Net additional dwellings, 2021/22

Key findings for the Lancashire-12 area

Lancashire County Council

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1 Overview and background information

The figures for net additional dwellings from 2001/02 to 2021/22 have been published by the Department for Levelling Up, Housing and Communities and its predecessor the Ministry for Housing, Communities and Local Government (MHCLG) in table 122 from returns submitted by local authorities. Net additions measure the absolute increase (or decrease) in dwelling stock between one year and the next and are comprised of 'new build completions' plus 'conversions' plus 'change of use' plus 'other net gains' minus 'demolitions'. Together, these individual net changes are known as the component flows of net additional dwellings. Figures split by individual component are published for the local authorities within England in DLUHC table 123 from 2012/13 to 2021/22.

The net additional dwelling figures from 2011/12 onwards, including the net component flows, are provisional and subject to scheduled revisions pending the release of future census dwelling stock data. Please note that the new build figures from the net supply of housing data may not correspond to new build data from the quarterly housebuilding series. Data collected for the net supply of housing is over a longer period and may pick up some elements missing from the quarterly P2 collections.

In some years a small number of authorities fail to provide data which then have to be imputed. The affected authorities are Hyndburn in 2012/13 to 2014/15 and 2021/22 and Preston (2012/13 to 2014/15).

This report will primarily analyse data from 2012/13 to 2021/22 for the authorities in the Lancashire-14 area. The relevant pages in the Housing Dashboard consider figures from 2001/02 onwards. All of the figures in this article are rounded to the nearest 10 dwellings and the totals for some geographies may not sum exactly, owing to the rounding.

Although housebuilding activity and growth in house prices can be seen as indicators of wider economic growth, the supply of housing which is of suitable quality and, to a certain extent, affordable is largely a matter of policy for the appropriate planning authorities. These policies and aims are now set out in local development frameworks and can also be found in the former structure plans.

2 Key findings for the Lancashire-12 area

2.1 Net additional dwellings

For the Lancashire-12 area, the net additional dwellings data for 2021/22 reveal a total of 5,250, up by 12.3% on the previous year (4,670).

In 2021/22, Preston (1,060), Wyre (730), South Ribble (510) and Ribble Valley (500) recorded the highest yearly increases in the Lancashire-12 area, whilst the figure for Rossendale was just 120.

For the Lancashire-14 area, the 2021/22 net additional dwellings figure of 5,950 was the highest this century

Over the ten year period from 2012/13 to 2021/22, the number of net additional dwellings in England totalled 1,990,570 while in the Lancashire-12 area the figure was 40,900 (45,450 in the Lancashire-14 area).

Preston (5,530) has seen the greatest total number of net additional dwellings since 2012/13 in the Lancashire-12 area, followed by Chorley (5,480) and Lancaster (4,230). Fylde, Ribble Valley, South Ribble and Wyre each had around 3,600. Apart from Ribble Valley all of these local authorities lie in the western part of the Lancashire-12 area. The East Lancashire authorities of Burnley (1,920), Hyndburn (840), Pendle (1,760) and Rossendale (1,480) have registered the lowest number of net additional dwellings since 2012/13 in the Lancashire-12 area.

2.2 Demolitions, conversions and change of use

The Lancashire-14 area has a large number of old terraced properties at the lower end of the price range that present significant issues. New dwelling stock is vitally important, but parts of the Lancashire-14 area also have to address the problems of a dysfunctional housing-market in certain areas, especially in the east of the area. The Elevate / Regenerate Pennine Lancashire housing market renewal pathfinder was intended to do just that, although it ended partway through the project's proposed timespan.

In 2021/22, the net additional dwellings figure for the Lancashire-12 area (5,250) included -40 demolitions, offset by new build (+4,640), net change of use (+650), net conversions (+20) and net other gains and losses (-20).

The definition of East Lancashire used in this report includes the six local authorities of Burnley, Hyndburn, Pendle, Ribble Valley, Rossendale and Blackburn with Darwen unitary authority. Please note that other geographic definitions of East Lancashire exist.

The other two groupings of Lancashire districts commonly used to complement the East Lancashire grouping are Central Lancashire (Preston, South Ribble, Chorley and West Lancashire) and North Lancashire (Lancaster, Wyre, Fylde and Blackpool). These two groupings combined are referred to as Lancashire West.

3 Analysis of the net additional dwelling figures

3.1 Net additional dwellings

Table 1 lists the net additional dwelling figures for the local authorities within the Lancashire-14 area and England for the last ten financial years.

Table 1: Net Additional Dwellings, 2012/13 to 2021/22

	2012/13 P	2013/14 P	2014/15 P	2015/16 P	2016/17 P	2017/18 P	2018/19 P	2019/20 P	2020/21 P	2021/22 P
Burnley	10	160	20	210	200	340	250	170	230	330
Chorley	640	580	720	610	520	660	570	640	310	230
Fylde	160	230	210	300	460	470	490	630	290	390
Hyndburn	10[I]	200[I]	150[I]	100	150	90	160	160	180	230[I]
Lancaster	170	130	430	480	630	520	300	700	430	440
Pendle	30	60	80	130	170	140	310	210	340	290
Preston	100[I]	160[I]	520[I]	480	800	740	790	750	910	1,060
Ribble Valley	170	180	340	300	390	400	400	560	450	500
Rossendale	150	240	230	120	190	150	110	90	80	120
South Ribble	150	210	480	430	240	310	440	410	420	510
West Lancashire	140	370	370	300	330	190	320	620	450	420
Wyre	180	190	290[I]	320	460	370	400	360	580	730
Lancashire-12	**1,920**	**2,710**	**3,840**	**3,770**	**4,530**	**4,370**	**4,540**	**5,300**	**4,670**	**5,250**
Blackburn with Darwen UA	200	230	220	100	140	280	490	300	480	440
Blackpool UA	130	-50	100[i]	250	-150	280	370	340	160	270
Lancashire-14	**2,250**	**2,890**	**4,150**	**4,120**	**4,520**	**4,930**	**5,390**	**5,940**	**5,320**	**5,950**
England	124,720	136,610	170,690	189,650	217,350	222,280	241,880	242,700	211,870	232,820

Notes: P =Provisional figures. May be revised after future release of census dwelling stock counts. All figures in this table and this article are rounded to the nearest 10, so summing the district values may not give the same value as published for the Lancashire-12 and Lancashire-14 areas. I = imputed data.
Source: Department for Levelling Up, Housing and Communities, live tables on dwelling stock, table 122.

The 2019/20 figure of 242,700 was the highest for net additional dwellings in England this century. The annual change to 211,870 in 2020/21 was a fall of -12.7%, driven down – at least partly – by the Covid-19 pandemic. The recovery to 232,820 dwellings in 2021/22 was a rise of 9.9%.

For the Lancashire-12 area, the net additional dwellings data for 2021/22 reveal a total of 5,250, up by 12.3% on Covid-19 affected 2020/21 but down by -1.0% on 2019/20 (5,300) which was the highest total this century, making 2021/22 the sixth successive year that the net total exceeded 4,000 additional dwellings.

In 2021/22, Preston (1,060), Wyre (730), South Ribble (510) and Ribble Valley (500) recorded the highest yearly increases in the Lancashire-12 area, whilst the figure for Rossendale was just 120.

For the Lancashire-14 area, the 2021/22 net additional dwellings figure of 5,950 was the highest this century and this makes 2021/22 the fourth successive year that the net total exceeded 5,000 additional dwellings.

Over the ten year period from 2012/13 to 2021/22, the number of net additional dwellings in England totalled 1,990,570 while in the Lancashire-12 area the figure was 40,900 (45,450 in the Lancashire-14 area).

Preston (5,530) has seen the greatest total number of net additional dwellings since 2012/13 in the Lancashire-12 area, followed by Chorley (5,480) and Lancaster (4,230). Fylde, Ribble Valley, South Ribble and Wyre each had around 3,600. Apart from Ribble Valley all of these local authorities lie in the western part of the Lancashire-12 area. The East Lancashire authorities of Burnley (1,920), Hyndburn (840), Pendle (1,760) and Rossendale (1,480) have registered the lowest number of net additional dwellings since 2012/13 in the Lancashire-12 area. In the unitary authority of Blackpool there were 1,600.

Negative values for net additional dwellings are the result primarily of demolitions and change of use to something other than residential.

3.2 Demolitions, conversions and change of use

The Lancashire-14 area has a large number of old terraced properties at the lower end of the price range that present significant issues. New dwelling stock is vitally important, but parts of the Lancashire-14 area also have to address the problems of a dysfunctional housing-market in certain areas, especially in the east of the area. The Ministry for Housing, Communities and Local Government publishes details of the components of change in the local housing market in table 123. The components of change are mostly 'new build', 'conversions', 'change of use' and 'demolitions'.

3.2.1 Demolitions, conversions and change of use, 2021/22

The unitary authority of Blackpool is already fairly well urbanised, so we would not expect a great scope for new buildings, but the large numbers of commercial properties provide a source for change of use, or conversion. Demolition of old housing stock can make room for building of higher density housing developments and thereby avoid the use of greenfield sites.

In 2021/22, the net additional dwellings figure for the Lancashire-12 area (5,250) included -40 demolitions, offset by new build (+4,640), net change of use (+650), net conversions (+20) and net other gains and losses (-20).

Table 2: Net additional dwellings, components of change, 2021/22

Area	Components of change					Net additions
	New build	Net conversions to residential	Net change of use to residential	Net other gains and losses	Demo-litions	
Burnley	240	0	90	0	0	330
Chorley	190	0	30	10	0	230
Fylde	370	0	20	0	0	390
Hyndburn	210[I]	0[I]	20[I]	0[I]	0[I]	230[I]
Lancaster	200	0	240	0	0	440
Pendle	190	10	90	0	0	290
Preston	1,010	0	70	0	-10	1,060
Ribble Valley	480	0	20	0	0	500
Rossendale	100	0	30	0	0	120
South Ribble	500	0	20	0	-10	510
West Lancashire	400	0	20	0	-10	420
Wyre	750	10	20	-40	-10	730
Lancashire-12	**4,640**	**20**	**650**	**-20**	**-40**	**5,250**
Blackburn with Darwen UA	400	10	0	0	0	440
Blackpool UA	170	-10	50	60	0	270
Lancashire-14	**5,200**	**30**	**740**	**30**	**-50**	**5,950**
England	210,070	4,870	22,770	780	-5,680	232,820

Note: All figures in this table and this article are rounded to the nearest 10, so summing the district values may not give the same value as published for the Lancashire-12 and Lancashire-14 areas. I = imputed data.
Source: Department for Levelling Up, Housing and Communities, live tables on dwelling stock, table 123.

In 2021/22, the net additional dwellings figure for the Lancashire-14 area (5,950) included -50 demolitions, offset by new build (+5,200), net change of use (+740), net conversions (+30) and +30 net other gains and losses.