

Local Authority Housing Statistics

Completing this form

IMPORTANT NOTE RE: BULK UPLOAD FUNCTION: the system is set to allow **one upload per authority**. If you are planning on using the bulk upload function, please do not save this form, and **exit the form** before a record is automatically saved after 10 minutes.

Guidance notes and the bulk-upload template can be found here:

[Completing local authority housing statistics 2024 to 2025: guidance notes and bulk upload - GOV.UK](#)

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Note that DELTA will time out after 15 minutes of inactivity. Please save your work regularly.

The current reporting year relates to **1st April 2024 to 31st March 2025** and questions pertain to either delivery throughout the year or the position as at **31st March 2025**.

There are two levels of validation warnings in this form: red errors and orange warnings.

Red errors **will stop** you from being able to submit the form so please follow guidance to correct these. Orange warnings **do not stop** submission of the form but please follow guidance as you may need to add notes to explain your entries or check your figures are correct.

Some cells can take # to represent 'don't know'- these are indicated throughout the form with the phrase 'Enter # for don't know'. All other cells take a number or can be left blank.

You must answer Section A Q1 before continuing with the rest of the form.

This form/report is on behalf of: **Milton Keynes Council**
Data collection request/instance ID: **lahs-2024-2025-apr**

Region-id

E12000008

Organisation Code

E06000042

Merged LA?

No

bulk uploaded flag

instance-id

lahs-2024-2025-apr

Section A: Dwelling Stock

Local authorities are reminded that they have a duty to notify the Regulator of Social Housing (RSH) if they are, or intend to become, a provider of social housing. Local authorities are subject to compulsory registration under these circumstances even where the social housing stock is not, or will not be, held in an HRA. The RSH requires all registered local authorities to complete the Local Authority Data Return (LADR) in addition to LAHS. If your organisation is, or intends to become, a provider of social housing and is not already registered with the RSH or established on the NROSH+ system please email RNTeam@rsh.gov.uk as soon as possible.

Please answer question at start of Section A (regarding whether your authority has a Housing Revenue Account) to unlock the rest of the form.

Section A: Dwelling Stock in your Local Authority Area as at 31st March 2025

This section collects information on dwelling stock in your local authority area that are owned by any local authority or other public sector body. Data on **private sector** and **housing association stock** are collated from other sources.

Does your local authority have a Housing Revenue Account? (Yes/No)

Yes

Previous year

Y

At 31st March 2025 did your local authority hold stock outside your Housing Revenue Account? (Yes/No).

No

Previous year

Y

1. Number of dwellings located in your local authority area (using the Census definition, i.e. it includes dwellings outside the Housing Revenue Account)**a. Local Authority Owned (including those owned by other Local Authorities)**

Current year

12,461

Previous year

12,478

b. 'Other' public sector (e.g. government departments, government agencies but not Private Registered Providers)

Current year

2

Previous year

2

Section A - Question 1 notes:

All our stock is held within the HRA. The previous year is incorrect.

Section A: Dwelling Stock Owned by your Local Authority

This section collects information on dwelling stock owned by your Local Authority regardless of where they are geographically located. **This section should only be completed by Local Authorities that own stock** and should only cover properties that are within your housing revenue account.

This question is used to calculate your limit rent.

2. Number of Dwellings owned by your Local Authority as at 31st March 2025

Note that Affordable Rent values are integers. This is to account for shared ownership.

Shared Ownership units should be included and counted as a whole unit. Where the leaseholder has reached maximum ownership allowed the unit should no longer be counted.

Items a2a to a2hb have been removed.

i.

Social Rent

Current year

12,109

Previous year

12,152

Affordable Rent

Current year

274

Previous year

247

All

Current year

12,383

Previous year

12,399

Section A - Question 2 notes:

Items a2lba to a2j have been removed, with comparable information being collected through the LADR.

3. Total value of stock at 1st January 1999 prices (please give actual figures in pounds (£)).

This question is used to calculate your limit rent.

a) All in pounds (£)

459824745

Previous year

460737050

b) Of which is social rent in pounds (£)

448521070

Previous year

450696375

Section A - Question 3 notes:

Section A: Changes to Local Authority owned stock

This section refers to changes in the stock owned by your Local Authority within the HRA. **Please enter "0" rather than leaving blank** if you have not had any demolitions, conversions, acquisitions or new builds.

4. Changes to Local Authority owned stock

a. Number of demolitions	<input type="text" value="3"/>	of which, supported homes	<input type="text" value="0"/>
b i. Number of conversions resulting in an increase in dwellings	<input type="text" value="0"/>	of which, supported homes	<input type="text" value="0"/>
b ii. Number of conversions resulting in a decrease in dwellings	<input type="text" value="0"/>	of which, supported homes	<input type="text" value="0"/>
c. Number of new builds	<input type="text" value="0"/>	of which, supported homes	<input type="text" value="0"/>
d. Number of acquisitions	<input type="text" value="28"/>	of which, supported homes	<input type="text" value="0"/>
e. Number of any other additions to local authority stock	<input type="text" value="8"/>	of which, supported homes	<input type="text" value="0"/>
f. Number of any other losses to local authority stock (excluding sales)	<input type="text" value="0"/>	of which, supported homes	<input type="text" value="0"/>

Please note: Question a5a has been removed

Section B: Disposals

This section should be completed by all local authorities.

Report all sales/transfers where the financial transaction occurred in the period 1st April 2024 to 31st March 2025. Enter zero if no sales have taken place.

Section B: Disposals

1. Number of Right to Buy applications received during the period	Current year	Previous year
	<input type="text" value="289"/>	<input type="text" value="76"/>

Section B - Question 1 notes:

Following change to RTB legislation at the end of October, we received a very high volume of applications in November, as tenants want to take advantage of the higher discount before it was reduced.

