	83	-	115	198	-	-
1994/95	2,951	28	14	2,993	42	90	-	328	418	-	-
1995/96	2,208	8	11	2,227	90	68	-	543	611	-	-
1996/97	2,032	1	2	2,035	95	100	-	718	818	-	-
1997/98	2,716	-	18	2,734	102	35	-	702	737	-	-
1998/99	2,494	-	2	2,496	36	139	5	100	244	-	-
1999/00	3,533	10	7	3,550	40	99	-	83	182	-	-
2000/01	3,413	34	19	3,466	45	85	-	140	225	-	-
2001/02	3,153	113	5	3,271	14	..	..	..	..	-	-

Table 6.7 Social housing: Sale and transfer of local authority and RSL dwellings¹, United Kingdom (continued)

											Number
Local authorities to :- ²					RSLs/HAs to:- ³						
	RTB	Other Sitting Tenants	Other Owner Occupier Sales	All Owner Occupier Sales	RSL/HA Other ^{3,4,5}	RTB	Other Sitting Tenants	Other Owner Occupier Sales	All Owner Occupier Sales	Other ^{6,7}	Scottish homes Sales completed
Scotland											
1991/92	20,187	526	3	20,716	2,791	365	16	114	495	52	2,255
1992/93	19,498	460	-	19,958	4,481	330	33	96	459	154	2,095
1993/94	17,558	426	16	18,000	1,876	304	3	117	424	53	2,400
1994/95	17,878	385	2	18,265	2,955	339	33	83	455	88	2,198
1995/96	13,583	331	1	13,915	3,940	328	71	42	441	124	1,571
1996/97	12,732	322	-	13,054	2,337	515	63	162	740	194	1,240
1997/98	14,701	-	-	14,701	448	932	28	40	1,000	101	767
1998/99	12,715	-	-	12,715	241	851	42	53	946	214	475
1999/00	13,458	-	-	13,458	13	970	26	61	1,057	284	351
2000/01	13,308	-	-	13,308	79	982	-	39	1,021	391	217
2001/02	13,331	-	-	13,331	1,558	..	..	..	..	..	139
Northern Ireland											
1991/92	-	3,191	..	..	..	-	..	..	..	..	-
1992/93	-	3,228	..	..	..	-	..	..	12	14	-
1993/94	-	3,937	..	..	35	-	..	..	15	22	-
1994/95	-	4,623	..	..	70	-	..	..	26	14	-
1995/96	-	4,697	..	..	68	-	..	..	26	18	-
1996/97	-	4,498	..	..	167	-	..	..	25	10	-
1997/98	-	4,756	..	..	151	-	..	..	40	27	-
1998/99	-	4,308	..	..	87	-	..	..	45	18	-
1999/00	-	4,482	..	..	44	-	..	..	..	..	-
2000/01	-	5,509	..	..	46	-	..	..	..	..	-
2001/02	-	..	..	..	..	-	..	..	..	..	-

1 Includes leases and dwellings previously municipalised.

2 Includes New Town sales and transfers from 1991/92 to 1996/97.

3 Registered Social Landlords/Housing associations

4 Excludes transfers to Housing Action Trusts

5 Other sales for Northern Ireland may include some sales into owner occupation.

6 Sales for England comprise open market sales.

7 Sales for Northern Ireland include those to other housing associations and sales on open market.

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Sources:
P1B returns, New Town returns, returns from Housing Corporation
National Assembly for Wales
Scottish Executive
Department for Social Development (NI)

Live table 641

Next update: December 2002

Table 6.8 Social housing: local authority expenditure and income from the Housing Revenue Account
England and Wales

	£'s million										
	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98 ²	1998/99	1999/00	2000/01
Expenditure											
Supervision and management	1,504	1,634	1,755	1,855	1,980	2,022	1,988	2,001	2,055	2,047	2,088
Repairs	2,043	2,088	2,235	2,294	2,429	2,458	2,372	1,934	1,972	1,862	1,816
Debt charges	2,752	2,520	2,545	2,617	2,680	2,585	2,388	2,330	2,247	2,100	2,058
Rebates ¹	2,587	3,078	3,735	4,174	4,422	4,666	4,668	4,623	4,495	4,417	4,463
Other expenditure	608	816	800	669	780	858	807	1,771	1,656	1,624	1,614
Residual-mainly change in end-year balance	-67	140	151	111	-305	-314	-25	-15	-80	-65	-139
All expenditure	9,428	10,277	11,221	11,720	11,986	12,275	12,198	12,658	12,425	12,051	12,040
Income											
Gross rents from dwellings	5,057	5,759	6,355	6,775	7,094	7,370	7,413	7,459	7,453	7,397	7,338
Other properties	164	170	194	209	199	198	187	186	188	200	183
Exchequer subsidy	3,574	3,810	4,147	4,249	4,117	4,242	4,091	3,863	3,549	3,288	3,267
RFCs (LA Subsidy)	3	4	2	1	1	1	3	5	7	8	7
Other income	592	541	522	500	538	464	504	501	532	481	458
All income	9,391	10,284	11,220	11,734	11,949	12,275	12,198	12,014	11,729	11,376	11,253

1 From 1990/91 rent rebates are included as an expenditure item. On the income side, exchequer subsidy includes a contribution towards rebates.

2 Because of definitional changes, figures from 1997-98 onwards may not be directly comparable to those for earlier years.

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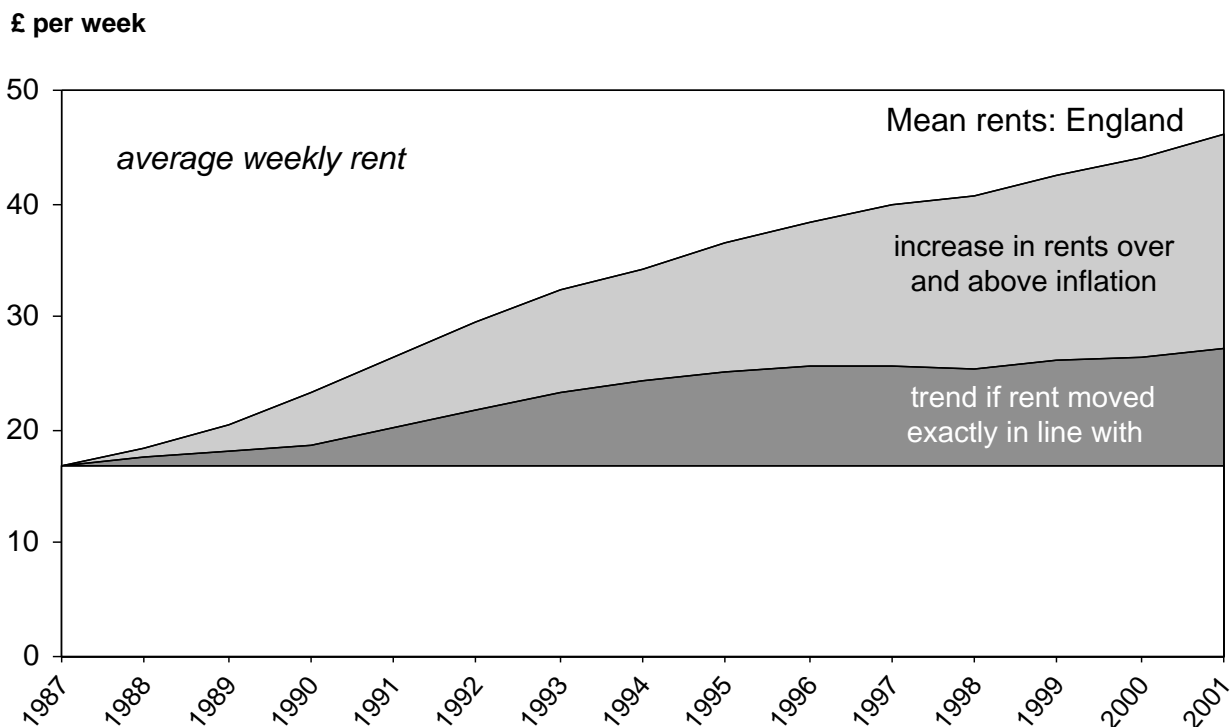
Source:

Local Authority subsidy claims grossed up for missing figures.

Live table 651

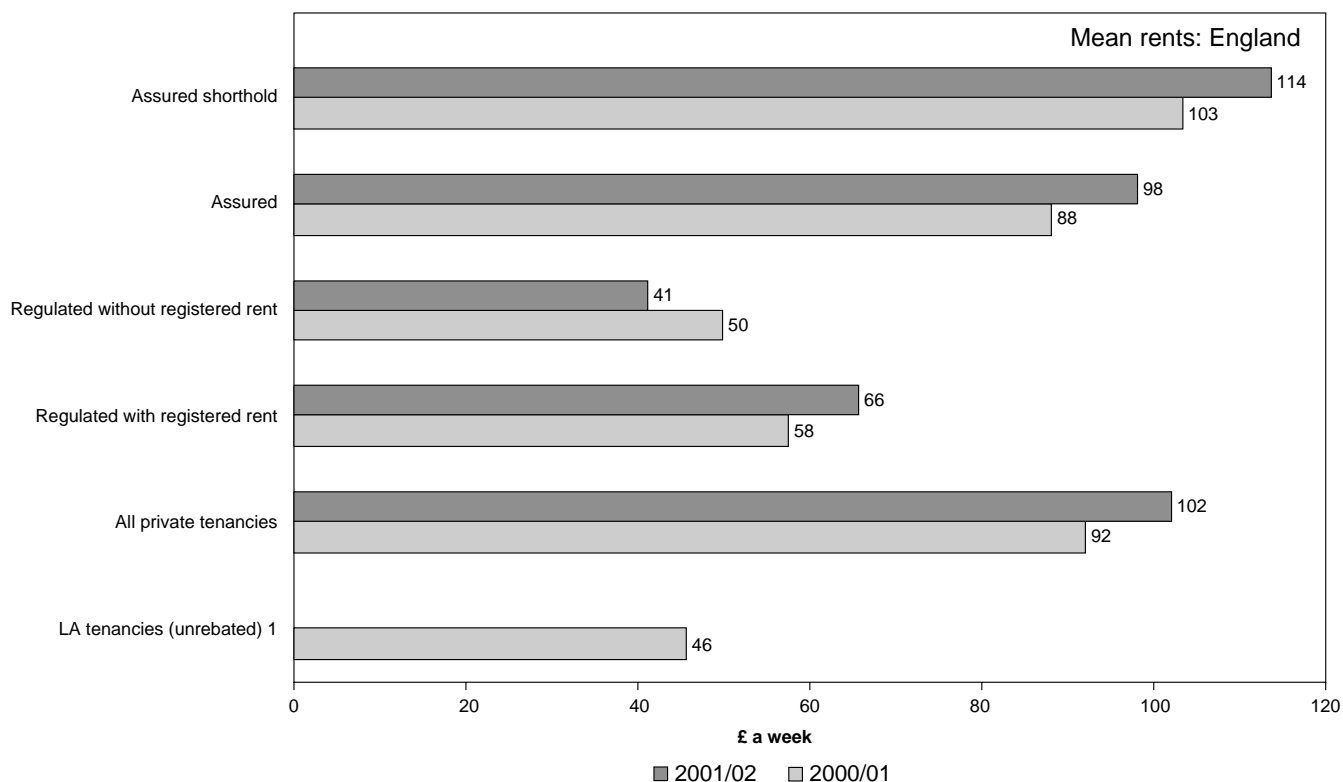
Next update: February 2003

Chart 7a Local authority average rents 1987-2001
United Kingdom



Source: Table 7.1 and Retail Price Index

Chart 7b Rents and tenancies: private and local authority rents and tenancies, by tenancy type, latest two years comparison



1. Figures for 2001/02 are not yet available

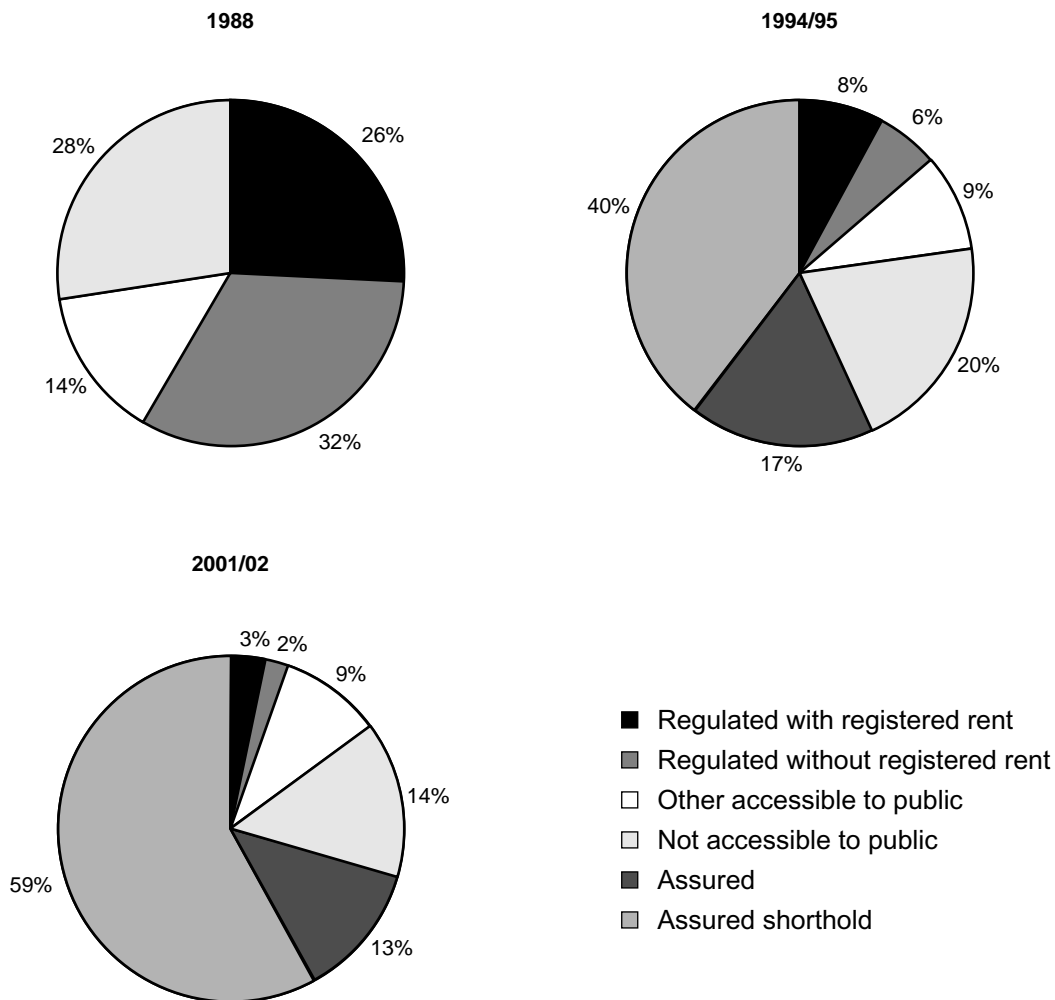
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Live chart 732

