



Regulator of
Social Housing



Private registered provider social housing stock in England

2017-2018

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Summary

Key points

- Private registered providers of social housing (PRPs) reported owning a total of 2,812,320 units/bedspaces of social housing (including Affordable Rent units) at 31 March 2018, an increase of 1.1% (31,015 units/bedspaces) since 2017 (see Table 3). This is an increase in the year-on-year growth of 0.7% seen between 2016 and 2017.
- The average net rent for general needs stock¹ owned by PRPs with 1,000 or more units/bedspaces was £96.33 per week (see Table 25), representing a -0.3% reduction on the previous year's figure. It should be noted that a shift in data collection for temporary social housing stock is likely to have impacted these figures and, if this is accounted for, there appears to have been a 1.1% reduction in rents from the previous year. These methodological considerations are explained further in the section on Rents.
- The average net rent for supported housing/housing for older people stock² owned by PRPs with more than 1,000 units/bedspaces was £90.08 per week (see Table 28), an increase of 2.0% on the previous year. The key driving factor behind this increase appears to be a small number of PRPs operating a lease-based supported housing business model, many of which did not appear in the 2017 rent data due to owning fewer than 1,000 units. The units reported by these lease-based providers has had a major impact on the figures and, if excluded from both the 2017 and 2018 data, the year-on-year change in net rents shifts from a 2.0% increase to a 0.2% increase. Further details of the impact of these providers can be found in the section on Rents.
- There was an extremely large volume of transfer activity within the PRP sector during the year with 258,370 transfers recorded by large PRPs (see Table 16), the highest amount ever recorded in the Statistical Data Return. It should be noted that no Large Scale Voluntary Transfers of local authority stock were carried out during the year so there were no major additions to stock from outside of the PRP sector. The large numbers of transfers this year have been driven by providers modifying their group structures through mergers or restructuring.
- The amount of stock held by for-profit providers has increased faster in a single year than all previous years combined. For-profit providers now own 2,171 units in 2018; up greatly from the 873 held in 2017 (see Table 4).

¹ Not including units classified as Affordable Rent units.

² Not including units classified as Affordable Rent units.

Introduction

The Statistical Data Return (SDR) is the only annual survey of English private registered providers of social housing that collects comprehensive data on the ownership and location of social housing stock.

These data are collected by the Regulator of Social Housing (RSH) to support regulation of the economic standards. Information on stock ownership, location, development and transfers is used to help ensure a risk based and proportionate approach to regulation and to inform work on risk analysis and sector research.

RSH also regulates local authorities (LAs) that own and manage social housing stock. However, economic standards including the governance and financial viability standard do not apply to LA providers³. Information on LA data sources, which are quoted in this analysis for contextual purposes only, can be found on the Ministry of Housing, Communities and Local Government (MHCLG) section of Gov.uk website⁴ (see also the related statistics section).

Coverage

This statistical release covers data from the 2017/18 SDR focusing on social housing that is owned and managed by PRPs only. It explores data on stock size, types, location and rents at 31 March 2018, and data on sales and acquisitions made between 1 April 2017 and 31 March 2018. For the 2017/18 SDR, an overall response rate of 95%⁵ of PRPs was recorded. For large PRPs owning 1,000 or more units of social housing, the response rate was 100%.

Data for the SDR surveys 2012 to 2018⁶ (inclusive) have been weighted to seek to account for non-responses to the survey⁷. These weighted figures are denoted by 'I' where they appear in tables. The data prior to 2012, which were collected as part of the Regulatory Statistical Return (RSR), the predecessor survey to the SDR, have not been weighted due to differences in methodology and available data which make this impracticable. Where applicable, the break in time series between the SDR and the RSR has been denoted in tables by a dashed line between the relevant years, with changes to definitions and categorisations provided⁸. The weighting methodology used is covered in detail in the section on Methodology and data quality.

³ It should be noted that in September 2018 the Government published a consultation on a draft direction to the Regulator of Social Housing in relation to rents from 2020, which would require the Regulator to apply its rent standard to local authority registered providers for the first time .

⁴ <https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

⁵ A more detailed breakdown of response rates is given in Table 37.

⁶ Each survey period is denoted within this release by the year as at 31 March (for example, the 2012/13 survey is referenced as 2013, and 2015/16 as 2016 etc.)

⁷ Weighting was selected as the most appropriate method to use to account for non-responses to the survey, following consultation with the National Statistician's Office (NSO) and (the then) DCLG statisticians in 2014.

⁸ Definitional changes and probable impact on data due to the changes between SDR and RSR are also explored in previous SDR statistical releases available at <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Unless otherwise stated, all figures in this document refer to stock located in England⁹. Some data in the SDR are collected at an LA level. More detailed unit or sub-LA geographical data are not available.

The definitions used within this release are consistent with the manner in which data was collected in the 2018 SDR collection (based on a view 'as at' or 'in the year to' 31 March 2018).

Purposes and uses

Data from the SDR are used by RSH as part of the approach to regulating the economic standards¹⁰. The SDR is used to better understand PRPs' stock holdings, business structure, activities and thereby to inform regulatory strategies. For example, SDR data are used as part of a data-driven model (along with other regulatory data submitted by providers) to assess the size, complexity and relative risks posed by each provider. SDR data are also used in sector level profiling, value for money analysis¹¹ and other data analyses to enable the regulator to identify and assess major risks and issues affecting PRPs as a whole. Similarly, data are also used to inform responses to parliamentary questions or queries from government departments on the PRP sector.

The SDR statistical release and the accompanying dataset are also useful primary sources of information for users interested in the social housing sector in England. The dataset underlying this release is the most comprehensive source of information on the stock-related activities of PRPs in England, collecting stock data from 95% of all PRPs. The dataset is published to promote transparency and many users have reported finding the geographical breakdowns of stock types and social rents particularly valuable, as these can potentially be compared to data on other tenure types collected by other surveys¹². Furthermore, data from the SDR are used by central and local government for a variety of purposes. This includes policy development, for the production of statistics¹³ by non-governmental organisations such as individual PRPs, to inform business planning and bench marking, and by journalists and academics for research and understanding of the social housing sector¹⁴.

⁹ While the SDR data collection is focused on stock within English LAs, some data are provided on a PRP basis. For example, where providers record total owned stock they include any stock they hold outside of England. Based on the difference between total stock owned and stock identified as being in England plus the impact of weighting, non-English stock is believed to represent <0.1% of total stock.

¹⁰ This approach is set out in more detail in the Regulating the Standards document found at: <https://www.gov.uk/government/publications/social-housing-regulation-regulating-the-standards>.

¹¹ The SDR data was a key source of contextual information in the 2018 sector analysis based on the regulator's Value for Money metrics publication: <https://www.gov.uk/government/publications/value-for-money-summary-and-technical-reports>

¹² See SDR user feedback available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹³ For example, MHCLG use the SDR data in the production of other housing statistics available at: <https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics>

¹⁴ Further information as to the uses of SDR data can be found in the user engagement documentation provided on the RSH pages on Gov.uk (2012-2017): <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Additional supplementary tables and maps are available to provide additional information at an LA and PRP level and in 2018 we have introduced two Excel-based lookup tools (one showing data at an LA level and one showing data at a PRP level)¹⁵.

For common definitions used throughout, please refer to the glossary of terms, located at the end of the document.

Further information

This publication is available from the RSH pages¹⁶ and the statistics release page on the Gov.uk website¹⁷. Alongside this note, the SDR dataset and supplementary tables, based on the analysis presented in this release, have been released in MS Excel and CSV formats, allowing for easier and more flexible access to the data.

The responsible statistician for this release is Amanda Hall.

The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for October 2019.

For further information, please contact the RSH Referrals and Regulatory Enquiries team on 0300 1245 225 or email enquiries@rsh.gov.uk.

¹⁵ These lookup tools, supplementary tables and maps are provided on the RSH pages on Gov.uk:
<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹⁶ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹⁷ <https://www.gov.uk/government/statistics/announcements>

Sector characteristics

This section explores the overall PRP sector, considering registration, density of housing provision and PRP ownership by LA.

PRP registrations

Each organisation completing the SDR return is a PRP. Table 1 shows the decade each responding PRP registered with RSH¹⁸. It shows that over 60% of PRPs responding to the SDR in 2018 have been registered with the regulator of social housing for over 25 years.

Certain types of housing associations (including registered charities) have been able to register with the regulator since 1974. However, for-profit providers have only been able to register since the Housing and Regeneration Act (2008)¹⁹ came into effect on 1 April 2010.

Table 1: PRPs by type and year of registration; data from PRPs completing the 2017/18 SDR return only

Year of registration	Non-profit	Profit	Total	% of PRP respondents ²⁰
1970-1979	574		574	40%
1980-1989	281		281	20%
1990-1999	166		166	12%
2000-2009	176		176	12%
2010-2018 ²¹	198	37	235	16%
total	1,395	37	1,432	100%

PRPs registering with the regulator include those established for large scale voluntary transfers (LSVTs). The majority of these LSVTs (transferring stock from LAs to PRPs) occurred between 1990 and 2009, with nearly 200 PRPs being involved in at least one LSVT in these two decades. These LSVTs transferred over 1.2 million units of social housing from LA to PRP ownership²².

However, it is worth noting that some providers registering with the regulator in each decade, particularly the more recent decades, may not be adding social housing units to the PRP population, as they may be group parents or additional group subsidiaries to allow movement of owned and managed stock within a group framework (see below for more information on group structures).

¹⁸ RSH was established as a standalone organisation on 1 October 2018 when the social housing regulation function transferred from the Homes and Communities Agency to the Regulator of Social Housing under the Legislative Reform (Regulator of Social Housing)(England) Order 2018. RSH regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs.

¹⁹ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

²⁰ Percentages may not total 100% due to rounding.

²¹ Note this is to 31 March 2018. New registrations taking place on or after 1 April 2018 are not counted.

²² Two LSVTs occurred in 2014/15 and one LSVT occurred in 2015/16.

Group structures

PRPs can operate on an individual basis or as part of a group structure. Group structures vary considerably, some comprising only registered providers and others comprising registered providers and non-registered entities. PRPs may enter into group structure arrangements for a variety of reasons. In some cases, group structures may be established to undertake commercial activities within one or more subsidiaries; in others it may be to merge operations (perhaps to share strengths, or complementary specialities or to become more efficient) while maintaining individual corporate identities within a group structure.

Table 2 shows that 30% of all PRPs responding to the SDR in 2018 reported that they were in some type of group structure; this is a small reduction from 2017 (where 31.1% reported being part of a type of group structure). This reduction appears to be the result of merger activity between the larger groups and consolidation of existing group structures.

In total, providers in group structures owned 91.7% of all social stock (2,489,286 units/bedspaces). Large PRPs are considerably more likely to be part of a group structure than small PRPs with 84.2% of large PRPs reporting being part of a group in 2018 compared to 16.6% of small PRPs. This represents a small movement from 2017 (85% and 16% respectively).

Table 2: PRPs in group structures on 31 March 2018 and total social stock owned²³

	Total number of PRPs	% of PRPs in a group structure	% of PRPs not in a group structure	% of total social stock owned by PRPs in a group structure
Small PRPs ²⁴	1,147	16.6%	83.4%	27.8%
Large PRPs	285	84.2%	15.8%	94.4%
All PRPs	1,432	30.0%	70.0%	91.7%

²³ Total social stock owned includes all general needs (self-contained and non-self-contained), supported housing, housing for older people and social leased. Calculations include units outside of England and are not weighted.

²⁴ Note, non-stock holding group parents are included in the small PRP classification.

Owned social rented stock and PRP density in LAs

The amount of PRP owned social rented stock²⁵ varies between LAs. As in 2017, Liverpool has the largest number of PRP owned social rented units²⁶ (58,993), whilst the Isles of Scilly has just 63 units²⁷.

However, once dwelling density is taken into consideration, Knowsley has the highest density of owned social rented stock (280 social rented units per 1,000 dwellings) and Castle Point has the lowest (16 social rented units per 1,000 dwellings)²⁸.

All LA areas with over 200 social rented stock units per 1,000 dwellings are in areas²⁹ classed by the Department for Environment, Food & Rural Affairs as either 'urban with major conurbation' or 'urban with city and town'. County Durham (with 198.8 units per 1,000 dwellings) which is classed as Largely Rural (rural including hub towns 50-79%) is the most densely populated non-urban area. However, it is important to note that the urban/rural classification of these areas relates to their status in 2011³⁰.

The number of PRPs owning social rented stock in each LA area varies greatly. Broadly speaking (and as in previous years), the areas with the greatest amount of owned social rented stock have the greatest number of PRPs operating in that area³¹. For example, Birmingham has the greatest number of PRPs owning social rented stock within the area with 80 PRPs owning 48,789 units (unweighted) and Liverpool has 75 PRPs owning 58,749 units (unweighted)³². The City of London and Isles of Scilly both have just three PRPs that own social rented stock within the LA, owning 230 and 61 units (both unweighted) in these LAs respectively³³.

²⁵ Total owned social rented stock includes all general needs (self-contained and non-self-contained), supported housing, housing for older people. Affordable Rent units are included in the prevailing categories so Affordable Rent general needs units are recorded as general needs etc. Calculations exclude units outside of England and are not weighted.

²⁶ All stock figures in "Owned social rented stock" section are based on weighted figures unless specifically noted.

²⁷ A map showing PRP owned social rented stock by LA is included in the supplementary information at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

²⁸ This is almost the same as in 2017, where Knowsley had the highest number per 1,000 dwellings (286) and Castle Point had the lowest (15).

²⁹ Map showing density of PRP owned social rented stock per 1,000 dwellings by LA is included supplementary information at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

³⁰ Rural-Urban Classifications are based on data collected in the 2011 Population Census: <https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>

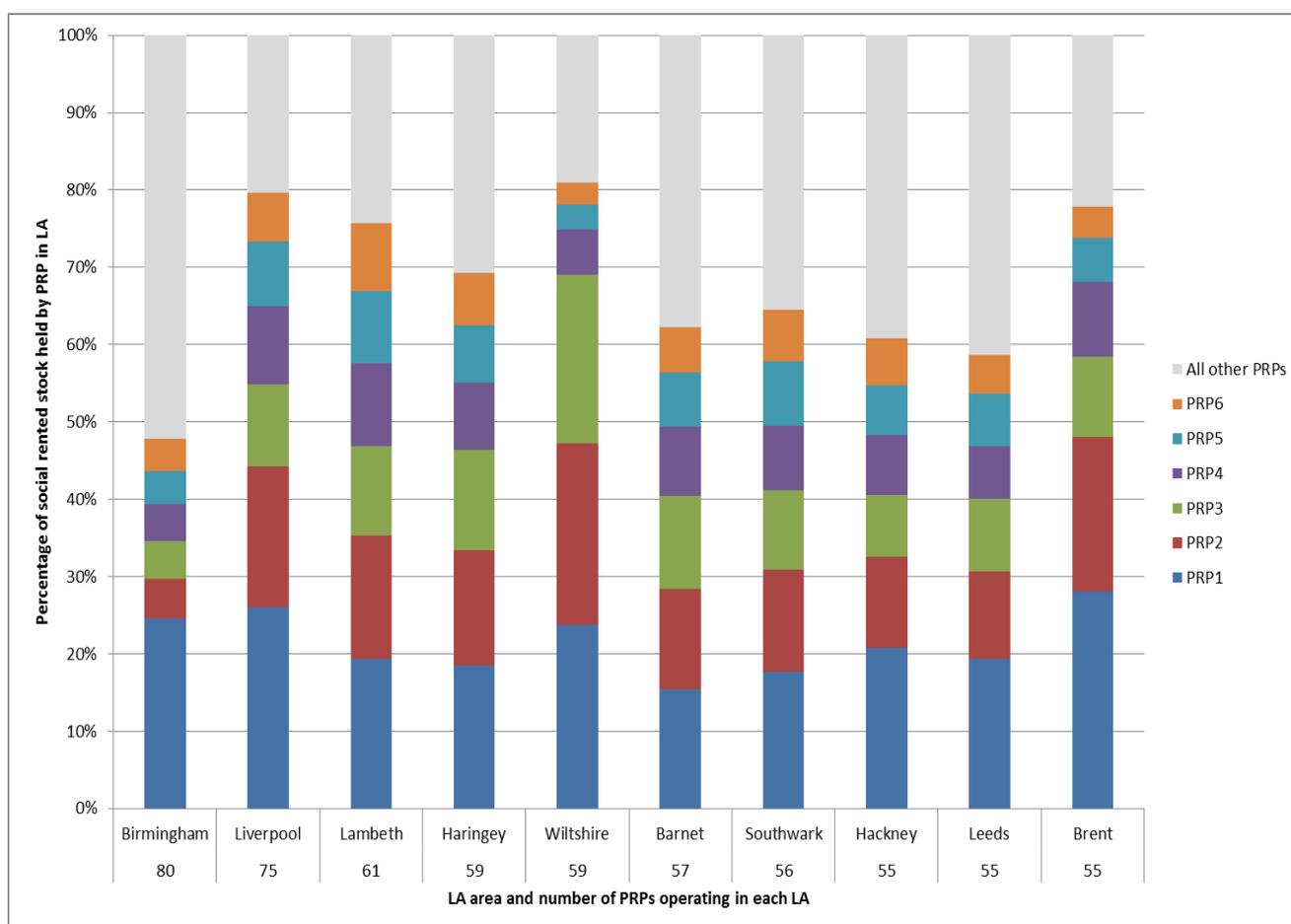
³¹ In this instance operating refers to owning social rented stock only.

³² Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – for Birmingham = 49,086 and Liverpool = 58,993). For further information on weighting see the Methodology and Data Quality section.

³³ Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – City of London = 230 and Isles of Scilly = 63). For further information on weighting see the section on Methodology and data quality.

Figure 1 shows further analysis on LA areas in which 55 or more PRPs operate has increased since 2017³⁴. In each of these areas just six PRPs account for between 48% and 80% of social rented stock. In Liverpool for example, six PRPs own 80% of the social rented stock in the LA in 2018 (46,806 units (unweighted)), whilst the remaining 69 PRPs own 11,943 units (unweighted) combined. Many of the PRPs operating in LAs with large numbers of PRPs are likely to be small organisations with specific charitable objectives such as those specialising in the provision of supported housing. It should be noted that as shown in Figure 1 and supplementary tables, most PRPs own fewer than 100 social housing units in total.

Figure 1: LAs with % social rented stock held by PRPs in the LA (top six by total owned social rented stock held) (based on unweighted data)³⁵



Examining the areas with the highest density of PRPs owning social rented stock (50+ PRPs per LA) indicates that the majority of those areas are classified as ‘Urban with Major Conurbation’. The only exception, as in the last three years, is Wiltshire (classified within the rural-urban classification as ‘Largely Rural (rural including hub towns 50-79%)’)³⁶.

³⁴ In this instance operating refers to owning social rented stock only.

³⁵ For further information on weighting see the section on Methodology and data quality

³⁶ Rural-Urban classification taken from: <https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>
See 2017/18 supplementary tables and maps for more information at:
<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Total stock

Some figures presented in this section for 2012 to 2018 (inclusive) are based on weighted data (denoted by 'I' in the tables). Some figures have been revised since the 2017 return (denoted by 'R' in the tables). Information on the weighting process can be found in the section on Methodology and data quality.

It should be noted that the introduction of the Welfare Reform and Work Act (2016) (WRWA) and associated regulations necessitated a revision to the definitions used in the SDR for supported housing and housing for older people. As a consequence of this, PRPs will have reviewed how they classify their stock and this is likely to be a driver behind some of the movements between social housing categories in 2017 and 2018.

Increases and decreases refer to net changes and may mask shifts within categories at a provider level. Stock flow is explored further in the section on Stock Flow.

Owned stock, by provision type³⁷

Overall, total stock owned by PRPs has increased by 1.1% (31,015 units/bedspaces) since 2017 to a total of 2,812,320 units³⁸. This is an increase in the year-on-year growth of 0.7% seen between 2016 and 2017. The annual growth should be seen in the context of changes in the availability of government funding for new affordable housing development. Following the conclusion of the Affordable Homes Programme 2011-15, a lower level of new supply was seen in a number of data sources³⁹ as commitments under the previous programme had been met but new delivery had not yet been brought on line. This effect is now likely to have worn off as the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP) and the Greater London Authority's Affordable Housing Programme (AHP) have now been in place for long enough to deliver increased levels of completions.

It should be noted that the mix of stock to be delivered under the SOAHP has evolved during the lifecycle of the programme. The initial prospectus and bidding round for the programme was focused almost exclusively on Shared Ownership and other home ownership products. The Autumn Statement in November 2016 increased the funding available for affordable homes delivery and also made grant funding available for Affordable Rent schemes. These additional funding streams were made available on a Continuous Market Engagement (CME) allowing PRPs to bid on a per-scheme basis⁴⁰.

Table 3 shows the stock owned by PRPs from 2010 to 2018, by type of provision. It covers both stock owned by PRPs for use as social housing and non-social housing. For more explanation of the types of stock please refer to the glossary of terms.

³⁷ Figures presented are based on weighted data unless otherwise specified.

³⁸ Note, this is net growth, disposals from the sector are considered further in the section on Stock Flow.

³⁹ See also - <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

⁴⁰ Further details of the SOAHP and the Continuous Market Engagement process can be found at: <https://www.gov.uk/government/publications/shared-ownership-and-affordable-homes-programme-2016-to-2021-prospectus>

Table 3: Owned stock, as at 31 March 2010-2018

All PRPs							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased ²	Non-social rented ^{1,2}	Non-social leased ^{1,2,6}	Total
2010	1,825,510	101,742	316,188	139,733	50,318	3,514	2,437,005
2011	1,896,253	103,207	320,846	146,618	56,683	3,032	2,526,639
2012 ^{3,4,5}	1,962,601 ¹	113,385 ¹	304,157 ¹	151,226 ¹	48,359 ¹	29,891 ¹	2,609,619 ¹
2013 ⁷	1,987,641 ¹	113,117 ¹	305,138 ¹	158,998 ¹	48,954 ¹	36,275 ¹	2,650,123 ¹
2014	2,002,180 ¹	114,494 ¹	299,876 ¹	159,006 ¹	49,829 ¹	40,668 ¹	2,666,053 ¹
2015	2,039,032 ¹	117,602 ¹	301,530 ¹	161,384 ¹	50,216 ¹	38,847 ¹	2,708,611 ¹
2016	2,076,014 ¹	125,302 ¹	300,181 ¹	165,909 ¹	53,981 ¹	40,303 ¹	2,761,690 ¹
2017	2,119,571 ^{1R}	129,975 ¹	269,019 ^{1R}	165,019 ¹	52,379 ¹	45,342 ¹	2,781,305 ¹
2018	2,146,281 ¹	135,288 ¹	264,594 ¹	175,221 ¹	42,454 ¹	48,482 ¹	2,812,320 ¹

1. Non-social housing was not collected for small PRPs between 2009 and 2011 inclusive.
2. May include units outside of England (expected to be <0.1% of total stock based on total general needs/supported Housing/housing for older people stock reported outside of England). Low Cost Home Ownership (LCHO) units where the 100% stair-casing level has been reached are not included in this figure.
3. Prior to 2012, intermediate rent was classified as non-social stock. In 2012, this changed to general needs.
4. Prior to 2012, non-English stock held by English-based PRPs was included in the figures; for 2012 non-English stock has been filtered out unless otherwise stated.
5. In 2012, the definition of a small PRP was amended to a PRP owning fewer than 1,000 social housing units/bedspaces, with the exception of group parents which were classified as large PRPs.
6. From 2012 onwards figure includes units where the purchaser has acquired 100% of the equity.
7. In 2013, the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.
8. 'I' indicates weighted figures.
9. 'R' indicates revised figures.
10. Dashed line indicates the time series break between the RSR and the SDR.
11. Owned stock includes Affordable Rent stock in general needs, supported housing and housing for older people. Weighting is not applied to Affordable Rent elements. See the Methodology and data quality section.
12. Figures for general needs, supported housing and housing for older people include Affordable Rent units

Prior to the introduction of the WRWA, housing for older people was broadly defined and covered a wide range of properties. Following the implementation of the WRWA, the revised definition introduced in the SDR 2017 focuses upon the need for housing for older people to fall under the definition of supported housing and being intended for exclusive use by older people⁴¹. This means that some units falling into category in previous years will no longer be defined as housing for older people. These units will have been re-categorised and recorded in other categories within the SDR, whilst the impact of this was most likely to have been seen in 2017, there may be some continuation of this in 2018.

