



# Private registered provider social housing stock in England - stock profile

## 2020-2021



Version 1.1 – December 2021

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# Introduction

**Private registered provider social housing stock in England - stock profile** provides details of stock owned by private registered providers (PRPs) in England. The analysis uses data collected through the Statistical Data Return (SDR), a self-reported census of stock owned and managed by each PRP.

This document is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on our data collection (SDR) and cleansing processes; key limitations with the data and provide additional context for the statistics presented.

Additional tables, data and tools, allowing for the interrogation of the data at both a PRP and geographical level, are also available.

## Coverage

These statistics provide information on social housing owned and managed by PRPs on 31 March each year. Unless otherwise stated, all figures in this document refer to stock located in England. The definitions used within the release are consistent with the way data was collected each year. The term unit used in this release includes self-contained units and non-self-contained bedspaces.

## National Statistics status

These statistics are considered by the United Kingdom Statistics Authority (UKSA) regulatory arm (the Office for Statistics Regulation (OSR)) to have met the highest standards of trustworthiness, quality and public value, and are considered a national statistic. For more information see the **data quality and methodology note**.



## Key

The tabs to the left of the page provide the index for the note.



Provide information about key methodological considerations (see notes for more information).

T.X

Identify the table from which data is drawn. Tables are available from the 2021 data release page.

# Key facts

## 3.1 million units owned by private registered providers

Private registered providers of social housing (PRPs) reported owning 3,092,831 units on 31 March 2021 (including social and non-social tenures).

## 6% increase in low cost home ownership units

An additional 13,015 units of low cost home ownership (LCHO) were reported as owned by PRPs on 31 March 2021 compared to 2020. This increased the proportion of all owned stock reported as LCHO to 7% (from 6% in 2020).

## 1% increase in low cost rental stock

PRPs reported an increase of 15,616 low cost rental units between 2020 and 2021. This overall increase was driven by an 8% increase in Affordable Rent units.

## Smallest increase in low cost rental stock since 2014

The overall change in low cost rental units (+0.6%) is the lowest year-on-year percentage increase since 2014. This is likely to be due to the impact of the coronavirus pandemic on construction activity.



Figures based on weighted data. See **technical notes** for more information.

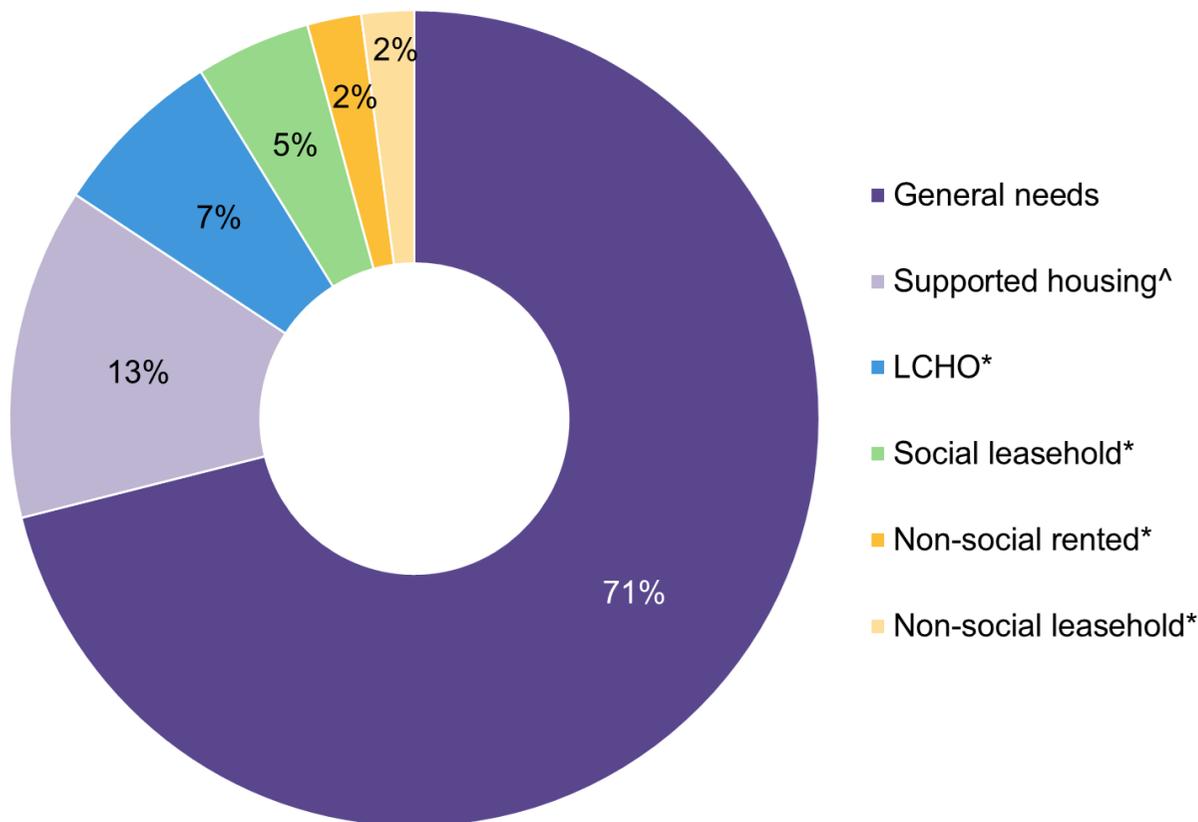
# Owned PRP stock in 2021

Nearly 3.1 million units owned by PRPs on 31 March 2021.

84% is low cost rental stock (including Affordable Rent).

13% is low cost rental supported housing (including Affordable Rent supported housing).

## Owned stock by type 2021



PRPs reported owning 3,092,831 units on 31 March 2021, a 1.5% increase since 31 March 2020. This is a slightly lower percentage increase than between 2019 and 2020 (1.7%).

In 2021 84% (2,605,341 units) were recorded as low cost rental (including general needs and supported housing and all Affordable Rent) compared to 85% (2,589,725 units) in 2020. The fall in the proportion of low cost rental units owned by PRPs (despite an increase in the number of units) is due to an increase in the proportion of stock categorised as low cost home ownership (LCHO) (7% in 2021 compared to 6% in 2020).

There were approximately 13,000 more LCHO units owned in 2021 compared to 2020.

! Categories marked \* may include units outside of England (expected to be <0.1% of total stock). <sup>^</sup>Supported housing includes housing for older people.

! Section based on weighted data.