Next update: October 2003

Source: ODPM Survey of English Housing
except for LA tenancies which are derived from returns from local authorities

Chart 7c Rents and tenancies: private tenancies, by tenancy type



Note: Percentages derived from table 731

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Sources:
 1988: DOE Private Renters' Survey
 1994/95 and 2001/02: ODPM Survey of English Housing

Live chart 733

Next update: October 2003

Table 7.1 Rents: local authority rents, by region, United Kingdom¹

	£										
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
North East	22.71	25.46	28.09	30.01	32.27	33.37	34.17	35.28	36.76	38.54	40.40
North West	24.55	26.76	29.46	31.65	34.70	37.57	38.45	39.43	40.57	42.24	44.17
Yorkshire and the Humber	21.64	23.41	25.65	27.63	29.68	31.44	32.36	33.64	35.11	36.95	39.41
East Midlands	23.34	25.61	27.88	29.98	32.59	34.20	35.67	36.71	38.05	39.66	41.45
West Midlands	25.61	28.44	31.28	32.78	35.12	37.02	37.96	38.83	39.82	41.31	43.57
East	27.85	31.60	35.13	37.75	40.22	41.37	42.17	44.21	45.59	47.78	49.88
London	35.97	41.34	45.71	47.09	50.70	52.94	54.23	55.27	58.00	60.44	62.32
South East	31.15	35.17	38.75	41.96	44.48	45.95	47.04	48.38	50.25	51.97	54.11
South West	27.19	30.93	34.34	37.19	39.60	40.85	41.45	42.48	43.66	44.99	46.41
England	27.29	30.57	33.62	35.68	38.31	40.10	41.18	42.24	43.82	45.61	47.72
Wales	26.64	29.74	31.83	34.04	35.35	37.29	38.68	39.14	40.81	41.83	43.28
Scotland	23.13	24.64	26.37	27.71	28.69	31.11	33.60	33.60	36.43	38.05	39.35
Great Britain	26.62	29.66	32.47	34.44	36.79	38.65	39.96	40.84	42.60	44.31	46.24
Northern Ireland	23.09	25.43	27.57	29.63	31.56	32.62	34.42	35.92	37.55	39.18	40.52
United Kingdom	26.51	29.53	32.31	34.29	36.61	38.45	39.78	40.68	42.45	44.14	46.06

¹ Rents are calculated at December (NI), April (England & Wales) and September (Scotland).

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Source: Office of the Deputy Prime Minister; Welsh Office, Scottish Office and Northern Ireland Office

Live table 701

Next update: November 2003

Table 7.2 Rents: RSL rents, by region

as at 31st March:	1994	1995	1996	1997	1998	1999	2000	2001	2002
North East	34.22	35.50	37.39	39.56	41.65	43.37	44.52	45.57	46.24
North West	31.14	32.65	35.66	38.61	41.80	43.66	45.61	46.27	48.97
Yorkshire & The Humber	34.79	36.44	39.57	41.69	43.95	46.12	48.15	47.49	49.23
East Midlands	37.85	40.24	43.30	45.43	47.67	48.24	48.48	49.34	49.94
West Midlands	36.21	39.12	41.26	43.57	45.35	48.20	47.68	47.62	49.87
East	38.37	41.16	43.68	46.81	49.54	52.58	54.28	55.73	57.45
London	42.74	46.25	50.28	53.12	56.87	59.30	61.26	62.60	65.25
South East	42.08	44.23	48.54	51.64	55.27	58.09	59.96	61.23	63.67
South West	40.69	43.59	45.50	48.52	51.13	50.98	52.31	53.29	55.53
England	38.17	40.71	44.00	46.81	49.82	51.92	53.11	53.90	55.81

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Source: Housing corporation HAR/10 and RSR (Regulatory and Statistical Return)

Live table 703

Next update: November 2003

Table 7.3 Rent and tenancies: registered fair rents^{1,2,3} England, Wales, London

	Private tenancies			RSL tenancies (exc. shared ownership)		
	Mean registered rent £ p.a.	Mean percentage change on previous rent	Number of cases	Mean registered rent £ p.a.	Mean percentage change on previous rent	Number of cases
England						
1990	1,519	22	132,897	1,557	20	191,890
1991	1,665	25	136,991	1,702	22	197,470
1992	1,879	25	110,170	1,897	22	167,160
1993	2,024	22	111,230	2,002	20	161,680
1994	2,222	19	88,170	2,192	16	145,890
1995	2,373	18	83,360	2,312	15	131,060
1996	2,637	16	64,985	2,509	14	109,150
1997	2,792	19	67,847	2,670	17	108,482
1998	3,055	18	56,431	2,875	16	97,496
1999	3,160	12	57,148	2,946	11	90,871
2000	3,459	14	47,763	3,262	14	81,637
Wales						
1990	1,296	20	2,808	1,564	20	6,894
1991	1,410	21	2,136	1,665	21	6,529
1992	1,526	21	2,470	1,799	18	6,650
1993	1,641	17	2,390	1,839	14	6,820
1994	1,774	15	1,850	2,003	13	5,400
1995	1,854	15	1,900	2,084	13	5,820
1996	2,038	13	1,466	2,221	11	4,341
1997	2,109	14	1,442	2,327	14	4,669
1998	2,249	14	1,006	2,442	13	3,416
1999	2,353	11	996	2,500	11	3,893
2000	2,500	8	838	2,572	8	3,454
London						
1990	1,859	20	36,893	1,677	21	56,154
1991	1,987	22	41,682	1,868	23	53,517
1992	2,247	23	32,230	2,044	23	51,010
1993	2,436	23	32,550	2,248	21	45,330
1994	2,698	22	25,360	2,425	19	44,200
1995	2,948	20	24,560	2,635	17	38,360
1996	3,249	15	20,377	2,845	15	32,533
1997	3,435	19	20,539	3,044	16	33,602
1998	3,823	20	17,530	3,320	18	31,903
1999	3,881	14	18,725	3,448	14	27,937
2000	4,380	20	15,030	3,969	22	27,352

1. Cases under the Rent Act 1977 as amended by the Housing Acts 1980 and 1988. Figures include furnished and unfurnished properties, and rents include any service charges. Tenancies created on or after 15 January 1989 are generally no longer eligible for registration. Unless there are substantial changes in circumstances, fair rents registered are fixed for a minimum of two years. The mean change is based on comparable cases re-registered within 1.75 to 2.75 years and has been calculated as the average of the percentage change in the selected individual registrations.

2. From Q1 1996, statistics collected on 100% basis, previous statistics based on a sample of cases.

3. From Q2 1999 the determination of fair rents was affected by the Rent Acts (Maximum Fair Rent) Order 1999.

This Order was successfully challenged in the courts but, on appeal, the House of Lords ruled in December 2000 that the Order was lawfully made. Data from Q2 1999 to Q1 2001 reflects the initial determinations made by the rent officers on the basis of the law that prevailed at the time the determinations were made. Any subsequent amendments made to the determinations are not included in these figures.

The Order referred to above provides a limit on Fair Rent increases linked to the change in RPI since the rent was last registered. A maximum increase of RPI + 7.5% (for the first registration made after 1 February 1999) or RPI + 5% (for all subsequent registrations made thereafter) is allowed. The only exemptions are for cases where no previous rent has been registered or where the landlord has undertaken substantial repairs or improvements to the property since the last registration.

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Source: The Rent Service

Live table 711

Next update: December 2003

Table 7.4 Rents and tenancies: rent determinations by rent officers in housing benefit cases¹ England, London, Rest of England, Wales

	Furnished tenancies			Unfurnished tenancies			Cases where rent reduced				
	Mean proposed rent £ p.a.	Mean determined rent £ p.a.	Number of cases	Mean proposed rent £ p.a.	Mean determined rent £ p.a.	Number of cases	Mean proposed rent £ p.a.	Mean determined rent £ p.a.	Mean difference £ p.a.	Mean difference %	Number of cases
England											
1990	2,678	2,440	355,070	2,526	2,330	48,440	3,654	2,764	-890	-21	105,470
1991	3,129	2,837	455,300	3,000	2,813	69,240	4,051	3,111	-941	-20	155,100
1992	3,419	3,078	557,290	3,162	2,962	102,520	4,212	3,297	-915	-20	229,650
1993	3,655	3,250	627,300	3,398	3,180	127,110	4,303	3,391	-913	-19	308,430
1994	3,853	3,424	651,590	3,554	3,358	157,640	4,422	3,499	-923	-19	336,470
1995 ¹	3,957	3,568	821,096				4,490	3,601	-889	-18	359,642
1996	4,029	3,583	763,877				4,508	3,634	-874	-18	381,631
1997	4,165	3,731	690,461				4,620	3,766	-854	-18	351,600
1998	4,202	3,766	626,486				4,589	3,756	-833	-17	328,041
1999	4,289	3,858	558,125				4,623	3,796	-827	-18	290,655
2000	4,409	3,982	589,949				4,628	3,811	-817	-18	309,303
London											
1990	3,707	3,337	62,780	3,747	3,414	3,790	4,935	3,686	-1,249	-23	19,590
1991	4,337	3,855	88,280	4,408	4,037	5,210	5,390	4,077	-1,313	-23	33,850
1992	4,829	4,240	112,890	4,572	4,211	7,100	5,725	4,311	-1,414	-23	48,880
1993	5,204	4,500	142,150	4,920	4,553	9,040	6,019	4,526	-1,492	-23	69,290
1994	5,406	4,662	158,460	5,204	4,825	11,470	6,121	4,675	-1,446	-23	84,550
1995 ¹	5,685	4,946	162,420				6,256	4,874	-1,382	-20	87,005
1996	5,852	5,102	146,983				6,422	5,083	-1,339	-20	80,970
1997	6,112	5,417	130,823				6,664	5,378	-1,286	-18	70,784
1998	6,270	5,615	108,586				6,796	5,530	-1,266	-18	56,207
1999	6,566	5,937	88,931				7,074	5,769	-1,305	-18	42,867
2000	6,884	6,288	89,874				7,193	5,913	-1,280	-18	41,935
Rest of England											
1990	2,457	2,248	292,290	2,422	2,238	44,650	3,362	2,553	-808	-21	85,880
1991	2,838	2,592	367,020	2,885	2,714	64,030	3,678	2,841	-837	-20	121,250
1992	3,060	2,783	444,400	3,057	2,869	95,420	3,803	3,023	-780	-19	180,770
1993	3,201	2,884	485,160	3,281	3,075	118,080	3,806	3,062	-745	-18	239,140
1994	3,355	3,026	493,120	3,424	3,242	146,160	3,852	3,104	-748	-18	251,920
1995 ¹	3,531	3,228	658,676				3,927	3,196	-731	-17	272,685
1996	3,593	3,222	616,894				3,991	3,242	-749	-17	300,661
1997	3,710	3,337	559,638				4,105	3,354	-751	-17	280,816
1998	3,768	3,378	517,900				4,133	3,389	-744	-17	271,834
1999	3,859	3,465	469,194				4,200	3,455	-745	-18	247,788
2000	3,964	3,567	500,075				4,225	3,482	-743	-18	267,368
Wales											
1990	2,052	1,840	20,160	2,001	1,840	1,840	2,596	2,027	-568	-19	8,030
1991	2,564	2,253	21,080	2,362	2,197	2,480	3,131	2,400	-731	-20	9,500
1992	2,730	2,363	34,450	2,624	2,411	4,470	3,351	2,551	-800	-20	17,000
1993	2,864	2,473	38,550	2,933	2,659	6,060	3,387	2,672	-716	-19	23,370
1994	2,968	2,598	39,670	3,048	2,804	6,860	3,449	2,764	-685	-18	23,880
1995 ¹	3,130	2,806	50,511				3,539	2,905	-634	-17	25,824
1996	3,216	2,803	45,469				3,618	2,895	-723	-18	25,717
1997	3,329	2,903	42,963				3,691	2,971	-720	-18	25,489
1998	3,399	2,977	41,538				3,740	3,040	-700	-18	24,998
1999	3,472	3,058	39,773				3,791	3,107	-684	-18	24,085
2000	3,537	3,102	43,948				3,793	3,111	-682	-18	28,083

¹ Furnished and unfurnished combined from 1995.

