



Department for Levelling Up, Housing & Communities

Statistical release

Housing

Dwelling Stock Estimates, England: 31 March 2021

In this release:

- There were 24.9 million dwellings in England as of 31 March 2021, an increase of 216,490 dwellings (0.88%) on the previous year.
- 15.9 million dwellings were owner-occupied dwellings, 4.9 million dwellings were private rented dwellings, and 4.1 million dwellings were social and affordable rented dwellings (Private Registered Providers plus Local Authorities).
- Between April 2020 and March 2021, the owner-occupied dwelling stock increased by 135,000 and the private rented stock increased by 64,000. The social and affordable rented stock increased by 18,000 dwellings and the other public sector stock increased by 1,000 dwellings.
- There were 653,000 vacant dwellings in England on 4 October 2021, a decrease of 12,600 (1.9%) from 665,600 on 5 October 2020. Vacant dwellings are 2.6 per cent of the dwelling stock. There were 237,300 long-term vacant dwellings in England on 4 October 2021, a decrease of 31,000 (11.6%) from 268,400 on 5 October 2020. Long-term vacant dwellings are 1.0 per cent of the dwelling stock (Vacancy figures as previously published in Council Taxbase statistics and Live Table 615).
- England had a dwelling density of 1.91 dwellings per hectare in 2021. The district with the highest dwelling density was Kensington and Chelsea (73.00 dwellings per hectare in 2021) and the district with the lowest dwelling density was Eden (0.13 dwellings per hectare in 2021).

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Introduction

This release presents estimates of the number of dwellings in England and in each local authority district. The estimates are as of 31 March each year. The statistics use the Census 2011 as a baseline and apply annual net changes to the dwelling stock as measured by the related *Housing supply: net additional dwellings* statistics (please see the “Related Statistics” section on the Technical Notes for further information). This release also includes figures on dwelling density represented by dwellings per hectare of land area.

Estimates for Scotland, Wales and Northern Ireland are produced by the devolved administrations, and those for Great Britain and the UK are produced by the Office for National Statistics (ONS).

The latest ONS release is available at the following link:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/dwellingstockbytenureuk>

National estimates

There were 24.9 million dwellings in England as of 31 March 2021, an increase of 216,490 dwellings (0.88%) on the previous year. Figures for all years since 2012 are provisional and subject to revision when data from the 2021 Census becomes available (please see the “Revisions Policy” section in the Technical Notes for further information).

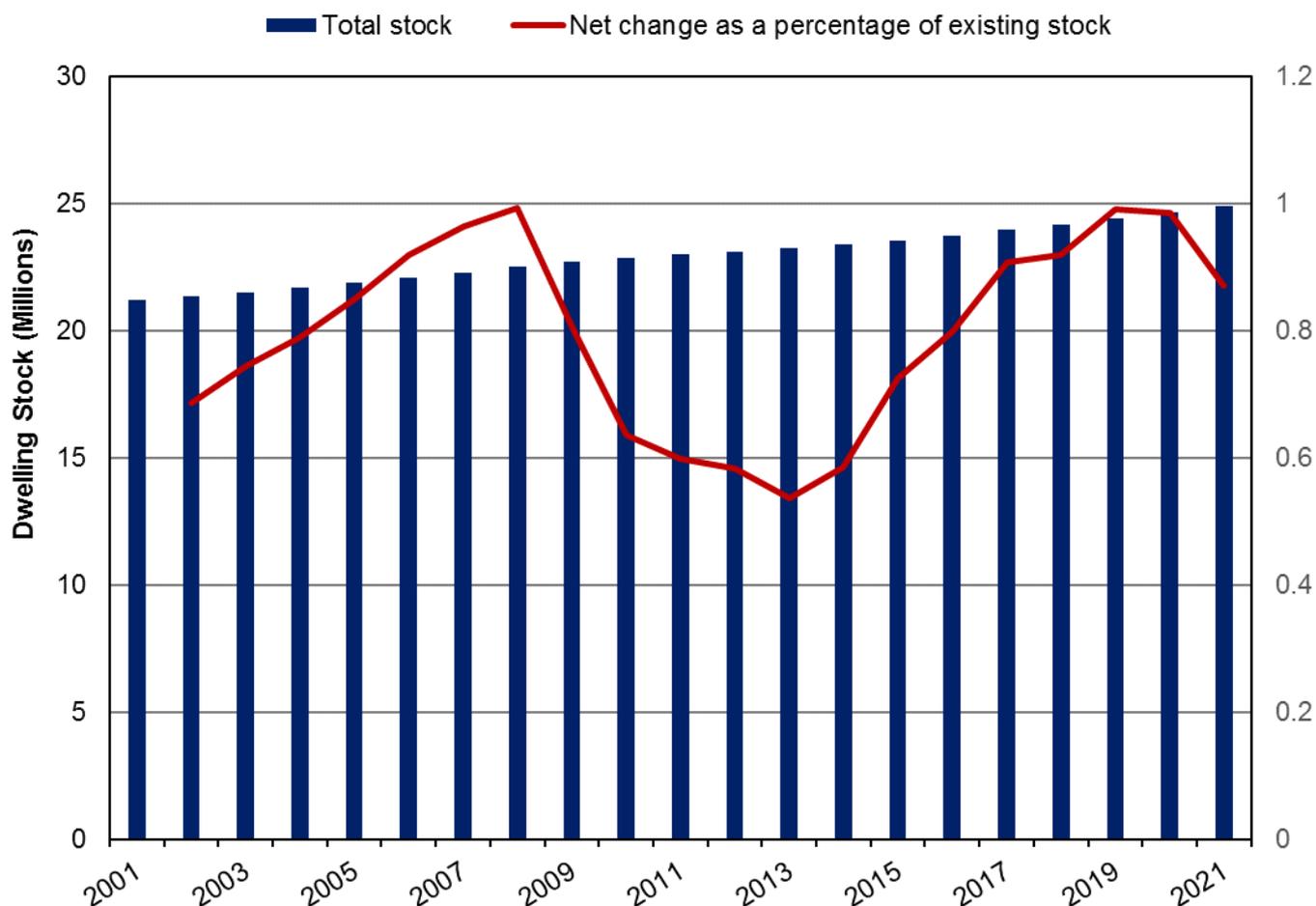
Table 1: Annual estimates of total dwelling stock for England and annual change, as of 31 March 2001–2021