T1.1

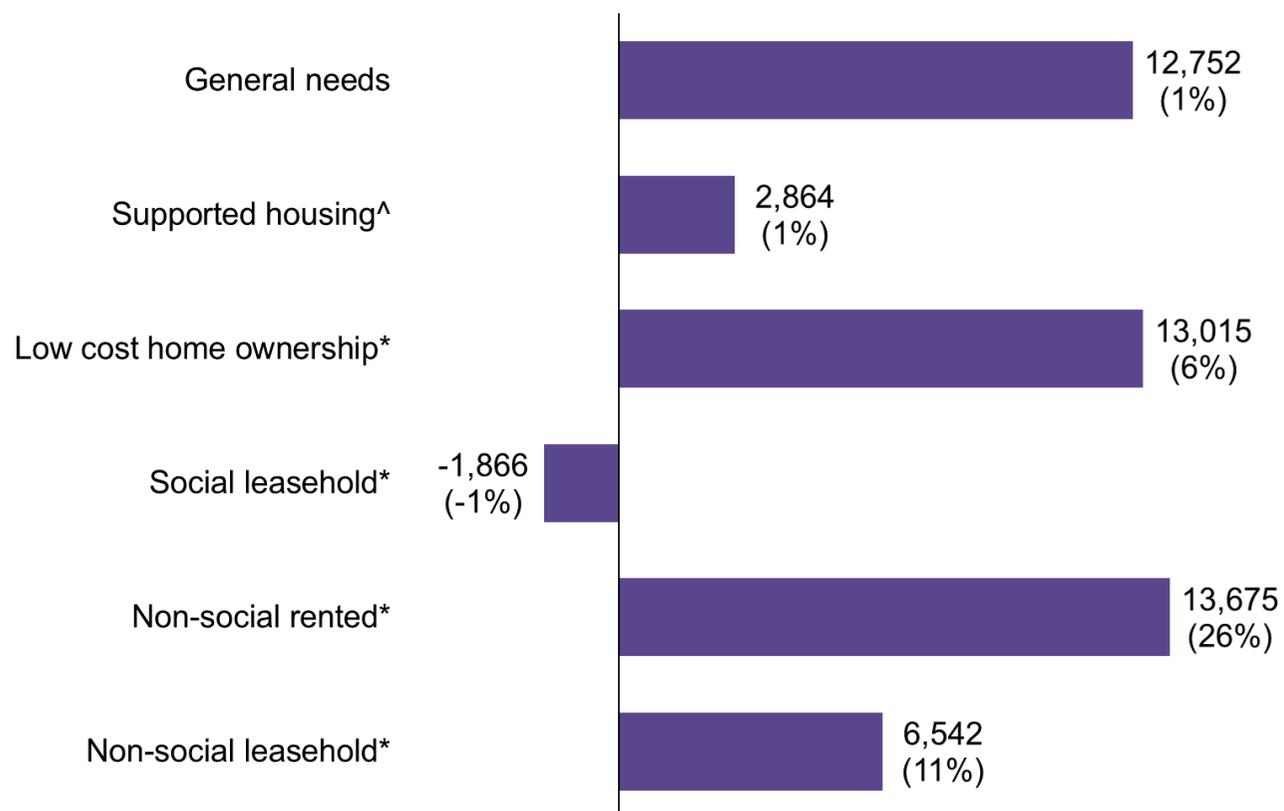
# Owned stock change since 2020

1% annual increase in total low cost rental stock owned (including Affordable Rent).

Low cost home ownership (LCHO) units owned increased by 6%.

Largest increase in non-social rented units owned (both number of units and percentage change).

## Change (%) by stock type 2020 to 2021



PRPs reported owning 3,092,831 units (across social and non-social stock types) in 2021 (46,982 more than in 2020).

The largest increase is seen in non-social rental units (13,675 or 26%). This has largely been driven by two PRPs who increased their total non-social rental stock from 3,073 units in 2020 to 13,227 in 2021. This included some stock which was reclassified from supported housing to non-social rental. Both these providers operate a specific lease based operating model and have been working with RSH to ensure appropriate stock classification.

The reduction in social leasehold and the increase in non-social leasehold are likely linked, with several PRPs in 2021 reporting social leasehold units being reclassified as non-social leasehold after stock reviews.

! Categories marked \* may include units outside of England (expected to be <0.1% of total stock). <sup>^</sup>Supported housing includes housing for older people.

! Section based on weighted data.

T1.2

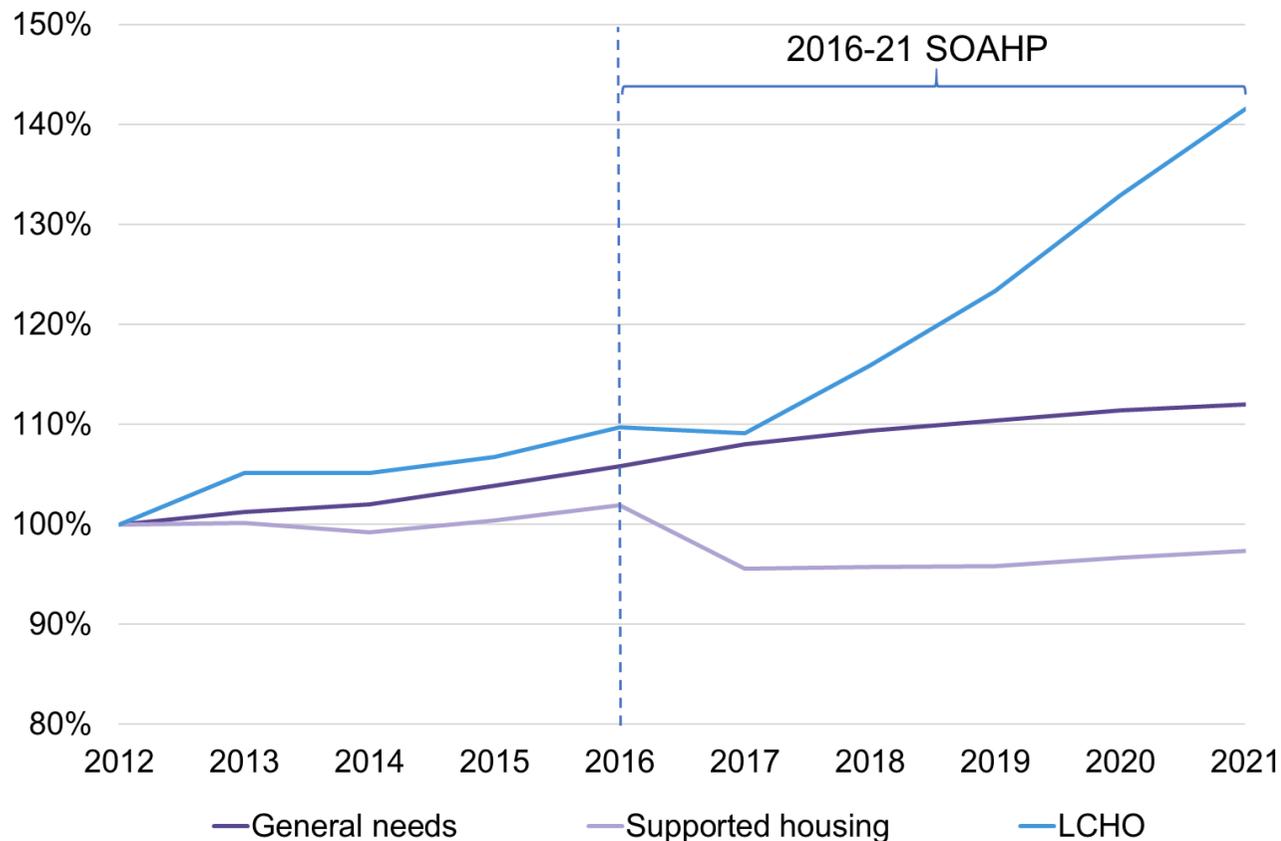
# Owned social stock change since 2012

42% increase in LCHO since 2012, with most of this increase since 2017.

12% increase in general needs low cost rental stock since 2012 (baseline in 2012 was 1.96m).

3% decrease in supported housing units since 2012 (baseline in 2012 was 417,542).