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Source: The Rent Service

Live table 713

Next update: December 2003

Table 7.5 Rents and tenancies: rent appeals and outcomes, England, London, Rest of England, Wales

	Number of cases	Mean determined rent £ p. a.	Mean revised rent £ p. a.	Mean percentage change	Percentage of cases where determined rent		
					reduced	confirmed	increased
Fair Rent							
England							
1993	15,430	2,071	2,178	6	16	28	56
1994	13,070	2,326	2,443	5	15	29	56
1995	10,669	2,470	2,594	6	17	29	55
1996	8,411	2,612	2,771	5	16	29	55
1997	6,398	2,874	3,058	7	14	34	53
1998	7,303	2,946	3,257	12	12	25	62
1999 Q1	1,869	3,319	3,602	8	10	24	66
London							
1993	5,560	2,259	2,491	11	4	13	83
1994	4,860	2,676	2,920	10	6	18	77
1995	3,951	3,013	3,224	8	10	25	66
1996	2,529	3,394	3,637	6	12	29	60
1997	2,132	3,674	3,931	7	7	32	60
1998	2,351	3,770	4,218	13	5	25	70
1999 Q1	696	4,318	4,774	11	4	28	68
Rest of England							
1993	9,870	1,955	1,985	2	24	37	39
1994	8,210	2,084	2,114	2	22	36	42
1995	6,718	2,120	2,190	4	22	31	47
1996	5,882	2,276	2,399	5	18	29	53
1997	4,266	2,475	2,621	8	18	32	50
1998	4,952	2,554	2,800	11	15	25	59
1999 Q1	1,173	2,726	2,907	7	13	22	65
Wales							
1993	260	1,920	2,056	7	10	21	70
1994	390	2,037	2,077	2	19	29	52
1995	308	2,344	2,380	2	24	27	49
1996	155	2,192	2,278	3	23	28	48
1997	108	2,399	2,481	3	26	31	44
1998	164	2,394	2,463	2	19	34	47
1999 Q1	57	2,151	2,321	8	21	9	70
Housing benefit referral redeterminations¹							
England							
1993	12,710	3,267	3,382	4	7	57	36
1994	15,189	3,474	3,596	4	7	58	36
1995	16,264	3,525	3,654	4	7	59	34
1996	12,353	3,686	3,807	3	9	53	37
1997	4,119	3,988	4,209	8	16	14	70
1998	5,868	4,052	4,145	3	8	61	31
1999	4,567	4,283	4,392	4	18	24	58
2000	5,713	4,164	4,348	4	12	43	45
London							
1993	2,230	4,443	4,548	3	10	58	32
1994	3,720	4,716	4,855	3	10	56	33
1995	2,702	5,061	5,315	6	8	50	42
1996	2,338	5,386	5,569	3	10	51	39
1997	972	6,059	6,367	7	15	10	74
1998	1,497	6,091	6,258	3	8	56	36
1999	1,276	6,455	6,638	5	14	20	66
2000	1,329	6,621	6,942	5	8	31	61

Table 7.5 Rents and tenancies: rent appeals and outcomes, England, London, Rest of England, Wales (continued)

	Number of cases	Mean determined rent £ p. a.	Mean revised rent £ p. a.	Mean percentage change	Percentage of cases where determined rent		
					reduced	confirmed	increased
Rest of England							
1993	10,480	3,025	3,142	4	7	57	36
1994	11,470	3,139	3,256	4	6	58	36
1995	13,562	3,235	3,340	4	7	61	32
1996	10,015	3,289	3,396	3	9	54	36
1997	3,147	3,348	3,543	7	17	15	68
1998	4,371	3,353	3,422	2	8	62	30
1999	3,291	3,440	3,521	3	19	27	54
2000	4,384	3,418	3,561	4	13	46	41
Wales							
1993	280	2,830	2,921	4	15	43	42
1994	340	2,812	2,853	2	18	49	33
1995	295	2,897	2,999	5	15	45	40
1996	288	3,119	3,196	2	15	50	34
1997	167	3,113	3,335	8	21	16	62
1998	142	3,169	3,317	5	18	42	41
1999	223	3,326	3,345	2	26	26	48
2000	362	3,227	3,241	2	28	37	35

1 Data from 1997 onwards exclude redeterminations of local reference rents and single rooms rents.

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Source: The Rent Service

Live table 713

Next update: December 2003

Rents and tenancies

Table 7.6 Rents and tenancies: private tenancies and rents, by type of tenancy, from 1988

	Assured		All	Regulated		All	Not accessible to public		Resident landlord ¹	No security	Protected shorthold & pre-89 assured	Total ¹
	Assured	Assured shorthold		rent registered	rent not registered		rent paid	rent free				
Thousands of tenancies												
1988	..	..	..	472	599	1,071	239	269	109	62	65	1,814
1990	357	143	500	322	268	590	228	254	89	87	38	1,787
1993/94 ²	372	819	1,191	224	146	371	154	225	166	24	-	2,132
1994/95	367	877	1,244	172	139	311	187	244	181	30	-	2,197
1995/96	374	945	1,319	167	105	272	204	223	209	26	-	2,254
1996/97	331	1,074	1,406	128	114	242	193	223	198	18	-	2,280
1997/98	321	1,165	1,486	121	84	205	141	208	178	38	-	2,255
1998/99	254	1,223	1,478	107	81	188	156	231	169	25	-	2,247
1999/00	275	1,241	1,517	79	75	154	215	229	151	40	-	2,305
2000/01	213	1,221	1,434	62	60	122	180	202	192	56	-	2,186
2001/02 ⁴	284	1,285	1,569	65	51	116	116	200	170	40	-	2,211
2001/02 ⁵	272	1,239	1,511	70	50	120	114	194	161	38	-	2,139
Mean rents³												£ a week
1988	..	..	..	18	33	26	28	-	22	36	-	27
1990	58	63	59	24	33	28	28	-	33	28	-	40
1993/94 ²	60	82	75	31	32	32	43	-	40	48	-	62
1994/95	62	83	77	36	35	35	42	-	45	47	-	65
1995/96	66	91	84	40	37	39	34	-	44	45	-	70
1996/97	66	94	88	42	36	39	62	-	46	58	-	76
1997/98	78	89	87	50	40	47	63	-	50	65	-	79
1998/99	76	96	93	51	37	45	55	-	47	64	-	83
1999/00	87	94	93	58	44	52	79	-	61	67	-	86
2000/01	88	103	101	58	50	54	83	-	54	77	-	92
2001/02 ⁴	99	114	111	66	43	57	77	-	59	*	-	103
2001/02 ⁵	98	114	111	66	41	563	77	-	60	*	-	102

1 From 1993/94 onwards, figures include lodgers within owner occupier and social renting households. They numbered 85,000 in 1993/94.

2 Figures for 1993/94 differ from those in the published report for the survey because of an improved weighting system.

3 Rents exclude any payments for water charges and services which are included in the payment to the landlord. The rent free tenancies are excluded from the calculation of average rents. Figures are in £per week.

4 Grossed using control population totals based on the 1991 Census projected forward to 2000-01. This is reasonably consistent with the grossing for previous years.

5 Grossed using control population totals for mid-2001 based on the 2001 Census. This is the best estimate for 2001-02 and is used for other 2001-02 tables. A further revision may be made early in 2003 when more data from the 2001 Census become available. This revision will also apply to figures for 2000/01 and earlier years

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Sources: 1988 and 1990: DOE Private Renters' Survey
1993/94 onwards: ODPM Survey of English Housing

Live table 731

Next update: October 2003

Table 7.7 Rents and tenancies: private rents, by tenancy type and region

£ a week									
	1998/99 and 1999/00 combined			1999/00 and 2000/01 combined			2000/01 and 2001/02 combined		
	Not regulated ²	Regulated	All ¹	Not regulated ²	Regulated	All ¹	Not regulated ²	Regulated	All ¹
North East	55	27	51	59	30	57	70	31	66
North West	76	34	70	76	32	70	77	33	71
Yorkshire and the Humber	65	34	61	66	35	61	68	41	63
The North	68	33	63	69	33	65	73	36	67
East Midlands	70	36	64	64	37	58	75	36	68
West Midlands	64	46	59	73	45	67	79	48	74
The Midlands	67	42	61	68	40	62	77	41	70
East	83	45	74	89	40	78	94	41	84
London	148	63	131	151	78	141	165	87	156
South East	102	57	92	109	64	97	119	70	106
South West	82	43	75	84	51	74	91	49	79
The South	111	56	100	118	64	107	128	68	115
England	93	49	84	97	53	89	106	55	97

Note: Sampling variability is too great for the figures to give a reliable indication of change between years at regional level.

- 1 Includes all types of tenancy except rent free tenancies ie. Includes non rent free tenancies not accessible to public, resident landlord and no security tenancies
 2 Assured or assured shorthold

2001-02 data used in this table was grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02.

A further revision may be made early in 2003 when more data from the 2001 Census become available.

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Source: ODPM Survey of English Housing

Live table 734 Next update: October 2003

Table 7.8 Rents and tenancies: rent paid before deduction of housing benefit, by tenure and age of head of household, 2000/01

Tenure and age of head of household	Rent before deduction of Housing Benefit (£ a week)									Number of households	Mean rent £ a week	Median rent £ a week
	Under 10	10 -20	20 -40	40 -60	60 -80	80 -100	100 -150	150 & over	All			
	%									Thousands	£ a week	£ a week
Rented from council												
Under 25	2	1	44	47	6	1	0	0	100	173	42	41
25-34	1	1	32	56	8	2	0	1	100	510	47	45
35-44	0	0	26	59	12	2	0	1	100	544	48	46
45-64	1	0	27	59	10	2	1	0	100	861	48	46
65-74	1	2	36	50	9	1	0	0	100	509	45	43
75 or over	2	2	38	48	9	1	0	0	100	574	44	42
Total	1	1	32	54	10	1	0	0	100	3,172	46	44
Rented from RSL												
Under 25	2	0	4	41	39	10	2	3	100	67	65	63
25-34	0	1	5	45	33	10	4	3	100	233	66	60
35-44	1	0	6	43	37	9	3	1	100	222	64	60
45-64	0	0	11	44	31	10	3	0	100	285	61	57
65-74	1	2	14	55	24	3	1	0	100	163	53	53
75 or over	2	3	10	45	31	7	2	0	100	225	56	55
Total	1	1	9	45	32	8	3	1	100	1,195	61	57
All social rented sector tenants												
Under 25	2	0	32	45	15	3	1	1	100	241	48	45
25-34	0	1	24	52	16	4	1	1	100	744	53	50
35-44	0	0	20	54	19	4	1	1	100	766	53	49
45-64	1	0	23	56	15	4	1	0	100	1,146	51	48
65-74	1	2	31	51	13	2	1	0	100	672	47	45
75 or over	2	2	30	47	15	3	1	0	100	799	47	45
Total	1	1	26	52	16	3	1	0	100	4,367	50	47
Rented privately¹												
Under 25	1	1	10	15	22	13	18	20	100	308	104	80
25-34	1	1	8	15	18	18	23	16	100	665	103	86
35-44	2	3	5	13	22	19	22	14	100	337	100	81
45-64	3	1	10	22	24	15	14	12	100	352	85	68
65-74	5	6	21	21	25	12	7	2	100	77	57	55
75 or over	8	4	23	29	25	6	5	2	100	112	54	50
Total	2	2	10	17	21	16	19	14	100	1,851	94	76

1 Excludes those who do not pay rent

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Source: DWP Family Resources Survey

Live table 735

Next update: June 2003

Table 7.9 Rents and tenancies: rent paid after deduction of housing benefit, by tenure and age of head of household, 2000/01

Tenure and age of head of household	Rent before deduction of Housing Benefit (£ a week)									Number of households	Mean rent	Median rent
	Under 10	10 -20	20 -40	40 -60	60 -80	80 -100	100 -150	150 & over	All			
	Percentages									Thousands	£ a week	£ a week
Rented from council												
Under 25	66	0	15	17	2	0	0	0	100	173	15	0
25-34	54	3	15	23	4	0	0	0	100	510	20	3
35-44	49	2	16	27	6	1	0	0	100	544	23	13
45-64	46	4	16	28	6	1	0	0	100	861	24	21
65-74	44	12	23	15	4	1	0	0	100	509	21	15
75 or over	60	10	15	12	2	0	0	0	100	574	15	4
Total	51	6	17	21	4	1	0	0	100	3,172	21	8
Rented from RSL												
Under 25	53	2	12	15	11	5	0	1	100	67	26	6
25-34	48	4	9	20	14	3	1	0	100	233	29	14
35-44	51	2	8	22	14	3	0	0	100	222	27	8
45-64	46	4	8	23	14	4	1	0	100	285	31	20
65-74	45	14	14	21	6	1	0	0	100	163	22	15
75 or over	52	13	8	16	9	1	1	0	100	225	21	9
Total	49	6	9	20	12	3	1	0	100	1,195	26	12
All social rented sector tenants												
Under 25	62	1	14	16	5	1	0	0	100	241	18	0
25-34	52	4	13	22	7	1	0	0	100	744	23	5
35-44	50	2	14	25	8	1	0	0	100	766	24	12
45-64	46	4	14	26	8	2	0	0	100	1,146	26	21
65-74	44	12	21	17	5	1	0	0	100	672	21	15
75 or over	58	11	13	13	4	0	0	0	100	799	17	5
Total	50	6	15	21	6	1	0	0	100	4,367	22	9
Rented privately¹												
Under 25	9	2	11	13	19	10	17	19	100	308	95	75
25-34	14	5	11	12	13	13	19	14	100	663	88	75
35-44	22	7	6	9	14	15	16	12	100	337	78	69
45-64	30	6	10	14	12	11	10	8	100	352	59	45
65-74	30	12	18	17	14	6	4	0	100	77	35	30
75 or over	43	8	14	13	14	3	4	1	100	112	31	18
Total	20	5	10	12	14	11	15	12	100	1,850	76	62

¹ Excludes those who do not pay rent

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Source: DWP Family Resources Survey

Live table 736

Next update: June 2003

Table 7.10 Rents and tenancies: rent paid after deduction of housing benefit, by tenure and disposable¹ income of head of household and partner, 2000/01

Tenure and disposable income of head of household and partner (£ a week)	Rent before deduction of Housing Benefit (£ a week)									Mean rent as % of mean income	Number of households
	Under 10	10 -20	20 -40	40 -60	60 -80	80 -100	100 -150	150 & over	All		
										Percentages	Thousands
Rented from council											
Under 100	76	7	9	7	1	1	0	0	100	12	848
100 - 199	55	7	19	17	3	0	0	0	100	12	1,410
200 - 299	32	3	21	37	6	1	1	0	100	13	526
300 - 399	15	0	25	44	14	1	0	0	100	12	206
400 and over	3	1	16	57	20	2	0	0	100	10	170
All incomes	51	6	17	21	4	1	0	0	100	12	3,160
Rented from RSL											
Under 100	76	6	6	8	4	1	0	0	100	14	292
100 - 199	53	10	11	17	8	1	0	0	100	15	541
200 - 299	28	1	13	33	21	3	1	0	100	17	219
300 - 399	14	2	4	42	29	9	0	1	100	15	77
400 and over	3	1	4	32	33	19	6	2	100	8	63
All incomes	49	6	9	20	12	3	1	0	100	14	1,191
All social rented sector tenants											
Under 100	76	7	8	7	2	1	0	0	100	12	1,140
100 - 199	54	8	16	17	4	0	0	0	100	13	1,951
200 - 299	31	2	19	36	10	2	1	0	100	14	745
300 - 399	15	1	19	44	18	3	0	0	100	13	283
400 and over	3	1	13	50	24	7	2	0	100	9	233
All incomes	51	6	15	21	6	1	0	0	100	12	4,351
Rented privately²											
Under 100	42	8	13	10	7	6	9	5	100	65	344
100 - 199	32	9	13	15	12	9	5	4	100	30	526
200 - 299	10	4	10	16	20	13	14	13	100	34	359
300 - 399	7	2	9	14	20	16	21	12	100	25	203
400 - 499	2	2	6	9	20	21	26	15	100	24	174
500 - 599	1	1	15	4	16	15	28	19	100	20	82
600 and over	1	3	2	6	6	8	32	42	100	15	158
All incomes	20	5	10	12	14	11	15	12	100	25	1,846

1 "Disposable income" means after deduction of income tax and national insurance contributions

2 Excludes those who do not pay rent

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Source: DWP Family Resources Survey

