



Local authority registered provider social housing in England - stock and rents

2021-2022



Version 1.0 – October 2022

Responsible statistician: Amanda Hall

Queries and feedback: enquiries@rsh.gov.uk or 0300 124 5225

Introduction

Local authority registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent data collected through the Local Authority Data Return (LADR). The LADR collects self-reported data from all local authority registered providers (LARPs).

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

Additional tables, data and tools, allowing for the interrogation of the data at an LA level, are also available.

Coverage

These statistics provide information on social housing owned by local authority registered providers (LARP) at 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.

National Statistics status

Following a compliance check in February 2021 by Office for Statistics Regulation (OSR) which considered the RSH's work to maintain the quality of the statistics through the transfer of responsibility for the data collection and production of local authority social housing stock and rent statistics from the, then, Ministry of Housing, Communities and Local Government (MHCLG) to RSH, these statistics continue to be designated as National Statistics. For more information see the **data quality and methodology note**.



Key

Introduction

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 2022 data release page.

Collection and methodology

Local authority registered providers

Local authorities who own social housing must be registered with the RSH. In total there were 218 LARPs registered with us on 31 March 2022. For more information on our registration processes please see our website (www.gov.uk/rsh).

LADR data collection

The LADR collects stock and rent information from English local authorities registered as providers of social housing with the RSH. We have collected these data annually to support regulation of the Rent Standard since 1 April 2020. Prior to 2020 these data were collected by the, then, MHCLG through the local authority housing statistic (LAHS). Please see **technical notes and definitions** for more details.

Year-on-year changes

The data collected in LADR is comparable with that previously collected in 2021 and broadly comparable to the previous LAHS collections (in some areas the data collected in LADR is at a more granular level). For more information on the changes in data collection and comparability to prior years see the **technical notes and definitions**.

Dwelling equivalents removal from LADR

When the LADR collection was created in 2019, it took questions from the existing Local Authority Housing Statistic (LAHS) and replicated these in order to maintain the timeseries for data publication. Since then we have sought to improve the quality of the data returned to us through the LADR and from 1 April 2022 we ceased the collection of dwelling equivalent counts for non-self-contained units. This was an area which had caused significant confusion, and which had been reported as having resulted in errors in previous years' submissions. Before removal we sought feedback on the loss of this information but received no responses which indicated that the loss of this data would pose any issues for the users of these statistics.

The impact of this was minimal (in 2021 we calculated that low cost rental non-self-contained unit total across England was 2,847 units (0.2%) greater using bedspaces than when using the dwelling equivalent value). For more information please see the additional tables published with the 2021 data, the **data quality and methodology notes** or the more detailed note as published in 2021 exploring the impact of this proposed change available on our [LARP statistics page](#).

Missing data and revisions

Missing data

All questions in the LADR are mandatory and all LARPs were expected to submit the return in 2022. In 2022 there were no missing LADR returns or data items.

Revisions

During 2021/22 we worked closely with LARPs to review data submitted to us in 2021. The focus of the work was through our regulation of rents, and identified issues with reported rents, stock classification and formula rent values. This resulted in four LARPs resubmitting their 2021 LADR data to us following identification of data errors.

The revised 2021 LADR data is shown in these statistics (marked 'R'). These revisions had a minimal impact on just two regional areas (East of England and London) and on the overall England figures.

Overall, the revised returns created an overall stock change of -396 units across the sector and a had a minimal impact (-£0.03 to +£0.18) on the average rent figures for England presented in these statistics in 2021. Additional tables provide more details of the impact of these revisions.

Users of these statistics should also refer to the **technical notes and definitions** and **data quality and methodology notes** for more details.

Rent policy and standards

Rent policy and our standards

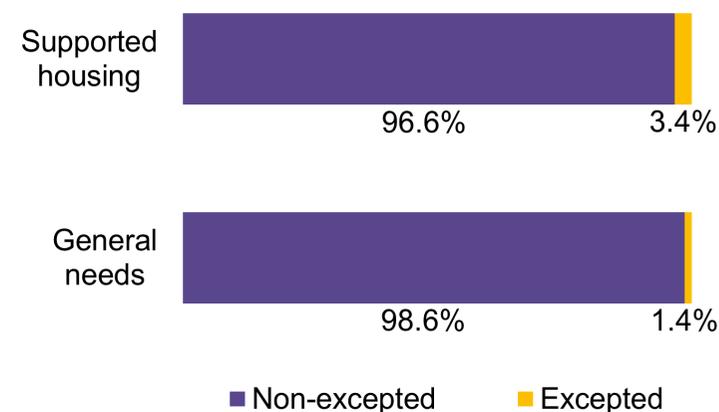
From 1 April 2020 rents have been set in accordance with the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement). This permits annual rent increases on both social rent and Affordable Rent properties of up to CPI+1% from 2020.¹ Our rent standard is set with regard to the Policy Statement and applies to all registered providers (including local authorities). Data in this release represent the position from the second year covered by the Policy Statement and our Rent Standard, where the limit on annual rent increases was 1.5% (based on CPI in September 2020+1%).

Aspects of the Policy Statement are complex and there are exceptions to the policy. For example, the Policy Statement does not apply to certain categories of low cost rental accommodation, such as those designated as specialised supported housing or temporary social housing. We can also issue exemptions to the specific requirements of the Rent Standard where the application would jeopardise the financial viability of a LARP.

Impact of units with exceptions

Average rent and service charge figures presented in each section of this briefing note are for all units in that stock category and include both excepted and non-excepted units. The presence of units with exceptions may affect the data presented due to outlier values skewing averages.

Not including those let on Affordable Rent terms, approximately 1.4% of general needs units and 3.4% of supported housing units held by LARPs with 1,000 or more social units were reported as having an exception from the Policy Statement in 2022. This is similar to those in 2021 (1.1% of general needs and 3.2% of supported housing).



Year-on-year changes

The divergence in some regions between the reported aggregate net rent changes and the prevailing rent policy will be due, in part, to new additions to and losses from the stock, units with exceptions and to LARPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units.

 ¹ Between 31 August and 12 October 2022, a consultation on social housing rents focusing on the introduction of a rent ceiling from 1 April 2023 to 31 March 2024 was conducted. Users should note that the outcome of this consultation may impact on our Rent Standard in future years. <https://www.gov.uk/government/consultations/social-housing-rents-consultation/social-housing-rents>

Key facts

1.57m units of social stock owned by LARPs

Local authority registered providers (LARPs) reported owning 1,569,984 units¹ of social stock on 31 March 2022 (including low cost rental and low cost home ownership units).

91% of social stock is general needs

The majority of stock owned by LARPs is general needs low cost rental (1,457,229 units). The majority of this (1,428,026 or 98%) is social rent, with the remaining 2% being Affordable Rent.

0.4% reduction in low cost rental stock

Since 2021^R the number of low cost rental units (including Affordable Rent) owned by LARPs has decreased by 6,375 units. A loss of 9,387 social rent units was offset by an increase of 3,030 Affordable Rent.

Social rents increase by 1.7% for general needs and 1.1% for supported housing

Average general needs (social rent) weekly net rents increased by 1.7%, while supported housing (social rent) weekly net rents increased by 1.1% between 2021^R and 2022.²

 ¹ Data includes all rental and LCHO and uses **bedspace counts** for non-self-contained units.

² The relatively low increase in supported housing average net rents should be viewed with caution due to a change in reported units (see page 26 for more details).

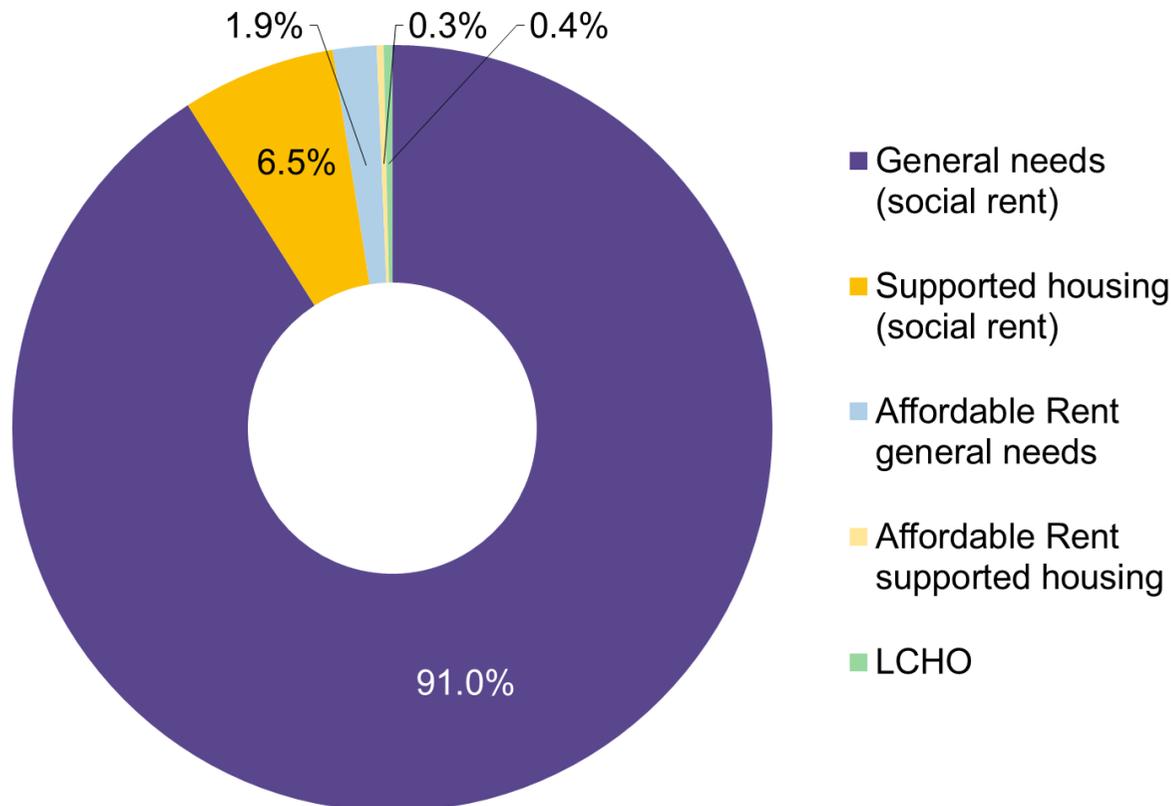
Owned LARP social stock in 2022

91% of stock owned by LARPs is general needs (social rent).

Just over 2% is Affordable Rent stock, with 86% of this being general needs.

Just 0.4% of units are for low cost home ownership (LCHO).

