

Private registered provider social housing stock in England – sector characteristics and stock movement

2018-2019



Version 1.0 – October 2019



Introduction

Private registered provider social housing stock in England – rents 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.

Social rent

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 the standard rent rules.

Supported housing

Supported housing includes housing for older people.



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

Introduction

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

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

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



Key facts



96% of stock in the sector is owned by large PRPs

29% of PRPs are in a group structure

Large PRPs gained 33,757 units

Inter-group transfer activity remains high

The 272 large PRPs (those owning 1,000 or more units of social housing) represented 18.5% of the total PRP population in 2019. The majority of PRPs (81.5%) are small (owning fewer than 1,000 units of social housing).

Just over 400 (29%) PRPs reported being in some type of group structure on 31 March 2019, with 85.3% of large PRPs reporting being in a group structure compared to 15.3% of small PRPs.

A small reduction (7.1%) from the number of social rented units that large PRPs reported gaining in 2018. This does not include units transferred to PRPs or gained by subsidiaries.

Transfer activity reduced from 2018 levels but remains high with 121,376 transfers of social rented stock in 2019. PRPs modifying their group structures through mergers or restructuring is the main driver.



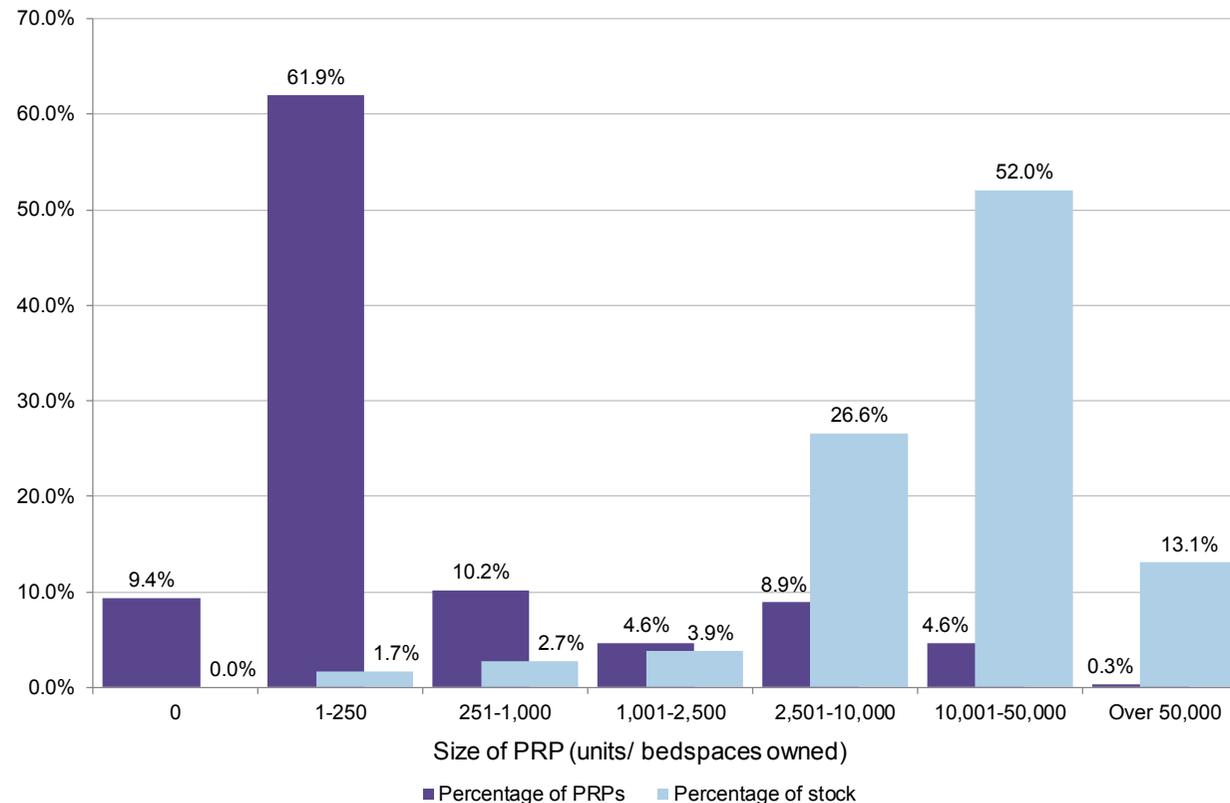
Size of PRPs and stock ownership

95.6% of stock in the sector is owned by large PRPs (those owning 1,000 or more units of social housing). The 272 large PRPs represent 18.5% of the total PRP population.

The majority of PRPs (81.5%) are small PRPs owning fewer than 1,000 social units. Small PRPs collectively own 4.4% of all stock in the sector.

Five PRPs own 50,000 or more units of stock. These five PRPs account for 13.1% of all stock in the sector in 2019. This is a slight decrease from the 13.2% of stock the same PRPs held last year.

Number of PRPs and stock owned by PRP size 2019



Section based on weighted data.

T.3.1

Many PRPs operate in group structures and the total number of stock held within some of these groups will be higher than the individual PRPs presented here. Further information on the number of PRPs in group structures can be found later in this briefing note.

There are a variety of factors behind why 9.4% of PRPs own no stock. This band will include PRPs who are in the process of deregistering, newly registered PRPs yet to gain stock and a large number of PRPs that are the non-stock holding parent organisations of group structures that own stock.