Live table 737

Next update: June 2003

Table 8.1 Household characteristics: tenure trend, from 1981

Year	Tenure									
	Owner occupied			Social rented			Private rented			Total
	Owned outright	Buying with a mortgage	All	Council	RSL	All	Unfurnished	Furnished	All	
	<i>thousands of households</i>									
1981	4,313	5,546	9,860	5,095	365	5,461	1,486	419	1,904	17,225
1984	4,590	6,399	10,990	4,660	374	5,034	1,412	508	1,920	17,945
1988	4,834	7,414	12,248	4,246	460	4,706	1,218	484	1,702	18,656
1991	4,795	8,255	13,050	3,872	564	4,435	1,236	588	1,824	19,309
1993/94	4,903	8,353	13,257	3,672	726	4,397	1,278	598	1,876	19,530
1994/95	4,973	8,353	13,326	3,677	767	4,444	1,302	634	1,936	19,706
1995/96	5,070	8,433	13,503	3,494	910	4,404	1,348	663	2,011	19,918
1996/97	5,176	8,434	13,610	3,482	1,010	4,493	1,385	663	2,047	20,150
1997/98	5,281	8,659	13,940	3,333	987	4,320	1,335	656	1,991	20,250
1998/99	5,337	8,691	14,027	3,324	1,028	4,352	1,396	648	2,044	20,423
1999/00	5,542	8,665	14,207	3,137	1,161	4,298	1,450	649	2,099	20,603
2000/01	5,579	8,858	14,437	2,941	1,279	4,220	1,376	627	2,003	20,660
2001/02 ¹	5,771	8,695	14,466	2,826	1,258	4,084	1,448	586	2,034	20,584
2001/02 ²	5,813	8,489	14,303	2,772	1,211	3,983	1,407	561	1,968	20,254
	<i>percentages</i>									
1981	25	32	57	30	2	32	9	2	11	100
1984	26	36	61	26	2	28	8	3	11	100
1988	26	40	66	23	2	25	7	3	9	100
1991	25	43	68	20	3	23	6	3	9	100
1993/94	25	43	68	19	4	23	7	3	10	100
1994/95	25	42	68	19	4	23	7	3	10	100
1995/96	25	42	68	18	5	22	7	3	10	100
1996/97	26	42	68	17	5	22	7	3	10	100
1997/98	26	43	69	16	5	21	7	3	10	100
1998/99	26	43	69	16	5	21	7	3	10	100
1999/00	27	42	69	15	6	21	7	3	10	100
2000/01	27	43	70	14	6	20	7	3	10	100
2001/02 ¹	28	42	70	14	6	20	7	3	10	100
2001/02 ²	29	42	71	14	6	20	7	3	10	100

1 Grossed using control population totals based on the 1991 Census projected forward to 2000-01. This is reasonably consistent with the grossing for previous years.

2 Grossed using control population totals for mid-2001 based on the 2001 Census. This is the best estimate for 2001-02 and is used for other 2001-02 tables. A further revision may be made early in 2003 when more data from the 2001 Census becomes available.

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Sources: 1981 to 1991: DOE Labour Force Survey Housing Trailer
1993/94 to 2001/02: ODPM Survey of English Housing

Live table 801

Next update: October 2003

Household characteristics

Table 8.2 Household characteristics: length of residence, by tenure, 2001/02

Tenure	Length of residence							Total
	Less than 1 year	1 year under 3 yrs	3 years under 5 yrs	5 years under 10 yrs	10 years under 20 yrs	20 years under 40 yrs	40 years or more	
	<i>thousands of households</i>							
Owned outright	167	348	267	547	1,295	2,259	924	5,807
Buying with a mortgage	756	1,484	1,157	1,869	2,230	911	78	8,486
All owners	923	1,832	1,424	2,416	3,525	3,171	1,003	14,294
Rented from:								
council	268	446	350	539	552	463	153	2,772
RSL	168	254	176	271	200	106	36	1,211
All social rented sector	436	699	526	810	753	569	189	3,983
Rented privately:								
unfurnished	491	400	143	144	87	102	41	1,407
furnished	323	150	25	33	17	10	1	561
All rented privately	814	550	168	177	105	112	42	1,968
All tenures	2,173	3,082	2,118	3,404	4,383	3,852	1,234	20,245
	<i>percentages</i>							
Owned outright	3	6	5	9	22	39	16	100
Buying with a mortgage	9	17	14	22	26	11	1	100
All owners	6	13	10	17	25	22	7	100
Rented from:								
council	10	16	13	19	20	17	6	100
RSL	14	21	15	22	17	9	3	100
All social rented sector	11	18	13	20	19	14	5	100
Rented privately:								
unfurnished	35	28	10	10	6	7	3	100
furnished	58	27	4	6	3	2	0	100
All rented privately	41	28	9	9	5	6	2	100
All tenures	11	15	10	17	22	19	6	100

Grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02.

A further revision may be made early in 2003 when more data from the 2001 Census becomes available.

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Source: ODPM Survey of English Housing

Live table 802 Next update: October 2003

Table 8.3 Household characteristics: economic status of household reference person, by tenure, 2001/02

Tenure	Economic status of household reference person						Total
	Working			Unemployed	Retired	Other inactive	
	Full time	Part time	All				
	<i>thousands of households</i>						
Owned outright	1,460	373	1,833	32	3,669	277	5,810
Buying with a mortgage	7,290	462	7,753	58	357	304	8,472
All owners	8,751	835	9,586	89	4,026	581	14,282
Rented from:							
council	607	256	862	132	996	776	2,767
RSL	287	123	410	64	406	327	1,207
All social rented sector	893	379	1,272	196	1,402	1,103	3,973
Rented privately:							
unfurnished	829	111	941	39	204	221	1,404
furnished	338	50	388	26	22	126	561
All rented privately	1,168	161	1,328	65	226	347	1,965
All tenures	10,812	1,375	12,187	350	5,654	2,030	20,221
	<i>percentages</i>						
Owned outright	25	6	32	1	63	5	100
Buying with a mortgage	86	5	92	1	4	4	100
All owners	61	6	67	1	28	4	100
Rented from:							
council	22	9	31	5	36	28	100
RSL	24	10	34	5	34	27	100
All social rented sector	22	10	32	5	35	28	100
Rented privately:							
unfurnished	59	8	67	3	15	16	100
furnished	60	9	69	5	4	22	100
All rented privately	59	8	68	3	11	18	100
All tenures	53	7	60	2	28	10	100

Grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02.

A further revision may be made early in 2003 when more data from the 2001 Census become available.

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Source: ODPM Survey of English Housing

Live table 803

Next update: October 2003

Household characteristics

Table 8.4 Household characteristics: household type, by tenure, 2001/02

Tenure	Household type							Total
	Couple, no dependent children	Couple with dependent children	Lone parent with dependent children	Other multi-person household	One person households			
					One Male	One Female	All	
							<i>thousands of households</i>	
Owned outright	3,145	329	80	356	914	989	1,903	5,813
Buying with a mortgage	3,166	3,156	385	393	801	589	1,389	8,489
All owners	6,311	3,485	466	749	1,715	1,577	3,292	14,303
Rented from:								
council	567	408	491	215	586	506	1,092	2,772
RSL	206	215	229	64	252	246	498	1,211
All social rented sector	773	622	719	278	838	752	1,590	3,983
Rented privately:								
unfurnished	392	241	159	122	281	212	493	1,407
furnished	127	42	19	167	148	59	207	561
All rented privately	519	283	178	288	429	271	700	1,968
All tenures	7,602	4,390	1,363	1,316	2,982	2,601	5,582	20,254
							<i>row percentages</i>	
Owned outright	54	6	1	6	16	17	33	100
Buying with a mortgage	37	37	5	5	9	7	16	100
All owners	44	24	3	5	12	11	23	100
Rented from:								
council	20	15	18	8	21	18	39	100
RSL	17	18	19	5	21	20	41	100
All social rented sector	19	16	18	7	21	19	40	100
Rented privately:								
unfurnished	28	17	11	9	20	15	35	100
furnished	23	7	3	30	26	11	37	100
All rented privately	26	14	9	15	22	14	36	100
All tenures	38	22	7	6	15	13	28	100
							<i>column percentages</i>	
Owned outright	41	8	6	27	31	38	34	29
Buying with a mortgage	42	72	28	30	27	23	25	42
All owners	83	79	34	57	58	61	59	71
Rented from:								
council	7	9	36	16	20	19	20	14
RSL	3	5	17	5	8	9	9	6
All social rented sector	10	14	53	21	28	29	28	20
Rented privately:								
unfurnished	5	5	12	9	9	8	9	7
furnished	2	1	1	13	5	2	4	3
All rented privately	7	6	13	22	14	10	13	10
All tenures	100	100	100	100	100	100	100	100

Grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02.

A further revision may be made early in 2003 when more data from the 2001 Census becomes available.

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Source: ODPM Survey of English Housing

Live table 804 Next update: October 2003

Table 8.5 Household characteristics: recently moved, by current and previous tenure, 2001/02

Current tenure	Previous tenure								
	New h/hold	Owner occupied			Social Rented			All Private rented	Total
		Owned outright	Buying with a mortgage	All	Council	RSL	All		
	<i>thousands of households</i>								
Owned outright	6	103	41	144	2	1	3	14	167
Buying with a mortgage	125	20	398	418	18	12	30	180	754
All owners	131	123	439	562	19	14	33	195	921
Rented from:									
council	48	6	17	23	134	14	149	47	267
RSL	32	3	7	10	40	45	85	39	165
All social rented sector	79	9	24	33	174	59	233	86	432
Rented privately:									
unfurnished	87	29	63	92	14	20	34	276	488
furnished	73	2	46	48	11	10	21	173	315
All rented privately	160	30	109	139	25	29	54	449	803
All tenures	371	163	572	735	218	102	320	730	2,156
	<i>percentages</i>								
Owned outright	3	62	25	86	1	1	2	9	100
Buying with a mortgage	17	3	53	55	2	2	4	24	100
All owners	14	13	48	61	2	1	4	21	100
Rented from:									
council	18	2	6	9	50	5	56	18	100
RSL	19	2	4	6	24	27	51	24	100
All social rented sector	18	2	6	8	40	14	54	20	100
Rented privately:									
unfurnished	18	6	13	19	3	4	7	56	100
furnished	23	1	15	15	4	3	7	55	100
All rented privately	20	4	14	17	3	4	7	56	100
All tenures	17	8	27	34	10	5	15	34	100

Grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02.

A further revision may be made early in 2003 when more data from the 2001 Census become available.

Contact: 020 7944 3296
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Source: ODPM Survey of English Housing

Live table 805

Next update: October 2003

Table 8.6 Household characteristics: over crowding/under occupancy, by tenure, 2001/02

Tenure	Difference from bedroom standard ¹				Total
	Below	At standard	One above	Two or more above	
	<i>thousands of households</i>				
Owned outright	43	522	2,007	3,241	5,813
Buying with a mortgage	162	1,692	3,541	3,094	8,489
All owners	205	2,214	5,548	6,335	14,303
Rented from:					
council	158	1,372	891	352	2,772
RSL	46	736	334	95	1,211
All social rented sector	204	2,108	1,225	447	3,983
Rented privately:					
unfurnished	54	567	494	293	1,407
furnished	25	289	163	84	561
All rented privately	79	856	656	377	1,968
All tenures	488	5,178	7,429	7,159	20,254
	<i>percentages</i>				
Owned outright	1	9	35	56	100
Buying with a mortgage	2	20	42	36	100
All owners	1	15	39	44	100
Rented from:					
council	6	50	32	13	100
RSL	4	61	28	8	100
All social rented sector	5	53	31	11	100
Rented privately:					
unfurnished	4	40	35	21	100
furnished	4	52	29	15	100
All rented privately	4	44	33	19	100
All tenures	2	26	37	35	100

1 Please see Appendix B for definition of bedroom standard.

Grossed using control population totals for mid-2001 based on the 2001 Census.

This is the best estimate for 2001-02.

A further revision may be made early in 2003 when more data from the 2001 Census become available.

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Source: ODPM Survey of English Housing

Live table 806

Next update: October 2003

Table 8.7 Households characteristics: disposable¹ income of head of household and partner, by tenure and whether head of household is in work², 2000/01

Tenure and and whether head of household in work	Disposable income of head of household and partner (£ a week)									Number of households	Mean rent	Median rent
	Under 100	100 -200	200 -300	300 -400	400 -500	500 -600	600 -700	700 & over	All			
	Percentages									Thousands	£ a week	£ a week
Owned outright												
Head in work	3	11	19	20	15	8	6	17	100	1,903	550	380
Head not in work	13	35	22	13	6	3	3	4	100	3,858	270	210
Total	10	27	21	15	9	5	4	9	100	5,761	360	260
Buying with mortgage												
Head in work	1	5	13	19	18	14	9	21	100	7,625	580	460
Head not in work	14	30	26	14	6	4	3	3	100	868	260	220
Total	2	8	14	18	17	13	9	19	100	8,493	540	440
All owners												
Head in work	2	6	14	19	17	13	9	20	100	9,528	570	450
Head not in work	13	34	23	13	6	4	3	4	100	4,725	270	210
Total	5	16	17	17	14	10	7	15	100	14,253	470	370
Rented from council												
Head in work	10	32	26	17	9	4	1	1	100	914	260	220
Head not in work	34	50	13	2	1	0	0	0	100	2,246	140	130
Total	27	45	17	7	3	1	0	0	100	3,160	180	150
Rented from RSL												
Head in work	6	33	30	15	7	4	2	3	100	364	310	230
Head not in work	33	51	13	3	0	0	0	0	100	827	140	120
Total	24	45	18	6	2	1	1	1	100	1,191	190	140
All social rented sector tenants												
Head in work	9	32	27	16	9	4	2	2	100	1,278	270	220
Head not in work	34	50	13	2	1	0	0	0	100	3,073	140	130
Total	26	45	17	7	3	1	1	1	100	4,351	180	150
Rented privately, paying rent												
Head in work	6	19	25	15	14	7	4	9	100	1,173	400	300
Head not in work	40	44	9	4	2	1	0	0	100	674	140	120
Total	19	28	19	11	9	4	3	6	100	1,848	310	220
Rented privately, rent free												
Head in work	5	17	21	20	14	7	6	10	100	132	500	330
Head not in work	29	42	17	7	2	0	1	3	100	112	180	150
Total	16	28	19	14	9	4	3	7	100	244	360	220
All private rented sector tenants												
Head in work	6	19	25	16	14	7	5	9	100	1,306	410	300
Head not in work	38	44	10	4	2	1	0	1	100	786	140	120
Total	18	28	19	11	9	4	3	6	100	2,092	310	220
All tenures												
Head in work	3	10	17	18	16	11	8	17	100	12,113	520	410
Head not in work	23	41	18	8	4	2	1	2	100	8,585	210	160
Total	11	23	17	14	11	7	5	11	100	20,697	390	290

1 "Disposable income" means after deduction of income tax and national insurance contributions

2 "In work" means full time or part time employee or self-employed

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Source: DWP Family Resources Survey