31 March	Thousands of dwellings		Percentages
	Total stock	Net change	Net change as a percentage of existing stock
2001	21,207
2002	21,354	147	0.69%
2003	21,513	160	0.74%
2004	21,684	171	0.79%
2005	21,870	186	0.85%
2006	22,073	203	0.92%
2007	22,288	215	0.96%
2008	22,511	224	0.99%
2009	22,694	183	0.81%
2010	22,839	145	0.63%
2011	22,976	137	0.60%
2012	P 23,111	135	0.58%
2013	P 23,236	125	0.54%
2014	P 23,372	137	0.58%
2015	P 23,543	171	0.73%
2016	P 23,733	190	0.80%
2017	P 23,950	217	0.91%
2018	P 24,172	222	0.92%
2019	P 24,414	242	0.99%
2020	P 24,657	243	0.98%
2021	P 24,873	216	0.88%

^P Figures for all years since 2012 are provisional and subject to revision when data from the 2021 Census becomes available (please see the 'Revision Policy' section in the Technical Notes for further information).

Figure 1 below shows the annual dwelling stock estimates in England, and annual change as a percentage of existing stock since 2001.

Figure 1: Annual estimates of total dwelling stock for England and annual change as a percentage of existing stock, as of 31 March 2001–2021



Tenure

The 24.9 million dwellings in England as of 31 March 2021 composed of 15.9 million owner-occupied, 4.9 million private rented, 2.5 million rented from Private Registered Providers (also known as Housing Associations) and 1.6 million rented from Local Authorities.

These tenure statistics differ from those published from the English Housing Survey since the English Housing Survey statistics are in terms of households and not dwellings. In addition, the dwelling stock figures include vacant dwellings. The trends between the Dwelling Stock figures and the English Housing Survey are consistent. However, the English Housing Survey is the primary measure of tenure, as the unit of households is the preferred metric, whilst the Dwelling Stock figures are a useful leading indicator.

The **number of owner-occupied dwellings** increased by 135,000 dwellings between April 2020 and March 2021. The **proportion** of dwellings in owner occupation has increased steadily from the 1980s to 2002 when it reached a peak of 69.5%. Since then, owner occupation has gradually

declined to 62.4% in 2015 and 2016, and has increased slightly since, reaching 63.8% in 2020 and remaining at this level in 2021. This is comparable with the latest figures on households in owner occupation revealed by the English Housing Survey, which show that while owner occupation rates did not increase between 2019-20 and 2020-21, rates are up from 2015-16.

The **number of private rented sector dwellings** increased by 64,000 dwellings between April 2020 and March 2021. The private rented sector is 19.6% as a **proportion** of the total stock in 2021, up from 19.5% in 2020.

The **number of social and affordable rented dwellings** (the total rented from Private Registered Providers and Local Authorities) increased by 18,000 dwellings between April 2020 and March 2021. The increase resulted from a rise in Private Registered Provider dwellings, partly offset by a reduction in Local Authority dwellings. Social and affordable rented dwellings are 16.5% as a **proportion** of the total stock in 2021, a 0.1 percentage point decrease from 2020.

The **number of other public sector dwellings** increased by 1,000 dwellings between April 2020 and March 2021. Other public sector dwellings are 0.1% as a **proportion** of the total stock in 2021.

