

# People in housing need

A comprehensive analysis of the scale and shape of housing need in England today

15 September 2020

## Summary

- Local housing registers (otherwise known as ‘waiting lists’) serve an important administrative function, but they do not give us the full picture of how many people are in need of a home.
- This report shows that nearly 8 million people in England have some form of housing need.
- For more than 3.8 million of these people, social rented housing would be the most appropriate tenure to address that need.
- This equates to 1.6 million households – 500,000 more than the 1.16m households recorded on official waiting lists.
- On top of this, we are concerned that the number of people in need of social housing could rise rapidly as a result of the coronavirus crisis – with low-income earners roughly twice as likely to lose their jobs.
- Long-term investment in social housing is needed to tackle this problem and provide people with suitable homes they can afford.
- We’ve formed a coalition of charities, businesses, banks, and think tanks to call on the government to put building social homes at the heart of its plans for recovery from the coronavirus crisis. Housing associations are key partners to deliver these much-needed homes.
- You can find out more by visiting [housing.org.uk/HomesAtTheHeart](https://housing.org.uk/HomesAtTheHeart)

## Introduction

The National Housing Federation (NHF) is the voice of housing associations in England. With almost 800 housing association members, providing homes for around six million people, we are at the forefront of tackling the nation's housing crisis. Our vision is for a country where everyone can live in a good quality home they can afford. We work with our members to make this vision a reality – delivering ambitious programmes that lead to lasting, positive change.

We believe that it is imperative to understand the scale of housing need in order to plan appropriate policy responses, and to humanise and better inform the debate around the scale and dynamics of the need for new housing.

That is why we're publishing this People in Housing Need report, which clearly outlines the number of people hit by housing problems, what issues they are facing – such as unaffordability, overcrowding or poor conditions – and what housing would be most appropriate to meet their needs, based on income and circumstances.

This is the most comprehensive report to date on the number of people in need of social housing in England, which has now hit 3.8 million people. This equates to 1.6 million households – 500,000 more than the 1.16 million households recorded on official waiting lists.

On top of this, we are concerned that the number of people in need of social housing could rise rapidly as a result of the coronavirus crisis – with low-income earners roughly twice as likely to lose their jobs.

In its recent announcement on the Affordable Homes Programme for 2021-26, government has acknowledged the important role homes for social rent play in meeting the housing needs of so many people. Long-term, sustained investment in social housing is critical to tackling the problems identified in this report by providing people with suitable homes they can afford.

We've formed a coalition of charities, businesses, banks, and think tanks to call on the government to put building social homes at the heart of its plans for recovery from the coronavirus crisis. Housing associations are key partners to deliver these much-needed homes.

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## Why this report is needed

Measuring housing need across the country is not as straightforward as it sounds. There is currently no recognised official measure of housing need in England.

Previously commentators have looked to local housing registers – colloquially known as the ‘waiting list’. Local housing registers, maintained at local level by local authorities, are part of the process by which social housing is allocated to people in need. Households wishing to obtain a social rented home must join their local register in order to be able to bid on properties.

However, registers are generally felt to be inadequate as a measure of housing need, particularly since the introduction of the Localism Act in 2011. Simply put, there is now no consistent set of criteria for allowing households to join a register. Additionally, as the data on these registers is not necessarily reviewed for accuracy on a regular basis, it is very difficult to arrive at a robust national figure.

As a result, while local registers serve an important administrative function, they do not give us the full picture of how many people are in need of a home.

It is also important to remember that the housing crisis is not one crisis, but a series of interrelated and overlapping crises. These include affordability, the suitability, size and condition of homes, and the ability of people to find accommodation in the first place. Some people will experience one of these problems – others will experience many at once.

Between the inaccuracies of local housing registers, and the complicated picture of interrelated housing crises, there is a need for new, accurate and comprehensive research on housing need.

This report achieves just that – it digests an unclear and complex picture and presents a clear snapshot of the scale and shape of housing need in England today.

Figures in this report are taken from detailed analysis of the latest Understanding Society dataset, along with a wealth of contextual housing market data, completed by Professor Glen Bramley of Heriot Watt University. Further information on the analysis used can be found in [the methodology section](#).

# Results

## Headline findings

Our analysis has shown that:

- Nearly 8 million people in England are experiencing some form of housing need.
- For more than 3.8 million of these people, social rented housing would be the most appropriate tenure to address that need.
- While the overall number of people in need has fallen since 2015/16, the number for whom social rent is most appropriate has risen.
- Nearly 1.9 million households are hosting a 'concealed' household.
- Overcrowding affects the most people, with 3.4 million people found to be living this way.

Further information is outlined in the table below, and you can access more detailed data in [the appendix](#). To find out more about the categories in this table, read [the methodology section](#).

2017/18	Households	People
<b>Overcrowded</b>	<b>776,432</b>	<b>3,433,125</b>
Concealed single	1,498,137	1,797,765
Concealed couple/lone parent family	379,104	834,028
<b>Concealed total</b>	<b>1,877,241</b>	<b>2,631,792</b>
Affordability problem	592,012	1,881,185
Unaffordable PRS	322,393	820,136
<b>Affordability issue total</b>	<b>914,405</b>	<b>2,701,321</b>
Unsuitable family	145,615	561,184
Unsuitable health/age	259,498	798,363
<b>Unsuitable total</b>	<b>405,113</b>	<b>1,359,547</b>
<b>External condition</b>	<b>349,872</b>	<b>1,031,995</b>
<b>Homeless</b>	<b>251,814</b>	<b>406,009</b>
<b>Any need</b>	<b>3,514,829</b>	<b>7,916,278</b>
<b>Any need, social rent most appropriate</b>	<b>1,624,530</b>	<b>3,812,363</b>

It is important to understand that there is considerable overlap between the categories of housing need – they do not add up to the overall total as many households have more than one type of housing need.

## The need for social housing

As explained in more detail [later in this report](#), affordability thresholds were applied to households found to have some form of housing need. This was done so that each household would be assigned the tenure within which their need could most appropriately be met.

For many people the tenure they are already in remains the most appropriate, it is just the specific home they are in which does not meet their needs.

Our analysis found that for 1.6 million households social rent is the most appropriate tenure for addressing their housing need. This is significantly larger than the 1.16 million currently recorded on local housing registers.

Encouragingly, the overall number of households and people with any form of housing need has dropped since [the last iteration of this analysis](#) (which was based on figures from 2015/16). This is mainly driven by a fall in the incidence of problems of suitability and external condition. However, the number of people for whom social rent is the most appropriate tenure to address their need has actually risen, while the number of households in this category has remained at a similar level.

	Households		People	
	2015/16	2017/18	2015/16	2017/18
Any need	3,674,487	3,514,829	8,370,870	7,916,278
Any need, social rent most appropriate	1,653,915	1,624,530	3,646,516	3,812,363

This suggests an intensifying of need at the ‘sharp end’ – things are getting worse for the worst off. This is reflected both in the growth in the numbers of people affected by affordability issues and in the growth in overcrowding.

More than 3.4 million people were found to be living in overcrowded households in this analysis, a 5% increase on the previous figures, and 2.7 million were found to have an affordability issue – up nearly 10%.

As might be expected, a significant proportion of these people are to be found within the social sector already. Overcrowding is a known issue in this sector. A shortage of larger homes can make finding a suitably sized home more difficult for families. This shortage is largely a result of the sale of council housing and a decrease in government funding for building new social homes since 2010 – larger, family homes being more expensive to build and therefore more difficult to build with less

government funding. The 'spare bedroom subsidy' has also acted as an incentive for developers to build smaller homes.