LARP stock owned (as at 31 March 2022)



Local authority registered providers (LARPs) report owning 1,569,984 units of social housing on 31 March 2022.

The majority of these units are low cost rental units (99.6%), with 1.53 million social rent and 33,779 Affordable Rent units.

The low cost rental stock is predominantly general needs (93%) with just 7% being classified as supported housing.

It should be noted that the slight increase in the proportion of supported housing social rent units compared to general needs social rent units since 2021 is driven by a single provider. In 2022 this provider reported 4,066 units of supported housing, compared to 0 units in 2021. See page 26 for more details.

T1.1



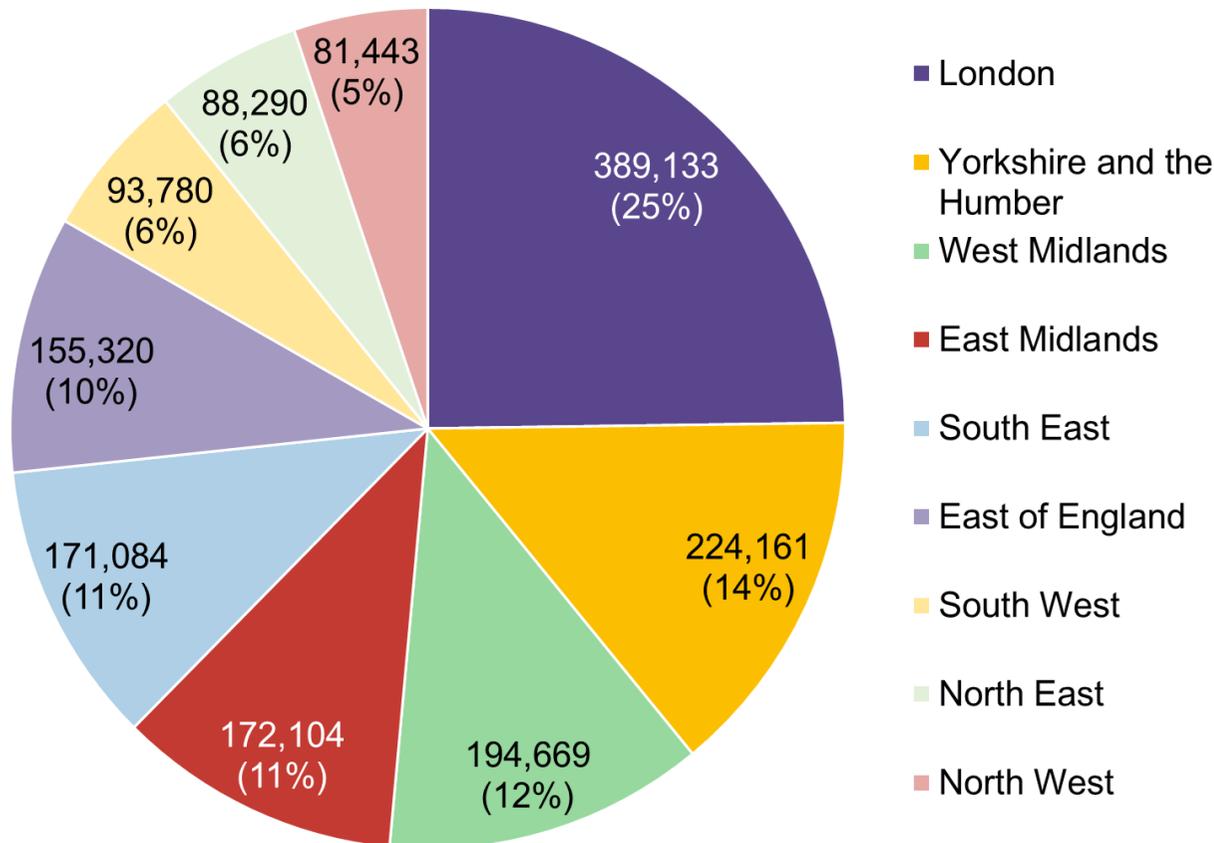
This section uses **bedspace counts** for non-self-contained units.

LARP owned social stock by region

A quarter of all LARP owned social stock is located in London.

Only 5% of all LARP owned social stock is in the North West.

LARP owned social stock owned by region 2022



Regional variations in social stock should be viewed with some caution. These data only cover the stock owned by LARPs and not all social stock within each region.

In regions where more councils have undertaken large scale voluntary transfer (LSVT) activity and transferred stock to private registered providers (PRPs), less local authority owned stock will be present.

In London 91% of local authorities are LARPs who own social stock. This compares to the North West where just 39% of local authorities are LARPs who own social stock.

For more details on stock owned by PRPs, or that owned by PRPs and LARPs combined, please see our other published statistics.



This section uses **bedspace counts** for non-self-contained units.



Regional variations reflect the number of LARPs operating in those regions. For more details on total social stock by region please see our other statistical releases. Figures include low cost rental and LCHO.

T1.4

Owned social stock location 2022

Location

There are 108 local authorities who do not own social housing stock. A further 38 local authorities own fewer than 1,000 social housing units.

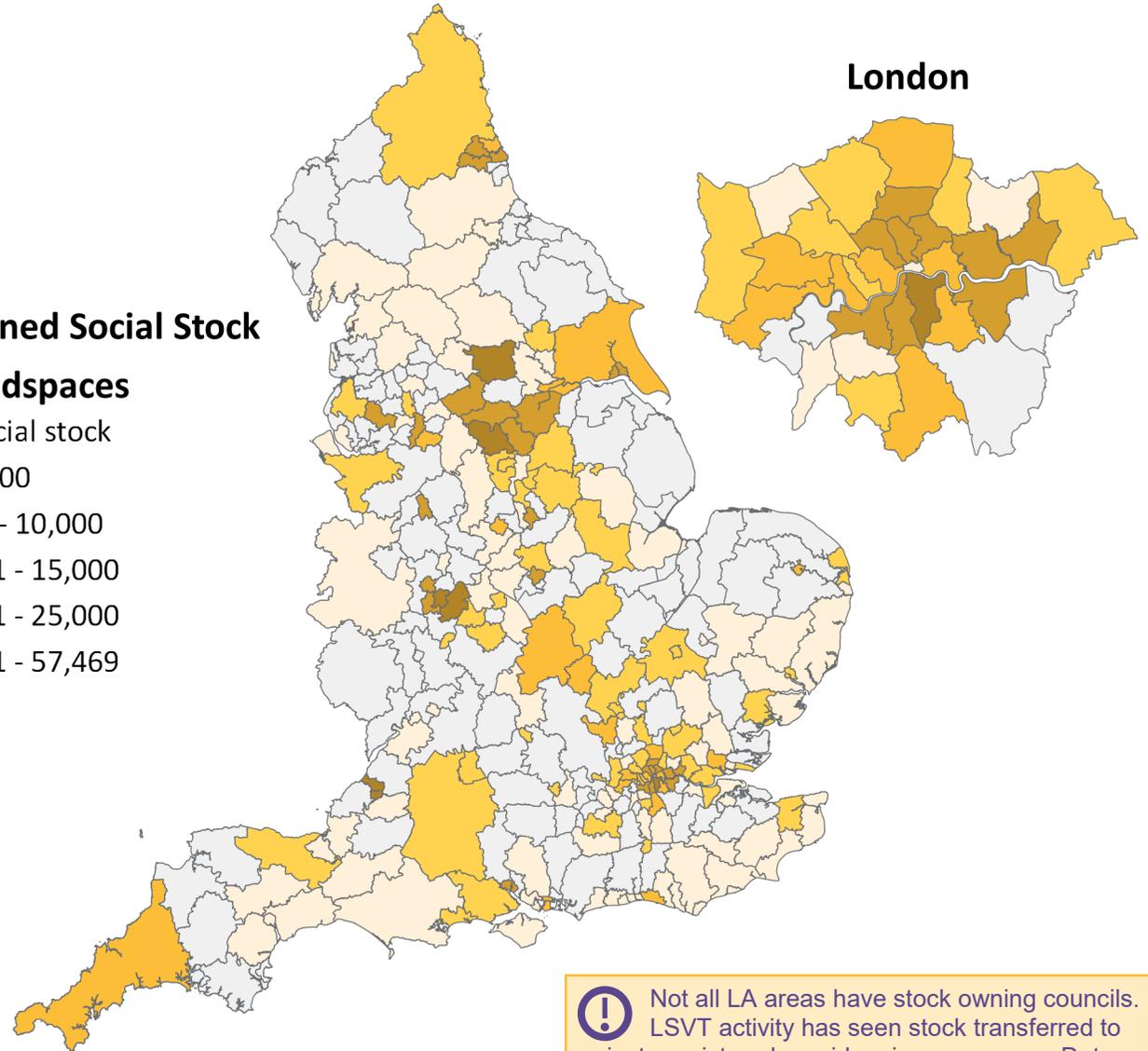
Ten local authorities who did not own social housing stock in 2021 reported a small number of units in 2022 (286 in total).

Birmingham (59,388 units) and Leeds (54,034 units) continue to have the greatest number of LARP owned social units. Together they account for 7% of all LARP owned social stock in England.

LARP Owned Social Stock

Units/ bedspaces

- No social stock
- 1 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 25,000
- 25,001 - 57,469



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! Not all LA areas have stock owning councils. LSVT activity has seen stock transferred to private registered providers in many areas. Data includes all rental and LCHO and uses bedspace counts for non-self-contained units.