## Indexed social stock change 2012 to 2021 (2012=100)



The continued and steady increase in LCHO since 2017 is likely to be due to the focus of home ownership development in capital funding programmes, particularly the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP).

The reduction in owned supported housing seen between 2016 and 2017 is likely due to the reclassification of units following the implementation of the Welfare Reform and Work Act (WRWA) in 2016.

For more information see earlier releases and **technical notes**.

T1.3



Social leasehold stock is excluded.  
Affordable Rent units are included.



Section based on weighted data.

# Owned social stock location 2021

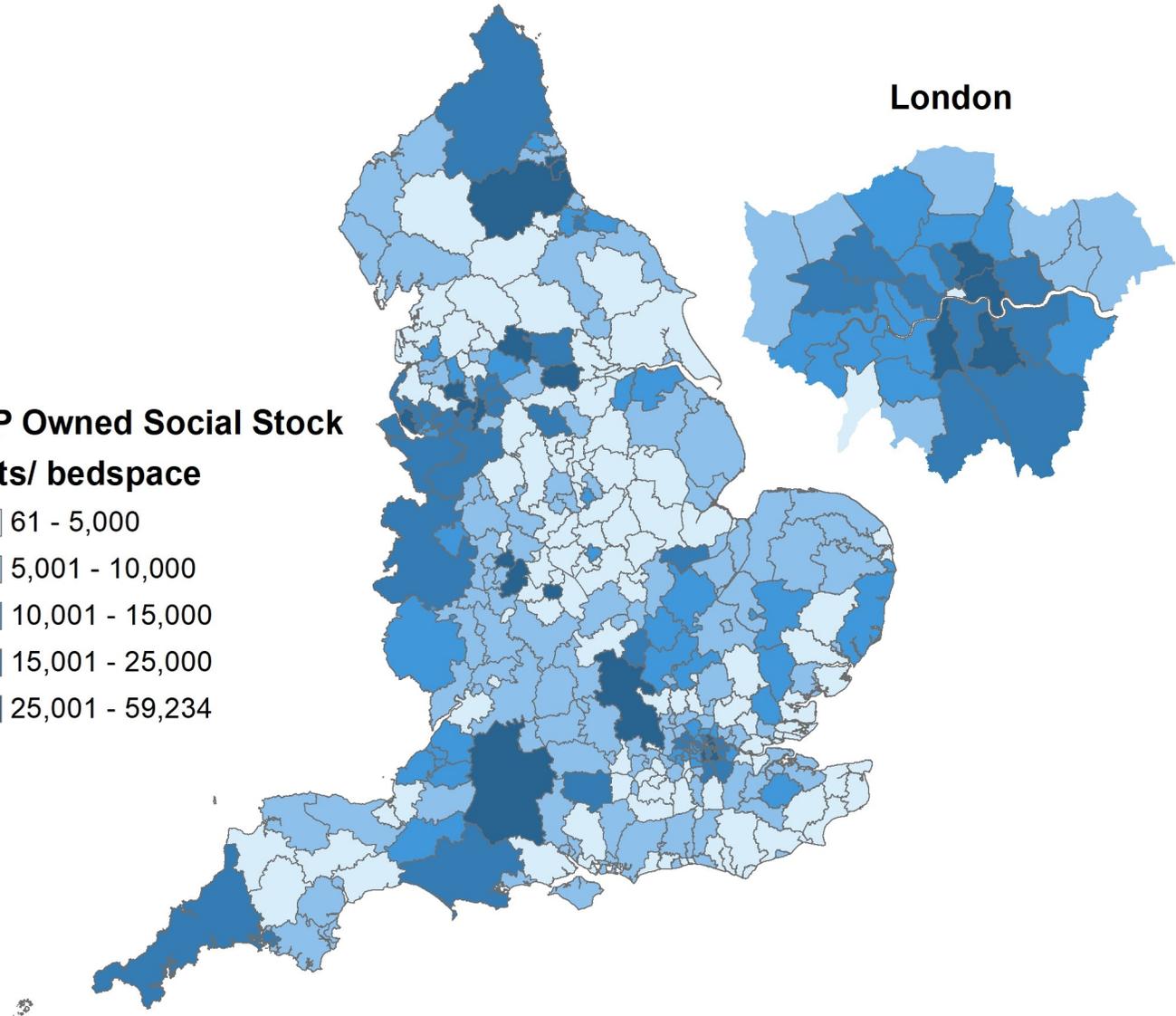
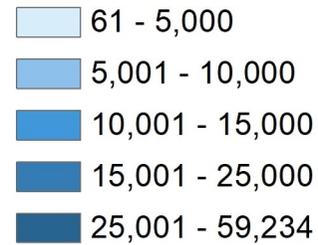
19% of PRP owned stock is located in the North West (524,902).

17% of PRP owned stock is in London.

The East Midlands has the fewest social units (163,946).

Most regions saw increases in social stock between 2020 and 2021 (0.5% to 1.7%). However, the West Midlands saw a very slight (0.1%) decrease (c.350 units); this being largely due to the reclassification of some supported housing as non-social rental.

## PRP Owned Social Stock Units/ bedspace



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Section based on weighted data.  
Excludes LCHO for small PRPs.

T1.4 -  
T1.6

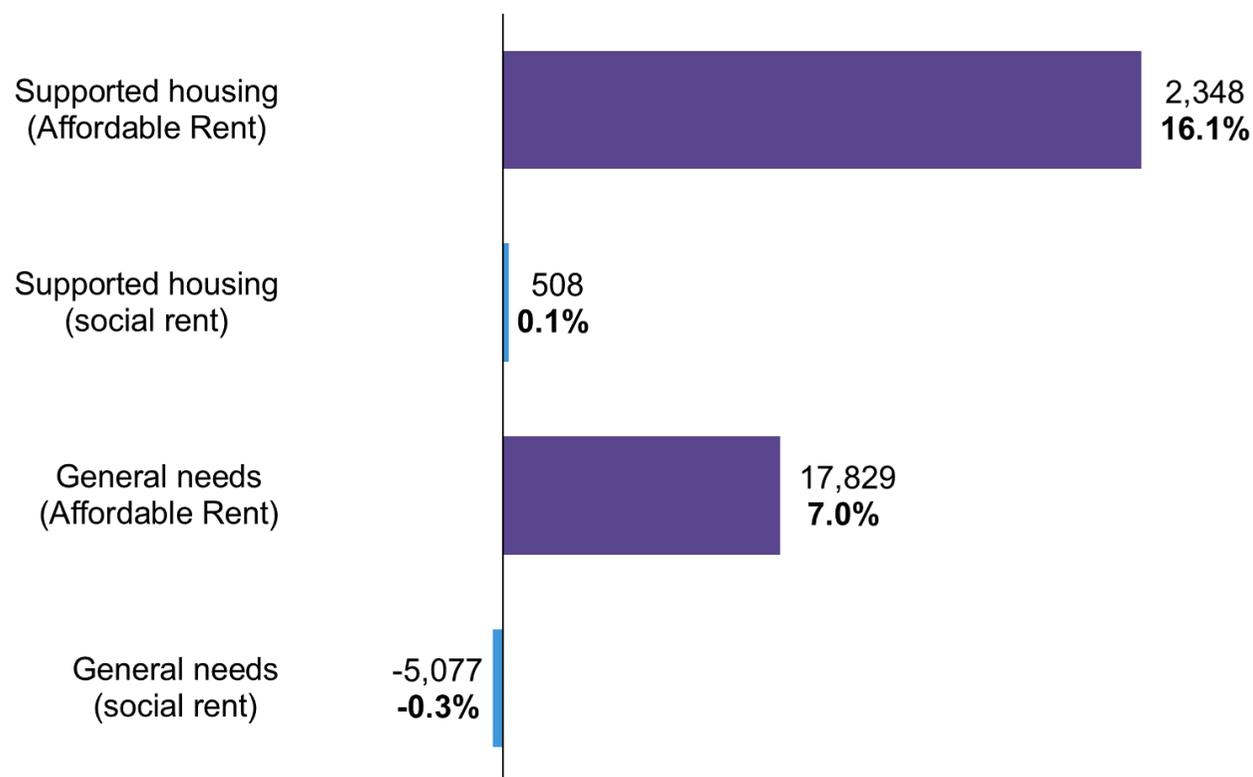
# Owned low cost rental stock changes

Low cost rental stock increase driven by increase in Affordable Rent.