Affordability problems are also to be expected, given relative levels of poverty within this sector, especially given the freeze on working-age benefits introduced in 2016 following the 2015 Budget. As a result, benefits sometimes no longer cover even the cheapest forms of social housing rent. Although this freeze has now ended, the impacts are still being felt.

## Issues across tenures

Concealed households make up the third largest group of people affected, including nearly 1.8 million single people concealed within a total of nearly 1.5 million host households.

The vast majority of these single people are currently within the ownership sector – presumably for the most part adult children who have not yet left the parental home – and as such do not contribute greatly to the overall numbers for whom social housing would be most appropriate. They do however illustrate the fact that housing inaccessibility creates issues across the income distribution.

In fact, the largest number of problems is found in the owner-occupied sector. However, this is due to the predominance of that tenure. If we examine the proportions relative to the size of each tenure we can see that problems are more prevalent in the rented sectors.

This is particularly the case in the private rented sector, where more than a quarter of households have some form of housing need. In addition, when we look at those households with needs for whom social rent is the most appropriate tenure, 18.8% of private renting households are in this position compared to 11.6% of social renters and just 1.3% of homeowner households.

As will be expected, the predominant problems faced also vary with tenure. As already mentioned, the issue of concealed single-person households is highly concentrated within homeowner households, and is by far the largest issue for that group. Although there will be exceptions, experience of this issue within this group is likely to be an inconvenience rather than an issue that has a major negative impact, given the low levels of overcrowding present.

The most common issues among social renters are affordability, overcrowding and concealed households. We have already touched on the underlying reasons for problems with affordability and overcrowding in this group. The concealed households issue here is also likely to be rooted in similar ground to both of these, and will interact with them both in more direct ways than in the ownership sector.

For instance, adult children not being able to afford to move out will likely be a contributing factor to overcrowding; however if they bring additional income into the household this could impact positively on affordability. This remains true even if they cannot afford to move out on their own, and may indeed increase reluctance to do so.

Within the private rented sector, affordability, unsuitability and overcrowding are the most frequent issues. In particular, the wider measure of affordability (using an additional higher threshold) shows up highly, as does the measure of unsuitability for the age and health of the occupant. It should be noted that these two measures were only applied to the private rented sector. The first was employed to illustrate the fact that even where private tenants may not express difficulty in meeting their housing costs, this may mask much higher levels of rent in relation to incomes. This certainly seems to be borne out by the findings.

The suitability measure relating to age or health was restricted to the private rental sector to reflect the lack of agency enjoyed by private tenants in comparison with homeowners (who in general can choose to sell and move) and social renters (who can request adaptations, etc. from their landlords with much more confidence).

Concealed single people are also an issue in the private rental group, but with notably less frequency than in the other two groups.

## Regional findings

The way in which data is collected for the Understanding Society survey only allows for limited regional analysis to be carried out, splitting England into four broad regions: London, the South, the North and the Midlands.

Looking just at the numbers of households affected, the region with the highest level of need is the South. However, this is a function of the fact that this is by far the most populous of these four regions. In a similar way to looking at the distribution of needs across tenures, when looking at the regional picture it is more instructive to examine the proportions than the overall numbers.

The highest frequency of need – both overall and for those households for whom social renting is the most appropriate tenure – is to be found in London. This is replicated across almost all the individual problem areas, where for the most part London households have the highest likelihood of experiencing the issues across all tenures.

However, there are exceptions, the most notable of which is affordability. Across all tenures together there is no great difference across the regions. However, if you look at the private rented sector individually, then affordability is a much greater problem (on both measures) in the North and the Midlands than in London and the South. This will be the result of a range of factors including, but not limited to, the lower levels of income on those regions, and the greater importance of the private rented sector in terms of scale in London and the South, meaning it needs to cater for a wider range of the population.

## Methodology

The findings in this report are the result of detailed analysis of the Understanding Society dataset, along with a wealth of contextual housing market data, completed by Professor Glen Bramley of Heriot Watt University.

The first step of the analysis involved looking at different types of housing need:

- **Concealed households** – where individuals or family units are living within another household, including adult children who wish to move out.
- **Overcrowding** – where a home is not big enough for the number of people living in it.
- **Affordability** – where a home is too expensive.
- **Suitability** – for instance where a family with children is in a home with no outside space, or where a home is not adapted to an older person's needs
- **External condition** – where a home appears to be in poor condition<sup>1</sup>.

In addition to these, this report includes measures of homelessness based on additional analysis produced by Professor Bramley for Crisis.

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<sup>1</sup> This is the only condition assessment allowed for in the Understanding Society dataset and should not be confused with other more widely used condition measures such as the Decent Homes Standard.



The second step of the analysis involved working out which tenure (social rent, intermediate rent, private rent, shared ownership or homeownership) is the most appropriate frame for addressing housing need for a particular household. This is based on their income and average housing costs in their local area.

These estimates do not translate directly to the number of homes we need to build – that exercise requires a detailed dynamic analysis of the operation of housing markets. However, they do give an indication of the relative need for different types of home.

While many of the people experiencing need do have the resources to access market options to alleviate their problems, the figures show that there is a clear and substantial proportion for whom social rented homes are the only option. Housing associations are ready to work with government to provide these homes.

## Data source

The main basis for our estimate of backlog is an analysis of the large scale household panel survey known as 'Understanding Society' (referred to in this report as UKHLS due to its history as the UK Household Longitudinal Study). In this iteration we have used the most recent wave of UKHLS available, namely that relating to the financial year 2017/18. This represents a two-year jump from the [analysis published in 2019](#), which used data from 2015/16.

The analysis presented in this report reflects a pre-coronavirus world. While it is expected that the impacts of the virus on the topics discussed here will be significant, at least in the short term, it is still too early to assess and quantify its impact on housing need using this data source.

In conducting this update, it became apparent that the previous iteration of this work contained some anomalies in the weights used to gross up from the sample survey to the whole population, and some inconsistencies in the treatment of children in the estimation of population numbers. These have been resolved in a way which produces a more consistent set of estimates for both 2015/16 and 2017/18, so enabling assessment of changes to be made with more confidence. It should be noted, though, that there are some resulting changes between the numbers previously reported for 2015/16 and those contained in this report.

In addition to this analysis, needs relating to homelessness – which are not covered in the main part of the analysis – are estimated using the measures of core and

wider homelessness developed for Crisis. These figures have not been updated from those used for the previous iteration of this work.

## Approach to analysing the categories of need

The need categories used in this report derive from those featured in a paper published by Housing Studies in 2016<sup>2</sup>. The approach was also inspired and influenced by the major government study 'Estimating Housing Need' undertaken in 2008-10.

Although the proportions and numbers of households experiencing particular needs are reported separately, it is important to allow for overlaps when presenting the overall picture. In other words, particular households experiencing more than one need are only counted once in the overall count of households affected.

Of the eight specific need indicators included in this analysis (excluding homelessness) the average adjustment for overlap is about 20% (i.e. the number of households with any need is about 80% of the sum of the individual need flags). This adjustment is greater in areas and tenures where need incidence is higher (e.g. private renting in London).

### Concealed households

These are households within other households. For example, grown-up offspring who want to move out, or households who have temporarily moved in with others due to housing problems.

### Criteria

Concealed households comprise cases where couples or lone parent family units live within other household units, plus individual concealed potential households comprising other adult household members (apart from head of household and partner) where the individual indicates a wish to move.