Live Table 807

Next update: June 2003

Table 8.8 Household characteristics: gross¹ income of head of household and partner, by tenure and whether head of household is in work², 2000/01

Tenure and whether head of household in work	Disposable income of head of household and partner (£ a week)									Number of households	Mean rent £ a week	Median rent £ a week
	Under 100	100-200	200-300	300-400	400-500	500-600	600-700	700 & over	All			
	Percentages									Thousands		
Owned outright												
Head in work	4	8	14	15	16	12	7	25	100	1,925	660	460
Head not in work	13	35	22	13	6	3	3	5	100	3,868	270	210
Total	10	26	19	13	9	6	4	12	100	5,793	400	270
Buying with mortgage												
Head in work	1	3	7	12	15	14	11	37	100	7,664	730	580
Head not in work	14	28	25	13	7	4	3	6	100	880	280	220
Total	2	6	9	12	14	13	10	33	100	8,545	680	550
All owners												
Head in work	2	4	9	12	15	13	10	34	100	9,589	710	560
Head not in work	13	34	23	13	7	3	3	5	100	4,748	280	210
Total	6	14	13	13	12	10	8	25	100	14,338	570	440
Rented from council												
Head in work	10	24	24	16	11	9	3	4	100	923	310	270
Head not in work	34	50	12	3	1	0	0	0	100	2,248	140	130
Total	27	42	16	7	4	3	1	1	100	3,171	190	150
Rented from RSL												
Head in work	7	26	26	17	10	6	3	6	100	368	360	270
Head not in work	33	50	14	3	0	0	0	0	100	827	140	120
Total	25	43	18	7	3	2	1	2	100	1,195	210	150
All social rented sector tenants												
Head in work	9	24	25	16	10	8	3	5	100	1,291	320	270
Head not in work	34	50	13	3	1	0	0	0	100	3,075	140	130
Total	26	42	16	7	3	2	1	1	100	4,366	200	150
Rented privately, paying rent												
Head in work	6	12	19	18	13	10	7	16	100	1,176	500	370
Head not in work	40	44	10	3	2	1	0	0	100	675	140	120
Total	18	23	16	12	9	7	4	10	100	1,851	370	250
Rented privately, rent free												
Head in work	4	11	20	13	16	8	9	18	100	132	600	410
Head not in work	29	42	17	7	2	0	1	3	100	112	180	150
Total	16	25	19	10	9	4	5	11	100	244	410	240
All private rented sector tenants												
Head in work	6	11	19	17	13	10	7	16	100	1,308	510	370
Head not in work	38	44	11	4	2	1	0	1	100	787	150	120
Total	18	24	16	12	9	6	5	10	100	2,095	370	250
All tenures												
Head in work	3	7	12	13	14	12	9	29	100	12,190	650	510
Head not in work	23	40	18	8	4	2	1	3	100	8,610	220	160
Total	11	21	14	11	10	8	6	18	100	20,800	470	330

1 "Disposable income" means after deduction of income tax and national insurance contributions

2 "In work" means full time or part time employee or self-employed

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Source: DWP Family Resources Survey

Live Table 808

Next update: June 2003

Table 8.9 Household characteristics: disposable¹ income of head of household and partner, by tenure and age of head of household, 2000/01

Tenure and age of head of household	Disposable income of head of household and partner (£ a week)									Number of households	Mean rent £ a week	Median rent £ a week	
	Under 100	100-200	200-300	300-400	400-500	500-600	600-700	700 & over	All				
										Percentages	Thousands	£ a week	£ a week
Owned outright													
Under 35	13	20	15	15	9	3	5	21	100	123	710	320	
35-44	6	13	15	20	15	8	5	18	100	232	670	370	
45-64	8	17	19	18	12	7	5	12	100	2,216	430	330	
65-74	7	30	27	15	8	4	3	6	100	1,767	310	240	
75 or over	17	42	18	9	5	3	2	3	100	1,422	240	170	
Total	10	27	21	15	9	5	4	9	100	5,761	360	260	
Buying with mortgage													
Under 25	3	10	29	22	16	13	4	3	100	160	360	350	
25-34	2	5	17	22	16	13	8	17	100	1,956	510	430	
35-44	2	6	12	17	18	14	10	22	100	2,715	600	480	
45-64	3	8	14	18	17	12	9	20	100	3,400	540	440	
65-74	6	30	22	18	9	4	5	6	100	189	320	270	
75 or over	13	44	23	10	6	1	1	1	100	74	230	180	
Total	2	8	14	18	17	13	9	19	100	8,493	540	440	
All owners													
Under 25	7	11	27	20	16	13	4	2	100	171	350	330	
25-34	2	6	17	21	16	13	8	17	100	2,068	520	430	
35-44	2	6	12	17	18	14	9	22	100	2,947	610	470	
45-64	5	12	16	18	15	10	7	17	100	5,615	500	400	
65-74	7	30	26	15	8	4	3	6	100	1,956	310	240	
75 or over	17	42	19	9	5	3	2	3	100	1,496	240	170	
Total	5	16	17	17	14	10	7	15	100	14,253	470	370	
Rented from council													
Under 25	30	54	12	3	1	0	0	0	100	172	130	110	
25-34	19	46	21	6	4	1	1	1	100	509	190	170	
35-44	23	36	19	11	6	3	1	0	100	541	210	180	
45-64	26	40	18	9	4	2	1	1	100	855	190	150	
65-74	30	50	15	4	1	0	0	0	100	509	150	130	
75 or over	35	51	11	2	1	0	0	0	100	574	150	130	
Total	27	45	17	7	3	1	0	0	100	3,160	180	150	
Rented from RSL													
Under 25	29	46	11	11	1	1	0	1	100	67	160	110	
25-34	16	43	22	11	3	2	1	1	100	232	200	160	
35-44	22	43	18	6	6	2	1	2	100	221	210	160	
45-64	27	36	24	7	2	1	1	2	100	283	240	160	
65-74	26	55	14	5	0	0	1	0	100	163	160	140	
75 or over	30	55	13	1	0	0	0	0	100	225	140	130	
Total	24	45	18	6	2	1	1	1	100	1,191	190	140	
All social rented sector tenants													
Under 25	30	52	12	5	1	0	0	0	100	240	140	110	
25-34	18	45	22	8	4	1	1	1	100	740	200	170	
35-44	23	38	19	10	6	3	1	1	100	762	210	170	
45-64	26	39	19	8	4	2	1	1	100	1,138	200	150	
65-74	29	51	15	4	1	0	0	0	100	672	150	130	
75 or over	34	52	12	2	0	0	0	0	100	799	150	130	
Total	26	45	17	7	3	1	1	1	100	4,351	180	150	
Rented privately, paying rent													
Under 25	17	33	26	11	10	2	0	0	100	308	220	200	
25-34	15	24	19	13	12	6	4	6	100	665	350	260	
35-44	15	23	19	12	8	7	5	12	100	337	400	270	
45-64	27	27	16	9	9	4	2	6	100	349	280	180	
65-74	20	42	28	7	2	0	0	1	100	77	190	160	
75 or over	29	52	9	7	2	1	0	1	100	112	170	150	
Total	19	28	19	11	9	4	3	6	100	1,848	310	220	

Table 8.9 Household characteristics: disposable¹ income of head of household and partner, by tenure and age of head of household, 2000/01 (continued)

Tenure and age of head of household	Disposable income of head of household and partner (£ a week)									Number of households	Mean rent	Median rent
	Under 100	100-200	200-300	300-400	400-500	500-600	600-700	700 & over	All			
	Percentages									Thousands	£ a week	£ a week
Rented privately, rent free												
Total	16	28	19	14	9	4	3	7	100	244	360	220
All private renters												
Under 25	19	33	26	11	10	2	0	0	100	317	220	200
25-34	15	24	19	14	12	6	4	6	100	698	340	260
35-44	14	22	18	12	9	8	5	12	100	379	430	280
45-64	24	26	18	10	9	4	2	7	100	410	310	200
65-74	22	40	25	9	2	0	2	1	100	110	190	160
75 or over	26	51	12	6	2	0	0	1	100	177	180	150
Total	18	28	19	11	9	4	3	6	100	2,092	310	220
All tenures												
Under 25	20	34	22	11	8	4	1	1	100	727	220	190
25-34	8	18	18	17	13	9	6	12	100	3,507	420	330
35-44	7	14	14	15	15	11	7	17	100	4,089	520	400
45-64	9	17	17	16	13	8	6	14	100	7,164	440	340
65-74	13	36	23	12	6	3	2	4	100	2,737	270	210
75 or over	23	46	16	7	3	2	1	2	100	2,473	210	150
Total	11	23	17	14	11	7	5	11	100	20,697	390	290

1 "Disposable income" means after deduction of income tax and national insurance contributions

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Source: DWP Family Resources Survey

Live Table 809

Next update: June 2003

Appendix A:
**Regions, counties and unitary
authorities boundaries map**

Government Office Regions, counties and unitary authorities (May 1999)

Regions

- 1 North East
- 2 North West
- 3 Yorkshire and the Humber
- 4 East Midlands
- 5 East
- 6 West Midlands
- 7 South East
- 8 South West
- 9 London



Appendix B: Notes and Definitions

Appendix B NOTES AND DEFINITIONS

GENERAL

Dwelling

For dwelling data, unless specifically stated, the definition used follows the Census' definition applicable at that time. The Census' definition has changed several times. For example, the 1991 Census defined a dwelling as structurally separate accommodation. This was determined primarily by considering the type of accommodation, as well as separate and shared access to multi-occupied properties. The 2001 Census defined a dwelling as:

“A household's accommodation (a household space) is defined as being in a shared dwelling if it has accommodation type 'part of a converted or shared house', not all the rooms (including bathroom and toilet, if any) are behind a door that only that household can use and there is at least one other such household space at the same address with which it can be combined to form the shared dwelling. If any of these conditions is not met, the household space forms an unshared dwelling. Therefore a dwelling can consist of one household space (an unshared dwelling) or two or more household spaces (a shared dwelling).”

This can be simplified as “A dwelling is a self-contained unit of accommodation. Self-containment is where all the rooms (in particular the basic facilities ie kitchen, bathroom and toilet) are behind a door that only the household can use. A dwelling can therefore be a single household or a number of households which share at least one of the basic facilities but do not share living accommodation.”

In all stock figures, vacant dwellings are included but non-permanent dwellings are generally excluded. For housebuilding statistics, only data on permanent dwellings are collected.

A permanent dwelling relates to a building whose structure should satisfy at least one of the following criteria:

- the walls are of brick, stone and mortar, concrete, breeze block, or similar material;
- the roof is of ceramic tiles, slate, thatch, shingle, or concrete;
- the length of the shortest wall is least 15 feet; or
- it has over 60 years of life span.

Non-permanent or temporary dwellings (or structures) include caravans, mobile homes, converted railway carriages and houseboats. Second homes should also be included as dwellings.

Communal establishments are excluded. These cover universities/colleges, hospitals, hostels/homes, hotels, holiday complexes, defence establishments (but not married quarters) and prisons. However, hostel type or staff accommodation (eg owned by Ministry of Defence or Hospital Trusts) should be included if it is self-contained and not supervised (included as rented privately with a job or business in stock figures but not included in housebuilding data).

Ancillary dwellings such as granny annexes have not been consistently allocated. Before April 2001, whether they were counted as dwellings or not was determined by those who provided the data. However, this ambiguity is considered insignificant at regional and national level, although sometimes important at local level. In principle, they should be counted as a dwelling if they are self-contained, whether physically separated from the main residence or not, provided the access to the annexe is not shared by outside residents eg a shared hallway. Since April 2001, forms for collecting this data have spelt this out clearly.

Type of Dwelling

Houses, bungalows, flats, maisonettes, and bedsits are types of accommodation used in the census but no clear definition of these is provided. A house is a dwelling that is not a flat. Houses include single storey bungalows. A flat is very difficult to define and there are many types. However, the Building Regulations 2000 (SI 2000 no.2531) give the following definition: “A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.”

For the purposes of statistics of housebuilding, old persons' flatlets (one- or two-room flats with certain shared facilities) are counted as separate one-bedroom flats, although they are not entirely self-contained. Flats include maisonettes; maisonettes are flats containing more than one storey.

Household

A household comprises one person living alone, or a group of people (not necessarily related) living at the same address either share at least one meal a day or share living accommodation, that is, a living or sitting room. The occupant(s) of a bedsit who do not share a sitting or living room with anyone else comprise a single household.

Tenure

There are up to four tenure categories for dwelling stock and household figures. These are:

- i) owner-occupied (or private enterprise in the case of housebuilding statistics ie dwellings built for owner occupiers or for private landlords, whether persons or companies). This includes accommodation that is owned outright or bought with a mortgage;
- ii) rented privately (defined as all non-owner-occupied property other than that rented from local authorities and RSLs plus that rented from private or public bodies by virtue of employment. This includes property occupied rent-free by someone other than the owner);
- iii) rented from Registered Social Landlords (RSLs defined below, but for stock figures non-registered Housing Associations are excluded and subsumed within owner-occupied); and
- iv) rented from Local Authorities (see definition below). In Scotland dwellings rented from local authorities include those rented from Scottish Homes, formerly the Scottish Special Housing Association.

Note on Registered Social Landlords (RSLs).

Although Housing Associations (HAs) not registered with the Housing Corporation/Scottish Homes are strictly not RSLs, unless it is otherwise stated (eg stock figures, see iii above), RSLs' data normally represent all HA-owned dwellings whether they are registered or not, and Local Housing Companies. Figures for Northern Ireland relate solely to those associations registered with the Housing Associations Branch of the Department for Social Development.

HAs are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit-making basis. They provide housing for the employees of associated industrial and other undertakings, for special groups such as the aged, disabled or single persons, or housing on a mutual and self-build basis. Fair rent societies and co-ownership associations set up with the assistance of the Housing Corporation are included, as are associations formed specially for providing homes on behalf of local authorities. (Stock owned by Scottish Homes, which replaced the Scottish Special Housing Association and the Housing Corporation in Scotland in 1989, is considered to be public authority stock and therefore included as a local authority stock (q.v.)) The number of dwellings owned and built by non-registered HA is insignificant compared with those that are registered.

Local Housing Companies are independent, non-profit companies that manage tenanted housing. They are run by a board that is normally split into thirds representing tenants, councillors and local independent professionals. A number of these companies have been set up to run single ex-local authority estates, transferred to the local housing company using the Estates Renewal Challenge Fund.

Note on Local Authorities.

This category represents all dwellings owned and built by local housing authorities under the Housing Act 1985. Although dwellings built by New Towns and Other Government Departments (eg Armed Forces such as Ministry of Defence and prison authorities etc) were collected separately, their estimates have been included in this category for presentational purposes. Historically it is considered reasonable to include these in the same category because either the numbers involved are insignificant or they no longer exist (see details below).

