

Table 1c: Annual estimates of the total dwelling stock by district ¹
At 31 March
All figures are provisional

	Dwellings				
Local authority	2005	2006	2007	2008	2009
North East	1,131,000	1,137,000	1,144,000	1,152,000	1,156,000
Alnwick	15,400	15,505	15,675	15,841	15,994
Berwick upon tweed	13,652	13,704	13,757	13,881	13,951
Blyth Valley	36,001	36,089	36,274	36,449	36,512
Castle Morpeth	21,427	21,555	21,757	21,953	22,084
Chester le Street	23,971	24,002	24,094	24,233	24,331
Darlington	45,793	46,286	46,734	47,281	47,530
Derwentside	39,487	39,835	39,905	40,501	40,919
Durham	37,102	37,536	37,999	38,450	38,543
Easington	40,916	41,317	41,970	42,447	42,679
Gateshead	89,916	90,103	90,629	91,128	91,349
Hartlepool	40,537	40,758	40,980	40,807	41,272
Middlesbrough	58,625	58,663	59,025	59,243	59,140
Newcastle upon Tyne	117,803	118,311	118,743	119,128	119,104
North Tyneside	89,592	90,340	90,896	91,502	91,815
Redcar and Cleveland	60,331	60,401	60,706	60,825	61,040
Sedgefield	39,409	39,541	39,740	39,942	40,058
South Tyneside	68,273	68,425	68,832	69,123	69,313
Stockton-on-Tees	77,716	78,103	78,657	79,799	80,296
Sunderland	121,417	121,662	121,785	121,973	122,272
Teesdale	11,594	11,652	11,708	11,742	11,784
Tynedale	26,447	26,620	26,882	27,031	27,161
Wansbeck	27,484	27,668	27,980	28,250	28,466
Wear Valley	28,490	28,843	29,361	30,067	30,291
North West	3,007,000	3,028,000	3,050,000	3,076,000	3,093,000
Allerdale	43,479	43,798	43,905	44,100	44,248
Barrow-in-Furness	32,676	32,718	32,819	32,892	32,967
Blackburn with Darwen	56,604	57,004	57,040	57,465	57,353
Blackpool	68,177	68,530	68,817	69,287	69,711
Bolton	115,406	116,167	117,094	118,268	118,798
Burnley	39,820	39,910	40,015	40,191	40,343
Bury	78,757	79,667	80,013	80,397	80,670
Carlisle	46,412	46,879	47,216	47,481	47,887
Chester	53,872	54,457	54,700	54,903	55,178
Chorley	44,303	44,792	44,913	45,239	45,594
Congleton	39,798	40,127	40,295	40,489	40,600
Copeland	32,105	32,228	32,366	32,470	32,518
Crewe and Nantwich	48,717	49,497	50,350	51,155	51,625
Eden	24,565	24,692	24,857	25,008	25,110
Ellesmere Port and Neston	34,725	35,007	35,148	35,374	35,604
Fylde	35,127	35,265	35,430	35,814	36,118
Halton	51,356	52,097	52,516	52,830	53,223
Hyndburn	35,692	35,833	35,894	35,991	36,114
Knowsley	62,399	62,391	62,828	62,894	63,140
Lancaster	60,268	60,521	60,701	61,034	61,363
Liverpool	198,953	200,470	202,574	204,060	206,338
Macclesfield	68,173	68,558	68,811	69,173	69,329
Manchester	193,936	196,618	201,194	206,341	208,232
Oldham	92,465	92,697	92,988	93,391	93,792
Pendle	39,268	39,592	39,851	40,047	40,006