### Notes

Concealed households, which are the largest category of need in terms of affected households, require special treatment in this analysis. Firstly, we adjust for an estimate of the proportion of (single adult) concealed households who indicate a

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<sup>2</sup> Bramley, G. (2016). Housing need outcomes in England through changing times: demographic, market and policy drivers of change. *Housing Studies*, 31(3), 243-268. <https://doi.org/10.1080/02673037.2015.1080817>

wish to move (in UKHLS). Secondly, we count the number of people involved based on the concealed adult groups within the households, not the whole of their host household. Thirdly, we count the proportion able to afford different tenure options, or only social housing, based on the evidence of the characteristics newly emerging households, not the host households. The newly emerging households are identified and profiled (in terms of affordability) based on flags for new household heads over last 5 years who were, in previous year, a concealed household.

Note also that when looking at the figures for concealed single people, the household figure counts the host households, whereas the people figure counts the concealed individuals; as a host household may contain more than one individual who wishes to form their own household the number of people is larger than the number of households.

### Overcrowded households

Households whose homes are not big enough for their needs, as measured against the 'bedroom standard'.

#### Criteria

The number of bedrooms required by the household depends on the number of couples plus the number of additional adults plus the number of bedrooms required for children, assuming two children may share a room, but only if of the same sex when aged over 10. This is compared with the number of bedrooms in the dwelling occupied, and if the actual number is less than the required number the household is deemed overcrowded.

#### Notes

The overall total of 3.4m people compares with the figure of 3.6m published by the NHF in summer 2020. The latter was based on analysis of a different data source – the English Housing Survey – and as such would be expected to differ. That it is of a similar scale is reassuring.

### Affordability

This problem area is composed of two related but distinct measures; they are mutually exclusive, allowing us to add them together.

## 1. Affordability problem

Households whose housing costs relative to their incomes exceed norms and who also report problems with housing-related payments.

### Criteria

Households whose ratio of housing costs (rent/mortgage payment) to gross household income exceeds 25% or for whom residual net income less housing costs exceeds their housing benefit applicable amount by less than 20%, and who report any difficulty meeting housing payments or other related bills (e.g. Council Tax, utilities) in the last year.

### Notes

The general spirit of this approach is similar to that employed when assessing what alternative tenures households could afford in the future, but the second part of the ratio's criterion is based on an earlier approach whereby the net residual income is assessed against the then main relevant official administrative poverty line, embedded in the Housing Benefit system. Also, for consistency with earlier studies, this continues to use the 25% ratio to gross income. In the forward looking assessment of most suitable tenure for provision, an alternative poverty criterion is used, that of 60% of median net equivalised household income 'after housing costs' (AHC). It should also be noted that this definition of affordability problems experienced goes beyond the 'theoretical' approach based on normative ratios to include the fact that households are actually reporting problems maintaining payments.

## 2. Unaffordable PRS

In addition to the above, this category includes those households in the private rented sector whose housing costs relative to incomes would exceed the general norms set for this study in respect of future provision.

### Criteria

Following on from the previous note, this uses the forward-looking normative ratio criteria of affordability, namely Households whose ratio of housing costs (rent/mortgage payment) to gross household income exceeds 27.5% or whose net equivalised household income after housing costs (AHC) would fall short of 60% of the national median.

### Notes

This group includes additional households who have not, at the time of the survey, reported housing payment problems, but who are deemed at risk given that their

housing payment to income ratio is higher than our prudent level and/or their AHC income implies that they are in relative poverty or at risk of poverty. Given current tenancy conditions in the PRS this group would be inherently at higher risk than social renters or owner occupiers. In addition to the switch to the 60% of AHC median criterion, this definition also moves from 25% to 27.5% of gross income.

## Suitability

Again, this problem area is composed of two separate measures which are mutually exclusive and can thus be added together.

### 1. Unsuitable (Family)

Family households who are living in homes which are not suitable for their needs; particularly in terms of access to outside space.

#### Criteria

Families with children aged under 10 living in a flat who have expressed a wish or intention to move.

#### Notes

'Flat' here includes any dwelling other than house or bungalow, including purpose-built and converted, maisonettes, bedsitters/rooms, dwellings over business premises, and unconventional structures. It may be that some of these do have access to garden but often not directly from inside the home or to a shared space.

### 2. Unsuitable (health/age)

Households living in homes which are unsuitable for people of their age or health condition.

#### Criteria

Households in private rented sector with member(s) in poor health or with long term limiting conditions or disabilities affecting mobility or the ability to lift or move objects, or who are caring for sick, disabled or elderly person(s) in the household, and who wish to move.

#### Notes

The focus here is on households in private renting because it is assumed that, broadly speaking, owner occupiers would have the ability to sell and move to a more suitable property, while social renters would be given priority to move to more suitable accommodation.

## External condition problem

Households wanting to move out of homes which appear to be in poor condition.

### Criteria

Household wants to move and properties in the immediate block are mainly in bad or very bad condition or this property is in worse external condition than those around it.

### Notes

The wish to move is identified by the household head, but the condition of the property is assessed visually from the exterior by the interviewer. This is clearly not a complete or detailed inspection-based assessment of house condition and does not attempt to assess internal conditions. As such it should not be confused with the technical measure of housing condition - the Decent Homes Standard - found in the English Housing Survey.

## Homelessness

The main approach here is to draw on the analysis of 'Core' and 'Wider' homelessness carried out for Crisis, taking account of the overlap with Statutory Homelessness. By using the breakdown of sub-categories under these headings, and evidence from both administrative and survey sources on the composition of these groups, it is generally possible to apportion core and statutory homelessness between households already enumerated in the private household population with existing needs, and those who are not.

With wider homelessness, we also look at the estimated risk of their situation crystallising into actual (core or statutory) homelessness within one year. Within this category, there may be a slight but unknown degree of overlap with concealed households, but we believe it is important to highlight this group likely to experience homelessness as a particularly high priority.

It does not make sense to break the homelessness data down by existing tenure, so the tables including these numbers are simpler. It is also assumed that social renting is the appropriate tenure for all of the homeless households counted. Finally, it should also be noted that these homelessness numbers have not been updated. They refer to the year 2016 but it was shown in a 2018 update for Crisis that the overall scale of core homelessness did not change much between 2016 and 2017.

## Affordability thresholds

Once the scale of need has been identified, the next step is to align each household in need with an appropriate tenure, based on a series of affordability thresholds. These are based on housing costs within the local authority area in which the household resides in the year of the survey.

The basic affordability criteria are as follows:

- The central, primary criterion of affordability is a ratio of housing cost to gross income of 27.5% or less.
- A secondary criterion is that residual income after tax and housing cost should exceed a threshold, related to standard UK relative low income poverty definition (60% of median net equivalised income AHC).
- For house purchase the primary criterion may be expressed as a lending multiplier, 4 times gross income (single earner), which can be shown to be compatible with the 27.5% standard on prudent assumptions about repayment and interest rates. Assumptions are also made around access to deposits.

Using the criteria above, each household is allotted to the first tenure on the list below which is affordable to them.

- Market sale owner occupation based on whole market lower quartile including secondhand;
- Low cost home-ownership represented by a typical new build shared ownership product with a 40% tranche purchased;
- Market rent, at lower quartile market rent by size;
- Intermediate rent, effectively the same as the current 'Affordable' Rent and Rent to Buy schemes, 80% of (median) market rent or 65% in London.

If none of these are affordable, then social rent is judged to be the only affordable option. The actual level of social rent is not considered in this process.

# Appendix

## Tables

### Notes on the tables

There are two sets of tables included here – one for 2017/18 and one showing revised figures for 2015/16. The format of the two sets of tables is the same.