Table 2: Dwelling stock in England by tenure, as of 31 March 2001–2021

31 March	Thousands of dwellings						
	Owner-occupied	Rented privately or with a job or business	Rented from Private Registered Providers and Local Authorities	<i>Of which Rented from Private Registered Providers</i>	<i>Of which Rented from Local Authorities</i>	Other public sector dwellings	All dwellings
2001	14,735	2,133	4,236	1,424	2,812	103	21,207
2002	14,846	2,197	4,198	1,492	2,706	112	21,354
2003	14,752	2,549	4,108	1,651	2,457	104	21,513
2004	14,986	2,578	4,037	1,702	2,335	83	21,684
2005	15,100	2,720	3,968	1,802	2,166	82	21,870
2006	15,052	2,987	3,952	1,865	2,087	82	22,073
2007	15,093	3,182	3,938	1,951	1,987	75	22,288
2008	15,067	3,443	3,927	2,056	1,870	74	22,511
2009	14,968	3,705	3,947	2,128	1,820	74	22,694
2010	14,895	3,912	3,966	2,180	1,786	66	22,839
2011	14,827	4,105	3,981	2,255	1,726	63	22,976
2012 ^P	14,754	4,286	3,996	2,304	1,693	75	23,111
2013 ^P	14,685	4,465	4,013	2,331	1,682	73	23,236
2014 ^P	14,674	4,623	4,012	2,343	1,669	64	23,372
2015 ^P	14,684	4,773	4,030	2,387	1,643	55	23,543
2016 ^P	14,801	4,832	4,042	2,430	1,612	57	23,733
2017 ^P	15,050	4,798	4,045	2,444	1,602	56	23,950
2018 ^P	15,311	4,773	4,045	2,452	1,592	43	24,172
2019 ^P	15,544	4,762	4,066	2,479	1,587	42	24,414
2020 ^{1 P}	15,723	4,813	4,088	2,505	1,583	33	24,657
2021 ^{1 P}	15,858	4,876	4,105	2,524	1,581	34	24,873

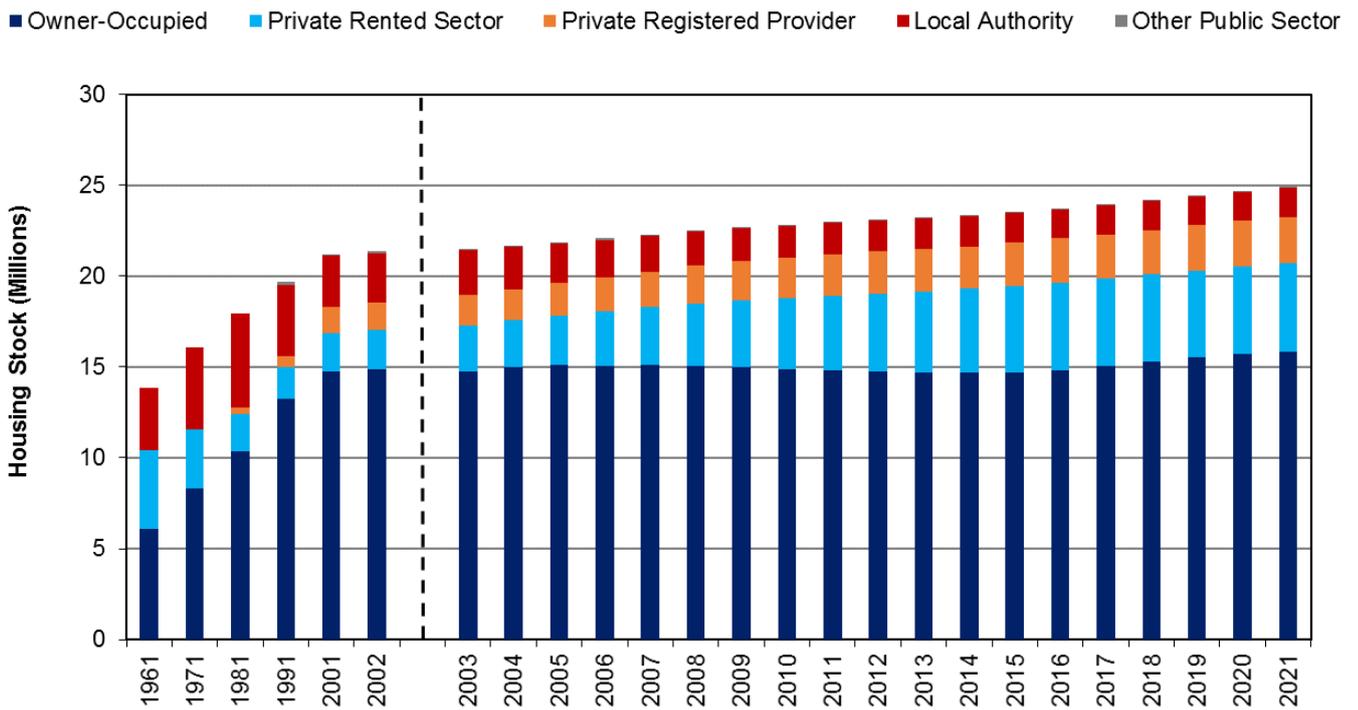
¹ EHS 2020 vacancy data not available to adjust the LFS 2020 privately rented tenure estimates as it was not possible for EHS surveyors to conduct a full inspection of vacant properties in 2020 due to the COVID-19 pandemic. EHS 2021 vacancy data are not yet available to adjust the LFS 2021 privately rented tenure estimates. Therefore, EHS 2019 vacancy data has been used for the LFS 2020 and 2021 adjustment. This will be updated once the required survey information becomes available.

^P Figures for all years since 2012 are provisional and subject to revision following 2021 Census (see the 'Revision Policy' section for further information).

