



Ministry of Housing,  
Communities &  
Local Government

# Social Housing Lettings: April 2018 to March 2019, England



## Housing Statistical Release

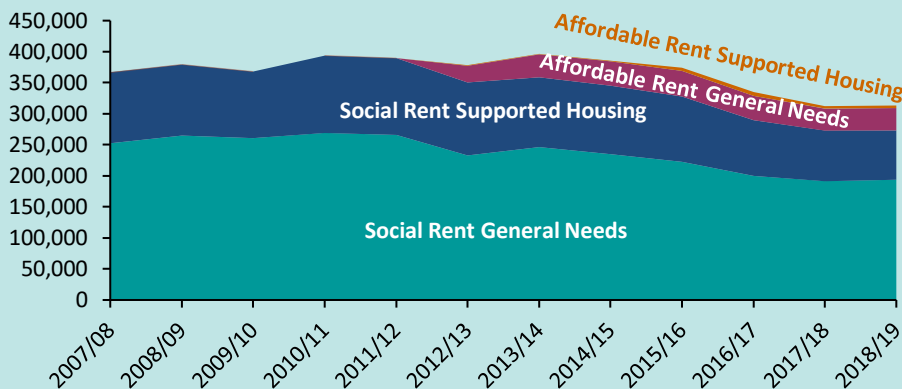
28 January 2020

### What this report covers:

New social housing lettings in England in 2018/19 by local authorities and private registered providers at social and affordable rents, with information on tenants, tenancy type and length, rents and rent burden.

### Headlines:

- There were a total 314,000 new social housing lettings in 2018/19, a 0.3% or 1,000 lets increase from the previous year. This flattening in the trend ends the continued fall from the peak of 396,000 new social housing lettings in 2013/14 (a 22% fall).



- The new social lettings in this release account for 8% of the 4 million households in social housing, compared to 23.5 million in England.
- New social housing lettings decreased by 17% whilst stock increased by 3% from 2008/09 to 2018/19.
- Two-thirds of new social housing lettings in 2018/19 were to tenants not living in social housing immediately previously.
- There were 1.16 million households on local authority waiting lists on 1 April 2019, an increase of 4% on 1.11 million in the previous year.
- Over half of households (56%) with a new social letting in 2018/19 were on the waiting list in that area for less than a year.
- Statutorily homeless households were 18% of new lettings in 2018/19.
- Lifetime tenancies comprised over two-thirds of new social lettings in 2018/19, mostly given by local authorities.
- Employment in lead tenants of new General Needs lettings increased from 32% to 39% between 2008/09 and 2018/19.
- On average households in a new social letting in 2018/19 spent 33% of their income on rent, with average rent of £85 per week.

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Autumn 2020

# New social housing lettings in England, 2018/19

## How many social housing properties are being newly let?



13% of new lettings are **Affordable Rent** – set at no more than 80% of local market rent



87% of new lettings are **Social Rent** – determined through national rent regime

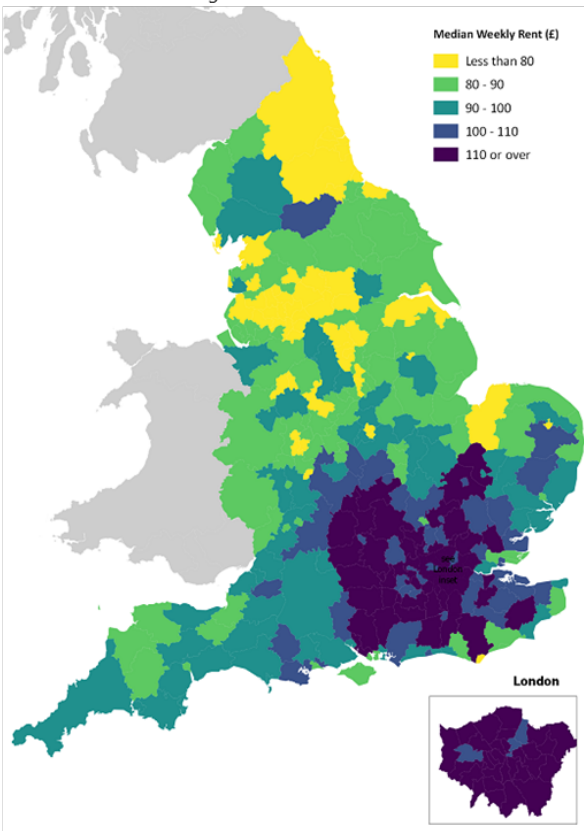
73% of new lettings are **General Needs** – no support arrangements



27% of new lettings are **Supported Housing** – designated support for specific client groups

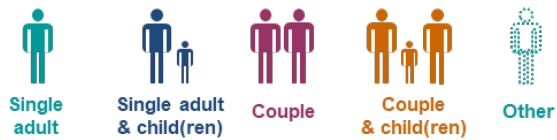
## How affordable is social housing?

Median weekly rents for new social housing lettings are highest in London and surrounding areas



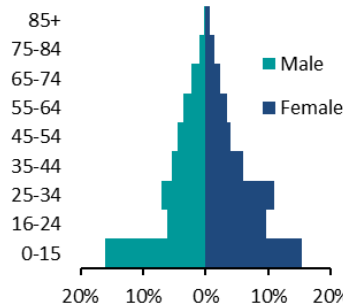
## Who are starting new social housing tenancies?