The main analysis of particular backlog needs within the household population is shown in Tables 1A-to 1C. Table 1A shows the number of households with each type of need at a point in time, together with the number of households experiencing any one (or more) of these needs (i.e. this discounts for overlap where households have multiple needs). The next column shows those households with any need for which we estimate that social renting is the most appropriate solution based on our normative affordability standards. The next two columns highlight households in need who could afford intermediate rent or shared ownership, if available. The final column shows the estimated total number of households in each region and tenure category at that date.

Table 1B looks at percentage rates relative to the total number of households in each region and tenure.

Table 1C looks at population affected. It is noteworthy that some needs have much larger numbers of people affected (especially overcrowding), while the numbers associated with concealed households are less striking, as these newly forming households tend to be smaller.

Tables 2A-3B look at 'core' and 'wider homeless' numbers as developed in recent studies for Crisis, these figures referring to 2016. As these have not been updated in this study they are the same in both sets of tables.

Tables 4A-4C bring the analysis together by combining the net household needs requiring social renting numbers with the core and wider homeless net numbers. As noted above, we assume that social renting is the most appropriate (initial) tenure for homeless households, but we show the intermediate tenure numbers in the need backlog in these tables as well.



Tables: 2017/18

Table 1A

Number of households by specific needs and overall need by broad region by existing tenure, England 2017/18

Present tenure	Broad region	Over-crowded	Concealed single	Concealed Cpl/LPF	Affordability problem	Unsuitable family	External condition	Unsuitable health/age	Unafford-able PRS	Any need	Any need Soc Rent	Any need Inter Rent	Any need Shr Own	Total households
<i>ten3</i>	<i>breguk</i>	<i>anyneed6xc</i>	<i>anyneed6xcsr</i>	<i>anyneed6xcir</i>	<i>anyneed6xcso</i>	<i>anyneed6c</i>	<i>anyneed6csr</i>	<i>anyneed6cso</i>	<i>ten3</i>	<i>breguk</i>	<i>anyneed6sr</i>	<i>anyneed6ir</i>	<i>anyneed6so</i>	<i>nhhd</i>
Own	North	65,534	277,006	52,056	28,728	0	24,743	0	0	393,560	54,368	9,039	967	4,511,997
	Midlands	38,868	230,826	33,492	17,467	64	13,799	0	0	308,332	47,302	4,065	1,191	3,083,048
	South	81,272	440,971	44,278	36,733	5,294	37,374	0	0	581,549	73,949	6,125	1,238	6,207,851
	London	58,136	126,179	33,132	12,521	6,183	4,551	0	0	188,979	27,233	6,508	648	1,460,189
	England	243,810	1,074,982	162,958	95,449	11,541	80,467	0	0	1,472,420	202,853	25,737	4,044	15,263,085
Social	North	97,776	80,420	50,008	109,440	8,937	38,384	0	0	283,727	159,070	88,333	1,359	1,503,750
	Midlands	45,216	44,297	34,542	73,882	23,847	44,853	0	0	172,727	100,477	55,201	3,605	881,372
	South	90,546	84,723	30,965	111,820	24,085	62,398	0	0	283,347	162,277	79,805	9,784	1,502,711
	London	108,564	64,347	46,166	61,350	33,186	19,403	0	0	185,296	115,930	68,223	2,867	734,597
	England	342,102	273,788	161,682	356,493	90,054	165,038	0	0	925,097	537,754	291,562	17,616	4,622,430
Priv Rent	North	47,785	34,395	17,600	56,988	381	19,489	64,664	103,889	235,943	176,283	14,249	4,929	945,846
	Midlands	16,386	18,045	7,180	37,562	0	35,901	47,609	63,441	144,925	111,924	6,755	5,694	545,264
	South	65,646	64,769	21,812	34,040	27,333	42,978	121,458	116,341	337,089	239,583	14,666	10,273	1,296,009
	London	60,704	32,158	7,872	11,480	16,305	5,999	25,767	38,722	147,540	104,319	11,319	20,114	574,168
	England	190,520	149,367	54,464	140,070	44,020	104,367	259,498	322,393	865,498	632,110	46,989	41,010	3,361,287
All tenures	North	211,094	391,821	119,665	195,157	9,319	82,617	64,664	103,889	913,230	389,721	111,622	7,255	6,961,593
	Midlands	100,470	293,169	75,214	128,911	23,911	94,552	47,609	63,441	625,985	259,703	66,021	10,490	4,509,684
	South	237,464	590,463	97,055	182,593	56,712	142,750	121,458	116,341	1,201,985	475,810	100,596	21,295	9,006,571
	London	227,404	222,684	87,169	85,351	55,674	29,953	25,767	38,722	521,815	247,482	86,049	23,629	2,768,954
	England	776,432	1,498,137	379,104	592,012	145,615	349,872	259,498	322,393	3,263,015	1,372,716	364,288	62,670	23,246,802

**Table 1B**

**Percentage of households by specific needs and overall need by broad region by existing tenure, England 2017/18**

Present tenure	Broad region	Over-crowded	Concealed single	Concealed Cpl / LPF	Affordability problem	Unsuitable family	External condition	Unsuitable health/age	Unafford-able PRS	Any need	Any need Soc Rent	Any need Inter Rent	Any need Shr Own	Total households
<i>ten3</i>	<i>breguk</i>	<i>ocrowd2</i>	<i>indconceal2h</i>	<i>concfam</i>	<i>affprob1</i>	<i>unsuitfam4h</i>	<i>condprb4h</i>	<i>unsuithlth4hpr</i>	<i>unaffpr</i>	<i>anyneed6</i>	<i>anyneed6sr</i>	<i>anyneed6ir</i>	<i>anyneed6so</i>	<i>nhhd</i>
Own	North	1.5%	6.1%	1.2%	0.6%	0.0%	0.5%	0.0%	0.0%	8.7%	1.2%	0.2%	0.0%	100.0%
	Midlands	1.3%	7.5%	1.1%	0.6%	0.0%	0.4%	0.0%	0.0%	10.0%	1.5%	0.1%	0.0%	100.0%
	South	1.3%	7.1%	0.7%	0.6%	0.1%	0.6%	0.0%	0.0%	9.4%	1.2%	0.1%	0.0%	100.0%
	London	4.0%	8.6%	2.3%	0.9%	0.4%	0.3%	0.0%	0.0%	12.9%	1.9%	0.4%	0.0%	100.0%
	England	1.6%	7.0%	1.1%	0.6%	0.1%	0.5%	0.0%	0.0%	9.6%	1.3%	0.2%	0.0%	100.0%
Social	North	6.5%	5.3%	3.3%	7.3%	0.6%	2.6%	0.0%	0.0%	18.9%	10.6%	5.9%	0.1%	100.0%
	Midlands	5.1%	5.0%	3.9%	8.4%	2.7%	5.1%	0.0%	0.0%	19.6%	11.4%	6.3%	0.4%	100.0%
	South	6.0%	5.6%	2.1%	7.4%	1.6%	4.2%	0.0%	0.0%	18.9%	10.8%	5.3%	0.7%	100.0%
	London	14.8%	8.8%	6.3%	8.4%	4.5%	2.6%	0.0%	0.0%	25.2%	15.8%	9.3%	0.4%	100.0%
	England	7.4%	5.9%	3.5%	7.7%	1.9%	3.6%	0.0%	0.0%	20.0%	11.6%	6.3%	0.4%	100.0%
Priv Rent	North	5.1%	3.6%	1.9%	6.0%	0.0%	2.1%	6.8%	11.0%	24.9%	18.6%	1.5%	0.5%	100.0%
	Midlands	3.0%	3.3%	1.3%	6.9%	0.0%	6.6%	8.7%	11.6%	26.6%	20.5%	1.2%	1.0%	100.0%
	South	5.1%	5.0%	1.7%	2.6%	2.1%	3.3%	9.4%	9.0%	26.0%	18.5%	1.1%	0.8%	100.0%
	London	10.6%	5.6%	1.4%	2.0%	2.8%	1.0%	4.5%	6.7%	25.7%	18.2%	2.0%	3.5%	100.0%
	England	5.7%	4.4%	1.6%	4.2%	1.3%	3.1%	7.7%	9.6%	25.7%	18.8%	1.4%	1.2%	100.0%
All Tenures	North	3.0%	5.6%	1.7%	2.8%	0.1%	1.2%	0.9%	1.5%	13.1%	5.6%	1.6%	0.1%	100.0%
	Midlands	2.2%	6.5%	1.7%	2.9%	0.5%	2.1%	1.1%	1.4%	13.9%	5.8%	1.5%	0.2%	100.0%
	South	2.6%	6.6%	1.1%	2.0%	0.6%	1.6%	1.3%	1.3%	13.3%	5.3%	1.1%	0.2%	100.0%
	London	8.2%	8.0%	3.1%	3.1%	2.0%	1.1%	0.9%	1.4%	18.8%	8.9%	3.1%	0.9%	100.0%
	England	3.3%	6.4%	1.6%	2.5%	0.6%	1.5%	1.1%	1.4%	14.0%	5.9%	1.6%	0.3%	100.0%