2. Sales/transfers completed **(please give actual figures in pounds(£)).**

(Amounts in cash terms and on cash accounting basis)

a)
Total Number of Dwellings

b)
Sum of Selling price (net of discounts) in pounds (£)

c)
Sum of Discounts given in pounds (£)

a. Right to buy (total - this will automatically be calculated from the figures entered below where the information is complete - otherwise you can overwrite the total in this row)

Current year	Previous year
<input type="text" value="40"/>	<input type="text" value="41"/>

Current year	Current year
<input type="text" value="6,509,695"/>	<input type="text" value="2,966,255"/>

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of which:	1 bedroom	3	148945	216055
	2 bedrooms	6	832350	172700
	3+ bedrooms	31	5528400	2577500
b. Social Homebuy		0	0	0
c. Other sales to sitting tenants		0	0	0
d. Other sales		11	2391300	0
e. Transfers to Private Registered Providers		0	0	
f. Total dwelling sales/transfers (this will automatically be calculated from the figures entered above where these are complete - otherwise please overwrite the totals in this row)	Current year	51	Previous year	47
	Current year	8,900,995	Previous year	7,537,375
	Current year	2,966,255		

a)
Total Number of Dwellings

b)
Sum of Selling price (net of discounts) in pounds (£)

c)
Sum of Discounts allowed in pounds (£)

of which:	All flats	Current year	Previous year	Current year	Current year
		6	10	381845	498155
a. Right to Buy flats		6	381845	498155	
b. Social Homebuy flats		0	0	0	

Section B - Question 2 (parts a-e) notes:

d) I can confirm we give NO discounts on open market sales and sales which fall into this line.

Section B - Question 2 (part f) notes:

f) the all flats 6 are responsive across England and depend on economy and market conditions we can not control number of sales which happen.

3. Question 3 has been removed.

4. Sales of Shared Ownership

a) Total Number of Dwellings	b) Average value of Initial Equity Stake in pounds (£)	c) Average Initial Equity Stake purchased (Per cent)
a. Shared Ownership - Initial Transactions	0	0
Number of Transactions	Average Equity Stake of Transaction (Per cent)	
b. Shared Ownership Staircasing Transactions	8	61
of which,		
a. Shared Ownership Staircasing Transactions which lead to Maximum Leaseholder Ownership Level.	7	

Section B - Question 4 notes:

b) 61% is correct see workings. Shares bought that year were high. Economy/market conditions/reg changes determine sales activity rather than MKCC.

Section C: Allocations

This section should be completed by all local authorities. All questions are mandatory, except questions cc1b, cc1c, cc1d, cc1e, and c10b, which are voluntary.

Section C: Housing Register (waiting list)

1. Total households on the housing waiting list at 31st March 2025

cc1a should equal the sum of cc1aa to cc1ae

Current year

1372

Previous year

564

How many bedrooms did these households require? (Enter number or # if not known)

a. Households requiring 1 bedroom (or a studio flat/bedsit)

Current year

344

Previous year

172

b. Households requiring 2 bedrooms

Current year

353

Previous year

114

c. Households requiring 3 bedrooms

Current year

503

Previous year

222

d. Households requiring more than 3 bedrooms

Current year

172

Previous year

56

e. Households requiring an unspecified number of bedrooms or those on the register more than once

Current year

0

Previous year

0

Section C - Question cc1a notes:

cc1a: the figure is correct, last year we were working through the backlog of applications and had a large amount awaiting an assessment rather than live on the register. The same applies to figures b to e

Question cc1b: Of the households on the housing register (or waiting list) at 31 March, how many had a lead applicant subject to immigration control who is eligible for allocation of social housing? (as defined by The Allocation of Housing and Homelessness Regulations 2006)

This question is voluntary

141

of which:

a. How many households had a lead applicant who is an ARAP/ACRS individual? (Section 3.14, points xi and xii)

1

b. How many households had a lead applicant who is a Ukrainian refugee? (Section 3.14, points xii and xiv)

0

If you answered these questions, does your response apply to all households in your housing register (or waiting list)?

Yes, to all households

Section C - Question cc1b notes:

Question cc1c: Of the household on the housing register (or waiting list) at 31 March, how many included children?

This question is voluntary

1,015

If you answered this question, does your response apply to all households in your housing register (or waiting list)?

Yes, to all households

Section C - Question cc1c notes:

Question cc1d: Of the household on the housing register (or waiting list) at 31 March, how many included care leavers?

This question is voluntary

21

If you answered this question, does your response apply to all households in your housing register (or waiting list)?

Yes, to all households

Section C - Question cc1d

notes:

This question is voluntary

Question cc1e: Of the households on the housing register (or waiting list) at 31 March, how many has a lead applicant of the following nationalities?

UK

1,014

Irish

9

EEA

183

Any other nationality

166

If you answered this question, does your response apply to all households in your housing register (or waiting list)?

Yes, to all households

Section C - Question cc1e notes:

2. Have you made substantial changes to your housing register (waiting list) criteria since last year? (Y or N)

Please note that this question replaced question cc2a in the 2024-25 return.

Yes

If yes, was the change in response to a statutory requirement or guidance, local priorities or both?

Local priorities

3. Does your waiting list criteria include a residency and/or local connection test?

(Please note that this question combines what used to be two questions previously)

Only a local connection test

If you answered "only local connection test", "only a residency test" or "both residency and local connection test" to question 3 above then please answer the following question:

b. Do you provide an exemption to the residency and/or local connection test to household with:

Members of the UK Armed Forces community (Y or N)

Y

Victims of domestic abuse (Y or N)

Y

Care leavers (Y or N)

Y

4. Do your housing register (waiting list) criteria disqualify any households with rent arrears?

Yes

a. If your waiting list criteria do disqualify households with rent arrears, does your policy allow you to make an exception for social tenants seeking to downsize?