Table 3: Proportion of dwellings in England by tenure, as of 31 March 2001–2021

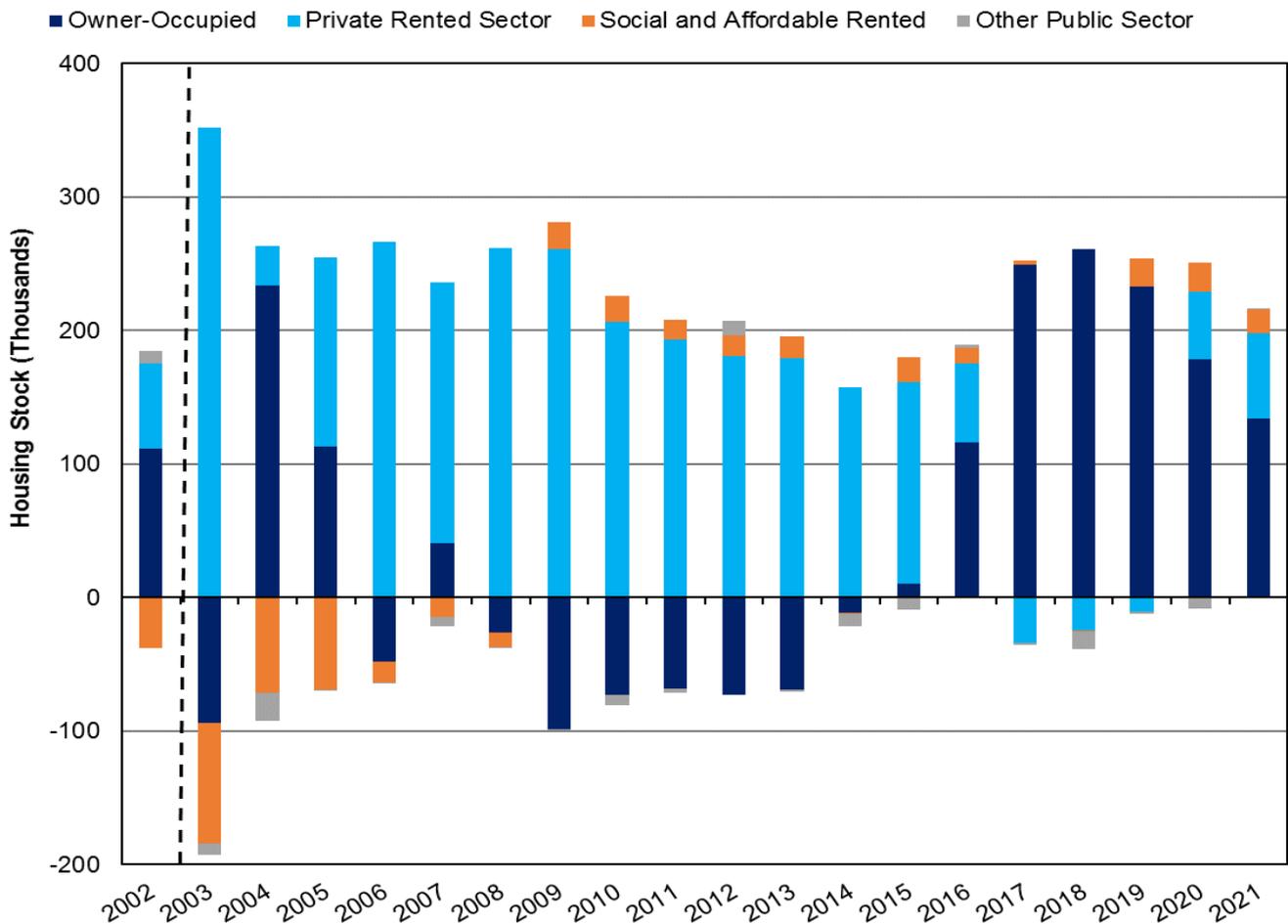
							Percentages	
31 March	Owner-occupied	Rented privately or with a job or business	Rented from Private Registered Providers and Local Authorities	<i>Of which Rented from Private Registered Providers</i>	<i>Of which Rented from Local Authorities</i>	Other public sector dwellings	All dwellings	
2001	69.5%	10.1%	20.0%	6.7%	13.3%	0.5%	100%	
2002	69.5%	10.3%	19.7%	7.0%	12.7%	0.5%	100%	
2003	68.6%	11.8%	19.1%	7.7%	11.4%	0.5%	100%	
2004	69.1%	11.9%	18.6%	7.8%	10.8%	0.4%	100%	
2005	69.0%	12.4%	18.1%	8.2%	9.9%	0.4%	100%	
2006	68.2%	13.5%	17.9%	8.5%	9.5%	0.4%	100%	
2007	67.7%	14.3%	17.7%	8.8%	8.9%	0.3%	100%	
2008	66.9%	15.3%	17.4%	9.1%	8.3%	0.3%	100%	
2009	66.0%	16.3%	17.4%	9.4%	8.0%	0.3%	100%	
2010	65.2%	17.1%	17.4%	9.5%	7.8%	0.3%	100%	
2011	64.5%	17.9%	17.3%	9.8%	7.5%	0.3%	100%	
2012 ^P	63.8%	18.5%	17.3%	10.0%	7.3%	0.3%	100%	
2013 ^P	63.2%	19.2%	17.3%	10.0%	7.2%	0.3%	100%	
2014 ^P	62.8%	19.8%	17.2%	10.0%	7.1%	0.3%	100%	
2015 ^P	62.4%	20.3%	17.1%	10.1%	7.0%	0.2%	100%	
2016 ^P	62.4%	20.4%	17.0%	10.2%	6.8%	0.2%	100%	
2017 ^P	62.8%	20.0%	16.9%	10.2%	6.7%	0.2%	100%	
2018 ^P	63.3%	19.7%	16.7%	10.1%	6.6%	0.2%	100%	
2019 ^P	63.7%	19.5%	16.7%	10.2%	6.5%	0.2%	100%	
2020 ^{1P}	63.8%	19.5%	16.6%	10.2%	6.4%	0.1%	100%	
2021 ^{1P}	63.8%	19.6%	16.5%	10.1%	6.4%	0.1%	100%	

