

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

2018-2019



Version 1.0 – September 2019

Responsible statistician: Amanda Hall

Queries and feedback: [enquiries@rsh.gov.uk](mailto:enquiries@rsh.gov.uk) or 0300 124 5225



# Introduction

**Private registered provider social housing stock in England - stock profile** outlines the stock owned and managed by private registered providers (PRPs). It is part of the [statistical data return \(SDR\) statistical release](#) series.

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

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

## Coverage

These statistics provide information on social housing owned and managed by PRPs at 31 March each year. Unless otherwise stated, all figures in this document refer to stock located in England. The definitions used within the release are consistent with the manner in which data was collected.

## Changes since 2018

References to social leasehold units have changed. In previous releases 'social leasehold' was used to refer to low cost home ownership (LCHO) that were **not** fully staircased. This is now shown as LCHO. From 2019 'social leasehold' denotes units where the PRP has sold a leasehold interest to a residential occupier but retains an interest (freehold or leasehold) of its own (this will include fully staircased LCHO).

## National Statistics status

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

## Key

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

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

T.XX Provide the table number from which data is drawn. Tables are available from the 2019 data release page.



# Key facts

Introduction

Key Facts

Owned stock

Managed stock

Stock condition

Notes

**3m units owned by PRPs on 31 March 2019**

**85% of units are low cost rental stock**

**1% increase in low cost rental stock since 2018**

**6% increase in low cost home ownership units**

Private registered providers of social housing (PRPs) reported owning 2,995,569 units/ bedspaces on 31 March 2019 (including social and non-social tenures).

The majority of stock owned by PRPs on 31 March 2019 was low cost rental stock (85% or 2,567,063 units/ bedspaces).

There were 20,900 more low cost rental (including Affordable Rent) units/ bedspaces on 31 March 2019 than on 31 March 2018. This overall increase was driven by an 11% increase in Affordable Rent units.

An additional 11,299 units/ bedspaces of low cost home ownership (LCHO) were reported as owned by PRPs on 31 March 2019 compared to 2018. The rate of increase in LCHO has been speeding up since 2017.

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



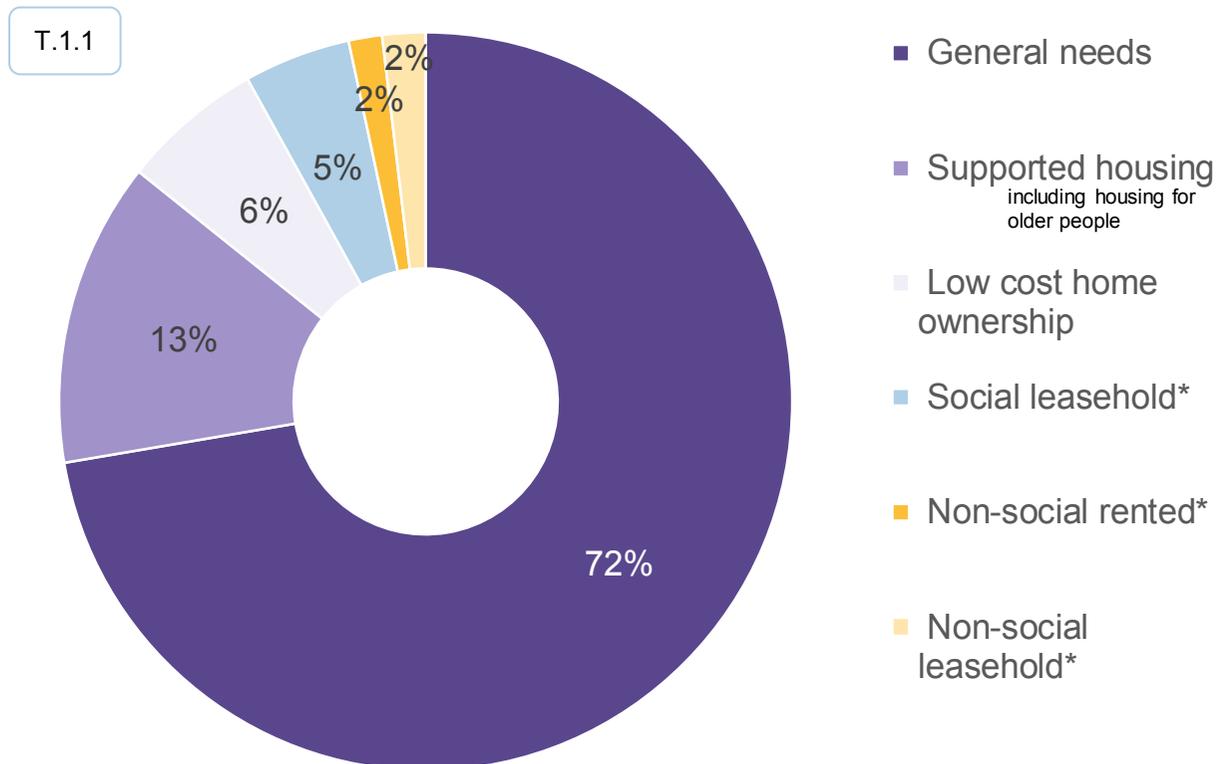
# Owned PRP stock in 2019

Nearly 3 million units/ bedspaces owned by PRPs on 31 March 2019 (including social and non-social tenures)

85% of all stock owned by PRPs (2.6 million units) is low cost rental stock (including general needs, supported housing and all Affordable Rent tenures)

13% of all stock owned by PRPs is a form of low cost rental supported housing with 65% of this (259,162 units/ bedspaces) being categorised as housing for older people.