Yes

i. If yes, how many such exceptions have you made in the past year?

6

5. Total number of households on the housing register (waiting list) in a statutory reasonable preference category at 31st March 2025 (defined in Section 166A of Housing Act 1996)

1259

How many of these households were in each reasonable preference group?

(cc5a does not need to equal the sum of a-e below as households can be in more than one group)

(Please note if a household fits both categories a and b it should only be included in b, as per guidance.)

a. People who are homeless within the meaning given in Part VII of the Act (other than in b below), regardless of whether there is a statutory duty to house them

Current year

21

Previous year

27

b. People who are owed a duty by any local housing authority under section 190(2), 193(2) or 195(2) of the Act

Current year

355

Previous year

185

c. People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions

Current year

211

Previous year

207

d. People who need to move on medical or welfare grounds, including grounds relating to a disability

Current year

660

Previous year

132

e. People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others)

Current year

12

Previous year

11

Section C - Question 5 (a-e) notes:

b and d this is due to the back log of unassessed applications this time last year . This figure is correct

6. If your scheme gives additional preference to those in reasonable preference groups with urgent housing needs, how many households on your waiting lists does this apply to?

Current year

104

Previous year

64

a. Of which, how many are members of the Armed Forces community?

Current year

14

6b. Does your local authority include a question on the housing application form to identify whether anyone in the household is serving or has ever served, in the Regular Armed Forces?

Yes

Section C - Question 6 notes:

This is due to the back log of unassessed applications this time last year . This figure is correct

Section C: Allocations

7. Do you participate in a choice-based lettings scheme (i.e. a system allowing housing applicants to choose from a selection of available to let vacancies advertised openly or made known to registered applicants in housing need)?
(Y or N)

No

8. Does your allocation scheme or transfer policy give priority to existing social tenants who under-occupy their current home? (Y or N)

Yes

9. Do you advertise accessible properties as part of the choice-based lettings scheme?

Please select the most appropriate option from the list below if you have answered "Yes" to Question 7 of this section

Not applicable - we do not use choice-based lettings

10. Does your local authority maintain an accessible housing register (waiting list)? Please select the most appropriate answer below:

No, but we identify whether a property is accessible prior to letting

Of the households on the housing register (or waiting list), how many are on the list for accessible homes because their existing homes do not meet their needs?

This question is voluntary

161

If you answered this question, does your response apply to all households on your housing register (waiting list)

Yes, to all households

Section C - Question 10 notes:

Section D: Lettings, Nominations and Mobility Schemes

Questions d4 to d10 must be answered by local authorities who own HRA stock. Values should only cover properties that are within your HRA. Questions d11 to d14 must be answered by all local authorities.

Return for the period 1st April 2024 to 31st March 2025

Section D: Dwellings let to existing social housing tenants transferring into LAs own stock from a social housing dwelling

Questions 1,2,3 have been removed.

4. Total lettings to existing social tenants

124

of which:

a. Tenant has moved from outside your LA area	Current year	Previous year
	11	12
b. on flexible (fixed term) tenancies	Current year	Previous year
	0	0
c. Total dwellings let at Affordable Rent	14	
of which, dwellings previously let at Social Rent	0	

Section D - Question 4 notes:

Section D: Dwellings let to new tenants to social housing who have moved into your own stock

Please see guidance notes for definitions of the term 'new to social housing'.

Questions 5, 6, 7 have been removed

8. Total dwellings let to new tenants to social housing

471

of which:

a. Tenant has moved from outside your LA area	Current year	Previous year
	7	17
b. Total dwellings let at Affordable Rent	Current year	Previous year
	20	14
of which, dwellings previously let at Social Rent	Current year	Previous year
	0	#

Section D - Question 8 notes:

This figures are correct, this is a figure that can fluctuate dependant on who applies to the register

Section D: Mutual exchanges within and to your authority's own stock

9. Total dwellings let through mutual exchanges

59

of which:

a. Tenant has moved from within your LA Area	Current year	Previous year
	59	19
b. Tenant has moved from outside your LA area	Current year	Previous year
	0	39

Section D - Question 9 notes:

Section D: Total LA dwellings

10. Total LA dwellings let

This question is auto-calculated from the sum of d4a, d8a and d9a

Current year

654

Previous year

706

of which:

a. Lettings within General needs housing

Current year

640

Previous year

648

b. Lettings within Supported housing

Current year

14

Previous year

#

Section D - Question 10 notes:

a) This number is correct. This is a number that can fluctuate dependant on voids becoming available.

Section D: Nominations taken up

11. Private Registered Provider dwellings let to households in response to a nomination from your LA

Current year

621

Previous year

584

Section D - Question 11 notes:

This is due to no longer letting to St Mungos as these are now let via our housing solutions team. The figure is correct

12. Other social landlord dwellings (not PRP) let to households in response to a nomination from your LA

Current year

0

Previous year

8

Section D - Question 12 notes:

Question 13 has been removed.

Letting and nominations to Armed Forces community given additional preferences

14. Number of households with a member of the UK armed forces community given additional preference that have been let a dwelling by your authority or in response to a nomination from your authority

24

Section D - Question 14 notes:

Section E: Vacants

Question e1a must be answered by all local authorities. Questions e2, e3 and e4 must be answered by local authorities who own HRA stock.

Section E: Vacant Dwellings in your Local Authority Area

This section collects information on vacant dwellings in your local authority area that are owned by any local authority or other public sector entities. (Data on private sector and housing association vacants are collated from other sources)

This section should be completed by all Local Authorities.