T1.6

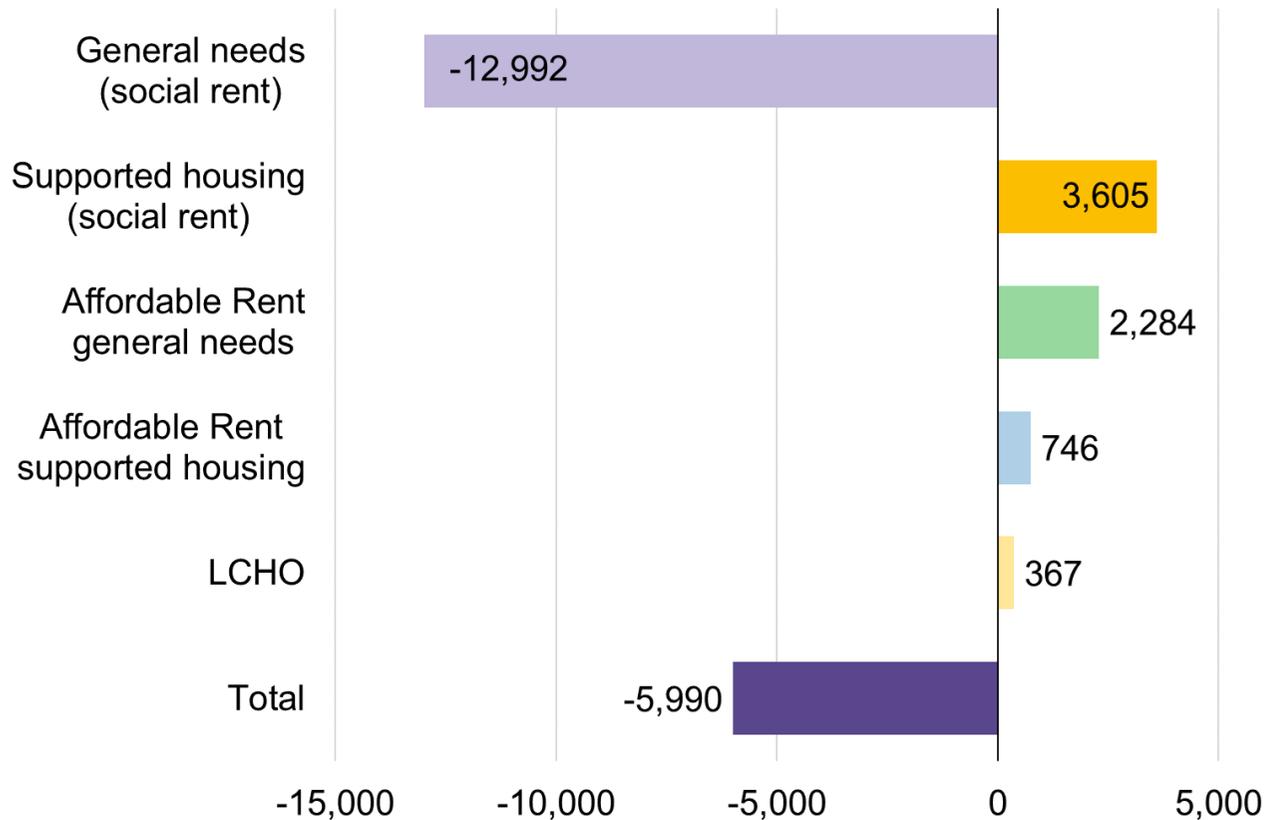
Stock change since 2021^R

Since 2021^R the number of low cost rental units (including Affordable Rent) owned by LARPs has decreased by 6,357 (0.4%).

The decrease is driven by a loss of general needs social rental units, with 12,992 fewer units (0.4%) reported in 2022 than in 2021^R.

LCHO has increased by 7%, with 367 more units in 2022 than in 2021.

Change by stock type 2021^R to 2022



It should be noted that a single provider drives the apparent increase in supported housing. In 2022 this provider reported 4,066 units of supported housing, compared to 0 units in 2021. If this provider's supported housing data is excluded then a reduction in the number of supported housing (social rent) units is seen (-461). See page 26 for more details.

Overall, the number of LARP owned social stock (including LCHO) has reduced by just -5,990 (0.4%) between 2021 and 2022.

However, this reduction is the result of the growth in the number of Affordable Rent (3,030) and LCHO (367) units offsetting the decrease in the number of social rent units (-9,387).

T1.2



This section uses **bedspace counts** for non-self-contained units.



Data for 2021 taken from revised LADR data. See **technical notes** for more information on the nature of revisions.

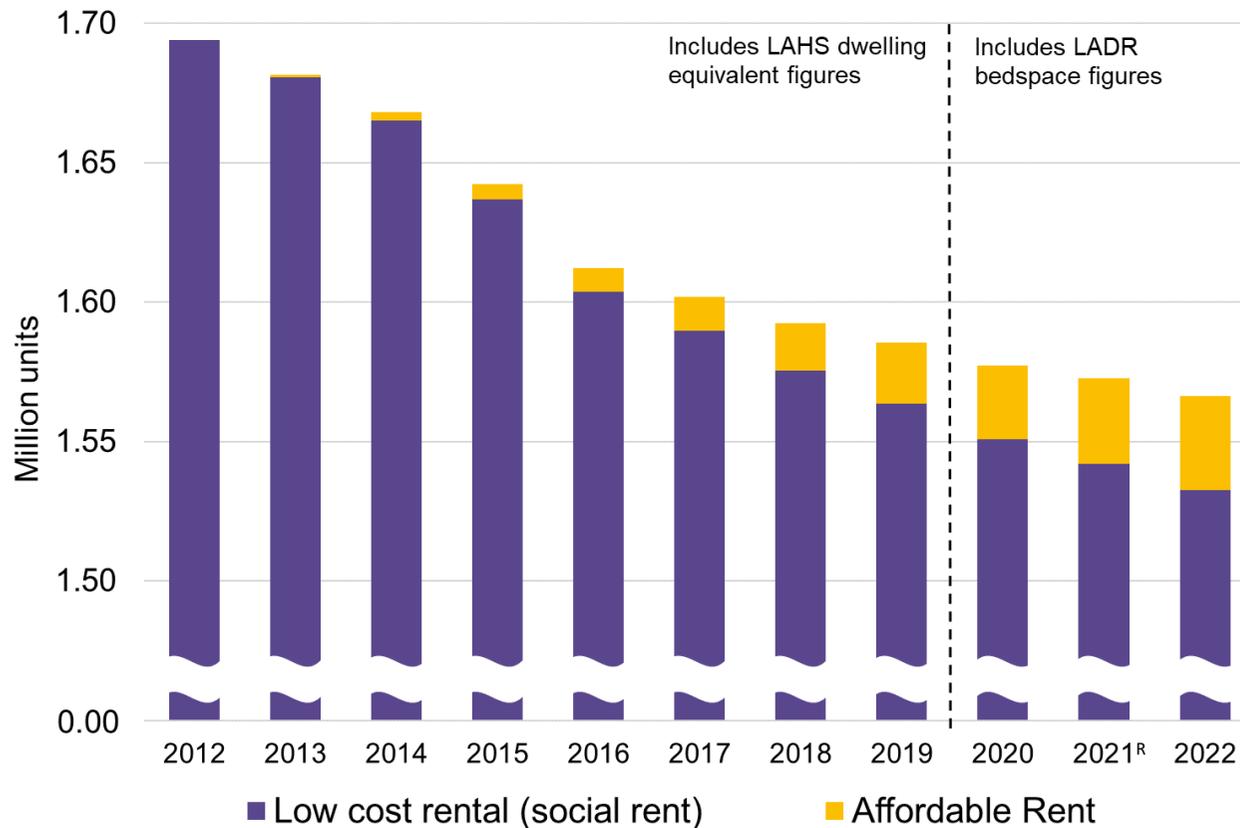
Low cost rental change since 2012

Since 2012 the total number of low cost rental units owned by local authorities has decreased by 7%.

The proportion of owned low cost rental units which are Affordable Rent has increased steadily from 0% in 2012 to 2% in 2022.

The rate of loss increased slightly in 2022 (0.4%) when compared to that seen in 2021 (0.3%)^R.

Low cost rental stock change 2012 to 2022 (scaled to show change)



There are 7% fewer low cost rental units in 2022 than in 2012, with decreases seen every year. The decrease will include units lost to the overall social housing sector (for example through right to buy), as well as those transferred to private registered providers of social housing (PRPs).

The smallest decrease between years occurred between 2020 and 2021. This is likely to be due, at least in part, to a slow down in sales activity during the coronavirus pandemic as fewer social rent units were lost than in previous and the subsequent years.

The relatively large decreases seen between 2014 and 2016 correspond to LSVT activity.



Note scaling on chart; this provides details not seen when chart scaled 0 to 1.7 million.



This section includes **bedspace counts** from LADR for non-self-contained units for 2020 onwards. Data for 2012-2019 includes dwelling equivalent figures for non-self-contained units taken from LAHS. Data for 2021 is revised. See page 4 and **technical notes** for more information.

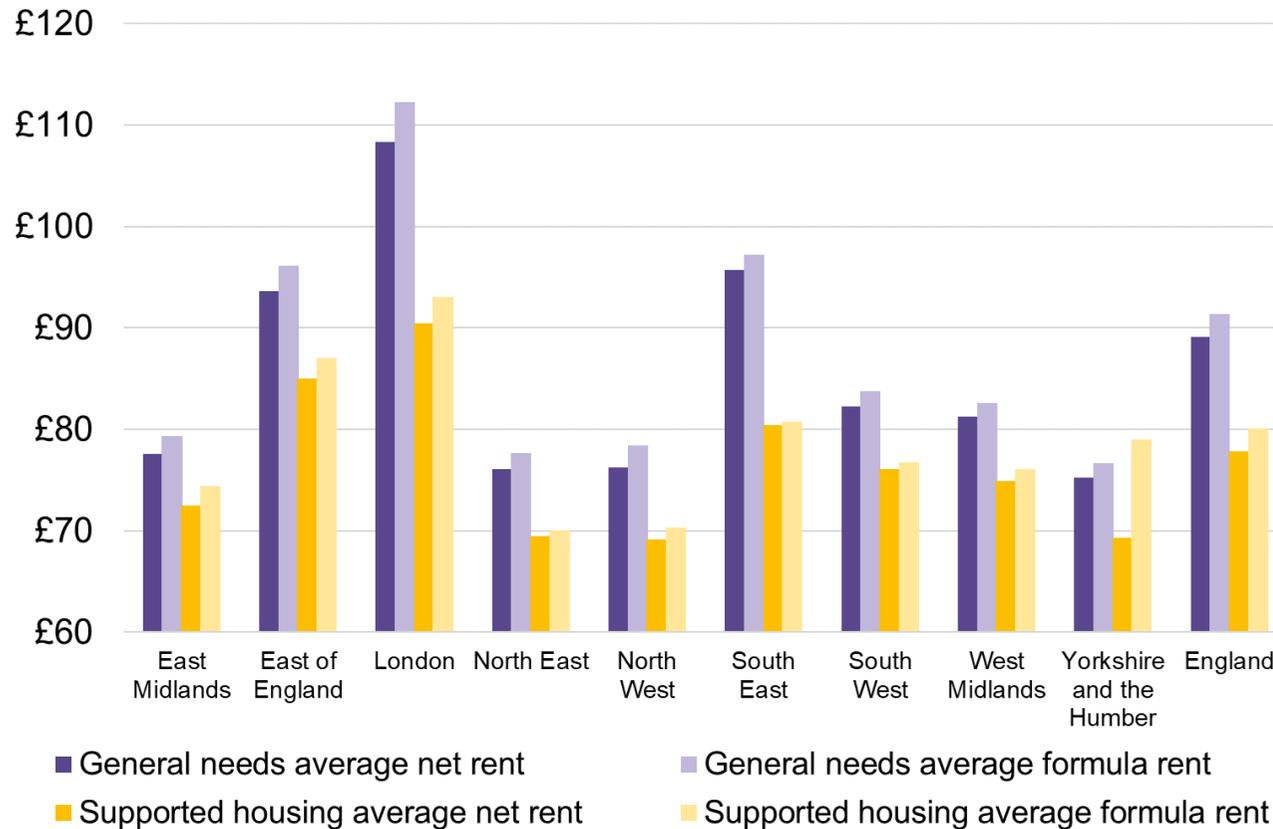
T1.1

Average formula rents and net rents

Average weekly formula rent for general needs (social rent) units in 2022 was greater than the average weekly net rent in all regions.