Figure 2: Dwelling Stock Estimates, England, 1961 to 2021



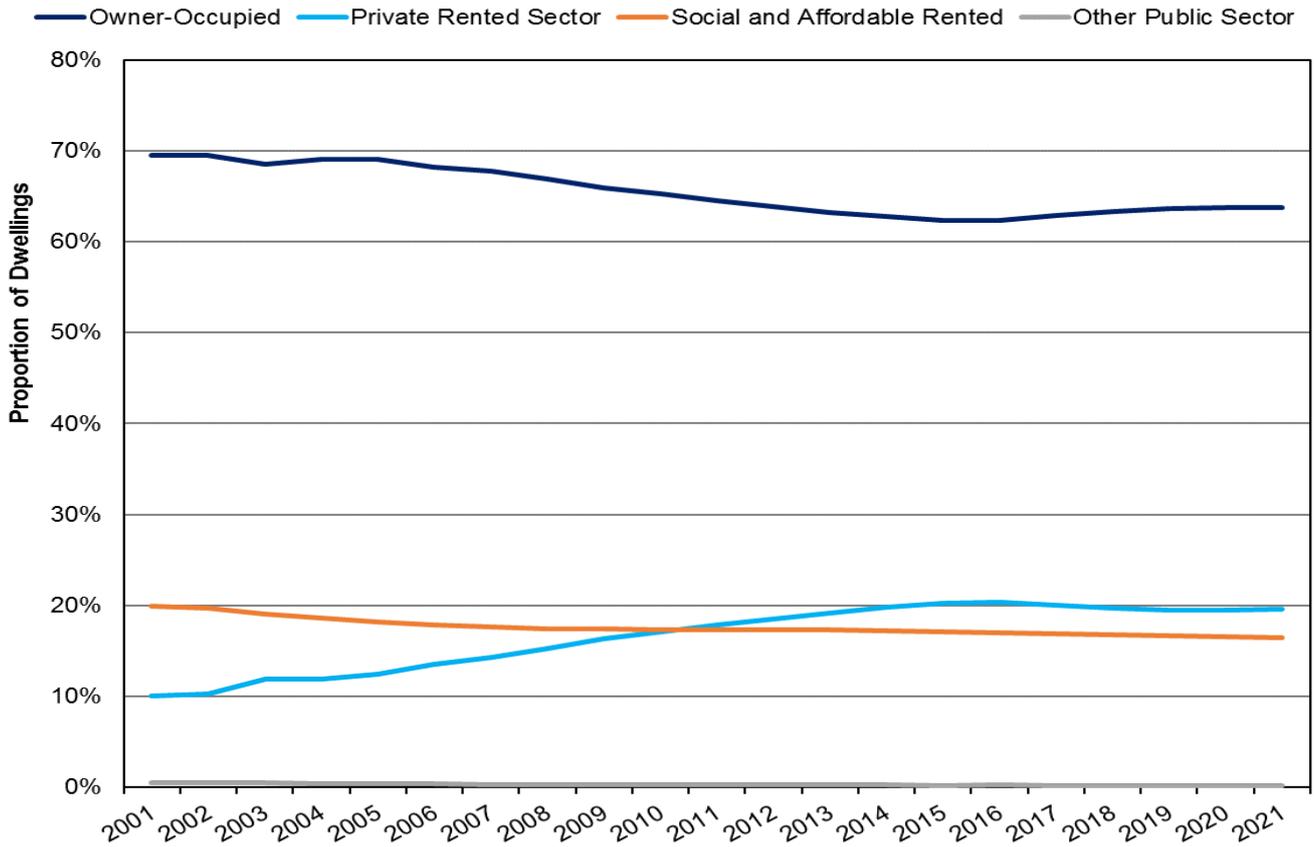
The chart includes an improved methodology (vacancy adjustment in private rented sector) from 2003.