### Household composition (%) of new lettings

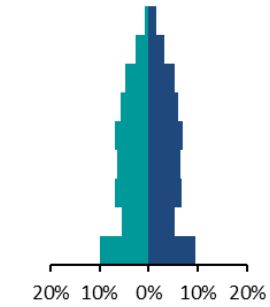


55% 21% 7% 11% 6%

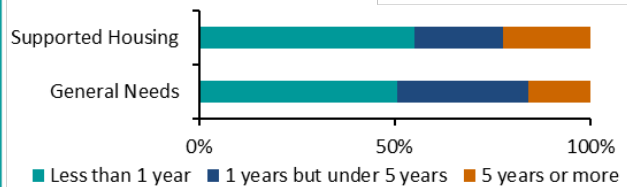
### Age of tenants in new social housing



### Age of English population



## How long were households on the waiting list?



% of employed lead tenants in new social housing  
**32%**  
(99,000)

% of new households with indefinite length of tenancy  
**82%**  
(256,000)

% of new lettings to White lead tenants  
**83%**  
(261,000)

% of new lettings to statutorily homeless households  
**18%**  
(57,000)

% of new households from private rented sector  
**15%**  
(49,000)

For more information: <https://www.gov.uk/government/statistics/english-housing-survey-2018-to-2019-headline-report>

Other sources: Local Authority Housing Statistics, Statistical Data Return, English Housing Survey, Private rental market statistics, Population estimates

# 1. New social housing lettings

## Executive summary

In 2018/19, there were 314,000 new social housing lettings, a 0.3% or 1,000 lets increase from the previous year. This flattening in the trend ends the continued fall from the peak<sup>1</sup> of 396,000 new social housing lettings in 2013/14 (a 21% decrease).

New social housing lettings comprise part of the social rental sector:

- Only 8% of the 4.1 million social properties in England<sup>2</sup> were let to new tenants during the year.
- Only 8% of the 4.0 million households in social housing in 2018/19 were in a new letting (i.e. moving into the sector or transferring/renewing an existing tenancy).
- 17% of households in England live in social housing as a whole<sup>3</sup>.



This release considers these new social housing lettings only, unless otherwise signified.

**Table 1: In 2018/19 there were 314,000 new social housing lettings, flattening since 2017/18**

		2018/19		2017/18		Year on year change	
		Number	% of total	Number	% of total	Number	% change
<b>Total new lets</b>		<b>313,965</b>		<b>312,989</b>		<b>976</b>	<b>0.3%</b>
Needs type	General Needs	230,279	73%	227,022	73%	3,257	1.4%
	Supported Housing	83,686	27%	85,967	27%	- 2,281	- 2.7%
Provider type	Private Registered Providers (PRPs)	218,364	70%	217,163	69%	1,201	0.6%
	Local authorities (LAs)	95,601	30%	95,826	31%	- 225	- 0.2%
Rent type	Social Rent	272,830	87%	272,806	87%	24	0.0%
	Affordable Rent	40,496	13%	39,941	13%	555	1.4%
	Rent to Buy	639	0.2%	242	0.1%	397	164%

There were an additional 3,300 new General Needs lets in 2018/19, a 1.4% increase to 230,000, whilst new Supported Housing lets fell by 2,300 (-2.7%) to 86,000. General Needs continued to comprise 73% of new social lets, with Supported Housing at 27%.

<sup>1</sup> Since CORE data first collected in 2007/08

<sup>2</sup> Owned by local authorities and Private Registered Providers. Sources: Statistical Data Return (<https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>) and Local Authority Housing Statistics data return 2018/19 (<https://www.gov.uk/government/collections/local-authority-housing-data>)

<sup>3</sup> English Housing Survey, 2018/19: <https://www.gov.uk/government/statistics/english-housing-survey-2018-to-2019-headline-report>

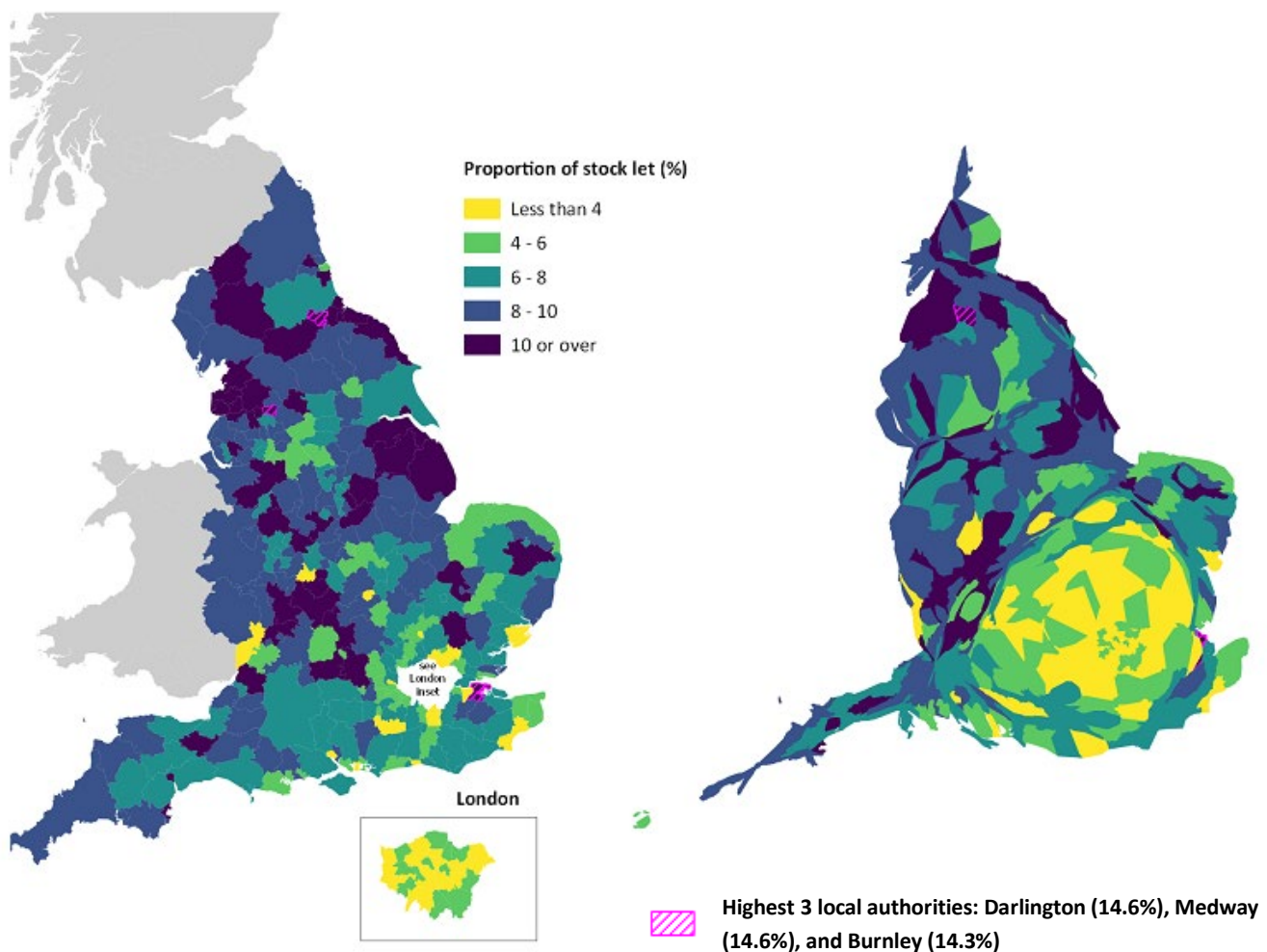
## 2. Is there a link between new lettings and stock?

