

**Table 68a Large scale voluntary transfers of council housing in England, with positive prices, December 1988 – March 2008**

	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
2006/07	9	40,237	105.7	3,148	637.5	118.9	15.9	9.7	20.0	50.4
2007/08	16	50,852	244.1	5,075	1,676.1	61.6	22.0	31.2	47.7	153.4
<b>Total/average</b>	<b>160</b>	<b>970,256</b>	<b>6,324.6</b>	<b>6,588</b>	<b>15,063.2</b>	<b>3,546.8</b>	<b>424.3</b>	<b>331.2</b>	<b>1,390.7</b>	<b>2,038.7</b>

Sources: 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. ERF supported transfers are not included in the above table.

Net balances shown are sums of positive balances only.

**Table 68b Large scale voluntary transfers of council housing in England, with positive prices, April 2007 – March 2008**

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
Sutton	16/04/07	524	6.2	11,832	7.9	0.9	0.0	1.3	1.2	2.7
Sheffield	11/06/07	129	0.2	1,550	1.6	1.8	0.0	0.0	0.1	- 1.7
Tower Hamlets	30/07/07	1,671	0.0	0	42.8	43.4	0.0	0.0	0.0	- 43.4
North Shropshire	30/07/07	2,317	6.7	2,891	55.0	4.4	0.0	1.4	1.3	- 0.4
Watford	10/09/07	4,468	24.0	5,371	70.0	0.4	2.4	2.0	4.9	14.3
Rochford	26/09/07	1,749	1.9	1,063	40.0	13.4	1.8	0.0	0.0	- 13.4
Mole Valley	20/10/07	3,170	35.0	11,041	203.0	0.2	0.0	5.0	7.5	22.3
Daventry	05/11/07	3,099	15.7	5,066	163.0	- 3.4	1.2	3.0	2.9	12.0
Fenland	05/11/07	3,670	41.6	11,335	232.0	11.4	0.0	5.7	9.0	15.5
Braintree	12/11/07	7,644	25.6	3,349	70.0	7.2	5.1	1.2	4.8	7.3
Harborough	03/12/07	2,118	7.5	3,541	85.0	4.8	0.0	0.1	1.9	0.8
Torridge	10/12/07	2,354	0.6	25	13.8	3.6	0.6	0.0	0.0	- 3.6
Wellingborough	10/12/07	4,548	3.0	659	386.0	9.3	3.2	0.0	- 0.1	- 9.5
Bracknell Forest	11/02/08	6,690	34.5	5,156	61.0	- 27.1	5.0	5.0	6.1	45.4
South Northamptonshire	17/03/08	2,894	15.0	5,183	195.0	- 3.0	1.4	2.6	2.7	11.2
Three Rivers	19/03/08	3,807	26.6	13,133	50.0	- 5.9	1.3	3.9	5.4	22.0
<b>Total/average</b>		<b>50,852</b>	<b>244.1</b>	<b>5,075</b>	<b>1,676.1</b>	<b>61.6</b>	<b>22.0</b>	<b>31.2</b>	<b>47.7</b>	<b>153.4</b>

Source and Notes: As Table 68a. The total net balance shown is for positive balances only; the negative net balances sum to £71.9 million.

**Table 68c Large scale voluntary transfers of council housing in England, with negative prices, April 2007 – March 2008**

Authority	Date of transfer	Number of dwellings	Transfer price £m	Loan facilities at transfer £m	Housing debt (HRA) £m	Set up costs £m
Sheffield	30/04/07	1,092	- 21.0	18.0	15.4	0.0
Sheffield	30/04/07	446	- 13.0	7.0	6.3	0.0
Islington	30/04/07	502	- 32.3	100.0	13.7	0.0
Tower Hamlets	15/05/07	51	- 1.6	2.6	1.3	0.0
Tower Hamlets	08/10/07	193	- 1.8	10.0	5.0	0.0
Castle Morpeth	29/10/07	2,167	- 14.0	130.0	15.3	1.7
Manchester	26/11/07	5,684	- 43.8	117.0	97.8	3.0
Lewisham	03/12/07	4,846	- 42.2	71.0	74.0	2.5
Tower Hamlets	03/12/07	457	- 8.7	45.0	11.9	0.0
Chester le Street	04/02/08	4,294	- 39.0	300.0	19.1	2.7
Wansbeck	25/02/08	5,021	- 41.0	291.0	23.9	2.4
Ribble Valley	31/03/08	1,080	- 0.2	14.8	6.2	0.0
Havering	31/03/08	490	- 12.6	70.0	0.8	0.0
Liverpool	31/03/08	16,169	- 145.0	300.0	563.6	7.5
Lambeth	31/03/08	250	- 1.7	25.0	5.2	0.0
Total/average		42,742	- 417.9	1,501.4	859.3	19.7

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	<b>9</b>	<b>8,577</b>	<b>126.8</b>	<b>14,773</b>	<b>192.4</b>	<b>5.37</b>
1998/99 Total/average	<b>12</b>	<b>17,828</b>	<b>144.3</b>	<b>8,091</b>	<b>285.4</b>	<b>7.26</b>
1999/00 Total/average	<b>10</b>	<b>16,980</b>	<b>197.7</b>	<b>11,641</b>	<b>289.5</b>	<b>6.75</b>
Overall Total/average	<b>31</b>	<b>43,385</b>	<b>468.8</b>	<b>10,801</b>	<b>767.3</b>	<b>19.38</b>

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

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

**Table 68e Large scale voluntary transfers of council housing in England, with negative prices, April 2002 – March 2008**

	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
2006/07	13	35,684	- 199.1	829.6	324.6	11.9
2007/08	15	42,742	- 417.9	1,501.4	859.3	19.7
<b>Total</b>	<b>52</b>	<b>122,350</b>	<b>- 740.3</b>	<b>3,050.5</b>	<b>1,801.2</b>	<b>41.7</b>

Source and Notes: As Table 68a.