1. Number of vacant dwellings in your local authority area at 31st March 2025

These figures should be the vacant dwellings of those stated in question a1a, therefore these numbers cannot exceed that figure.

a. Local Authority owned (including those owned by other Local Authorities)

At 31st March 2025

Previous year

361

263

Section E - Question 1 notes:

Question 1b has been removed

Section E: Vacant Dwellings owned by your Local Authority

This section collects information on vacant dwellings owned by your Local Authority regardless of where they are geographically located.

This section should only be completed by Local Authorities that own HRA stock.

2. Vacant dwellings owned by your Local Authority at 31st March 2025

Please note that if you enter '#' in any of the cells below the row/column totals will auto-populate as blank, please overwrite the row and column totals if you know the overall total or enter '#'.

Dwellings vacant for:	Vacant but available for letting	Vacant and temporarily unavailable for letting	Vacant and permanently unavailable for letting	Total vacant (auto-calculated from total of other columns)
a. 0 - 6 weeks	61	14	11	86
b. Between 6 weeks and 6 months	28	8	67	103
c. Over 6 months	5	31	129	165
d. Total (auto-calculated from rows above)	94	53	207	354

Section E - Question 2 notes: Please explain why the total in Q.E2dc is greater than your answer to Q.E1a above

3. Vacant dwellings owned by your Local Authority at 31st March 2025 by bedroom size

This section should only be completed by Local Authorities that own HRA stock

Please note that if you enter '#' in any of the cells below the row/column totals will auto-populate as blank, please overwrite the row and column totals if you know the overall total or enter '#'.

Number of bedrooms:	Vacant but available for letting	Vacant and temporarily unavailable for letting	Vacant and permanently unavailable for letting	Total vacant (auto-calculated from total of other columns)
a. 1 bedroom (or studio/bedsit)	46	32	86	164
b. 2 bedrooms	39	15	79	133
c. 3 bedrooms	9	4	41	54
d. 4 or more bedrooms	0	2	1	3
e. Total (auto-calculated from rows above)	94	53	207	354

Section E - Question 3 notes: Please explain why the total in Q.E3ed is greater than your answer to Q.E1a above

4. Vacant shared accommodation owned by your Local Authority at 31st March 2025

This section should only be completed by Local Authorities that own HRA stock.

Please note that if you enter '#' in any of the cells below the row total will auto-populate as blank, please overwrite the row total if you know it or enter '#'.

Vacant but available for letting

Vacant and temporarily unavailable for letting

Vacant and permanently unavailable for letting

Total vacant (auto-calculated from total of other columns)

0

0

0

0

Section E - Question 4 notes: Please explain why the total in Q.E4d is greater than your answer to Q.E1a above

Section F: Condition of Dwelling Stock

Questions f6 to f11 must be answered by all local authorities. Questions f1, f2 and f13 to f25 must be answered by local authorities who own HRA stock.

Section F: Energy Efficiency

This section should be completed by all Local Authorities who own HRA stock. If you do not own any stock, please answer "0" where appropriate.

Energy Efficiency - Stock owned by your Local Authority

at 31st March 2025

1. What is the average EPC/SAP rating of all dwellings owned by your Local Authority? (Enter A-G)

C

2. Number of dwellings owned by your Local Authority that received the following capital works between 1st April 2024 and 31st March 2025:

1st April 2024 to 31st March 2025

a. Replacement of windows

221

b. Replacement of boilers

236

c. Installation of insulation

617

a. Of which solid walls

256

b. Of which cavity walls

72

c. Of which lofts

289

d. Of which floors

0

Questions f2aaa and f2baa have been removed

d. Installation of renewable technologies

1st April 2024 to 31st March 2025

82

a. Please specify type(s) by selecting yes or no: Photovoltaic panels

Y

Solar thermal

N

Heat pumps (air, ground or water)

N

Biomass boilers

N

Wind turbines

N

Other

N

Section F - Question 2 notes:**Energy Efficiency - Private Sector Stock in your Local Authority Area**

Questions f3a, f4a, f4b and f5ab have been removed.

Questions f5a, f5aa and f5ab have been removed. The information collected in f5a and f5aa is collected instead in questions f16aa and f16ba.

Section F: Housing Health and Safety Rating System (HHSRS)

at 31st March 2025

6. Total number of dwellings in the Private Rented Sector that, following an inspection, have found to have one or more category 1 hazards (HHSRS) [Note - this question was previously f26 in the 2015/16 return]

90

Question f7a has been removed.

Section F: Houses of Multiple Occupation (HMOs)

at 31st March 2025

8. Provide an estimate of the total number of HMOs within your authority.

847

Previous year

812

Section F - Question 8 notes:

9. Provide an estimate of the total number of mandatory licensable HMOs within your Local Authority Area

512

10. State the actual number of properties with mandatory HMO licences (issued within your authority)

512

11. How many properties identified as being mandatory licensable HMOs have been found upon inspection to have Category 1 hazards (according to the HHSRS)?

17

Section F: Decent Homes Delivery

This sub-section should only be completed by Local Authorities that own HRA stock and should only cover properties that are within your housing revenue account. If you do not own any stock, please answer "0" where appropriate.

Please note that f12, f13b and f14b have been removed.