The greatest value difference in general needs average net rents and average formula rents was seen in London (£3.92), however this was a smaller value difference than that seen in 2021 (£4.94).

Average weekly net and formula rents by region 2022



T2.17

Formula rents are established using the methodology outlined in the Policy Statement and take into account property size, local earnings and relative property values. Under the current rent policy, formula rents increase by CPI+1% each year.

The maximum weekly rent LARPs can set for a tenant on the first let or re-let of a unit is equal to the formula rent for that unit. However the Policy Statement does allow for a 10% flexibility in this for supported housing units and a 5% flexibility in this for general needs units.

This means that when a unit is let or re-let LARPs can set the rent in line with formula rent (plus flexibility). In all regions there is scope for average net rents to increase by more than CPI+1% each year as properties are let or re-let at formula.

This being the likely driver behind the value difference reductions seen in London (£4.94 to £3.92), as weekly net rents are set in line with formula rent for new and re-let units.

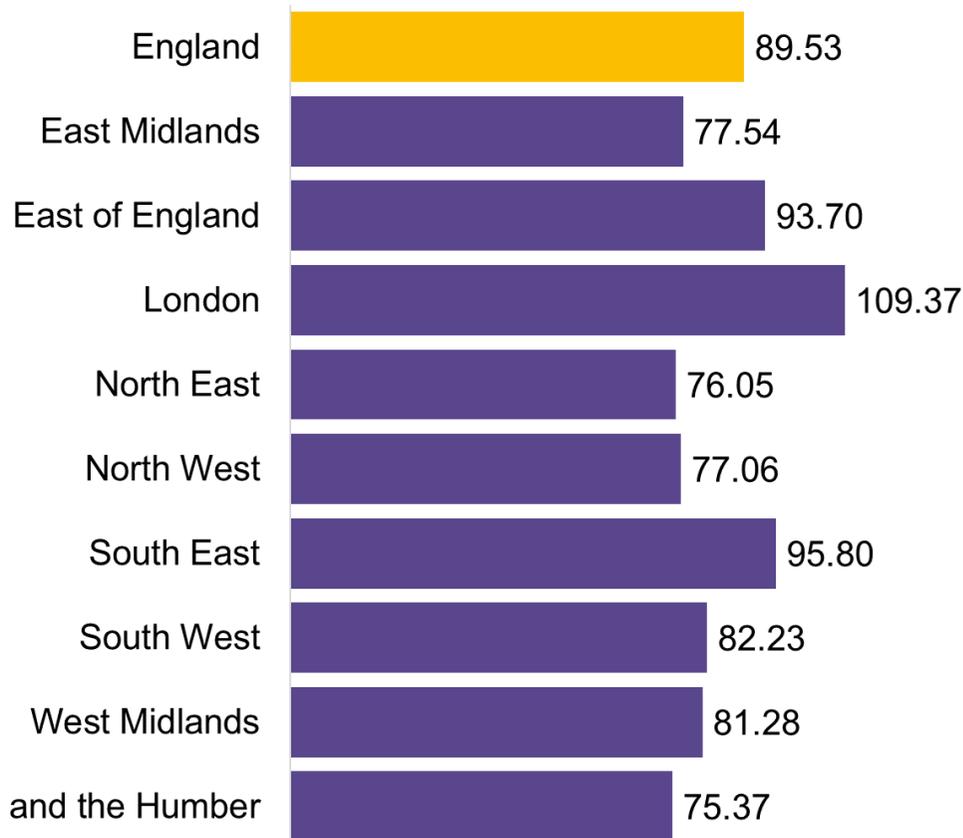
General needs (social rent) net rents

The average weekly general needs (social rent) net rent in England is £89.53.

London and the South East continue to have the highest average weekly net rents.

Yorkshire and the Humber has the lowest average weekly net rent as it did in 2020 and 2021.

LARP general needs (social rent) net rents by region (£/ week)



GN social rent by region

The data presented are the average net rents per region. However, there will be a large degree of variation in net rents within each region. This is driven by the number of LARPs operating in each region and the differences in the types of properties operated. For example, the mix of houses and flats, property sizes and the geographic variation across and within different local authorities will impact on individual net rents and local authority level average net rents.

The higher net rents in London and the wider South East reflect higher formula rents in these areas. These, in turn, follow relatively high property values and county level earning in these two regions (two factors in the formula introduced to set social rents in 2002).

T2.2



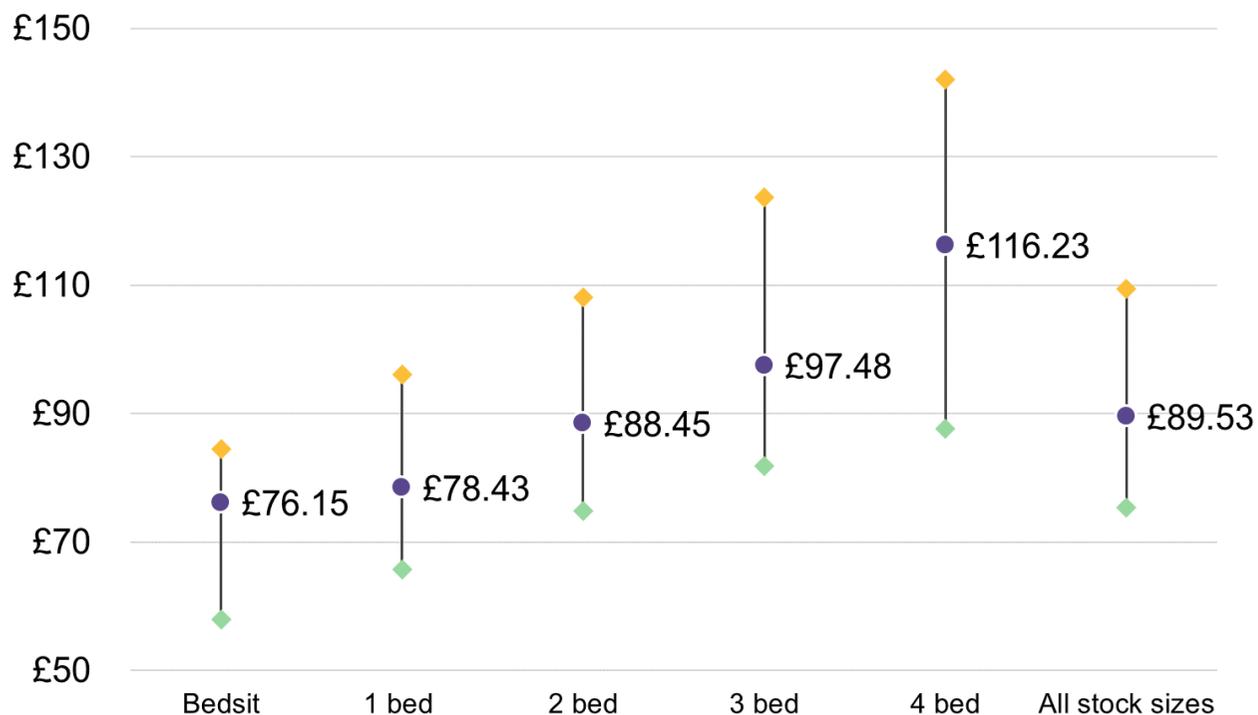
Excludes Affordable Rent units.

General needs (social rent) net rent by size

Bedsit units have the smallest range of average regional net rents ranging from £57.99 in the North East to £84.46 in London.

Two bedroom units are the most common general needs (social rent) unit (35% of units). This size of unit has a net rent range closest to the England average.

General needs (social rent) range of net rents by size (£/ week)



Average net rents:

◆ Lowest regional ● England average ◆ Highest regional

T2.4

⚠ Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: non-self-contained units (bedspaces), five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release. Values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

⚠ This section uses **bedspace counts** for non-self-contained units.

⚠ Excludes Affordable Rent units.

General needs (social rent) net rent by local authority

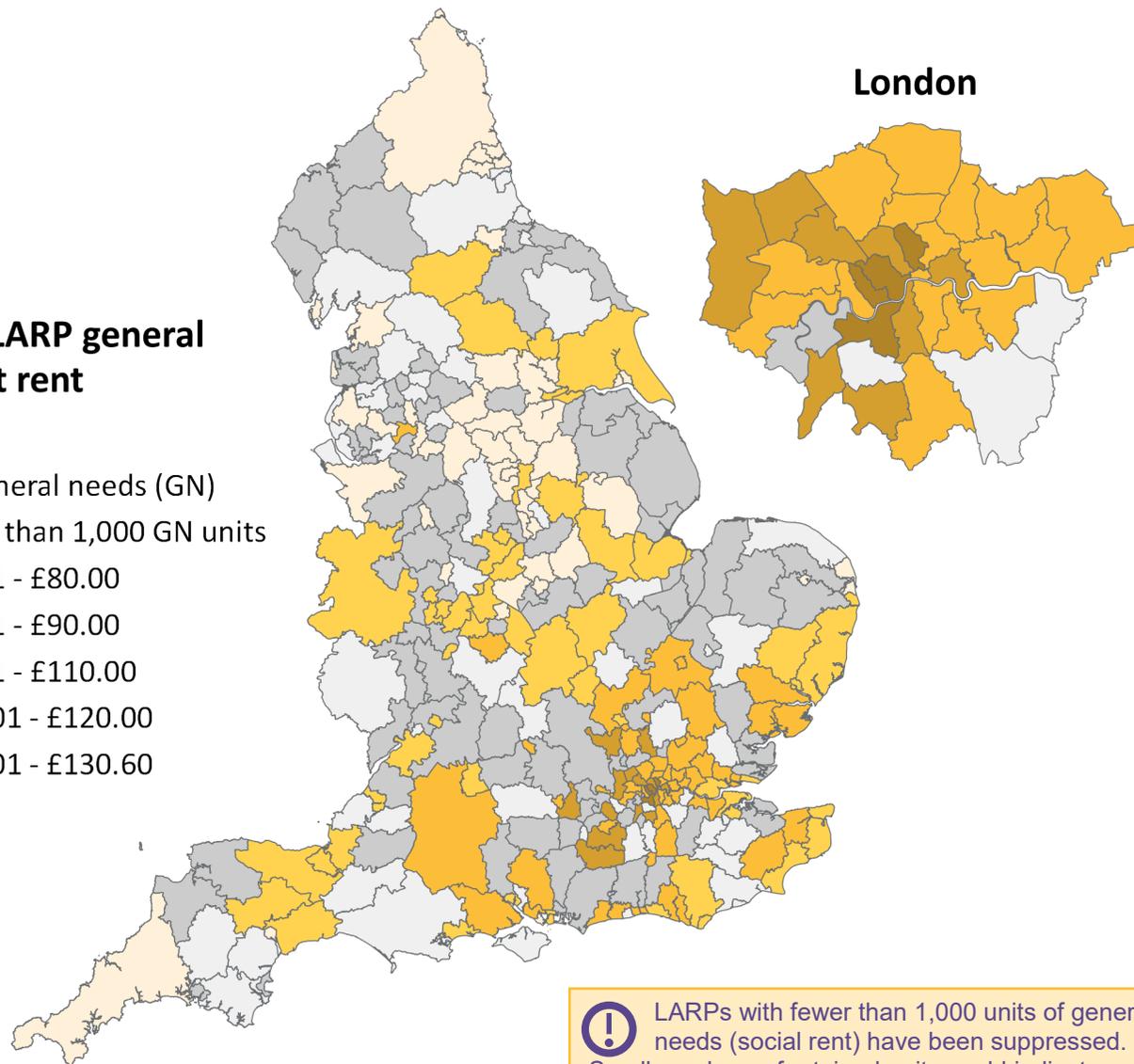
Reflecting the higher formula rent in areas across the South East and London, average general needs (social rent) net rents across England are highest in these areas.