General needs Affordable Rent units increased by 7%, while supported housing Affordable Rent units increased by 16%.

Very slight decrease (0.3%) in social rent general needs units.

## Owned low cost rental stock change 2020 to 2021 (England only)



PRPs saw an increase of 15,608 low cost rental units between 2020 and 2021. This growth was primarily driven by the net increase in general needs Affordable Rent units (increasing by 17,829) which offset the net reduction in general needs social rent units (-5,077). This net reduction is the result of additional units gained not fully replacing units lost through sales activity (including RTB) or other means in 2020/21.

The overall change in low cost rental units (+0.6%) is the lowest year-on-year percentage increase since 2014.

The profile of the change in low cost rental units is linked to prevailing policies and the funding available for development, which has focused on the provision of Affordable Rent. In 2021 there may have been some impact from the coronavirus pandemic due to an overall impact on the construction industry and a reduced output of new builds.

T1.7

 Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (+3 in 2020 and -5 in 2021).

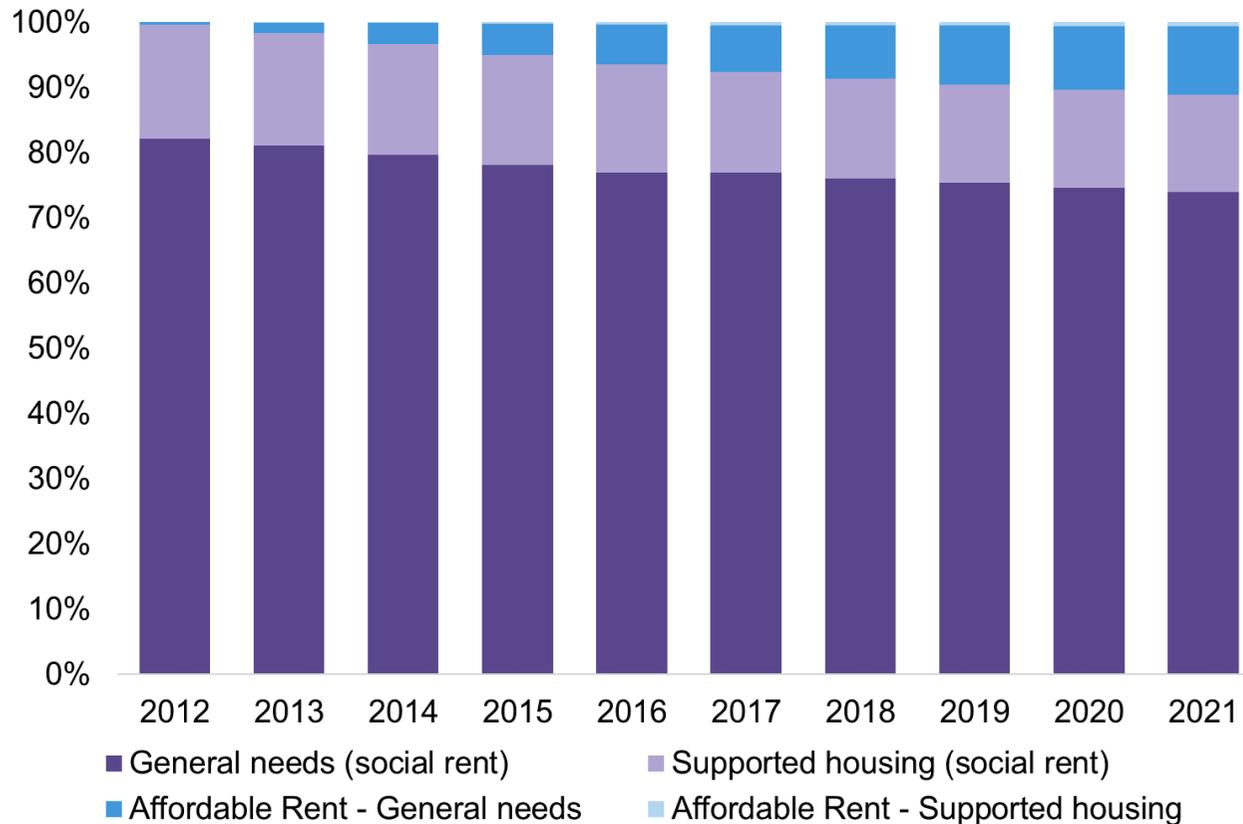
# Owned low cost rental stock change trend

The number of Affordable Rent units has increased year on year, accounting for 11% of all low cost rental units in 2021.

12% of general needs units were Affordable Rent in 2021 compared to 0.4% in 2012.

A decrease in the number of social rent units since 2012, has been offset by an increase in Affordable Rent units.

## Owned low cost rental stock change 2012 to 2021 (England only)



Since 2012 the number of low cost rental units owned by PRPs has increased by nearly 10%, with 225,193 more units in 2021 than in 2012.

This increase has been driven by the provision of Affordable Rent units. This increase (281,594 units) has offset a decrease in social rent units (-56,401). However, not all of this increase will have been the result of new supply; a proportion will have been the conversion of existing social rent units to Affordable Rent.

The profile of the change in low cost rental units is linked to prevailing policies and the funding available for development, which has focused on the provision of Affordable Rent.

For more information see earlier releases and **technical notes**.