Change in the number of non-decents (and associated expenditure) during the reporting year

For the purpose of reporting, the homes where tenants refused the work to be carried out on their homes to make them decent should not be counted as non-decent in f13e

a) Dwellings made decent during year

c) Dwellings becoming non-decent during year (include dwellings where tenants refused work)

d) Other reduction in non-decent dwellings (only count dwellings becoming non-decent this year (f13c) or included in the total number of non-decent dwellings last year)

e) Number of non-decent dwellings at 31st March 2025 (exclude dwellings where tenants refused work)

Do you want to amend last year's figure for f13e (shown below). If you select Yes, you will be able to enter a new figure in the box that pops up

☐ Yes

☒ No

Previous year f13a

336

Previous year f13c

832

Previous year f13d

0

Previous year f13e

1433

13. Change in the number of non-decent dwellings during the reporting year

734

127

127

Total

699

Reduction in non-decent dwellings attributed to:

a. Tenant refusals

0

b. Demolitions

118

c. Partial transfers or other sales including Right to Buy

9

Section F - Question 13 notes: Please provide details of any other additions or reductions to the number of non-decent dwellings during the year which do not fit in the categories (f13a, f13c, f13da, f13db, or f13dc) above, which means the formula does not balance.

Money spent making dwellings decent during year in pounds (£)

Costs arising from dwellings becoming non-decent during year in pounds (£)

Cost to make all dwellings decent at 31st March 2024 in pounds (£)

14. Associated expenditure

#

#

1861757.95

Section F: Cumulative tenant refusals as at 31st March 2025

Questions in this section have been removed

Section F: Number of dwellings that are non-decent and the associated costs to make these dwellings decent

How many dwellings fail on each of the decent home criteria? As a dwelling may fail the definition on more than one criteria the sum of the number of dwellings failing each criteria may be higher than the total non-decent dwellings.

For Total cost, **please give actual figures in pounds (£).**

Number of dwellings

Total cost in pounds (£)

Average cost per dwelling (£) (auto-calculated)

16. Non-decent dwellings at 31st March 2025

699

1861757.95

2663.46

a. Dwellings with category 1 hazards (HHSRS)

0

0

0

b. Dwellings not in a reasonable state of repair

669

1785775.00

2669.32

Previous year
1775

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c. Dwellings without reasonably modern amenities and services	6	18968.95	3161.49	Previous year 6000
d. Dwellings without a reasonable degree of thermal comfort	29	57014.00	1966.00	

Section F - Notes on dwellings failing decent homes criteria: any notes relating to the questions a-d above (please specify)

The figure is correct, we have different elements failing. F17 should read 6.4 (6.37 rounded up) The 12109 includes Shared Ownership for which we have no repair responsibility. Our DHS figure should be set against our 100% owned and tenanted dwellings only where we have full Repairs & Maintenance obligations.

16. Non-decent dwellings at 31st March 2025

Primary Assessment Method

Other Assessment Methods (please select all applicable methods without repeating your primary assessment method)

a. Dwellings with category 1 hazards (HHSRS)

Partial survey - between 50% and 90% of stock inspected

- ☐ Full survey - at least 90% of stock inspected
- ☐ Partial survey - between 50% and 90% of stock inspected
- ☐ Partial survey - more than 0% but less than 50% of stock inspected
- ☐ Self-reported by tenants
- ☐ Modelled/estimated from operational data
- ☒ Not measured
- ☐ Other (please specify in comments)
- ☐ Don't know

b. Dwellings not in a reasonable state of repair

Partial survey - between 50% and 90% of stock inspected

- ☐ Full survey - at least 90% of stock inspected
- ☐ Partial survey - between 50% and 90% of stock inspected
- ☐ Partial survey - more than 0% but less than 50% of stock inspected
- ☐ Self-reported by tenants
- ☒ Modelled/estimated from operational data
- ☒ Not measured
- ☐ Other (please specify in comments)
- ☐ Don't know

c. Dwellings without reasonably modern amenities and services

Partial survey - between 50% and 90% of stock inspected

- ☐ Full survey - at least 90% of stock inspected
- ☐ Partial survey - between 50% and 90% of stock inspected
- ☐ Partial survey - more than 0% but less than 50% of stock inspected
- ☐ Self-reported by tenants
- ☒ Modelled/estimated from operational data
- ☒ Not measured
- ☐ Other (please specify in comments)
- ☐ Don't know

d. Dwellings without a reasonable degree of thermal comfort

Partial survey - between 50% and 90% of stock inspected

- ☐ Full survey - at least 90% of stock inspected
- ☐ Partial survey - between 50% and 90% of stock inspected
- ☐ Partial survey - more than 0% but less than 50% of stock inspected
- ☐ Self-reported by tenants
- ☒ Modelled/estimated from operational data
- ☒ Not measured
- ☐ Other (please specify in comments)
- ☐ Don't know

31.13

F16e: Please provide the percentage of stock that has been physically inspected to assess Decent Homes Standard compliance over the last 5 years

Actual

F16f: Is the percentage of stock in f16e you have reported an actual or an estimated percentage?

5.6

17. The proportion of LA homes which were non-decent (%): this field is auto-calculated as f13e divided by a2ia

Questions 18, 19, 20, 21, 22, 23 have been removed

Section F: Capital Expenditure on Local Authority owned Social Rented stock during reporting year

This section should only be completed by those Local Authorities that own stock. Only activity carried out in the reporting year should be provided, in cash terms and on an accruals basis.

Questions f25ba to f27a have been replaced with a single question f25ac, to avoid duplication with the Capital Outturn Return (COR). Only include capital works on existing HRA dwellings (i.e. those owned in the previous reporting year). Expenditure should be provided in cash terms and on an accruals basis.

Question f24a has been removed

25. Number of HRA dwellings that received capital works and associated expenditure **(please give actual figures in pounds (£)).**

	Number of capital works	Associated expenditure on accruals basis (£)	Number of dwellings receiving works
a. Capital works on existing HRA dwellings and associated expenditure	11859	42143930	7807

Questions 25aaa - 25akb have been removed

Question 26 has been moved to Question 6 as it belongs in the HHSRS section.