General needs⁴² units increased 26,710 units/bedspaces between 2017 and 2018, a 2% annual increase. It is possible that part of this increase may be former units of housing for older people stock that have been re-categorised as general needs. It should be noted that units of housing are classified as general needs where they do not fully meet the specific definition of another category. However, as the section below on stock flow shows, there have been a large number of new units acquired (newly developed, purchased and other acquisitions) during 2018.

⁴¹ For more detail on the changes to definitions see section on Methodology and data quality.

⁴² Includes Affordable Rent units categorised as general needs

Supported housing⁴³ saw the largest increase in percentage terms (4%) but the absolute growth was comparatively small with a 5,313 unit/bedspace increase from the previous year. Some element of this growth is likely be due to housing for older people units/bedspaces being re-categorised as supported housing, however, the exact proportion cannot be determined. The definition of supported housing is more restrictive than general needs so it is likely that a smaller proportion of re-categorised units ended up in this category.

Housing for older people⁴⁴ reduced by 2% year on year, this being equivalent to an absolute reduction of 4,425 units/bedspaces. Given the changes introduced by the WRWA, it is likely that much of this loss is due to units being re-categorised rather than the stock leaving ownership by PRPs.

Social leased stock owned by PRPs grew by a large amount, increasing by 10,202 units (6%) between 2017 and 2018. As noted above, the initial focus of the SOAHP bidding round was almost exclusively focused on home ownership products, particularly shared ownership, and it is thought that this will be the principal driver of the large growth in social leased stock. As the delivery of stock under the SOAHP programme progresses, it is expected that social rented properties will comprise a greater proportion of total supply than in the recent past, consistent with changes in the focus of the funding programme.

Figures covering non-social stock should be viewed with a degree of caution. The data collected on non-social stock in the SDR is limited as the SDR only covers the regulated entities within each group. Registered providers commonly undertake non-social housing activity through dedicated commercial subsidiaries or joint ventures, which are not included within the scope of the SDR. Further determining reasons behind shifts in stock numbers is not possible, except to identify new build activity. For example, non-social stock now appearing in providers' returns may previously have been held by an unregistered group member and has simply been moved within the group structure rather than being newly developed.

Non-social rental stock decreased dramatically, falling by 9,925 units (19%) between 2017 and 2018 whilst non-social leased stock increased by 3,140 (7%) during the same period. The growth of non-social leased stock is a continuation of the large annual increases seen between 2012 and 2014 after the relative stability of the period between 2014 and 2016. Other data sources collected by RSH such as the Financial Forecast Return (FFR) suggest that non-social rental stock is increasing within the sector. However, it appears that the increase is being driven by providers developing non-social rental stock, or transferring non-social rental stock to, unregistered entities within their groups. This means that these units will not be covered by the SDR collection (which only collects units owned by registered providers).

Some of the growth in non-social leased units may be accounted for by newly built stock (with providers reporting 3,846 units of newly built non-social stock during 2016/17, with 59% of this being built for outright sale). The precise drivers of the increase in non-social leased stock are not clear; anecdotally some providers have revisited the categorisation of the social leased properties they own. Some properties appear to have been re-categorised following checks by providers that definitions from legislation have been correctly applied to their stock.

A breakdown of owned stock by English region is provided in Table 7 in the housing stock by region sub-section below. In addition, further contextual information on the age, quality, and location of PRP owned social housing stock compared to private and LA owned stock is collected by MHCLG (see the related statistics section).

⁴³ Includes Affordable Rent units classified as supported housing

⁴⁴ Includes Affordable Rent units classified as housing for older people

For-profit private registered providers

For-profit providers are a relatively new type of social housing provider, and were first permitted by the Housing and Regeneration Act 2008⁴⁵. A small number of for-profit providers are currently registered with the social housing regulator⁴⁶. Table 4 shows the number of for-profit PRPs that submitted an SDR, and the amount of stock owned by these PRPs in each year from 2013 to 2018.

Between 2017 and 2018 an increase in the overall number of for-profit organisations registered with the social housing regulator and a corresponding increase in their total stock ownership was seen. The number of for-profit providers increased to 37 in 2018 and their stock ownership increased by to 2,171 units. Stock ownership among for-profit is highly concentrated with four providers owning 66% of all stock owned by for-profit providers.⁴⁷

For-profit provider stock ownership grew very slowly between 2013 and 2017 (increasing by just 873 in the five years since they were permitted). However, 2018 saw more rapid growth, with more units added to for-profit provider ownership than in all previous years combined with a total increase of 1,844 units since 2017 (taking total stock owned to 2,171 units).

Of the 2,171 units of stock owned by for-profit providers in 2018, the largest category was LCHO (1,121 units or 51.6% of all units owned). This category also saw the largest annual increase with 536.9% growth from the previous year. However, this growth was driven almost entirely by a single provider who acquired over 800 LCHO units. The next largest category was general needs (604 units or 27.8% of all units owned).

Table 4: For-profit housing providers and owned stock, as at 31 March each year

All PRPs ¹			Units/bedspaces			
Year	Number of providers	Total number of units/bedspaces owned	Of which			
			General needs	Supported housing	Housing for older people	Low cost home ownership
2013	18	187	40	133	0	14
2014	22	246	54	118	14	60
2015	25	395	169	196	2	28
2016	26	557	270	145	65	77
2017	31	873	368	264	65	176
2018	37	2,171	604	349	97	1,121

¹ Figures may include some stock not in England (expected to be <0.1% of total stock based on total GN/SH/HOP stock reported outside of England).

² Figures for general needs, supported housing and housing for older people include Affordable Rent units.

⁴⁵ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

⁴⁶ <https://www.gov.uk/government/publications/what-is-the-regulatory-framework>. The current framework (from 1 April 2015) replaced the framework which came into effect on 1 April 2012. It confirms regulatory requirements, and provides codes of practice and regulatory guidance for registered providers. This includes information on registration and deregistration at <https://www.gov.uk/guidance/register-and-de-register-as-a-provider-of-social-housing>

⁴⁷ 15 for-profit providers reported no owned social stock in 2018.

Managed stock, by provision types

Table 5 shows data relating to stock managed by PRPs. This includes all stock managed by PRPs, whether the stock is owned by them, another PRP or an LA. There has been a slight increase in the total number of units/bedspaces managed by PRPs since 2017 (0.4%, 10,673 units/bedspaces) to a total of 2,854,634 units. This follows the upward trend from the previous year (where a 0.1% increase was seen). However, this is a proportionately smaller increase than for owned stock, where over the same period, owned stock increased by 1.1% (or 31,015 units).

Changes within most categories of managed stock mirrored their owned stock counterparts but with a more muted degree of change. However, supported housing saw a larger increase in managed stock than owned stock; the only category where this happened. Managed supported housing stock increased by 6,103 units/bedspaces (5% year-on-year growth) whilst owned stock increased by 5,313 units bedspaces (4% year-on-year growth). This should be viewed in the context of the number of supported housing units that are managed by providers (121,188) being lower than those owned (135,288). This suggests that some supported housing stock is being managed by third parties outside of the registered provider sector; however the prevalence of this may be decreasing.

The drivers of movements within categories are likely to be the same for managed stock as they are for owned stock. The emphasis on home ownership and definitional changes will explain most of the stock movements for managed stock.

General needs⁴⁸ units saw a very minor increase in managed stock (3,711 units) compared to owned stock (26,710 units). This slower growth means that the gap between managed and owned general needs stock has narrowed to 57,459 units after remaining stable at around 80,000 units for the previous two years.

Managed non-social rental stock fell by 8% (3,649 units) year on year. Notably, the gap between the number of units owned and the number of units managed has narrowed greatly after rising in 2017, with a fall in both owned and managed non-social rental stock, but with owned stock reducing to a greater extent. The gap was 8,970 in 2017 but has reduced to 2,694 in 2018.

⁴⁸ Includes Affordable Rent units classified as general needs

Table 5: Total stock managed by PRPs, as at 31 March 2010-2018

All PRPs ¹							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased ³	Non-social rented ²	Non-social leased ^{2,3}	Total
2010	1,870,946	78,950	315,170	135,647	61,768	16,071	2,478,552
2011	2,001,585	81,541	319,130	142,136	65,408	18,674	2,628,474
2012 ^{4,5}	2,056,011 ^I	96,542 ^I	303,298 ^I	151,100 ^I	57,510 ^I	36,422 ^I	2,700,883 ^I
2013 ⁶	2,103,399 ^I	96,892 ^I	306,223 ^I	154,594 ^I	64,407 ^I	46,409 ^I	2,771,924 ^I
2014	2,119,178 ^I	100,924 ^I	303,043 ^I	159,095 ^I	53,518 ^I	48,616 ^I	2,784,374 ^I
2015	2,164,886 ^I	105,209 ^I	306,369 ^I	153,416 ^I	50,560 ^I	47,846 ^I	2,828,286 ^I
2016	2,156,244 ^I	114,809 ^I	304,121 ^I	159,402 ^I	52,218 ^I	45,183 ^I	2,831,977 ^I
2017	2,200,029 ^{IR}	115,085 ^I	272,327 ^{IR}	162,934 ^I	43,409 ^I	50,177 ^I	2,843,961 ^I
2018	2,203,740 ^I	121,188 ^I	269,536 ^I	168,706 ^I	39,760 ^I	51,704 ^I	2,854,634 ^I

1. Figures may include some units not in England.
2. From 2009 to 2011 inclusive non-social housing data was not collected for small PRPs.
3. Includes units where the purchaser has acquired 100% of the equity.
4. Prior to 2012, intermediate rent was classified as non-social stock. In 2012, this changed to general needs.
5. In 2012 the definition of a small PRP was amended to a PRP owning fewer than 1,000 social housing units/bedspaces, with the exception of group parents which were classified as large PRPs.
6. In 2013 the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.
7. 'I' indicates weighted figures.
8. 'R' indicates revised figures.
9. Dashed line indicates time series break between RSR and SDR.
10. Managed stock includes Affordable Rent stock in general needs, supported housing and housing for older people. Weighting is not applied to Affordable Rent elements. See the Methodology and data quality section for more information.
11. Figures for general needs, supported housing and housing for older people include Affordable Rent units.

Owned Affordable Rent stock

For PRPs Affordable Rent has been the main type of new grant-funded rented social housing supply. Affordable Rent units are made available by providers, to households that are eligible for social rented housing, at a rent level of no more than 80% of local market rents, inclusive of service charges. The Affordable Rent figures presented here cover both newly built units, with or without grant input, and conversions from existing social rented units to Affordable Rent units⁴⁹.

Table 6 shows the breakdown of Affordable Rent stock between the categories of social housing. It shows there has been continued but slowing growth in the total number of Affordable Rent units owned, with an additional 28,495 units reported in 2018 compared to 2017 (an increase of 14.8%). The number of Affordable Rent general needs units increased by 14.7% from 182,115 in 2017 to 208,889 in 2018. The number of supported housing/housing for older people units increased by 16.2% from 10,633 in 2017 to 12,354 in 2018.

⁴⁹ Where this forms part of a new supply agreement with the Homes and Communities Agency (HCA) or the Greater London Authority (GLA).

As Affordable Rent can only be offered by PRPs as part of a contractual agreement with the Homes and Communities (HCA) or Greater London Authority (GLA), this level of growth is principally driven by the timing of the funding and delivery programme. The marginal slowdown of growth in the number of Affordable Rent units are likely to be due to the transition from the 2011-2015 Affordable Homes Programme to the 2015-2018 and the 2016-2021 Shared Ownership and Affordable Homes Programmes. As noted above, the initial offering for the SOAHP 2016-2021 was focused almost exclusively on shared ownership and home ownership products. This was later expanded to allow Affordable Rent units to be delivered under a CME basis. The phasing of the funding available to providers will have had an impact on the number of units delivered as providers adjusted their delivery models.

The completion of Affordable Rent units funded under the programmes outlined is a significant contributory factor in the growth of Affordable Rent. Further details of the number of housing units started and completed under the various funding schemes can be found on the HCA Housing Statistics website⁵⁰ and the GLA Housing Statistics website⁵¹.

The number of PRPs with Affordable Rent stock has decreased for the second year in a row, dropping from a peak in 2016 (403 providers) to 380 providers in 2018. The main driver of this reduction appears to be changes in PRPs' registration status, often due to merger or group consolidation activity. This would explain why the number of providers with Affordable Rent stock continues to fall whilst the volume of stock held increases.

In 2017/18, there were 28,495 additions to the Affordable Rent stock from a mixture of new build units, transfers and stock acquired through other means. It is not possible to determine if any transfers were previously let as social rent by other PRPs⁵². PRPs also recorded 9,648 conversions of units to Affordable Rent (9,566 conversions from other forms of social rent and 82 conversions from other forms of rent) during 2017/18. This suggests that 33% of the Affordable Rent stock increase in 2017/18 was converted from existing social rented stock and less than 1% was converted from other existing stock.

The volume of social rental stock being converted to Affordable Rent continues to decline and has reduced every year since peaking at 74% in 2012/13. This change is likely to reflect the funding structure of the Affordable Homes Programme (2011-15), where conversion of existing property was intended to generate the financial capacity for investment in new development. Similarly, the reduced growth in Affordable Rent units this year is linked to the emphasis placed on home ownership in the SOAHP.

⁵⁰ <http://www.homesandcommunities.co.uk/housing-statistics>

⁵¹ <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

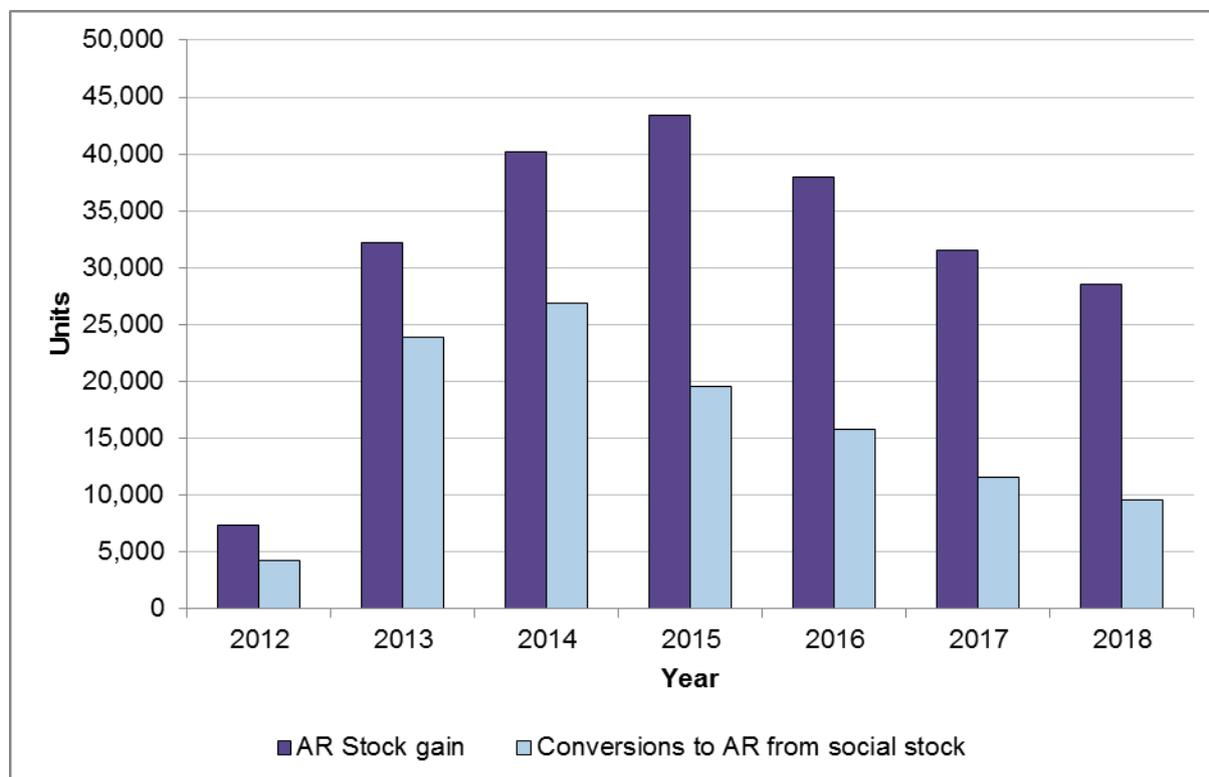
⁵² Further information about Affordable Rent is available in the section on Affordable Rent and the Glossary. Please also note the discussion on potential suppression of new-build activity reporting due to SDR collection methodology within the methodology section.

Table 6: Affordable Rent units/bedspaces owned, as at 31 March 2012-2018

All PRPs				Units/bedspaces
Year	Number of PRPs	General needs	Supported housing/ housing for older people ¹	Total
2012	188	6,965	389	7,354
2013	284	37,753	1,839	39,592
2014	324	76,643	3,172	79,815
2015	362	117,288	5,976	123,264
2016	403	151,611	9,582	161,193
2017	394	182,115	10,633	192,748
2018	380	208,889	12,354	221,243

¹. Affordable Rent supported housing/housing for older people stock figures are collected as a combined figure.

Figure 2 shows that the amount of Affordable Rent stock gained, from additional units to the sector, increased year on year between 2012 and 2015 and then decreased in each year since. This is as anticipated by the profile of completions through the AHP programmes. In total, between 2012 and 2018, 111,570 units have been converted to Affordable Rent from social stock types whilst 109,673 units have been added through other routes such as new build.

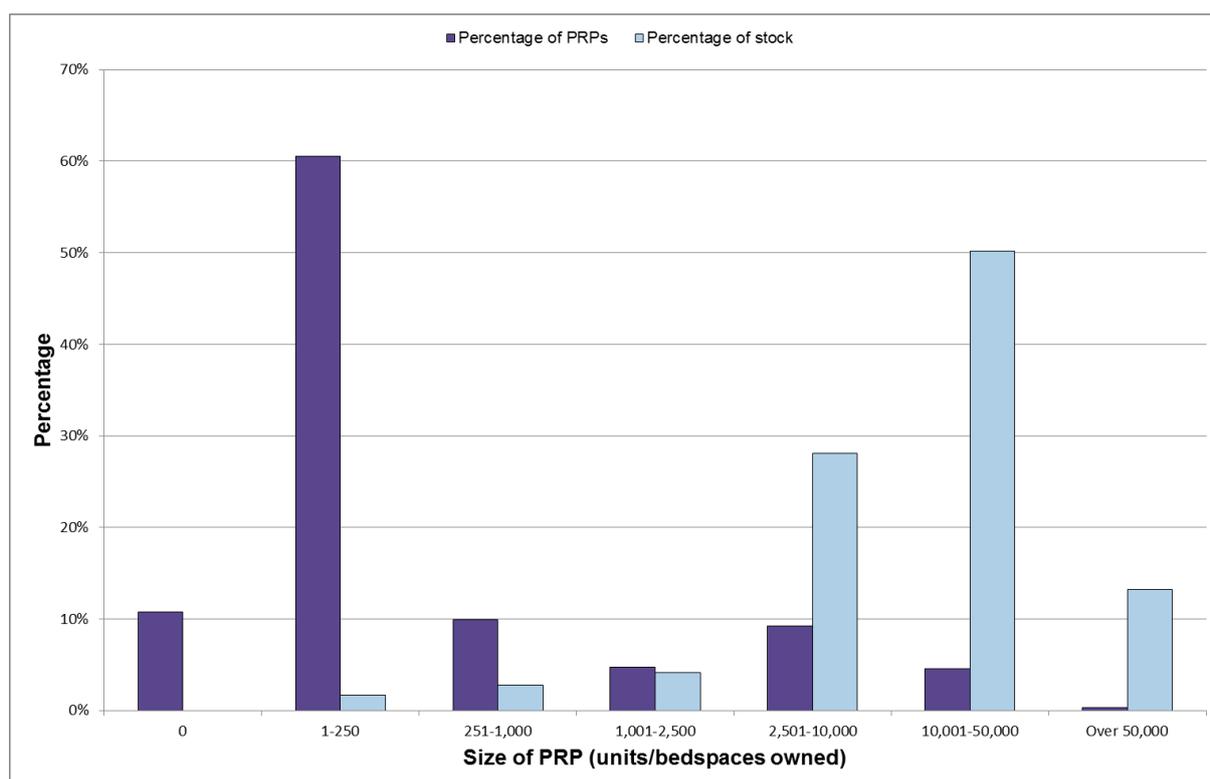
Figure 2: Affordable Rent stock gains and conversions from social units, 2012-2018

Size of PRPs and stock distribution

Figure 3 shows how social housing stock is distributed among PRPs. As with previous years, it demonstrates that the majority of PRPs (81%) are small (owning fewer than 1,000 units/bedspaces) but that they own 4.4 % of total (weighted) stock⁵³. PRPs with more than 10,000 units represent 5 % of the PRP population but own 63.4 % of stock within the sector, an increase on the 4.5% and 54.5% seen last year. Overall, since 2007 stock ownership appears to have moved away from the smallest providers (<1,000 units) towards the largest (>10,000 units)⁵⁴.

Five providers owned more than 50,000 units of social housing stock each in 2018. Combined, these five providers alone account for over 13.2% of all stock within the sector, owning 359,594 units between them. This marks an increase from the previous year where five providers owning more than 50,000 units of social housing stock accounted for 10.7% of all stock in the sector (288,047 units). These data are also available in the supplementary tables⁵⁵. However, it should be noted that many providers operate in group structures and the total number of stock held within some of these groups will be higher than these individual PRPs⁵⁶.

Figure 3: Percentage of social housing stock owned vs. PRP size, as at 31 March 2018 (weighted for non-response)⁵⁷



1. Non-asset owning parents that do not own any units of social housing are required to complete the SDR.

⁵³ For further information on weighting see the section on Methodology and data quality

⁵⁴ For reference, in 2007 a total of 76.6% providers were classified as small, they owned 6.1% of total stock. Just 2.8% of providers held over 10,000 units, but they owned 34.5% of stock in the sector.

⁵⁵ Supplementary tables available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁵⁶ See the section on Sector Characteristics for more details on group structures. Further, some group structures will include unregistered subsidiaries. These unregistered subsidiaries may own stock which contributes to the overall group stock total, but this is not captured within the SDR.

⁵⁷ For further information on weighting see the section on Methodology and data quality.

