

Appendix: company-owned homes in England and Wales, the tables behind the story

Compiled by nuze.com on 1 October 2026 from HM Land Registry's "Overseas companies that own property in England and Wales" (OCOD_FULL_2026_09, 91,109 titles) and "UK companies that own property in England and Wales" (CCOD_FULL_2026_09, 4,460,847 titles), September 2026 releases; HM Land Registry Price Paid Data (complete file, 1 October 2026); the Companies House basic company data snapshot and persons-with-significant-control snapshot (both 1 October 2026); MHCLG Live Table 125 (dwelling stock at 31 March 2025, provisional) and the Welsh Government dwelling stock estimates at 31 March 2025; MHCLG Council Taxbase 2025; and the ONS National Statistics Postcode Lookup (August 2026). Each title is counted once, by its first proprietor. "Flats" and "houses" are read from the address text on the register (see section 8); "other" covers land, commercial premises, car parks and anything unclassified; "multi" is a title whose register holds a schedule of addresses, often a whole block, counted as one. Contains HM Land Registry data © Crown copyright and database right 2026, licensed under the Open Government Licence v3.0, and public sector information from Companies House, MHCLG, the Welsh Government and the ONS under the same licence.

1. London boroughs: overseas-company titles (OCOD), ranked by flats per 1,000 dwellings

Borough	Dwellings 2025	OCOD titles	Flats	Houses (address-based)	Other	Multi	Flats per 1,000 dwellings	Flats + houses as % of dwellings	Price paid on titles	Council tax second homes 2025	Empty > 6 months
City of London	7,770	1,409	309	399	673	28	39.8	9.11%	£7,831m	1,929	152
Westminster	133,518	9,652	4,641	2,891	1,950	170	34.8	5.64%	£21,878m	10,889	2,319
Kensington and Chelsea	90,344	4,951	2,409	1,706	734	102	26.7	4.55%	£5,443m	7,898	2,045
Camden	110,736	2,071	878	702	475	16	7.9	1.43%	£4,912m	3,968	2,322
Tower Hamlets	143,912	2,281	1,134	507	620	20	7.9	1.14%	£3,035m	7,567	2,174
Wandsworth	158,746	1,966	1,025	546	377	18	6.5	0.99%	£2,152m	2,443	936
Southwark	147,160	1,526	863	306	349	8	5.9	0.79%	£3,814m	2,771	2,552
Hammersmith and Fulham	99,527	1,244	453	504	262	25	4.6	0.96%	£1,619m	2,595	814
Islington	108,950	1,078	403	340	324	11	3.7	0.68%	£2,416m	813	973
Lambeth	148,295	1,727	531	347	846	3	3.6	0.59%	£1,285m	1,784	2,290
Brent	135,617	826	366	308	150	2	2.7	0.50%	£970m	235	1,734
Hackney	119,903	792	290	244	253	5	2.4	0.45%	£1,531m	1,021	1,231
Richmond upon Thames	86,135	540	193	210	133	4	2.2	0.47%	£846m	490	703
Barnet	165,020	1,063	367	481	206	9	2.2	0.51%	£789m	1,432	3,278
Newham	135,998	787	281	249	255	2	2.1	0.39%	£1,077m	205	1,852
Merton	88,527	461	161	175	119	6	1.8	0.38%	£499m	1,132	1,552
Greenwich	125,893	424	205	77	138	4	1.6	0.22%	£810m	531	1,688
Hounslow	113,879	1,161	149	174	835	3	1.3	0.28%	£717m	202	1,735
Haringey	118,210	487	153	213	119	2	1.3	0.31%	£412m	1,617	1,643
Ealing	148,014	943	184	507	248	4	1.2	0.47%	£1,328m	1,592	864
Harrow	97,603	393	98	184	107	4	1.0	0.29%	£171m	417	1,291
Lewisham	134,983	466	97	155	210	4	0.7	0.19%	£526m	579	1,073
Kingston upon Thames	70,980	287	48	137	101	1	0.7	0.26%	£457m	778	1,029
Croydon	170,279	557	115	246	190	6	0.7	0.21%	£610m	230	1,432
Hillingdon	118,509	416	48	146	219	3	0.4	0.16%	£1,139m	729	1,050
Waltham Forest	112,345	183	32	73	78	0	0.3	0.09%	£249m	242	1,150
Sutton	86,957	218	21	112	84	1	0.2	0.15%	£338m	162	962
Redbridge	108,926	145	24	62	59	0	0.2	0.08%	£225m	549	1,294
Barking and Dagenham	81,873	138	18	36	84	0	0.2	0.07%	£366m	188	414
Enfield	131,509	316	27	128	161	0	0.2	0.12%	£728m	641	1,943
Bromley	143,402	302	26	155	121	0	0.2	0.13%	£361m	251	1,583
Havering	109,345	177	14	51	111	1	0.1	0.06%	£364m	56	1,129
Bexley	101,729	144	11	58	74	1	0.1	0.07%	£421m	42	657