Section G: Stock Management

Question G1 must be answered by all local authorities. Questions G2 and G3 must be answered by local authorities who own HRA stock. If you do not own any stock, please answer "0" where appropriate.

Section G: General Management of Local Authority Stock

	1st April 2024 to 31st March 2025	Previous year
1. Average relet time (days) (to 2 decimal places)	57.00	48.28

Section G - Question 1 notes:

Section G: Evictions obtained by local authority landlords

This section should be completed by all Local Authorities that own stock. If you do not own any stock, please answer "0" where appropriate.

	1st April 2024 to 31st March 2025	Previous year
2. Number of evictions during 1st April 2024 to 31st March 2025 (include all types of evictions)	20	24
Of which:		
a. For rent arrears	13	
b. For anti-social behaviour	7	
c. For both	#	
d. For other reason	#	

Section G - Question 2 notes:

Section G: Recovery of illegally sublet properties

This section should be completed by all Local Authorities that own stock. If you do not own any stock, please answer "0" where appropriate.

3. Number of properties recovered where there was evidence that the tenant had been illegally sub-letting the property.

7

Section H: Local Authority Rents and Rents Arrears

This section should be completed by all Local Authorities who own HRA stock. If you do not own any stock, please answer "0" where appropriate.

Section H: Local Authority Rent Arrears

Question 1 to 4 have been removed. Similar information should be provided through the Regulator of Social Housing's Local Authority Data Return

All dwellings

5. Current tenants' cumulative arrears of rent at the end of the last full collection period within the current reporting year excluding arrears of council tax, water rates and heating/service charges (2 decimal places, in £s)

2.02997256E6

Previous year

2374050.6100000000

6. Former tenants' cumulative arrears of rent at the end of the last full collection period within the current reporting year excluding arrears of council tax, water rates and heating/service charges (2 decimal places, in £s)

744906.17

Previous year

893345.09

Section H - Questions 5 and 6 notes:

Question 7 has been removed

8. Rent arrears written off the HRA in current reporting year (enter as positive) (0 decimal places, in £s)

337199

Previous year

153673

9. Total value of rent roll (including rent rebates) (2 decimal places, in £s)

6.52098098E7

Previous year

60792939.6500000000

Section H - Questions 8 and 9 notes:

10. Rent reductions and refunds (enter as positive) (2 decimal places, in £s)

0

Previous year

0

Section H - Question 10 notes:

11. Rent loss on void dwellings (enter as positive) (2 decimal places, in £s)

1.00711344E6

Previous year

1236901.9900000000

Section H - Question 11 notes:

Questions 13 =4.3% and 14 is 99.5% . these don't seem to have a box to either add or auto calculate

12. Rent income to HRA (ie total rent collectable) (0 decimal places, in £s)

6.4202696E7

13. Total cumulative arrears as a percentage of rent roll (%) (1 decimal place)

4.3

14. Rent collection rate expressed as a percentage (%) (1 decimal place)

99.5

Section I: Affordable Housing Supply

This section should be completed by all Local Authorities. Please report units completed during financial year 1st April 2024 to 31st March 2025

Section I: Provision of New Build Additional Affordable Housing

Units sold under the Help to buy scheme **are not** considered Affordable Housing

For Questions 1 and 2 please report all new build additional affordable housing, regardless of funding source.

	Units completed
1. In populations of less than 3,000 people	0
Question 2b has been replaced with question 2c below	
2. On Rural Exception Sites	0
2ca. On First Homes Exception Sites in rural areas (as designated by rural development funding eligibility)	0
2cb. On First Homes Exception Sites outside rural areas (as designated by rural development funding eligibility)	0

In Questions 3, 4 and 5 only report **new build** affordable housing that **has not** been reported to the Homes England or the GLA through their grant administration systems.

3. Owned by Local Authority, not reported to Homes England or GLA

Please record how any dwellings without developer contributions (those in column A) were funded in the notes box. Also include any funding information for dwellings funded with developer contributions (those in column B), where these were not the fully funded by developer contributions.

	(a) Units completed without developer contributions	(b) Units completed with developer contributions through planning obligations	(c) of the units reported in column (b), those which were completed with developer contributions and Right to Buy receipts
a. Social Rent	0	0	0
Q3a notes:			
b. Affordable Rent	0	0	0

Q3b notes:

c. Intermediate Rent

0

0

0

Q3c notes:

d. Affordable Home Ownership
(excluding Shared Ownership)

0

0

0

Q3d notes:

e. Shared Ownership

0

0

0

Q3e notes:

g. First Homes

0

0

0

Q3g notes:

f. Total Number of Units

0

0

0

4. Owned by Private Registered Providers (including Housing Associations) not reported to Homes England or GLA

(note London Affordable Rent delivery is not asked for as this must be reported to Homes England or GLA by PRPs)

Please record how any dwellings without developer contributions (those in column A) were funded in the notes box. Also include any funding information for dwellings funded with developer contributions (those in column B), where these were not the fully funded by developer contributions.

	(a) Units completed without developer contributions	(b) Units completed with developer contributions through planning obligations	(c) of the units reported in column (b), those which were completed with developer contributions and Right to Buy receipts
a. Social Rent	0	35	0

Q4a notes:

b. Affordable Rent

0

79

0

Q4b notes:

c. Intermediate Rent

0

78

0

Q4c notes:

d. Affordable Home Ownership
(excluding Shared Ownership)

0

0

0

Q4d notes:

e. Shared Ownership	0	148	0
---------------------	---	-----	---

Q4e notes:

g. First Homes	0	0	0
----------------	---	---	---

Q4g notes:

f. Total Number of Units	0	340	0
--------------------------	---	-----	---

5. Owned by non-registered providers

Please record how any dwellings without developer contributions (those in column A) were funded in the notes box. Also include any funding information for dwellings funded with developer contributions (those in column B), where these were not the fully funded by developer contributions.