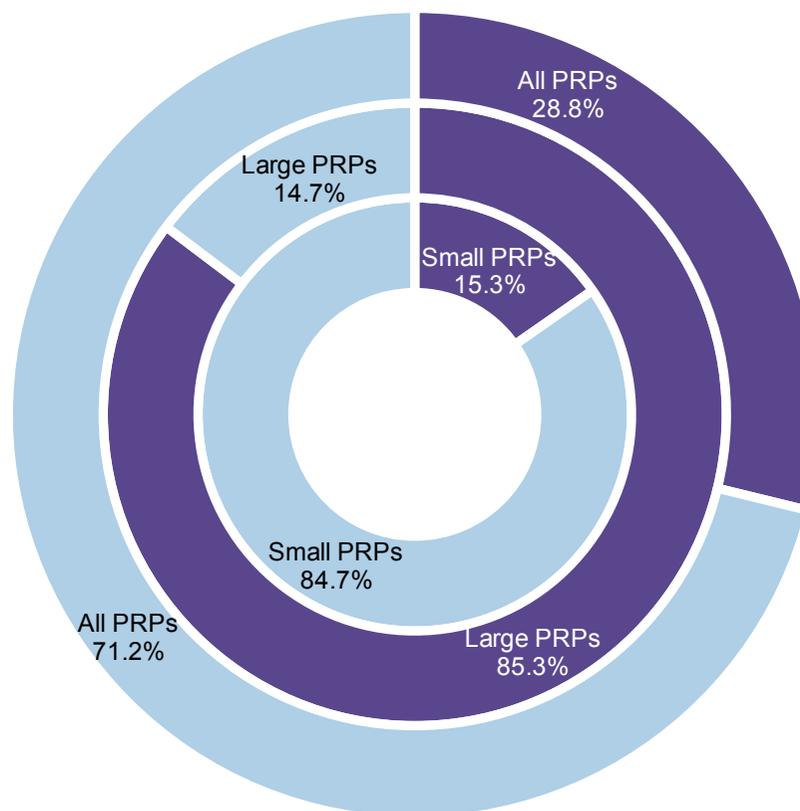
Group membership

28.8% of PRPs are in a group structure. This is a small decrease from the 30% of PRPs that were in group structures in 2018, with this appearing to be the result of consolidation of existing group structures and the deregistration of legacy entities.

The vast majority of large PRPs are in group structures. 85.3% of large PRPs reported being in a group structure. Only 15.3% of small PRPs reported being in a group structure.

PRPs in groups own 91.9% of all social stock. This has increased very slightly from 91.7% in 2018.

Group membership by PRP size 2019



- % of PRPs in a group structure
- % of PRPs not in a group structure

Section based on unweighted data.

T.3.2

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. 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.



For-profit providers

For-profit providers owned 5,342 units of social stock in 2019.

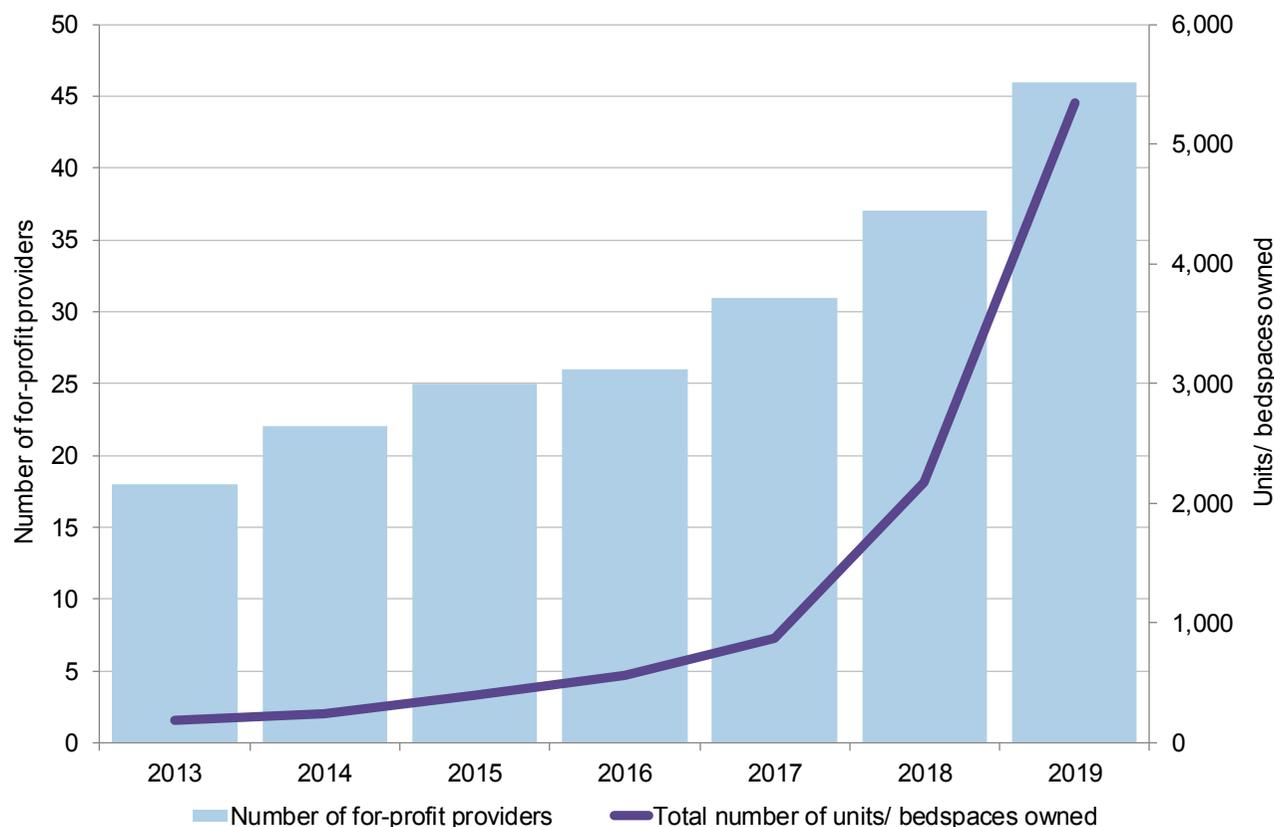
This has more than doubled (146.1% increase) from the 2,171 units of stock held in 2018.