As in 2021 (excluding areas with fewer than 1,000 general needs (social rent) units), Northumberland has the lowest average net rent at £69.81 per week.

Wandsworth has the highest average net rent. At £130.60 it is nearly double that of Northumberland.

Average LARP general needs net rent (£/week)

-  No general needs (GN)
-  Fewer than 1,000 GN units
-  £69.81 - £80.00
-  £80.01 - £90.00
-  £90.01 - £110.00
-  £110.01 - £120.00
-  £120.01 - £130.60



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 LARPs with fewer than 1,000 units of general needs (social rent) have been suppressed. Small numbers of retained units could indicate a specialist type of provision and may have higher rents than might otherwise be expected.

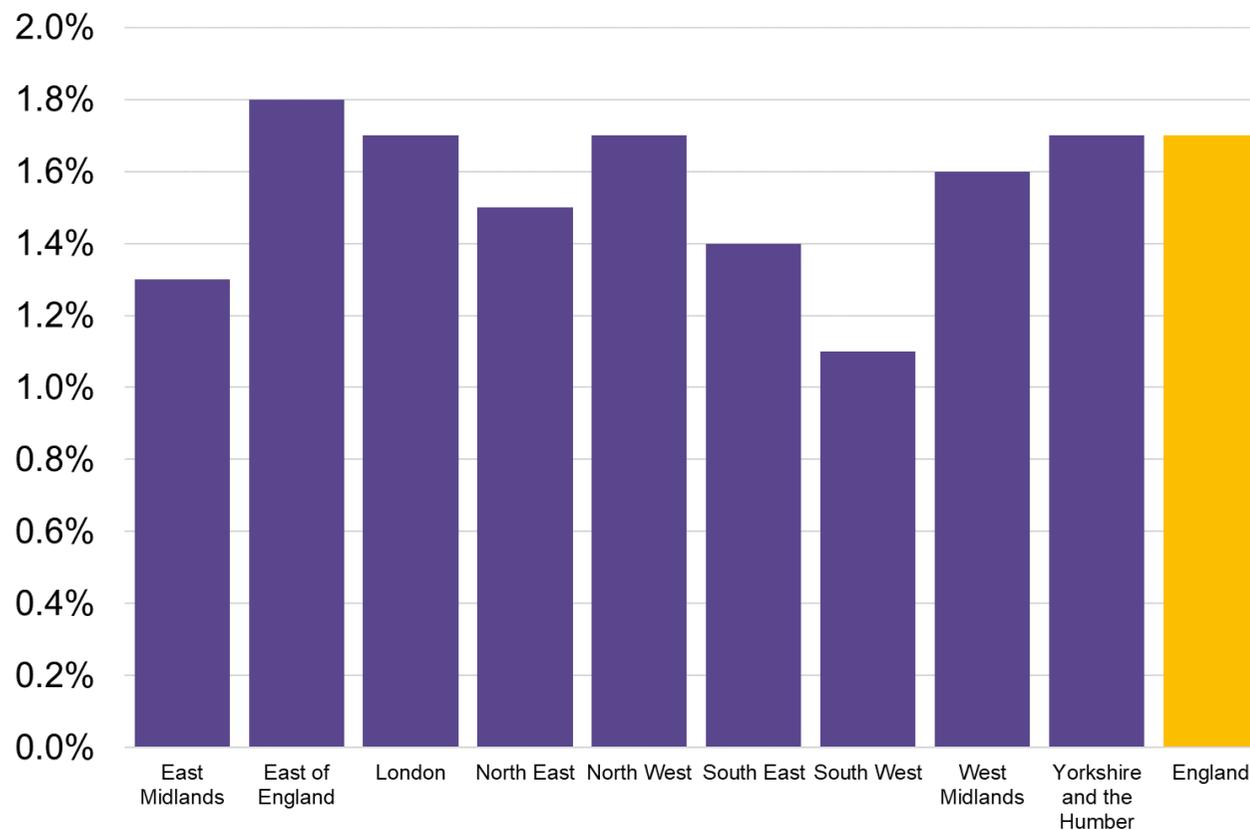
T2.5

General needs (social rent) net rent change

Average general needs (social rent) weekly net rents in England increased by 1.7% (or £1.47 per week) between 2021^R and 2022.

Every region saw an increase in net rents, with this ranging from 1.1% in the South West to 1.8% in the East of England^R.

General needs (social rent) net rent change (%) 2021^R to 2022



The greatest value increase (from £107.56^R to £109.37) was in London. This being equivalent to a 1.7% increase due to the higher baseline net rent charged.

The South West had the lowest percentage and value increase (1.1% or £0.91 per week), rising from £81.32 in 2021 to £82.23 in 2022. This lower increase is due to one provider in the region who chose not to pass the full 1.5% increase on to tenants. This provider's average net rents increased by just 0.2% (£0.17) between 2021 and 2022.

The limit on annual rent increases between 2020 and 2021 was 1.5%. However, additions to stock, units with exceptions and LARPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units can lead to the average year-on-year change being higher.

 For combined general needs and supported housing change information please see additional table T2.3.

 Net rent does not include service charges. These are not captured in LADR.

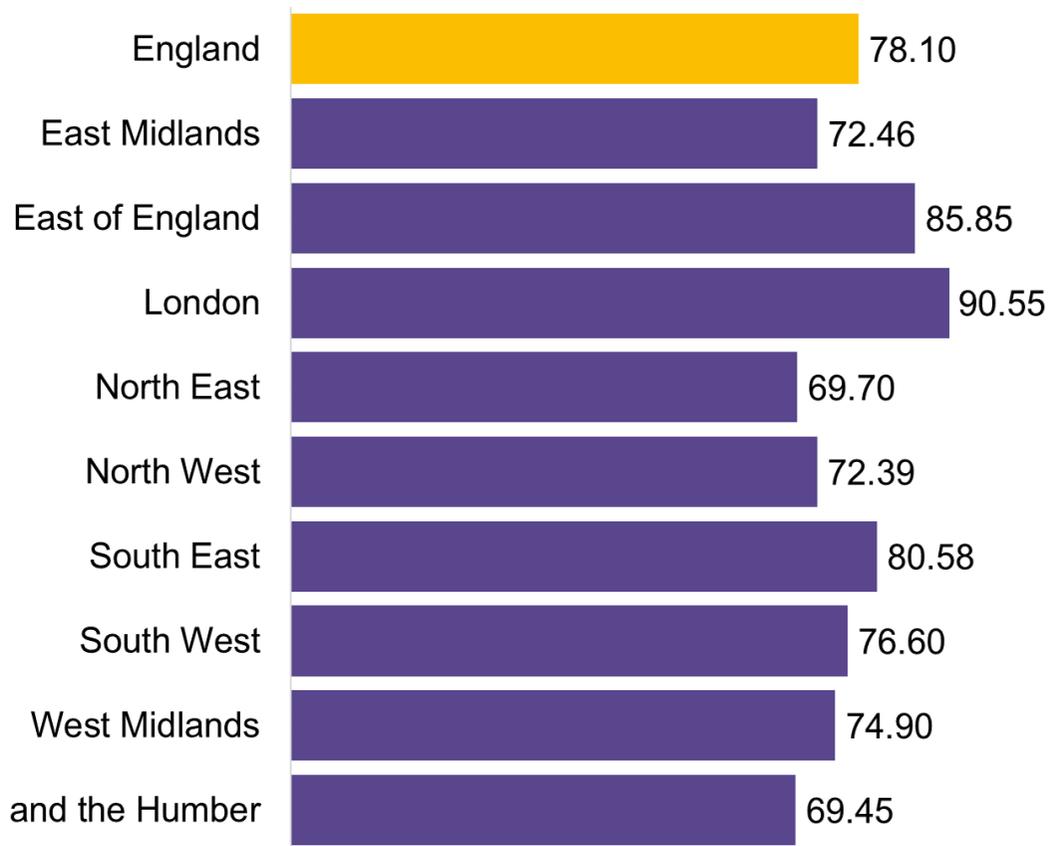
T2.3

Supported housing (social rent) net rents

The average weekly supported housing (social rent) net rent in England is £78.10 for LARP owned supported housing units.

The highest average weekly supported housing (social rent) net rent is in London (£90.55). This is the first time a regional average net rent has exceeded £90 per week since the LADR collection began.

LARP supported housing (social rent) net rents by region (£/ week)



Supported housing (social rent) average net rents are lower than general needs (social rent) average net rents in all regions. This is mainly due to the averages for supported housing (social rent) being skewed by the much larger proportion of smaller units in supported housing. In total 82% of the 102,435 units owned are one bedroom, bedsits or bedspaces compared to just 28% of general needs (social rent).

This regional presentation also hides the variation in rents at LARP level. Differences in the types of properties operated, for example, the mix between houses and flats, the geographic location (urban or rural) and the needs of different client groups will cause variation in rents within and between LARPs.