Owned stock by type 2019



! See introduction for information on the definitions of LCHO and social leasehold.

! Section based on weighted data.

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

PRPs reported owning 2,995,569 units/ bedspaces on 31 March 2019; a 2% increase since 31 March 2018.

85% of this (2,567,063 units/ bedspaces) were categorised as low cost rental (including general needs and supported housing and all Affordable Rent tenures), a further 6% (186,520) were reported as low cost home ownership (LCHO) units.

Leasehold properties (social and non-social) account for 7% of units, with a further 2% being available for other (non-social) rental. See introduction for information on the definitions of LCHO and social leasehold.



# Owned stock change since 2018

Introduction

Key Facts

Owned stock

All owned

Managed stock

Stock condition

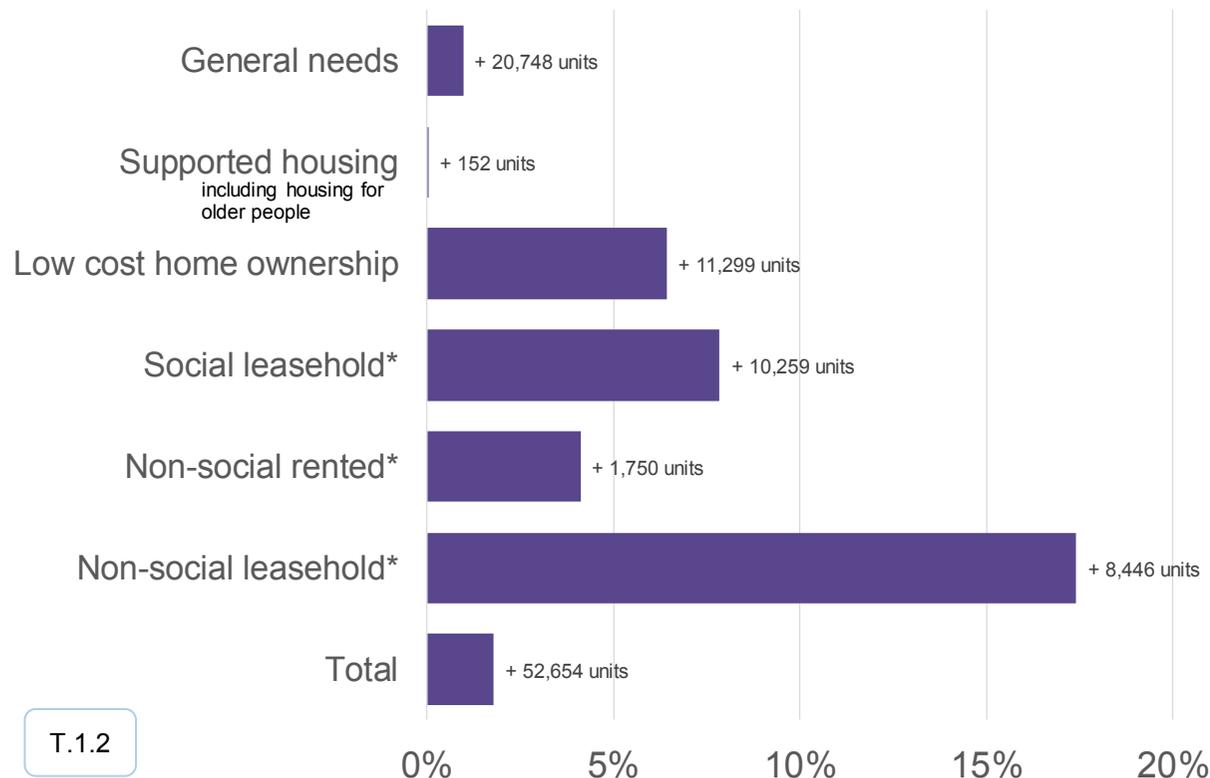
Notes

**1% annual increase in low cost rental stock** with total low cost rental stock (including Affordable Rent) owned by PRPs increasing by 20,900 units/ bedspaces between 2018 and 2019.

**Low cost home ownership units increased by 6%** with an additional 11,299 units/ bedspaces owned by PRPs in 2019 compared to 2018.

**Non-social leasehold saw the greatest % increase** with 17% more units/ bedspaces owned than in 2018; although this represented just 8,446 units/ bedspaces.

### Change (%) by stock by type 2018 to 2019



T.1.2

See introduction for information on the definitions of LCHO and social leasehold.

Section based on weighted data.

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

PRPs reported owning 2.6 million low cost rental units/ bedspaces in 2019 (20,900 more than in 2018).  
A further 186,520 units of LCHO were reported (just over 11,000 more than in 2018).