For-profit providers only own 0.2% of the social stock in the sector. 12 of the 46 for-profit providers that completed the 2019 SDR reported owning no social stock at all.

Five for-profit providers hold the majority of stock.

The five largest for-profit providers hold 70.4% of stock for this type of PRP. 2019 saw the first for-profit provider becoming a large provider.

For-profit providers and owned units 2013 to 2019



Section based on unweighted data.

T.3.3

Almost half (2,425 units) of the social units owned by for-profit providers is low cost home ownership (LCHO) stock. One provider owns 72.3% of this LCHO stock (1,753 units) and is the single largest for-profit provider, accounting for 32.8% of all for-profit provider stock.

For-profit providers are a relatively new type of social housing provider, and were first permitted by the Housing and Regeneration Act 2008. The first for-profit provider was registered with RSH in 2010. In 2019, 46 for-profit providers submitted SDR data.



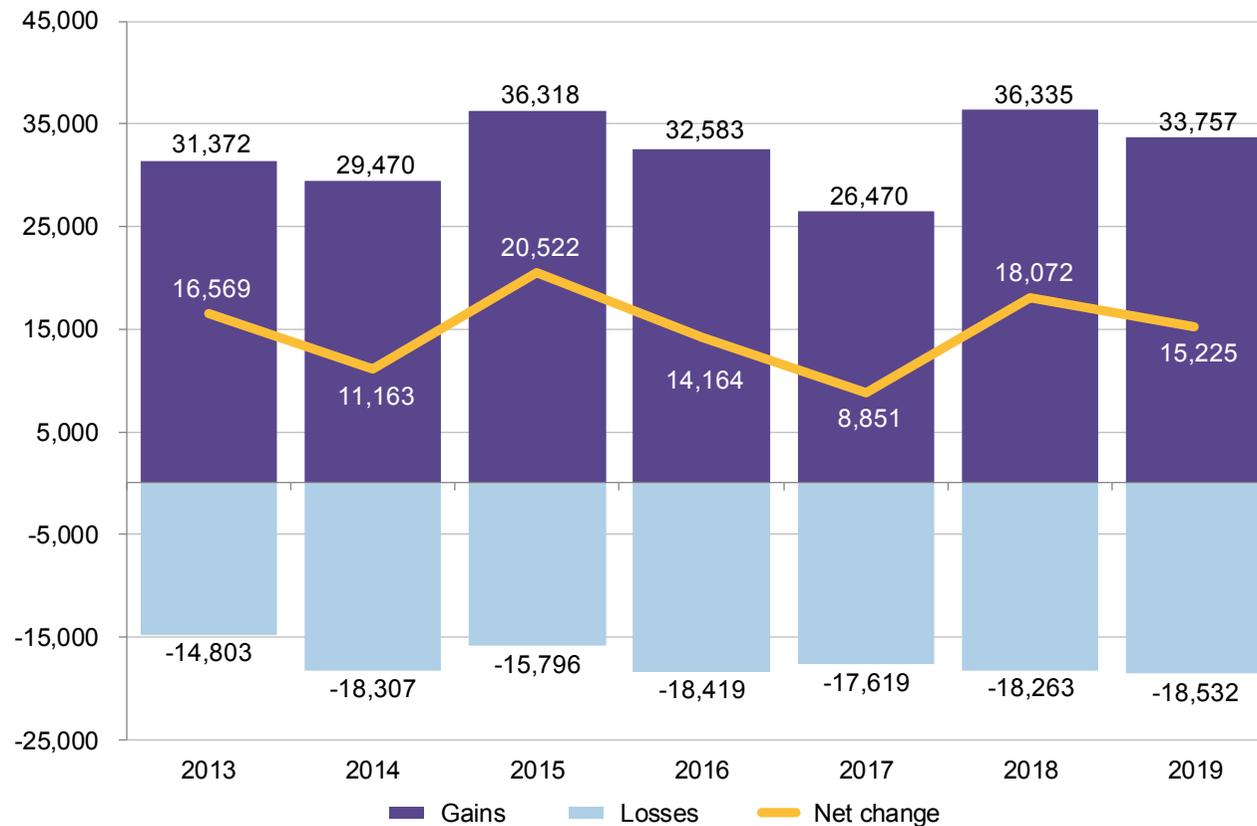
Low cost rental stock gains and losses



Large PRPs reported a net gain of 15,225 units of low cost rental stock in 2019. This is a 15.8% reduction from the 18,072 net gain in units seen in 2018.

Gains of low cost rental units follow a cyclical pattern. The phasing of funding and delivery priorities under the Shared Ownership and Affordable Homes Programme 2016-2021 (SOAHP) and precursor programmes are the key drivers behind this pattern. It should be noted that the initial offering under SOAHP was focused almost exclusively on home ownership products.

Low cost rental stock movement 2013 to 2019 (units)



T.3.4

Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. Note that changes in Low Cost Home Ownership (LCHO) stock are not covered in this briefing note. More information on LCHO can be found in the **Private registered provider social housing stock in England - stock profile**. Figures in this section will be lower than the year on year change in low cost rental stock reported in the **Private registered provider social housing stock in England - stock profile** due to this note only covering large PRPs. These figures do not include stock transferred to PRPs during the year.