⚠ Caution should be employed when comparing rent values for supported housing units with those for general needs. Differences in the rent setting rules, the service offerings provided, and the client groups may mean that units are not strictly comparable.

⚠ Excludes Affordable Rent units.

T2.6

Supported housing (social) net rent by size

One bedroom units, which account for 74% of all supported housing units, have the smallest range of average net rents (from £67.76 in the North East to £91.90 in London).

The high proportion of one bedroom units means that the all stock size average and range are very close to the one bedroom average and range.

Supported housing (social rent) range of net rents by size (£/ week)



London has the highest average net rent for both bedsits and one bedroom units, while the East of England has the highest average for two and three bedroom units.

The large variation (ranging by £65.63) in non-self-contained average net rents will likely be due to the diverse and specialised nature of these units. In total there are only 1,621 units of this type owned by LARPs and outlier values will skew regional averages.

⚠ Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: four bedroom units, five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release. Values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

⚠ Excludes Affordable Rent units.

T2.8

Supported housing (social rent) net rent by local authority

144 LARPs (66%) report owning some supported housing (social rent) units.

61% of supported housing (social rent) units are owned by just 38 LARPs.

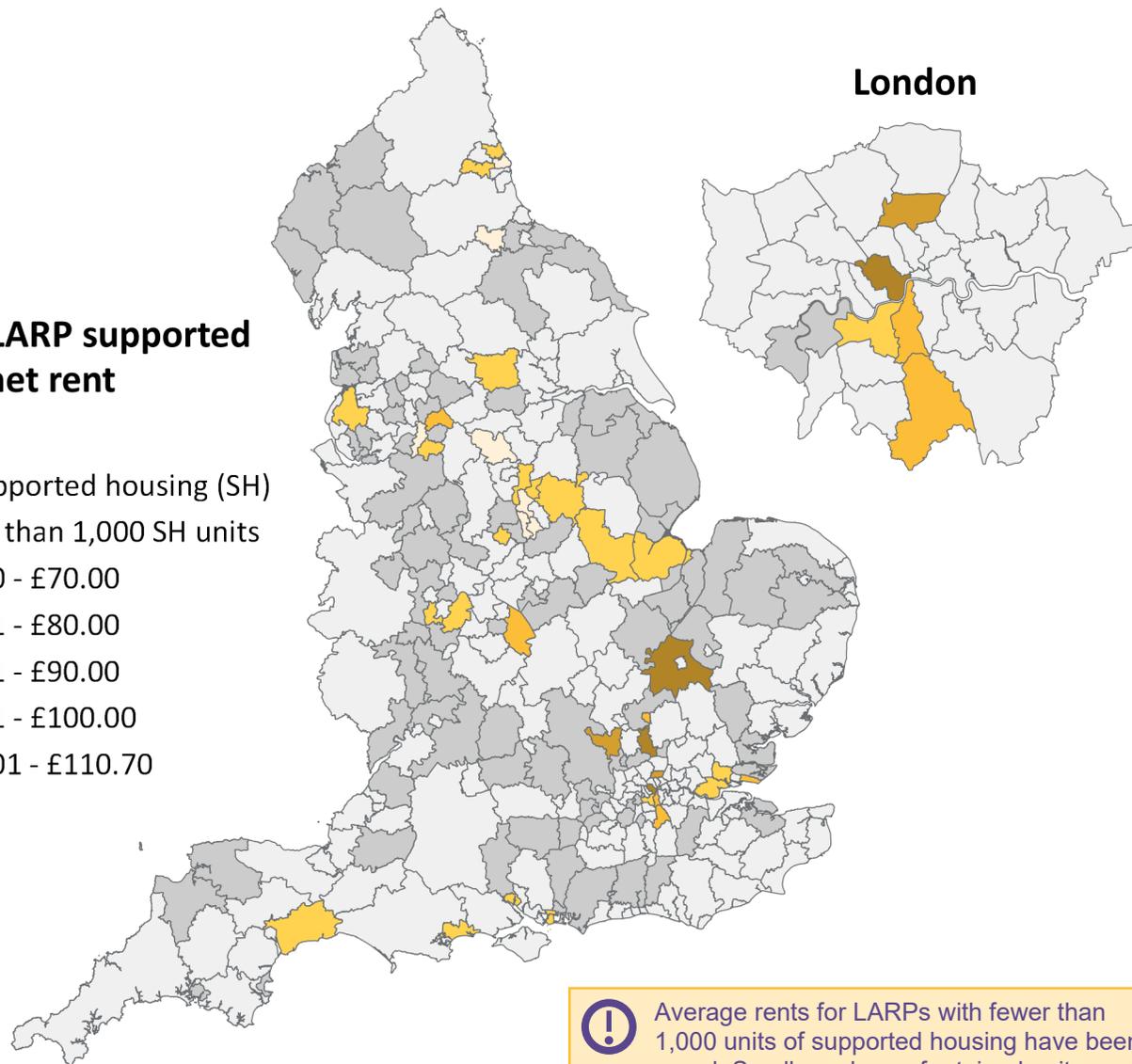
Average supported housing net rents, in local authorities where there are more than 1,000 units, range from £63.70 in Manchester to £110.71 in Westminster.

Full details of rents for all LARPs is available in our additional tables.

T2.9

Average LARP supported housing net rent (£/week)

-  No supported housing (SH)
-  Fewer than 1,000 SH units
-  £63.70 - £70.00
-  £70.01 - £80.00
-  £80.01 - £90.00
-  £90.01 - £100.00
-  £100.01 - £110.70



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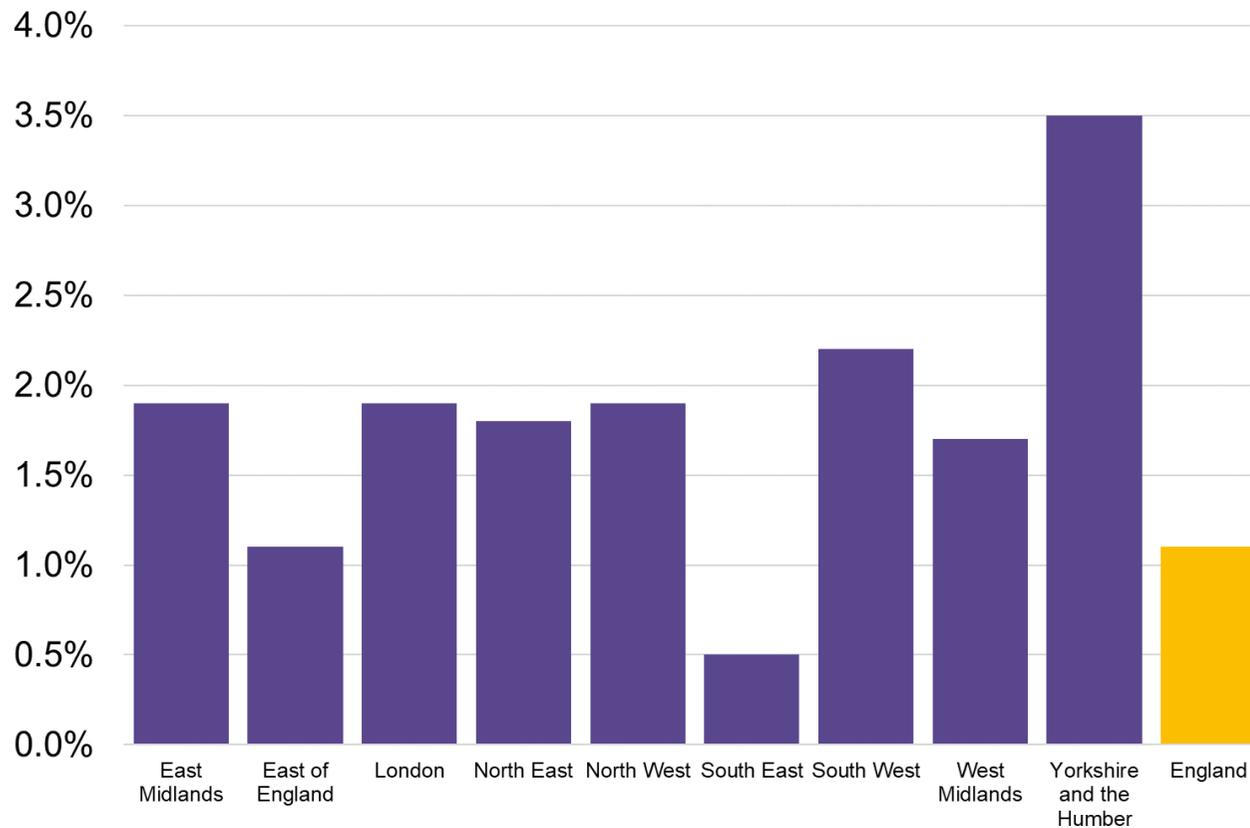
Average rents for LARPs with fewer than 1,000 units of supported housing have been suppressed. Small numbers of retained units could indicate a specialist type of provision and may have higher rents.

Supported housing (social rent) rent change

Average supported housing (social rent) weekly net rents for England increased by 1.1% between 2021^R and 2022.

The smallest increase was in the South East, where the average net rent increased by £0.39 or 0.5%. The largest was in Yorkshire and the Humber where average net rent increased by £2.34 or 3.5%.

Supported housing net rent change (%) 2021^R to 2022



SH social rent change

Supported housing average rents are more sensitive to fluctuations due to the relatively low number of units across regions. Indeed, the 3.5% increase in average net rents seen in Yorkshire and the Humber is driven by an increase in the number of units reported by a single LARP (from 4,678 to 8,828). Without these units Yorkshire and the Humber would have seen a 1.3% increase and England overall would have seen a 1.5% increase. For more details see page 26.

Changes to reported stock levels, the number of units with exceptions and LARPs resetting rents in line with the prevailing formula rent rate at re-let, all impact on the average year-on-year net rent change. These factors are key drivers explaining why increases in average regional rents are higher (or lower) than the limit on annual rent increases (set at 1.5% for 2022).



This section uses **bedspace counts** for non-self-contained units.



Net rent does not include service charges. These are not captured in LADR.

T2.7

Affordable Rent general needs rent

The average weekly gross rent for an Affordable Rent general needs unit in England is £131.92.

London, the South East and the East of England all have average weekly gross rents greater than the England average.

Affordable Rent general needs gross rent by region (£/ week)



In 2022 there were 29,203 Affordable Rent general needs units reported by LARPs, this being 8.5% more than in 2021. However, this type of unit still makes up just 2% of the total social stock owned by LARPs. This low baseline and relatively large increase should be considered when viewing average rent changes. See our additional tables for more information.

