

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

Thousands and percentages

	1980/81	1990/91	2000/01	2005/06	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
All PRP rented stock ²	401	567	1,273	1,802	2,180	2,255	2,304	2,331	2,343	2,387	2,430	2,444	2,452	2,479	2,505	2,524	2,542	2,571	2,602
Of which general needs stock	-	-	-	-	-	-	-	-	2,417	2,458	2,501	2,519	2,546	2,567	2,590	2,605	2,625	2,650	2,677
Vacant general needs dwellings ³	-	-	-	54.6	42.8	41.7	39.5	39.9	39.2	39.8	35.4	33.6	33.4	38.5	44.6	42.0	45.7	54.5	56.4
Vacant dwellings as % of general needs stock	-	-	-	-	-	-	-	-	1.6	1.6	1.4	1.3	1.3	1.5	1.7	1.6	1.7	2.1	2.1
General needs lettings ⁴	51.0	77.0	150.0	128.3	151.3	157.5	153.5	170.0	169.5	164.0	146.8	142.2	145.2	143.8	115.0	127.3	123.8	129.2	132.4
Of which:																			
Social rent lettings	51.0	77.0	150.0	128.3	151.3	152.9	126.5	134.2	131.4	124.4	110.3	108.6	111.7	108.7	87.7	92.9	88.3	88.7	92.8
Affordable or intermediate rent lettings	-	-	-	-	-	4.6	27.0	35.8	38.2	39.6	36.5	33.7	33.5	35.1	27.3	34.5	35.5	40.5	39.7
Secure/assured lifetime	-	-	-	-	-	-	132.6	139.4	132.7	121.9	103.3	99.3	99.4	108.1	93.7	106.8	106.6	111.6	116.7
Secure/assured fixed-term	-	-	-	-	-	-	18.8	28.6	35.9	39.3	40.1	41.0	43.6	33.6	19.6	19.3	12.5	13.7	12.0
Licence/other	-	-	-	-	-	-	2.1	2.0	0.9	2.8	3.4	1.9	2.2	2.0	1.7	1.2	4.8	4.0	2.1
+ Supported housing lettings ⁴	-	-	64.1	92.5	108.3	109.7	105.3	100.6	98.7	97.2	84.6	74.9	73.2	69.7	58.6	63.3	55.5	59.7	59.7
Of which:																			
Social rent lettings	-	-	-	92.5	108.3	109.6	104.5	99.8	97.7	92.1	79.1	70.8	68.9	65.9	55.8	59.5	51.7	53.3	52.9
Affordable or intermediate rent lettings	-	-	-	-	-	0.1	0.7	0.8	1.1	5.1	5.5	4.1	4.3	3.7	2.8	3.8	3.8	6.4	6.9
Secure/assured lifetime	-	-	-	-	-	-	35.6	34.4	32.8	34.4	31.4	27.3	26.1	25.2	23.8	28.1	25.1	25.6	24.6
Secure/assured fixed-term	-	-	-	-	-	-	14.6	14.5	13.7	12.3	10.5	9.0	9.8	8.8	6.5	7.3	6.7	8.8	8.6
Licence/other	-	-	-	-	-	-	55.0	51.7	52.3	50.5	42.7	38.6	37.3	35.6	28.3	27.9	23.6	25.4	26.1
= All lettings ⁴	-	-	214.1	220.7	259.6	267.2	258.7	270.7	268.3	261.2	231.4	217.2	218.4	213.5	173.6	190.6	179.3	188.9	192.2
Of which:																			
Lets to new social tenants ^{5,6}	-	-	-	144.6	177.4	181.6	172.4	170.7	172.1	168.6	150.1	140.2	140.6	134.2	122.3	132.8	125.5	126.2	127.3
Lets to existing social tenants ^{5,6}	-	-	-	76.1	82.1	85.6	86.4	100.0	96.2	92.6	81.3	77.0	77.9	79.4	51.4	58.2	63.9	53.5	65.5
All lettings as a percentage of stock ^{4,5}	-	-	16.8	12.2	11.9	11.8	11.2	11.6	11.4	10.9	9.5	8.9	8.9	8.6	6.9	7.6	7.1	7.3	7.4
Of which:																			
Lets to new social tenants ^{5,6}	-	-	-	65.5	68.4	68.0	66.6	63.1	64.1	64.5	64.9	64.6	64.4	62.9	70.5	69.6	70.0	66.8	66.2
Lets to existing social tenants ^{5,6}	-	-	-	34.5	31.6	32.0	33.4	36.9	35.9	35.5	35.1	35.4	35.7	37.2	29.6	30.5	35.7	28.3	34.1

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

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