Figure 3: Change in Tenure, England, 2002 to 2021



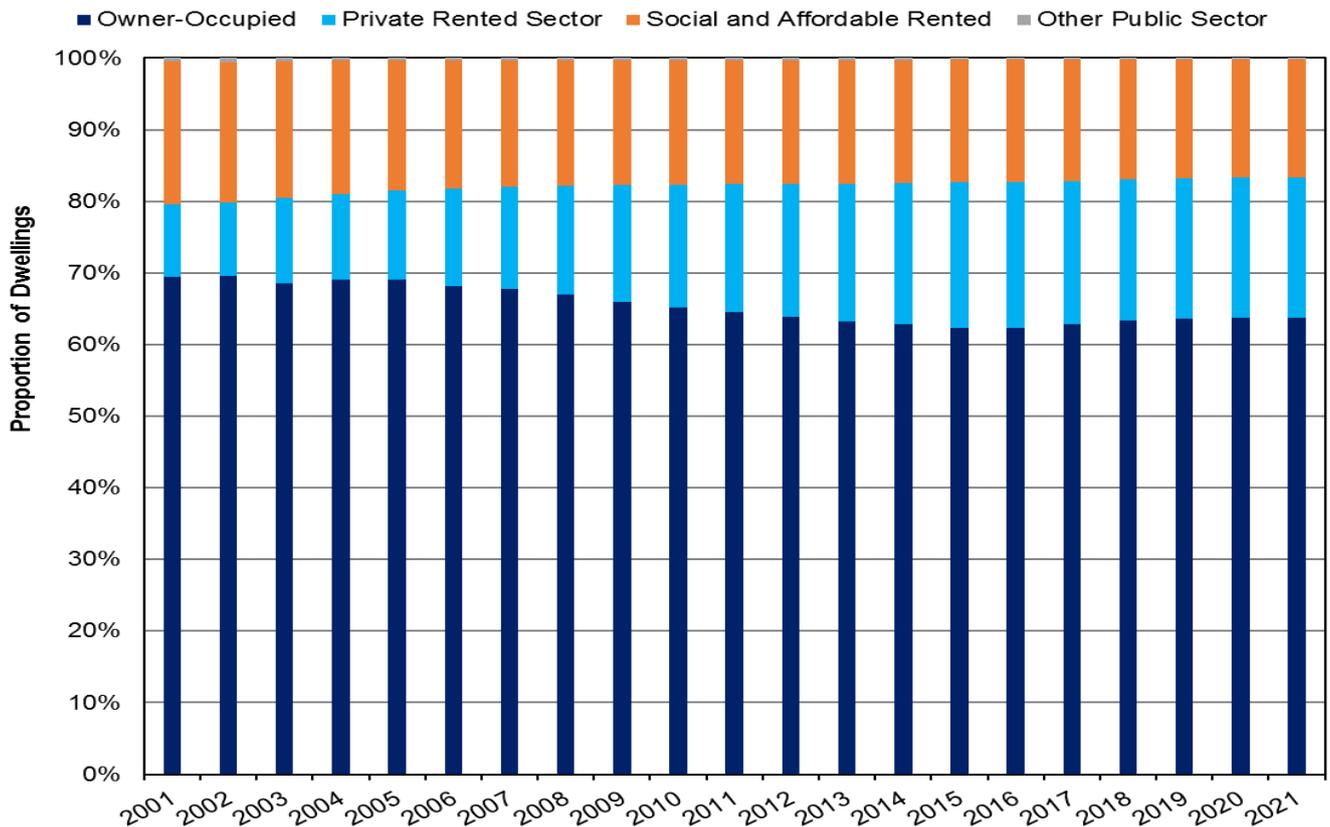
The chart includes an improved methodology (vacancy adjustment in private rented sector) from 2003.

Figure 4: Proportion of dwellings in England by tenure, as of 31 March 2001–2021



The chart includes an improved methodology (vacancy adjustment in private rented sector) from 2003.

Figure 5: Proportion of dwellings in England by tenure, as of 31 March 2001–2021



The chart includes an improved methodology (vacancy adjustment in private rented sector) from 2003.

Sub-national estimates

Regional estimates

The proportion of dwellings in owner occupation increased in London, Yorkshire and the Humber, the West Midlands, the East of England, and the East Midlands by 0.1, 0.4, 0.5, 0.5 and 1.4 percentage points respectively from 2020 to 2021. The proportion in England remained unchanged in the same period. Correspondingly, Yorkshire and the Humber, the West Midlands, the East of England, and the East Midlands, and saw a decrease in the proportion of the private rented sector with decreases of 0.3, 0.4, 0.5 and 1.3 percentage points respectively from 2020 to 2021, whilst London remained unchanged. England saw an overall increase in the proportion of the private rented sector of 0.1 percentage points. Estimates by region are available in live table 109.

Live table 109 presents regional totals and proportions with a tenure breakdown from 1991 to 2021.

Local authority district estimates

The same methodology (census + net additions) is used to produce estimates at this level of detail as at the national and regional levels, using a methodology endorsed by the Office for National Statistics. Using this methodology, the breakdown of the private sector into owner-occupied and privately rented dwelling stock at the local authority district is not available (as the split is based on survey information held at regional level). However, the Office for National Statistics has recently published research into new methods and data sources to estimate the private sector components at local authority district level (for more detail, please see the technical notes).

Local authority district estimates are available in the live tables 100 and 125.

Live table 100 shows district level totals with a tenure breakdown between Local Authority, Private Registered Providers (PRPs), other public sector and private sector from 2009 to 2021.

Live table 125 presents district level totals from 2001 to 2021.

In 2021, England had a mean dwelling density of 1.91 dwellings per hectare. The district with the highest dwelling density was Kensington and Chelsea with 73.00 dwellings per hectare in 2021 and the district with the lowest dwelling density was Eden with 0.13 dwellings per hectare in 2021.