2. The 40 local authorities outside London with most overseas-company flats and houses

Local authority	Region	Dwellings 2025	OCOD titles	Flats	Houses (address-based)	Other	Multi	Flats per 1,000 dwellings	Flats + houses as % of dwellings
Manchester	North West	244,036	1,610	572	357	642	39	2.3	0.38%
Salford	North West	135,566	1,377	717	184	470	6	5.3	0.66%
Liverpool	North West	234,391	1,436	429	388	602	17	1.8	0.35%
Leeds	Yorkshire and The Humber	371,956	1,269	334	482	448	5	0.9	0.22%
Birmingham	West Midlands	461,530	1,075	243	295	529	8	0.5	0.12%
St. Helens	North West	86,673	556	1	432	121	2	0.0	0.50%
Nottingham	East Midlands	141,994	661	251	174	234	2	1.8	0.30%
Sheffield	Yorkshire and The Humber	252,656	817	222	180	408	7	0.9	0.16%
Brighton and Hove	South East	135,486	504	227	147	130	0	1.7	0.28%
Leicester	East Midlands	138,412	555	137	235	183	0	1.0	0.27%
Bristol, City of	South West	209,460	661	162	187	309	3	0.8	0.17%
Luton	East of England	84,318	461	253	69	139	0	3.0	0.38%
Peterborough	East of England	91,740	421	19	269	131	2	0.2	0.31%
Bradford	Yorkshire and The Humber	224,837	480	211	75	194	0	0.9	0.13%
North Yorkshire	Yorkshire and The Humber	311,482	640	20	261	359	0	0.1	0.09%
Bournemouth, Christchurch and Poole	South West	189,702	397	71	182	141	3	0.4	0.13%
Buckinghamshire	South East	240,719	839	49	201	583	6	0.2	0.10%
Cardiff	Wales	159,300	439	93	155	188	3	0.6	0.16%
Newcastle upon Tyne	North East	133,781	512	59	187	263	3	0.4	0.18%
Reading	South East	75,745	293	124	81	88	0	1.6	0.27%
Windsor and Maidenhead	South East	67,066	326	25	155	145	1	0.4	0.27%
Cambridge	East of England	58,641	310	22	158	114	16	0.4	0.31%
North Northamptonshire	East Midlands	162,513	378	16	162	200	0	0.1	0.11%
Milton Keynes	South East	127,003	415	19	155	236	5	0.1	0.14%
Cornwall	South West	295,720	467	35	133	299	0	0.1	0.06%
Rochdale	North West	98,419	309	1	165	140	3	0.0	0.17%
Sefton	North West	133,194	273	31	135	104	3	0.2	0.12%
Elmbridge	South East	60,815	266	13	151	102	0	0.2	0.27%
Wirral	North West	153,370	269	33	131	103	2	0.2	0.11%
Kingston upon Hull, City of	Yorkshire and The Humber	125,279	247	14	144	87	2	0.1	0.13%
Bolton	North West	128,728	338	22	133	170	13	0.2	0.12%
Cheshire West and Chester	North West	167,820	419	21	125	273	0	0.1	0.09%
Runnymede	South East	38,904	244	14	132	98	0	0.4	0.38%
Somerset	South West	274,369	417	15	129	273	0	0.1	0.05%
Oxford	South East	60,527	219	20	120	78	1	0.3	0.23%
Trafford	North West	103,295	366	57	81	223	5	0.6	0.13%
Wigan	North West	154,130	386	17	117	248	4	0.1	0.09%
Arun	South East	80,584	183	64	69	49	1	0.8	0.17%
Exeter	South West	58,074	189	9	119	60	1	0.2	0.22%
West Northamptonshire	East Midlands	187,802	404	18	109	277	0	0.1	0.07%