**Table 1C**

**Number of people in households by specific needs and overall need by broad region by existing tenure, England 2017/18**

Present tenure	Broad region	Over-crowded	Concealed single	Concealed Cpl / LPF	Affordability problem	Unsuitable family	External condition	Unsuitable health/age	Unaffordable PRS	Any need	Any need Soc Rent	Any need Inter Rent	Any need Shr Own
<i>ten3</i>	<i>breguk</i>	<i>ocrowd2</i>	<i>indconceal2h</i>	<i>concfam</i>	<i>affprob1</i>	<i>unsuitfam4h</i>	<i>condprb4h</i>	<i>unsuithlth4hpr</i>	<i>unaffpr</i>	<i>anyneed6</i>	<i>anyneed6sr</i>	<i>anyneed6ir</i>	<i>anyneed6so</i>
Own	North	301,583	332,407	114,524	87,050	0	84,300	0	0	773,611	137,971	10,277	1,273
	Midlands	180,719	276,992	73,682	43,648	136	30,601	0	0	550,605	108,488	5,341	1,565
	South	397,054	529,165	97,412	83,938	24,073	102,856	0	0	1,072,695	151,634	13,628	1,553
	London	321,259	151,415	72,889	40,078	30,110	19,382	0	0	462,912	94,531	13,129	867
	England	1,200,615	1,289,979	358,507	254,713	54,318	237,138	0	0	2,859,823	492,624	42,375	5,258
Social	North	401,638	96,504	110,019	295,652	27,805	95,915	0	0	713,785	385,174	220,575	2,213
	Midlands	200,012	53,157	75,993	174,581	68,820	118,444	0	0	449,841	243,793	112,540	12,682
	South	396,855	101,668	68,123	383,362	96,843	193,913	0	0	788,543	436,328	231,224	37,845
	London	567,530	77,216	101,565	328,953	147,247	121,003	0	0	601,743	346,135	246,736	12,991
	England	1,566,035	328,545	355,700	1,182,547	340,715	529,275	0	0	2,553,912	1,411,429	811,076	65,731
Priv Rent	North	233,530	41,274	38,721	191,632	912	62,264	207,971	242,703	588,716	421,337	23,192	7,010
	Midlands	52,956	21,654	15,796	87,554	0	82,462	171,588	153,988	336,931	250,885	16,362	27,110
	South	194,551	77,723	47,986	117,585	105,067	103,515	340,523	331,193	835,488	581,749	35,942	27,368
	London	185,439	38,590	17,318	47,153	60,173	17,340	78,280	92,252	335,399	248,329	24,937	36,803
	England	666,476	179,241	119,821	443,924	166,152	265,581	798,363	820,136	2,096,533	1,502,300	100,433	98,291
All Tenures	North	936,751	470,186	263,263	574,335	28,717	242,479	207,971	242,703	2,076,112	944,482	254,044	10,496
	Midlands	433,686	351,802	165,471	305,782	68,956	231,507	171,588	153,988	1,337,378	603,165	134,243	41,357
	South	988,460	708,555	213,521	584,884	225,983	400,284	340,523	331,193	2,696,726	1,169,712	280,794	66,766
	London	1,074,228	267,221	191,773	416,184	237,529	157,725	78,280	92,252	1,400,053	688,995	284,802	50,661
	England	3,433,125	1,797,765	834,028	1,881,185	561,184	1,031,995	798,363	820,136	7,510,269	3,406,354	953,884	169,280

**Table 2A**  
**Number of Core Homeless Households by Category and whether additional to household needs numbers by broad region, 2016.**

Broad Region	Rough Sleepers	Hostel	Unsuitable Temp Acc	Sofa Surfer	Other Core H'less	Total Core Homeless	Core H'less not in Hshld
<i>breguk</i>							
North	949	7,420	244	7,782	3,160	19,555	14,341
Midlands	960	5,633	432	7,982	2,986	17,993	12,646
South	3,360	11,720	3,379	17,543	8,132	44,134	32,381
London	2,897	8,547	12,482	22,789	9,312	56,028	40,759
England	8,166	33,320	16,538	56,096	23,591	137,710	100,126

Note: final column excludes 2/3rd of sofa surfers assumed to be captured in household surveys

**Table 2B**  
**Percentage of Core Homeless Households by Category and whether additional to household needs numbers by broad region, 2016.**

Broad Region	Rough Sleepers	Hostel	Unsuitable Temp Acc	Sofa Surfer	Other Core H'less	Total Core Homeless	Core H'less not in Hshld
<i>breguk</i>							
North	0.01%	0.11%	0.00%	0.11%	0.05%	0.28%	0.21%
Midlands	0.02%	0.13%	0.01%	0.18%	0.07%	0.40%	0.28%
South	0.04%	0.13%	0.04%	0.19%	0.09%	0.49%	0.36%
London	0.10%	0.31%	0.45%	0.82%	0.33%	2.01%	1.46%
England	0.04%	0.14%	0.07%	0.24%	0.10%	0.59%	0.43%

**Table 2C**  
**Number of Core Homeless Population by Category and whether additional to household needs numbers by broad region, 2016.**

Broad Region	Rough Sleepers	Hostel	Unsuitable Temp Acc	Sofa Surfer	Other Core H'less	Total Core Homeless	Core H'less not in Hshld
<i>breguk</i>							
North	1,015	8,161	488	13,229	3,792	26,686	17,823
Midlands	1,027	6,196	864	13,569	3,584	25,241	16,149
South	3,595	12,892	6,758	29,822	9,759	62,827	42,846
London	3,100	9,402	24,965	38,742	11,174	87,382	61,425
England	8,738	36,652	33,075	95,363	28,309	202,136	138,243

**Table 3A**  
**Number of Other Statutory and Wider Homeless Households At Risk deemed additional to household needs numbers by broad region, 2016.**