The link to local market rents will be the primary driver for the large variation in average rent levels between regions.

This is because Affordable Rent* units are made available to households that are eligible for social rented housing, at a rent level of no more than 80% of the market rent of an equivalent property, inclusive of service charges.

T2.10

! *London Affordable Rent, which is included here, is set differently. Users should see glossary for more information.

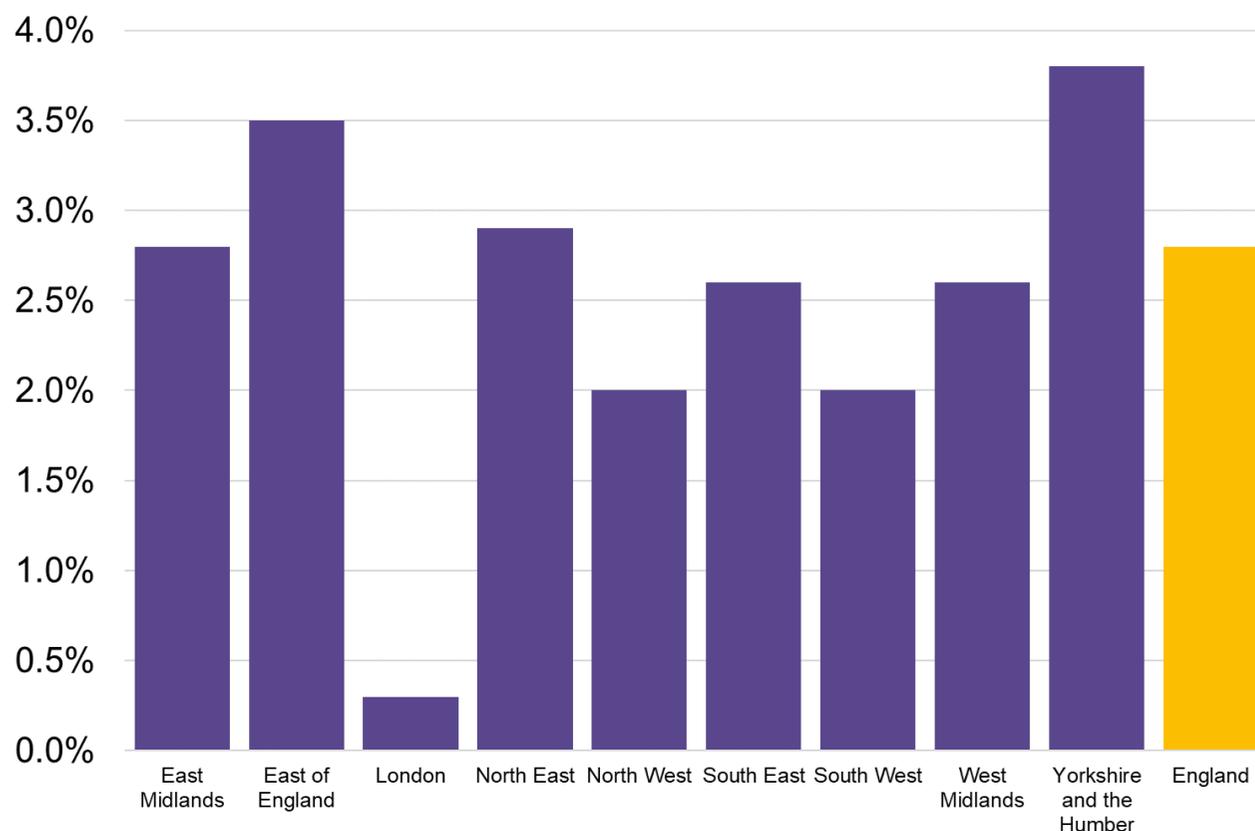
! Data presented here are based on relatively small unit numbers (just 1% of total LARP owned social stock).

Affordable Rent general needs rent change

Average Affordable Rent general needs weekly rents in England increased by 2.8% between 2021 and 2022.

Regional increases ranged from 0.3% in London to 3.8% in Yorkshire and the Humber.

Affordable Rent general needs units gross rent change (%) 2021 to 2022



Given the low number of units in each region (with only London having more than 5,000 units) and the overall year-on-year change (+8.5%) the changes in average rent should be viewed with caution.

The higher than average increases in Yorkshire and the Humber (3.8%) appear to be driven by a few providers acquiring additional units with higher rents than their previously reported average. Equally, the lower average increase in London (0.3%) appears to be driven by a provider acquiring a relatively large number of units at a lower rent than their previously reported average.*

As LARPs set rent levels at up to 80% of an equivalent property's market rent at the start of the new letting, even relatively few new units let, or existing units re-let, within the year can impact on the overall averages.

 *Potentially related to the different rent setting rules for London Affordable Rent. See glossary for more information.

 This section uses **bedspace counts** for non-self-contained units.

T2.11

Affordable Rent supported housing rent

The average weekly gross rent for an Affordable Rent supported housing unit in England is £130.26.

London has the highest average weekly gross rent (£191.56).

Stock levels in all regions are very low (with only the South East, North East and East Midlands having more than 500 units).

Affordable Rent supported housing gross rent by region (£/ week)



There are 4,576 units in England owned by 66 LARPs. London has the fewest units of this type (258) while the South East has the most (902). Only one local authority (Darlington) has more than 500 units of this type of stock.

Due to the extremely low number of Affordable Rent supported housing units owned by LARPs and the relatively large increase in this type of unit since 2021 (+19.5%) no further breakdowns and data on year-on-year change are presented in this note.

Additional tables supplementing this briefing note are available.

T2.13



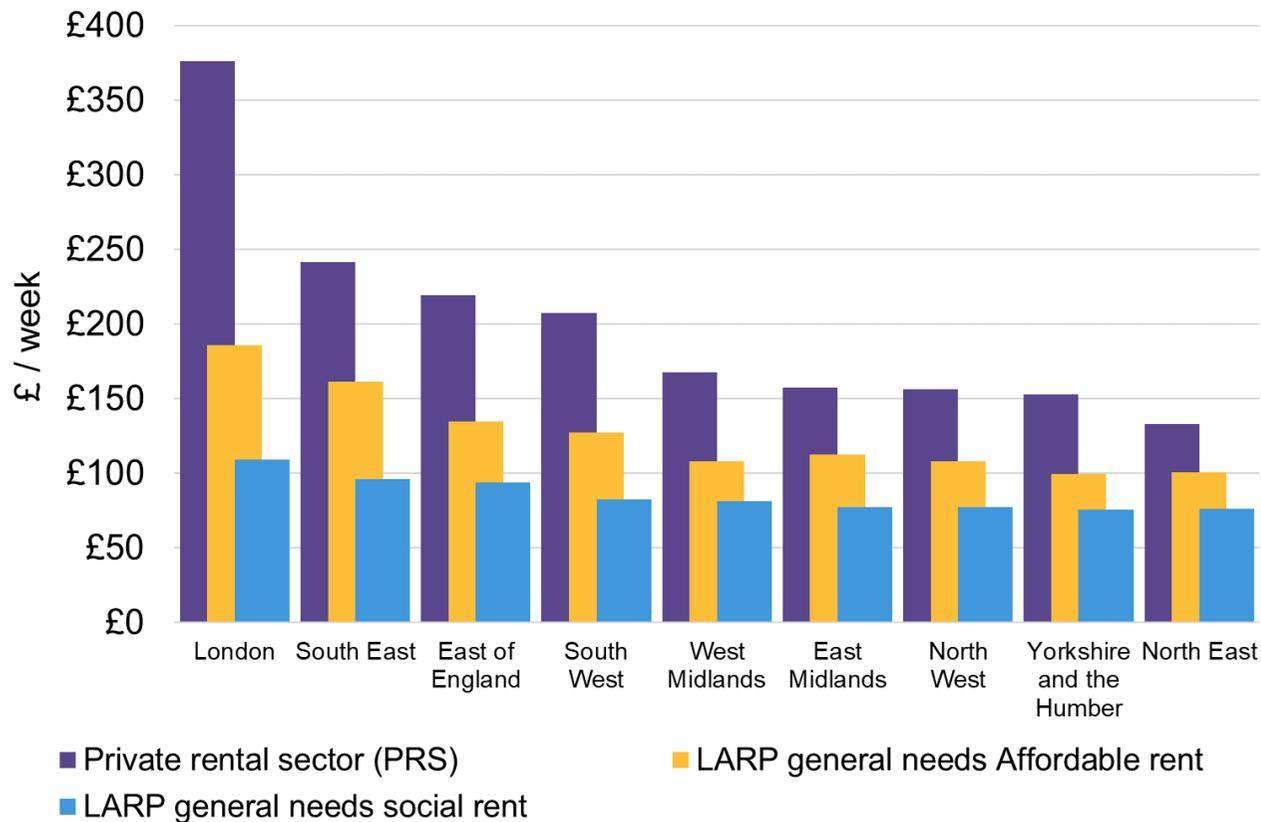
Data presented here are based on extremely small unit numbers (just 0.3% of total LARP owned social stock).

Comparison with private rental sector

General needs rents in the North East are closest to private rental sector (PRS) rents. Social rent net rents are 57% of PRS rents and Affordable Rent gross rents are 76% of PRS rents.

The average gross rent for Affordable Rent general needs units in London is £185.50, just less than half the private sector rent average in London (£375.92).

Market and LARP average rents by tenure type (£/ week)



The average general needs (social rent) net rent in England is 42% of the average PRS rent (£89.53 compared to £213.69).

Average general needs (social rent) net rents range from 29% of private sector rents in London to 57% of private sector rents in the North East. Although users should note social rent data does not include service charges.

The North East has the lowest average PRS rent (£133.15 per week). As such, Affordable Rent values in the North East are the closest to the PRS rent, but even here average Affordable Rent values are 76% of average PRS rent values.