3. Country of incorporation, top 40 (all 91,109 overseas-company titles)

Country where the company is incorporated	Titles	% of titles	Flats	Houses (address-based)	Other	Multi	Freehold	Leasehold	Price paid on titles
Jersey	24,077	26.4%	2,925	7,588	13,406	158	15,659	8,418	£61,465m

Country where the company is incorporated	Titles	% of titles	Flats	Houses (address-based)	Other	Multi	Freehold	Leasehold	Price paid on titles
British Virgin Islands	18,795	20.6%	7,403	5,874	5,305	213	7,731	11,064	£20,076m
Guernsey	12,204	13.4%	2,158	4,213	5,732	101	8,250	3,954	£9,478m
Isle of Man	9,825	10.8%	2,169	3,465	4,139	52	5,885	3,940	£7,686m
Singapore	2,110	2.3%	359	117	1,626	8	1,602	508	£1,257m
Gibraltar	1,824	2.0%	352	778	681	13	1,173	651	£1,187m
Luxembourg	1,733	1.9%	129	482	1,099	23	1,166	567	£11,765m
Hong Kong	1,648	1.8%	812	365	458	13	373	1,275	£990m
Ireland	1,346	1.5%	515	389	434	8	506	840	£412m
Cayman Islands	1,300	1.4%	253	416	605	26	468	832	£1,549m
Seychelles	1,239	1.4%	344	529	356	10	688	551	£476m
Netherlands	1,163	1.3%	148	129	883	3	231	932	£1,445m
Cyprus	1,151	1.3%	458	399	272	22	455	696	£665m
Panama	1,049	1.2%	404	351	281	13	436	613	£274m
Bahamas	833	0.9%	203	325	300	5	454	379	£380m
Australia	778	0.9%	340	195	240	3	203	575	£174m
Germany	513	0.6%	50	102	351	10	223	290	£1,117m
Delaware, USA.	508	0.6%	91	146	267	4	301	207	£953m
Mauritius	446	0.5%	165	150	127	4	218	228	£226m
Liechtenstein	442	0.5%	68	193	177	4	307	135	£340m
United Arab Emirates	441	0.5%	213	108	117	3	142	299	£193m
USA.	426	0.5%	101	86	233	6	183	243	£216m
Switzerland	398	0.4%	130	127	133	8	179	219	£760m
Bermuda	375	0.4%	29	126	215	5	274	101	£505m
France	368	0.4%	53	105	209	1	207	161	£1,894m
Belize	340	0.4%	94	141	104	1	155	185	£69m
Liberia	291	0.3%	114	80	92	5	85	206	£85m
Japan	276	0.3%	92	111	70	3	93	183	£343m
Italy	266	0.3%	151	65	48	2	53	213	£219m
Malaysia	255	0.3%	90	48	116	1	110	145	£81m
Saudi Arabia	249	0.3%	26	12	211	0	215	34	£13m
Denmark	248	0.3%	15	60	172	1	147	101	£214m
Anguilla	210	0.2%	78	73	57	2	79	131	£104m
New York, USA.	197	0.2%	54	44	98	1	22	175	£25m
St Kitts and Nevis	182	0.2%	46	72	62	2	106	76	£51m
Nigeria	162	0.2%	72	73	15	2	51	111	£52m
Turks and Caicos Islands	162	0.2%	63	58	37	4	74	88	£43m
Dubai	161	0.2%	70	31	60	0	66	95	£36m
Israel	159	0.2%	86	45	28	0	46	113	£57m
Marshall Islands	156	0.2%	75	52	29	0	56	100	£82m

4. Year the current overseas proprietor was added to the register, 1999 to 2026

This is the year the company now on the title was registered as owner. Titles sold on since then have left the file, so the series describes current holdings by year acquired, not purchases per year. 2026 covers January to September.