The number of new lettings reported through CORE varies across the country, linked to the availability of stock available to let<sup>4</sup>.

Map 1 shows total lettings as a percentage of total stock by local authority area. This illustrates that generally a higher proportion of stock were newly let (turnover of stock) in northern England than in the south. In many areas in and around London, less than 4% of social housing stock were newly let in 2018/19. In comparison, Darlington (14.6%), Medway (14.6%) and Burnley (14.3%) which are the three local authorities that saw the highest level of turnover in 2018/19.

Local Authority and Private Registered Provider renters lived at their current address for an average of 12.6 years and 10.8 years respectively. This is considerably longer than the average of 4.4 years in the private rental sector

**Map 1: London was the least active area in England with the smallest proportion of stock let in 2018/19** (Areas in the right-hand map are proportionate to total social housing stock)



<sup>4</sup> Stock available to let includes existing stock that has become vacant, new builds, acquisitions and rehabilitations.

## Why is there a difference in social stock churn across the country?

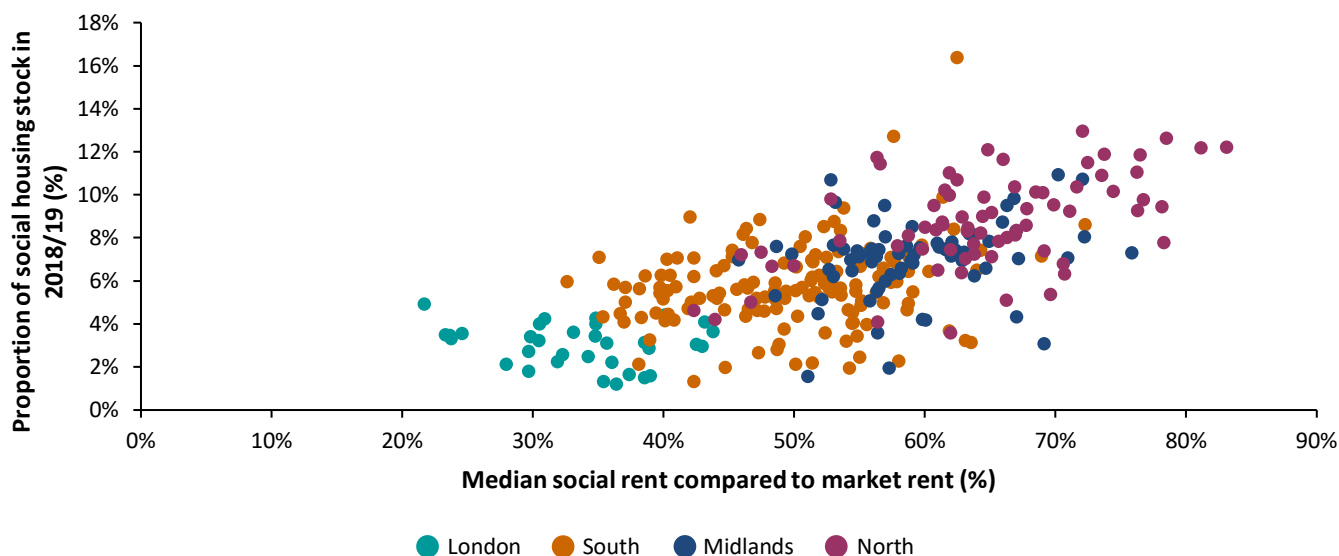
One possible explanation for this higher turnover in the North and Midlands is affordability, as seen in chart 1 below.

We can see a widening affordability gap between the social and private rental sectors, especially in London and the South East, which discourages current social tenants from moving into private accommodation. As a result, turnover is lower in these areas.