Supported housing units increased by just 152 units in 2019. However, within overall supported housing there has been a reduction of 5,432 units designated as housing for older people (2%). This is likely, in part, due to a continuation in the reclassification of units following the implementation of the Welfare Reform and Work Act (2016) (WRWA) rather than a true loss of stock ownership, particularly given the overall increase in the total.



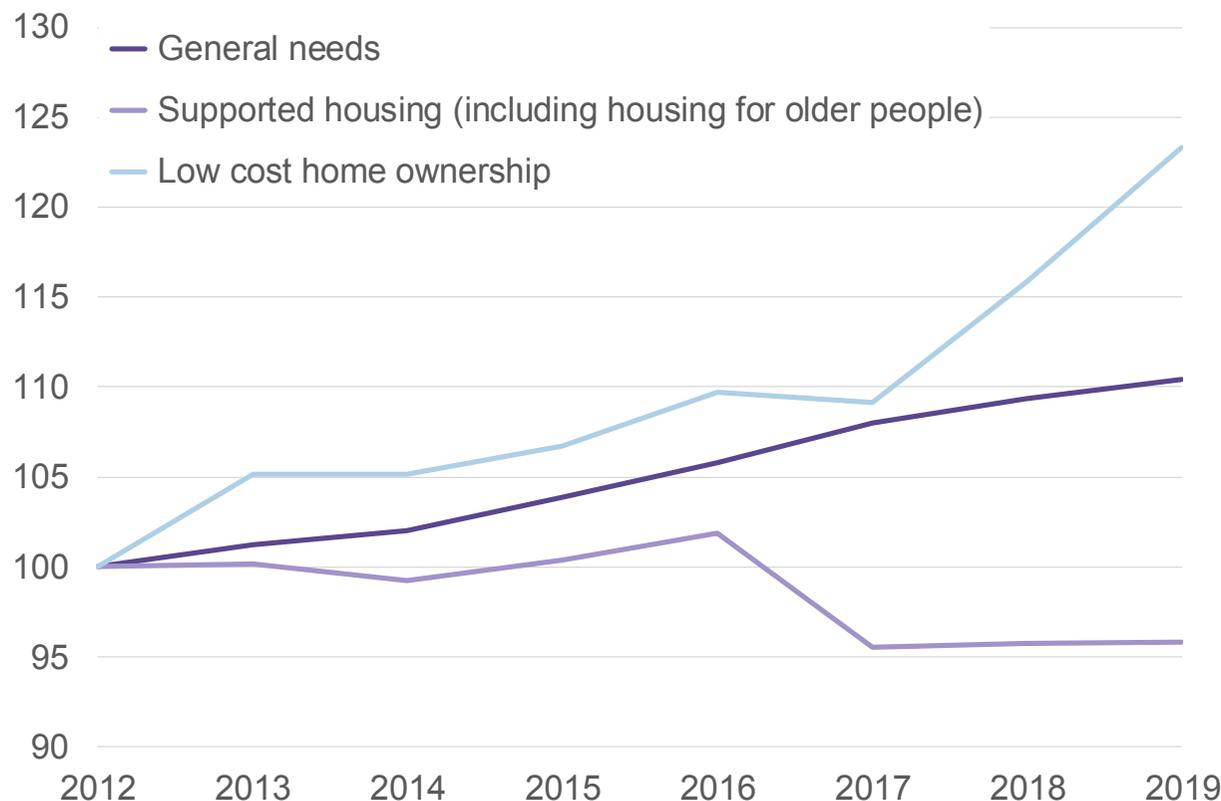
# Owned social stock change since 2012

T.1.3

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

! Section based on weighted data.

Indexed social stock change 2012 to 2019 (2012=100)



**10% increase in general needs low cost rental stock since 2012** with 204,428 more units/bedspaces in 2019 than in 2012 (includes Affordable Rent) (baseline in 2012 was 1.96m).

**Slight decrease in supported housing units since 2012** with 4% fewer units/bedspaces reported in 2019 than in 2012 (includes Affordable Rent) (baseline in 2012 was 417,542).

**LCHO increasing more sharply from 2017** with 61% of the total increase between 2012 and 2019 occurring in the last two years.

The increased growth in LCHO since 2017 is likely due to the focus of home ownership development in funding streams, particularly the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP). For more information see [earlier releases](#) and [notes](#).

The reduction in owned supported housing is likely due to a continuation of the reclassification of units following the implementation of the WRWA and is driven by the fall in housing for older people seen since. For more information see [earlier releases](#) and [notes](#).