In England and Wales, local housing authorities are the unitary authorities, district councils, the Council of the Isles of Scilly, the London Borough councils, the Common Council of the City of London and, until its abolition at the end of March 1986, the Greater London Council.

The number of local housing authorities in Great Britain (the last administrative change was at 1 April 1998) is shown in the table below.

Number of Local Authorities in Great Britain (As at 1 April 1998)

England	Housing Authority
North East	23
North West	43
Yorkshire and the Humber	21
East Midlands	40
West Midlands	34
East	48
London	33
South East	67
South West	45
All	354
Wales	22
England and Wales	376
Scotland	32

In Scotland, prior to April 1996 local housing authorities were the district councils and island areas; from 1 April 1996 onwards they are the unitary authority areas. Scottish Homes, which replaced the Scottish Special Housing Association and the Housing Corporation in Scotland, because it is a statutory body assisting local authorities in their housing programmes, is treated as a local authority for the purposes of these statistics. Although Scottish Homes still own dwellings, they are no longer building new houses and the last new dwelling was completed in 1991.

In Northern Ireland, the Northern Ireland Housing Executive took over in the early 1970s the housing functions previously exercised by local and public authorities. The Northern Ireland Housing Executive is the Northern Ireland equivalent of Local Authority housing providers in GB but is organised in a divisional structure which is not directly comparable with Northern Ireland District Council areas.

The term New Towns includes development corporations established under the New Town Acts. All New Towns have ceased to exist (England from April 1992, Wales April 1996 and Scotland December 1996 with no housebuilding in Scotland since 1995) and their housing functions and stocks have been transferred to local authorities or to HA, or to Scottish Homes in Scotland. There are no New Towns in Northern Ireland.

Government departments dwellings are those provided or authorised by government departments for the families of police, prison staff, the armed forces and certain other services. In the stock figures, these are treated as rented privately. Data on their housebuilding is no longer collected as a separate tenure as there had been virtually no houses built by government departments in England and Wales since 1996 and 1993 respectively. Although historically these had been counted as local authorities built (see above), current such new building is classified as private enterprise.

Public and Private Sectors

All local authority dwellings are public sector dwellings.

Where the term “private sector” is used in housing policy and housing statistics, it is generally meant “private housing” sector or non-social housing sector ie owner-occupied dwellings and those rented privately including those that go with a job or business and not those owned by RSLs/HAs.

However, in government accounting (the Blue Book), RSLs/HAs are treated as private sector even though they are engaged in the provision of social housing. To save confusion, it is best to disregard this unless the usage refers to public account rather than housing.

For housing data, RSLs/HAs are generally separately out to identify the extent of social housing. For housebuilding starts and completions data, especially the former, there is a small possibility that some dwellings built for RSLs/HAs could have been counted as “private enterprise” and vice versa. This is because sometimes the builders themselves are not sure of the precise ownership or the ownership may keep evolving and it is not final until it was sold.

Social and Affordable Housing

Social housing comprises those dwellings owned by RSLs and Local Authorities as defined above. Affordable housing is subsidised or “low” cost housing of any tenure. Figures of social housing can be derived in the tables but this grouping should not be confused with affordable housing, which cannot be derived from the tables. The following definitions come from the ODPM's Good Practice Guide to Local Housing Needs Assessment.

“Social housing is housing of an adequate standard which is provided to rent (or on a shared ownership basis) at below market cost for households in need by Local Authorities or Registered Social Landlords operating on a basis of accepted and regulated standards of good practice in relation to physical conditions, management, allocation, equal opportunities and accountability to tenants and other stakeholders”.

“Affordable housing is housing of an adequate standard which is cheaper than that which is generally available in the local housing market. This can comprise a combination of subsidised rented housing, subsidised low cost home ownership including shared ownership, and in some market situations cheap housing for sale. Local planning policies can provide for the provision of appropriate quantities of affordable housing in this sense”.

DETAILED NOTES BY SECTION

For definition of a dwelling, type of dwelling, tenure and general definition of a household, see General Section above.

Section 1 Dwelling Stock

Estimates of the total dwelling stock, stock changes and the tenure distribution for each country are made by the ODPM, the Scottish Executive, the National Assembly for Wales, and NI Department for Social Development. These are primarily based on census output data for the number of dwellings (or households converted to dwellings) from the Censuses of Population for Great Britain. Adjustments were carried out if there were specific reasons to do so. For example, adjustments were made to the 1981 census data for definitional changes, and those estimates falling within

1982 and 1990 inclusive to remedy a shortfall due to the model which had been identified (see more details below). Estimates of dwelling stock in Northern Ireland has been calculated using information from the Rate Collection Agency, N.I.H.E. & DSD for Northern Ireland.

In all English stock figures, vacant dwellings are included implicitly in the stock model but are not modeled explicitly. In the 1991 census, there were about 900,000 vacant dwellings which was about a twentieth of the total stock.

Non-permanent dwellings, are generally excluded from the stock figures as their numbers are insignificantly small when compared with the total stock figures. In the 1991 census, there were only 91,591 non-permanent dwellings, which amounts to only about half a percent of the total stock. However, from April 1997 onwards, the method used to calculate stock includes the net gain for non-permanent dwellings. The number involved is insignificant but since non-permanent dwellings do play a role in meeting housing demand, an attempt was made to include them in the figures.

Stock calculation for England

Census years' figures are based on outputs from the censuses. In between census years, the total figures are obtained by projecting the base census year's figure forward yearly. The increment is based on the annual total number of completions plus the annual total net gain or losses due to other housing flows statistics, that is conversions, demolitions and change of use (see live table 111).

The 1981 census did not include a direct count of dwellings but estimates have been made using the information about access which was recorded for each 'household space' (the living accommodation occupied or intended to be occupied by one household). The method used was to take the number of self-contained household spaces in permanent buildings, each of which must by definition correspond to a separate dwelling, and add to that figure an allowance for shared dwellings. This was done by assuming that on average 100 'not self contained' household spaces are equivalent to 25 separate dwellings (for Inner London where sharing is prevalent, this figure is reduced to 19). Since only a very small proportion of dwellings are shared, the dwelling stock estimates are not very sensitive to the number of household spaces assumed per shared dwelling. (All household spaces that are not in permanent buildings are assumed to be self-contained dwellings.)

The 1991 census did contain a direct count of dwellings. This was used to get the figures for total stock for April 1991 and there was no need for any adjustment for definitional changes. However, when the model's projected total figure for 1991 was compared with that from the census, it was found that there was a slight shortfall. Hence a shortfall adjustment was carried out for each of the years between 1981 and 1991. This is done by adding the same amount as shown by the shortfall, to each of the in between years.

Estimates of dwelling stock by tenure category are primarily based on the census except in the situation where it is considered that for some specific tenure information, there are other more accurate sources. In this situation, it is assumed that the other data sources contain vacant dwellings also but it is not certain and it is not expected that these data are very precise. Thus the allocation of vacant dwellings to tenure categories may not be completely accurate. This means that the margin of error for tenure categories are wider than for estimates of total stock.

For the 1991 census, a comparison with other available sources indicated that for local authorities' stock, figures supplied by local authorities are more reliable. Similarly, it was found that Housing Corporation's own data is more accurate than those from the census for the RSLs' stock. Hence only the data on the rented privately or with a job or business tenure was used directly from the census. The owner-occupied data was taken as the residual of the total from the census. For non census years, the same approach was adopted except for the privately rented or with a job or business for which Labour Force Survey results were considered to be appropriated for use. For details on how each tenure category data was derived, see below.

For estimation of total stock figures since 1997/98, the methodology is further enhanced. This follows a review of the data sources and methods used to compile these figures. The main changes related to how demolitions, slum clearance and conversion gains have been derived. The new method of compiling stock figures by tenure for in between Census bench-marks is:

- Total stock is derived from the 1991 Census benchmark and extrapolated forward using gains and losses of stock figures in the subsequent years. Gains are related to housebuilding completions, net conversions, change of use, and from April 1997, non-permanent dwellings are also included. Losses are due to slum clearance, other demolitions, change of use and losses of non-permanent dwellings (again from 1997). Slum clearance is related to non Local Housing Authorities (LHA) owned dwellings that had been demolished after they have been declared unfit and closed by legal statutes. Source : Housing Investment Programme (HIP Statistical Appendices). This could include closed dwellings that were not demolished but the number is assumed to be insignificant). Other demolitions include LHA owned properties that had been demolished for whatever reasons (source HIP Statistical Appendices), plus those non LHA owned properties that were demolished through development or road schemes (source P3J). Hence total demolitions are the sum of slum clearance and other demolitions.

- The totals for the local authority stock are collected directly from authorities by the Department on the Housing Investment Programme returns. Vacant dwellings are included. These local authorities' own figures for the stock of their dwellings are used in preference to rolling forward the census figures as they include adjustments for council house sales and Large Scale Voluntary Transfers. Similarly, figures for the Registered Social Landlords stock (housing association and local housing companies) are collected from Housing Associations (HA) by the Housing Corporation on their Regulatory Statistical Returns (RSR).
- The figures for privately rented stock are based on the Census benchmark extrapolated by changes in the proportion of private renters as shown by the Labour Force Survey (LFS). The calculation is done at a regional level and the LFS figures are smoothed to take account of sampling variability. The figures in the tables show the same general year to year movements in the size of the private rented sector as the LFS shows in the proportion of private renters. The figures include dwellings owned by other Government Departments eg Ministry of Defence which are insignificantly small in number (see end of section on Tenure in General Housing Terms above).
- The owner occupied stock is the residual of total stock and figures for the tenures above. By default, they include non-registered HA dwellings, vacant privately owned dwellings as well as all of the net gain in non-permanent dwellings since April 1997. All of these are relatively small in number and it is considered that their effects on the figures are insignificant.

Year built of dwelling stock by region

The age distribution of the stock is estimated from the Survey of English Housing, in which householders are asked when their home was built. The survey data is on the basis of households (see Section 8 for specific definition used) rather than dwellings, but any differences will be negligible. Also, the age distribution will not include vacant dwellings. Like all surveys, the SEH is subject to random variation, but most estimates in this table will not vary by more than 1 or 2 percentage points from year to year as a result.

Section 2 Housebuilding

These tables relate to new permanent dwellings only (see definition in General Housing Terms). House-building figures relate to actual building for the month of dwelling units and are subject to revision for late returns. Figures for Northern Ireland are provided by the Department for Social Development (completions figures have been adjusted by statistical methods to correct, as far as possible, the proven under-recording of private sector completions), those for Wales and Scotland by the National Assembly for Wales and Scottish Executive respectively.

Regional figures for local authority housing are of building by the authorities in the region, and may include dwellings that are situated outside that region.

Stages of construction

Started

A house or flat is counted as started on the date work begins on the laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are counted as started, and when work begins on a block of flats all the dwellings in that block are counted as started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.

The figures shown for starts are derived from records kept for building control purposes. It is sometimes difficult for data providers to identify whether a dwelling is being built for a RSL or for a private developer. This is because sometimes the builders themselves are not sure of the precise ownership or the ownership may keep evolving and it is not final until it was sold. This may lead to an understatement of RSL starts and completions recorded in these table, and a corresponding overstatement of private enterprise figures. The problem is more likely to occur with starts than completions.

Completed

In principle, a dwelling is regarded as completed when it becomes ready for occupation whether it is in fact occupied or not. In practice, there are instances where the timing could be delayed and some completions are missed for example as no completion certificate was requested by the owner.

Section 3 Housing Renewal: unfit dwellings, grants and demolitions and closures under Clearance Orders

Housing renovation grants are available from local authorities to private owners and their tenants (ie. excluding RSLs) for the improvement, conversion and repair of sub standard housing. The basic scheme was introduced in 1949 but has been amended at various times. Major changes in 1980 (1981 for Wales) included the introduction of grants for secure tenants in the public sector and regulated tenants in the private sector. Later legislation on grants for England and Wales is contained in the Housing Act 1985 (as amended by the Housing and Planning Act 1986) and the Local Government and Housing Act 1989. The current legislation on grants for England and Wales is contained in the Housing Grants, Construction and Regeneration Act 1996. The current legislation for Scotland is in the Housing (Scotland) Act 1987.

Any demolition and slum clearance data quoted in this section are partial figures only as they relate to private sector and not all dwellings. For complete figures, see live table 111.

Payments to private owners and tenants under the Housing Grants, Construction and Regeneration Act 1996

The new system of grants under this Act came into operation from December 1996, replacing the Local Government and Housing Act 1989. The main effect of the 1996 Act was to make most grants discretionary rather than to change significantly the nature of the grants, although there were some modifications. Just one area of the 1989 Act, Renewal Areas, was left completely unchanged.

Renovation Grants

These are discretionary grants used for significant repairs (usually over £2,000) to private home owners. They are available to freeholders, leaseholders and tenants liable for repair under the terms of a lease for the improvement or repair of a dwelling or for the provision of dwellings by - conversion, and are subject to a means test. The main purpose of the grant is:

- To make a dwelling fit for human habitation
- Repairs, eg, to roofs, walls, foundations, floors or staircases Replacements, eg, of damp courses, wiring or guttering
- Insulation
- Heating
- Provision of satisfactory internal arrangements

Common Parts Grants

As per 1989 Act below.

HMO Grants

Houses in Multiple Occupation Grants as per 1989 Act.

Disabled Facilities Grants

As per 1989 Act.

Home Repair Assistance (HRA)

HRA is available at the authority's discretion for financial support or materials to facilitate small scale works of improvement, adaptation or improvement of a dwelling. It replaces Minor Works Assistance (1989 Act) and is intended, like it's predecessor, to compliment the mainstream system of renovation grants. HRA is cash limited to a maximum of £2,000 per application, and with no more than £4,000 being granted to any one property over a three year period. HRA is not directly means-tested, although to be considered for a grant, an applicant must be in receipt of at least one state benefit. In addition, they must also be over 18, have power to carry out the works, live in the dwelling as their only or main residence or care for an elderly, infirm or disabled person. This grant is available to people living in mobile homes and houseboats. Examples of typical HRA works are:

- Securing the basic fabric of the property from wind or rain Protecting the occupants from immediate exposure to danger (that is, emergency works)
- Replacement of lead pipes
- Repairs to doors or windows
- Removal of radon
- Crime prevention measures
- Wheelchair ramps or grip rails

Payments to private owners and tenants under the Local Government and Housing Act 1989

The previous system of grants under the Local Government and Housing Act 1989 came into operation in England and Wales from July 1990, apart from Minor Works Assistance which came into operation from April 1990. This system of house renovation grants is briefly described below. It ended at the end of November 1996. However, payments will continue for grants previously approved.