T1.7a

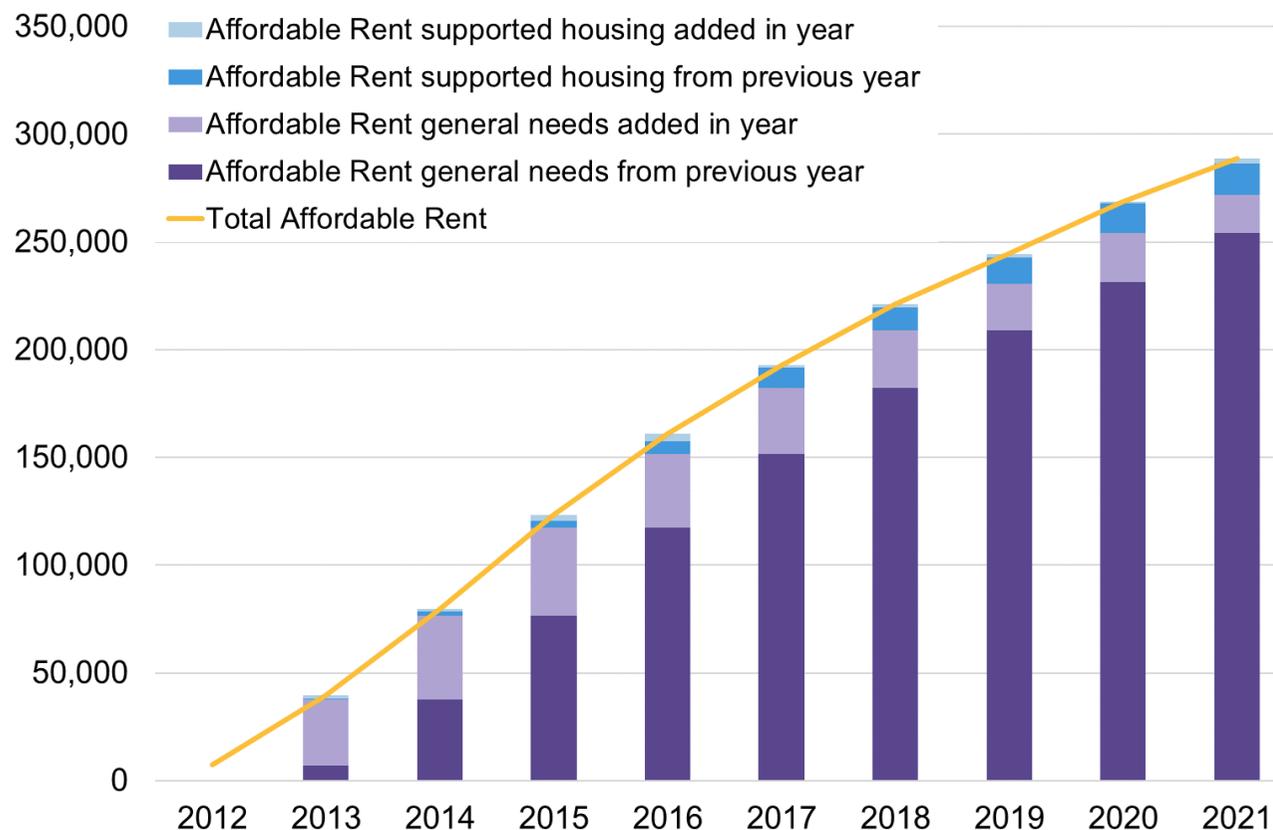
 Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (-5 in 2021).

# Owned Affordable Rent change

Affordable Rent units have increased by more than 280,000 units since 2012.

Fewer Affordable Rent units were added to the total Affordable Rent stock in 2021 than in any year since 2012.

## Affordable Rent stock per year 2012 to 2021 (England only)



The profile of change in Affordable Rent units is linked to prevailing policies and the funding available for development focusing on Affordable Rent.

Since 2012 an additional 281,594 Affordable Rent units (265,082 general needs and 16,512 supported housing) have been reported by PRPs.

In 2021 just over 20,000 units were added to the Affordable Rent total. This is the fewest units added in any year since 2012 and half that added in the peak years (2014 and 2015). While this reflects the overall reduction in the rate of growth since 2015, some of this reduction will be due to the coronavirus pandemic's impact on new build and procurement activity.

For more information see earlier releases and **technical notes**.



SDR data collection began in 2012. It is not possible to determine how much of the Affordable Rent stock was added in 2012 and how much was from 2011.

T1.8

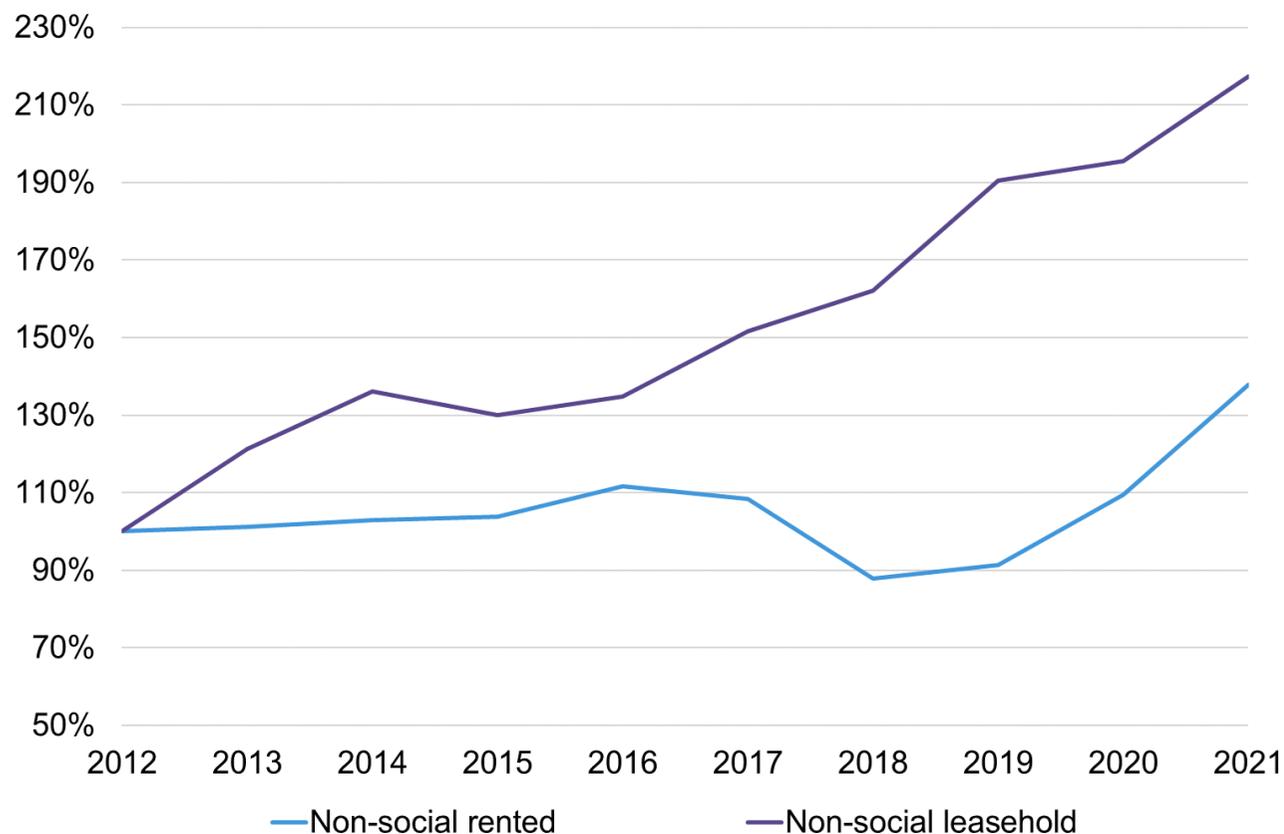
# Non-social stock change

118% increase in non-social leasehold stock since 2012 (baseline in 2012 was 29,891).

38% increase in non-social rented stock since 2012 (baseline in 2012 was 48,359).

A relatively sharp increase in the number of non-social rented units saw 13,675 units added in 2021.

## Indexed non-social stock change 2012 to 2021 (2012=100)



Non-social units represent a very small proportion of PRP owned stock (4%). However, this proportion has grown slightly from 3% in 2012.

The changes seen in non-social unit levels may represent stock movement within groups (from unregistered entities) as well as units new to the sector.