# Owned social stock location 2019

**19% of PRP owned stock is located in the North West** with 519,280 units/bedspaces in the area, providing 71 units/bedspaces per 1,000 head of population. T.1.4

**17% of PRP owned stock is located in London.** When combined with LA owned stock (2018), London accounts for 20% of all social housing in England. T.1.5

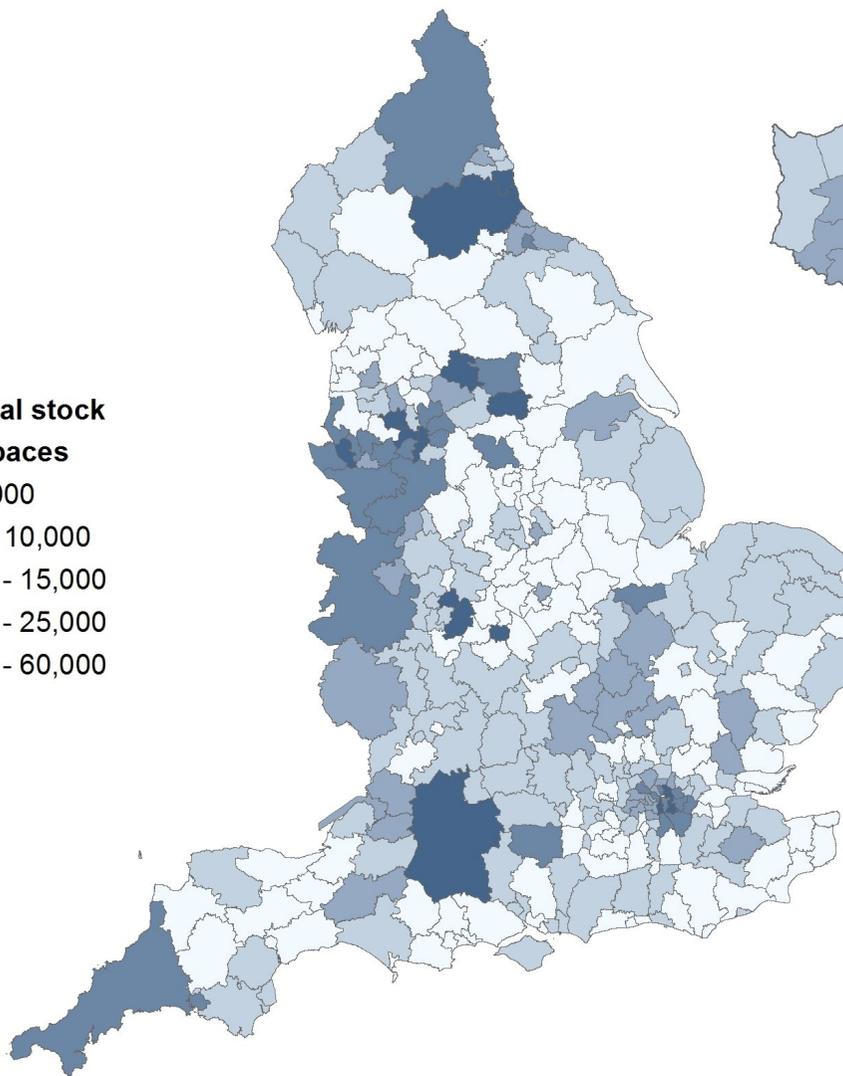
**The East Midlands has the fewest social units/bedspaces** with 157,653 units/bedspaces of these providing 33 units/bedspaces per 1,000 head of population. T.1.4

## Owned social stock by Local Authority (2019)

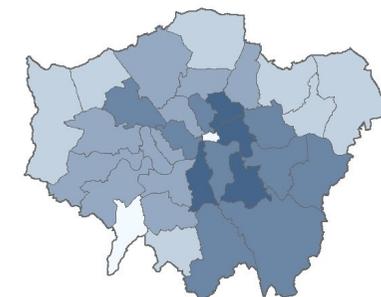
T.1.6

### Owned social stock Units/Bedspaces

- 63 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 25,000
- 25,001 - 60,000



### London



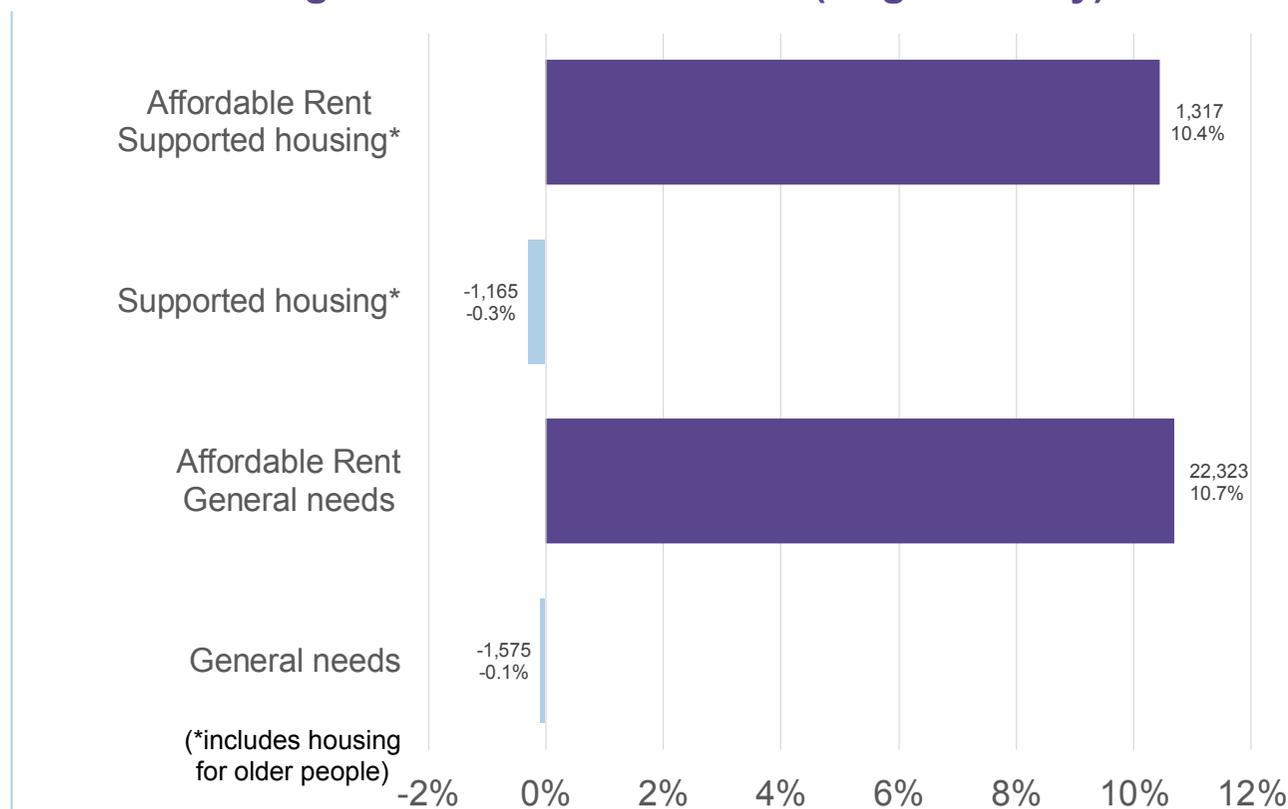
Section based on weighted data.