The districts with the largest increase in dwelling density since the 2011 census were all in London, with Tower Hamlets increasing by 12.15 dwellings per hectare (from 53.27 in 2011 to 65.42 in 2021), City of London by 6.29 dwellings per hectare (from 18.98 in 2011 to 25.28 in 2021), and Hammersmith and Fulham by 5.69 dwellings per hectare (from 50.25 in 2011 to 55.94 in 2021). Outside of London, the districts which saw the greatest dwelling density increases were Cambridge increasing by 1.92 dwellings per hectare (from 11.86 in 2011 to 13.78 in 2021), Manchester increasing by 1.86 dwellings per hectare (from 18.46 in 2011 to 20.32 in 2021), and Salford increasing by 1.82 (from 11.17 in 2011 to 12.99 in 2021).

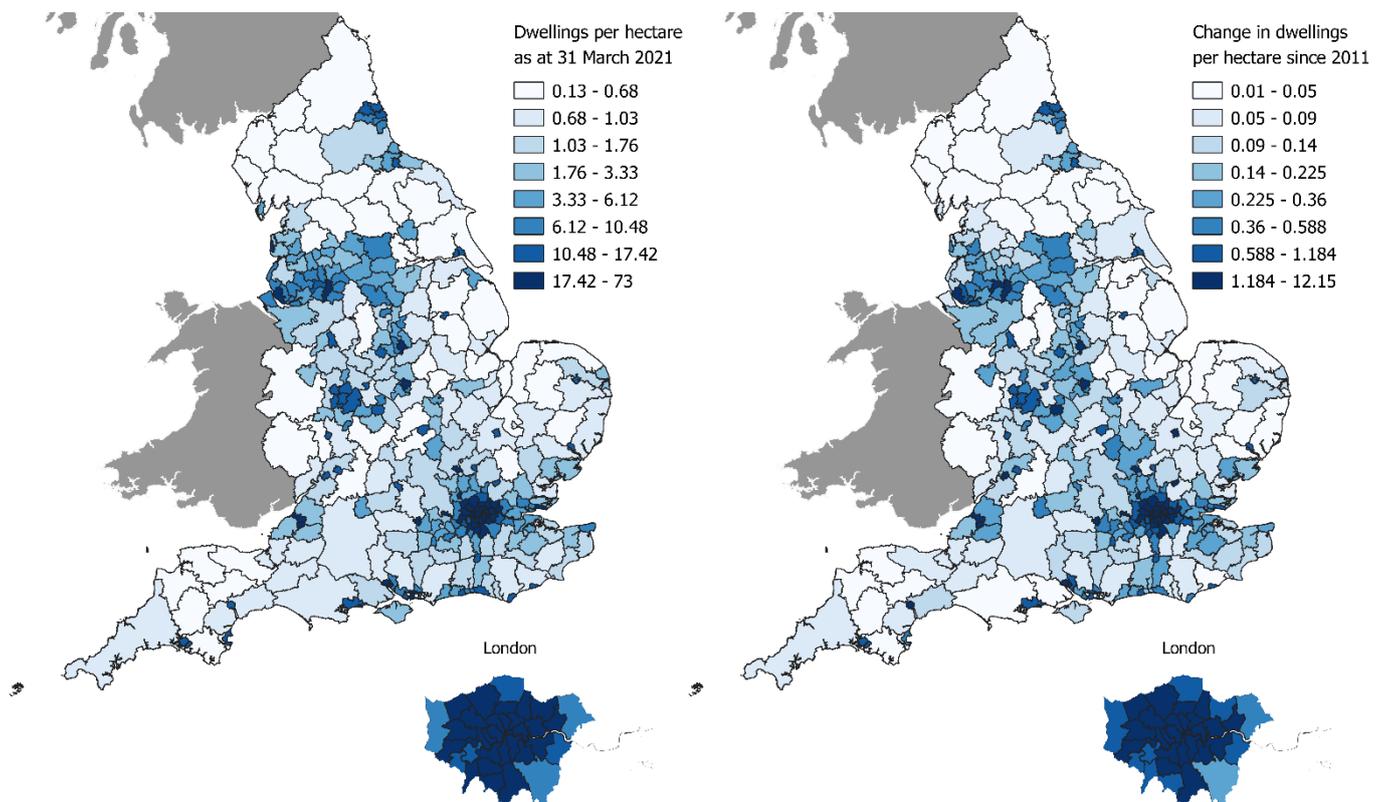
Local authority district dwelling stock density estimates are available in live table 126.

Live table 126 gives dwelling stock density estimates at the district level, calculated by dwellings per hectare of land area, from 2011 to 2021.

The left-hand map in figure 6 shows dwellings per hectare in each local authority as of 31 March 2021. To calculate this, we divide total dwelling stock by land area in hectares.

The right-hand map in figure 6 shows the change in dwellings per hectare from 2011 to 2021 for each local authority.

Figure 6: Dwellings per hectare (left) and change in dwellings per hectare from 2011 (right) for the year to 31 March 2021



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Vacant dwellings

The Department for Levelling Up, Housing and Communities' *Vacant dwellings* table brings together figures on all vacant dwellings and all long-term vacant dwellings in England at local authority district level drawn from several separately published sources.

Local authority district estimates are available in live table 615.

Live table 615 provides vacant dwellings at the district level from 2004 (when records began).