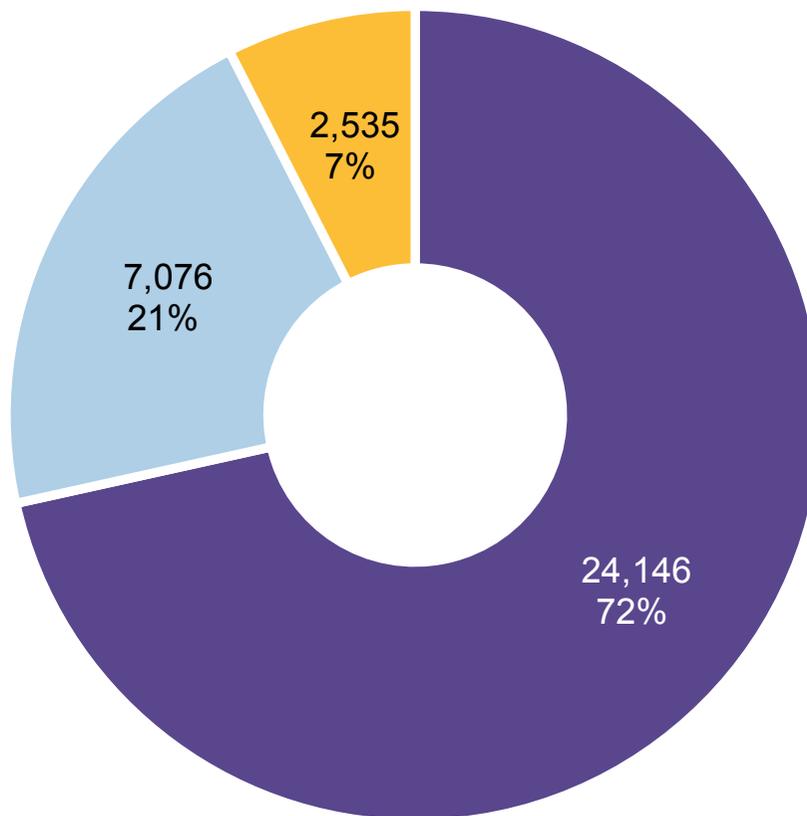


Low cost rental stock gains 2019

Large PRPs built 24,146 units of low cost rental stock in 2019. New build activity remains the largest source of stock gain with 72% of all gains being new build in 2019. The number of new build units delivered reduced by 3.9% from the 25,129 reported in 2018.

Low cost rental stock purchased by large PRPs increased by 19.6% to 7,076 units in 2019. Some new stock built under section 106 affordable housing requirements may possibly be classed as 'purchased' due to providers purchasing these units from developers once developed.

Low cost rental stock gains by source 2019 (units and %)



- Units newly built by or for PRPs
- Units purchased by PRPs
- Other gains

PRPs recorded 2,535 units of low cost rental stock as 'other gains' during 2019. This category will include acquisitions made through conversions from other tenures, lease reversions and units gained through remodelling and subdivision of existing stock.

! Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. PRPs only record gains directly made during the year. Where a merger of PRPs takes place within a year, some unit gains are shown at the annual return as a transfer only. See notes for more information.

T.3.5



Low cost rental stock transferred to PRPs

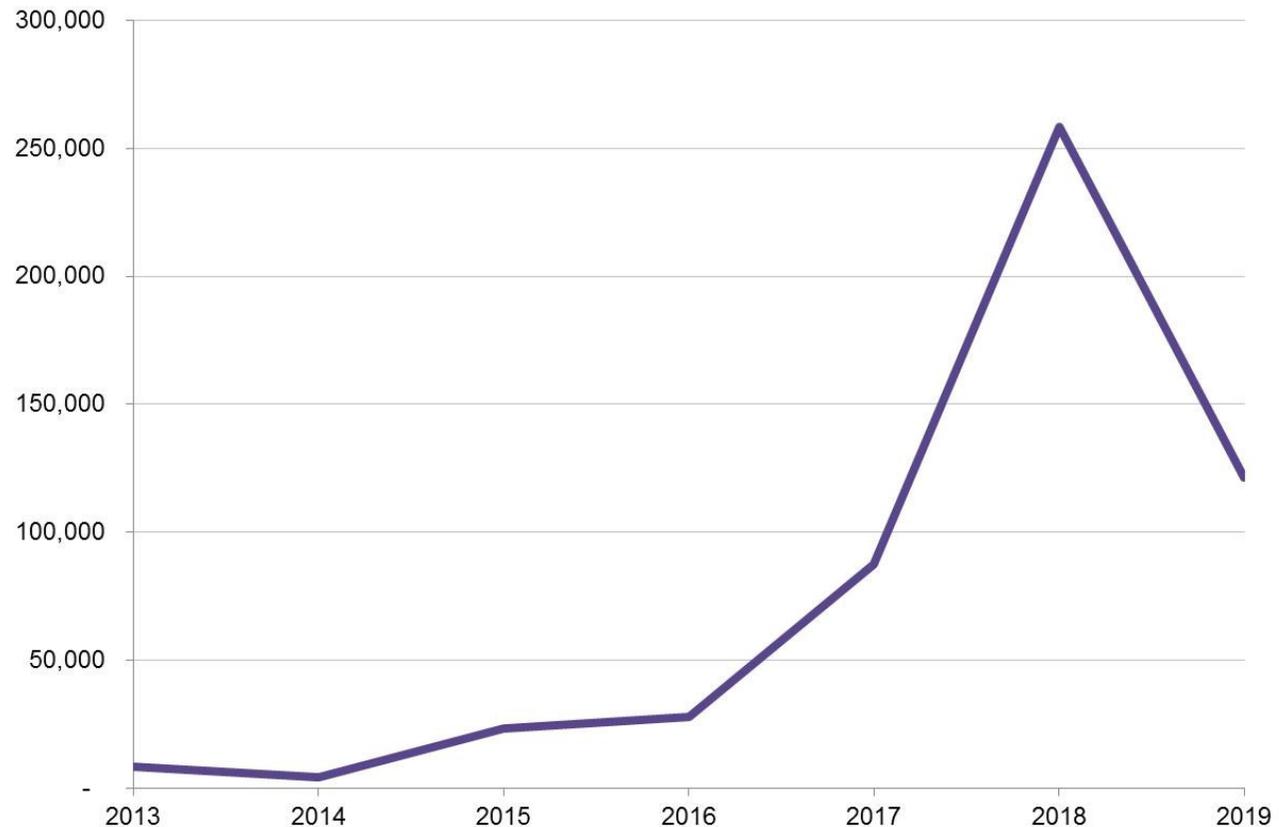


121,376 transfers of low cost rental stock took place in 2019. This is a 53% reduction from the 258,370 transfers that took place in 2018.