Housing stock by region

Table 7 shows the social housing stock owned by PRPs⁵⁸, social housing stock owned by LAs⁵⁹ and private sector stock⁶⁰, broken down by region. All PRP stock is listed by units and bedspaces (including non-self-contained) in comparison to LA and private sector stock data which shows the number of units or dwellings⁶¹. There are slightly differing time frames for PRP data (as at 31st March 2018) compared to LA and private sector stock data (as at 1st April 2017).

Table 7: PRP social housing stock (as at 31st March 2018), compared to LA social stock (as at 1st April 2017) and private sector stock (as at 1st April 2017) by region

All PRPs		Units/bedspaces				
Region	PRP social stock 2018 units/bedspaces ^{1,2}	% of PRP total	LA social stock 2017 units ^{3,4}	% of LA total	Private sector 2017 units ⁴	% of private sector total
East Midlands	154,540 ¹	5.7 ¹	177,680	11.1	1,738,790	8.8
East of England	274,001 ¹	10.1 ¹	156,530	9.8	2,235,350	11.3
London	458,466 ¹	16.9 ¹	393,960	24.6	2,714,110	13.7
North East	183,064 ¹	6.7 ¹	91,790	5.7	944,450	4.8
North West	517,545 ¹	19.1 ¹	84,560	5.3	2,657,440	13.4
South East	386,202 ¹	14.2 ¹	169,210	10.6	3,338,450	16.9
South West	256,746 ¹	9.5 ¹	94,780	5.9	2,185,090	11.0
West Midlands	282,014 ¹	10.4 ¹	201,930	12.6	1,997,340	10.1
Yorkshire and the Humber	202,828 ¹	7.5 ¹	231,240	14.4	1,969,900	10.0
England	2,715,406¹	100¹	1,601,680	100	19,780,920	100

1. Social leased housing owned by small PRPs is not collected on a geographical basis therefore figures shown in the table above do not match totals in Table 3.

2. Sourced from SDR 2018. Figures as at 31 March 2018.

3. Shows dwellings owned in each LA area, either by the host LA itself or by another LA.

4. Private sector stock encompasses private rented and owner-occupied stock. Sourced from Local Authority Housing Statistics, Live Table 100, as updated 25 May 2018. Figures as of 1 April 2017. Figures include imputations where data are not available, and, as privately owned units are estimates, figures are given to the nearest 1,000. See the Related statistics section for further details.

5. Due to rounding, column totals do not necessarily equal the sum of their parts.

6. 'I' indicates weighted figures.

The distribution of PRP social stock between the regions is virtually unchanged from the previous year. PRP social stock has increased in absolute terms in all regions.

⁵⁸ Produced from SDR 2018

⁵⁹ Produced from Local Authority Housing Statistics, Live Table 100, as updated 25 May 2018; see the related statistics section for further details: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁶⁰ Private sector stock, encompassing private rented and owner-occupied stock, calculated as the residual between an estimate of total housing stock in England from the 2011 census (modified annually using information on annual net supply of housing), and the 2018 SDR data (as at 31 March 2018) and LA data totals (as at 1 April 2017). See Local Authority Housing Statistics, Live Table 100 at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁶¹ Properties where bathrooms, toilets etc. are shared between tenants are counted as a single unit. LA and private landlord data are therefore expected to show a comparatively lower total compared to the PRP data.

Overall, the North West continues to have the highest percentage of PRP social stock (19.1%), and the lowest regional percentage of LA stock (5.3%), although there has been a slight decrease in the proportion of PRP social stock between 2017 and 2018 (falling from 19.2% in 2017), suggesting growth in other regions. London has by some distance the greatest percentage of LA social stock 24.6% and combined with PRP stock accounts for around a fifth of all social stock in England (the same as in 2015, 2016 and 2017).

Taking population level into consideration, the highest ratio of units/bedspaces per head of population is in the North West (71.3 units/bedspaces per 1,000 people) very slightly up from 71.2 units/bedspaces per 1,000 people in 2017. The region with the lowest ratio of units/bedspaces per 1,000 people remains the East Midlands (32.4 units), although this does represent a slight increase from 32.1 units/bedspaces per 1,000 people in 2017. Overall, the proportions of PRP social stock per 1,000 population increased slightly in all regions between 2017 and 2018, except for the North East which remained static. The largest change was a 0.6 unit increase in the South East.⁶²

Decent Homes Standard

The Decent Home Standard (DHS) was originally introduced by the government in 2001 as a minimum standard for housing owned by social landlords – PRPs, LAs and Arm's Length Management Organisations (ALMOs). It applies to low-cost rental social housing including general needs, sheltered housing, non-self-contained and supported housing but excludes care homes. Further information on the DHS policy and guidance can be found on the Gov.uk website⁶³.

A decent home is defined as one which meets the following criteria:

- meets the current statutory minimum standard for housing
- be in a reasonable state of repair
- has reasonably modern facilities (kitchens, bathrooms, boilers and insulation)
- provides a degree of thermal comfort (effective heating and insulation)

Under the Decent Homes Programme, the vast majority of social landlords were expected to ensure all homes were decent by 2010.⁶⁴

It should be noted that criteria for decent homes contains a number of 'aged' elements, for example, bathrooms and kitchens. In coming years some stock improvements undertaken in the early years of the DHS programme may start to age beyond that required by DHS. This could result in a potential increase in stock not meeting DHS if components are not renewed or repaired to ensure that they continue to meet the standards.

Some figures presented in this section, 2012 to 2018 inclusive, are based on weighted data. Information on the weighting process can be found in the section on Methodology and data quality. Weighted figures are denoted by 'I' in tables.

⁶² Additional table outlining social stock and population by region is available in our additional tables.

⁶³ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

⁶⁴ For further information on DHS and the Backlog Programme, see: <http://webarchive.nationalarchives.gov.uk/20140805133148/http://www.homesandcommunities.co.uk/ourwork/existing-stock>

Table 8 shows that at 31 March 2018, a total of 9,755 units/bedspaces (0.4%) of social rented stock owned by PRPs did not meet the required DHS. This was a decrease of 0.1 percentage points from 2017. Given the historically low rates of DHS non-compliance, fluctuation in the level of non-compliance are likely as providers carry out periodic reviews of stock condition.

Table 8: Stock not meeting Decent Homes Standard, as at 31 March 2010-2018

PRP social rented stock ¹				PRP %		LA stock owned ²		LA % ²
Year	Total owned	Not meeting DHS	No upgrade due to tenant refusal ²	Not meeting DHS	No upgrade due to tenant refusal ³	Total owned ('000s)	Not meeting DHS ('000s)	Not meeting DHS
2010	2,243,440	120,185	24,826	5.4	1.1	1,780	292	16.4
2011	2,320,306	54,813	31,487	2.4	1.3	1,721	217	12.6
2012	2,380,143 ¹	45,603 ¹	:	1.9 ¹	:	1,693	214	12.6
2013	2,405,896 ¹	26,757 ¹	:	1.1 ¹	:	1,682	184	10.9
2014	2,416,550 ¹	21,578 ¹	:	0.9 ¹	:	1,669	146	8.7
2015	2,458,164 ¹	16,576 ¹	:	0.7 ¹	:	1,643	106	6.5
2016	2,501,497 ¹	8,131 ¹	:	0.3 ¹	:	1,612	80	5.0
2017	2,518,565 ¹	11,560 ¹	:	0.5 ¹	:	1,602	80	5.0
2018	2,546,163 ¹	9,755 ¹	:	0.4 ¹	:	:	:	:

1. Covers general needs, supported housing and housing for older people (including Affordable Rent versions of each)

2. LA Data is sourced from Live Table 119, part of the DCLG Local Authority Housing Statistics series, where it is presented as a rounded figure to the nearest 1,000 units⁶⁵.

3. Tenant refusals were not collected from 2012 onwards. Units not upgraded due to tenant refusals are explicitly not classified as failing to meet the DHS⁶⁶ and are not included in the figures for units not meeting DHS.

4. ":" indicates data not available.

5. 'Y' indicates weighted figures.

PRP non-decent homes have been at a consistently lower percentage of stock than LA non-decent homes, with just 0.4% non-decent PRP stock compared to 5.0% non-decent LA stock in 2017.

It should be noted that non-decent stock levels captured by the SDR are self-reported by PRPs and are often based on data in their housing management systems. 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 by them when they have data gaps. This will partially explain the different level of DHS non-compliance reported in the SDR and other data sets such as the English Housing Survey, where full stock condition surveys are conducted on stock owned by sample PRPs⁶⁷.

⁶⁵ Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁶⁶ This is set out in the bullet points under paragraph 4.7 in *A Decent Home: Definition and guidance for implementation* available at <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

⁶⁷ For more information on the methodology behind the English Housing Survey data collection please see - <https://www.gov.uk/government/collections/english-housing-survey#2016-to-2017>

Table 9 below shows DHS data for each English region. The region with the highest proportion of stock not meeting the Standard is London (0.9% which is an increase from the 0.4% in 2017). The region with the smallest number of units not meeting DHS, both in absolute and % terms was the East Midlands with 176 failures (0.1% of stock).

Table 9: Stock not meeting Decent Homes Standard by English region, as at 31 March 2018⁶⁸

All PRPs		Units/bedspaces		
Region ¹	PRP social rented stock owned	Units not meeting DHS	% not meeting DHS	
East Midlands	142,602 ¹	176 ¹	0.1	
East of England	256,498 ¹	955 ¹	0.4	
London	412,532 ¹	3,532 ¹	0.9	
North East	180,194 ¹	955 ¹	0.5	
North West	504,293 ¹	1,492 ¹	0.3	
South East	347,180 ¹	1,120 ¹	0.3	
South West	238,956 ¹	412 ¹	0.2	
West Midlands	267,323 ¹	599 ¹	0.2	
Yorkshire and the Humber	196,585 ¹	514 ¹	0.3	
England	2,546,163¹	9,755¹	0.4	

¹. Covers general needs, supported housing and housing for older people (including Affordable Rent versions of each)

². 'I' indicates weighted figures.

Figure 4 illustrates the percentage of units not meeting the DHS by LA area.⁶⁹ Salford has the largest number of DHS failures in 2018 (794 units) with all but eight of these being held by a single provider. Sunderland also has a large number of units failing (775 units). The number of failing units in both regions is falling with on-going programmes of work to improve stock condition commonly committed as part of LSVTs.⁷⁰ The number of failing units in both regions is falling.

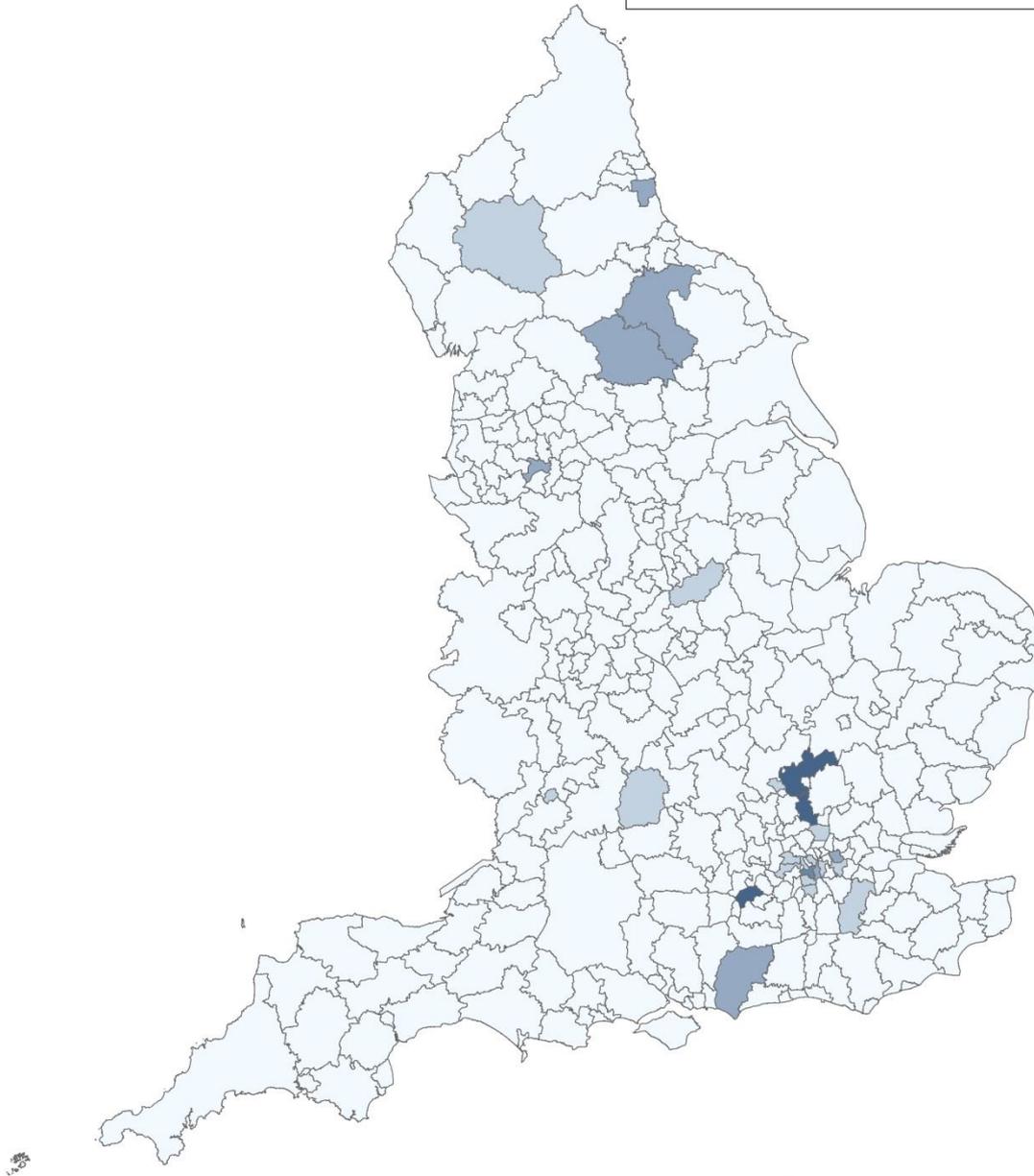
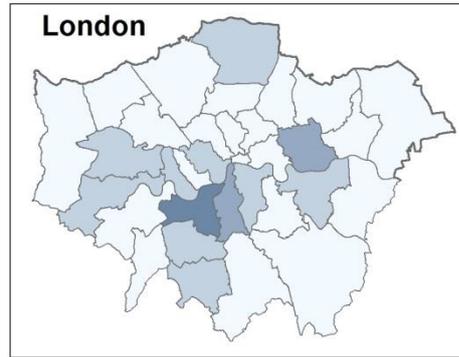
⁶⁸ See additional tables for table showing proportion of stock not meeting DHS by region over time (2009 to 2017).

⁶⁹ For underlying data for Figure 4 see additional tables available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁷⁰ The LSVTs from Salford City Council to Salix Housing Limited in 2014/15 and from Durham County Council to County Durham Housing Group in 2015/16 and the subsequent capture of data relating to these properties once held by Local Authorities in the SDR is likely to be a driver behind the number of DHS failures recorded in these areas.

Figure 4: Percentage of social rented stock owned by PRPs not meeting the Decent Homes Standard by LA, 31 March 2018 (weighted for non-response)⁷¹

Decent Homes Standard Failures by LA
Percentage of units failing DHS (weighted)

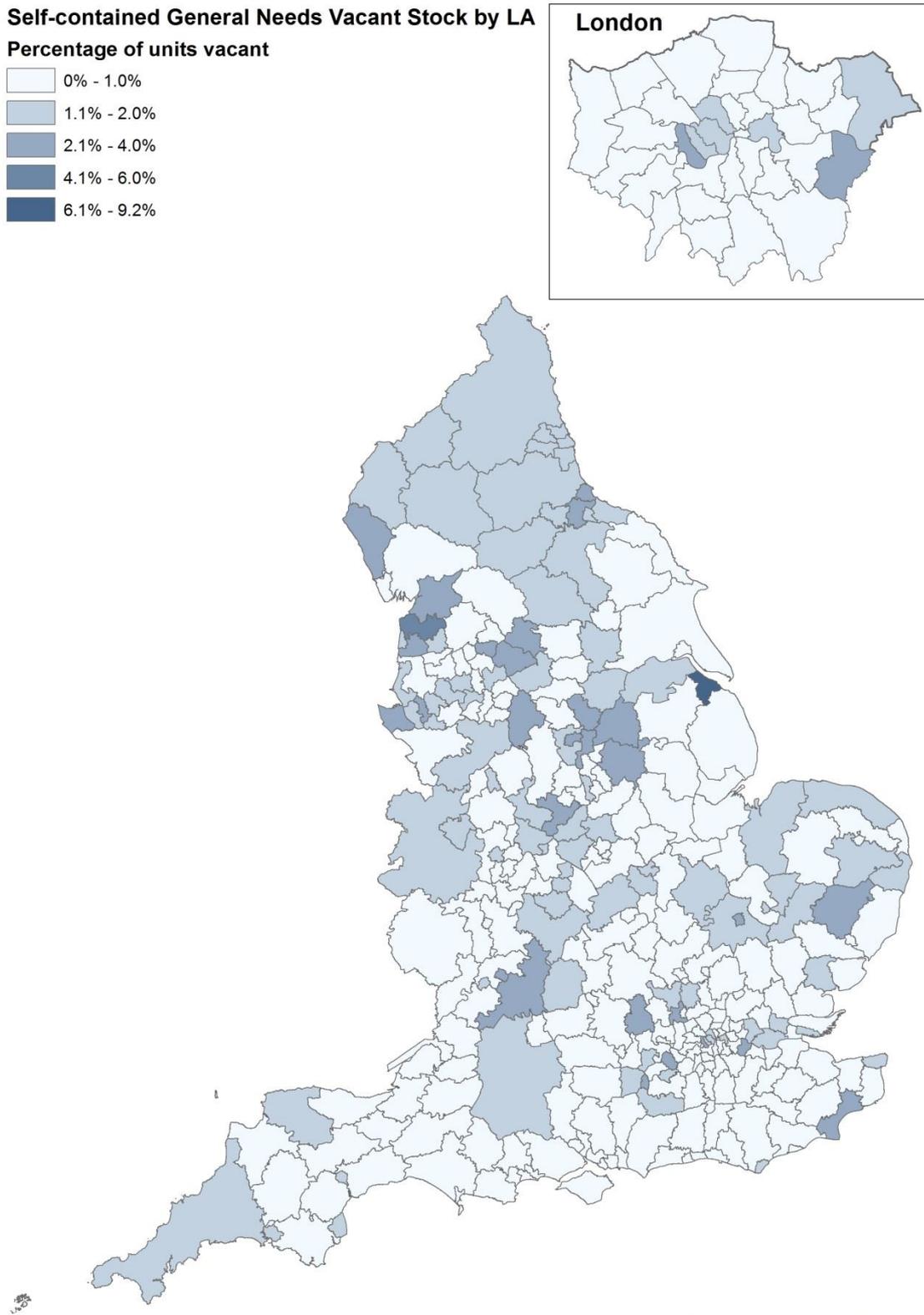


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⁷¹ For further information on weighting see the section Methodology and Data Quality.

Figure 5 illustrates self-contained general needs vacancies at an individual LA level. These vacancies include those both available and unavailable for letting. Properties are typically unavailable for letting whilst undergoing extensive repairs or awaiting demolition, but are still formally classified as being social stock. Vacancies in properties available for letting are associated with the turnover of stock between tenancies and, in some instances, lower demand for certain properties.

Figure 5: Percentage of self-contained PRP general needs⁷⁴ stock vacant by LA, as at 31 March 2018

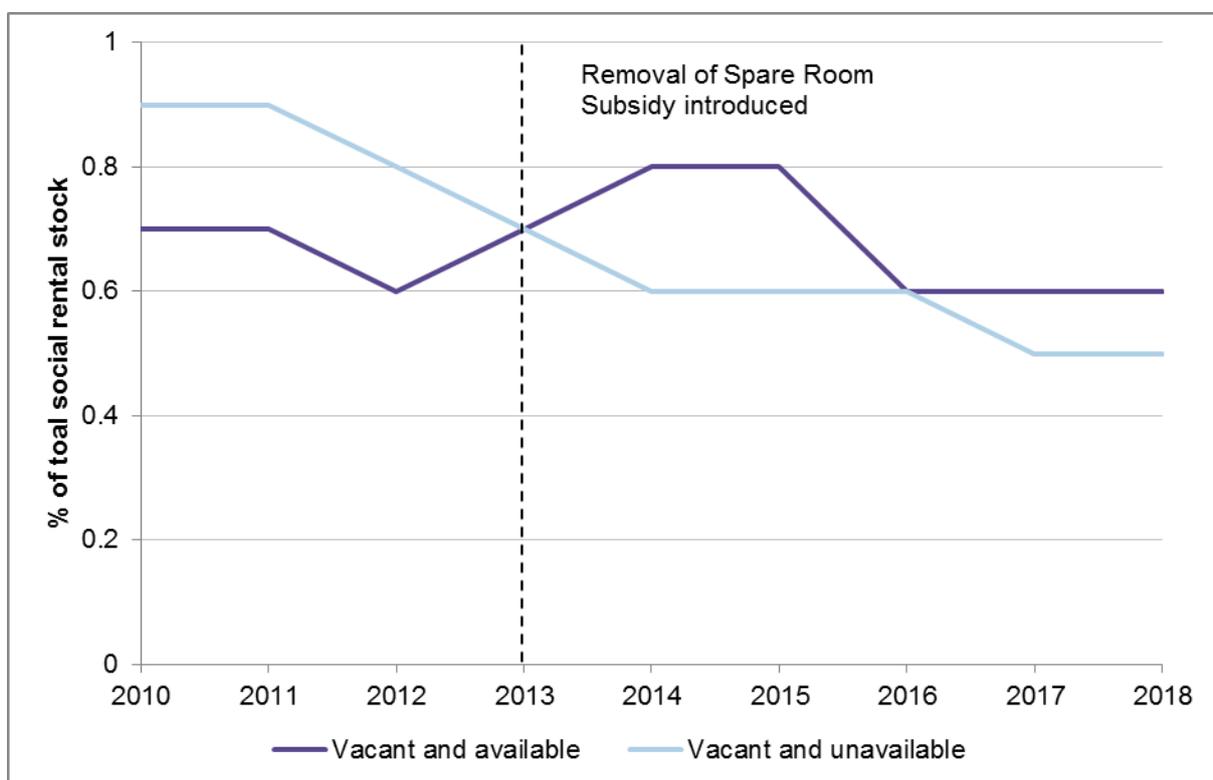


⁷⁴ Includes Affordable Rent units classified as general needs.

Figure 6 shows the year-on-year trends in the different types of vacancies. Whilst vacant and unavailable units have steadily decreased, the changes in the vacant and available stock saw an increase between 2012 and 2014. Although the cause of this trend is not certain, it should be noted that the Removal of the Spare Room Subsidy (RSRS) was introduced in April 2013⁷⁵.

This may have contributed to increased vacancies in some areas between 2013 and 2014, either through increased stock turnover through ‘down-sizing’ of affected tenants or potentially lowering demand for certain larger properties in some localities⁷⁶. In 2018 the proportion of vacant and available properties remained unchanged from the previous two years and is at the same level seen in 2012. This is perhaps indicative of a continued calming of the turnover/demand issues potentially caused by RSRS.