For example, the average private sector rent in London was around £400 per week in 2018/19,<sup>5</sup> while in the North and Midlands it was around £140 (England average was £200). The proportion of social housing stock re-let in London during the year was 2%, compared to 7% in the North or Midlands – the relative inactivity of the social housing market in London is presumably linked to the affordability (or lack thereof) of private sector tenancies in the area.

Further information on rents can be found at page 30 and on rent burden is at page 33.

**Chart 1: There was a lower level of churn in existing social housing tenants in London compared to other areas**



We also see regional variability in the urban and rural spread of new housing lettings, as shown in chart 2 below.

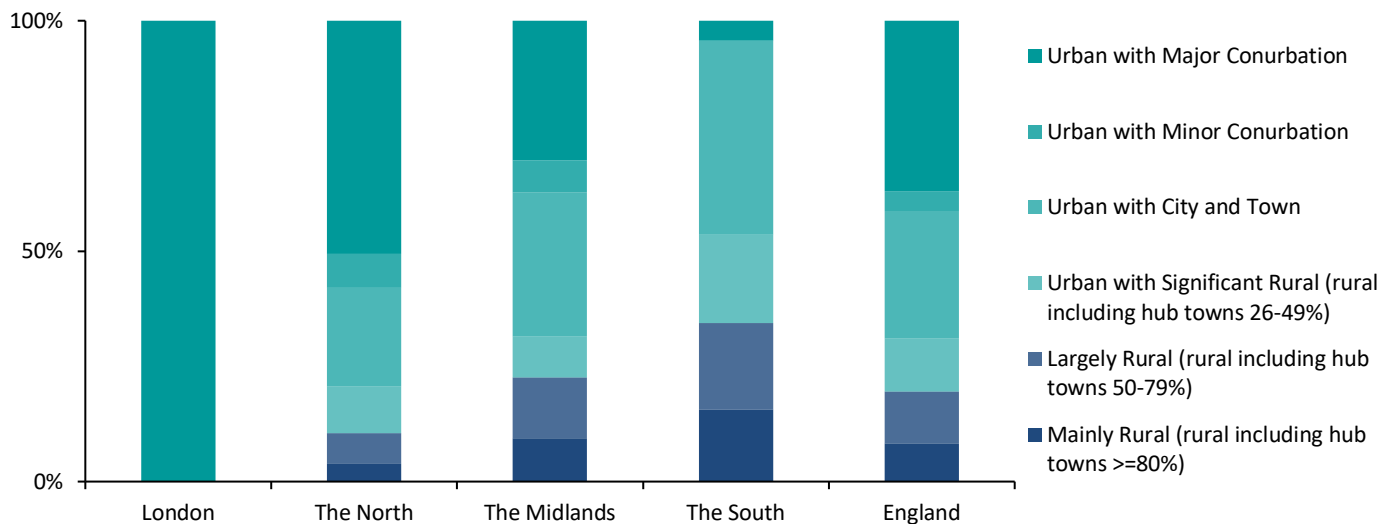
In England, 81% of new social housing lettings were in LAs that are predominantly urban. Chart 2 shows that the further north in the country, the higher proportion of new lettings in urban areas (excluding London which is entirely urban). Outside London, the North saw the highest proportion

<sup>5</sup> Valuation Office Agency (VOA) <https://www.gov.uk/government/collections/private-rental-market-statistics>

of new lettings in Urban and Major Conurbations at 51%. This implies that the high stock churn rate seen in the North in Chart 1 is occurring mainly in large urban areas.

The highest proportion of new social lettings in rural areas was in the South at 34%.

**Chart 2: 19% of new social housing lettings were in mainly rural areas in England, 2018/19**



## Providers of social housing

### Who owns and lets social housing?

There are two types of social housing providers: Local Authorities and Private Registered Providers. This section describes the key differences between these types of organisations and the lettings they provide.

#### Definition: Social Housing Providers

##### Local Authority (LA)

Commonly known as “council housing”. Refers to social housing provided directly by Local Authorities.

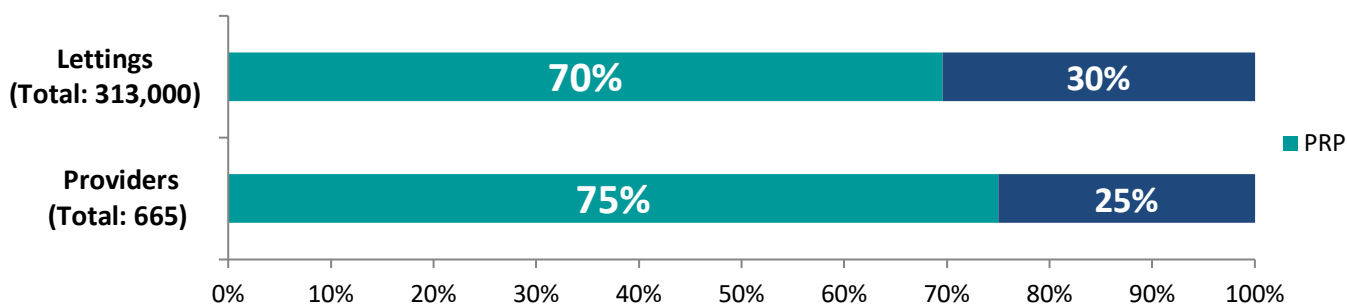
##### Private Registered Provider (PRP)

Commonly known as “housing associations”. These are providers of social housing who are not LAs and are registered with the regulator of social housing. They are private organisations.