Renovation Grants.

This grant is the main type of grant for the improvement and/or repair of dwellings and for the conversion of houses and other buildings into flats for letting. It is mainly available to owner occupiers and landlords (other than HMO landlords), though it is available to tenants who are liable for works under the terms of their lease. The amount of grant is decided by the costs of the works concerned and the test of financial resources (see below).

The main purposes of the grant are:

- To bring property up to the standard of fitness for human habitation (see below). If a property is below this standard, then action will be required by the local authority, and if renovation is most appropriate then a grant is mandatory to owner occupiers. Grant is only mandatory to landlords if the works are required to comply with a repair notice.
- To repair and/or improve a property beyond the standard of fitness. Grant is discretionary and it can be given in addition to mandatory grant, or on its own in the case of property already fit. For this reason the numbers of grants given out may exceed the numbers of dwellings renovated.
- For home insulation, where grant is discretionary
- For heating, where again grant is discretionary, unless it is to make a property meet the fitness standard.
- For providing satisfactory internal arrangements, where grant is discretionary.
- For conversions, where grant is discretionary.

Common Parts Grants.

This grant is available to help with the improvement or repair of the common parts of buildings containing one or more flats, where at least three quarters of the flats have occupying tenants (that is Owner occupiers, long leaseholders or tenants whose flat is their main residence). Grants are available to landlords, landlords together with occupying tenants, or to occupying tenants if their lease makes them liable for the works in question. Grants for works by a landlord to comply with a repair notice will be mandatory; all other grants are discretionary. The amount of grant is decided by the test of financial resources (see below).

HMO Grants.

This grant is available to cover works on Houses in Multiple Occupation (HMOs) where the occupants do not form a single household. It is only available to landlords. If works are required to comply with a statutory notice, then grant is mandatory. Otherwise work to bring the HMO up to the standard of fitness is discretionary. Discretionary grants are available for works to HMOs similar to those described in relation to the renovation grant. They are also available for the conversion of property into an HMO. The amount of grant again depends on the test of financial resources.

Disabled Facilities Grants.

This grant is available for adapting, or providing facilities for, the home of a disabled person to make it more suitable for them to live in. It is also available for adaptations to the common parts of buildings containing one or more flats for a disabled person. Grants are available to, or on behalf of, registered or eligible disabled persons. They can be made to owner occupiers, tenants (including local authority or housing association tenants) or to landlords on behalf of disabled tenants. Mandatory grants are available for works to make the disabled person manage more independently at home. Discretionary grant is available for other works to make a home suitable for disabled occupant's accommodation, welfare or employment. The amount of grant is subject to the test of financial resources.

Minor Works Assistance.

This is available for carrying out small scale works (costing up to £1,080), including insulation work. Assistance is only available to owner occupiers or private sector tenants (including housing association tenants) who receive an income related benefit. This assistance is for the following purposes:

- To improve thermal insulation.
- For minor works to repair, improve or adapt a property for elderly occupants
- To adapt property to enable an elderly person to move in with the occupants.
- To carry out minor repairs to a property in a clearance area.
- To replace lead piping in the water supply.

Test of Financial Resources

The aim of the grants system is to provide financial help for those least able to afford to pay for work. The test of financial resources for owner occupiers and tenants looks at the incomes and savings of applicants and, taking into account their family circumstances, calculates the size of loan the applicant is reckoned to be able to take out. This affordable loan is deducted from the cost of the works and the grant is paid to cover the remaining cost, if any. The test for landlords also provides authorities with discretion over whether they assess the costs they are reckoned to be able to finance and this is again deducted from the cost of works and the grant is paid to cover the remaining costs.

The Fitness Standard

The new fitness standard for England and Wales was set out in section 604 of the Local Government and Housing Act 1989 with guidance in DoE circulars 5/90 and 6/90. It came into operation from 1 April 1990. A

property (including an HMO) is fit for human habitation unless it fails to meet any of the following requirements in the opinion of the local authority:

- It is structurally stable.
- It is free from serious disrepair
- It is free from dampness prejudicial to the health of any occupants. It has adequate provision for lighting, heating and ventilation.
- It has adequate supply of wholesome, piped water.
- It has satisfactory facilities for preparing and cooking food including a sink with supplies of hot or cold water.
- It has a suitably located WC.
- It has a bath or shower and basin, each with supplies of hot and cold water.
- It has an effective system for draining foul, waste and surface water.

There is also a separate fitness standard for HMOs, apart from the general standard described above, that compares the available facilities with the number of occupants, and that also ensures that there are adequate means of escape from fire and other fire precautions. When a property has been surveyed by the local authority and its condition assessed, the authority has then to decide on the most satisfactory course of action. If a property is identified as unfit, then the authority is obliged by statute to take action. This action can include serving a notice, making a closing order or a demolition order, or including the property in a clearance area. The authority can also consider if the property could be dealt with by including it in a group repair scheme. Lastly there is a direct link between the standard of fitness and eligibility for mandatory renovation grants. Thus applications for renovation grants must be approved where the work is to bring a property up to the fitness standard, and the applicant meets the various conditions and undergoes the test of resources.

Slum Clearance

An unfit house is one which fails the fitness standard which is described above.

The term 'house' for the purposes of slum clearance action under part IX of the Housing Act 1985 generally refers to a building and not to the separate dwellings which may be contained within the building. For slum clearance statistics purposes a dwelling is defined as 'any room or suite of rooms intended or used for habitation by persons living in private households having separate access to the street or to a common landing or staircase. Bed-sitting rooms without kitchens and bathrooms are not counted as separate dwellings'. The figures include separate dwellings deemed to be unfit and closed in a building which otherwise continues for the time being to be occupied.

A clearance area is an area declared by a local authority under part IX of the Housing Act 1985 to be one in which houses are unfit for human habitation, or are by reason of the narrowness or bad arrangement of the streets dangerous or injurious to the health of the inhabitants of the area.

Dwellings not in a clearance area are individual unfit dwellings which may be either demolished or closed following action under part IX of the Housing Act 1985 or under certain other powers. An unfit dwelling may be closed in pursuance of an undertaking by the owner to render the dwelling fit for human habitation, or of a closing order made instead of, or after determination of, a demolition order when proposals have been made for the use of the house other than as a dwelling, or the house is needed for the support of other buildings, or is to be preserved for its architectural or historic interest. Demolition may follow at a later date if the reason for closure ceases to apply, the demolition being included in the demolition figures for the appropriate period but deducted from the net total of all dwellings demolished or closed. No adjustments are made for dwellings closed and subsequently made fit.

Section 4 Households and Population Estimates and Projections

Definition of household

For the household projections and mid year estimates a household is defined as in the 1981 and 1991 census:

- One person living alone, or
- A group of people who share common housekeeping or a living room.

Estimates and projections of the number of households: 1991-2021

The household figures for England and the regions are derived by ODPM from the 1996-based household projection and estimation model using population figures from the Office for National Statistics (ONS):

- (a) for 1991 and 1996, 1997, 1998, 1999 and 2000 they are derived using the ONS mid-year population estimates;
- (b) for 2001 onwards the figures are derived using the ONS 1996- based population projections.

The ONS population figures are split by marital status using the Government Actuary's Department marital status projections, and an estimate of the institutional household population is subtracted from the total population to give the private household population.

These population figures, split by age sex and marital status, are multiplied by estimated or projected 'household representative rates' that represent the estimated or projected proportion of the population in that category who are household representatives. These rates are based on the 1971, 1981 and 1991 censuses and Labour Force Survey data.

A more detailed description of the projection methodology is given in the publication "Projections of Households in England to 2021" which is available from the ODPM Publications Sales Centre and the ODPM web site at www.housing.odpm.gov.uk/statistics/publicat

Historic Series: Mid year household estimates for England

The data for 1861 to 1961 are largely based on the census figures for England & Wales with Wales including Monmouthshire excluded to maintain an area consistent with modern England. The figures up until 1921 use families and separate occupiers and have not been adjusted to take account of the definitional change in 1921 that effectively removed the institutional population from the figures. The figure for 1939 is based on work by A. E. Holmans (see page 63, Housing Policy in Britain 1987, Croom Helm) with a pro rata adjustment made for England using the population ratio.

Historic Series: Mid year household estimates and projections by Government Office Regions

An historic series of mid year household estimates have been constructed for Government Office Regions. Figures for earlier years may be less reliable.

Estimates and projections of numbers of population: 1991-2021.

These are ONS total resident population figures (ie including the institutional population). Up to and including 2000 they are mid-year estimates. For subsequent years they are 1996-based projections for England and its regions.

Section 5 Housing Market: house prices, land prices, mortgages and transactions

House Prices

The house price index is a weighted average of prices for a standard mix of dwellings. From 1969 to 1992 the index reflected dwellings mortgaged by building societies. From 1981 sales to local authority sitting tenants were excluded and from 1982 sales to all sitting tenants were excluded. From 1983 the standard mix of dwellings was updated annually to reflect the types of dwellings purchased during the previous three years. In the early 1990s many of the larger building societies converted to banks and an index limited to building society mortgages could no longer be assumed to be representative of all house purchases. So from 1993 the index was extended to include both banks and building societies and was re-named the All Lenders index.

The tables included in this publication are based on the results of the five per cent sample survey of building society mortgages in the United Kingdom (up to 1992) and of all lenders from 1993. The survey is currently known as the Survey of Mortgage Lenders (SML). Since 1993 the SML sample size has ranged from 26,000 to 36,000.

The questionnaire on which the survey is based has been revised from time to time, notably in 1982 when the question on the previous tenure of borrowers was extended to identify sitting tenants. The present method of analysis was introduced in the second quarter of 1968 and most of the detailed series now published have their origins in this period. Only the main national series go back to the first quarter of 1966.

Figures from the SML are subject to random sampling errors. Approximate coefficients of variation of the average dwelling prices, advances and incomes in each series vary according to the sample size. A comprehensive table called the 'Coefficients of quarterly and annual averages' which helps users to calculate the 'standard error' is available on request from ODPM, Housing Statistics Division, Zone 1/E1 Eland House, London SW1E 5DU.

Note that tables generally include, inter alia, purchases at a discount by sitting tenants, where such purchases were financed by mortgage; a separate analysis of such purchases is given in live table 548.

The operation and analysis is described in The five per cent sample survey of Building Society Mortgages by A W Evans: Studies in Official Statistics No 26 (obtainable from ODPM, Housing Statistics Division, Zone 1/E1 Eland House, Bressenden Place, London SW1E 5DU).

Home Loans

Mortgages lending by type of lender

This brings together data from a wide range of sources. A breakdown in money terms is given both for gross

advances and net advances. Two significant trends are clearly illustrated: firstly the increasing importance of lending by banks and the equivalent decline in lending by building societies. Though since many of the larger building societies from ten years ago have converted to banks, this is perhaps not too surprising. The other trend is that although total gross advances in 2000 were twice the 1990 level, net advances were only slightly higher. The reason for this is the increasing amount of re-mortgaging. A re-mortgage for £100,000 will add £100,000 to the gross advance figure but will have no effect on net advances because the "plus £100,000" for the new lender will be offset by a minus figure for the previous lender.

The figures relate to mortgages advanced for the purchase of single dwellings which are to be used wholly for owner occupation. This definition differs from that used in this section, and by the Office for National Statistics, eg in Table 3.2c of Financial Statistics, in that it does not include mortgages for purposes such as the purchase of dwellings for letting, the purchase of more than one dwelling at a time or for further advances.

- The income of borrowers is the total recorded income on which the mortgage is based – and it may understate the borrowers' true income.
- Note that Merseyside is shown separately from the rest of the North-West. This is because when the current index programs were written, Merseyside and the North-West were separate Government Office Regions. When the programs are next re-written, Merseyside will be re-incorporated into North-West.
- New dwellings are defined as those that never previously existed. So conversions of buildings (eg oast houses, barns) into living accommodation are not counted as "new" dwellings.

Banks

Figures include Trustee Savings Banks. Information on the amount of gross advances is based on information provided by a sample of those banks with outstanding loans for house purchase of more than £50 million. The amount of gross advances has been grossed up pro-rata to these banks' share of the mortgage assets of the monetary sector (90 per cent in 1992). Information on the amount of net advances is derived from statistics provided to the Bank of England by all monetary sector institutions: for details and a definition of the monetary section, see ONS Financial Statistics Explanatory Handbook, 1984 edition, Section 6. Net advances cover all mortgage lending including bridging finance.

Mortgage Repossessions

This includes details supplied by the Lord Chancellor's Department, of county court actions for recovery of residential premises and land in terms of actions entered and orders for possession made.

Mortgage Payments

Mortgage payments results are analysed by the ODPM from data collected in the Family Resources Survey (FRS), a survey commissioned by the Department for Work and Pensions. The published data are for England, as for the SEH data.

Payments include both interest and the repayment of capital, if there was any. Insurance premiums relating to endowment mortgages are included, as are similar payments for pension or PEP mortgages and the like.

Care is needed in interpreting the figures as some are based on small samples and are therefore subject to substantial sampling error. The figures are shown grossed, using the Department for Work and Pensions own grossing factors.

Further information is published by the Department for Work and Pensions in FRS annual reports. Data from the Expenditure and Food Survey (EFS) also continue to be published annually in a report entitled Family Spending. Unpublished FRS and EFS data on incomes, rents and mortgage payments can be obtained from the ODPM, Housing Statistics Division, Zone 1/H1 Eland House, London SW1E 5DU.

Interest Rates

Bank of England base rates

This tends to dominate all other levels of interest rates – both for borrowing and saving. From 1997 the base rate has been reviewed monthly by the Bank of England Monetary Policy Committee.

Public Works Loan Board

The rates shown are those applicable to short term and very long term loans. Other rates apply for intermediate terms. They are repayable at maturity and refer to the amount which an authority borrows within its annual quota. Where authorities borrow further sums these will attract interest at a higher rate, unless the Public Works Loan Board Commissioners agree that they should be offset against the following year's quota.

Land Prices and Transactions

Data on transactions for land intended to be used for housing is taken from a return completed by Inland Revenue District Valuers using information taken from stamp duty records (the Particulars Delivered) and other sources. Live table 561 provides information on all the transactions used in the construction of the index of housing land prices. Live table 562 provides summary information on all the transactions reported from 1989.

The methodology for deriving the index was revised in 1990 to give a truer reflection of the trends in housing land, and the index was recalculated back to 1981. Transactions included in the index are now based on date of sale rather than reported date, and by accepting transactions where the number of units is not known, more transactions are eligible for inclusion in the index. Broadly, the index is restricted to private sector purchase of sites for residential use with four or more plots, where the value and the area of the site are known.