Figure 6: Vacancy rates as at 31 March 2010 – 2018



Considered as a proportion of total general needs stock, the three regions in the North of England – North East, North West and Yorkshire and the Humber – have the highest vacancies rates of 1.3% to 1.9%. The lowest vacancy rates are in the South East at 0.7% (see Table 11).

⁷⁵ It should be noted that the RSRS was introduced in the Welfare Reform Act 2012. As such, providers and tenants were aware of the likely introduction of RSRS before 1 April 2013.

⁷⁶ For more information, see ‘Evaluation of Removal of the Spare Room Subsidy – Interim Report’, Department for Work and Pensions / Government Social Research, July 2014, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/329948/rr882-evaluation-of-removal-of-the-spare-room-subsidy.pdf

Table 11: Vacant self-contained general needs⁷⁷ per region, as at 31 March 2018

Large PRPs							Units
Region	Total general needs self-contained stock	Vacant and available for letting	Vacant and not available for letting	Total general needs self-contained vacancies	% of Total stock vacant	% of Total stock not available for letting	
East Midlands	108,186	636	387	1,023	0.9	0.4	
East of England	211,686	1,025	882	1,907	0.9	0.4	
London	328,468	973	1,739	2,712	0.8	0.5	
North East	154,969	1,722	836	2,558	1.7	0.5	
North West	417,817	2,871	2,382	5,253	1.3	0.6	
South East	285,007	1,146	957	2,103	0.7	0.3	
South West	188,340	687	1,065	1,752	0.9	0.6	
West Midlands	213,918	1,157	907	2,064	1.0	0.4	
Y&TH	165,448	1,362	1,734	3,096	1.9	1.0	
England	2,073,839	11,579	10,889	22,468	1.1	0.5	

The percentage of self-contained general needs stock that is vacant and unavailable for letting remained to 0.5% of all stock, with no region reporting more than 1% of stock being unavailable for letting. Yorkshire and the Humber has the highest level of unavailable stock in percentage terms (1.0%). The relatively high proportion of units that are vacant and unavailable in Yorkshire and the Humber is driven by three PRPs who hold 69.1% of all the vacant and unavailable stock in the region.

Table 12 shows that the total number of self-contained general needs vacancies in England has decreased slightly (by 72 units) from 2017 compared to the large overall reduction of 1,358 units between 2016 and 2017. London had the largest year-on-year decrease with 869 fewer vacancies than in 2017 (2,712 in 2018 and 3,581 in 2017).

⁷⁷ Includes Affordable Rent units classified as general needs.

Table 12: Total vacant self-contained general needs⁷⁸ per region, 2016 – 2018

Large PRPs							Units
Region	2016 % of total	2017 % of total	2018 % of total	Vacant Units 2016	Vacant Units 2017	Vacant Units 2018	
East Midlands	1.2	1.0	0.9	1,213	1,034	1,023	
East of England	0.7	0.8	0.9	1,491	1,622	1,907	
London	1.1	1.1	0.8	3,738	3,581	2,712	
North East	1.8	1.5	1.7	2,712	2,358	2,558	
North West	1.4	1.2	1.3	5,834	5,132	5,253	
South East	0.8	0.8	0.7	2,283	2,142	2,103	
South West	0.9	0.8	0.9	1,582	1,447	1,752	
West Midlands	1.0	0.9	1.0	1,993	1,874	2,064	
Yorkshire and the Humber	1.9	2.0	1.9	3,052	3,350	3,096	
England	1.2	1.1	1.1	23,898	22,540	22,468	

Table 13 shows self-contained general needs units that are vacant and available for letting by region between 2016 and 2018. The number of units vacant and available for letting increased slightly by 99 units (0.9%) in England between 2017 and 2018, this following the large decrease (7.7% or 956 units) between 2016 and 2017. Increases were seen in all regions with the exception of Yorkshire and the Humber (a reduction of 27% or 493 units) and London, which experienced the largest regional reduction (541 units or 36%).

Table 13: Total vacant self-contained general needs⁷⁹ vacant and available for letting per region, 2016 – 2018

Large PRPs							Units
Vacant and available for letting							
Region	2016 % of total	2017 % of total	2018 % of total	Vacant Units 2016	Vacant Units 2017	Vacant Units 2018	
East Midlands	0.7	0.6	0.6	698	607	636	
East of England	0.5	0.4	0.5	934	899	1,025	
London	0.5	0.5	0.3	1,480	1,514	973	
North East	1.1	0.9	1.1	1,663	1,444	1,722	
North West	0.7	0.6	0.7	2,955	2,565	2,871	
South East	0.4	0.4	0.4	1,123	1,084	1,146	
South West	0.4	0.3	0.4	706	594	687	
West Midlands	0.5	0.4	0.5	1,081	918	1,157	
Yorkshire and the Humber	1.1	1.1	0.8	1,796	1,855	1,362	
England	0.6	0.6	0.6	12,436	11,480	11,579	

⁷⁸ Includes Affordable Rent units classified as general needs

⁷⁹ Includes Affordable Rent units classified as general needs

Table 14 shows that the region with the largest increase (an increase of 239 units to 1,734 units) in self-contained general needs units that are vacant and unavailable for letting was Yorkshire and the Humber (to 1.0% of total self-contained general needs units). The lowest number of units unavailable for letting was seen in the East Midlands (387 units) with a small decrease between 2017 and 2018 (40 units).

Table 14: Total vacant self-contained general needs⁸⁰ vacant and unavailable for letting per region, 2016 – 2018

Large PRPs							Units
Vacant and unavailable for letting							
Region	2016 % of total	2017 % of total	2018 % of total	Vacant Units 2016	Vacant Units 2017	Vacant Units 2018	
East Midlands	0.5	0.4	0.4	515	427	387	
East of England	0.3	0.4	0.4	557	723	882	
London	0.7	0.6	0.5	2,258	2,067	1,739	
North East	0.7	0.6	0.5	1,049	914	836	
North West	0.7	0.6	0.6	2,879	2,567	2,382	
South East	0.4	0.4	0.3	1,160	1,058	957	
South West	0.5	0.5	0.6	876	853	1,065	
West Midlands	0.4	0.5	0.4	912	956	907	
Yorkshire and the Humber	0.8	0.9	1.0	1,256	1,495	1,734	
England	0.6	0.5	0.5	11,462	11,060	10,889	

⁸⁰ Includes Affordable Rent units classified as general needs

Stock flow

In 2018 large PRPs were required to report on the way in which they gained and lost stock from their ownership during the year, from 1 April 2017 to 31 March 2018, in a more detailed way than in previous years. A stock balance sheet, introduced in 2017, was made mandatory in 2018 and enabled the collection of more granular and complete data around the movements of stock within and between providers. It included more fields to capture different methods by which stock was acquired and lost and introduced sections exploring the movement of data within a providers' portfolio of stock. The stock balance sheet also sought to reduce the level of potential data error by requiring providers to balance their stock movements within a year against their prior year and current year total stock figures⁸¹.

To enable providers to balance their yearly stock changes some stock acquisition or loss questions were added to the SDR. These mainly comprised of adding 'other gains' and 'other losses' into the relevant sections to allow providers to report any gains or losses in stock which did not fall within the other specified categories. Further commentary is provided below where these additional categories impact on the data presented.

It should also be noted that due to merger activity and group structures within the sector the data below may not entirely capture all new-build activity due to the way in which the SDR data is collected. In the SDR providers that have gained stock during a merger are requested to record incoming units as 'units transferred to the RP'. Whether those units had been newly built within the year by the former organisation will not be recorded, and as the former organisation is likely to be deregistered following the merger, no SDR will be completed by them. This is also true where stock is built by an unregistered entity and transferred to a registered entity during the year within a group structure. Given the increase in merger activity over the past two years, these are likely to be more significant issues than in the past.

Throughout this section social rental relates to both low-cost social rent and Affordable Rent units.

Gains

Table 15 shows a summary of social rental (including Affordable Rent) acquisitions by PRPs; it does not capture transfers or conversions of social rental stock. This is due to units transferred being captured as a single consolidated figure in the SDR, recording the total number of units received by a provider, regardless of their origin. It also shows transfers of stock from both LAs and other PRPs, including those in the same group structure. As the transfer source is not recorded, it is not possible to split the figure between units being newly transferred into the sector and pre-existing units that are being moved between providers; hence their exclusion from the stock flow in Table 15. In part, because the transfer source is not determined, the data presented cannot be expected to match the net inflow/outflow of social housing stock in the sector.

⁸¹ The templates and guidance materials for the 2018 SDR are available at:
<https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018>

It should be noted that the 2018 SDR added a new category for 'Other' stock gains to allow PRPs to record stock gains that are not new builds or purchases. This category will include acquisitions made through conversions from other tenures, lease reversions and units gained through remodelling and subdivision of existing stock. This data is not available for earlier SDRs.

Table 15: Additions to social rented⁸² stock for large PRPs, in financial years ending 31 March 2013 to 2018

Large PRPs					Units/bedspaces
Year	New Build	Purchased ¹	Other ²	Total	
2013	25,821	5,551		31,372	
2014	23,527	5,943		29,470	
2015	32,446	3,872		36,318	
2016	27,855	4,728		32,583	
2017	23,907	2,563		26,470	
2018	25,129	5,914	5,292	36,335	

^{1.} Includes all stock purchased regardless of age of stock.

^{2.} Collection of data on Other gains begun with the SDR 2018 and is not available for earlier years.

Newly built social rented (including Affordable Rent) units (25,129) increased slightly (5.1%) from the level (23,907) seen in 2017, the first increase since 2014-15. The small scale of the increase should be seen in light of the 2016-2021 SOAHP⁸³. As noted above, the initial offering for the Shared Ownership and Affordable Homes Programme 2016-2021 was focused almost exclusively on shared ownership and home ownership products. This was later expanded to allow Affordable Rent units to be delivered under a CME basis. The phasing of the funding available to providers will have had an impact on the number of units delivered as providers adjusted their delivery models. Affordable Rent units make up the bulk (71.5%) of all new build units with 17,971 of the 25,129 units delivered by large PRPs being Affordable Rent.

As Table 6 above shows, Affordable Rent general needs stock makes up the bulk all Affordable Rent stock so it is reasonable to suppose that the majority of these newly-built units are Affordable Rent general needs. This will also be a major contributor to the year-on-year growth in general needs units seen in Table 3.

The figures on social rented new build should also be considered in light of the issues raised in the introduction to this section, relating to the impact of merger activity and unregistered provider supply. Further, it is possible that some new stock built under section 106 affordable housing requirements⁸⁴ may be recorded under 'purchased' stock as providers have purchased these units from developers once developed (rather than the developer having built them 'for or on behalf of' that provider).

⁸² Includes Affordable Rent units

⁸³ Further details on the 2016-2021 SOAHP can be found on the GOV.UK website: <https://www.gov.uk/government/collections/shared-ownership-and-affordable-homes-programme-2016-to-2021-guidance>.

⁸⁴ Section 106 (Town and Country Planning Act 1990) agreements are often used by planning authorities to provide new public realm development or affordable housing in England and Wales.

The number of purchased units also rose, from 2,563 in 2017 to 5,914 in 2018 (a 130% increase), although it should be noted that the number of purchased units in 2017 was far lower than in previous years. As noted above, it is possible that some units of new stock may be included in the purchased figure due to the way in which section 106 affordable housing units are developed and progressed into the sector.

Table 16 shows the number of units transferred to large PRPs. It should be noted that this table records the total number of unit transfers and not the number of unique units/bedspaces that have been transferred. Therefore, if the same unit is transferred more than once within a given period it will be recorded multiple times. This table covers units transferred from all sources, including those transferred within and those transferred in from outside the existing PRP social housing stock, for example from LAs.

Table 16: Social rented units (including Affordable Rent) transferred to PRPs from all sources, in the financial years ending 31 March 2013 to 2018

Large PRPs	Units/bedspaces					
	2013	2014	2015	2016	2017	2018
Total social rented units transferred ¹	8,214	4,261	23,358	27,956	87,627	258,370

¹ May include units outside of England.

The number of social rented units transferred to large PRPs increased dramatically (194.9%) in the year ending 31 March 2018 with 258,370 transfers being recorded by PRPs. It should be noted that no LSVTs of local authority stock were carried out during the year so there were no major additions to stock from outside of the PRP sector. The large numbers of transfers in the past two years have been driven by providers modifying their group structures through mergers or restructuring. One provider accounted for 39% of all transfer activity (100,845 units) during the year⁸⁵.

Table 17 shows the number of additions made to LCHO stock. The largest source of LCHO stock gains for providers is through newly-built units (11,420 units or 87.2% of the total gain). Purchases of stock and conversions from existing stock held by providers make up the bulk of the remaining gains (3.7% and 8.2%) respectively.

Table 17: Additions to LCHO stock for large PRPs, in financial year ending 31 March 2017 – 2018

Large PRPs	Units/bedspaces					
Year	New Build	Purchases	Conversions from existing stock	Other gains	Total	
2017	9,287	982	867	29	11,165	
2018	11,420	487	1,079	104	13,090	

⁸⁵ This provider was registered in the 2017/2018 period as part of a large merger process and had stock transferred into it from the merging entities.

Table 18 shows that large PRPs built a total of 40,395 units in the financial year ending 31 March 2018. Social rental (including Affordable Rent)⁸⁶ units account for the majority of all new-build activity (62.2% of the total) with LCHO being the next largest type (28.3%). Non-social new build is the smallest category (9.5%).

New-build activity

New-build activity has increased 10.9% from the level seen in 2017 and makes up the overwhelming majority (69.2%) of total additions to provider's stock in 2018. The category with the largest year-on-year increase was LCHO which grew by 23.0% (2,133 units). This is to be expected given the home ownership focus of the SOAHP during its' initial phase. The category with the smallest increase was social rental stock (5.1% or 1,222 units) but it still remains the largest category in absolute terms.

Table 18: Newly built stock for large PRPs by tenure type, in financial year ending 31 March 2017 – 2018

Large PRPs				Units/bedspaces
Year	Social Rental ¹	LCHO	Non-social	Total
2017	23,907	9,287	3,244	36,438
2018	25,129	11,420	3,846	40,395

¹ Includes Affordable Rent units.

Other sources of information relating to new-build activity suggest a higher number of new-build units in 2018. There are a number of reasons for this potential discrepancy. Firstly, only large providers (those with 1,000 or more units) complete this section of the SDR return, meaning any units newly developed by small providers are not captured. Further, new-build activity within groups, undertaken within unregistered entities may not be recorded within the SDR unless they are built specifically for the registered entity, although they may be included within the transferred stock if they are later taken into the ownership of the registered provider.

There may also be cases where new stock (built under section 106 affordable housing requirements)⁸⁷ may be recorded under 'purchased', as providers have purchased these units from developers once developed (rather than the developer having built them 'for or on behalf of' that provider).

Finally, the issue with merger activity, mentioned in the introduction to this section, may be responsible for suppressing the level of reported new build activity, with units built by registered providers within 2017/18 recorded as transfers due to these new units forming part of larger transfer of stock at the point of merger.

⁸⁶ Including Affordable Rent

⁸⁷ Section 106 (Town and Country Planning Act 1990) agreements are often used by planning authorities to provide new public realm development or affordable housing in England and Wales.

Losses

Legislative changes⁸⁸ that took effect on 6 April 2017, applicable to both non-profit and profit-making private registered providers, have meant that providers no longer need to seek consent of the regulator before disposing of stock; they have to notify the regulator of their disposals in accordance with the direction about notifications of disposals⁸⁹. The data presented for 2018 represent the first year since the change in legislation (covering 1 April 2017 to 31 March 2018).

Table 19 shows the annual losses from social rental and LCHO stock for large providers for both 2017 and 2018 and finds that the total amount of social housing stock leaving the sector has decreased slightly by 3.3% from the level seen in 2017. However, this decrease is driven by a reduction in the number of LCHO losses.

Table 19: Losses from stock for large PRPs by tenure type, in financial year ending 31 March 2017 – 2018

Large PRPs			Units/bedspaces
Year	Social Rental ¹	LCHO	Total
2017	17,350	6,382	23,732
2018	18,263	4,703	22,966

¹ Includes Affordable Rent units

There is no clear evidence that the deregulation of disposal consents has yet led to any material change in the level of losses. As Table 20 shows the total amount of social rented stock leaving the sector has increased only slightly (3.7%) from the level seen in 2017, but the overall level of losses still remains slightly lower than it was in 2016.

This increase has been driven exclusively by the newly collected 'Other' category of losses⁹⁰ (3,923 units) as all other categories have reduced year on year. This category is comprised of a number of newly added categories to capture losses to social rental stock not previously captured, and which allow the balancing of social rental stock movement. These figures cannot be directly compared to any previous year as they were not collected. However, it is possible that there may be some degree of error in PRPs' responses. Some units reported as 'Other' may have been incorrectly reported and should potentially be under the other categories or may have been included incorrectly in other categories in previous years.

⁸⁸ <http://www.legislation.gov.uk/ukpga/2016/22/section/92/enacted>

⁸⁹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/600020/Direction_-_Notification_of_disposals.pdf

⁹⁰ The 2018 SDR added new categories for recording social rental stock losses that are grouped under 'Other' in Table 20. This category includes conversions to Low Cost Home Ownership, lease terminations, conversions to non-social tenures and other losses. This data is not available for earlier years as it was not collected.

Table 20: Losses to social rented stock for large PRPs, in financial years ending 31 March 2013 to 2018

Large PRPs		Units/bedspaces				
Year	RTB/PRTB/RTA/ VRTB ⁹¹	Social HomeBuy and other social leased	Demolitions	Disposals ¹	Other ²	Total
2013	2,715	3,508	4,672	3,908		14,803
2014	4,835	5,004	5,061	3,407		18,307
2015	4,783	5,245	2,786	2,982		15,796
2016	4,490	6,600	2,923	4,406		18,419
2017	5,379 ⁹²	5,421	2,924	3,895		17,619
2018	5,224	4,436	1,273	3,407	3,923	18,263

1. Losses under the Disposals column do not capture disposals as per the direction of the regulator about notifications of disposal of social housing dwellings and of land other than a dwelling 2017. The term disposals is used in this table to maintain continuity with iterations of this table published in prior statistical releases.

2. Collection of data on Other losses began with the SDR 2018 and is not available for earlier years. This category collects units lost due to leases ending, units being converted to either LCHO or non-social stock and all other stock losses not covered in existing categories.

Sales to tenants under the Voluntary Right to Buy (VRTB), Right to Buy (RTB), Preserved Right to Buy (PRTB) and Right to Acquire (RTA) schemes reduced slightly from the level reported in 2017 with a comparatively small (2.9%) decrease (155 units). The volume of sales under these schemes remains higher than the volume observed in 2013, with 2,509 more sales in 2018 compared to 2013.

The increases in tenant discounts offered to those qualifying for RTB or PRTB, part of the government's reinvention of these schemes set out as an ambition in *Laying the foundations: A Housing Strategy for England (2011)*⁹³, along with the associated advertising and publicity, is likely to be a driver behind the continued higher level of sales under these schemes than before 2017. More information on the government's changes to the RTB scheme can be found on the Gov.uk website⁹⁴.

In 2015 the Government agreed with the National Housing Federation for a voluntary extension of RTB for housing association tenants as part of its commitment to getting more people into homeownership by 2020. It should be noted that VRTB only existed as a pilot scheme⁹⁵ comprising five PRPs during the period covered by the SDR 2017 and SDR 2018. Eighty two VRTB sales were recorded in the SDR 2018.

⁹¹ Sales of units under the Voluntary Right to Buy pilot scheme are included in the figures for 2017 and 2018. The pilot scheme was carried out by five registered providers. Further details can be found on the Gov.uk website: <https://righttobuy.gov.uk/am-i-eligible/housing-association-tenants/>

⁹² 27 sales under VRTB terms have been omitted from this figure due to suspected data errors that could not be resolved prior to publication. The dataset accompanying this release presents the data as submitted.

⁹³ Under this strategy, there is a commitment that, for each property sold under Right to Buy, a replacement new Affordable Rent home is provided in the social housing sector. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

⁹⁴ <https://www.gov.uk/government/policies/helping-people-to-buy-a-home>

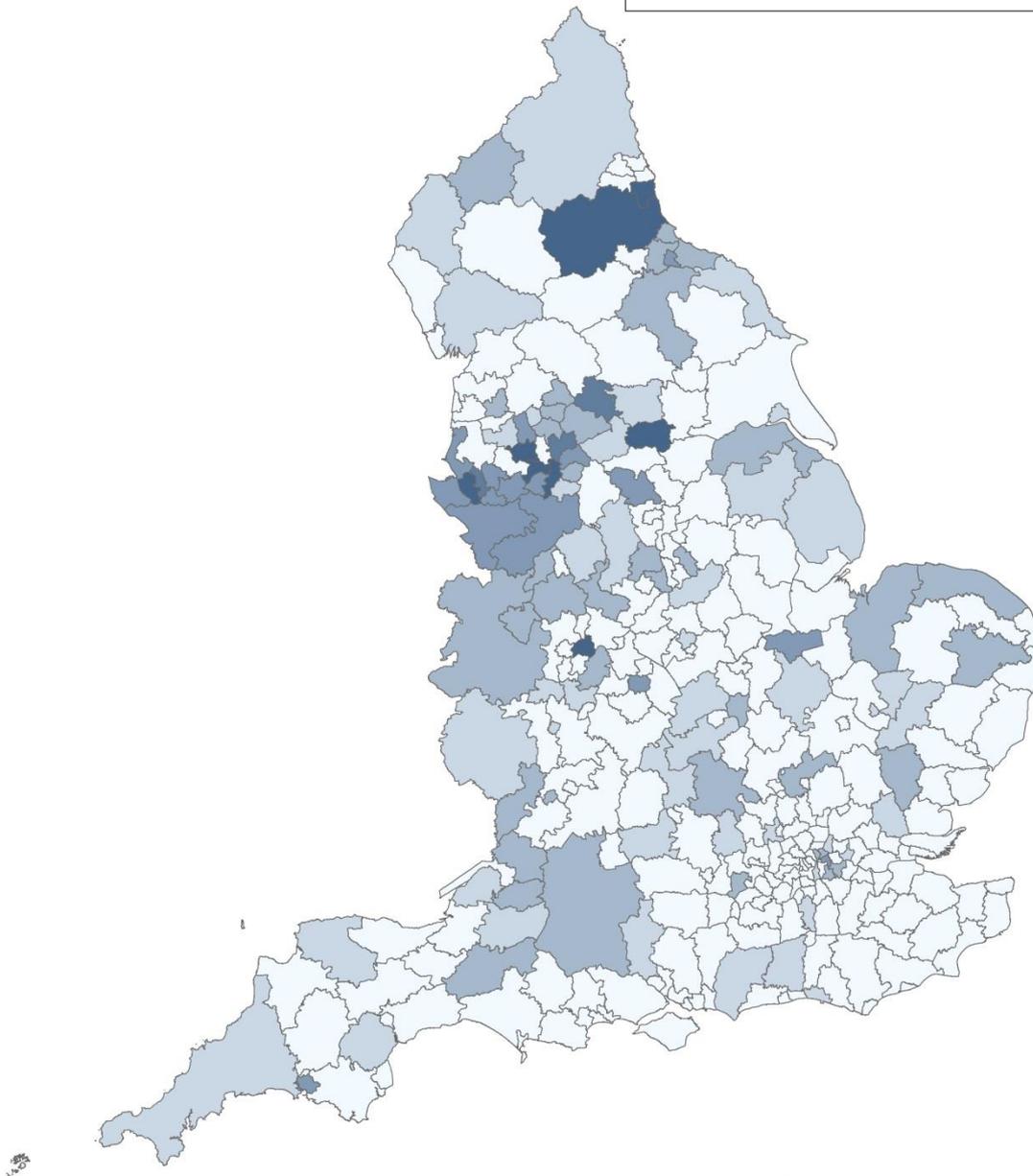
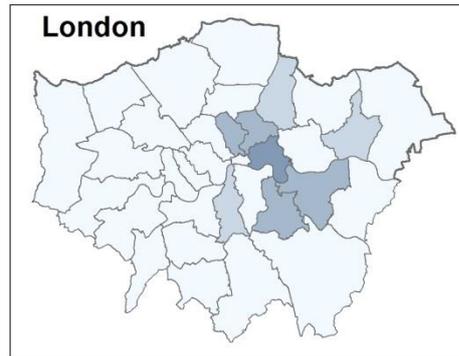
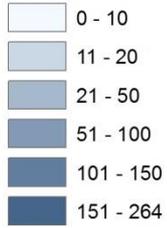
⁹⁵ <https://www.gov.uk/government/news/housing-association-tenants-take-first-step-to-homeownership>

Figure 7 shows sales of social housing to tenants by LA. The majority of sales recorded on this map are RTB, PRTB, RTA and VRTB sales (96.0%) with the remainder being Social HomeBuy sales (both shared ownership and outright sale), shared equity sales and outright purchases by sitting tenants. It is not possible to disaggregate sales to tenants further at an LA level.