In chart 3 below, we can see that PRPs accounted for 75% of organisations providing social housing in 2018/19, but only provided 70% of new lettings. On average each LA provided 574 new lettings in 2018/19 which is substantially higher than the 437 average for PRPs. This suggests that the average PRP services fewer households than the average LA.

50% of new social housing lettings were provided by 66 organisations (10% of all organisations). Of these 66 organisations, 53 were PRPs.

**Chart 3: 7 in 10 new social housing lettings in 2018/19 were by PRPs**



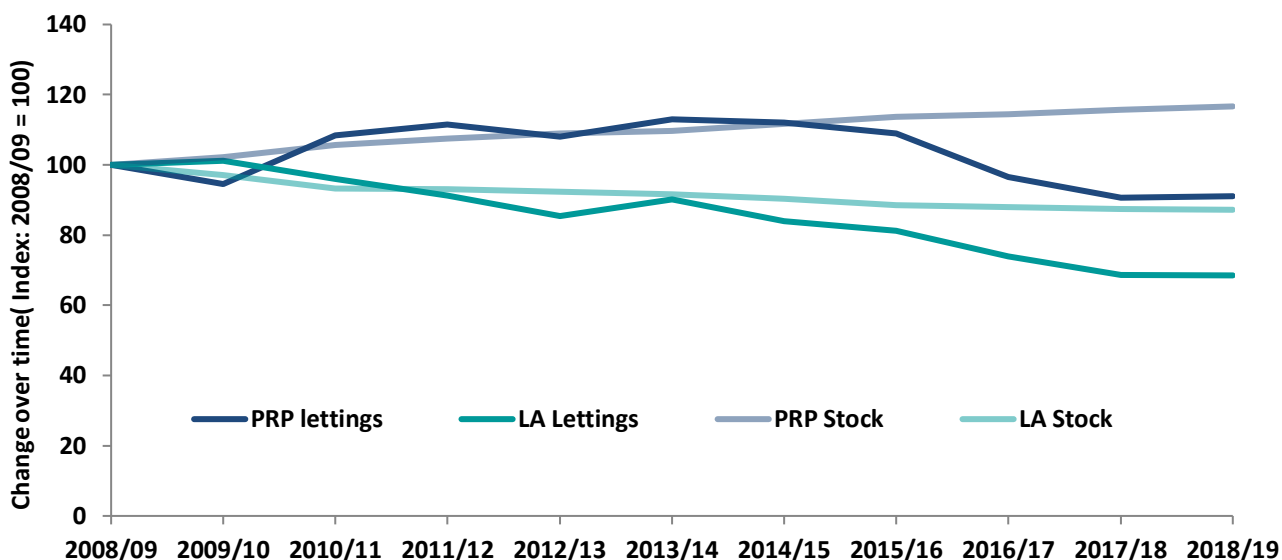
The trend in new social housing lettings over the past decade has been an increase from 2007/08 to a peak in 2013/14 then a decrease until the flattening seen in 2018/19. However, the pattern has differed between LAs and PRPs.

New LA lettings steadily fell by a total of 31% over the 10 years to 2018/19, whereas new PRP lettings fell by just 1%. In comparison total new social lettings fell by 17%.

This can be partly attributed to LA stock shrinking by 11% to 1.59 million units in 2018/19.<sup>6</sup> In contrast, PRP stock has grown by 17% during the same period to 2.56 million units<sup>7</sup>. In total, since 2008 social housing stock has been increasing each year and now stands at 4.15 million units.

This suggests other factors are responsible for the decline and subsequent flattening of new social lettings since 2013/14, for example, the widening affordability gap between social and market rents as a potential factor (see page 5).

**Chart 4: New lettings by PRPs have fallen in the decade up to 2018/19 whilst PRP stock rose, whereas both new LA lettings and LA stock fell**



<sup>6</sup> LAHS – due to Right to Buy sales and large scale voluntary transfers to PRPs.

<sup>7</sup> SDR – due to large scale voluntary transfers by LAs.

## Vacant dwellings

### How many vacant social housing properties are there?

The number of LA owned vacant dwellings increased 3% to nearly 24,000 in 2019. The number of vacant LA owned dwellings has been fairly constant since 2016<sup>8</sup>.

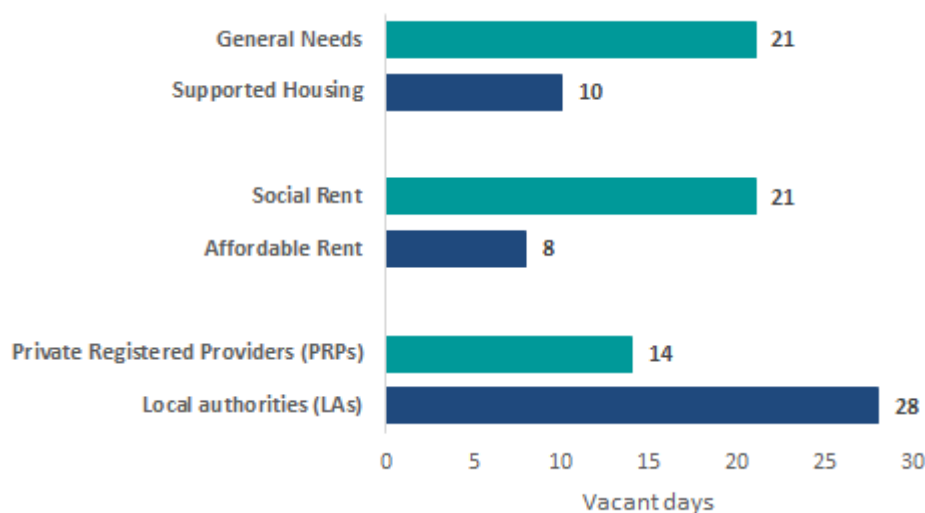
The number of PRP<sup>9</sup> owned vacant dwellings increased 2% to 42,000 in 2019.