Year added	Flats	Houses (address-based)	Flats + houses	All titles
1999	148	360	508	832
2000	162	400	562	1,045

Year added	Flats	Houses (address-based)	Flats + houses	All titles
2001	164	394	558	976
2002	195	401	596	1,116
2003	195	516	711	1,192
2004	317	486	803	1,298
2005	396	879	1,275	2,116
2006	404	865	1,269	2,351
2007	807	931	1,738	3,014
2008	674	749	1,423	3,379
2009	648	1,006	1,654	2,486
2010	658	1,000	1,658	2,727
2011	849	908	1,757	2,966
2012	887	1,028	1,915	4,199
2013	827	1,133	1,960	3,812
2014	1,410	1,142	2,552	4,050
2015	1,047	1,623	2,670	4,876
2016	1,638	1,658	3,296	5,984
2017	1,750	2,203	3,953	6,601
2018	1,127	1,850	2,977	5,524
2019	1,515	1,912	3,427	5,792
2020	971	825	1,796	3,278
2021	1,153	1,061	2,214	4,197
2022	1,090	843	1,933	3,677
2023	977	887	1,864	3,429
2024	914	1,014	1,928	4,245
2025	608	1,397	2,005	3,218
2026	232	81	313	441

5. The 50 overseas companies holding most flats and houses

Proprietor as recorded	Incorporated in	Flats + houses	Flats	Houses (address-based)	Other	All titles	Freehold	Leasehold
Abacus Land 4 Limited	Guernsey	652	171	481	609	1,271	1,081	190
Mrf Managing Trustee No 1 Limited	Jersey	561	18	543	52	613	574	39
Adriatic Land 3 Limited	Guernsey	436	88	348	433	880	786	94
Gkgh Sfr Propco 1 Limited	Jersey	351	2	349	7	358	358	0
Adriatic Land 5 Limited	Guernsey	313	29	284	125	440	395	45
Fenland Limited	Isle of Man	311	290	21	2	313	23	290
Homeselect Finance No 3 Limited	Jersey	282	120	162	51	334	90	244
Get Living Group Middlewood Locks I 175 Co Limited	British Virgin Islands	277	256	21	68	345	0	345
Henley Secure Income Property Managing Trustee Limited	Jersey	276	21	255	59	337	308	29
Marindelland Estates Jersey Limited	Jersey	264	0	264	0	264	264	0
Tribeca Square Raglan and Tantallon House 175 Co Limited	British Virgin Islands	263	263	0	0	263	0	263
Castle New Tower Holdings Limited	Jersey	235	8	227	35	270	270	0
Stonegate Pub Company Limited	Cayman Islands	220	18	202	293	522	111	411
Tonia Investments Limited	Isle of Man	186	186	0	1	187	0	187
Cashalstone Developments Limited	Ireland	181	104	77	2	183	2	181
Adriatic Land 11 Limited	Guernsey	180	108	72	249	433	408	25