It should be noted that, under the prevailing policy and legislation when the SDR 2018 was collected, the ability of tenants to purchase properties under RTB or PRTB is largely dependent on them having been tenants in LA social housing which was transferred to PRP ownership. RTA sales eligibility is not dictated by transfer activity and is linked to the landlord's receipt of grant funding. Due to this, there will be a geographical dimension to PRTB sales volumes which will be partially dictated by the number of LSVTs in a given area.

Figure 7: Sales of social housing stock⁹⁶ to tenants by LA in financial year ending 31 March 2018

Number of Sales to Tenants per LA
Number of Sales to Tenants per LA



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⁹⁶ Includes Affordable Rent

Table 21 summarises losses of LCHO stock and shows the largest source of losses is through sales (4,148 units or 88.2% of the total losses) with the remainder being mostly comprised of conversion to other social tenancies, typically rental forms, being the next most common source of losses (8.5% of the total).

It should be noted that the net change in LCHO stock will not match the year-on-year change in social leased stock seen in Table 3, due to differences in coverage⁹⁷. Additionally, the stair-casing of equity shares means that there can be a sizable delay between when an LCHO unit is initially sold and when it finally leaves a provider's stock. Due to this, sales of LCHO units cannot be directly tied to specific delivery programmes.

Table 21: Losses to LCHO stock for large PRPs, in financial year ending 31 March 2017 – 2018

Large PRPs						Units/bedspaces
Year	Sales	Transferred to Unregistered Providers	Conversions to other social tenancies	Other losses	Total	
2017	5,130	89	622	541	6,382	
2018	4,148	19	138	398	4,703	

Mutual exchanges (optional questions)

Large PRPs are invited to optionally report the number of mutual exchanges and evictions made during the year⁹⁸. PRPs were directed to leave these questions blank if they chose not to answer them. Therefore, the response rates recorded in Table 22 and Table 23 should be treated as the lower bounds of the true sector total.

Mutual exchange is the term used to describe the process of two or more social housing tenants moving home by swapping the tenancies on their properties. The exchange can happen between tenants who share a landlord or between tenants of different social landlords. Exchanges are subject to landlord approval and often require tenants to meet certain criteria such as not being in arrears on rents or subject to eviction proceedings.

Table 22 below shows a summary of mutual exchanges reported by large PRPs during the year, broken down by stock type. A percentage response rate for each question is included. Weighted results, based on the question response rates, are shown for mutual exchanges in Table 22 and for evictions in Table 24 and Figure 8.

⁹⁷ The social leased category in Table 3 covers units where the purchaser has not acquired 100% of the equity and is weighted for non-responses from small providers. Table 16 and Table 17 are unweighted values for large providers only. Additionally, Table 16 and Table 17 cover both units where the purchaser has not acquired 100% of the equity and units where the purchaser has acquired 100% of the equity but the provider retains the freehold.

⁹⁸ For more information on the recording of mutual exchanges in the SDR please see SDR Guidance available at: <https://nroshplus.regulatorofsocialhousing.org.uk/>

Caution should be used when viewing these weighted results as they are based on the assumption that trends in mutual exchanges and evictions seen in those that responded to the question are the same as those that chose not to respond. However, given the optional nature of these questions this may not be the case, for example those with high rates of evictions may be more likely to choose not to disclose that information in an optional question or those with low rates may feel it unnecessary.

There is no available information on how these behavioural issues may affect the data; for this reason the unweighted results and response rates are given alongside the weighted results. Results for 2012 have not been weighted as an accurate response rate cannot be determined due to the way in which non-responses were recorded.

Further details on the weighting methodology are given in the section on Methodology and data quality.

Table 22: Number of mutual exchanges with response rates for large PRPs, in financial year ending 31 March 2018

Large PRPs		Mutual exchanges	
Stock type ¹	Number of exchanges	No. of responses to question	% response rate
General needs	15,268		
Supported housing	174		
Housing for older people	296		
Total	15,738	260	91.2
Total (weighted)	17,251 ¹		

1. Figures for general needs, supported housing and housing for older people include Affordable Rent units of that type.

2. '1' indicates weighted figures.

The total number of mutual exchanges remained broadly consistent with last year, reducing slightly to 17,251 in 2017/18 from the 17,688 mutual exchanges recorded in 2016/17. It should be noted that the response rate to this question increased to 91.2% from 88.6% so it is possible that some of the reduction may be due to a reduction in the strength of the weighting effect.

It should be noted that the SDR records the number of exchanges completed rather than the number of tenants seeking exchanges. Additionally, PRPs can turn down a mutual exchange if they consider one household to be unsuitable due to current or potential future arrears. Therefore, the reduction in exchanges may be due to fewer suitable exchanges being available rather than a decline in the number of tenants seeking them.

Evictions (optional questions)

For the purposes of the SDR, an eviction is defined as a tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant⁹⁹.

Table 23 shows a summary of evictions by reason (based on unweighted data), broken down according to stock type for large PRPs during the year. Weighted results are given in Table 24.

Table 23: Number of evictions with response rates for large PRPs by stock type, in financial year ending 31 March 2018 (unweighted)

Large PRPs				Number of evictions	
Reason for Eviction	General needs	Supported housing/housing for older people	Total	No. of responses to question	% response rate
Arrears	6,463	451	6,914		
ASB ¹	697	629	1,326		
Both	146	120	266		
Other	509	277	786		
Total	7,815	1,477	9,292	263	92.3

1. Anti-Social Behaviour.

2. Figures for general needs, supported housing and housing for older people include Affordable Rent units of that type.

Total evictions, based on unweighted figures, decreased to 9,292 in 2017/18 from the 10,067 recorded in 2016/17. Total evictions decreased for both general needs and supported housing or housing for older people, falling 6.4% (down from 8,348 in 2016/17) and 14.1% (down from 1,719 in 2016/17) respectively this year. The most common reason for eviction from general needs units were for arrears (82.7% of total). Evictions from supported housing or housing for older people were more evenly spread across the reporting categories, although anti-social behaviour (ASB) is the most common reason.

Table 24 shows evictions from PRP stock by reason for the period 2009/10 through to 2017/18 inclusive. For 2012 onwards, questions on evictions became optional; therefore care needs to be taken in comparing data across years, especially for 2012 where the response rate cannot be accurately determined due to the way in which non-responses were recorded.

⁹⁹ For more information on the recording of evictions in the SDR please see SDR Guidance Notes available at: <https://nroshplus.regulatorofsocialhousing.org.uk/>

Table 24: Evictions by reason, in financial year ending 31 March (2010 to 2018) (weighted from 2013)

Large PRPs		Number of evictions			
Year	Total evictions	Reason for eviction			
		Arrears	ASB ³	Both	Other
2010	9,905	7,535	1,309	214	847
2011	9,735	7,188	1,364	255	928
2012 ^{1,2}	9,243	6,808	1,277	234	977
2013	10,018 ^{R,I}	7,324 ^{R,I}	1,329 ^{R,I}	352 ^{R,I}	1,013 ^{R,I}
2014	11,881 ^I	8,825 ^I	1,695 ^I	267 ^I	1,094 ^I
2015	12,172 ^I	9,425 ^I	1,461 ^I	365 ^I	921 ^I
2016	11,812 ^I	9,035 ^I	1,484 ^I	252 ^I	1,041 ^I
2017	10,902 ^I	8,105 ^I	1,421 ^I	297 ^I	1,079 ^I
2018	10,071 ^I	7,493 ^I	1,437 ^I	289 ^I	852 ^I

1. Prior to 2012, questions on evictions were mandatory whereas from 2012 onwards they are optional. Therefore caution should be applied in comparing data across years.

2. The response rate for 2012 could not be determined, and figures should be seen as indicative only. Figures for 2012 are unweighted.

3. Anti-Social Behaviour.

4. 'R' indicates revised figures

5. 'I' indicates weighted figures

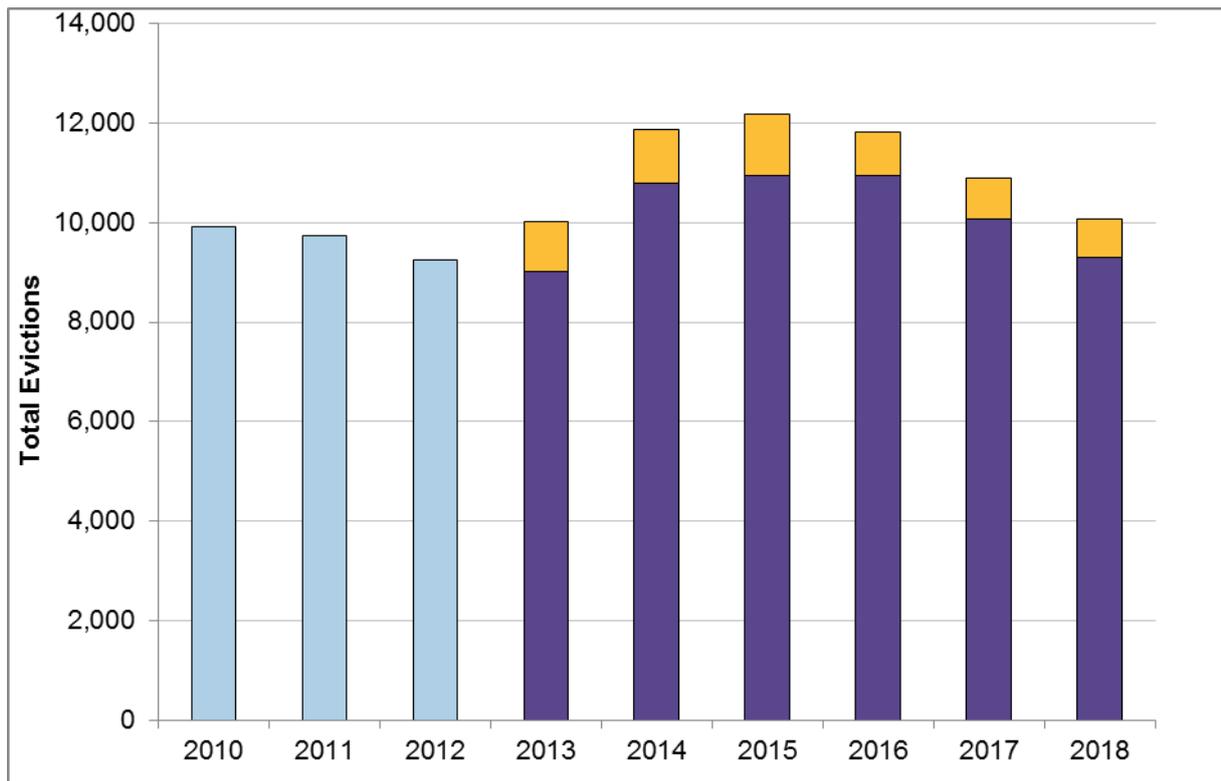
As with the unweighted data analysis, when weighted, the SDR data indicates a decrease in evictions from 10,902 (weighted for non-response)¹⁰⁰ in 2016/17 to 10,071 (weighted for non-response)¹⁰¹ in 2017/18, a decrease of 7.6%. However, because providing evictions data is optional, changes in how PRPs respond to this question cannot be ruled out as an influence on year-on-year changes. It should be noted that the response rate to the optional questions on evictions has fluctuated each year, resulting in a variable weighting effect. For this reason, any apparent trends since 2012 should be viewed with a degree of caution.

Total evictions data from Table 24 is illustrated below in Figure 8. This also shows the effect of weighting on the 2013 to 2018 results.

¹⁰⁰ For further information on weighting see the section on Methodology and data quality.

¹⁰¹ For further information on weighting see the section on Methodology and data quality.

Figure 8: Total evictions in financial year ending 31 March (2010 to 2018)



1. Prior to 2012, questions on evictions were mandatory whereas from 2012 onwards they are optional. Therefore, caution should be applied in comparing data across years.
2. The response rate for 2012 could not be determined and should be seen as indicative only.
3. The effect of weighting in years 2013 to 2018 is denoted by shading at the top of the bars for those years.

Rents

This section covers rents for social housing units owned by large PRPs in England. As units let under the Affordable Rent regime are subject to different rules covering rent setting, those units are excluded from this analysis. For details of rent levels for Affordable Rent properties, please see the section on Affordable Rent.

Rent reductions

The Welfare Reform and Work Act (2016) (WRWA) introduced rules around levels of rent that can be charged by registered providers of social housing in England from 1 April 2016. The Act determines that social rents must be reduced by 1% per annum for four years for most, but not all, social housing units. For new tenancies, rents may be reset at up to the social rent rate defined in the Act.

Aspects of the rent rules introduced by the WRWA are complex, for example, those set out in Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016. Certain types of provider and some units, such as those designated as specialised supported housing or temporary social housing, have an absolute exception from the social rent reduction. The regulator can also issue exemptions to the 1% per annum reduction to specific units where this could cause PRPs to be unable to meet other standards, particularly financial viability.

Introduction of different business models

Over recent years there has been an increase in both not-for-profit and for-profit providers who have entered into contracted lease arrangements for property¹⁰². Much of this has been utilised to provide housing for clients with specialised support requirements and in many cases the housing support package is delivered by a third-party specialist care provider. The recent growth in this area has often been supported by established investment funds and real estate investment trusts (REITs). This has so far been concentrated in the cohort of smaller providers subject to a reduced regulatory regime, although the rapid growth of a small number has seen them move into full regulatory engagement.

A number of these providers have now passed the 1,000 units mark and have therefore completed the more detailed SDR return required of large providers for the first time in the course of 2017/18. These organisations differ from the majority of large providers, and of particular relevance here, they report a greater proportion of their stock not being subject to the requirements of the WRWA. This has a bearing on their reported rent and service charge levels. Where the growth of this sub-set of providers has had a material impact on the overall reported figures for rent or service charges, we have set out more detailed commentary in the accompanying text.

¹⁰² Referred to within the text as 'lease-based' providers

Methodological considerations

In the 2018 SDR return the data on rents were disaggregated more precisely than in previous years, with providers asked to report temporary social housing data, both general needs and supported housing, separately from other general needs and supported housing data¹⁰³. As temporary social housing is one of the categories of stock with an absolute exception from the rent requirements in the WRWA, the inclusion of these units within the data is likely to impact on the overall level of change in rent levels noted. RSH sought to identify the extent of this impact.

Whilst the 2018 SDR specifically required the segregation in reporting of temporary social housing, guidance for previous returns had not requested any removal or segregation of temporary social housing units from the overall questions on stock or rent. Guidance issued in 2017 requested that temporary social housing should be included with the SDR in each relevant type; with general needs temporary social housing included with general needs units.

The data supplied by providers in 2018 has been recombined for presentation within this release. This recombined data should provide a continuation of the combined data supplied in previous years, reflecting that temporary social housing should have been included in the data in prior years. However, a review of the combined data from 2018 compared to the total level of stock reported in the 2017 SDR, suggests that a substantial proportion of temporary social housing units were (erroneously) excluded from providers' overall rent data supplied in 2017.¹⁰⁴

The data presented in this section includes temporary social housing in all 2018 data. This provides continuity in the SDR classification of stock as required by the RSH, and, whilst it is likely that a large proportion of data has been submitted in 2018 for the first time, the impact of prior year misreporting can only be estimated. The commentary provided explores the level of impact likely within the sections and additional tables showing this analysis with temporary social housing excluded are provided on our website.¹⁰⁵

Service charges

The figures quoted in this statistical release only relate to service charges covered by Housing Benefit to provide a consistent analytical baseline. Service charges eligible for Housing Benefit constitute the majority of service charges in the social housing sector.

¹⁰³ The rationale for this segregation was in response to a number of providers reporting temporary social housing units that were inflating their rent figures as temporary social housing units have an absolute (full) exception as from the WRWA 2016 regulations and are therefore excepted from the 1% reduction. In order to explore the level of this impact the regulator sought to review data on rents for temporary social housing separately to that of other unit types for the first time in 2018. Additional information on these changes can be found within the SDR guidance notes and templates provided alongside the statistical publications.

¹⁰⁴ And potentially also in other prior years

¹⁰⁵ The templates and guidance materials for the 2018 SDR are available at:
<https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018>

General needs

Table 25 shows that average net rents decreased in all regions of England except for London. The largest absolute reduction was a decrease of £0.78 in the West Midlands and the smallest was £0.45 in Yorkshire and the Humber. In England, the average absolute decrease was £0.28, a 0.3% reduction from the 2017 levels. The divergence between the reported aggregate rent decreases and the policy will be due, in part, to new additions to the stock and to PRPs taking the opportunity to set rents at the prevailing social rent rate when re-letting units. Furthermore, there is likely to be some impact from the methodological issue around recording temporary social housing rents.

The average rent increase in London, of £1.12 or 0.9% from 2017, is likely to be predominantly due to this methodological issue (see below).

Table 25: Year-on-year change in average general needs net rents per region, 2017 to 2018

Large PRPs		£ per week		
Region	2017	2018	Change £	Change %
East Midlands	88.89	88.17	-0.72	-0.8
East of England	100.75	100.24	-0.51	-0.5
London	124.07	125.19	1.12	0.9
North East	79.25	78.63	-0.62	-0.8
North West	83.66	83.03	-0.63	-0.8
South East	109.39	108.77	-0.62	-0.6
South West	93.64	93.01	-0.63	-0.7
West Midlands	89.92	89.14	-0.78	-0.9
Yorkshire and the Humber	82.67 ^R	82.22	-0.45	-0.5
England	96.61^R	96.33	-0.28	-0.3

¹ 'R' indicates revised figures.

Methodological considerations

The impact of the shift in data collection as outlined above should not be underestimated here. The 2018 data (excluding temporary social housing¹⁰⁶) suggests an overall fall in general needs rent of 1.1% (£1.02 per week) from the 2017 levels, with the 0.9% increase in London becoming a 2.1% (£2.55) decrease, as several providers with large numbers of units and the most likely omission of temporary social housing in 2017 owned units in London boroughs.

The level of reduction seen in all other areas – once temporary social housing is excluded – falls between 0.6% (Yorkshire and the Humber) and 0.9% (South West and West Midlands).

¹⁰⁶ This removed the general needs temporary social housing data from the 2018 data for 58 providers.

Table 26 shows the average weekly net rent, social rent rate, service charge and gross rent for general needs (excluding Affordable Rent) stock owned by large PRPs in each region of England.

London, the South East and the East of England have the highest net rents on average, ranging between £100.24 and £125.19 per week. The North East, Yorkshire and the Humber and the North West regions show the lowest net rents on average, ranging between £78.63 and £83.03 per week. The average net rent for general needs properties in England is £96.33.

Table 26: Average general needs rents per region, as at 31 March 2018

Region	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹
East Midlands	88.17	87.14	4.77	91.20
East of England	100.24	100.25	5.89	102.94
London	125.19	124.89	11.76	133.17
North East	78.63	78.09	6.80	80.84
North West	83.03	82.38	4.75	85.50
South East	108.77	107.74	6.30	112.64
South West	93.01	89.95	4.95	96.25
West Midlands	89.14	86.17	5.85	92.78
Yorkshire and the Humber	82.22	81.37	5.65	85.50
England	96.33	95.09	6.71	100.16

1. The average service charge relates only to the stock which has a service charge (i.e. zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

2. Service charges ineligible for Housing Benefit are not included in this table.

Methodological considerations

The 2018 data (excluding temporary social housing) suggests average net rents of between £0.01 and £3.68 lower than presented in Table 26. The greatest difference is in London (£3.68) where several providers reported temporary social housing units rent data in 2018 and are thought to have omitted this data in 2017 (the range for other regions was between £0.01 and £0.18 lower per week).

The impact of temporary social housing unit removal overall on the average net rent in England was £0.74, with the exclusion of these units reducing the average net rent to £95.59.

The impact on service charges was negligible (being one pence per week or less in all areas).

Service charges are not payable on all properties as they are only applicable to those properties where additional services are provided by the landlord, such as the operation of communal areas or other specialised services, such as wardens or caretakers. To give an indication of the average service charge applicable to these types of properties, the figures presented above are based only on stock where these charges are payable.

Service charges are relatively similar across the country, with the exception of London where they are slightly higher (£11.76 per week compared to the average of £6.71 per week for England)¹⁰⁷.

Table 27 shows the average net rent, service charge, gross rent and social rent rate for general needs stock owned by large PRPs in England by unit size. The high net rent and service charge figures for non-self-contained¹⁰⁸ units compared to other size categories is largely due to their more specialised nature. Many non-self-contained units are intended for short-term lets and/or provide additional services commonly not found in other general needs units, such as specialised wardens or caretakers. As a result of this, rent data for these units is not directly comparable to those for self-contained units.

Table 27: Average general needs rents by unit size, as at 31 March 2018

Large PRPs					£ per week
Unit Size	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹	
Non-self-contained	91.30	81.97	21.01	106.58	
Bedsit	77.24	73.02	10.28	86.15	
1 Bedroom	82.88	81.46	8.34	89.22	
2 Bedroom	94.76	93.17	7.08	99.00	
3 Bedroom	104.30	103.63	4.02	105.95	
4 Bedroom	123.10	121.74	5.23	125.72	
5 Bedroom	137.55	138.92	5.79	140.42	
6+ Bedroom	145.78	147.96	5.16	148.35	
All Self-Contained	96.34	95.11	6.69	100.15	
All Stock Sizes	96.33	95.09	6.71	100.16	

1. The average service charge relates only to the stock that has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

2. Service charges ineligible for Housing Benefit are not included in this table.

¹⁰⁷ The impact of the temporary social housing units on service charges was negligible. The removal of temporary social housing data from 2018 suggests a difference of one pence per week or less in all areas.

¹⁰⁸ For the definition of non-self-contained units used in the SDR please see the Glossary of terms.

Methodological considerations

The 2018 data (excluding temporary social housing) suggests average general needs net rents are lower across all unit sizes, as would be expected due to the nature and excepted status of temporary social housing units. This expectation contributed to the change in collection methodology as detailed in the introductory paragraphs above.