The median number of days a property was vacant before being let was 18 days in 2018/19, which was the same as 2017/18.

### How long are social housing properties vacant?

There were differences in the length of time a social property was vacant before being let:

#### Chart 5: Affordable Rent properties are vacant for fewer days on average than Social Rent (8 days compared to 21) as a larger proportion are first-lets



This suggests a higher level of demand for Supported Housing or a lower level of supply. Supported Housing, by definition, in some cases requires special adaptations to meet a tenant's needs so Supported Housing and General Needs stock are not always interchangeable. For further information on needs types see page 10.

The difference between rent types is likely to be because more Affordable Rent properties are newly built than Social Rent properties and there is either no vacancy (as they can be agreed before building is completed) or because they are in better condition. For further information on rent types see page 10.

<sup>8</sup> LAHS live table 612 (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

<sup>9</sup> Large PRP's only (more than 1,000 stock) <https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019>



## Why were social housing properties vacant before being let?

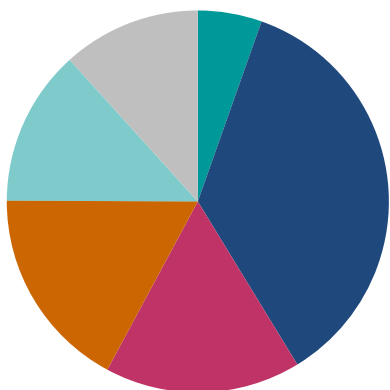
13% of new General Needs<sup>10</sup> lets in a property were let for the first time<sup>11</sup>, with the remaining 87% being a re-let of social housing stock.

This split differs considerably by rent type. New lets in Affordable Rent properties were much more likely to be first-lets compared to those in Social Rent properties (48% compared to 5%). The proportion of Affordable Rent properties that were first-lets has increased from 33% (12,000 lettings) since 2013/14.

First-let was the most common reason for vacancy for Affordable Rent properties, whereas for Social Rent it was the previous tenant moving to the private sector or other accommodation (36%).

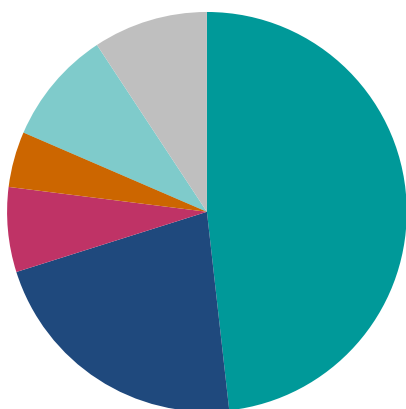
**Chart 6: Social Rent properties in 2018/19 were most likely to be vacant because the previous tenant moved to the private rental sector, whilst Affordable Rent properties were most likely to be first lets**

### Social Rent



- 5% First let of property
- 36% Relet – previous tenant moved to private sector or other accommodation
- 17% Relet – internal transfer (no renewal of fixed term tenancy)
- 17% Relet – previous tenant died
- 13% Relet - previous tenant moved to other social landlord
- 12% Other

### Affordable Rent



- 48% First let of property
- 22% Relet – previous tenant moved to private sector or other accommodation
- 7% Relet – internal transfer (no renewal of fixed term tenancy)
- 5% Relet – previous tenant died
- 9% Relet - previous tenant moved to other social landlord
- 9% Other

<sup>10</sup> CORE only collects information on reason for property being vacant for General Needs lettings

<sup>11</sup> First let includes conversions, acquisitions and rehabilitations as well as new builds

## Housing type and rent type

### What types of social housing are there?

Social housing can be broken down in many ways, by the type of organisation, support provided and the rent basis. The tenants in these different groups have different needs and characteristics.

#### Definition: Types of Housing

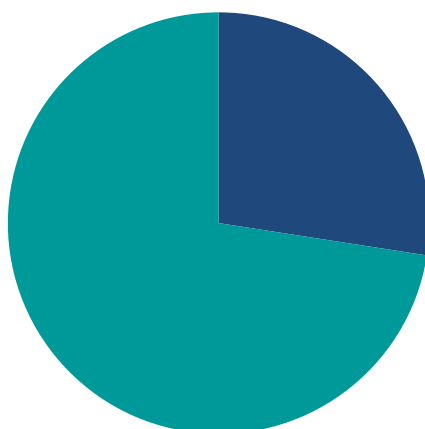
**Supported Housing (SH)** Housing with special design facilities or features targeted at a specific client group requiring support, for example housing designed for older people.

**General Needs (GN)** Covers the bulk of housing stock for rent and includes both self-contained and shared housing. It is stock that is not designated for specific client groups requiring support, or stock that does not have the special design features that are specific to Supported Housing.

Most new social housing lettings are not designed for a specific client group and are thus considered General Needs. These were by far the more common kind of social housing making up 73% of all new lettings in 2018/19. This proportion of General Needs lettings has remained constant at around 70% for the last 10 years.