Proprietor as recorded	Incorporated in	Flats + houses	Flats	Houses (address-based)	Other	All titles	Freehold	Leasehold
Pegasi Limited	Guernsey	177	174	3	13	190	11	179
L1 UK Property Nominee A1 Pty Ltd	Australia	175	165	10	105	280	8	272
Shard Place Apartments Limited	Jersey	173	173	0	0	173	0	173
Abacus Land 1 Holdco 1 Limited	Jersey	158	13	145	353	514	484	30
Link Holdings Gibraltar Limited	Gibraltar	147	1	146	91	239	237	2
Samsop Property Investment Limited	United Arab Emirates	142	96	46	6	148	27	121
Ssre Investment 8 Limited	Guernsey	130	130	0	0	130	0	130
Anderton Estate Investments Limited	Jersey	128	0	128	0	128	128	0
Landco Properties Limited	Jersey	123	123	0	2	125	0	125
Tribeca Square Mawes House 175 Co Limited	British Virgin Islands	111	111	0	0	111	0	111
Stirling Assets Limited	Guernsey	110	35	75	22	132	25	107
Mount Eden Land Limited	Guernsey	104	2	102	52	156	155	1
Pennine Trustees Limited	Jersey	102	97	5	8	120	0	120
Regency Heights Trustee 1 Limited	Jersey	102	102	0	0	102	0	102
East Midlands Properties Limited	Isle of Man	99	99	0	0	99	0	99
Adriatic Land 8 Limited	Guernsey	98	14	84	56	155	146	9
Reticent Holdings Limited	Jersey	95	8	87	23	125	78	47
Retirement Housing Management Isle of Man Limited	Isle of Man	94	68	26	3	98	0	98
Retirement Housing Management Guernsey Limited	Guernsey	93	50	43	1	94	0	94
Arat Investments Limited	Guernsey	93	5	88	48	141	138	3
Millharbour Investments Limited	Isle of Man	93	0	93	26	119	0	119
Tmn Real Estate Limited	Guernsey	90	29	61	19	109	26	83
Tavern Propco Limited	Jersey	89	4	85	85	174	163	11
Trikomo Limited	Jersey	89	89	0	0	89	0	89
Al Naimi Real Estate Three Limited	British Virgin Islands	82	82	0	0	82	0	82
Rose Management Company Limited	Jersey	80	80	0	2	82	0	82
Ssre Investment 11 Limited	Guernsey	79	79	0	0	79	0	79
Oh Na Real Estate Company Limited	British Virgin Islands	77	76	1	24	101	1	100
Arragon Jaguars Limited	Isle of Man	77	5	72	41	118	118	0
Foxlow Limited	British Virgin Islands	75	2	73	35	110	109	1
Adriatic Land 7 Limited	Guernsey	75	15	60	77	161	139	22
Shalimar Investments Limited	Isle of Man	73	1	72	8	81	80	1
Suzuyo Kosan Co Ltd	Japan	72	10	62	7	79	64	15
Sustainable Communities UK Limited	Guernsey	71	0	71	5	76	76	0

6. Match to the Register of Overseas Entities and its beneficial owners

	Measure	Titles	% of OCOD titles
Proprietor's registration number is an OE number		0	0.0%
Matched to a registered overseas entity by exact normalised name		73,698	80.9%
Not matched to any registered overseas entity		17,411	19.1%
of which proprietor added on or after 1 January 1999		16,899	18.5%
Matched, and the entity has at least one current beneficial-owner record		66,657	73.2%
of which no beneficial owner is a named individual (corporate, legal person or protected)		29,185	32.0%
Titles where a named individual beneficial owner is public		37,472	41.1%
Distinct registered overseas entities matched		20,294	

	Measure	Titles	% of OCOD titles
of which with beneficial-owner records		18,506	
Beneficial owners by nationality (individuals, first-listed nationality) or by country of the corporate owner, with each matched title split equally among its entity's current beneficial owners. Top 40.			
	Beneficial owner: nationality, or CORPORATE: country		Title-weighted count
British			16,238
CORPORATE: Jersey			10,852
CORPORATE: United Kingdom			5,374
CORPORATE: Guernsey			2,926
CORPORATE: Isle of Man			2,120
American			2,079
CORPORATE: England			1,697
Saudi Arabian			1,373
CORPORATE: Switzerland			1,140
Irish			1,080
CORPORATE: United States			1,062
CORPORATE: Gibraltar			1,001
Chinese			879
Cypriot			793
Hong Konger			781
South African			676
Indian			665
CORPORATE: France			558
Kuwaiti			543
Canadian			533
Singaporean			525
Israeli			523
Emirati			511
Malaysian			497
Nigerian			448
Australian			407
CORPORATE: Mauritius			370
Italian			345
CORPORATE: Australia			340
CORPORATE: Virgin Islands, British			328
Kittitian			322
French			318
Qatari			310
German			288
Swiss			287
Greek			262
English			253
Thai			240
Japanese			238
Bahraini			232

The 25 proprietors with most titles added since 1999 whose name does not match any registered overseas entity. A non-match is not proof of non-registration: the entity may have registered under a different spelling or a new name, or may hold the land in a way the Act does not cover.

	Proprietor as recorded	Incorporated in	Unmatched titles added 1999 or later
Profitable Plots Pte Ltd		Singapore	1,193
Westminster Bridge London (Real Estate) B.V.		Netherlands	568
Fenland Limited		Isle of Man	313
Profitable Plots Pte Limited		Singapore	142
Retirement Housing Management (Guernsey) Limited		Guernsey	94
Vendereso Corporation Limited		Cyprus	93
The Komoto Group Limited		Jersey	69
Miller Ross Developments Limited		Ireland	68
Butterfield Bank (Guernsey) Limited		Guernsey	64
Aldgate Property Limited		Ireland	62
The Komoto Group Limited		Liberia	55
Pumphouse Investment Limited		British Virgin Islands	53
Centurion Investments (Js Iii) Limited		Jersey	48
Due West Limited		Cayman Islands	47
County Hall Hotel Holdings B.V.		Netherlands	46
Aviva Life & Pensions Ireland Designated Activity Company		Ireland	43
Centurion Investments (Js V) Limited		Jersey	42
L1 UK Property Nominee 2a1 Pty Limited		Australia	42
Aqua Trust Company Limited		Jersey	41
Ftsi UK Lux Propco li, S.A.R.L.		Luxembourg	41
Medicx Properties V Limited		Guernsey	40
The Gas Transportation Company Limited		Guernsey	39
Dbt Services Limited		British Virgin Islands	38
Consolidated General Investment Corporation		Panama	37
Takamul Economical Solutions		Saudi Arabia	37

7. How good is the address reading? Check against Price Paid Data

Each title was joined to the Price Paid Data by postcode and house number (and flat number), taking the most recent sale since 2015. The Price Paid Data records the property type at sale: F flat or maisonette, D/S/T detached, semi-detached or terraced house, O other. Only titles that sold since 2015 can be checked.

Address class	Titles	Checked against a sale	Sale says flat (F)	Sale says house (D/S/T)	Sale says other (O)	Flat share of checked	House share	Other share
flat	21,948	8,126	7,583	74	469	93.3%	0.9%	5.8%
house	28,577	7,367	706	3,208	3,453	9.6%	43.5%	46.9%
multiple	758	153	101	10	42	66.0%	6.5%	27.5%
other	39,826	3,540	438	785	2,317	12.4%	22.2%	65.5%
ALL	91,109	19,186	8,828	4,077	6,281	46.0%	21.2%	32.7%

8. UK companies and corporate bodies (CCOD): who holds the homes

Proprietorship category	Titles	Flats	Houses (address-based)	Other	Multi	Freehold	Leasehold	Flats + houses
Limited company / PLC	2,917,067	238,467	1,230,577	1,437,588	10,435	1,897,882	1,019,185	1,469,044
Housing association / registered society / charity	555,355	32,652	341,057	179,417	2,229	466,669	88,686	373,709
Local authority	646,748	6,858	167,265	469,751	2,874	606,665	40,083	174,123
Corporate body	251,822	6,500	65,329	178,997	996	193,094	58,728	71,829
LLP	89,855	4,539	14,922	70,146	248	16,856	72,999	19,461

The 40 UK proprietors with most flats and houses by address. British Telecommunications plc appears because exchanges and plant carry ordinary street numbers; it is not a residential landlord.

Proprietor as recorded	Category	Flats + houses	Flats	Houses (address-based)	Other	All titles	Freehold	Leasehold
Wallace Estates Limited	Limited Company or Public Limited Company	19,342	138	19,204	2,726	22,092	21,634	458
Tapestart Limited	Limited Company or Public Limited Company	17,177	173	17,004	2,631	20,023	12,817	7,206
London Quadrant Housing Trust	Registered Society (Corporate Body)	15,971	2,980	12,991	4,341	20,417	15,601	4,816
Clarion Housing Association Limited	Community Benefit Society (Company)	15,436	1,380	14,056	5,580	21,075	17,822	3,253
British Telecommunications PLC	Limited Company or Public Limited Company	11,840	17	11,823	1,811	13,728	4,503	9,225
Fairhold Huddersfield Limited	Limited Company or Public Limited Company	11,772	85	11,687	1,172	12,968	12,449	519
The Guinness Partnership Limited	Registered Society (Company)	9,837	692	9,145	3,703	13,589	10,962	2,627
Sanctuary Housing Association	Industrial and Provident Society (Corporate Body)	9,507	332	9,175	4,326	13,912	12,828	1,084
The City Council of Bristol	Local Authority	9,479	104	9,375	4,649	14,145	13,889	256
Notting Hill Genesis	Community Benefit Society (Corporate Body)	8,974	1,366	7,608	1,704	10,724	7,630	3,094
Sovereign Network Group	Community Benefit Society (Corporate Body)	8,861	1,207	7,654	5,044	13,958	11,732	2,226
Peabody Trust	Community Benefit Society (Corporate Body)	8,675	1,115	7,560	3,486	12,216	9,805	2,411
Midland Heart Limited	Limited Company or Public Limited Company	8,384	264	8,120	1,806	10,218	9,288	930
Flagship Housing Limited	Registered Society (Company)	8,262	134	8,128	2,963	11,231	11,049	182
Shenstone Properties Limited	Limited Company or Public Limited Company	8,104	91	8,013	1,188	9,299	9,143	156
Heylo Housing Registered Provider Limited	Limited Company or Public Limited Company	8,103	857	7,246	195	8,299	1	8,298
The Riverside Group Limited	Industrial and Provident Society (Company)	7,692	897	6,795	3,405	11,176	8,787	2,389
Chime Properties Limited	Limited Company or Public Limited Company	7,178	33	7,145	2,131	9,314	9,028	286
Southern Housing	Community Benefit Society (Corporate Body)	6,910	1,428	5,482	2,789	9,737	7,602	2,135
Metropolitan Housing Trust Limited	Registered Society (Company)	6,659	1,975	4,684	2,247	8,922	6,293	2,629
Bromford Housing Association Limited	Community Benefit Society (Company)	6,644	190	6,454	3,106	9,761	9,265	496
Places For People Homes Limited	Registered Society (Company)	6,403	922	5,481	2,638	9,102	5,991	3,111
Amplius Living	Community Benefit Society (Corporate Body)	5,955	166	5,789	2,501	8,468	8,079	389
Gatehouse Bank PLC	Limited Company or Public Limited Company	5,923	1,811	4,112	349	6,290	3,580	2,710
Places For People Living Limited	Registered Society (Company)	5,720	395	5,325	2,271	8,016	6,745	1,271
Trivallis Limited	Registered Society (Company)	5,586	49	5,537	644	6,232	6,217	15
Home Group Limited	Registered Society (Company)	5,473	483	4,990	2,885	8,377	7,041	1,336
The Wrekin Housing Group Limited	Community Benefit Society (Company)	5,430	53	5,377	1,538	6,968	6,798	170
Countrywide Tax Trust Corporation Ltd	Limited Company or Public Limited Company	5,341	75	5,266	299	5,641	5,614	27
Carmarthenshire County Council	Local Authority	5,278	56	5,222	3,093	8,378	8,317	61
Platform Housing Limited	Community Benefit Society (Company)	5,274	197	5,077	2,774	8,070	7,782	288
Birmingham City Council	Local Authority	5,218	96	5,122	6,844	12,121	11,402	719
Morgoed Estates Limited	Limited Company or Public Limited Company	5,040	43	4,997	1,720	6,835	6,138	697
Cross Keys Homes Limited	Community Benefit Society (Company)	4,861	33	4,828	1,662	6,525	6,359	166
Hh No 2 Limited	Limited Company or Public Limited Company	4,843	418	4,425	190	5,033	4,172	861
Moat Homes Limited	Industrial and Provident Society (Company)	4,823	546	4,277	1,667	6,504	5,089	1,415
Great Places Housing Association	Registered Society (Corporate Body)	4,671	261	4,410	1,509	6,237	4,068	2,169
Basildon Borough Council	Local Authority	4,452	10	4,442	2,101	6,553	6,444	109
Bpha Limited	Industrial and Provident Society (Company)	4,333	133	4,200	1,988	6,323	5,911	412
Yorkshire Housing Limited	Industrial and Provident Society (Company)	4,219	165	4,054	1,348	5,575	5,195	380

Freehold titles that carry a schedule of addresses (whole blocks or estates): the proprietors with most such titles.

	UK proprietor	Block freehold titles	All titles
Golding Homes Limited		188	571
Watford Community Housing Trust		128	1,021
The Borough Council of Sandwell		100	7,874

	UK proprietor	Block freehold titles	All titles	
The Dartford Borough Council		88	587	
London Quadrant Housing Trust		82	20,417	
The Mayor and Burgesses of the London Borough of Hackney		68	4,232	
Canterbury City Council		61	1,102	
Dover District Council		53	772	
St Helens Borough Council		53	2,297	
The Mayor and Burgesses of the London Borough of Tower Hamlets		47	3,039	
Transport For London		44	7,877	
London Underground Limited		44	2,745	
Paragon Asra Housing Limited		43	4,556	
Peabody Trust		43	12,216	
The Mayor and Burgesses of the London Borough of Haringey		42	2,792	
The Mayor and Burgesses of the London Borough of Southwark		41	3,371	
The Mayor and Burgesses of the London Borough of Brent		41	3,004	
Clarion Housing Association Limited		40	21,075	
Notting Hill Genesis		39	10,724	
The Mayor and Burgesses of the London Borough of Lewisham		39	2,090	
	Overseas proprietor	Incorporated in	Block freehold titles	All titles
Adriatic Land 7 Limited		Guernsey	9	161
Adriatic Land 3 Limited		Guernsey	6	880
Tele Lands Improvement Limited		British Virgin Islands	6	21
Abacus Land 4 Limited		Guernsey	5	1,271
Adriatic Land 5 Limited		Guernsey	2	440
Abacus Land 1 Holdco 1 Limited		Jersey	2	514
Adriatic Land 11 Limited		Guernsey	2	433
Adriatic Land 12 Limited		Guernsey	2	116
Adriatic Land 9 Limited		Guernsey	2	137
Dagwood Properties Limited		Samoa	1	6
Affinity Trust Limited		Jersey	1	32
Bnp Paribas Depositary Services Jersey Limited		Jersey	1	341
Rimston Limited		British Virgin Islands	1	16
Minamax Limited		British Virgin Islands	1	16
Bolnore Limited		Jersey	1	13

9. Method

Address reading: a title whose address holds a schedule of addresses is "multi"; an address containing land, plot, car park, parking, garage, store, roof, airspace, substation and similar words is "other"; one containing flat, apartment, maisonette, penthouse, studio, bedsit, duplex or a floor reference is a flat; one containing unit, industrial, retail, shop, office, hotel, public house, farm, warehouse, works, school, church, hospital, care home, station, centre, building, block, student or serviced is "other"; number ranges and "part of" are "other"; a house word (house, cottage, bungalow, lodge, villa, barn, mews), a plain numbered street address or a named property is a house. Street names that contain such words (Station Road, Mill Lane, Church Street) are masked first. The check in section 7 shows the flat reading is right 93 times in 100 among titles that have sold since 2015; the house reading is right fewer than half the time in the overseas file, because shops, offices and pubs also have street numbers, so address-based house counts are an upper bound. Location: postcode to local authority through the ONS postcode lookup (76% of overseas titles carry a postcode), otherwise the register's district name; 25 overseas titles could not be placed. Dwelling denominators: MHCLG Live Table 125 unrounded figures at 31 March 2025 (provisional) for England and the Welsh Government estimate for Wales. Register of Overseas Entities: the OCOD file carries no OE numbers, so entities were matched on exact normalised name against the 30,207 overseas entities in the Companies House snapshot; beneficial owners come from the daily persons-with-significant-control snapshot, current records only.