Excludes LCHO for small PRPs as location data is not available.



# Owned low cost rental stock changes

## Change between 2018 to 2019 (England only)



Section based on weighted data.

T.1.7

**Low cost rental stock increase driven by increase in Affordable Rent (AR).** With owned AR units/ bedspaces increasing by 11% between 2018 and 2019.

**General needs AR increasing faster.** In percentage terms, general needs AR units/ bedspaces increased by 11%, while supported housing AR units/ bedspaces increased by 10%.

**Slight decrease in non-AR general needs.** In percentage terms, there was a 0.3% reduction in non-AR general needs units/ bedspaces.

PRPs saw an increase of nearly 21,000 low cost rental units between 2018 and 2019. This growth was driven by the increase in general needs AR units (increasing by 22,323) which offset the reduction in units which are not designated as AR (-2,740 (combined general needs and supported housing)).

The profile of the change in low cost rental units is linked to prevailing policies and the funding available for development, which has focused on the provision of Affordable Rent. For more information see [earlier releases](#) and [notes](#).



# Owned Affordable Rent change since 2012

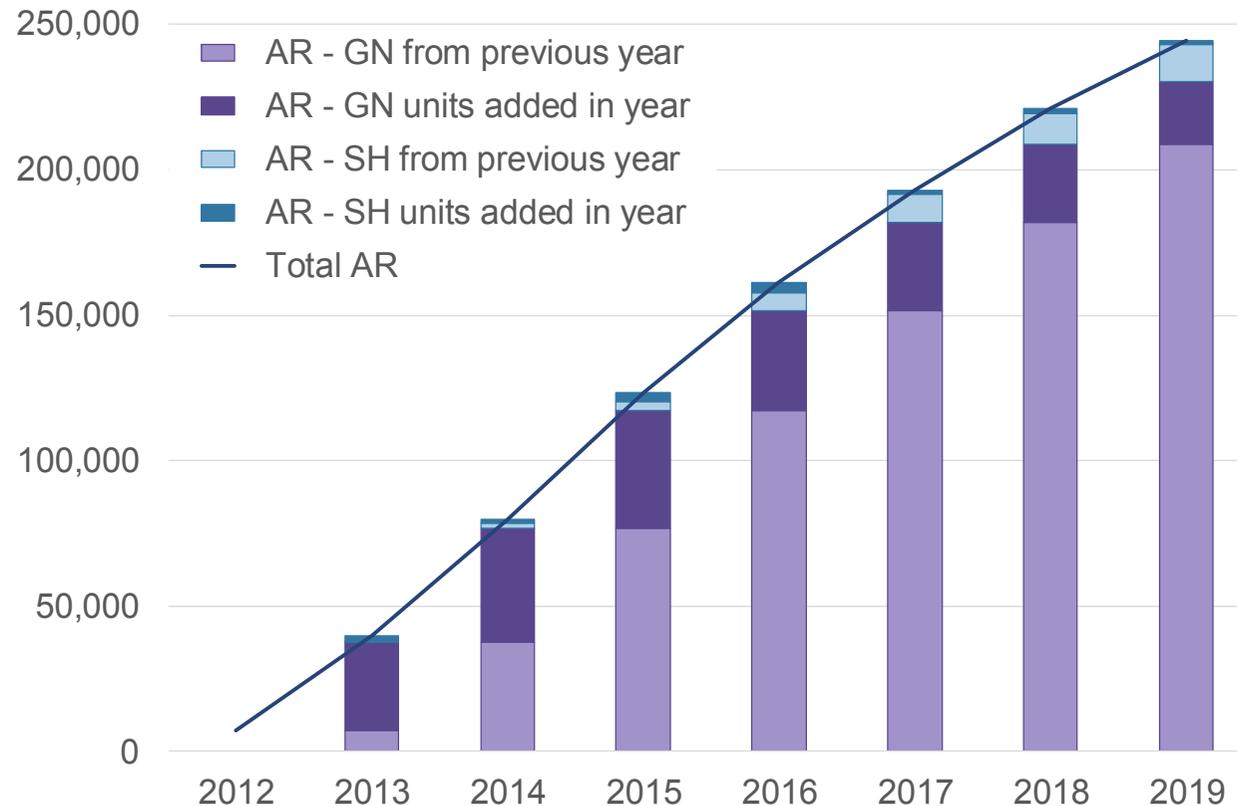


**Affordable Rent (AR) increases year on year** with AR units/bedspaces increasing by 236,888 units since 2012 (baseline in 2012 was 7,354).

**General needs (GN) AR increases slowing** with fewer AR GN units added to PRP stock in 2019 than in each of the six preceding years.

**Supported housing (SH) AR growth slowing** after the relatively large increase seen between 2015 and 2016 (3,606 units/bedspaces). The last three years have seen less than 2,000 units/bedspaces per year added to stock owned.

### Affordable Rent stock per year 2012 to 2019 (England only)



T.1.8