Section 6 Social Housing: local authority and RSL lettings, vacants, homelessness, sales & transfers and expenditures

Allocation of Social Housing

Local authority lettings

The Housing Act 1996 gave authorities a power to create introductory tenancies for all new tenants, which last for twelve months and convert to secure tenancies upon satisfactory completion of that probationary period. The Act also changed local authorities' statutory homelessness responsibilities (see notes on homelessness below) and any homeless households placed in local authority stock as a discharge of a homelessness duty will generally be given a non-secure tenancy of up to two years. During this time they will be placed on the housing register and be considered for the allocation of a long term social tenancy. Data collected on allocations since 1997/98 identifies the number of homeless households included within the overall total of new secure tenancies, but does not separately distinguish these within each of the Housing Register and Other categories.

Registered Social Landlord lettings

The allocation of RSL housing is derived from information collected in the continuous CORE survey that monitors all new lettings of RSL dwellings. It is broadly equivalent to the table that provides similar information on the local authority lettings.

Vacants in Social Housing

Vacant local authority dwellings

The vacant dwellings in council ownership include dwellings closed for slum clearance. These closed dwellings are generally excluded from dwelling stock estimates as they are not habitable. Management vacants are those dwellings ready for immediate letting, or which will be available after only minor repairs.

Vacant RSL dwellings

These figures are based on data that is collected once a year from the annual Regulatory and Statistical Return (RSR) that the Housing Corporation sends out to all RSLs. (The RSR is successor to the earlier HAR/10). The table is equivalent to that provides similar information about Local Authority vacancy rates.

Homeless Households

This section provides data on homeless households in priority need accepted by local authorities, by region and those in accommodation arranged by local authorities under the homelessness provisions of the 1985 and 1996 Housing Acts by type of accommodation.

Part VII of the Housing Act 1996, which came into force on 20 January 1997, places statutory duties on local housing authorities to provide assistance to people who are homeless or threatened with homelessness. Authorities must consider all applications from people seeking accommodation or assistance in obtaining accommodation. A main homelessness duty is owed where the authority is satisfied that the applicant is eligible for assistance, unintentionally homeless and falls within a priority need group.

The priority need groups include households with dependent children or a pregnant woman and people who are vulnerable in some way e.g. because of mental illness or physical disability. Where a main duty is owed, the authority must either provide sufficient assistance to enable the household to obtain suitable private accommodation in the district (which must be available for two years) or, if this is not available, it must secure suitable accommodation for the household for at least two years. In either case, the household is entitled to be placed on the housing register and given reasonable preference in the allocation of a long term social tenancy. Where households are found to be intentionally homeless or not in a priority need group, the authority should provide advice and assistance to help them find their own accommodation.

Part VII of the 1996 Act replaced Part III of the Housing Act 1985, which continued to apply in respect of homelessness applications made before 20 January 1997. A proportion of the homelessness cases for which decisions were made after that date are cases to which Part III of the Housing Act 1985 applied.

Sale of local authority dwellings

Figures relate to the number of dwellings owned by Local Authorities (including New Towns), Housing Associations/Registered Social Landlords or Scottish Homes sold under full and shared ownership arrangements. The Housing Act 1980 extended the provisions under which authorities can dispose of dwellings, particularly through the right to buy established in Part I of the Act, which came into force on 3 October 1980. The Housing and Building Control Act 1984 extended the right to buy to leasehold property, increased the maximum percentage discount available and introduced the right to shared ownership. These provisions came into force on 26 August 1984. The Housing and Planning Act 1986 increased the maximum percentage discount available for flats: this came into effect on 7 January 1987. SI 1998 2997, effective from 11 February 1999, reduced the maximum cash limit on discounts available under the right to buy, the preserved right to buy and voluntary sales of council housing to within a range from £38,000, in London and the South East, to £22,000 in the North East.

Expenditure and Income on Housing from Housing Revenue Account

Each local authority is required by statute to keep a Housing Revenue Account in which are recorded the annual revenue income and expenditure in respect of dwellings and other property provided under Part II of the Housing Act 1985 .

The main items of expenditure are:

- a. Loan charges in respect of moneys borrowed for the provision or improvement of local authority housing accommodation mainly under Part II of the Housing Act 1985.
- b. Supervision and management.
- c. Housing repairs.

The main items of income are:

- a. Rents (excluding rates and water charges).
- b. Exchequer housing subsidies.
- c. Investment and interest income from the sale of dwellings.

Figures of expenditure and income for each authority are collected annually by ODPM in housing subsidy claim forms.

Section 7 Rents and Tenancies: cost, rebates and allowances, council tax and housing benefits, tenancy types, and rent determinations & appeals

Local Authority Rents

The average weekly local authority rents are for England and Wales (as at April), Scotland (as at September) and Northern Ireland (as at December). The figures shown in the tables do not include rates/council tax or any service charges. The dwellings covered are those in the Housing Revenue Account (HRA) and thus exclude county council tied etc. accommodation. New Town dwellings are also excluded.

These overall averages apply to a stock of houses whose (hypothetical) 'average quality' has varied over time with the inclusion of newly-built accommodation and sales to tenants etc, varying in features, size, location etc.

More detailed information on rents by size and type of dwelling and local authority area is published annually by the Chartered Institute of Public Finance and Accountancy (CIPFA) in Housing Rent Statistics.

The figures for England and Wales in the years prior to 1991 are based on data reported to CIPFA. Figures for later years come from authorities' HRA Subsidy Claim Forms. The pre-1991 averages quoted include a small number of local authorities not included in the CIPFA publication because their reports were incomplete, and thus may differ slightly from figures published separately by CIPFA. The data for Scotland is provided by the Scottish Executive, that for Wales by the National Assembly for Wales, and for Northern Ireland by their Department for Regional Development. (David : should this be DSD?)

RSL Rents

The data are equivalent to local authority rents. They covers rents charged by Registered Social Landlords (RSLs). RSL rents are derived from the Regulatory and Statistical Return that the Housing Corporation sends out once a year to all RSLs. Although collected at the end of March each year the rents are assumed to have been the prevailing rates from the previous April. Consequently the average RSL rent as at March 31st 2000 might more accurately be described as being the 1999/2000 rent. In contrast the Local Authority figures are the April rents for

England and Wales and the September rents for Scotland. Consequently the 1999 LA rents are equivalent to the 2000 RSL rents because they both reflect rents during the financial year 1999/2000.

Rent Determinations & Appeals

Local authorities are required to refer to rent officers most claims for housing benefit from private sector tenants created on or after 15 January 1989. The rent officer must either:

- a) accept the referred rent as not being significantly above the market level, or
- b) if the referred rent is significantly above the market level, determine a market level rent for the property, and
- c) if the size of the accommodation exceeds the needs of the tenants, determine a notional rent for a property of the appropriate size, and
- d) if the referred rent of the lowest of the above determinations is exceptionally high compared with accommodation of the same (or suitable) size in the locality, determine a notional rent determination which is not exceptionally high.

Since 2 January 1996, rent officers have also been required to make an additional determination known as a local reference rent (LRR). The objective is to limit housing benefit to the general level of rents for accommodation of the same size (number of rooms) in the locality. The rent officer determines the LRR by calculating the midpoint of the range of rents (excluding exceptionally high/low rents) for properties of the same size in the same locality.

Tenancy Types

Private sector tenancies

The most common types of tenancy in the private sector are assured tenancies and regulated tenancies. Regulated tenancies which were the most common form of tenancy at the end of the 1980's have declined in number and are now one of the smaller categories.

Assured and Assured Shorthold tenancies

Part 1 of the Housing Act 1988 de-regulated new lettings from 15 January 1989. All new tenancies on or after that date are (with certain exceptions) Assured (including Assured Shorthold). In Assured tenancies the rent is a market rent freely negotiated by landlord and tenant, and may be reviewed regularly. In Assured Shortholds the tenancy is for a fixed term of at least 6 months, at the end of which the landlord is entitled to possession. In other Assured tenancies the landlord can only seek repossession on specific grounds (which include non-payment of rent).

Before March 1997, tenants had to be given a notice in writing to say that the tenancy was an Assured Shorthold otherwise the tenancy was by default Assured. From March 1997 the rules changed and all new tenancies were Assured Shorthold unless the agreement specifically stated that they were not. As a result Assured Shorthold tenancies have become the most common form of tenancy.

Registered Social Landlords Tenancies

From 1 January 1973 the fair rent system was extended to dwellings owned by housing associations registered with the Housing Corporation. From 1 April 1975 certain tenancies (with exceptions) of housing associations not registered with the Housing Corporation became regulated under the Rent Act and have been included in the regulated rather than the housing association statistics.

From 15 January 1989 most new housing association tenancies have been covered by the assured tenancies regime described above.

The best sources for rents by type of tenancy are the Survey of English Housing (SEH) and the earlier Private Renters' Surveys. They can show rents for Tenancy Groups, each of which has a separate agreement with the landlord. The Family Expenditure Survey and the Family Resources Survey can show rents only for the household as a whole. In some households there is more than one tenancy group and they may have different types of tenancy. The SEH also covers lodger tenancies where the lodger forms part of a household which may not itself be a privately renting household.

Resident landlord tenancies are those in bedsiters and flats in converted houses where the landlord lives in the same building. They include lodger tenancies. The categories not accessible to the public include lettings to friends or relatives of the landlord at zero or very low rent, lettings that go with a job and college lets. No security tenancies are mainly non-exclusive licenses. *Protected Shorthold* and *Pre-1988* Assured tenancies were arrangements introduced in the 1980 Housing Act which ceased to be available for new lettings after 15 January 1989.

Fuller results are in SEH's annual report *Housing in England*.

The private rent figures by tenancy from the SEH are the mean of figures for two consecutive years. Even after combining two years, sample variability is large and accounts for the apparent erratic changes over time shown.

Fair rent registrations: private and RSL tenancies

Prior to 15 January 1989 most lettings by non-resident private landlords and housing association (now RSL) tenancies could have a "fair" rent registered by the rent officer. In assessing a fair rent, rent officers have to follow the rules laid down in the Rent Act 1977, which require consideration of all the circumstances of the tenancy (except personal ones) and the condition of the dwelling. They will take particular account of age, state of repair, character and the condition of the dwelling, but disregard any amount attributable to scarcity of similar accommodation in the area. A fair rent is normally fixed for two years unless there is a significant change in circumstances of the tenancy or condition of the dwelling. After two years a revised rent may be reregistered.

The Housing Act 1988 deregulated new lettings after 15 January 1989. Existing regulated tenancies continue to be covered by the Rent Act as amended. The transitional arrangements meant that some tenancies continued to be registered for the first time. These included tenancies established before January 1989 which had never been registered, and housing association (RSL) tenants with existing secure tenancies moving to a different property with the same housing association/RSL.

Rent payments data produced for the Survey of English Housing are analysed by the ODPM from data collected in the FRS, a survey commissioned by the Department for Work and Pensions. The published data are for England, as for the SEH data.

Rents exclude water charges and charges for services provided by landlords eg space, hot water, lighting, cleaning and porter service. For comparison with disposable income, rent after deduction of Housing Benefit is relevant.

Care is needed in interpreting the figures as some are based on small samples and are therefore subject to sampling error. The figures are shown grossed, using the Department for Work and Pensions own grossing factors.

Further information is published by the Department for Work and Pensions in FRS annual reports. Data from the EFS also continue to be published annually in a report entitled *Family Spending*. Unpublished FRS and EFS data on incomes, rents and mortgage payments can be obtained from the ODPM, Housing Statistics Division, Zone 1/H1 Eland House, London SW1E 5DU.

Section 8 Household Characteristics: tenure trend, income and economic status, length of residence, household composition and occupation density

All the tables in this chapter use the Government's harmonised survey definition of a household, which is:

- One person living alone, or
- A group of people who have the address as their only or main residence and who share at least one meal a day or share a living room.

Note that this differs very slightly from the definition used for the household projections (see Section 4 above). The tables exclude households for whom information is missing for the items analysed hence the number of cases in a category may vary slightly from table to table.

All data tables from this section are based on The Survey of English Housing. This is a continuous survey carried out for ODPM, involving face-to-face interviews in about 20,000 private households each year. The survey began in 1993/94, before which more limited information on housing topics was collected periodically in 'Housing Trailers' to the Labour Force Survey.

Reports of the survey entitled Housing in England are published annually. Hard and priced copy can be obtained from The Stationery Office. Free electronic copy can be obtained from

www.housing.odpm.gov.uk/statistics/publicat

From April 2001 the SEH in common with other Government surveys replaced the traditional concept of the "head of the household" by "household reference person". The household reference person is defined as "householder" (that is a person in whose name the accommodation is owned or rented) and in addition as the following:

- for households with joint householders, the person with the highest income;
- if two or more householders have exactly the same income, the older is selected;
- for households with a sole householder, he or she is the household reference person.

Thus the household reference person definition, unlike the old head of household definition, no longer gives automatic priority to male partners.

"Bedroom standard" is used as an indication of occupation density. A standard number of bedrooms are allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to

one another. A separate bedroom is allocated to each married or cohabiting couple, any other person aged 21 or over, each pair of adolescents aged 10 - 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 - 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsitters) available for the sole use of the household, and differences are tabulated. Bedrooms converted to other uses are not counted as available unless they have been denoted as bedrooms by the informants; bedrooms not actually in use are counted unless uninhabitable.

Household Income

Analyses of incomes, as well as for rents and mortgage payments in Sections 7 and 5 respectively, are prepared by the ODPM from data collected in the FRS, a survey commissioned by the Department for Work and Pensions. The published data are for England, as for the SEH data.

Tables show the combined income of the household head and their partner, or the household head alone if the head has no partner. The head and partner's income includes both of the incomes likely to be available to pay for housing but excludes incomes that may not be relied on, such as the incomes of adult sons and daughters still living in the parental home. It must be borne in mind, however, that in younger, privately renting households where sharing is more likely, the income of other household members may also be available for housing costs.

The measure of income used is disposable income (except where gross income is stated) that is income after deduction of income tax and national insurance contributions. It is the most useful measure for comparison with net housing costs, that is mortgage payments, and rent after deduction of Housing Benefit. Gross income is income before deduction of income tax and national insurance contributions. Housing Benefit is not included in income.

A person is an earner if he or she is a full- or part-time employee (even if temporarily away from work), or is self-employed.

Care is needed in interpreting the figures as some are based on small samples and are therefore subject to sampling error. The figures are shown grossed, using the Department for Work and Pensions own grossing factors.

Further information is published by the Department for Work and Pensions in FRS annual reports. Data from the EFS also continue to be published annually in a report entitled Family Spending. Unpublished FRS and EFS data on incomes, rents and mortgage payments can be obtained from the ODPM, Housing Statistics Division, Zone 1/H1 Eland House, London SW1E 5DU.

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