**Chart 7: Nearly three-quarters of new social housing lettings were General Needs in 2018/19**

**73%** of new lettings were  
**General Needs**



**27%** of new lettings were  
**Supported Housing**

## Definition: Types of Rent

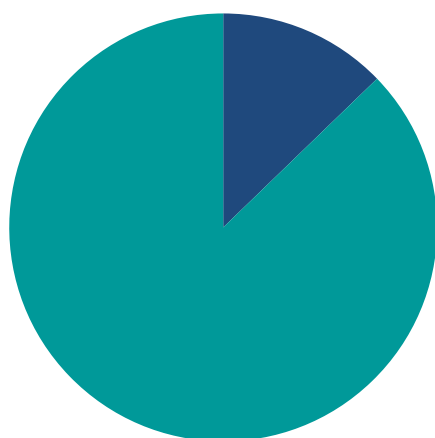
<b>Social Rent (SR)</b>	Target rents are determined through the national rent regime.
<b>Affordable Rent (AR)</b>	Where the rent to be paid by tenants can be no more than 80% of the market value for the property.
<b>Rent to Buy (RB)</b>	Where a discount of up to 20% of all market rent is applied for a single rental period between 6 months and 5 years. During and after that period, the tenant is offered first chance to purchase the property (either shared ownership or outright) at full market value.

In 2018/19, 87% of new social housing lettings were let at Social Rents.

The Affordable Rent Programme began in 2011/12 for PRPs and in the following year for LAs. New Affordable Rent lettings slightly increased (+1%) to 40,500 in 2018/19 after falling from their peak of 47,000 in 2015/16. Affordable Rent comprised 13% of all new social lettings in 2018/19, the same as last year.

The Rent to Buy programme was introduced last year. There has been a small increase to a total of 639 new social housing lettings of this type in 2018/19 but due to the current small number Rent to Buy lettings have been excluded from further breakdowns. We will continue to revisit this as the programme continues.

**Chart 8: Almost 9 in 10 new social housing lettings were at Social Rents in 2018/19**



**87%** of new lettings are **Social Rent**

**13%** of new lettings are **Affordable Rent**

**0.2%** of new lettings are **Rent to Buy**

### 3. How did tenants come to be in a new letting?

#### Were most new lettings to people from outside of social housing or to existing tenants?

New social lettings include households entering the social rented sector from elsewhere, plus households relocating within the sector or renewing their fixed term tenancy:

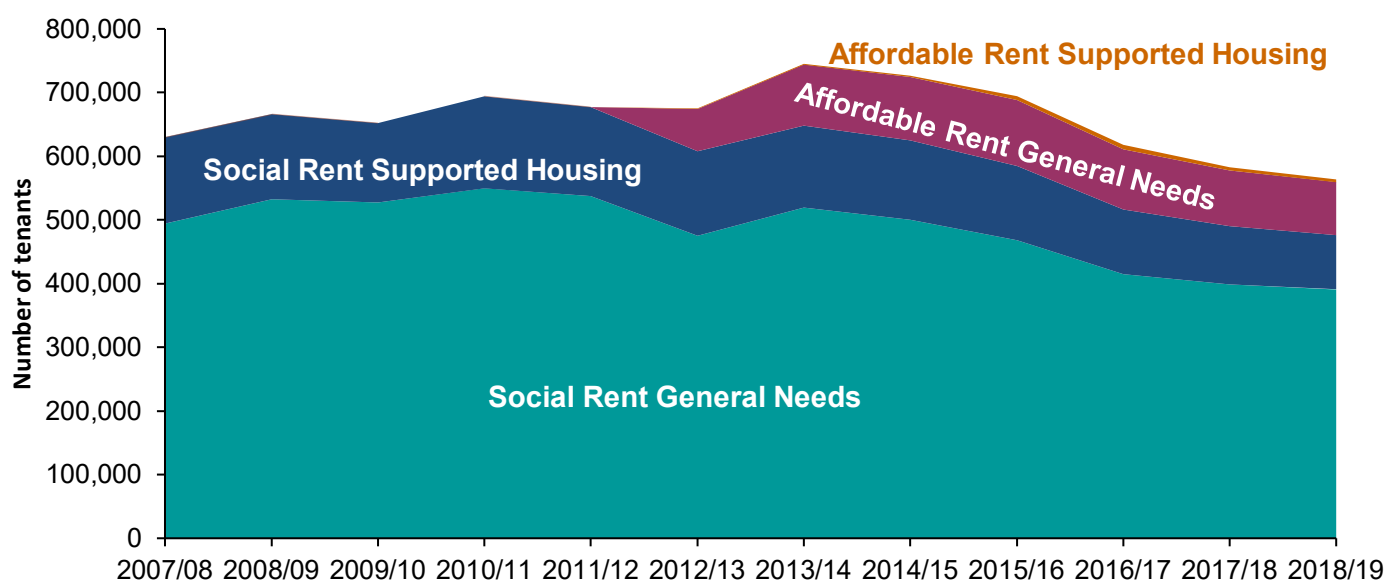
- Only 38% of households starting a new social tenancy in 2018/19 were existing social tenants renewing or transferring within the sector – nearly two-thirds entered from outside the sector.
- A fifth of households with a new social housing letting lived with family or friends immediately prior.
- 16% moved from the private rented sector, unchanged from the previous year.

#### Number of people in new social housing lettings

The 314,000 households with a new social housing letting in 2018/19 equated to approximately 564,00 people – or 1 in 97 people in England<sup>12</sup>. The number of tenants entering social housing has decreased by more than 162,000 (22%) since 2014/15.

Illustrated in Chart 9 below, 69% of new tenants, move into General Needs lettings on a Social Rent basis. The remainder are mainly shared between Social Rent Supported Housing (15%) and, since 2011/12, Affordable Rent General Needs properties (15%).

**Chart 9: Over two thirds of new tenants move into General Needs lettings on a Social Rent basis in 2018/19**



<sup>12</sup> The Office for National Statistics estimates the population of England was 55,500,000 in 2019, <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates>

## Reasonable Preference

### What are the rules around getting into social housing?

Social housing in England is allocated based on need. By law, every local authority is required to have an allocation scheme for determining priorities between applicants and the procedure to be followed in allocating housing accommodation.