The increase in non-social rental has largely been driven by two providers who increased their total non-social rental stock from 3,073 units in 2020 to 13,227 in 2021. This included some stock which was reclassified from supported housing to non-social rental.

⚠ Figures on non-social stock should be viewed with caution. Data on non-social stock in the SDR is limited, only capturing stock held by the regulated entities. PRPs commonly undertake non-social housing activity through dedicated commercial subsidiaries or joint ventures which are not included in the SDR.

⚠ May include units outside of England (expected to be <0.1% of total stock).

T1.9

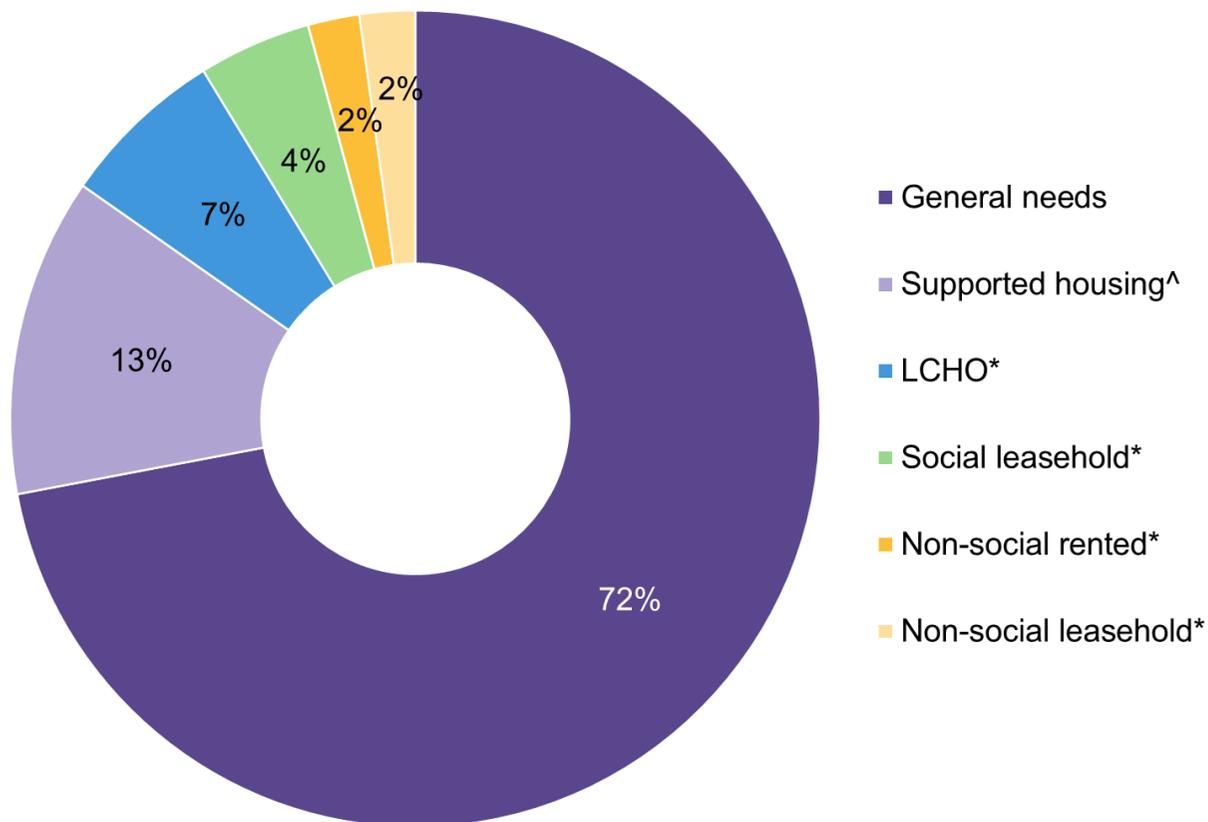
# Stock managed by PRPs in 2021

PRPs reported managing over 3.1 million units on 31 March 2021 (including social and non-social tenures).

85% of all stock managed by PRPs is recorded as low cost rental.

13% of all stock managed by PRPs is a form of supported housing.

## Managed stock by type 2021



PRPs reported managing 3,144,395 units/bedspaces on 31 March 2021. This includes both those they own and manage and those they manage on behalf of others.

Broadly, the division of managed stock matches that of owned stock, with the number of low cost home ownership (LCHO) units having increased proportionally in 2021 and now accounting for 7% of overall stock compared to 6% in 2020.

Low cost rental stock was the most prevalent, with 85% of all units in 2021 being categorised as a form of low cost rental (including social rent and Affordable Rent).

T1.10

! Categories marked \* may include units outside of England (expected to be <0.1% of total stock). ^Supported housing includes housing for older people.

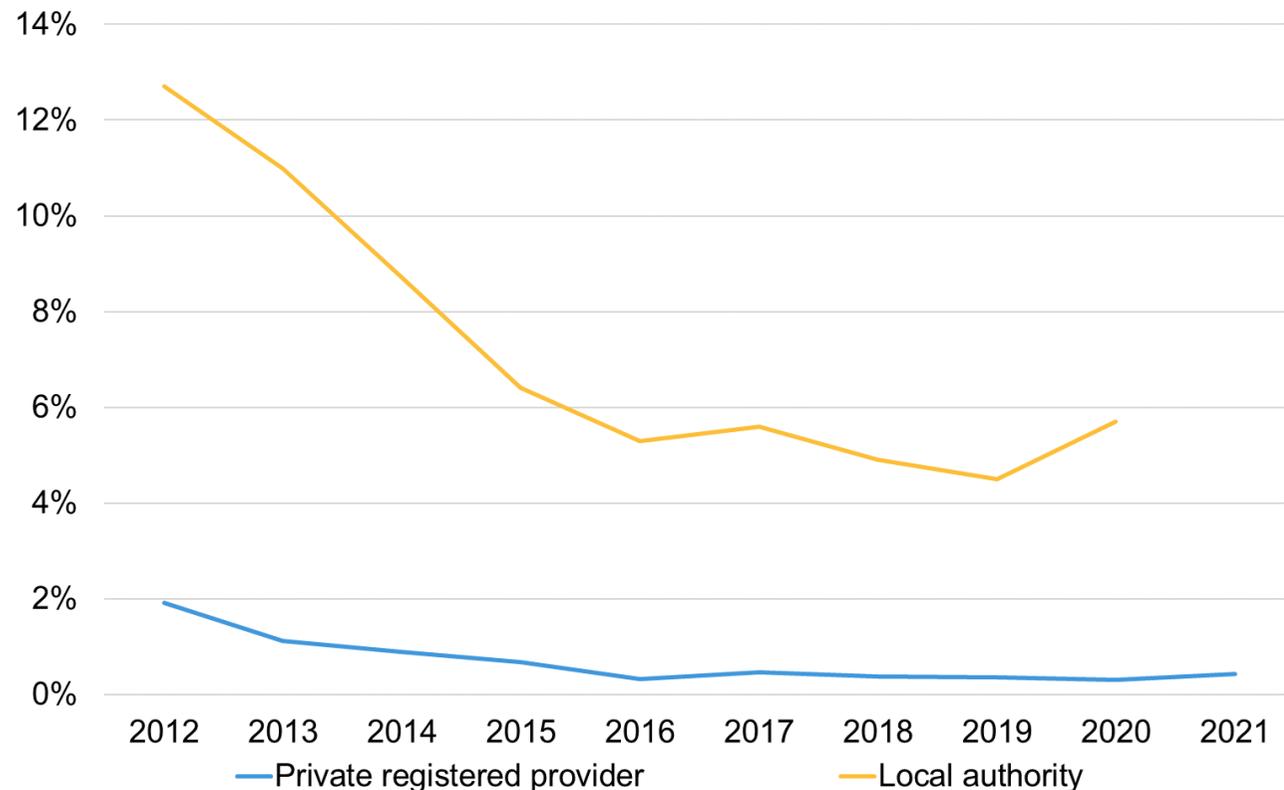
! Section based on weighted data.