Preston	55,583	56,174	56,613	56,958	57,220
Ribble Valley	24,937	25,099	25,181	25,240	25,315
Rochdale	87,515	87,910	88,042	88,464	88,846
Rossendale	29,310	29,519	29,637	29,829	29,891
Salford	100,212	100,618	102,336	104,942	106,495
Sefton	122,169	122,442	122,576	123,127	123,222
South Lakeland	50,651	50,940	51,178	51,334	51,527
South Ribble	45,784	46,273	46,551	46,875	47,186
St Helens	77,748	78,278	78,878	79,314	79,554
Stockport	124,665	125,157	125,954	126,586	126,916
Tameside	95,040	95,723	96,286	97,077	97,729
Trafford	94,270	94,829	95,419	96,231	96,575
Vale Royal	53,196	53,631	54,096	54,374	54,541
Warrington	82,201	83,452	84,831	86,648	87,281
West Lancashire	46,755	46,954	47,237	47,436	47,574
Wigan	131,670	132,427	133,706	135,175	135,951
Wirral	140,025	140,193	140,794	141,488	141,832
Wyre	48,150	48,370	48,601	48,911	49,094
Yorkshire and the humber	2,202,000	2,218,000	2,237,000	2,258,000	2,272,000
Barnsley	99,374	100,309	101,252	102,406	103,268
Bradford	194,039	194,326	195,904	196,542	197,982
Calderdale	86,816	87,842	89,084	90,361	90,818
Craven	25,189	25,392	25,583	25,732	26,061
Doncaster	122,251	123,266	124,186	125,235	126,579
East Riding of Yorkshire	142,452	143,683	145,074	146,625	147,098
Hambleton	37,126	37,458	37,758	38,083	38,291
Harrogate	67,729	68,071	68,397	68,758	69,028
Kingston upon Hull	111,146	111,440	112,152	112,696	112,955
Kirklees	168,971	169,953	172,219	174,504	175,602
Leeds	318,775	322,213	325,543	329,119	332,947
North East Lincolnshire	70,254	70,446	70,809	71,373	71,450
North Lincolnshire	68,792	69,930	70,618	71,091	71,492
Richmondshire	21,150	21,281	21,441	21,634	21,718
Rotherham	108,476	108,801	109,350	109,871	110,481
Ryedale	23,182	23,284	23,409	23,617	23,710
Scarborough	53,304	53,716	54,320	54,608	54,805
Selby	32,963	33,578	34,408	34,971	35,183
Sheffield	228,149	229,330	230,505	232,943	234,154
Wakefield	140,468	141,504	142,434	144,207	145,411
City of York	81,368	82,283	82,820	83,164	83,291
East Midlands	1,860,000	1,880,000	1,902,000	1,923,000	1,937,000
Amber Valley	52,206	52,597	53,130	53,678	54,016
Ashfield	50,029	50,580	51,231	51,805	52,088
Bassetlaw	47,813	48,264	48,713	49,227	49,586
Blaby	37,430	37,678	37,896	38,225	38,422
Bolsover	32,536	32,806	33,017	33,240	33,483
Boston	26,067	26,339	26,605	27,108	27,390
Broxtowe	47,431	47,812	48,181	48,557	48,798
Charnwood	64,572	65,277	66,244	67,168	67,881
Chesterfield	46,919	47,321	47,700	48,128	48,192
Corby	23,541	24,030	24,772	25,269	25,745
Daventry	31,289	31,631	31,896	32,215	32,398
Derby	100,809	101,692	102,743	103,847	104,323
Derbyshire Dales ⁴	31,131	31,313	31,499	31,740	31,909
East Lindsey	60,813	61,349	62,077	62,611	63,200
East Northamptonshire	34,684	35,336	35,794	36,330	36,500

Erewash	48,030	48,716	49,078	49,560	49,974
Gedling	49,480	49,724	50,020	50,467	50,671
Harborough	33,108	33,391	33,841	34,427	34,690
High Peak ⁴	39,358	39,828	40,423	40,776	40,943
Hinckley and Bosworth	44,300	44,754	45,192	45,590	46,064
Kettering	37,638	38,275	39,017	39,702	40,124
Leicester	118,675	119,806	121,021	121,963	123,171
Lincoln	39,386	39,798	40,331	40,833	41,095
Mansfield	44,892	45,217	45,714	45,974	46,183
Melton	20,749	20,901	21,092	21,329	21,613
Newark and Sherwood	47,920	48,482	48,958	49,288	49,635
North East Derbyshire	42,329	42,659	43,166	43,471	43,701
North Kesteven	42,821	43,695	44,508	45,113	45,545
North West Leicestershire	38,295	38,705	39,028	39,382	39,617
Northampton	86,298	87,851	89,686	90,706	91,413
Nottingham	124,116	125,089	126,356	127,528	128,246
Oadby and Wigston	22,756	22,874	23,030	23,069	23,161
Rushcliffe	46,024	46,285	46,741	47,234	47,425
Rutland	14,900	15,190	15,381	15,471	15,592
South Derbyshire	36,344	36,830	37,281	38,090	38,448
South Holland	36,014	36,535	36,886	37,446	37,863
South Kesteven	55,745	56,419	57,378	58,264	58,917
South Northamptonshire	34,850	35,136	35,393	35,641	35,861
Wellingborough	31,590	31,936	32,328	32,803	33,098
West Lindsey	36,960	37,818	38,663	39,331	39,837
West Midlands	2,274,000	2,293,000	2,309,000	2,325,000	2,338,000
Birmingham	409,518	412,659	414,488	417,476	419,932
Bridgnorth	22,142	22,268	22,440	22,643	22,772
Bromsgrove	37,760	38,438	38,714	38,849	39,008
Cannock Chase	39,523	39,801	40,354	40,597	40,839
Coventry	127,826	128,427	129,315	130,418	131,098
Dudley	129,333	129,885	130,650	131,192	131,879
East Staffordshire	45,209	45,835	46,054	46,536	46,936
Herefordshire	79,226	79,998	80,821	81,586	82,192
Lichfield	40,960	41,610	41,950	42,531	42,804
Malvern Hills	32,172	32,337	32,621	32,927	33,183
Newcastle-under-Lyme	52,851	53,084	53,292	53,434	53,711
North Shropshire	24,841	25,244	25,531	25,820	26,193
North Warwickshire	26,314	26,392	26,562	26,704	26,810
Nuneaton & Bedworth	51,747	52,442	52,770	53,073	53,374
Oswestry	17,127	17,363	17,622	17,809	18,003
Redditch	33,899	34,182	34,655	34,891	34,991
Rugby	39,399	39,980	41,474	42,175	42,551
Sandwell	120,579	121,615	122,735	123,881	124,325
Shrewsbury & Atcham	42,491	42,841	43,093	43,347	43,675
Solihull	85,367	86,232	86,941	87,484	87,962
South Shropshire	19,562	19,766	20,038	20,188	20,418
South Staffordshire	43,841	44,150	44,319	44,684	45,007
Stafford	53,847	54,451	54,774	55,345	55,815
Staffordshire Moorlands ⁴	41,550	41,934	42,194	42,455	42,691
Stoke-on-Trent	110,155	110,859	111,475	112,119	112,353
Stratford-upon-Avon	51,690	52,349	52,807	53,201	53,395
Tamworth	29,893	30,125	30,584	30,781	30,986
Telford & Wrekin	67,162	67,746	68,231	68,601	69,063
Walsall	106,523	106,813	106,785	106,574	106,423
Warwick	57,017	57,768	58,248	58,828	59,238

Wolverhampton	101,703	102,207	102,507	102,869	103,298
Worcester	40,489	40,903	41,363	41,733	42,147
Wychavon	49,935	50,239	50,534	50,789	51,006
Wyre Forest	42,681	43,056	43,353	43,545	43,785
East of England	2,389,000	2,414,000	2,439,000	2,466,000	2,486,000
Babergh	37,193	37,382	37,657	37,913	38,202
Basildon	71,515	71,988	72,171	72,486	72,964
Bedford	63,860	64,326	64,782	65,413	65,820
Braintree	58,277	58,784	59,442	60,070	60,412
Breckland	55,925	56,517	57,037	57,662	58,269
Brentwood	30,529	30,645	30,863	31,107	31,370
Broadland	52,725	52,864	53,144	53,399	53,705
Broxbourne	37,347	37,834	38,094	38,375	38,554
Cambridge City	44,944	45,674	46,343	46,866	47,455
Castle Point	36,400	36,697	36,805	36,910	37,024
Chelmsford	69,008	69,491	70,011	70,768	71,406
Colchester	69,267	70,163	71,413	72,656	73,693
Dacorum	58,693	58,860	59,273	59,664	60,078
East Cambridgeshire	32,987	33,783	34,471	35,224	35,699
East Hertfordshire	54,900	55,446	56,223	56,780	57,333
Epping Forest	52,771	53,057	53,334	53,460	53,600
Fenland	38,858	39,639	40,398	41,332	41,644
Forest Heath	24,774	25,108	25,373	25,921	26,231
Great Yarmouth	42,054	42,394	42,734	43,079	43,404
Harlow	34,226	34,584	34,743	34,888	35,147
Hertsmere	39,463	39,779	40,053	40,408	40,641
Huntingdonshire	67,225	67,967	68,616	69,371	70,193
Ipswich	53,756	54,538	55,523	56,936	57,880
Kings Lynn & West Norfolk	65,707	66,390	67,028	68,129	68,717
Luton	73,634	74,200	74,609	75,087	75,509
Maldon	25,787	25,955	26,098	26,258	26,419
Mid Bedfordshire	52,471	53,354	54,200	54,920	55,640
Mid Suffolk	38,136	38,689	39,495	40,006	40,433
North Hertfordshire	52,184	52,775	53,398	54,120	54,582
North Norfolk	49,609	50,055	50,396	50,947	51,205
Norwich	59,072	59,951	60,905	61,945	62,472
Peterborough	71,089	71,940	73,185	74,171	75,213
Rochford	33,231	33,493	33,942	34,112	34,214
South Bedfordshire	48,647	49,385	49,708	50,355	50,573
South Cambridgeshire	56,244	57,121	58,044	59,334	59,949
South Norfolk	50,258	50,598	51,202	52,404	53,311
Southend on Sea	75,383	75,993	76,436	76,670	76,985
St Albans	55,251	55,580	55,957	56,250	56,648
St Edmundsbury	43,693	44,060	44,596	45,142	45,527
Stevenage	33,719	33,847	34,200	34,586	34,954
Suffolk Coastal	54,442	55,344	56,494	57,188	57,738
Tendring	66,258	66,815	67,371	67,866	68,245
Three Rivers	34,857	35,053	35,388	35,642	35,973
Thurrock	62,920	63,659	64,072	64,234	64,364
Uttlesford	29,719	30,273	30,598	31,136	31,574
Watford	34,020	34,605	34,851	35,142	35,469
Waveney	53,328	53,599	53,790	54,113	54,376
Welwyn Hatfield	43,116	43,825	44,510	45,257	45,584
London	3,168,000	3,193,000	3,220,000	3,248,000	3,276,000
Barking and Dagenham	69,658	70,025	70,431	71,246	71,633
Barnet	133,608	134,573	134,987	136,165	137,180

Bexley	92,938	93,080	93,322	93,584	93,806
Brent	103,989	105,387	106,313	107,104	108,035
Bromley	130,351	131,026	131,906	132,607	133,095
Camden	94,971	95,610	96,109	96,480	97,372
City of London	5,570	5,618	5,668	5,763	5,858
Croydon	143,656	144,323	145,348	146,803	148,331
Ealing	121,823	122,635	123,981	125,379	126,207
Enfield	115,680	115,894	116,604	117,539	117,872
Greenwich	101,635	103,479	104,674	105,457	106,217
Hackney	91,376	92,238	93,348	94,918	96,965
Hammersmith and Fulham	78,541	79,158	79,781	80,291	80,744
Haringey	94,790	95,366	96,259	96,797	97,537
Harrow	82,344	82,912	83,531	83,904	84,674
Havering	95,369	95,744	96,595	96,925	97,573
Hillingdon	100,260	100,758	100,946	101,344	102,129
Hounslow	88,184	88,711	90,121	91,782	92,319
Islington	87,705	88,523	90,294	91,963	94,233
Kensington and Chelsea	85,023	85,227	85,388	85,461	85,563
Kingston upon Thames	64,016	64,371	64,693	64,983	65,167
Lambeth	122,975	124,127	125,259	126,466	127,561
Lewisham	110,460	111,214	111,585	112,385	113,308
Merton	81,902	82,580	82,981	83,538	84,312
Newham	97,452	98,367	99,106	100,045	101,133
Redbridge	96,898	97,659	98,680	99,305	99,928
Richmond upon Thames	79,694	80,590	80,830	81,137	81,487
Southwark	110,478	111,625	113,515	115,241	116,288
Sutton	78,908	79,191	79,465	80,086	80,553
Tower Hamlets	86,084	88,486	90,929	92,992	95,879
Waltham Forest	92,677	93,204	93,891	94,634	95,365
Wandsworth	124,870	125,980	127,430	128,458	130,039
Westminster	104,549	105,617	106,267	107,024	107,745
South East	3,503,000	3,536,000	3,571,000	3,606,000	3,639,000
Adur	26,643	26,843	27,059	27,205	27,328
Arun	67,775	68,017	68,335	68,926	69,474
Ashford	46,080	46,670	47,029	47,595	48,130
Aylesbury Vale	69,018	69,661	70,277	71,099	71,843
Basingstoke & Deane	65,752	66,676	67,404	68,822	70,124
Bracknell Forest	45,652	45,919	46,050	46,551	47,018
Brighton & Hove	120,740	121,279	122,076	122,643	123,364
Canterbury	60,346	60,878	61,516	62,798	63,763
Cherwell	56,818	57,883	58,736	59,181	59,607
Chichester	50,426	50,908	51,259	51,685	52,278
Chiltern	36,949	37,165	37,380	37,558	37,651
Crawley	41,209	41,397	41,865	42,544	42,912
Dartford	38,320	38,504	39,163	39,766	40,376
Dover	47,233	47,667	47,994	48,336	48,605
East Hampshire	46,425	46,787	47,067	47,613	48,193
Eastbourne	44,763	45,308	45,697	45,977	46,364
Eastleigh	49,588	50,129	50,871	51,288	51,804
Elmbridge	54,084	54,446	54,829	55,108	55,367
Epsom & Ewell	28,792	29,005	29,313	29,594	29,815
Fareham	45,467	45,772	46,353	46,901	47,221
Gosport	34,331	34,831	35,517	35,794	35,995
Gravesham	40,075	40,349	40,654	40,889	41,325
Guildford	54,376	54,871	55,209	55,845	55,990
Hart	35,224	35,751	36,147	36,376	36,428

Hastings	40,532	40,870	41,073	41,356	41,597
Havant	50,906	51,183	51,419	51,809	52,061
Horsham	53,254	53,905	54,298	54,519	54,825
Isle of Wight	63,142	63,911	65,533	66,109	66,714
Lewes	41,656	41,859	42,156	42,572	42,829
Maidstone	60,673	61,431	62,145	63,137	63,578
Medway	105,339	105,869	106,460	107,221	108,135
Mid Sussex	54,900	55,511	55,848	56,350	56,830
Milton Keynes	91,342	93,137	94,800	97,101	98,942
Mole Valley	35,267	35,452	36,033	36,302	36,469
New Forest ⁴	76,945	77,348	77,647	78,082	78,611
Oxford	54,903	55,818	56,644	57,178	57,843
Portsmouth	83,672	84,306	84,832	85,544	86,853
Reading	62,454	63,110	63,747	64,584	65,366
Reigate & Banstead	54,371	54,987	55,594	56,196	57,032
Rother	41,988	42,216	42,611	43,018	43,218
Runnymede	33,308	33,828	34,031	34,282	34,513
Rushmoor	37,192	37,831	38,656	38,951	39,250
Sevenoaks	46,381	46,849	46,994	47,255	47,545
Shepway	47,187	47,940	48,086	48,488	49,050
Slough	47,577	47,970	48,302	49,188	49,783
South Bucks	26,209	26,341	26,536	26,914	27,108
South Oxfordshire	54,819	55,008	55,197	55,709	55,962
Southampton	96,559	97,589	98,857	99,757	100,791
Spelthorne	40,412	40,546	40,726	40,910	41,097
Surrey Heath	33,560	33,963	34,315	34,434	34,775
Swale	53,378	54,232	55,067	55,834	56,328
Tandridge	33,242	33,534	33,967	34,252	34,549
Test Valley ⁴	46,865	47,239	47,529	47,868	48,016
Thanet	60,057	60,422	61,073	61,679	62,405
Tonbridge & Malling	46,190	46,924	47,774	48,613	49,502
Tunbridge Wells	45,026	45,285	45,800	46,317	46,728
Vale of White Horse	48,255	48,887	49,425	49,885	50,209
Waverley	49,265	49,515	49,894	50,149	50,462
Wealden	61,398	61,571	61,801	62,216	62,566
West Berkshire	61,002	62,073	63,137	63,820	64,348
West Oxfordshire	42,173	42,910	43,724	44,604	45,182
Winchester	46,503	46,993	47,489	48,051	48,410
Windsor & Maidenhead	57,706	58,107	58,466	58,914	59,385
Woking	39,056	39,601	39,979	40,251	40,614
Wokingham	59,828	60,483	61,501	61,989	62,357
Worthing	46,053	46,337	46,603	46,863	47,243
Wycombe	66,459	66,759	67,360	67,971	68,596
South West	2,270,000	2,292,000	2,317,000	2,345,000	2,368,000
Bath and North-East Somerset	74,331	74,577	74,909	75,480	75,932
Bournemouth	80,048	81,008	82,097	83,631	84,864
Bristol	172,977	174,689	176,741	179,152	181,726
Caradon	37,401	37,741	37,990	38,446	38,889
Carrick	42,458	42,711	43,225	43,760	43,944
Cheltenham	51,846	52,298	53,231	53,787	54,138
Christchurch	22,302	22,434	22,563	22,753	22,854
Cotswold*	38,185	38,368	38,684	38,893	39,439
East Devon	61,426	62,009	62,412	62,695	63,041
East Dorset	38,130	38,303	38,429	38,593	38,690
Exeter	49,384	50,118	51,009	51,521	51,931
Forest of Dean	34,349	34,577	34,782	35,187	35,494