Since 2012 an additional 236,888 Affordable Rent units/bedspaces (223,609 general needs and 13,279 supported housing) have been reported by PRPs. Growth has slowed slightly in the last few years, with 23,637 additional units between 2018 and 2019 compared to 43,449 between 2014 and 2015.

The profile of change in Affordable Rent units is linked to prevailing policies and the funding available for development focusing on Affordable Rent. For more information see [earlier releases](#) and [notes](#).



# Non-social stock changes

Introduction

Key Facts

Owned stock

Non-social

Managed stock

Stock condition

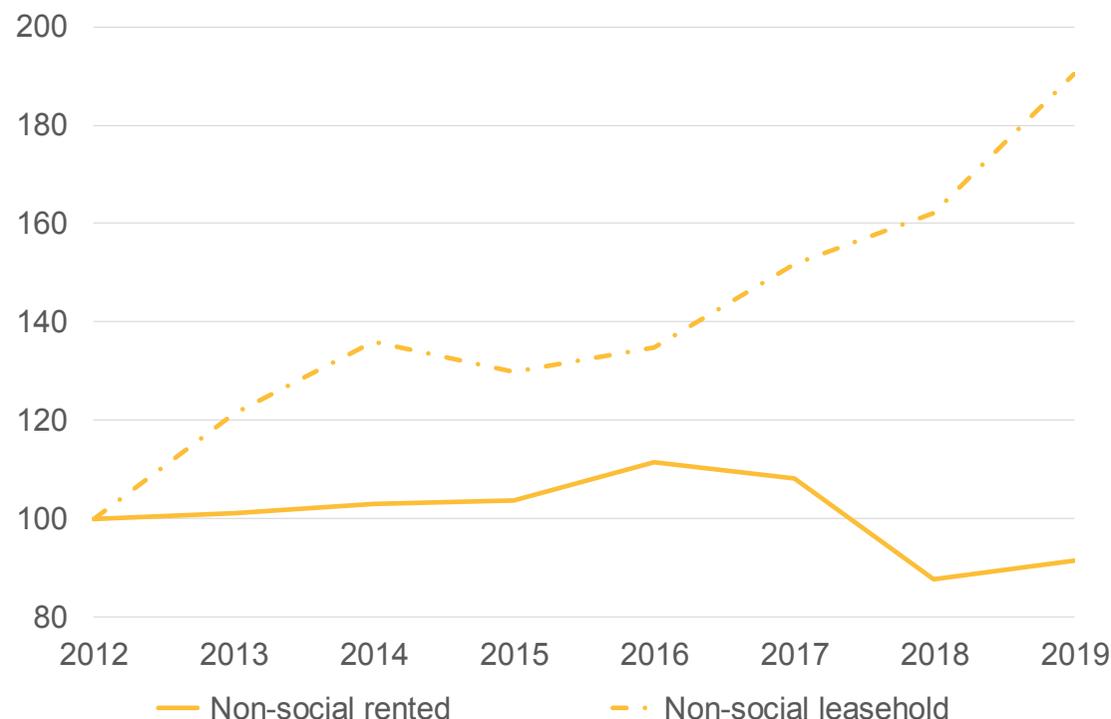
Notes

**9% decrease in non-social rented stock since 2012** with 4,155 fewer units in 2019 than in 2012 (baseline in 2012 was 48,359).

**90% increase in non-social leasehold stock since 2012** with 27,037 more units in 2019 than in 2012 (baseline in 2012 was 29,891).

**Greatest increase in number of units between 2018 and 2019.** Both non-social rented and non-social leasehold saw the greatest increase in number of units between 2018 and 2019 with 1,750 and 8,446 more units respectively.

Indexed non-social stock\* change 2012 to 2019 (2012=100)



T.1.9

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

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

Non-social units represent a very small proportion of PRP owned stock (3%). The changes seen in non-social units levels may represent stock movement within groups (from unregistered entities) as well as units new to the sector.