Transfer activity due to movements within the sector. No large scale voluntary transfers (LSVT) of stock occurred in 2019, so there were no major additions to stock from outside of the PRP sector. The large numbers of transfers in the past three years appear to have been driven by PRPs modifying their group structures.

One PRP reported nearly 34% of all transferred units, receiving 40,875 units.

Low cost rental units transferred to PRPs 2013 to 2019



T.3.6



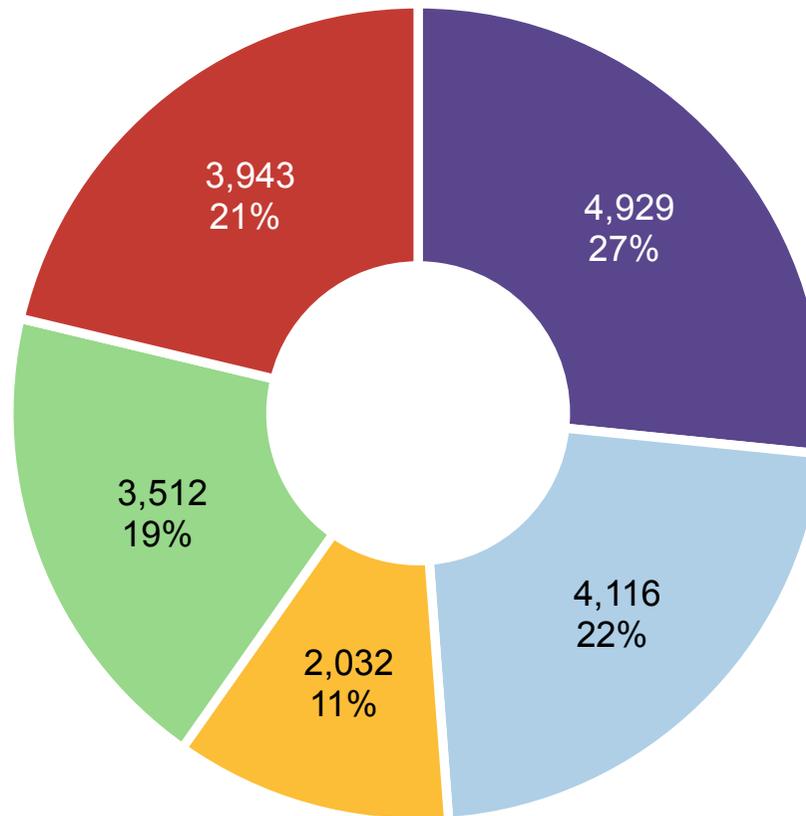
Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. This data shows the total number of unit transfers and not the number of unique units/ bedspaces that have been transferred. Therefore, if the same unit is transferred more than once within a given period it will be recorded multiple times. These data cover units transferred from all sources, including those transferred within and those transferred in from outside the existing PRP social housing stock (e.g. from LA providers). See notes for more information.



Low cost rental stock losses 2019



Low cost rental stock losses by type 2019 (units and %)



- All right to buy/ acquire sales
- Social leasehold sales
- Demolitions
- Sales for non-social use
- Other losses

T.3.7

Almost half of all losses were sales to tenants under various schemes (9,045 units).

Right to Buy (RTB), Preserved Right to Buy (PRTB), Right to Acquire (RTA) and Voluntary Right to Buy (VRTB) schemes accounted for 4,929 sales (27%). This was a 5.6% reduction from the 5,224 sales reported in 2018.

Social leased sales to tenants accounted for 22% of losses (4,116 units).

Sales for non-social use increased slightly to 3,512 units. This was a 3.1% increase from 2018.

PRPs recorded 3,943 units lost through 'other' means during 2019. This includes units lost through lease reversions, remodelling of existing stock and units permanently removed from consideration for letting by the PRP.

! Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. PRPs only record losses directly made during the year. If a merger of PRPs takes place within a year, units lost by a PRP that has deregistered or which became a small PRP will not be captured. See notes for more information.