AR, GN and PRS

T2.16

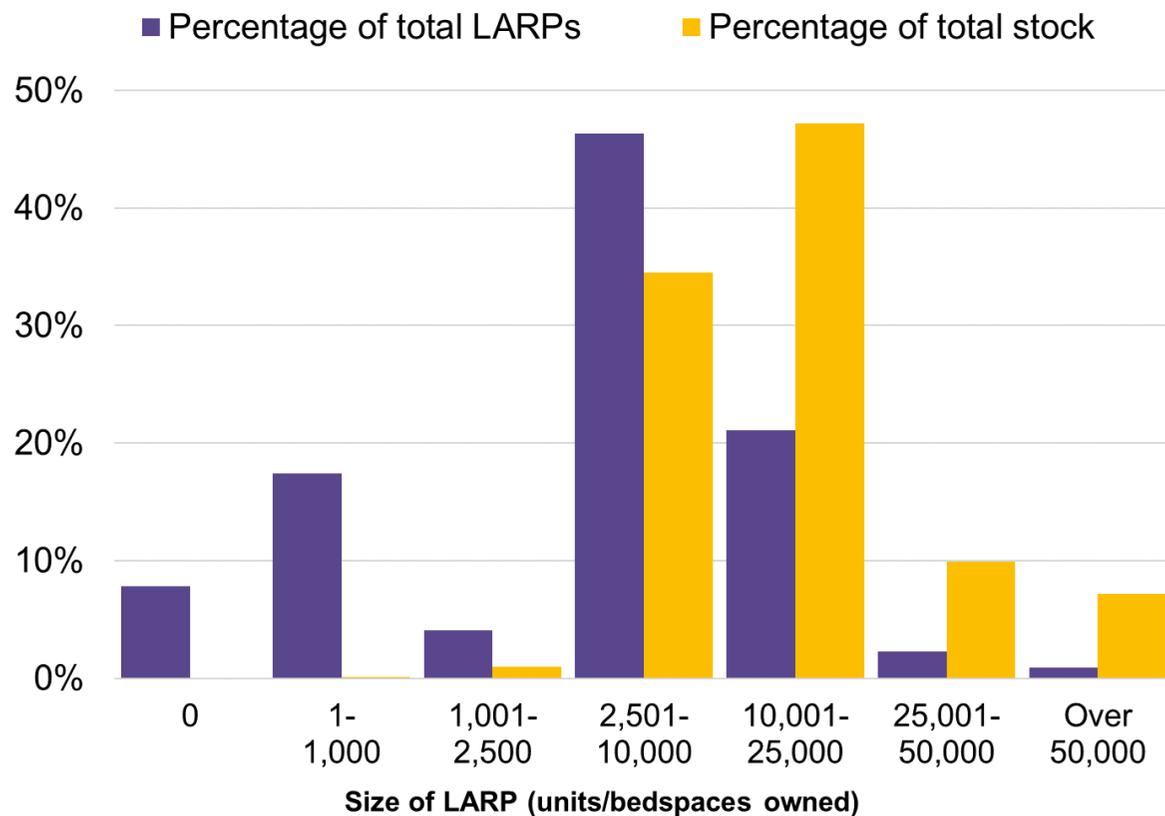
! General needs (social rent) net rents do not include service charges. These are included in the Affordable Rent and private rental sector (PRS) rents reported. Data on LARP service charges are not collected within LADR. However, based on our understanding of PRP service charges, we believe it is unlikely that service charges for LARP owned general needs (social rent) units will significantly alter values shown. PRS rents source: Valuation Office Agency private rental market summary: April 2021 to March 2022.

Local authority registered providers (LARPs)

There were 218 LARPs registered with us on 31 March 2022. This is a net increase of 5 since 31 March 2021.

Two LARPs own just over 7% of all LARP owned social housing (Birmingham and Leeds).

Number of LARPs and stock owned by LARP size 2022



The number of LARPs registered with us has increased each year since 2020 (from 197 on the 31 March 2020 to 218 on the 31 March 2022).

Of the 218 LARPs registered with us on 31 March 2022, nearly 50% own between 2,501 and 10,000 units.

There are 17 LARPs who own no social housing units, with just under half of these being registered with us since 1 April 2020 to support their intentions to own social housing in the future.

T3.1



Data includes all rental and LCHO and uses bedspace counts for non-self-contained units.

Background

These statistics are based on data gathered in the LADR survey. We introduced this survey in 2020 to collect data that we believed was included in the LARPs' administrative or management systems. We consult with LARPs to ascertain which data items were present in systems and worked to minimise the overall burden placed on data providers requesting data already collected.

We use the LADR data extensively as a source of administrative data to inform our operational approach to regulating the rents (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 have published these data since 2020.

Governance of data and statistics at RSH

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

All LADR 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 (LARP level data is accessed by our staff as part of operational work). Further information on the data quality assurance processes we employ is provided in the **data quality and methodology note**.

Contact information submitted by LARPs 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).

Data coverage

The rent data presented in these statistics are for low cost rental housing which is owned by LARPs at 31 March.

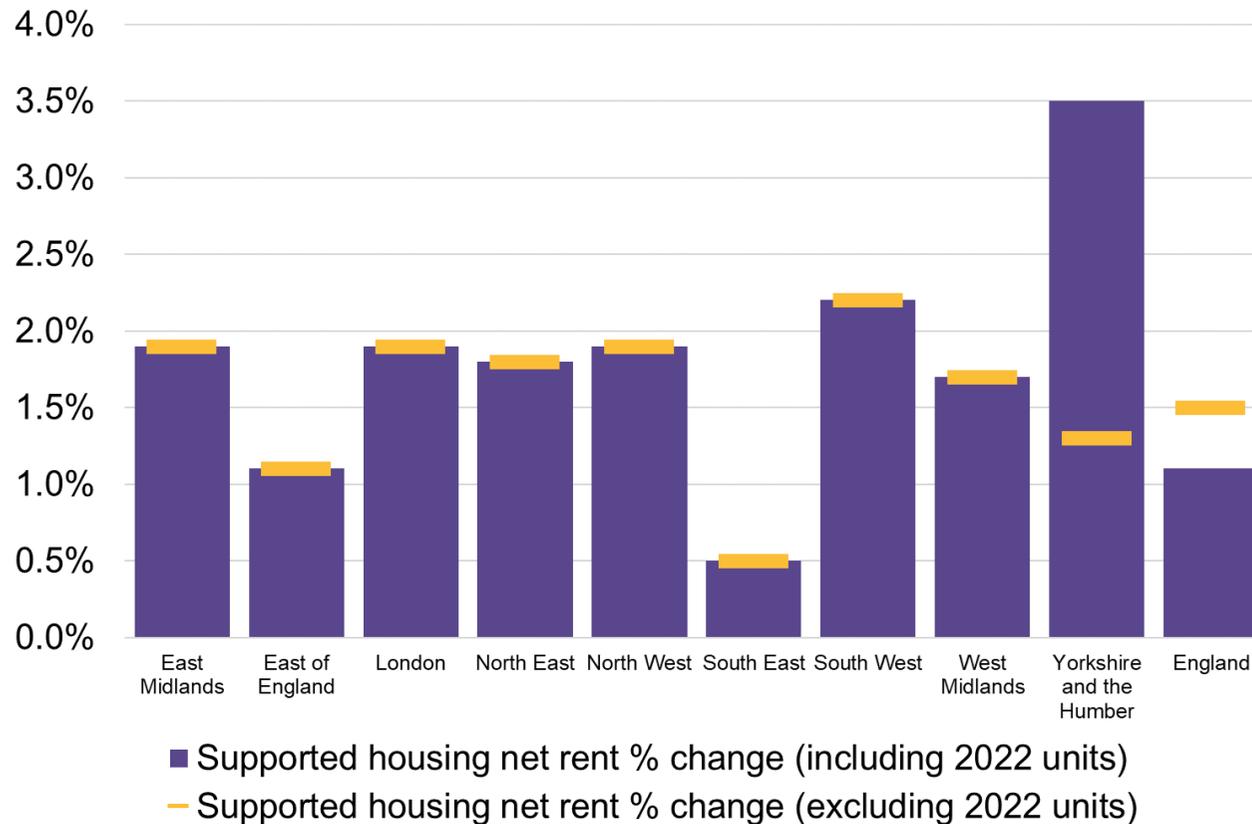
Rent data for both social rent and Affordable Rent stock are required from all LARPs.

Reporting change impact

Background

In 2022 one LARP reported 4,066 units as supported housing (social rent). In 2021 and earlier they reported no supported housing (social rent) units and reported all their social rent units in their general needs (social rent) totals. This change in their reporting of units has impacted on the apparent gains and losses of units in these categories and rent changes seen since 2021.

Impact of supported housing reporting change on net rent % change



We analysed the 2022 data with this LARPs supported housing units included and excluded from the 2022 supported housing data.

Without this influx of units, supported housing (social rent) would have seen a reduction of 461 units, rather than the gain show on page 9.

The rent changes in supported housing detailed on page 20 are also impacted, with the percentage change in Yorkshire and the Humber being 1.3% rather than 3.5% if we exclude these units.



These units had relatively high rents compared with those reported in the Yorkshire and the Humber previously. When included they drive up the regional average net rent percentage change. However, when analysed at an England level, the average rents for these units were relatively low. As such, when included they drive down the overall England average net rent percentage change from 1.5% to 1.1%.

Notes - glossary of terms

Affordable Rent

Affordable Rent housing means accommodation that is (a) provided by a registered provider pursuant to an agreement between that provider and the Homes and Communities Agency (now Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent; (b) provided by a registered provider pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or (c) provided by a local authority and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent.

The rent for affordable rent housing (inclusive of property related service charges) must not exceed 80% of gross market rent of an equivalent property. See also [London Affordable Rent](#).

Bedspaces (see non-self-contained units)

Exceptions/excepted categories of units

The [Policy Statement on rents for Social Housing](#) does not apply to certain categories of low cost rental accommodation. During the LADR collection providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. For more information on exceptions please refer to Chapter 5 of the Policy Statement.

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.

Local authority registered provider (LARP)

LARPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that are local authorities.

Notes - glossary of terms

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 rental accommodation

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.

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.

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, LARPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. Non-self-contained units are recorded in the LADR as bedspaces.

Policy Statement on rents for social housing

Local authorities must refer to the [Government's Policy Statement on rents for Social Housing](#) (referred to as the 'Policy Statement') for information on categorising stock and determining rents and formula rents.

Notes - glossary of terms

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).

Social housing

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

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 standard rent rules. This use of the term 'social rent' reflects common language use and aligns the presentation of these data with those published in the Private Registered Provider (PRP) social housing stock in England.

Social stock

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

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Policy Statement. As detailed in the Policy Statement, supported housing means low cost rental accommodation (including Affordable Rent) provided by a registered provider that: (a) is made available only in conjunction with the supply of support; (b) is made available exclusively to households including a person who has been identified as needing that support; and (c) falls into one or both of the following categories (i) accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and (ii) accommodation that has been designated as being available only to individuals within an identified group with specific support needs.

Notes - version history

Version history

1.0 Original release.

Why not have your say on our statistics in 2022/23?

Email feedback to enquiries@rsh.gov.uk or rate how this document meets your needs.



All needs met



Some needs met



No needs met

OGL

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or write to:

Regulator of Social Housing
Level 2
7-8 Wellington Place
Leeds LS1 4AP

RSH regulates private registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver and maintain homes of appropriate quality that meet a range of needs.