The changes to the layout of the SDR may have also focused attention on non-social leasehold between 2018 and 2019 and impacted on recording (see technical notes and definitions for more information).



# Stock managed by PRPs in 2019

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Key Facts

Owned stock

Managed stock

Stock condition

Notes

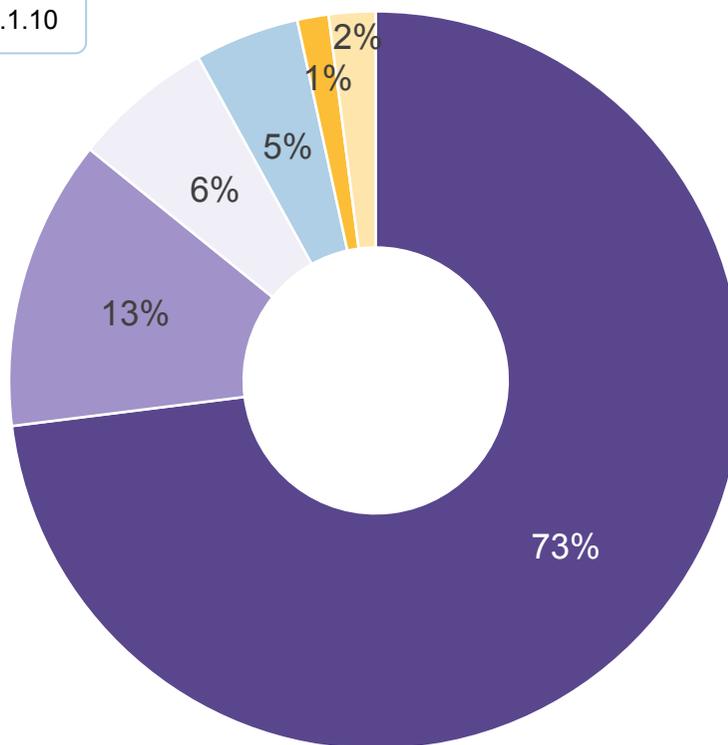
**PRPs managing over 3 million units on 31 March 2019** (including social and non-social tenures).

**86% of all stock managed by PRPs (2.6 million units) is low cost rental** (including general needs, supported housing and all Affordable Rent tenures).

**13% of all stock managed by PRPs is a form of supported housing** with 68% of this (266,574 units/bedspaces) being categorised as housing for older people.

Managed stock by type 2019

T.1.10



- General needs
- Supported housing  
including housing for older people
- Low cost home ownership
- Social leasehold\*
- Non-social rented\*
- Non-social leasehold\*

! See introduction for information on the definitions of LCHO and social leasehold.

! Section based on weighted data.

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

PRPs reported managing 3,056,872 units/bedspaces on 31 March 2019. This includes both those they own and manage and those they manage on behalf of others.

Broadly the division of managed stock matches that of owned stock, with 86% of managed units (2,621,765 units/bedspaces) categorised as low cost rental (including Affordable Rent), and a further 6% (189,410) reported as LCHO units.



# Stock condition

Introduction

Key Facts

Owned stock

Managed stock

Stock condition

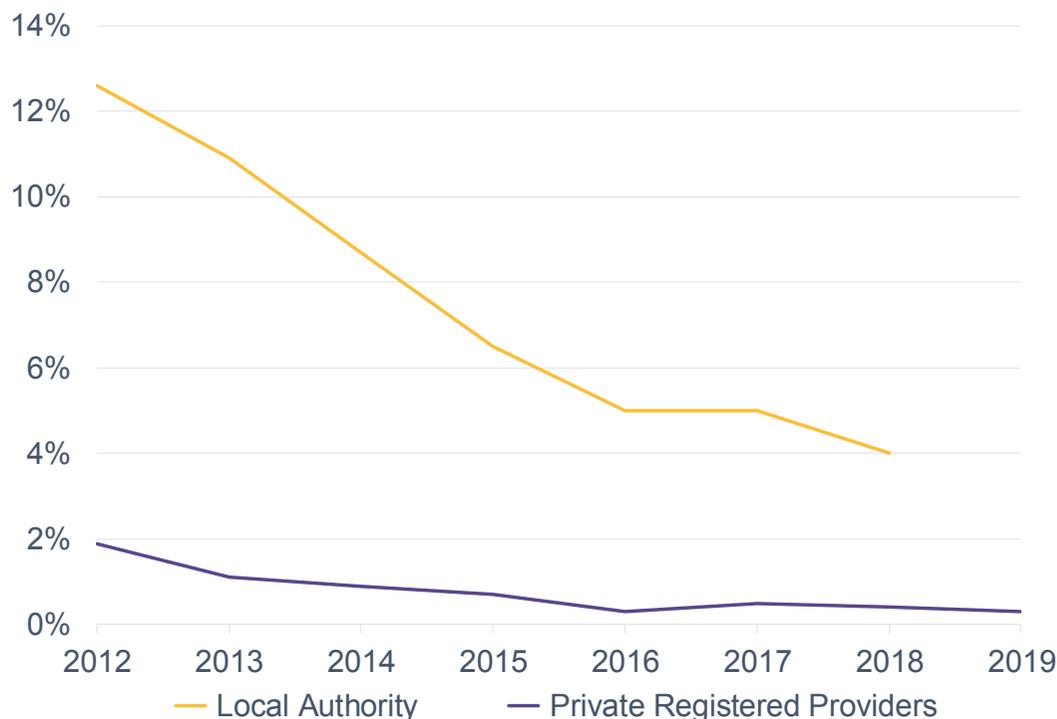
Notes

PRPs report 0.4% of low cost rental units as failing to meet the Decent Homes Standard (DHS) in 2019 (self reported in the SDR collection).