The difference is most pronounced in non-self-contained units, where excluding the temporary social housing units reduces net rent to £84.01 per week (a difference of £7.29 per week) and in units of four bedrooms or more (where removing temporary social housing units reduces the difference to £1.83 for four and six+ bedroom units and £2.24 for five bedroom units).

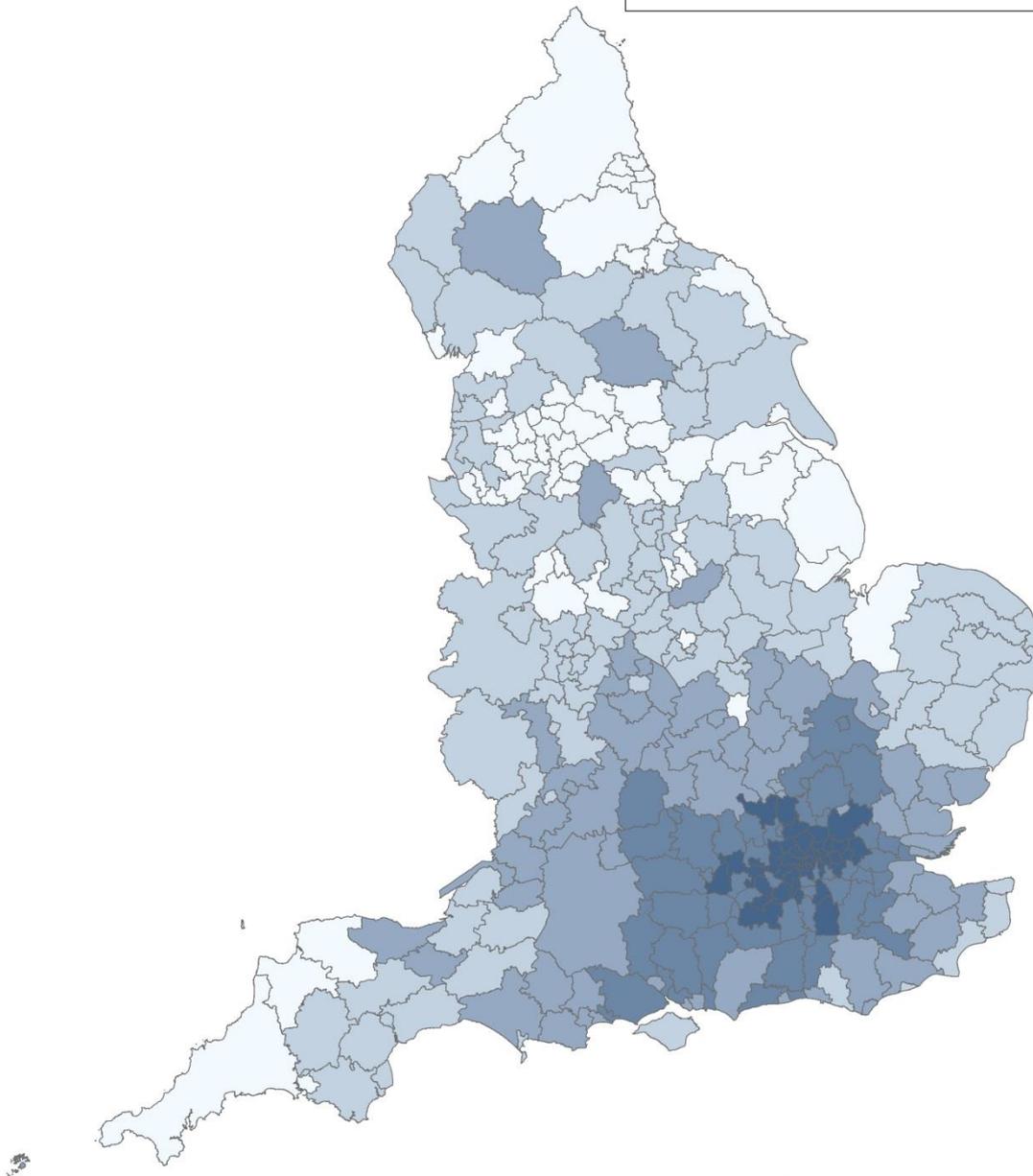
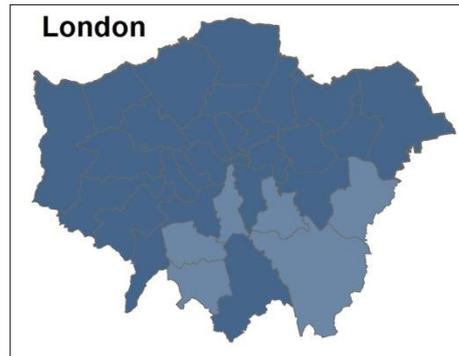
The impact on service charges was more limited (being one penny per week for all bedroom sizes, except one bedroom (£0.12 per week) and non-self-contained units (£0.27 per week)).

Figure 9 below shows average general needs net rent for each LA in England.

It clearly shows that average rents across England are highest in London followed by the wider South East, and lower in areas extending from there. This reflects higher formula rents in these LAs, which in turn follows relatively high property values and county-level earnings (two factors in the formula introduced to set social rents in 2002).

Figure 9: Average general needs net rent for stock owned by large PRPs by LA, 31 March 2018

General Needs Average Net Rents by LA
General Needs Average Net Rents by LA



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Supported housing/housing for older people

The figures presented in this section focus on rent data supplied for supported housing and housing for older people. Caution should be employed when comparing data on these units with those on general needs units reported above due to the differences in the rules governing rent setting. The data presented in this section includes the units of temporary social housing reported by providers (3,419 units). Analysis suggests that these units do not impact on the overall year-on-year changes to the same extent as general needs units. The impact is explored within relevant sections below.

Table 28 shows that the average increase in net rents for supported housing/housing for older people in England between 2017 and 2018 was 2.0%. The largest increase in absolute and percentage terms was observed in the West Midlands which saw a £6.93 (8.0%) rise from the previous year's levels. The only region recording a decrease was the North West with a £0.10 reduction (-0.1%).

The key driving factor behind these increases appears to be the small number of PRPs¹⁰⁹ operating the lease-based supported housing business model¹¹⁰ outlined above. Many of these providers did not appear in the 2017 rent data due to owning fewer than 1,000 units, but their growth over the year has meant that in 2018 they submitted SDR data for the first time, increasing the number of units for which we have detailed rent information¹¹¹. These PRPs have also reported a number of large (4+ bedroom) units within the supported housing categories (accounting for 85.6% of all 4+ bedroom units) which attract higher rents and service charges. Furthermore, they reported high proportions of their supported housing stock as fully excepted from the requirements of the WRWA¹¹².

The units reported by seven of the lease-based providers has had a major impact on the figures and, if excluded from both the 2017 and 2018 data, the year-on-year change in net rents shifts from a 2.0% increase to a 0.2% increase. Due to geographical concentration of units held by these types of provider, the reduction is even more pronounced in the West Midlands where the 8.0% increase reduces to a 0.1% increase¹¹³. Furthermore, the exclusion of these PRPs from the data reveals decreases in average weekly rents in five of the nine regions with the largest being a £0.55 reduction (-0.7%) in the North West.

This and other stock changes are clearly apparent in localised areas; essentially approximately 20% of supported housing units recorded in the 2018 SDR were in areas which experienced a 25% or more shift in stock levels (either increase or decrease) between 2017 and 2018.

With stock in areas changing year on year, the comparison of rents between years should be viewed with caution. Evidently, further analysis on the rent data supplied showed that by excluding data on units in the areas with the most change (25% or more) the overall change in average weekly rent between 2017 and 2018 was reduced from a 2% increase to a 0.6% decrease.

¹⁰⁹ Seven PRPs

¹¹⁰ Operating contracted lease arrangements for property, often with a high proportion of units excepted from the WRWA.

¹¹¹ Rent data was supplied on 4,323 SH/HOP units in 2017 and 10,792 SH/HOP units in 2018.

¹¹² 5,392 (50%) of the 10,792 SH/HOP units owned by these seven PRPs are listed as having an exception compared to 6% of the SH/HOP units reported by all other PRPs.

¹¹³ More than half of the units reported by these providers (6,793 or 63%) are located in the West Midlands.

The high level of area-based change experienced in supported housing stock between 2017 and 2018 is likely to have resulted from a combination of; additional providers submitting data for the first time; investment or disinvestment within areas to meet localised (and potentially changing) needs; or further reclassification of stock as providers check their stock categorisation following the introduction of definitions within the WRWA 2016¹¹⁴. It is also worth noting the inclusion of the temporary social housing units (as outlined above). However, as a quarter of units classed as supported housing temporary social housing reported in 2018 were reported by the seven providers discussed above (854 or the 3,419 units reported) the removal of temporary social housing units primarily only serves to remove the stock held by these providers. The interplay between these factors is considered where relevant below within the methodological considerations.

Table 28: Year-on-year change in average supported housing/housing for older people net rents per region, 2017 to 2018

Large PRPs		£ per week		
Region	2017	2018	Change £	Change %
East Midlands	86.63	87.50	0.87	1.0
East of England	92.30	94.48	2.18	2.4
London	111.92	113.61	1.69	1.5
North East	84.05	84.64	0.59	0.7
North West	84.03	83.93	-0.10	-0.1
South East	97.58	99.33	1.75	1.8
South West	87.25	88.83	1.58	1.8
West Midlands	86.56	93.49	6.93	8.0
Yorkshire and the Humber	86.03 ^R	86.06	0.03	0.0
England	91.26^R	93.08	1.82	2.0

1. 'R' indicates revised figures.

Methodological considerations

The 2018 data (excluding supported housing temporary social housing)¹¹⁵ suggests an overall increase in supported housing rent of 1.6% (£1.44 per week) from the 2017 levels, this being a lower level of increase than is seen when the temporary social housing data are included. The large increase in the West Midlands is also reduced to an increase of 5.1% (up by £4.41 per week). However, as discussed in the commentary above, the impact of temporary social housing is compounded by the level of stock change within areas and the inclusion of data from a small number of lease-based providers with a significant proportion of stock fully excepted from the requirements of the WRWA, with a high proportion of this being located in the West Midlands.

¹¹⁴ The WRWA set out statutory definitions for several stock categories reflected in the SDR – including supported housing, care homes and intermediate rent properties. Whilst it is expected that the majority of the reclassification of stock occurred between the 2016 and 2017 returns the continuation of this process may also impact on stock reported in 2018. For more information see the 2017 SDR.

¹¹⁵ This removed the general needs temporary social housing data from the 2018 data for 58 providers.

As Table 29 shows, average weekly net rents are highest in London, the South East and East of England, with average net rents ranging between £94.48 and £113.61. Average net rents are lowest in the North West, at £83.93. Average service charges are highest in London, at £55.26 per week (39.2% higher than the average service charge in England). It should be noted that service charges for supported housing can vary significantly between providers depending on the nature and level of support provided. Additionally, the service charges for individual properties can vary from year to year as units are used to house different types of support clients.

Table 29: Average supported housing/housing for older people rents per region, as at 31 March 2018

Large PRPs					£ per week
Region	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹	
East Midlands	87.50	81.58	33.54	118.32	
East of England	94.48	90.02	38.42	127.84	
London	113.61	108.85	55.26	159.67	
North East	84.64	76.55	44.36	124.07	
North West	83.93	77.98	32.20	114.04	
South East	99.33	93.61	34.68	131.79	
South West	88.83	81.49	31.84	119.59	
West Midlands	93.49	91.60	52.23	141.18	
Yorkshire and the Humber	86.06	78.02	41.06	124.85	
England	93.08	87.59	39.71	129.31	

1. The average service charge relates only to the stock which has a service charge (i.e. zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

2. Service charges ineligible for Housing Benefit are not included in this table.

Methodological considerations

The 2018 data (excluding temporary social housing) suggests average net rents of between £0.08 higher and £2.52 lower than presented in Table 29. The greatest difference is in the West Midlands (£2.52 lower). However, as discussed above, the impact of temporary social housing is secondary to the level of stock change and particular providers operating within the West Midlands, with nearly all units owned by these providers being located in the West Midlands (5,395 units).

The impact of temporary social housing unit removal overall on the average net rent in England was £0.38, with the exclusion of these units reducing the average net rent to £92.70.

The impact on service charges was between £0.18 per week in Yorkshire and the Humber and £2.42 per week in West Midlands, again driven by the level of change and the profile of providers.

Table 30 shows the average net rent, service charge, gross rent and social rent rate for supported housing and housing for older people stock owned by large PRPs in England by unit size. It should be noted that many non-self-contained units are intended for short-term lets

and/or provide additional services not commonly found in other supported housing or housing for older people units (such as specialised wardens, caretakers or additional security arrangements). This will be the major driver behind non-self-contained units having service charges significantly higher than those seen in all self-contained units (£87.39 against £32.52). As a result of this, rent data for these units is not directly comparable to those for self-contained units.

The average net rent for properties in the 4+ bedroom category has increased greatly year on year, increasing to £224.13 in 2018 from £138.22 in 2017. Similarly, the average service charge in this category has risen to £125.35 from the £48.22 charged in 2017. There has also been a major increase in the amount of stock within this category, jumping from 215 units in 2017 to 1,354 (a 530% increase); this is likely to be the main driver of the increases in rents and service charges. The majority of stock in this category is held by the lease-based PRPs identified above as having a distorting effect on rent values as they hold 85.6% or 1,159 of the 1,354 units in the 4+ bedroom category.

Table 30: Average supported housing/housing for older people rents by unit size, as at 31 March 2018

Large PRPs				£ per week
Unit Size	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	105.49	90.78	87.39	178.25
Bedsit	82.07	76.83	44.80	123.75
1 Bedroom	89.26	86.09	31.66	118.80
2 Bedroom	98.73	96.48	25.66	121.72
3 Bedroom	116.59	110.96	41.36	150.95
4+ Bedroom	224.13	129.88	125.35	344.85
All Self-Contained	90.99	87.16	32.52	121.10
All Stock Sizes	93.08	87.59	39.71	129.31

1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

2. Service charges ineligible for Housing Benefit are not included in this table.

Methodological considerations

The change in the levels of stock in particular areas and the increase of supported housing units reported by lease-based providers appear to be the key drivers in changes in rent noted by bed size. While the 2018 data (excluding temporary social housing) suggests average supported housing net rents are lower across most unit sizes, non-self-contained units and 4+ bedroom unit net rents were actually higher (£0.09 and £25.22 respectively).

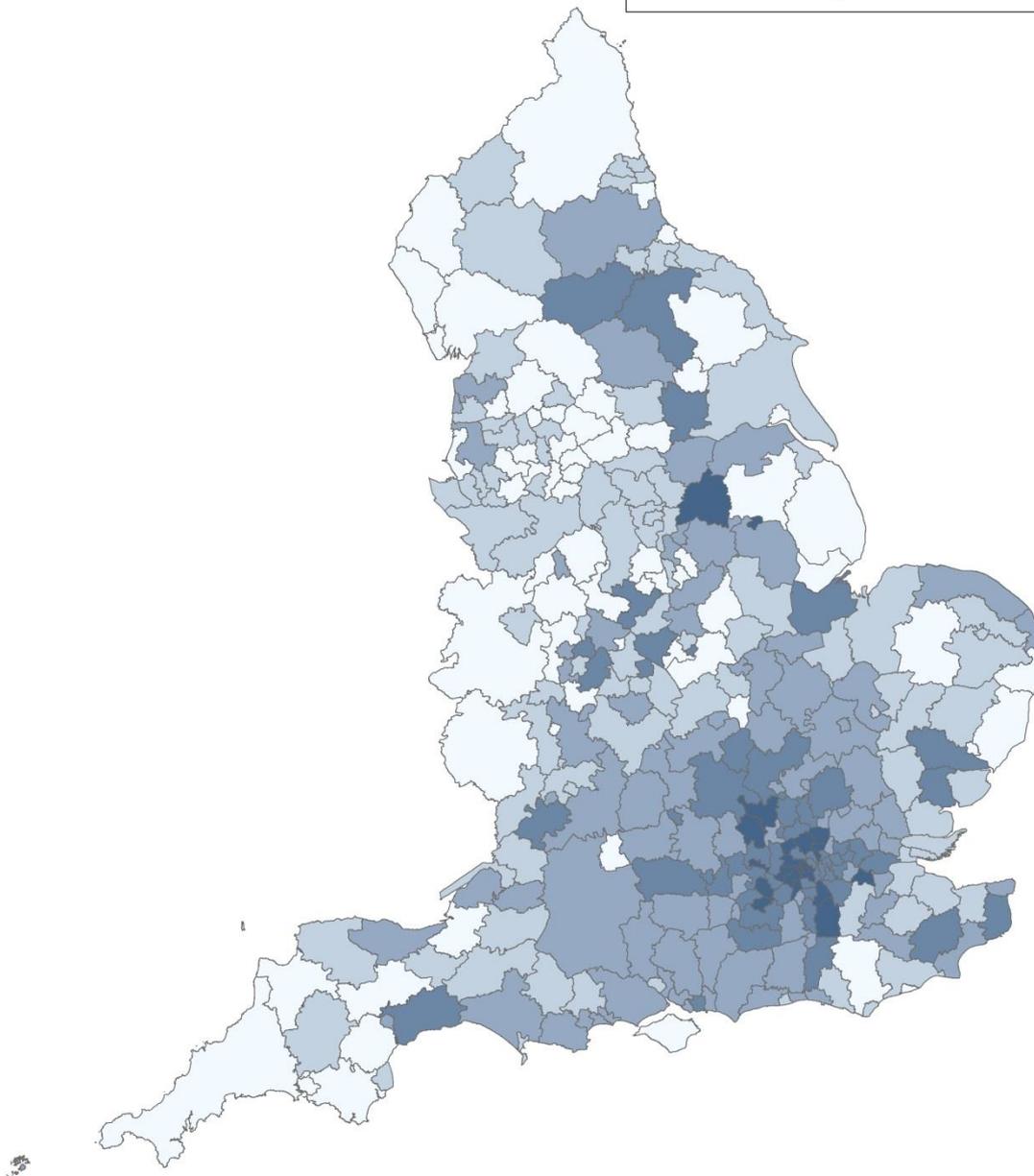
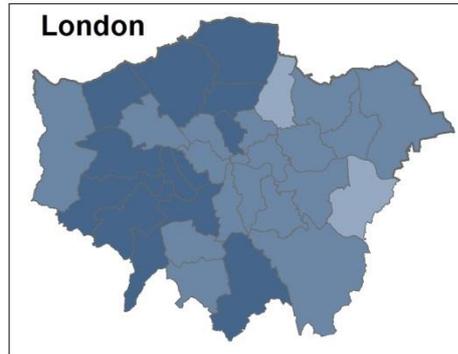
The very pronounced differences in average net rent for 4+ bedroom units when removing temporary social housing appears a direct result of the large increase in the number of these larger units (from 215 in 2017 to 1,354 in 2018), with the majority of these (800) being reported as temporary social housing units. Over 86% of the 4+ bedroom units (1,159 of the 1,354 units) were reported by seven large, lease-based providers.

The impact on service charges were conversely skewed to the 4+ bedroom units, with a £41.36 per week reduction in service charges noted in 4+ bedroom units once temporary social housing was excluded. Again, the impact of the increase in unit numbers reported by specific providers is the likely driver. Figure 10 below shows average supported housing/housing for older people net rent for each LA in England. Whilst less defined than the profile of rent distribution for general needs, the focus of higher average rents is still evident in LAs in and around London.

Figure 10: Average supported housing and housing for older people net rent for stock owned by large PRPs by LA, 31 March 2018

SH/HOP Average Net Rents by LA

SH/HOP Average Net Rents by LA



© Crown Copyright and database right 2018

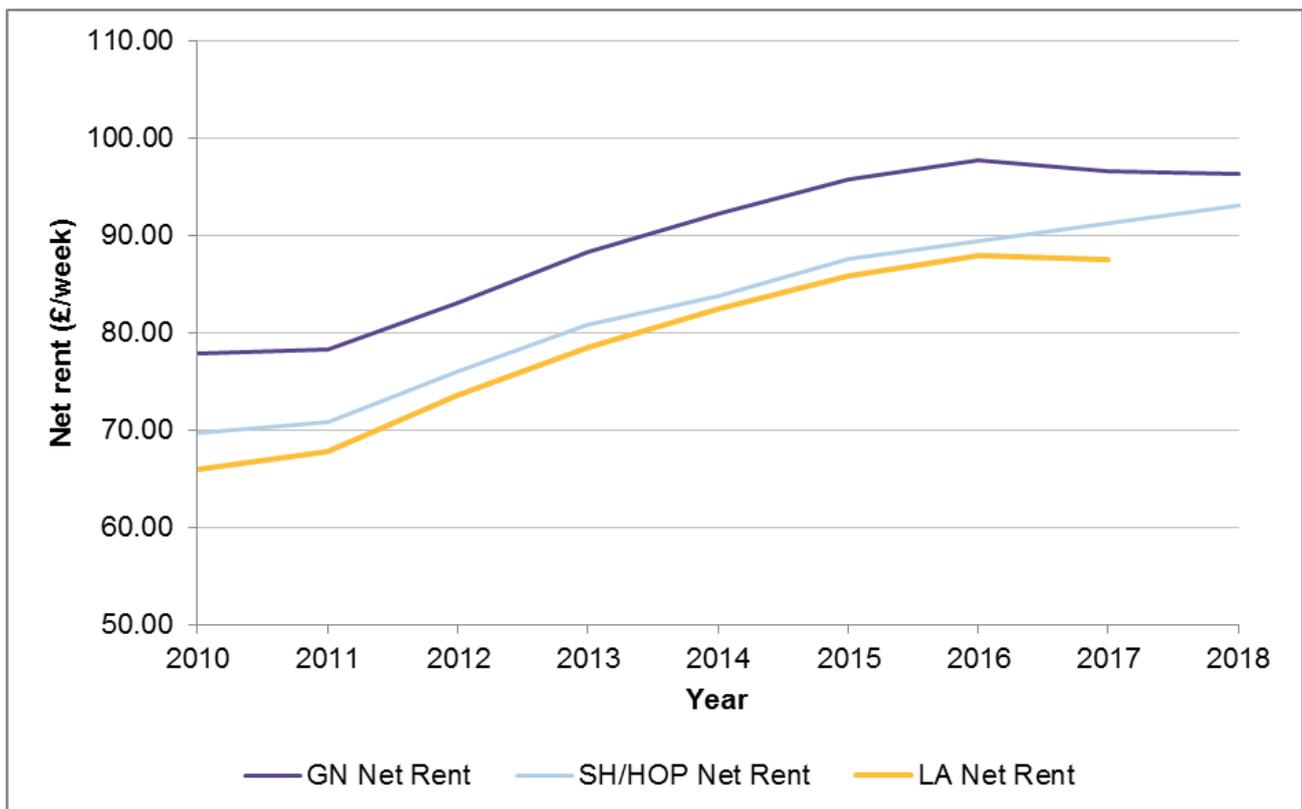
Comparisons with local authority rents data

Figure 11 shows a comparison between PRP average weekly net rents and LA rents for the period 2010 to 2018. It should be noted that LA rents data do not separate general needs stock from supported housing/housing for older people stock. Data from this figure is also provided as a supplementary table¹¹⁶.