General needs vacancies

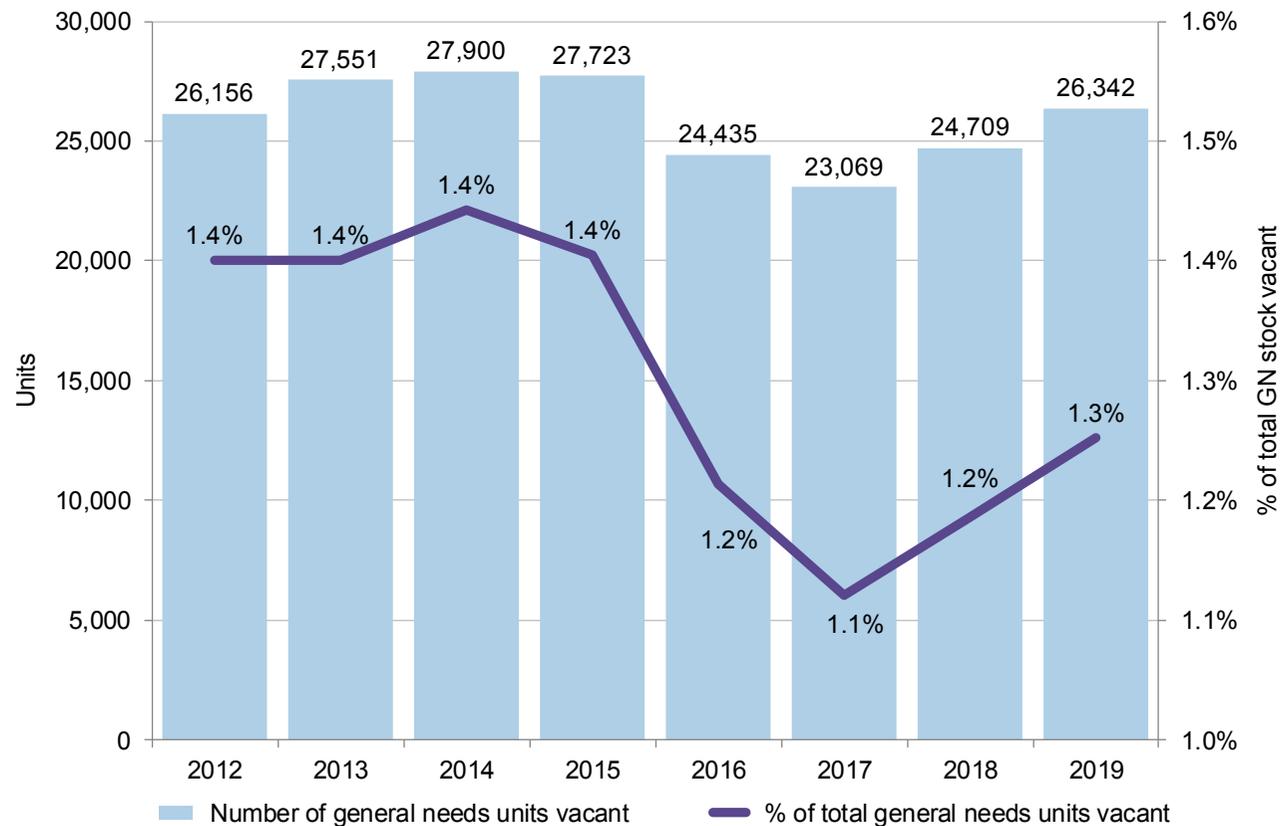


Large PRPs reported 26,342 general needs low cost rental vacancies on 31 March 2019. This was a small (1,633 unit) increase from the number reported on the same day in 2018. This increase may, in part, be driven by units that were formerly supported housing now being categorised as general needs stock.

1.3% of all general needs low cost rental stock owned by large PRPs was recorded as being vacant.

There was a marginal (0.07%) increase in the percentage of total general needs low cost rental stock that was vacant from 2018.

General needs low cost rental vacancies 2012 to 2019



Section based on unweighted data from all PRPs and includes intermediate and Affordable Rent units.

T.3.8

PRPs completing the SDR record vacant units as being either available or unavailable for letting. Properties are typically unavailable for letting while undergoing extensive repairs or awaiting demolition, but are still formally classified as being social stock. Some PRPs may opt to remove units awaiting demolition from being classified as social stock meaning that not all stock in that situation will appear as vacant units. Vacancies in properties available for letting are associated with the turnover of stock between tenancies and, in some instances, lower demand for certain properties.



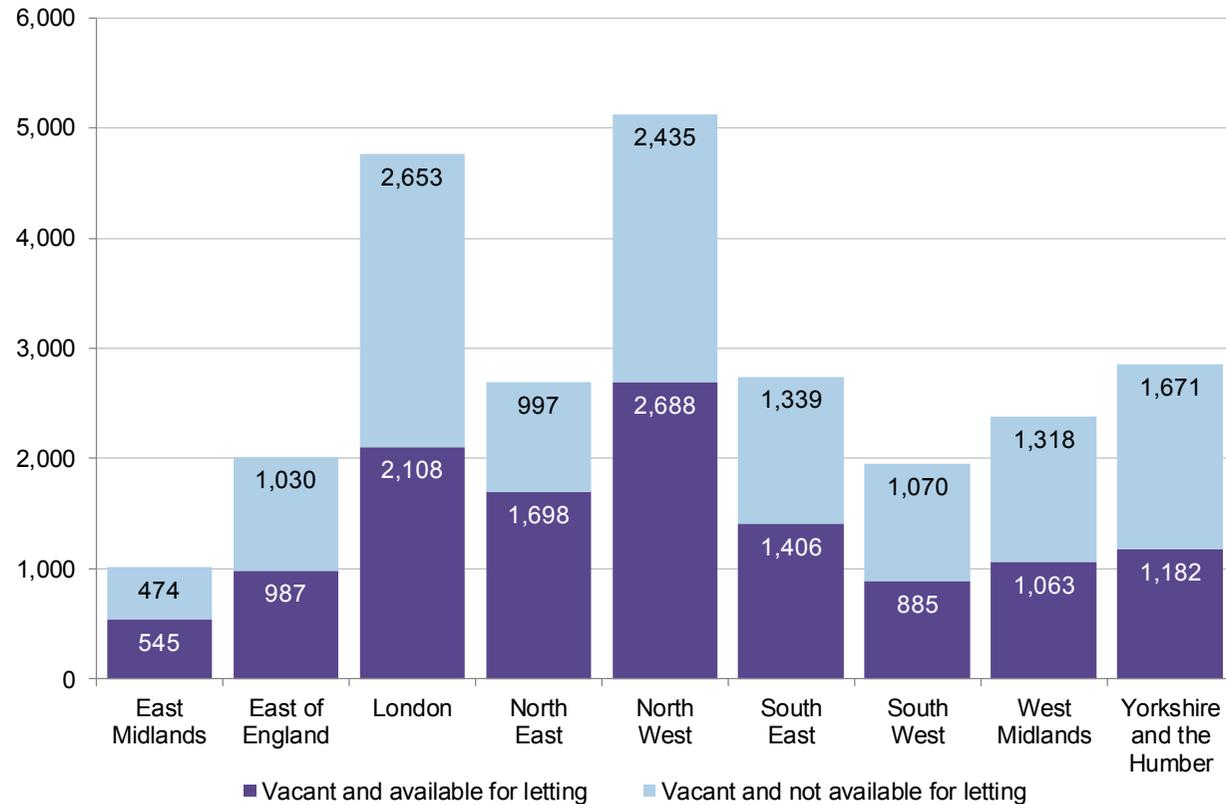
General needs low cost rental vacancies



The North West had the most vacant self-contained general needs low cost rental units in 2019 with a total of 5,123 vacancies. However, this is also the region with the most stock overall.