# Stock condition

0.4% of low cost rental units reported as failing to meet the Decent Homes Standard in 2021.

Reported levels of non-decent PRP low cost rental stock have increased by 38% between 2020 and 2021 (from 7,907 to 10,927 failures).

## % Low cost rental stock failing to meet DHS 2012 to 2021



T1.11

PRPs reported 10,927 units failing to meet the Decent Homes Standard in 2021. The increase on 2020 levels (38%) is likely driven by providers undertaking stock condition surveys and reporting the findings in the SDR. Indeed, just over 2,000 additional failures were reported by a single provider as a direct result of this in 2021.

PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes (0.4% non-decent PRP stock compared to 6%<sup>R</sup> non-decent LA stock in 2020).

**LA data source: Local Authority Housing Statistics 2020 from live table 119.**

**!** Non-decent stock levels in the SDR are self-reported by PRPs. The accuracy of this data will be heavily influenced by the scope and frequency of stock condition surveys carried out by PRPs and may contain some extrapolation to fill data gaps. These factors will partially explain the different level of DHS non-compliance reported in the SDR and other data sets which employ different methodologies (such as the English Housing Survey).

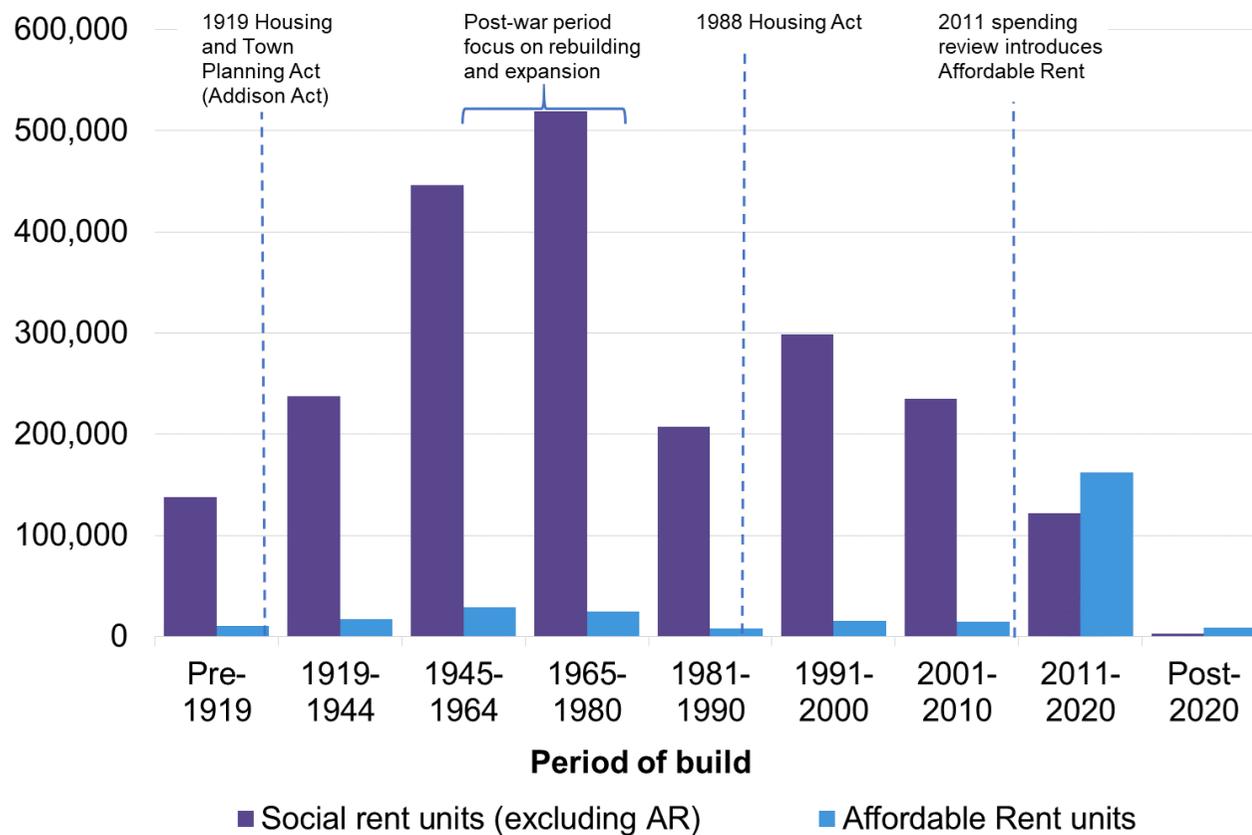
**!** PRP data is weighted. Some years of LA data have been revised in live table 119.

# Stock age

Most Affordable Rent units have been built since 2010, due to the way in which funding for this type of unit has been made available.

55% of social rent units owned by PRPs were built between 1919 and 1980.

## Build period of social rent and Affordable Rent units



T1.13

The building of social housing has fluctuated over the last 100 years, following government direction and funding subsidies.

The 2021 data suggests that a large number of units owned by PRPs in 2021 are those which were built between 1945 and 1980. This reflects the post-war focus on councils rebuilding units, expanding their provision and providing secure, affordable housing and the subsequent transfer of these units to PRPs.

Affordable Rent units are more likely to be built post-2010. Units of this type built earlier are almost exclusively the result of conversion activity.

! Period of build based on original property build date.

! Period of build are not consistent time ranges; some are longer than others.

! Social rent units for small providers are not included as data is not collected.

# Stock height

The majority of units (both Affordable Rent and social rent) are houses or bungalows (58% and 55% respectively).

Only 4% of low cost rental units in a block of six or more storeys (5% for Affordable Rent and 4% for social rent).

## Height of Affordable Rent and social rent units

Total low cost rental units



Affordable Rent units



Social rent units (excluding AR)



■ House or bungalow   ■ In a block of fewer than 6 storeys   ■ In a block of 6 or more storeys

The height distribution of units is relatively similar between Affordable Rent and social rent (excluding Affordable Rent) units.

Houses and bungalows make up the majority of units in both stock types (58% Affordable Rent and 55% social rent), with a combined 55% of stock being of this type.

Units in blocks of six or more storeys are least common, with just 4% (106,204) of combined low cost rental units being in blocks of this height.

Fewer low cost rental units were reported as being in blocks of six or more storeys in 2021 than in 2020 (-11,516). This was a 10% decrease in the number of units in blocks of this height.

There may be regional differences which are masked within these data as they are not collected on a geographic basis.

T1.14

! Social rent units for small providers are not included as data is not collected.

# Notes

## Background

These statistics are based on data gathered in the SDR survey. This survey collects data that we believe is included in the PRPs administrative or management systems. We consult with PRPs to ascertain which data items are present in systems and work to minimise the overall burden placed on data providers requesting data already collected.