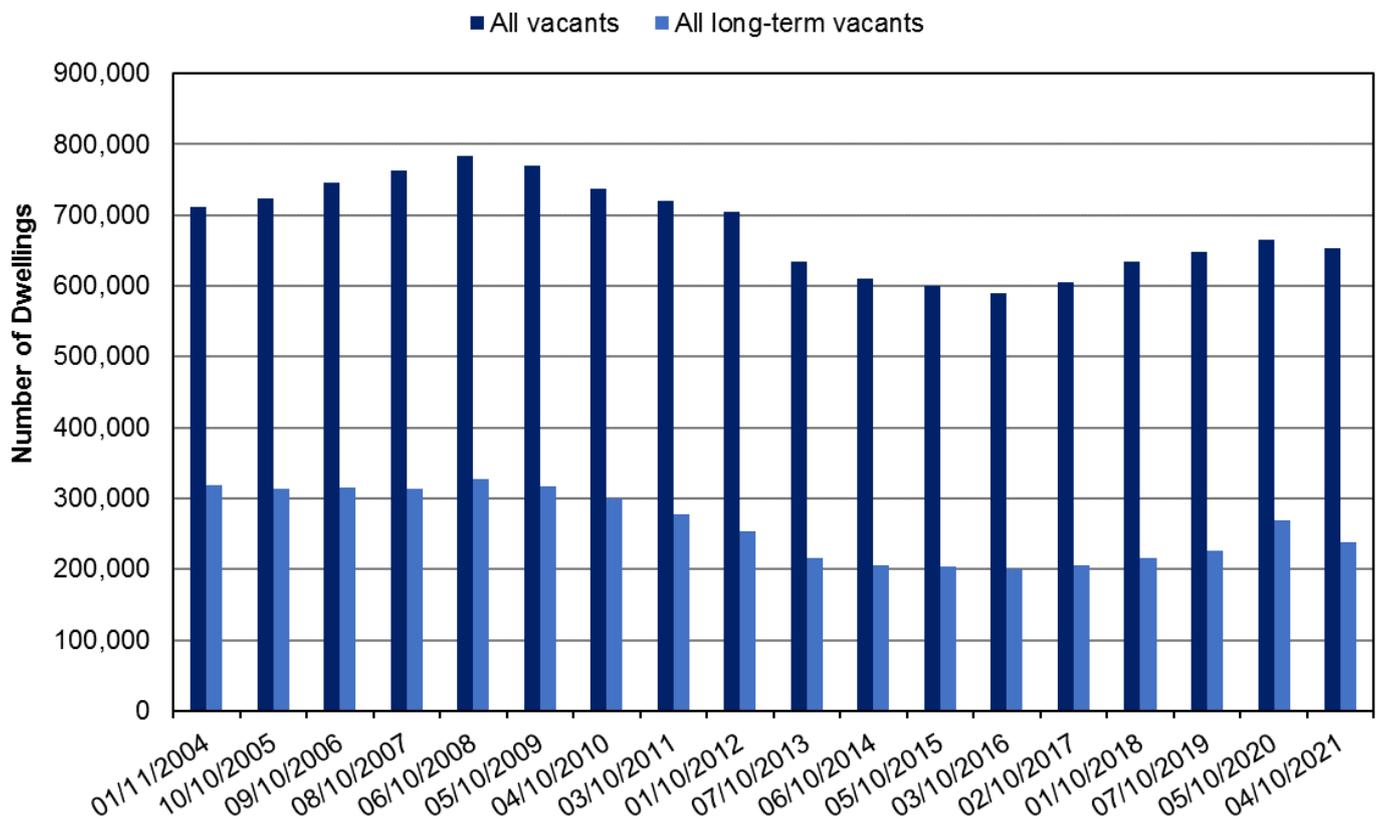
This table has been previously published and can be accessed at:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

This table shows that there were 653,000 vacant dwellings in England on 4 October 2021, a decrease of 12,600 (1.9%) from 665,600 on 5 October 2020. Vacant dwellings on 4 October 2021 are 2.6 per cent of the dwelling stock in England. Further, there were 237,300 long-term vacant dwellings in England on 4 October 2021, a decrease of 31,000 (11.6%) from 268,400 on 5 October 2020. Long-term vacant dwellings on 4 October 2021 are 1.0 per cent of the dwelling stock in England.

The England figures above have been previously published within the Council Taxbase statistics.

Figure 7: Number of vacant and long-term vacant dwellings in England, 2004–2021



Accompanying tables and open data

Symbols used

The following conventions have been used in the tables:

.. Not available;

- Fewer than 5 dwellings;

P Figure provisional and subject to revision;

R Revised from previous release.

Totals may not equal the sum of component parts due to rounding to the nearest 10.

Tables

Accompanying tables are available to download alongside this release. These tables can be accessed at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

These data are also available in a dashboard that can be access at

<https://www.gov.uk/government/statistics/dwelling-stock-estimates-in-england-2021>

Open data

These statistics are available in fully open and linkable data formats at Open Data Communities:

<http://opendatacommunities.org/>

Technical Notes

Please see the accompanying technical notes document for further details. This can be found at

<https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.statisticsauthority.gov.uk/>

Information about statistics at DLUHC is available via the Department's website:

<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities/about/statistics>



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