	(a) Units completed without developer contributions	(b) Units completed with developer contributions through planning obligations	(c) of the units reported in column (b), those which were completed with developer contributions and Right to Buy receipts
a. Social Rent	0	0	0

Q5a notes:

b. Affordable Rent	0	0	0
--------------------	---	---	---

Q5b notes:

c. Intermediate Rent	0	0	0
----------------------	---	---	---

Q5c notes:

d. Affordable Home Ownership (excluding Shared Ownership)	0	0	0
---	---	---	---

Q5d notes:

e. Shared Ownership	0	0	0
---------------------	---	---	---

Q5e notes:

g. First Homes	0	0	0
----------------	---	---	---

Q5g notes:

f. Total Number of units	0	0	0
--------------------------	---	---	---

Section I: Provision of additional affordable housing other than new build (acquisitions)

Please see guidance for more detailed definitions

	Units
6. In populations of less than 3,000 people (all non-new build affordable housing, regardless of funding source)	0

In Questions 7, 8, and 9 only report affordable homes **acquired** resulting in a gain in dwellings that have not been reported to HE or GLA through their grant administration systems.

These questions were redesigned for consistency with questions 3, 4 and 5 above.

7. Owned by Local Authority, not reported HE or GLA

	(a) Units completed without developer contributions	(b) Units completed with developer contributions through planning obligations	(c) of the units reported in column (b), those which were acquired with developer contributions and Right to Buy receipts
a. Social Rent	0	0	0

Q7a notes:

b. Affordable Rent	7	21	21
--------------------	---	----	----

Q7b notes:

The 7 are acquisitions without grant (but using RtB receipts). The 21 we bought were to be affordable housing in the planning process (s106) so had developer contributions and then we bought them using both RtB receipts and s106 contributions we had in the bank.

c. Intermediate Rent	0	0	0
----------------------	---	---	---

Q7c notes:

d. Affordable Home Ownership (excluding Shared Ownership)	0	0	0
---	---	---	---

Q7d notes:

e. Shared Ownership	0	0	0
---------------------	---	---	---

Q7e notes:

f. Total Number of units	7	21	21
--------------------------	---	----	----

8. Owned by Private Registered Provider, not reported HE or GLA

	(a) Units completed without developer contributions	(b) Units completed with developer contributions through planning obligations	(c) of the units reported in column (b), those which were completed with developer contributions and Right to Buy receipts
a. Social Rent	0	0	0

Q8a notes:

b. Affordable Rent

0

0

0

Q8b notes:

c. Intermediate Rent

0

0

0

Q8c notes:

d. Affordable Home Ownership
(excluding Shared Ownership)

0

0

0

Q8d notes:

e. Shared Ownership

0

0

0

Q8e notes:

f. Total Number of units

0

0

0

9. Owned by non-registered provider, not reported HE or GLA

(a)

Units completed without developer
contributions

(b)

Units completed with developer
contributions through planning
obligations

(c)

of the units reported in column (b),
those which were acquired with
developer contributions and Right to
Buy receipts

a. Social Rent

0

0

0

Q9a notes:

b. Affordable Rent

0

0

0

Q9b notes:

c. Intermediate Rent

0

0

0

Q9c notes:

d. Affordable Home Ownership
(excluding Shared Ownership)

0

0

0

Q9d notes:

e. Shared Ownership

0

0

0

Q9e notes:

f. Total Number of units

0

0

0

Section I: Planning for Affordable Housing units with developer contributions

10. Affordable units granted final planning permission during the year

	Units with developer contributions
a. For Social Rent	10
i. For London Affordable Rent	0
b. For Affordable Rent	89
c. For Intermediate Rent	0
d. For Affordable Home Ownership (excluding Shared Ownership)	0
e. For Shared Ownership	31
j. For First Homes	0
g. For unknown affordable tenure	0
h. Total number of units	130

Section I: Other Developer Contributions to Affordable Housing

	Hectares	
11. Amount of discounted or free land received during last year (hectares)	0	Previous year
		0

Q11 notes

(please give actual figures in pounds (£)).

Value of contributions in pounds (£)

(interest accrued should not be included)

12. Financial contributions from planning obligations (s106) held at the start of the financial year	1035128.59	Previous year
		1035128.5900000000

Q12 notes

13. Financial contributions from planning obligations (s106) received during current financial year	0	Previous year
		0

14. Financial contributions from planning obligations (s106) spent during current financial year	1035128.59	Previous year
		0

Section I: Cash Incentive Scheme Grants

Only grants for the purchase of private sector properties by social tenants should be included. **(please give actual figures in pounds (£)).**

	Units	
15. Total number of grants	0	Previous year
		0

Q15 notes

in pounds (£)

16. Total expenditure (£)

Previous year

0

Q16 notes

Question i17 has been removed and a similar question introduced into the Pooling return

Section J: Provision of New Build Affordable Housing Starts

This section is voluntary, but all local authorities are encouraged to complete it, whether you own stock or not.

Please report units STARTED during financial year 1st April 2024 to 31st March 2025

Options on Starter Homes have been removed and replaced with options for First Homes

Section J: Provision of New Build Affordable Housing Starts

In Questions 1, 2 and 3 only report new build affordable housing that has **NOT** been reported to the Homes England or the GLA through their grant administration systems.

Units that have been started and completed in the year will be counted both in section I and J.