Between 2010 and 2018¹¹⁷, PRP general needs and supported housing/housing for older people rents showed total rent increases of 24.0% and 30.8% respectively and LA rents showed an increase of 32.7%. The data for this period demonstrates that, whilst PRP general needs rents have, on average, been higher each year, they have been increasing at a rate slightly below that associated with rents in the LA sector.

The changes to general needs and supported housing/housing for older people rent levels between 2017 and 2018 should be viewed with caution and with reference to the discussion above.

Figure 11: Average PRP net rents compared to LA rents data, as at 31 March 2010-2018



1. Data for GN and SH/HOP average net rents is for large PRPs only.
2. The average LA rent for England is directly sourced from DCLG Live Table 702 for the years 2010 to 2017.
3. DCLG LA rents data does not separate GN and SH/HOP stock.

¹¹⁶ The supplementary tables document can be found at: <https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018>

¹¹⁷ Data for average LA rent for England is not available for 2018 at the time of publication.

Affordable Rent

For PRPs, Affordable Rent is the main type of new social rented housing supply. Affordable Rent units are made available by providers (to households that are eligible for social rented housing) at a rent level of no more than 80% of local market rents, inclusive of service charges. Affordable Rent units cover both newly built homes (with or without grant input) and conversions from existing social rented units to Affordable Rent units, but only where this forms part of a new supply agreement with the Homes and Communities Agency or the Greater London Authority. Further information on Affordable Rent is provided in the section on Total Stock and can be found on the Gov.uk website¹¹⁸.

When setting rent levels, PRPs are expected to determine the market rent for the property using a RICS¹¹⁹ recognised method that takes into account factors such as property size and location. Due to the property-specific nature of the rent setting, users of this report are advised against comparing Affordable Rent to LA-level market-rent data.

Rent rules for Affordable Rents from 1 April 2016 are set out in the Welfare and Reform and Work Act (2016) described in the section on Rents earlier in this release. In general, for existing tenancies, rents are expected to be reduced by 1% per annum from 2016/17. However, for new tenancies PRPs are required to set rents at no more than 80% of the relevant market rent or social rent rate described in the Act.

Previous publications explored Affordable Rent unit rents at both net rent and gross rent levels, showing net rent, service charges and gross rents, as reported by providers in the SDR. However, as Affordable Rent rents are set based on a percentage of gross market rent inclusive of service charge, Affordable Rent data will be presented only at a gross rent level in the SDR from 2018 onwards¹²⁰.

Affordable Rent stock levels

There were 380 PRPs that reported owning a total of 221,243 Affordable Rent units on 31 March 2018, of which 208,889 were general needs units. The remaining 12,354 were supported housing/housing for older people Affordable Rent units.

Table 31 shows that there has been a continued but slowing growth in the number of Affordable Rent units year on year. The number of Affordable Rent general needs units increased by 14.7% from 182,115 in 2017 to 208,889 in 2018. Supported housing/housing for older people units increased by 16.2% from 10,633 in 2017 to 12,354 in 2018. The marginal slowdown of growth in the number of Affordable Rent units is likely to be due to the transition from the 2011-2015 Affordable Homes Programme to the 2015-2018 and 2016-2021 Shared Ownership and Affordable Homes Programmes.

¹¹⁸ <https://www.gov.uk/government/publications/2010-to-2015-government-policy-rented-housing-sector/2010-to-2015-government-policy-rented-housing-sector>

¹¹⁹ Royal Institute of Chartered Surveyors

¹²⁰ From the SDR 2019 collection no information on net rent and service charges will be collected, only gross rent due to the nature of Affordable Rent rent setting.

It should be noted that the initial offering for the Shared Ownership and Affordable Homes Programme 2016-2021 was focused exclusively on shared ownership and home ownership products. This was later expanded to allow Affordable Rent units to be delivered under a Continuous Market Engagement basis. The phasing of the funding available to providers will have had an impact on the number of units delivered as providers adjusted their delivery models.

Table 31: Affordable Rent units/bedspaces owned, as at 31 March 2012-2018

All PRPs				Units/bedspaces	
Year	Number of PRPs	General needs	Supported housing/ housing for older people ¹	Total	
2012	188	6,965	389	7,354	
2013	284	37,753	1,839	39,592	
2014	324	76,643	3,172	79,815	
2015	362	117,288	5,976	123,264	
2016	403	151,611	9,582	161,193	
2017	394	182,115	10,633	192,748	
2018	380	208,889	12,354	221,243	

¹ Affordable Rent supported housing/housing for older people stock figures are collected as a combined figure.

Figure 12 shows that the proportion of total owned general needs stock and the proportion of total owned supported housing/housing for older people which is Affordable Rent has grown steadily since 2012. Affordable Rent units account for nearly 10% of all general needs units in 2018 (rising from just 0.4% in 2012) and account for just over 3% of all supported housing/housing for older people in 2018 (rising from just 0.1% in 2012).

Figure 12: Proportion of total owned general needs and proportion of total owned supported housing/housing for older people which is Affordable Rent stock, as at 31 March 2012-2018

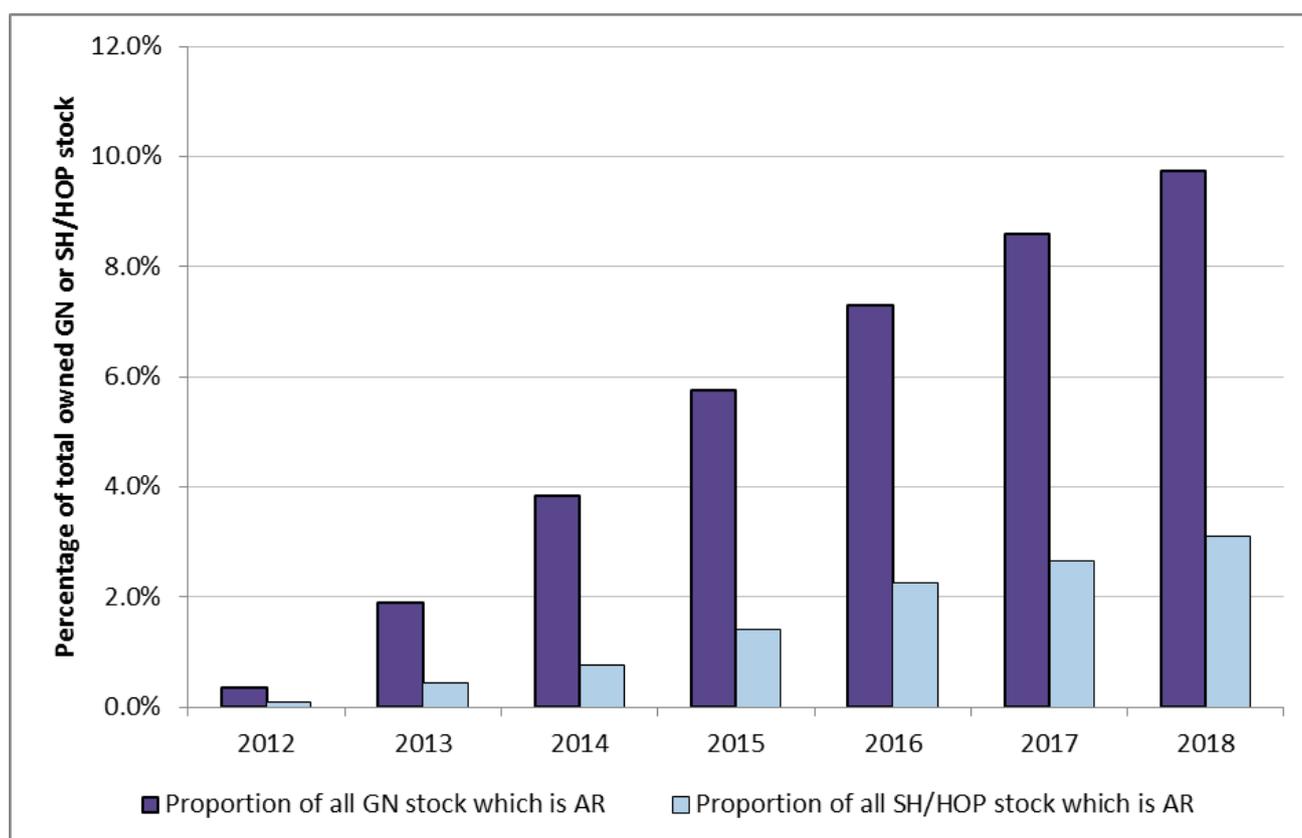


Table 32 shows the year-on-year growth in Affordable Rent general needs units between 2017 and 2018 for each region in England. All regions saw significant growth in unit numbers in percentage terms with the lowest being a 10.4% increase (London) and highest being a 28.2% increase (East Midlands).

The fastest growing region in unit terms was the North West which added 5,485 units. The North West continues to be the region with the largest volume of Affordable Rent units.

Table 32: Year-on-year change in Affordable Rent general needs units per region, 2017 to 2018

Region	2017	2018	Change (units)	Change (%)
East Midlands	8,737	11,205	2,468	28.2%
East of England	20,288	23,897	3,609	17.8%
London	26,596	29,368	2,772	10.4%
North East	11,473	13,142	1,669	14.5%
North West	37,258	42,743	5,485	14.7%
South East	30,519	34,460	3,941	12.9%
South West	18,045	20,775	2,730	15.1%
West Midlands	16,035	18,168	2,133	13.3%
Yorkshire and the Humber	13,164	15,131	1,967	14.9%
England	182,115	208,889	26,774	14.7%

Table 33 details the year-on-year growth in Affordable Rent supported housing and housing for older people units between 2017 and 2018 for each region in England. Growth in this category was highly variable across the country, ranging from 0.6% (South East) to 36.4% (East Midlands). The West Midlands is the region with the highest number of Affordable Rent supported housing and housing for older people units with 2,627. The East of England has the lowest number of units with 599 being recorded at 31 March 2018.

Table 33: Year-on-year change in Affordable Rent supported housing/housing for older people units per region, 2017 to 2018

Region	2017	2018	Change (units)	Change (%)
East Midlands	478	652	174	36.4%
East of England	468	599	131	28.0%
London	933	1,164	231	24.8%
North East	1,626	1,879	253	15.6%
North West	1,429	1,738	309	21.6%
South East	1,752	1,762	10	0.6%
South West	1,076	1,313	237	22.0%
West Midlands	2,262	2,627	365	16.1%
Yorkshire and the Humber	609	620	11	1.8%
England	10,633	12,354	1,721	16.2%

Affordable Rent general needs

Previous publications explored Affordable Rent unit rents at both net rent and gross rent levels (showing net rent, service charges and gross rents) as reported by providers in the SDR. However, as Affordable Rents are set based on a percentage of gross market rent inclusive of service charge from 2018 Affordable Rent unit rent, data will be presented only at a gross rent level¹²¹.

Note: In 2019 RSH became aware of a data error in the reported Affordable Rent general needs rent figures. Revised figures were provided, and this section has been updated. All revised figures are marked with ^R. See also page 82.

Table 34 shows that the year-on-year change in average gross rent for Affordable Rent general needs across England was -0.1%^R between 2017 and 2018.

The continued rapid growth of Affordable Rent stock levels is probably a major factor in explaining why average Affordable Rent levels did not fall by 1% as specified by the WRWA. It should be noted that due to new supply and re-let units having their rents set relative to local market rent levels, the impact of growth on average rent levels will vary considerably across the country. Additionally, as the growth in Affordable Rent stock stabilises over time, it is

¹²¹ From the SDR 2019 collection no information on net rent and service charges will be collected, only gross rent due to the nature of Affordable Rent rent setting.

anticipated that rent changes will be more closely in line with policy permitted rent changes on individual units.

Table 34: Year-on-year change in average Affordable Rent general needs gross rents per region, 2017 to 2018^R

All PRPs				
£ per week				
Region	2017	2018	Change £	Change %
East Midlands	104.31	103.55 ^R	-0.76 ^R	-0.7% ^R
East of England	130.97	132.03 ^R	1.06 ^R	0.8% ^R
London	186.55	186.57 ^R	0.02 ^R	-0.0% ^R
North East	95.60	94.97 ^R	-0.63 ^R	-0.7% ^R
North West	104.18	104.03 ^R	-0.15 ^R	-0.1% ^R
South East	149.08	150.39 ^R	1.31 ^R	0.9% ^R
South West	122.01	123.40 ^R	1.39 ^R	1.1% ^R
West Midlands	108.10	108.16 ^R	0.06 ^R	0.1% ^R
Yorkshire and the Humber	99.49	98.80 ^R	-0.69 ^R	-0.7% ^R
England	127.95	127.80^R	-0.15^R	-0.1%^R

As Table 34 shows the highest average gross rent was £186.57^R in London and the lowest, £94.97^R, was in the North East.

Note: In 2019 RSH became aware of a data error in the reported Affordable Rent general needs rent figures. Revised figures were provided, and this section has been updated. All revised figures are marked with ^R. See also page 82.

Table 35: Average Affordable Rent general needs gross rents by unit size, 31 March 2018^R

All PRPs	
£ per week	
Unit Size	Gross rent ¹
Non-self-contained	117.18 ^R
Bedsit	123.17 ^R
1 Bedroom	119.15 ^R
2 Bedroom	125.31 ^R
3 Bedroom	133.43 ^R
4 Bedroom	167.04 ^R
5 Bedroom	167.68 ^R
6+ Bedroom	201.74 ^R
All Self-Contained	127.84 ^R
All Stock Sizes	127.80^R

1. The average service charge relates only to the stock which has a service charge (i.e. zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

2. Service charges ineligible for Housing Benefit are not included in this table.

Table 35 shows the average gross rent for Affordable Rent general needs stock owned by PRPs in England by unit size.

Affordable Rent supported housing/housing for older people

Table 36 shows the average rents for supported housing/housing for older people units let under Affordable Rent. The highest average gross rent was in London at £207.81 and the lowest, £142.83 was in the North East.

Table 36: Average Affordable Rents supported housing/housing for older people gross rents per region, 2018

All PRPs	£ per week
Region	Gross Rent¹
East Midlands	162.13
East of England	179.79
London	207.81
North East	155.34
North West	142.83
South East	167.59
South West	159.59
West Midlands	176.03
Yorkshire and the Humber	150.64
England	166.43

1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.

Analysis of Affordable Rent supported housing/housing for older people stock by unit size and regional year-on-year rent changes has been omitted because the low volume of stock does not permit reliable analysis. Details of the unit numbers by region can be found in Table 33.

Methodology and data quality

Data collection methodology

The SDR collection is carried out electronically, using a web-based system (NROSH+), with individual PRPs completing their own entries. Data are captured covering the period 1 April 2017 to 31 March 2018.

The responsibility for completing accurate returns lies with each PRP and they are responsible for categorising their stock in an appropriate and consistent manner. Detailed guidance is provided for each survey specifying how to record particular stock types or schemes. Helpdesk support is also available for providers that need additional advice on stock categorisation or collation.

There are extensive automatic validations built into the system which check for both inconsistent and unlikely data entries. For example, validations that check total stock is consistent between questions, and that rents are within a reasonable range. All SDR returns are subject to these automated checks. In 2018 the introduction of the stock balance sheet removed the need for manual queries relating to stock discrepancies as providers were required to ensure that losses and gains reported were aligned with prior year and current year totals.

Manual checks are also completed after SDR data is received. The level of manual checking performed on each return is based on the complexity of the provider and the number of LAs the provider operates in. However all returns are checked for basic consistency and likely errors, including where proportions of stock recorded as particular excepted categories is outside of the expected normal range. Areas new to the SDR collection have been further scrutinised to ensure consistency in data where possible. For further information on the nature and range of checks, please refer to the SDR data quality report available on the RSH pages on Gov.uk¹²².

In the 2017/18 SDR, for large PRPs, those owning 1,000 or more units of social housing, all queries on potentially anomalous data were followed up and a definitive answer obtained from the provider. For small PRPs, as many queries as possible were followed up in the timescale of the survey. Where a reply to a query could not be obtained in this timescale, an internal assessment of the likely accuracy of the data was conducted based upon population averages, data provided by comparable providers and data submitted in SDR 2018. Any data which could not be reconciled with these measures were excluded from the final dataset.

Upon production of the final data set internal consistency checks were conducted, including:

- row/column-total checks
- comparison of frequency distributions for the population to identify outliers specifically in rent data
- inter-year checks on rent and stock levels
- detailed spot checks on individual PRP information

¹²² <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Data quality

The SDR is designed to be a complete census of PRPs, and therefore no sampling errors should be present in the final dataset. However, there is inevitably a degree of inaccuracy, driven primarily by non-responses and reporting errors by individual providers. For more information see the SDR Quality Report available on the RSH pages on Gov.uk.¹²³

There are no numerical measures of misreporting of SDR data by PRPs. However, one source of possible quality weakness is the scope for providers to interpret guidance inconsistently. Whilst RSH provides full guidance, FAQs and supplementary advice directly to PRPs, some providers may not be applying this consistently. In particular, this issue is likely to arise where there are technical or legal definitions that are complex or to some degree, ambiguous.

This ambiguity is likely to apply to a small minority of the total stock owned or managed by PRPs overall, but could account for a larger proportion of the stock of PRPs that specialise in certain types of activities. The precise extent of any misinterpretation is unknown. It is more likely to arise among PRPs owning fewer than 1,000 units due to the reduced level of contact with regulation staff. Particular areas judged to have scope for divergent interpretation are as follows:

- Whether particular properties should be classed as housing for older people rather than other supported housing (and vice versa). This is complicated by the wide variety of supported housing services and accommodation types offered by PRPs. This is further compounded by the changes introduced to definitions by the WRWA and providers' awareness of these.
- Whether properties leased by PRPs meet conditions to be categorised as properties owned.
- Whether legal interpretation of the Housing and Regeneration Act 2008 technically means some properties should be designated non-social as opposed to social housing (and vice versa).

The structure of the SDR and the annual data collection cycle is also believed to impact on the quality of the data we receive. For example, merger activity and group structures within the sector mean that data collected on new-built activity may not be fully representative. Providers that have gained stock during the year through a merger will record the incoming stock as 'units transferred to the RP'. The SDR from the organisation who has received the stock will not record whether those units were newly built within the year by the former organisation. This is also true where stock is built by an unregistered entity and transferred to a registered entity during the year within a group structure.

¹²³ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Measurement of the response rate is straightforward. There was an overall response rate of 95% (or 1,432 returns). Table 37 provides a breakdown of response rates¹²⁴.

Table 37: PRP response rates, SDR 2018

All PRPs

PRP Size ¹	Number of PRPs	Response Rate
Large	285	100%
Small	1,147	94%
Total	1,432	95%

^{1.} Size classification based upon categorisation within NROSH+ system.

Weighting

Overview

In 2014, following consideration of alternative methods and discussions with the National Statistician's Office and DCLG (now known as MHCLG), weighting was selected as the preferable solution to account for the small proportion of census respondents who did not submit any data given the incomplete prior year data for some of the non-submitting PRPs and the relative simplicity of the dataset.

Weighting has been applied to all years of SDR data (2012 – 2018), and is highlighted in the relevant tables throughout the release by use of an uppercase 'I'. Data prior to this (which was collected as part of the predecessor to the SDR, the Regulatory Statistical Return) has not been weighted due to differences in methodology, classification and data storage which makes this impractical.

Using administrative data it has been identified that all of the non-respondents in all years of the SDR data set are small providers – those which own fewer than 1,000 social housing units/bedspaces. It is possible to segregate the information supplied by large and small providers in the dataset, and therefore weighting has only been applied to the data submitted by small providers (with the exception of the optional SDR questions about mutual exchanges and evictions, which are expanded upon below).

The categories of data which have been weighted in this release are shown in Table 38.

¹²⁴ The SDR population is created from the register of social housing provides as at 31/03/2018.

Table 38: Weighted data by type

All PRPs

Stock Type	Large PRPs	Small PRPs
General needs		✓
Supported housing		✓
Housing for older people		✓
Social leased		✓
Non-social rented		✓
Affordable Rent (all categories)	not weighted	not weighted
Evictions (all categories) ¹	✓	N/A
Mutual exchanges ¹	✓	N/A
No. of for-profit providers	not weighted	not weighted
No. of DHS failures		✓

¹. Excepting 2012 data, where an accurate response rate for this question cannot be determined.

Basic method

The stock types highlighted above have had straightforward weighting applied to them based on the response rate to the SDR, and assuming that the trends in the non-respondents follow the same trends of those who responded (e.g. that the proportion of social housing stock owned in each region of England is the same for the small providers that did not respond as it is for the small providers that did).

The general formula used to conduct this weighting was as shown:

$$\text{Weighted result} = \text{Unweighted result} \times \frac{1}{\text{Response rate}}$$

For regional and national totals¹²⁵, weighting was carried out at the LA level and aggregated upwards. Due to the discrete nature of the data (number of units), all data were rounded up, i.e. a weighted result of 10.1 units would be recorded as 11 units as it represented a figure greater than ten units.

Exceptions

The number of Affordable Rent stock was not weighted, as to own Affordable Rent stock PRPs must be signed up to the Affordable Homes Programme¹²⁶ which requires additional reporting and active engagement with the regulator. The likelihood that any Affordable Rent stock has not been captured in the SDR is therefore considered to be very small. Accordingly, Affordable Rent units were removed from the dataset before weighting occurred, then added back in.

¹²⁵ National refers to England only.

¹²⁶ Currently the 2011-15 Affordable Homes Programme and from 2016 the 2016-2021 Shared Ownership and Affordable Homes Programme.

Some Affordable Rent data could not readily be split by stock type; for example, the number of supported housing and housing for older people Affordable Rent stock is recorded as a single consolidated figure rather than separately for each stock type. Here it was assumed that the distribution of Affordable Rent stock followed the distribution of non-Affordable Rent stock. For example, supported housing and housing for older people Affordable Rent stock was assumed to be divided between the two component stock types in the same proportion as the non-Affordable Rent supported housing and housing for older people stock.

In addition, the optional questions answered by large PRPs on mutual exchanges and evictions were weighted based on response rate using the same formula as weighting of small provider data. However caution should be used when viewing these results as they are based on the assumption that trends in mutual exchanges and evictions seen in those that responded to the question are the same as in those that chose not to respond. However, given the optional nature of the questions, this may not be the case. It may be that those with high rates of evictions are more likely to choose not to disclose that information in an optional question or those with a low rate may feel it unnecessary. There is no available information on how these behavioural issues may affect the data.

Exchanges and evictions data for 2012 have not been weighted in this way as an accurate response rate cannot be determined due to the way in which non-responses were recorded in 2012.

Overall effect

Tables 39 to Table 44 show the impact of weighting on data for the 2018 SDR for tables within this report. The overall effect of weighting on the final totals is relatively minor, which is as expected given that small providers own a minority of stock and that the response rate for small providers was 94% in 2018¹²⁷.

Table 39: Impact of weighting on 2018 owned stock (shown in Table 3)

All PRPs							Units/bedspaces
	General needs	Supported housing	Housing for older people	Social leased	Non-social rented	Non-social leased	Total
Original value	2,142,486	133,418	263,208	174,849	42,248	48,239	2,804,448
Revised value	2,146,281	135,288	264,594	175,221	42,454	48,482	2,812,320
Change	0.2%	1.4%	0.5%	0.2%	0.5%	0.5%	0.3%

Table 40: Impact of weighting on 2018 managed stock (shown in Table 5)

All PRPs							Units/bedspaces
	General needs	Supported housing	Housing for older people	Social leased	Non-social rented	Non-social leased	Total
Original value	2,197,398	119,015	268,057	168,312	39,478	51,345	2,843,605
Revised value	2,203,740	121,188	269,536	168,706	39,760	51,704	2,854,634
Change	0.3%	1.8%	0.6%	0.2%	0.7%	0.7%	0.4%

¹²⁷ For impact of weighting on prior year figures see previous releases.