Broad Region	Concealed Households	Sharing Households	Ex-PR Tenants	Suitable Temp Acc	Unsupptd TA/ Non-Perm/ Ex Instit/	Net Total Wider At Risk
North	7,225	3,498	6,724	3,312	2,365	23,123
Midlands	5,330	2,215	4,320	2,294	1,961	16,120
South	9,664	4,642	11,062	15,649	5,851	46,869
London	7,054	5,219	8,800	42,737	1,768	65,577
England	29,272	15,574	30,906	63,992	11,945	151,689

Note: Households at risk of becoming homeless within one year from different situations, plus statutorily homeless households not within core homeless but in these situations

**Table 3B**  
**Percentage of Households who are Other Statutory and Wider Homeless At Risk deemed additional to household needs numbers by broad region, 2016.**

Broad Region	Concealed Households	Sharing Households	Ex-PR Tenants	Suitable Temp Acc	Unsupptd TA/ Non-Perm/ Ex Instit/	Net Total Wider At Risk
North	0.10%	0.05%	0.10%	0.05%	0.03%	0.34%
Midlands	0.12%	0.05%	0.10%	0.05%	0.04%	0.36%
South	0.11%	0.05%	0.12%	0.17%	0.06%	0.52%
London	0.25%	0.19%	0.32%	1.53%	0.06%	2.35%
England	0.13%	0.07%	0.13%	0.28%	0.05%	0.65%

**Table 3C**  
**Number of People in Other Statutory and Wider Homeless Households At Risk deemed additional to household needs numbers by broad region, 2016.**

Broad Region	Concealed Households	Sharing Households	Ex-PR Tenants	Suitable Temp Acc	Unsupptd TA/ Non-Perm/ Ex Instit/	Net Total Wider At Risk
North	13,005	4,967	10,758	6,624	3,074	38,428
Midlands	9,594	3,145	6,912	4,588	2,550	26,789
South	17,395	6,592	17,700	31,298	7,606	80,592
London	12,697	7,411	14,079	85,473	2,298	121,958
England	52,690	22,114	49,450	127,983	15,529	267,766

**Table 4A****Overall number of Households in Need including Homeless where Social Renting is most appropriate tenure, by Broad Region**

Broad Region	Any Hshld Need and Soc Rent	Core or Wider Homeless	Total in Need & Social Rent	Total in Need & Inter Rent	Total in Need & Shr Own
<i>breguk</i>					
North	389,721	37,464	427,185	111,622	7,255
Midlands	259,703	28,766	288,469	66,021	10,490
South	475,810	79,249	555,059	100,596	21,295
London	247,482	106,335	353,817	86,049	23,629
England	1,372,716	251,814	1,624,530	364,288	62,670

**Table 4B****Overall percentage of Households in Need including Homeless for whom Social Renting is most appropriate tenure, by Broad Region.**

Broad Region	Any Hshld Need and Soc Rent	Core or Wider Homeless	Total in Need & Social Rent	Total in Need & Inter Rent	Total in Need & Shr Own
<i>breguk</i>					
North	5.65%	0.54%	6.20%	1.62%	0.11%
Midlands	5.84%	0.65%	6.49%	1.49%	0.24%
South	5.27%	0.88%	6.14%	1.11%	0.24%
London	8.86%	3.81%	12.67%	3.08%	0.85%
England	5.93%	1.09%	7.01%	1.57%	0.27%

**Table 4C****Overall Population in Households in Need including Homeless where Social Renting is most appropriate tenure, by Broad Region**

Broad Region	Any Hshld Need and Soc Rent	Core or Wider Homeless	Total in Need & Social Rent	Total in Need & Inter Rent	Total in Need & Shr Own
<i>breguk</i>					
North	944,482	56,251	1,000,733	254,044	10,496
Midlands	603,165	42,938	646,103	134,243	41,357
South	1,169,712	123,437	1,293,149	280,794	66,766
London	688,995	183,383	872,378	284,802	50,661
England	3,406,354	406,009	3,812,363	953,884	169,280

## Tables: 2015/16

Table 1A

Number of households by specific needs and overall need by broad region by existing tenure, England 2015/16

Present Tenure	Broad Region	Over-Crowded	Concealed Single	Concealed Cpl / LPF	Affordability Problem	Unsuitable Family	External Condition	Unsuitable Health /age	Unaffordable PRS	Any Need	Any Need Soc Rent	Any Need Inter Rent	Any Need Shr Own	Total Households
<i>ten3</i>	<i>breguk</i>	<i>ocrowd2</i>	<i>indconceal2h</i>	<i>concfam</i>	<i>affprob1</i>	<i>unsuitfam4h</i>	<i>condprb4h</i>	<i>unsuithlth4hpr</i>	<i>unaffpr</i>	<i>anyneed6</i>	<i>anyneed6sr</i>	<i>anyneed6ir</i>	<i>anyneed6so</i>	<i>nhd</i>
Own	North	54,125	273,558	59,127	19,236	3,876	60,247	0	0	409,496	53,711	4,116	0	4,427,443
	Midlands	34,308	205,727	36,859	22,659	1,917	57,209	0	0	318,398	42,425	2,323	0	3,045,321
	South	77,876	393,078	49,636	27,951	11,280	65,898	0	0	550,699	65,496	0	3,023	6,197,959
	London	58,813	104,423	29,701	4,730	15,631	15,381	0	0	185,933	25,931	1,804	814	1,431,901
	England	225,123	976,785	175,324	74,575	32,703	198,736	0	0	1,464,526	187,562	8,243	3,838	15,102,624
Social	North	80,870	72,080	55,490	90,793	10,024	51,127	0	0	269,205	151,914	77,427	4,639	1,484,877
	Midlands	55,006	55,458	24,712	68,615	17,562	49,110	0	0	196,555	108,100	60,049	4,382	805,196
	South	95,345	89,097	33,690	85,791	67,444	54,702	0	0	265,722	153,574	64,498	20,832	1,470,998
	London	108,248	55,907	35,716	67,069	58,446	24,399	0	0	194,704	105,013	72,452	14,529	708,209
	England	339,469	272,542	149,609	312,268	153,475	179,337	0	0	926,186	518,601	274,425	44,381	4,469,281
Priv Rent	North	50,843	34,866	17,267	63,441	11,004	44,285	69,182	121,631	313,127	227,083	37,355	3,264	983,314
	Midlands	16,382	30,971	10,200	26,551	4,050	25,224	50,330	65,915	170,546	117,375	20,011	2,987	593,820
	South	71,986	58,333	18,056	62,751	34,233	66,417	102,055	116,634	351,783	230,846	30,235	17,683	1,366,926
	London	59,216	31,545	21,664	23,549	31,100	16,102	27,345	62,461	196,506	120,634	18,432	26,989	651,878
	England	198,428	155,715	67,188	176,291	80,388	152,029	248,912	366,641	1,031,962	695,938	106,033	50,922	3,595,939
All Tenures	North	185,838	380,504	131,885	173,469	24,904	155,659	69,182	121,631	991,828	432,708	118,898	7,903	6,895,634
	Midlands	105,696	292,156	71,772	117,826	23,529	131,543	50,330	65,915	685,499	267,899	82,383	7,368	4,444,337
	South	245,208	540,508	101,383	176,492	112,957	187,017	102,055	116,634	1,168,203	449,916	94,733	41,537	9,035,884
	London	226,278	191,874	87,081	95,347	105,176	55,882	27,345	62,461	577,143	251,577	92,687	42,332	2,791,988
	England	763,020	1,405,042	392,121	563,134	266,567	530,101	248,912	366,641	3,422,673	1,402,101	388,701	99,141	23,167,844