1. Owned by Local Authority, not reported to Homes England or GLA

Please record how any dwellings without developer contributions (those in column A) were funded in the notes box. Also include any funding information for dwellings funded with developer contributions (those in column B), where these were not the fully funded by developer contributions.

a) Units started without developer contributions

b) Units started with developer contributions through planning obligations

a. Social Rent

Section J - Question 1a notes:

b. Affordable Rent

Section J - Question 1b notes:

c. Intermediate Rent

Section J - Question 1c notes:

d. Affordable Home Ownership (excluding Shared Ownership)

Section J - Question 1d notes:

e. Shared Ownership

Section J - Question 1e notes:

i. First Homes

Section J - Question 1f notes:

g. Unknown tenure

Section J - Question 1g notes:

h. Total Number of units

(calculated from the figures provided above)

2. Owned by Private Registered Providers (including HAs) not reported to Homes England or GLA

Please record how any dwellings without developer contributions (those in column A) were funded in the notes box. Also include any funding information for dwellings funded with developer contributions (those in column B), where these were not the fully funded by developer contributions.

a) Units started without developer contributions

b) Units started with developer contributions through planning obligations

a. Social Rent

Section J - Question 2a notes:

b. Affordable Rent

Section J - Question 2b notes:

c. Intermediate Rent

Section J - Question 2c notes:

d. Affordable Home Ownership (excluding Shared Ownership)

Section J - Question 2d notes:

e. Shared Ownership

Section J - Question 2e notes:

i. First Homes

0

19

Section J - Question 2i

notes:

g. Unknown tenure

0

0

Section J - Question 2g

notes:

h. Total Number of units

0

392

3. Owned by non-registered providers not reported to HE or GLA

Please record how any dwellings without developer contributions (those in column A) were funded in the notes box. Also include any funding information for dwellings funded with developer contributions (those in column B), where these were not the fully funded by developer contributions.

a) Units started without developer contributions

b) Units started with developer contributions through planning obligations

a. Social Rent

0

0

Section J - Question 3a

notes:

b. Affordable Rent

0

0

Section J - Question 3b

notes:

c. Intermediate Rent

0

0

Section J - Question 3c

notes:

d. Affordable Home Ownership (excluding Shared Ownership)

0

0

Section J - Question 3d

notes:

e. Shared Ownership

0

0

Section J - Question 3e

notes:

i. First Homes

0

0

Section J - Question 3i

notes:

g. Unknown tenure

0

0

Section J - Question 3g

notes:

h. Total Number of units

0

0

Section K: Net Affordable Housing during the year

Section K1 (Changes to rental stock) is now mandatory if you have a Housing Revenue Account (question a0a). If you have do not hold HRA stock this question will be hidden.

Section K2 (Changes to ownership stock) is now mandatory for all authorities to complete.

Section K: Net Affordable Housing during the year

1: Changes to rental stock

This sub-section (Changes to rental stock) should be completed by all local authorities with a Housing Revenue Account.

Gains

	Social Rent	Affordable Rent	London Affordable Rent	Intermediate Rent	Unknown or Unallocated	Total
New Build	0	0	0	0	0	0
Acquisitions	0	28	0	0	0	28
Gains due to Conversions	0	0	0	0	0	0
Gains due to change of tenure	0	0	0	0	0	0
Any other gains	8	0	0	0	0	8

Losses

	Social Rent	Affordable Rent	London Affordable Rent	Intermediate Rent	Unknown or Unallocated	Total
Sales	51	0	0	0	0	51
Demolitions	3	0	0	0	0	3
Transfers to PRPs	0	0	0	0	0	0
Losses due to Conversions	0	0	0	0	0	0
Losses due to change of tenure	0	0	0	0	0	0

Any other losses	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>						

2: Changes to ownership stock

This sub-section (Changes to ownership stock) should be completed by all Local Authorities and exclude stock owned by other Registered Providers. If you do not own any stock, please answer "0" where appropriate.

Gains

	Shared Ownership	Affordable Home Ownership	First Homes	Unknown or unallocated	Total
New Build	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					
Acquisitions	<input type="text" value="0"/>	<input type="text" value="28"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="28"/>
<input type="text"/>					
Gains due to Conversions	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					
Gains due to change of tenure	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					
Any other gains	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					

Losses

For shared ownership sales, only include sales where 100% ownership was reached, or resales, if these were reincorporated in your stock.

	Shared Ownership	Affordable Home Ownership	First Homes	Unknown or unallocated	Total
Sales	<input type="text" value="51"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="51"/>
<input type="text"/>					
Demolitions	<input type="text" value="3"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="3"/>
<input type="text"/>					
Losses due to Conversions	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					
Losses due to change of tenure	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					
Any other losses	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text"/>					

Data Sign Off

This section must be completed to submit this form.

Please select the appropriate value and enter for each Section below:

a) The data supplied has been subject to an audit by internal or external auditors.

LA Audit

b) The data supplied has been extracted from the authority's operational system and has been subject to periodic quality checks

Periodic Quality Checks

c) The data supplied has been extracted from the authority's operational system and has been subject to random quality checks

Random Quality Checks

d) No checks have been undertaken on either the source data or the subsequent output.

No Checks

Section

Value

Section A: Dwelling Stock

LA Audit

Section B: Disposals

LA Audit

Section C: Allocations

Periodic Quality Checks

Section D: Lettings, Nominations and Mobility Schemes

Periodic Quality Checks

Section E: Vacants

Periodic Quality Checks

Section F: Condition of Dwelling Stock

Random Quality Checks

Section G: Stock Management

Periodic Quality Checks

Section H: Local Authority Rents and Rents Arrears

LA Audit

Section I: Affordable Housing Supply

Periodic Quality Checks

Section J: Provision of New Build Affordable Housing Starts

Periodic Quality Checks

Section K: Net Affordable Housing during the Year

Periodic Quality Checks