Table 41: Impact of weighting on 2018 regional owned stock (shown in Table 7 and Table 8)

All PRPs	Units/bedspaces								
	East Midlands	East of England	London	North East	North West	South East	South West	West Midlands	Y&TH
Original value	154,182	273,474	456,403	182,819	516,470	385,146	256,018	281,374	202,469
Revised value	154,540	274,001	458,466	183,064	517,545	386,202	256,746	282,014	202,828
Change	0.2%	0.2%	0.5%	0.1%	0.2%	0.3%	0.3%	0.2%	0.2%

Table 42: Impact of weighting on 2018 mutual exchange data (shown in Table 22)

All PRPs	Units/bedspaces
Total exchanges	
Original value	15,738
Revised value	17,251
Change	9.6%

Table 43: Impact of weighting on 2018 evictions data (shown in Table 24)

Large PRPs	Number of evictions				
	Total evictions	Reason for eviction			
		Arrears	ASB	Both	Other
Original value	9,292	6,914	1,326	266	786
Revised value	10,071	7,493	1,437	289	852
Change	8.4%	8.4%	8.4%	8.6%	8.4%

Table 44: Impact of weighting on 2018 stock not meeting DHS (shown in Table 8 and Table 9)

All PRPs	Units/bedspaces
Units not meeting DHS	
Original value	9,610
Revised value	9,755
Change	1.5%

Data changes from previous surveys

The methodology for collecting rent information from large PRPs was changed from previous SDR collections. Rent information for temporary social housing is now collected separately from other rent information and is later recombined into the dataset to provide continuity with the pre-existing rents time series. Further details are provided in the section rents methodology and the potential impact of this change is explored.

Changes have occurred in previous years, notably the break in time series between the RSR in 2011 and the SDR in 2012, details of which are contained in previous statistical releases.

Revisions policy

RSH has adopted the revisions policy developed by MHCLG (formerly known as DCLG)¹²⁸. This policy covers two types of revisions. A list of revisions made to this document is included in the section on Release History and Revisions

Scheduled revisions

These statistics are drawn from data submissions made by PRPs in England and do not contain provisional data. As such, there are no scheduled revisions planned for this release.

Non-scheduled revisions

If a substantial error occurs as a result of the production process or due to errors in submitted figures reported by PRPs after the survey has closed, the statistical release and accompanying tables will be updated with a correction notice as soon as is practical. Revisions will normally only be made one year prior to the year that is being published.

Revisions to previously published data

A large PRP was identified as having incorrectly categorised their stock in the 2017 SDR. Revised data was supplied and, where necessary, figures for 2017 have been re-stated. This is denoted by an 'R' in the affected tables.

Rents methodology

Coverage

General needs, supported housing and housing for older people rental figures in this release are calculated using data supplied by large PRPs only, as small providers are not required to submit detailed rental data.

All PRPs with Affordable Rent stock are required to submit rental information for that stock regardless of the total number of units owned.

Submission methodology

In previous SDR data collections, PRPs were instructed to record rental data for temporary social housing as part of the prevailing main category for that type of stock. Temporary Social Housing that was general needs would be recorded as part of the general needs data and temporary social housing that was supported housing or housing for older people would be recorded as part of the supported housing/housing for older people rental data.

Due to the operational requirements of the RSH, this was changed in 2018 and temporary social housing should no longer be included in the main categories. New dedicated questions were added to capture rental data on general needs temporary social housing and supported housing/housing for older people temporary social housing.

¹²⁸ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

Temporary Social Housing rents are combined back into their prevailing main category during the analytical process in order to preserve the time series presented in this release. Details of potential impact of this change are discussed, where relevant, within the sections above.

For non-Affordable Rent and non-temporary social housing units, large PRPs are required to submit the following information for each size category of unit in every English LA area that they operate in:

- total units/bedspaces (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- average weekly rent (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- number of units with service charges eligible for Housing Benefit (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- average service charge eligible for Housing Benefit (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- number of units with service charges not eligible for Housing Benefit (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- average service charge not eligible for Housing Benefit (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- total number of units/bedspaces that have an absolute (full) exception as defined in WRWA 2016 Regulations (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- average social rent rate calculated as per the WRWA 2016 Regulations (excluding Intermediate Rent, temporary social housing, Affordable Rent and High Income Social Tenant units)
- total number of units/bedspaces subject to High Income Social Tenant arrangements
- average weekly rent of properties subject to High Income Social Tenant arrangements

For temporary social housing units, large PRPs are required to submit the following information for each size category of unit in every English LA area that they operate in:

- total units/bedspaces
- average weekly rent
- number of units with service charges eligible for Housing Benefit
- average service charge eligible for Housing Benefit
- number of units with service charges not eligible for Housing Benefit
- average service charge not eligible for Housing Benefit

For Affordable Rent units, all PRPs are required to submit the following information for each size category of unit in every English LA area that they operate in:

- total units/bedspaces (excluding High Income Social Tenant units)
- average weekly rent (excluding High Income Social Tenant units)
- number of units with service charges eligible for Housing Benefit (excluding High Income Social Tenant units)
- average service charge eligible for Housing Benefit (excluding High Income Social Tenant units)
- number of units with service charges not eligible for Housing Benefit (excluding High Income Social Tenant units)
- average service charge not eligible for Housing Benefit (excluding High Income Social Tenant units)
- total number of units/bedspaces subject to High Income Social Tenant arrangements
- average weekly rent of properties subject to High Income Social Tenant arrangements

The size categories collected are as follows:

Table 45: Unit sizes for which rent data are collected

General needs, temporary social housing general needs and Affordable Rent general needs	Supported housing/housing for older people, temporary social housing supported housing/housing for older people and Affordable Rent supported housing/housing for older people
Bedspaces/Non-self-contained	Bedspaces/Non-self-contained
Bedsit	Bedsit
1 bedroom	1 bedroom
2 bedroom	2 bedroom
3 bedroom	3 bedroom
4 bedroom	4 or more bedrooms
5 bedroom	
6 or more bedrooms	

Calculation of social rent rates

PRPs are required to follow the guidance¹²⁹ set out by the regulator when calculating social rent rates. It should be noted that social rent rates are not applicable to homes let under the Affordable Rent programme, classified as temporary social housing or intermediate rent properties.

¹²⁹ The guidance can be found at: <https://www.gov.uk/government/publications/rent-standard-guidance>

Calculation of averages

All averages relating to rents in this statistical release are fully weighted by stock owned by PRPs for the appropriate geography and/or sub-group.

Average service charges and gross rents

The average service charges presented in the rent sections relate only to the stock where there is a service charge eligible for Housing Benefit present. Therefore, zero service charges are excluded from this calculation.

However, gross rents presented in these tables do include stock without a service charge. Because of this, the sum of the average net rent and average service charge will not equal the average gross rent.

Accompanying data

The full dataset for the SDR 2017/18 is released as an MS Excel spreadsheet and CSV files, allowing for easier and more flexible access to the data. This can be accessed on the RSH pages on Gov.uk¹³⁰.

In addition to the full dataset, additional tables have been provided which detail the LA level data used in the production of the maps featured in this statistical release or for additional information as highlighted in this release. These are also available from the RSH pages on Gov.uk.

¹³⁰ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Related statistics

A selection of complementary data sets to the SDR, including those gathered and maintained by external organisations, is presented below.

Related statistics – England

The main statistical publication for **Homes England** (formerly the Homes and Communities Agency) is the Housing Statistics Release, produced each June and November. This details the supply of new stock, through housing starts on site and completions made for each programme managed by Homes England, by LA and tenure.

This is available from: <https://www.gov.uk/government/collections/housing-statistics>.

This release relates only to new stock, with the SDR covering both existing and new stock. Except for the Get Britain Building programme, London is excluded from the Affordable Housing Starts and Completions in the Housing Statistics release.

The **GLA** publishes data relating to other London housing delivery, with monthly and annual Affordable Housing statistics. MHCLG combines data from Homes England and GLA to publish six-monthly Affordable Housing Starts and Completions.

This can be found at: <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>.

The **Ministry of Housing, Communities & Local Government** publishes the annual Local Authority Housing Statistics for England each January. This presents information on housing stock, lettings, average rents, waiting lists, decent homes delivery and evictions by LA landlords in England.

The release for the year ending March 2017 can be found at: <https://www.gov.uk/government/collections/local-authority-housing-data>.

This release covers social housing stock owned and managed by LAs, as opposed to stock owned and/or managed by PRPs in the SDR.

The Ministry of Housing, Communities & Local Government also collects data through CORE (the continuous recording of lettings and sales in social housing in England). This system records information on all new social housing lettings and sales (for both PRP and LA properties), along with the characteristics of new social housing tenants and the homes they rent and buy. All providers delivering Affordable Rent units are obliged to update CORE.

Information on lettings from CORE is available in the MHCLG release on Social Housing Lettings 2016/17: <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2016-to-march-2017>

Information on sales from CORE is available in the MHCLG release on Social Housing Sales 2016/17: <https://www.gov.uk/government/collections/social-housing-sales-including-right-to-buy-and-transfers>

Whereas the SDR covers both new and existing tenancies, CORE statistics relate only to new tenancies.

The English Housing Survey is also published by the Ministry of Housing, Communities & Local Government. This survey is comprised of two parts. The first covers household profiles (including tenure trends, demographic and economic characteristics, rents and Housing Benefit). The second covers housing stock (age, size and type, energy efficiency, decent homes and homes affected by damp).

The 2016 to 2017 report and tables can be accessed from:
<https://www.gov.uk/government/collections/english-housing-survey>

The report covers all dwellings in England, so includes stock from both the private (free market) and social housing sectors, though stock figures covering the social sector do separate LA and PRP dwellings.

The **Valuation Office Agency** releases statistics on the average rents paid for private properties in England (private rental market) twice yearly in May and November.

These can be found at: <https://www.gov.uk/government/collections/private-rental-market-statistics>

Whilst average rents are provided by unit sizes comparable to the SDR and by LA location, all figures are on a monthly rather than a weekly basis as with the SDR and other releases mentioned in this section. The underlying data set is not drawn from a statistical sample; hence the statistics should be treated as indicative only.

Related statistics – devolved administrations

Information on social housing in the rest of the UK is available from the respective devolved administrations. It should be noted that, due to differences in collecting period, methodology and terminology, direct comparisons should be made with care. Details of the data collected and methodologies used can be obtained from the following sources:

Northern Ireland

The Northern Ireland Housing Statistics is produced annually by the Department for Communities. It contains information on supply, energy, social renting demand, private renting demand, owner occupier demand and household characteristics:

It can be found at: <https://www.communities-ni.gov.uk/topics/housing>

Whilst the report covers all homes in Northern Ireland, the section on Social renting demand focuses more on applications/allocations/homelessness, though it also provides comparable overall average weekly rents for housing associations.

Scotland

The Scottish Government produce a range of statistics with the annual Housing Statistics for Scotland. These include information on new housing supply, public sector stock and house sales, LA housing management, supported housing, houses in multiple occupation and RTB entitlement:

This is available at: <https://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

The social housing tables contain a selection of statistics that offer some coherence with the SDR, such as stock counts, average weekly rents, sales and vacancies. Most of these measures are available by individual LA location, with some available by landlord type (registered social provider versus LAs).

Wales

The Welsh Government produces the Social Housing Stock and Rents statistical release on an annual basis, running across the financial year. The report includes information on the number of dwellings, bedsits and bedspaces owned or partly owned by LAs and registered social landlords, along with breakdowns of location of stock at LA level.

This can be found at: <http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en#/statistics-and-research/social-housing-stock-rents/?lang=en>

This release provides unit counts and average weekly rents, split by provision type and by LA location for registered social landlords' stock, which are comparable with the equivalent SDR statistics.

Further information

Pre-release access

Details of officials who received pre-release access to this release up to 24 hours before publication are available from the RSH pages on Gov.uk¹³¹.

A brief history of the Regulator of Social Housing

RSH was established as a standalone organisation on 1 October 2018 when the social housing regulation function transferred from the Homes and Communities Agency to the Regulator of Social Housing under the Legislative Reform (Regulator of Social Housing)(England) Order 2018. RSH regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs.

United Kingdom Statistics Authority

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act (2007) and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs
- are well explained and readily accessible
- are produced according to sound methods
- are managed impartially and objectively in the public interest

Once statistics have been designated as National Statistics it is a statutory requirement that the code of practice shall continue to be observed.

Future publication dates

The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for October 2019.

No revisions are planned for this document. Other revisions will be carried out in accordance with the revisions policy set out in the section on Methodology and data quality.

Location of documents and data

This publication and other statistical publications from the SDR survey are available from the RSH pages on Gov.uk.¹³²

¹³¹ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

In addition, previous RSR forms and guidance notes, and the full dataset for the last years of the RSR survey, are available for free download from the National Archives¹³³.

The guidance notes issued to PRPs when completing the SDR can be found on the NROSH+ website¹³⁴. The guidance notes provide additional background information and applicability of the questions asked in the survey.

Responsible statistician and enquiries

The designated responsible statistician for this release is Amanda Hall.

For further information, please contact the RSH Referrals and Regulatory Enquiries team on 0300 1245 225 or email at: enquiries@rsh.gov.uk.

Important note: The focus of this statistical release is on social housing that is owned and managed by PRPs only. PRPs provide data to RSH by virtue of their obligations under the governance and financial viability standard in the regulatory framework for social housing in England. This data is used by RSH to support regulation of the economic standards set out in the regulatory framework. RSH also regulates LAs that own and manage social housing stock.

The regulator's economic standards, including the governance and financial viability standard, do not apply to LA providers. Information on LA data sources, which are quoted in this analysis for contextual purposes only, can be found on the MHCLG section of the Gov.uk website¹³⁵ (see also the accompanying data section).

¹³² <https://www.gov.uk/government/organisations/regulator-of-social-housing>

¹³³ <http://webarchive.nationalarchives.gov.uk/20120419011320/http://www.tenantservicesauthority.org/server/show/nav.15039>

¹³⁴ <https://nroshplus.regulatorofsocialhousing.org.uk/Documents/Documents>

¹³⁵ <https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

User engagement

Users are encouraged to provide comments and feedback on how these statistics are used and how they meet user needs.

There is a short survey located on the data collection page of the RSH pages on Gov.uk¹³⁶. It contains questions about your use of the data and their usefulness to you. We would appreciate your time in completing this survey.

If you would prefer to contribute your views in writing instead of completing the survey, please send a response entitled 'SDR Feedback' to the RSH Referrals and Regulatory Enquiries team on 0300 1245 225 or email: enquiries@rsh.gov.uk.

Analysis of user feedback received in previous years can be found on the RSH pages on Gov.uk.¹³⁷

Any future consultations regarding material changes to the SDR data collection and the outputs from the collections will also be highlighted on the RSH pages on Gov.uk, where appropriate.

¹³⁶ <https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018>

¹³⁷ <https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018>

Release history and revisions

The revisions made to this document are listed below.

Table 46: Revisions to this document

Version Number	Date	Change
1.0	23 October 2018	Original Release
1.1	26 October 2018	Page 22: Corrected a typo that created a mismatch between Table 8 and the paragraph beginning 'PRP non-decent homes...'
1.2	12 December 2018	Page 37: Corrected total entry for 2017 in Table 20 as this did not match sum of constituent parts.
1.3	24 September 2019	Page 62 – 64: Affordable Rents general needs: Section revised due to identification of a data error in reported Affordable Rent general needs rent levels. Tables 34 and 35 updated (see below for impact).

Revisions made to Table 34

Region	2018 original gross rent figures	2018 revised gross rent figures	Change	Change %
East Midlands	103.64	103.55	-0.09	-0.1%
East of England	136.33	132.03	-4.30	-3.2%
London	194.46	186.57	-7.89	-4.1%
North East	94.97	94.97	0.00	0.0%
North West	104.17	104.03	-0.14	-0.1%
South East	160.44	150.39	-10.05	-6.3%
South West	124.87	123.40	-1.47	-1.2%
West Midlands	108.40	108.16	-0.24	-0.2%
Yorkshire and the Humber	98.81	98.80	-0.01	0.0%
England	131.26	127.80	-3.46	-2.6%

Revisions made to Table 35

Unit Size	2018 original gross rent figures	2018 revised gross rent figures	Change	Change %
Non-self-contained	116.31	117.18	0.87	0.7%
Bedsit	132.81	123.17	-9.64	-7.3%
1 Bedroom	123.32	119.15	-4.17	-3.4%
2 Bedroom	128.79	125.31	-3.48	-2.7%
3 Bedroom	136.38	133.43	-2.95	-2.2%
4 Bedroom	170.33	167.04	-3.29	-1.9%
5 Bedroom	166.34	167.68	1.34	0.8%
6+ Bedroom	201.57	201.74	0.17	0.1%
All Self-Contained	131.32	127.84	-3.48	-2.7%
All Stock Sizes	131.26	127.80	-3.46	-2.6%

Glossary of terms

The glossary definitions presented below are provided for clarity of terms and categories within this release. They are consistent with the manner in which data was collected in the 2018 SDR collection (based on a view 'as at' or 'in the year to' 31 March 2018).

Affordable Rent

For PRPs Affordable Rent has been the main type of new rented social housing supply. Affordable Rent homes are made available by providers, to households that are eligible for social rented housing, at a rent level of no more than 80% of local market rents. Affordable Rent homes cover both newly built homes (with or without grant input) and conversions from existing social rented homes to Affordable Rent homes, but only where this forms part of a new supply agreement with Homes England or the GLA. Affordable Rent homes may be for general needs, supported housing or housing for older people.

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:

It is available then <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

Evictions

An eviction is defined as a tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant.

All evictions effected during the year are included, regardless of the year in which the possession order or warrant of possession itself was obtained, the type of tenancy to which it relates, or whether the original possession order was an outright, postponed or suspended possession order. Evictions from immediate licenses are also included.

Evictions that have not been effected during the year, regardless of the date of the possession order or warrant of possession, are excluded.

For-profit providers

A provider whose objects may not contain a reference to the provision of social housing or whose constitution allows it to trade for a profit (this might be expressed as an ability to distribute dividends to shareholders, or pay out its surpluses to other organisations etc.) or whose objects allow it to carry out activities that are not linked to housing provision, or any combination of these. There are no standard regulatory requirements in relation to the constitutions of for-profit providers – although specific requirements may be necessary as assessed at the point of registration.

General needs housing

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

Group parent

For the purposes of the SDR, an entity is defined as the parent body of another organisation where it: (a) owns more than half the nominal value of the share capital in that other organisation; or (b) has the power to appoint or remove all or some of the board members of the governing body of that other organisation.

If another registered or unregistered entity in the group structure has the power to appoint or remove, not just nominate, members of the board of the provider for whom the form is being completed, then that entity is the parent, even if the provider for whom this form is being completed has registered or unregistered subsidiaries of its own.

Group structure

For the purpose of the SDR and this release, providers are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

Housing for older people

Properties can be classed as housing for older people only if they are made available exclusively to older people and fully meet the definition of supported housing specified in the Welfare Reform and Work Act (2016) and regulations made under it.

Intermediate rent

Intermediate rent is social housing provided to tenants at rent levels that are above social rent levels and below market rent levels. This housing may have been funded with or without Social Housing Grant, or other public subsidy, and includes, but is not restricted to, key worker accommodation and the intermediate rent housing funded by Homes England and its predecessor bodies. Units can only be classed as intermediate rent if they fully meet the definition of intermediate rent accommodation specified in the Welfare Reform and Work Act (2016) and regulations made under it.

Large PRPs

For the purposes of the SDR release this includes all providers that complete the 'long SDR form'. These are PRPs that own at least 1,000 social housing units/bedspaces (note: PRPs owning almost 1,000 properties may be classified as large on a case by case basis. In 2018 no PRPs with fewer than 1,000 units completed a long form).

Managed stock

Refers to stock managed by PRPs, whether the stock is owned by themselves, another PRP or a local authority.

Non-profit provider

A provider that is either charitable or exclusively established for housing purposes and which does not trade for a profit; full regulatory expectations on constitutional arrangements apply.

Non-self-contained unit

A non-self-contained dwelling will consist of a room or rooms (within a block of flats, sheltered scheme, hostel, 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. In this case, the size of the dwelling will be measured by the number of rooms, bedspaces, floor space etc. of the area for which the occupant has exclusive use.

Non-social leased

This category includes all leasehold properties belonging to PRPs that do not meet the definition of social leased housing below.

Non-social rented

This category encompasses all rented properties belonging to PRPs that do not meet the definition of social housing below. This will include properties such as those developed by PRPs for rental on the open market, key worker accommodation and student accommodation.

Owned stock

Stock which is held freehold or on a lease of any duration, and where 100% of the equity is held by the PRP; 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 social housing regulator and are not LAs (this is the definition of PRP in the 2008 Housing and Regeneration Act).

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 services such as a central boiler for heating and/or hot water. Households which share a common entrance hall, but otherwise have all their accommodation behind their own front door are self-contained.

Small PRPs

These are providers that complete the 'short SDR form' and own fewer than 1,000 social housing units/bedspaces. Note: PRPs owning almost 1,000 properties may be classified as large on a case by case basis. In 2018 no PRPs completed a long form with fewer than 1,000 units.

Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low-cost rented housing, LCHO housing and 'legacy' stock owned by social landlords that were registered prior to 1 April 2010.

Social leased housing – Low Cost Home Ownership/Affordable Home Ownership

Low Cost Home Ownership/Affordable Home Ownership 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, equity percentage arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market.

The landlord retains the freehold interest in the property where the purchaser has not acquired 100% of the equity in the property. The purchaser may have the right to staircase their ownership of equity over time but has not yet staircased to 100%. It also includes properties where the maximum equity share is restricted to below 100%. Properties where stair-casing has reached 100% (even where the landlord retains the freehold of the property) are not included in the social leased figures presented in this release.

Social stock figures

Social stock figures are reported as at 31 March each year. Some sections of the SDR cover activities and flows over the year; these are from 1 April to 31 March, and referred to as 2012/13, 2013/14 etc.

Social stock figures do not include leased housing where the purchaser owns 100% of the equity (even where the PRP retains the freehold), care homes, or staff accommodation, unless otherwise stated.

All social stock figures are represented in terms of the number of self-contained units in addition to the number of individually let non-self-contained housing bedspaces. This represents the number of tenancies.

Supported housing

This term applies to purpose-designed or designated supported housing. The delivery of support under the Supporting People framework does not necessarily result in the categorisation of housing as supported if the property is not purpose designed or designated for a particular client group. In the absence of either of these two conditions, housing is general needs. The fact, that a tenant receives support services in their home, does not make it supported housing. Units can only be counted as supported housing if they meet the definition of supported housing specified in the WRWA and regulations made under it.

Transfers

PRPs are directed to include all properties that another organisation (including PRPs or LAs) have transferred to them for social rent, where the ownership has been transferred from one organisation to another by lease or transfer of the freehold. This includes properties transferred within a group structure.

The SDR records the number of times a unit has been transferred and not the number of unique units/bedspaces transferred as the same unit may be transferred more than once within a given period.



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The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs.