

Table 68a Large scale voluntary transfers of council housing in England, with positive prices, December 1988 – March 2006

	Number of councils	Number of dwellings	Total transfer price £m	Average price per dwelling £	Loan facilities at transfer £m	Council housing debt £m	Set up costs £m	Treasury 'levy' £m	Useable receipt £m	Net balance £m
1988/89	2	11,176	98.4	8,740	130.7	46.0	2.9	–	23.9	25.6
1989/90	2	14,405	102.2	7,090	123.5	66.0	3.0	–	24.8	8.4
1990/91	11	45,512	414.4	9,110	708.4	176.6	21.9	–	98.1	117.8
1991/92	2	10,791	92.1	8,540	176.5	51.1	4.9	–	21.8	14.3
1992/93	4	26,325	238.0	9,040	319.0	19.8	12.2	–	56.5	149.6
1993/94	9	30,103	270.5	8,990	455.3	96.6	13.9	22.8	58.4	78.7
1994/95	10	40,510	406.3	10,034	745.4	111.3	22.3	53.4	84.5	135.4
1995/96	11	44,595	477.8	10,691	963.1	208.8	23.1	47.4	98.6	107.2
1996/97	5	22,248	192.6	8,593	419.5	63.5	10.9	9.6	43.5	69.9
1997/98	6	24,405	259.6	10,637	498.2	34.0	14.2	–	61.4	150.1
1998/99	11	56,072	484.1	8,613	938.0	217.7	20.6	–	115.9	151.4
1999/00	14	80,405	658.9	7,992	1,191.0	317.2	47.8	9.6	150.4	199.7
2000/01	17	132,360	795.2	6,023	1,859.0	519.4	37.7	17.9	184.9	298.2
2001/02	7	35,390	377.7	9,415	647.5	53.2	15.8	59.2	74.9	174.6
2002/03	14	150,422	651.8	4,027	1,905.1	707.6	68.4	36.5	136.7	31.8
2003/04	7	34,064	140.8	4,105	357.0	94.3	13.5	16.4	27.7	63.7
2004/05	10	91,752	199.7	3,696	978.0	445.8	41.1	8.2	37.6	28.7
2005/06	7	28,632	114.8	4,119	334.4	137.4	12.3	9.4	23.3	29.8
Total/average	140	879,167	5,974.9	6,833	12,749.6	3,366.3	386.5	290.4	1,322.9	1,834.8

Sources: Department of Communities and Local Government, author's calculations.

Notes: For the years to 1996/97 the useable receipt is the lower of either 25 per cent of the transfer price net of set up costs, or the balance left after the council housing debt and the set up costs have been covered. The net balance is the sum available after the council housing debt and the set up costs and the useable receipt have all been covered. For stock transfers approved by the Department of the Environment following the 1993/94 LSVT Review, a 20 per cent Treasury 'levy' was imposed on the receipt net of the council house debt. The 'levy' was also deducted before calculating the 25 per cent useable receipt. The requirement for a 'levy' was suspended for three years by the 1996 Budget, as was the qualification that the 25 per cent useable receipt required the balance of the receipt to be sufficient to cover the HRA debt.

The net balance must first be set aside against any other outstanding council debt (on the 'General Fund'). Any remaining receipt can then also be used for capital investment.

For authorities transferring since April 1997 the available HRA debt figures are those at the end of the financial year before transfer, and the useable receipt and net balance figures are therefore only approximate estimates. ERCF supported transfers are not included in the above table.

Net balances shown are sums of positive balances only.

Table 68e Large scale voluntary transfers of council housing in England, with negative prices, April 2002 – March 2006

	Number of transfers	Number of dwellings	Total transfer price £m	Loan facilities at transfer £m	Council housing debt £m	Set up costs £m
2002/03	4	12,347	- 16.3	101.2	315.0	2.6
2003/04	3	4,397	- 27.2	52.5	52.1	3.0
2004/05	6	9,759	- 28.3	253.5	78.5	2.9
2005/06	11	17,421	- 51.5	312.3	171.7	1.6
Total	24	43,924	- 123.3	719.5	617.3	10.1

Source and Notes: As Table 68a.

Table 68d Estates Renewal Challenge Fund supported transfers of council housing in England, April 1997 – March 2000

Authority	Number of transfers	Number of dwellings	ERCF grant £m	Grant per dwelling £	Loan facilities at transfer £m	Set up cost grant £m
1997/98 Total/average	9	8,577	126.8	14,773	192.4	5.37
1998/99 Total/average	12	17,828	144.3	8,091	285.4	7.26
1999/00 Total/average	10	16,980	197.7	11,641	289.5	6.75
Overall Total/average	31	43,385	468.8	10,801	767.3	19.38

Source: Department of the Environment, Transport and the Regions.

Note: There were no Estates Renewal Challenge Fund supported transfers after March 2000.

Table 68c Large scale voluntary transfers of council housing in England, with negative prices, April 2005 – March 2006

Authority	Date of transfer	Number of dwellings	Transfer price £m	Loan facilities at transfer £m	Housing debt (HRA) £m	Set up costs £m
Tower Hamlets	11/04/05	344	- 0.2	40.0	7.7	0.0
Tower Hamlets	01/08/05	409	- 7.7	30.0	9.2	0.0
Tower Hamlets	14/11/05	240	- 2.9	7.0	5.4	0.0
Islington	28/11/05	175	- 4.7	8.0	4.0	0.0
Preston	28/11/05	6,300	- 4.7	80.0	53.5	0.0
Tower Hamlets	16/01/06	296	- 3.6	20.0	6.6	0.0
Tower Hamlets	30/01/06	373	- 2.9	18.5	8.4	0.0
Tower Hamlets	30/01/06	29	- 0.6	2.8	0.7	0.0
Sheffield	27/03/06	2,520	- 3.7	31.0	21.4	0.0
Rossendale	27/03/06	3,833	- 17.7	40.0	24.0	0.0
Hyndburn	30/03/06	2,902	- 2.9	35.0	30.8	1.6
Total/average		17,421	- 51.5	312.3	171.7	1.6

Source and Notes: As Table 68a.

Table 68b Large scale voluntary transfers of council housing in England, with positive prices, April 2005 – March 2006

Authority	Date of transfer	Number of dwellings	Transfer price £m	Price per dwelling £	Loan facilities at transfer £m	Housing debt (HRA) £m	Set up costs £m	Treasury 'levy' £m	Useable receipt £m	Net balance £m
Manchester	18/04/05	933	0.2	162	54.0	14.7	0.5	0.0	- 0.1	- 15.0
Halton	05/12/05	6,227	4.5	723	28.7	30.6	3.6	0.0	0.2	- 29.9
Tower Hamlets	05/12/05	1,260	5.4	4,270	45.0	28.3	0.0	0.0	1.3	- 24.3
Tower Hamlets	16/01/06	552	2.9	5,935	15.0	12.4	0.0	0.0	0.7	- 10.3
Broxbourne	23/01/06	3,433	36.3	10,656	50.0	7.9	2.0	3.6	7.7	15.1
Stafford	06/02/06	5,419	3.7	657	68.0	19.0	2.3	0.0	0.3	- 18.0
North Somerset	06/02/06	6,157	27.1	4,431	40.0	6.7	1.8	2.7	5.7	10.3
North Norfolk	13/02/06	4,651	34.8	7,996	33.7	17.8	2.1	3.1	7.4	4.4
Total/average		28,632	114.8	4,119	334.4	137.4	12.3	9.4	23.3	29.8

Source and Notes: As Table 68a. The total net balance shown is for positive balances only; the negative net balances sum to £97.4 million.