Since 2012 levels of non-decent PRP low cost rental stock have fallen by 80% from 45,603 units in 2012 to 8,979 units in 2019 (as self reported in the SDR collection).

**Proportion of PRP non-decent low cost rental stock consistently lower than LA proportion** (although the difference between the proportions of self-reported failures continues to narrow).

**% Low cost rental stock failing to meet DHS 2012-19**



LA data source:  
**Local Authority Housing Statistics (LAHS) 2018**

Section based on weighted data.

T.1.11

PRPs reported 8,979 units failing to meet the Decent Homes Standard in 2019. PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes (with just 0.4% non-decent PRP stock compared to 4% non-decent LA stock in 2018).

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



# Notes



## Background

The statistics published by the Regulator of Social Housing (RSH) are based on data gathered in the SDR survey. This survey collects data that RSH believes is included in the PRPs administrative or management systems. RSH consults with PRPs in order to ascertain which data items are present in systems and works with PRPs to minimise the overall burden placed on data providers by requesting data already collected and held by PRPs.

The SDR data is used extensively by RSH as a source of administrative data and is required by RSH to deliver its operational approach to regulating the economic standards (see **data quality and methodology note** for more details). Public bodies are encouraged to exploit administrative data for statistical purposes by the Office for Statistics Regulation (OSR) and, as such, RSH has published this data annually since 2012.

## Governance of data and statistics at RSH

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

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

Data submitted by PRPs is redacted within the public release to remove all contact information submitted within the Entity Level Information (ELI) section. This contact information is not publicly available. There are no other administrative data held by RSH which can be made available for use in statistics. However, RSH publishes a range of summary data from other information collected. These are available from the RSH website (<https://www.gov.uk/government/organisations/regulator-of-social-housing>).

## Accounting for missing data

In 2014, following consideration of alternative methods and discussions with the National Statistician's Office and the Ministry of Housing, Communities and Local Government (MHCLG) (then DCLG), weighting was selected to account for the small proportion of missing data. This method was chosen given the incomplete prior year data for some of the non-submitting PRPs and the relative simplicity of the dataset. The impact of weighting on data for the 2019 SDR is shown in supplementary tables (see <https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019>). The overall effect of weighting on the final totals is relatively minor, which is as expected, given that small PRPs own a minority of stock and that the response rate for small PRPs was 95% in 2019.



# Notes – glossary of terms



## Affordable Rent

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

## Decent homes standard (DHS)

The guidance on the decent homes standard is set out in **A Decent Home: Definition and Guidance for Implementation**, published by the Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document. See: <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

## General needs housing

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

## Housing for older people

Properties made available exclusively to older people and that fully meet the definition of supported housing specified in the Welfare Reform and Work Act (2016) and regulations made under it.

## Large PRPs

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

## Leasehold (social and non-social)

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

Leasehold units owned by PRPs typically include Right to Buy or fully staircased shared ownership units where the PRP has sold a leasehold interest to a residential occupier but retains an interest (freehold or leasehold) of its own. This often applies to blocks of flats and other forms of construction where there are common areas and facilities. This includes scenarios where the PRP retains the responsibility for maintaining common areas and services, the financial costs of which can be transferred in line with the terms of a lease. Leasehold units are either **social leasehold** or **non-social leasehold** based on the Housing and Regeneration Act 2008 definition of social housing.

The definition of a leasehold property is determined by whether a leasehold interest is owned by a residential occupier (not whether the landlord owns a leasehold interest). Commercial non-residential leasehold properties, or properties where it has granted a lease other than to a residential occupier (e.g. where a PRP lets a property to another social housing provider) are not included.



# Notes – glossary of terms (continued)



## Low cost home ownership (LCHO)

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

## Low cost rental

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

## Managed stock

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

## Non-self-contained unit (bedspace)

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

## Non-social leasehold

See **leasehold** definition above.

## Non-social stock

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

## Owned stock

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



# Notes – glossary of terms (continued)



## Private registered providers (PRPs)

PRPs are providers of social housing in England that are registered with RSH and are not Local Authorities. This is the definition of PRPs in the Housing and Regeneration Act 2008.

## Self-contained unit

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

## Small PRPs

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

## Social housing

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

## Social leasehold

See **leasehold** definition above.

## Social rent

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

## Social stock

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

## Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Welfare Reform and Work Act (2016) and regulations made under it. The fact that a tenant receives support services in their home does not make it supported housing.



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or write to:

Regulator of Social Housing  
Fry Building  
Marsham Street  
London SW1P 4DF

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All needs met



Some needs met



No needs met