We use the SDR data extensively as a source of administrative data to inform our operational approach to regulating the economic standards (see **data quality and methodology note** for more details). The United Kingdom Statistics Authority (UKSA) encourages public bodies to use administrative data for statistical purposes, as such, we publish these data annually.

## Governance of data and statistics at RSH

The statistician responsible for the publication of these statistics is also responsible for the SDR data collection and the cleansing of incoming SDR data; working with PRPs to directly address anomalies within the data submissions and producing the final data set and statistics.

All SDR data is stored and analysed within password-protected government secure networks and access to the sector level analysis work undertaken on the data is restricted until after publication (PRP level data is accessed by our staff as part of operational work). Further information on the data quality assurance processes employed by RSH is provided in **data quality and methodology note**.

Contact information submitted by PRPs in the Entity Level Information section is redacted within the release. This contact information is not publicly available. We hold no other administrative data that can be made available for use in statistics. However, we publish a range of summary data from other information collected. These are available from our website ([www.gov.uk/rsh](http://www.gov.uk/rsh)).

## Accounting for missing data

In 2014, following consideration of alternative methods and discussions with the National Statistician's Office and the then Department for Communities and Local Government - now Department for Levelling up, Housing and Communities (DHLUC), we selected weighting to account for the small proportion of missing data. The impact of weighting on data for the 2021 SDR is shown in the additional tables provided as part of this release. The overall effect of weighting on the final totals is relatively minor, which is as expected, given that small PRPs own a small proportion of stock and had a response rate of 94.2% in 2021.

# Notes – glossary of terms

## Affordable Rent

Affordable Rent homes are those made available (to households eligible for low cost rental housing) at a rent level of no more than 80% (inclusive of service charges) of local market rents. Affordable Rent homes can be either newly built, acquired from other PRPs or converted from existing low cost rented homes, but only where they form part of an agreement with Homes England or the Greater London Authority. They can be either general needs or supported housing. See also [London Affordable Rent](#).

## Decent homes standard

The guidance on the DHS is set out in [A Decent Home: Definition and Guidance for Implementation](#), published by the then Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document.

## General needs housing

General needs housing covers the bulk of housing stock for rent. It includes both self-contained units and non-self-contained bedspaces. General needs housing is stock that is not designated for specific client groups or delivered under specific investment programmes.

## Housing for older people

Properties made available exclusively to older people and that fully meet the definition of supported housing specified in the Rent Policy Statement. In these statistics, housing for older people units are presented within supported housing units.

## Large PRPs

For the purposes of the SDR release this includes all PRPs that complete the 'long SDR form'. These are PRPs that own 1,000 or more social housing units/ bedspaces.

## Leasehold (social and non-social)

Leasehold units are those that are occupied by a resident holding a leasehold interest in the property. In the SDR, PRPs report all leasehold units they own excluding any LCHO units that are not fully staircased (which are reported under the LCHO part).

# Notes – glossary of terms

Leasehold units owned by PRPs typically include Right to Buy or fully staircased shared ownership units where the PRP has sold a leasehold interest to a residential occupier but retains an interest (freehold or leasehold) of its own. This often applies to blocks of flats and other forms of construction where there are common areas and facilities. This includes scenarios where the PRP retains the responsibility for maintaining common areas and services, the financial costs of which can be transferred in line with the terms of a lease. Leasehold units are either **social leasehold** or **non-social leasehold** based on the Housing and Regeneration Act 2008 definition of social housing. The definition of a leasehold property is determined by whether a leasehold interest is owned by a residential occupier (not whether the landlord owns a leasehold interest). Commercial non-residential leasehold properties, or properties where it has granted a lease other than to a residential occupier (e.g. where a PRP lets a property to another social housing provider) are not included.

## London Affordable Rent

London Affordable Rent (LAR), was introduced in 2016 by the Mayor of London. LAR units are Affordable Rent units in London let at or below the weekly rent benchmarks set by the GLA. For more information see [Homes for Londoners: Affordable Homes Programme 2016-2023 | London City](#).

## Low cost home ownership

LCHO accommodation is defined in the Housing and Regeneration Act 2008 as being that occupied or made available for occupation in accordance with shared ownership arrangements, shared equity arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market. LCHO figures do not include ‘fully staircased’ properties *i.e.* properties once occupied under relevant arrangements but where the occupier has for example acquired a 100% share of a shared ownership property or repaid an equity loan on a shared equity property in full.

## Low cost rental

The term low cost rental is used in these statistics to denote any stock which meets the definition of low cost rental accommodation in the Housing and Regeneration Act 2008. It must be available for rent, with a rent below market value, and in accordance with the rules designed to ensure that it is made available to people whose needs are not adequately served by the commercial housing market.

# Notes – glossary of terms

## Managed stock

This refers to stock managed by PRPs, whether the stock is owned by themselves, another PRP or an LA.

## Non-self-contained unit (bedspace)

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, house in multiple occupation or similar entity) which is/ are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities. When counting non-self-contained units, PRPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. All non-self-contained units are recorded in the SDR as bedspaces.

## Non-social leasehold

See **leasehold** definition above.

## Non-social stock

Stock to which the definition of social housing (see below for definition of **social housing**) does not apply.

## Owned stock

A PRP owns property when it: (a) holds the freehold title or a leasehold interest (of any length) in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord). No non-residential properties should be reported in the SDR. In earlier data collections (RSR), a minimum period of lease (21 years) was stated. Stock held on shorter leases will have been counted as stock managed but not owned in these earlier collections.

## Private registered providers

PRPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and are not local authorities (this is the definition of PRP in the Housing and Regeneration Act 2008).

# Notes – glossary of terms

## Rent Policy Statement

The Rent Policy Statement refers to the Government Policy Statement on Rents for Social Housing (2019). This is the primary set of rules covering definition of stock types and the setting of rents for social housing and came into force on 1 April 2020.

## Self-contained unit

A self-contained unit is one in which all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door which only that household can use and therefore allows that household exclusive use of them. Some self-contained units, especially flats, may have some common areas (such as a shared entrance hall) or services (such as a central boiler for heating and/ or hot water).

## Small PRPs

These are PRPs that own fewer than 1,000 social housing units/ bedspaces and that complete the 'short SDR form'.

## Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rental, LCHO and accommodation owned by PRPs as previously defined in the Housing Act 1996.

## Social leasehold

See **leasehold** definition above.

## Social rent

In these statistics social rent refers to all low cost rental units that are general needs or supported housing (excluding Affordable Rent and intermediate rent units). This includes units with exceptions from the Rent Standard.

## Social stock

Social stock is used in these statistics to denote the total number of low cost rental and LCHO units. Social stock figures do not include social leasehold or any other stock type. Total social stock figures represent self-contained units and bedspaces.

# Notes – glossary of terms

## Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Rent Policy Statement. The fact that a tenant receives support services in their home does not make it supported housing.

## Units

The term units is used to refer to both self-contained units and non-self-contained bedspaces.

## Version history

1.0 Original release.

1.1 December 2021 - Revised stock information (Decent Homes) to reflect DLUHC revisions to DHS non-compliance in Live Table 119.

## Why not have your say on our statistics in 2021/22?

Email feedback to [enquiries@rsh.gov.uk](mailto:enquiries@rsh.gov.uk) or rate how this document meets your needs.



All needs met



Some needs met



No needs met



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