Vacancies in London increased by 76% rising to 4,761 from the 2,712 recorded in 2018. This was mostly due to a small number of PRPs with higher vacancy rates than in 2018. The drivers appear to be a combination of stock that was previously supported housing being re-categorised as general needs and potential misreporting issue in 2018 by a PRP following merger activity.

Vacant self-contained general needs low cost rental units by region 2019



T.3.9

Nationally, 0.6% of total self-contained general needs low cost rental stock is reported as available for letting and 0.6% as unavailable. The region with the largest amount of its' stock reported as being unavailable for letting was Yorkshire and the Humber with 1% in this category.

! Section based on data from large PRPs. Includes intermediate and Affordable Rent units. Figures in this section are lower than the total vacancies for 2019 listed earlier in the report as those contain both self-contained and non-self-contained units. See notes for more information.



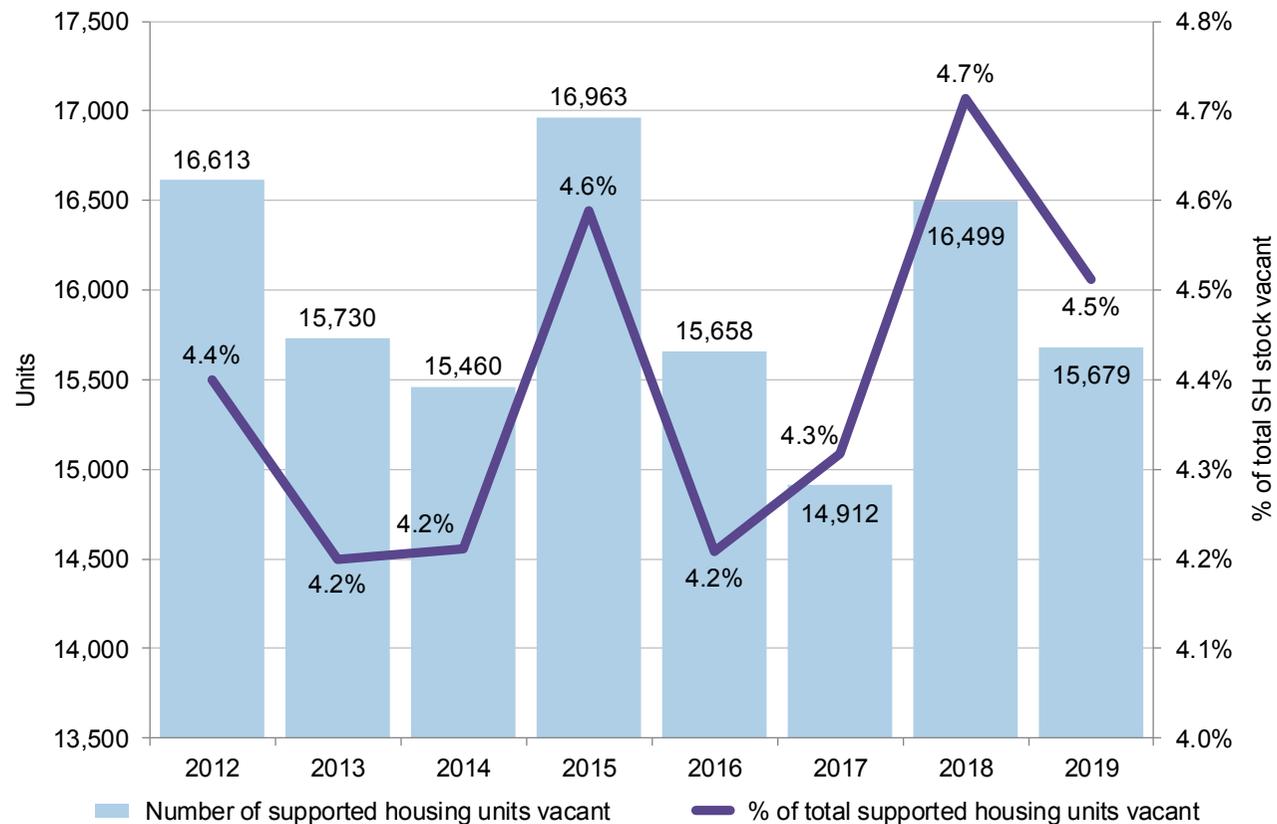
Supported housing vacancies



4.5% of supported housing low cost rental units owned by large PRPs were vacant on 31 March 2019. This was a reduction from the 4.7% vacant in 2018.

There were 15,679 units of supported housing low cost rental reported as vacant. This was a 5% reduction from the 16,499 units reported in 2018. A possible driver for some of this reduction may be that some PRPs have re-categorised units that were formerly supported housing as general needs stock following the introduction of WRWA.

Supported housing low cost rental vacancies 2012 to 2019



Section based unweighted data from all PRPs and includes intermediate and Affordable Rent units.

T.3.10

The higher percentage of supported housing low cost rental vacancies compared to general needs low cost rental vacancies within each year can be partly explained due to some units being reserved for specific client groups. The targeting of specific client groups also may explain the volatility in the absolute number of vacant supported housing units as well as the percentage of all supported housing that is vacant each year. Units reserved for one client group may have been repurposed for another group by the next year or, if no longer required, may have been converted to general needs stock.