**Table 1B**

**Percentage of households by specific needs and overall need by broad region by existing tenure, England 2015/16**

Present Tenure	Broad Region	Over-Crowded	Concealed Single	Concealed Cpl / LPF	Affordability Problem	Unsuitable Family	External Condition	Unsuitable Health /age	Unaffordable PRS	Any Need	Any Need Soc Rent	Any Need Inter Rent	Any Need Shr Own	Total Households
<i>ten3</i>	<i>breguk</i>	<i>ocrowd2</i>	<i>indconceal2h</i>	<i>concfam</i>	<i>affprob1</i>	<i>unsuitfam4h</i>	<i>condprb4h</i>	<i>unsuithlth4hpr</i>	<i>unaffpr</i>	<i>anyneed6</i>	<i>anyneed6sr</i>	<i>anyneed6ir</i>	<i>anyneed6so</i>	<i>nhhd</i>
Own	North	1.2%	6.2%	1.3%	0.4%	0.1%	1.4%	0.0%	0.0%	9.2%	1.2%	0.1%	0.0%	100.0%
	Midlands	1.1%	6.8%	1.2%	0.7%	0.1%	1.9%	0.0%	0.0%	10.5%	1.4%	0.1%	0.0%	100.0%
	South	1.3%	6.3%	0.8%	0.5%	0.2%	1.1%	0.0%	0.0%	8.9%	1.1%	0.0%	0.0%	100.0%
	London	4.1%	7.3%	2.1%	0.3%	1.1%	1.1%	0.0%	0.0%	13.0%	1.8%	0.1%	0.1%	100.0%
	England	1.5%	6.5%	1.2%	0.5%	0.2%	1.3%	0.0%	0.0%	9.7%	1.2%	0.1%	0.0%	100.0%
Social	North	5.4%	4.9%	3.7%	6.1%	0.7%	3.4%	0.0%	0.0%	18.1%	10.2%	5.2%	0.3%	100.0%
	Midlands	6.8%	6.9%	3.1%	8.5%	2.2%	6.1%	0.0%	0.0%	24.4%	13.4%	7.5%	0.5%	100.0%
	South	6.5%	6.1%	2.3%	5.8%	4.6%	3.7%	0.0%	0.0%	18.1%	10.4%	4.4%	1.4%	100.0%
	London	15.3%	7.9%	5.0%	9.5%	8.3%	3.4%	0.0%	0.0%	27.5%	14.8%	10.2%	2.1%	100.0%
	England	7.6%	6.1%	3.3%	7.0%	3.4%	4.0%	0.0%	0.0%	20.7%	11.6%	6.1%	1.0%	100.0%
Priv Rent	North	5.2%	3.5%	1.8%	6.5%	1.1%	4.5%	7.0%	12.4%	31.8%	23.1%	3.8%	0.3%	100.0%
	Midlands	2.8%	5.2%	1.7%	4.5%	0.7%	4.2%	8.5%	11.1%	28.7%	19.8%	3.4%	0.5%	100.0%
	South	5.3%	4.3%	1.3%	4.6%	2.5%	4.9%	7.5%	8.5%	25.7%	16.9%	2.2%	1.3%	100.0%
	London	9.1%	4.8%	3.3%	3.6%	4.8%	2.5%	4.2%	9.6%	30.1%	18.5%	2.8%	4.1%	100.0%
	England	5.5%	4.3%	1.9%	4.9%	2.2%	4.2%	6.9%	10.2%	28.7%	19.4%	2.9%	1.4%	100.0%
All Tenures	North	2.7%	5.5%	1.9%	2.5%	0.4%	2.3%	1.0%	1.8%	14.4%	6.3%	1.7%	0.1%	100.0%
	Midlands	2.4%	6.6%	1.6%	2.7%	0.5%	3.0%	1.1%	1.5%	15.4%	6.0%	1.9%	0.2%	100.0%
	South	2.7%	6.0%	1.1%	2.0%	1.3%	2.1%	1.1%	1.3%	12.9%	5.0%	1.0%	0.5%	100.0%
	London	8.1%	6.9%	3.1%	3.4%	3.8%	2.0%	1.0%	2.2%	20.7%	9.0%	3.3%	1.5%	100.0%
	England	3.3%	6.1%	1.7%	2.4%	1.2%	2.3%	1.1%	1.6%	14.8%	6.1%	1.7%	0.4%	100.0%



**Table 1C**

**Number of people in households by specific needs and overall need by broad region by existing tenure, England 2015/16**

Present Tenure	Broad Region	Over-Crowded	Concealed Single	Concealed Cpl / LPF	Affordability Problem	Unsuitable Family	External Condition	Unsuitable Health /age	Unaffordable PRS	Any Need	Any Need Soc Rent	Any Need Inter Rent	Any Need Shr Own
<i>ten3</i>	<i>breguk</i>	<i>ocrowd2</i>	<i>indconceal2h</i>	<i>concfam</i>	<i>affprob1</i>	<i>unsuitfam4h</i>	<i>condprb4h</i>	<i>unsuithlth4hpr</i>	<i>unaffpr</i>	<i>anyneed6</i>	<i>anyneed6sr</i>	<i>anyneed6ir</i>	<i>anyneed6so</i>
Own	North	247,067	328,270	130,079	69,759	14,014	166,346	0	0	803,492	157,776	23,450	0
	Midlands	160,199	246,872	81,091	77,413	6,304	167,208	0	0	638,595	105,590	10,866	0
	South	326,691	471,693	109,200	76,370	41,940	207,588	0	0	1,036,974	133,089	0	19,137
	London	301,619	125,307	65,343	15,722	70,869	35,730	0	0	485,221	71,604	7,534	2,461
	<b>England</b>	<b>1,035,576</b>	<b>1,172,143</b>	<b>385,713</b>	<b>239,264</b>	<b>133,128</b>	<b>576,872</b>	<b>0</b>	<b>0</b>	<b>2,964,282</b>	<b>468,059</b>	<b>41,851</b>	<b>21,598</b>
Social	North	349,066	86,496	122,079	279,064	37,661	162,507	0	0	705,959	344,008	228,618	15,556
	Midlands	239,851	66,550	54,367	176,979	46,176	124,913	0	0	472,367	223,209	162,336	12,665
	South	411,490	106,917	74,118	226,275	253,999	170,723	0	0	710,883	390,718	180,056	72,565
	London	481,622	67,088	78,575	221,952	245,785	80,205	0	0	583,073	284,812	233,411	50,655
	<b>England</b>	<b>1,482,029</b>	<b>327,051</b>	<b>329,139</b>	<b>904,269</b>	<b>583,621</b>	<b>538,348</b>	<b>0</b>	<b>0</b>	<b>2,472,281</b>	<b>1,242,746</b>	<b>804,422</b>	<b>151,442</b>
Priv Rent	North	195,135	41,840	37,988	185,256	36,750	93,784	236,148	284,369	798,592	543,583	108,642	13,202
	Midlands	66,795	37,165	22,441	49,584	20,727	89,872	194,515	167,973	424,069	273,061	64,419	5,751
	South	206,211	70,000	39,724	194,773	120,099	141,316	246,381	232,090	779,984	465,844	85,024	47,129
	London	278,655	37,854	47,661	60,960	132,649	54,328	91,441	149,358	525,653	247,214	59,763	113,281
	<b>England</b>	<b>746,797</b>	<b>186,858</b>	<b>147,814</b>	<b>490,573</b>	<b>310,226</b>	<b>379,301</b>	<b>768,485</b>	<b>833,790</b>	<b>2,528,298</b>	<b>1,529,702</b>	<b>317,847</b>	<b>179,362</b>
All Tenures	North	791,269	456,605	290,146	534,078	88,426	422,637	236,148	284,369	2,308,043	1,045,366	360,710	28,758
	Midlands	466,845	350,587	157,898	303,977	73,208	381,993	194,515	167,973	1,535,031	601,860	237,621	18,416
	South	944,392	648,610	223,042	497,418	416,039	519,627	246,381	232,090	2,527,842	989,652	265,080	138,832
	London	1,061,896	230,249	191,579	298,633	449,303	170,264	91,441	149,358	1,593,946	603,630	300,709	166,396
	<b>England</b>	<b>3,264,402</b>	<b>1,686,051</b>	<b>862,666</b>	<b>1,634,107</b>	<b>1,026,976</b>	<b>1,494,521</b>	<b>768,485</b>	<b>833,790</b>	<b>7,964,861</b>	<b>3,240,507</b>	<b>1,164,120</b>	<b>352,402</b>