Gloucester	48,909	49,699	50,661	51,714	52,332
Isles of Scilly	1,235	1,248	1,252	1,270	1,272
Kennet	32,924	33,209	33,540	34,137	34,539
Kerrier	42,867	43,112	43,482	43,937	44,448
Mendip	45,909	46,493	47,039	47,642	48,216
Mid Devon	31,665	32,178	32,607	33,034	33,064
North Cornwall	40,606	41,000	41,505	42,038	42,258
North Devon	41,817	42,254	42,736	43,153	43,489
North Dorset	28,422	28,977	29,246	29,440	29,643
North Somerset	88,001	89,254	90,386	91,860	92,795
North Wiltshire	54,374	55,246	56,095	56,935	57,479
Penwith	32,175	32,487	32,780	33,226	33,794
Poole	63,152	63,980	64,646	65,265	66,118
Plymouth	108,494	109,232	110,592	111,382	112,292
Purbeck	20,942	21,103	21,290	21,498	21,690
Restormel	45,003	45,516	46,089	46,785	47,563
Salisbury	50,746	51,181	51,552	52,012	52,497
Sedgemoor	47,634	48,237	48,787	49,447	50,046
South Gloucestershire	104,240	104,876	105,565	106,568	107,484
South Hams	41,704	41,939	42,114	42,258	42,574
South Somerset	68,960	69,743	70,446	71,159	71,810
Stroud	47,794	48,111	48,430	48,987	49,549
Swindon	82,109	83,659	85,922	87,865	88,833
Taunton Deane	47,144	47,544	47,917	48,471	48,893
Teignbridge	55,169	55,509	55,897	56,190	56,503
Tewksbury	34,357	34,664	35,083	35,767	35,902
Torbay	62,250	62,668	63,110	63,837	64,286
Torrige	28,146	28,468	28,839	29,254	29,887
West Devon	22,178	22,349	22,553	23,084	23,440
West Dorset	46,458	47,021	47,538	47,883	48,266
West Somerset	17,548	17,738	17,960	18,106	18,226
West Wiltshire	54,254	54,850	55,362	56,133	56,569
Weymouth and Portland	29,643	30,003	30,187	30,462	30,866

Source: Census 2001, Housing Flows Reconciliation and Regional Assembly joint returns

1. Stock estimates are expressed to the nearest single dwelling but should not be regarded as accurate to the last digit.

Regional totals are expressed to the nearest thousand dwellings but should not be regarded as accurate to the nearest thousand.