Evictions

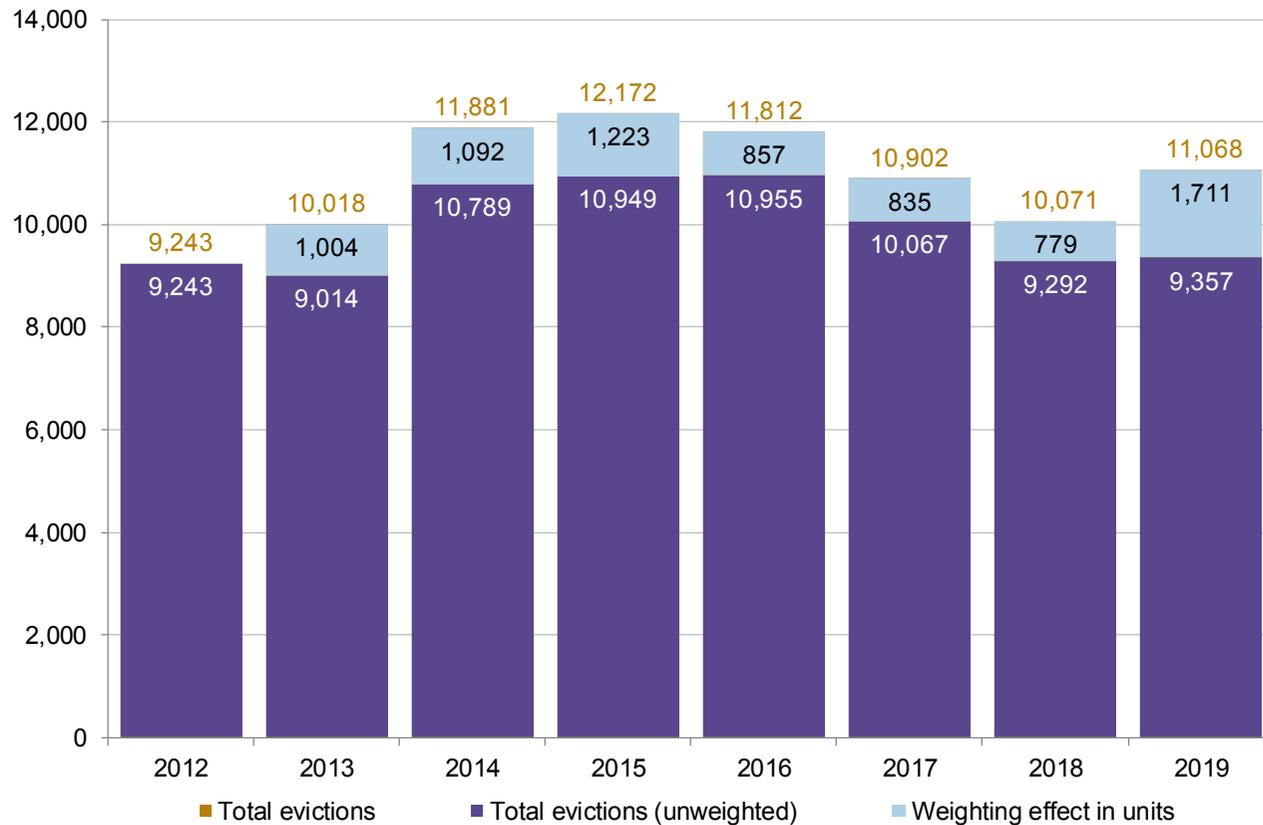


Large PRPs reported carrying out 11,068 evictions in 2019 (weighted). This represents a near 10% increase from the 10,071 evictions in 2018 (weighted). However, the weighting effect was larger in 2019 due to a lower response rate. When comparing unweighted figures, the increase was just 0.7%.

Evictions for arrears were the most common, with 8,434 in 2019 (weighted). Anti-social behaviour (ASB) was the next most common reason (1,384). Arrears and ASB (combined) were cited for 341 evictions and 'other reasons' were cited for 852.

T.3.12

Evictions by PRPs 2012 to 2019 (weighted)



T.3.11

Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. Submission of data on evictions is optional for large PRPs. Weighting has been applied to account for non-responses with the exception of 2012 as a response rate could not be determined. 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 in weighted figures since 2012 should be viewed with a degree of caution. See notes for more information.



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 (now) MHCLG, 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 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 95% in 2019. The impact of weighting on data for the 2019 SDR is provided in the supplementary tables (see <https://www.gov.uk/government/statistics/statistical-data-return-2018-to-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.

Evictions

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 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.

Group parent

An entity 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..

Group structure

For the purpose of the SDR and this release, PRPs 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.



Notes - glossary of terms (continued)



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'.

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.

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.

Owned stock

A PRP owns property when it: (a) holds the freehold title or a leasehold interest (of any length) in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord). No non-residential properties should be reported in the SDR.

In earlier data collections (RSR), a minimum period of lease (21 years) was stated. Stock held on shorter leases will have been counted as stock managed but not owned in these earlier collections..

Private registered providers (PRPs)

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).



Notes – glossary of terms (continued)



Small PRPs

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

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.

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.

WRWA

References to the WRWA are references to the Welfare Reform and Work Act (2016). This, and regulations made under it, have introduced significant changes to the way rents are set within the social housing sector, and providers should review their rent policies and stock definitions in light of legislation. The legislation is available at <http://www.legislation.gov.uk/ukpga/2016/7>.



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Any enquiries regarding this publication should be sent to us via enquiries@rsh.gov.uk or call 0300 1245 225.

or write to:

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

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



All needs met



Some needs met



No needs met