**Table 2A**

**Number of Core Homeless Households by Category and whether additional to household needs numbers by broad region, 2016.**

Broad Region	Rough Sleepers	Hostel	Unsuitable Temp Acc	Sofa Surfer	Other Core H'less	Total Core Homeless	Core H'less not in Hshld
<i>breguk</i>							
North	949	7,420	244	7,782	3,160	19,555	14,341
Midlands	960	5,633	432	7,982	2,986	17,993	12,646
South	3,360	11,720	3,379	17,543	8,132	44,134	32,381
London	2,897	8,547	12,482	22,789	9,312	56,028	40,759
<b>England</b>	<b>8,166</b>	<b>33,320</b>	<b>16,538</b>	<b>56,096</b>	<b>23,591</b>	<b>137,710</b>	<b>100,126</b>

**Table 2B**

Percentage of Core Homeless Households by Category and whether additional to household needs numbers by broad region, 2016.

Broad Region	Rough Sleepers	Hostel	Unsuitable Temp Acc	Sofa Surfer	Other Core H'less	Total Core Homeless	Core H'less not in Hshld
<i>breguk</i>							
North	0.01%	0.11%	0.00%	0.11%	0.05%	0.28%	0.21%
Midlands	0.02%	0.13%	0.01%	0.18%	0.07%	0.40%	0.28%
South	0.04%	0.13%	0.04%	0.19%	0.09%	0.49%	0.36%
London	0.10%	0.31%	0.45%	0.82%	0.33%	2.01%	1.46%
England	0.04%	0.14%	0.07%	0.24%	0.10%	0.59%	0.43%

**Table 2C**

Number of Core Homeless Population by Category and whether additional to household needs numbers by broad region, 2016.

Broad Region	Rough Sleepers	Hostel	Unsuitable Temp Acc	Sofa Surfer	Other Core H'less	Total Core Homeless	Core H'less not in Hshld
<i>breguk</i>							
North	1,015	8,161	488	13,229	3,792	26,686	17,823
Midlands	1,027	6,196	864	13,569	3,584	25,241	16,149
South	3,595	12,892	6,758	29,822	9,759	62,827	42,846
London	3,100	9,402	24,965	38,742	11,174	87,382	61,425
England	8,738	36,652	33,075	95,363	28,309	202,136	138,243

**Table 3A**

Number of Other Statutory and Wider Homeless Households At Risk deemed additional to household needs numbers by broad region, 2016.

Broad Region	Concealed Households	Sharing Households	Ex-PR Tenants	Suitable Temp Acc	Unsupptd TA/ Non-Perm/ Ex Instit/	Net Total Wider At Risk
<i>breguk</i>						
North	7,225	3,498	6,724	3,312	2,365	23,123
Midlands	5,330	2,215	4,320	2,294	1,961	16,120
South	9,664	4,642	11,062	15,649	5,851	46,869
London	7,054	5,219	8,800	42,737	1,768	65,577
England	29,272	15,574	30,906	63,992	11,945	151,689

Note: Households at risk of becoming homeless within one year from different situations, plus statutorily homeless households not within core homeless but in these situations

**Table 3B**  
**Percentage of Households who are Other Statutory and Wider Homeless At Risk deemed additional to household needs numbers by broad region, 2016.**

Broad Region	Concealed Households	Sharing Households	Ex-PR Tenants	Suitable Temp Acc	Unsupptd TA/ Non-Perm/ Ex Instit/	Net Total Wider At Risk
<i>breguk</i>						
North	0.10%	0.05%	0.10%	0.05%	0.03%	0.34%
Midlands	0.12%	0.05%	0.10%	0.05%	0.04%	0.36%
South	0.11%	0.05%	0.12%	0.17%	0.06%	0.52%
London	0.25%	0.19%	0.32%	1.53%	0.06%	2.35%
England	0.13%	0.07%	0.13%	0.28%	0.05%	0.65%

**Table 3C**  
**Number of People in Other Statutory and Wider Homeless Households At Risk deemed additional to household needs numbers by broad region, 2016.**

Broad Region	Concealed Households	Sharing Households	Ex-PR Tenants	Suitable Temp Acc	Unsupptd TA/ Non-Perm/ Ex Instit/	Net Total Wider At Risk
<i>breguk</i>						
North	13,005	4,967	10,758	6,624	3,074	38,428
Midlands	9,594	3,145	6,912	4,588	2,550	26,789
South	17,395	6,592	17,700	31,298	7,606	80,592
London	12,697	7,411	14,079	85,473	2,298	121,958
England	52,690	22,114	49,450	127,983	15,529	267,766

**Table 4A**  
**Overall number of Households in Need including Homeless where Social Renting is most appropriate tenure, by broad region**

Broad Region	Any Hshld Need and Soc Rent	Core or Wider Homeless	Total in Need & Social Rent	Total in Need & Inter Rent	Total in Need & Shr Own
<i>breguk</i>					
North	432,708	37,464	470,172	118,898	7,903
Midlands	267,899	28,766	296,665	82,383	7,368
South	449,916	79,249	529,165	94,733	41,537
London	251,577	106,335	357,913	92,687	42,332
England	1,402,101	251,814	1,653,915	388,701	99,141

**Table 4B**  
**Overall percentage of Households in Need including Homeless for whom Social Renting is most appropriate tenure, by broad region.**

Broad Region	Any Hshld Need and Soc Rent	Core or Wider Homeless	Total in Need & Social Rent	Total in Need & Inter Rent	Total in Need & Shr Own
<i>breguk</i>					
North	6.28%	0.54%	6.82%	1.72%	0.11%
Midlands	6.03%	0.65%	6.68%	1.85%	0.17%
South	4.98%	0.88%	5.86%	1.05%	0.46%
London	9.01%	3.81%	12.82%	3.32%	1.52%
England	6.05%	1.09%	7.14%	1.68%	0.43%

**Table 4C**  
**Overall Population in Households in Need including Homeless where Social Renting is most appropriate tenure, by broad region**

Broad Region	Any Hshld Need and Soc Rent	Core or Wider Homeless	Total in Need & Social Rent	Total in Need & Inter Rent	Total in Need & Shr Own
<i>breguk</i>					
North	1,045,366	56,251	1,101,617	360,710	28,758
Midlands	601,860	42,938	644,797	237,621	18,416
South	989,652	123,437	1,113,089	265,080	138,832
London	603,630	183,383	787,013	300,709	166,396
England	3,240,507	406,009	3,646,516	1,164,120	352,402