The Localism Act 2011 gave local authorities the power to set their own qualification criteria. When setting these, local authorities will need to have regard to their duties under the equalities' legislation, as well as the legal requirement to give overall priority for an allocation to people in the 'reasonable preference categories'

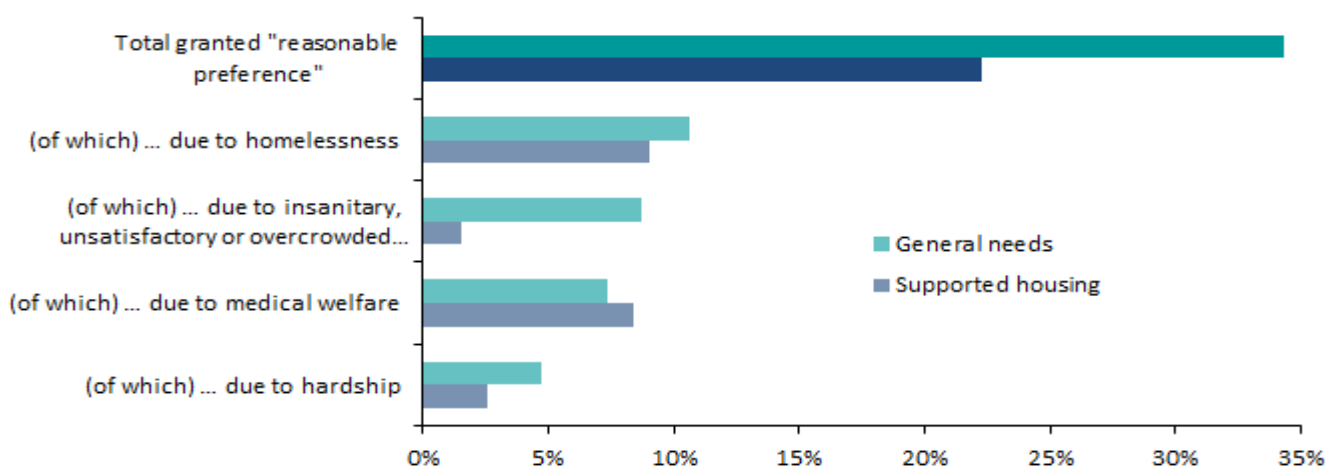
#### Definition: Reasonable Preference

**Reasonable Preference** Tenants must be given 'reasonable preference', i.e. priority, for social housing by the local authority if they meet one or more of the following:

- Homelessness (or threat of homelessness in the next 56 days)
- Insanitary, unsatisfactory or overcrowded conditions
- Medical welfare
- Hardship

In 2018/19, 41% of new lettings were to households given priority by a local authority<sup>13</sup>, with the most common reason being homelessness (or threat of homelessness).

#### Chart 10: A third of General Needs households were granted priority need compared to a fifth of households in Supported Housing



<sup>13</sup> Whether the household was granted reasonable preference was unknown in 25% of lettings.

## Homelessness

### How many new lettings went to people sleeping rough or in temporary accommodation?

Around 7,000 households were rough sleeping immediately prior to their new social housing letting (2% of all lettings in 2018/19), with another 35,000 in temporary accommodation<sup>14</sup> (11%) and 67,000 living with friends and family (21%).

Over the past decade:

- The total number of households getting new social housing letting in the year fell by 67,000.
- The number of households entering social housing following a period of rough sleeping has decreased by 3,000 – although as a proportion of new lettings this remains unchanged.
- There were 10,000 fewer households moving from temporary accommodation, a slight decrease of 1%.
- The proportion of households previously living with friends and family decreased from 25% to 21%, a drop of almost 27,000 households.

### How many new lettings went to statutorily homeless households?

#### Definition: Statutorily homeless

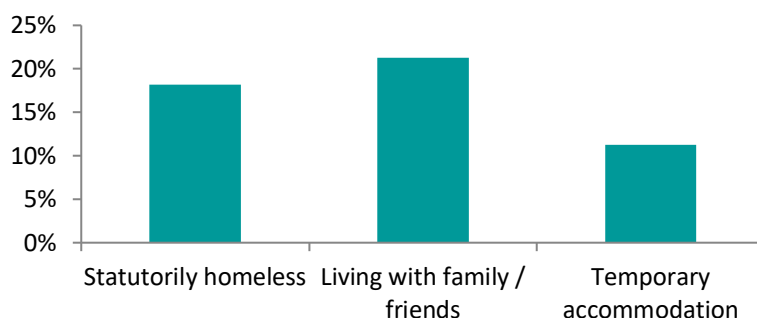
**Statutorily homeless** Where a household is accepted as homeless by the local authority. This is the definition of homelessness before the Homelessness Reduction Act 2018<sup>15</sup> which came into force on 1 April 2018. For some new lets in 2018/19 the statutorily homeless decision will have been made before the Act came into force, which is why this definition has been retained. For those decisions made afterwards, those granted prevention or relief duties would still be included in the statutorily homeless categories below.

**...and owed duty** ...and falls into a priority need group and is deemed unintentionally homeless (or threatened with homelessness within 56 days)

**...and not owed duty** ...but does not meet the criteria to be owed duty

Overall, 18% of new lettings in 2018/19 were deemed to be “statutorily homeless”, of which 15% were owed a main homelessness duty to be allocated a settled home, with the other 3% not owed a duty.

**Chart 11: Nearly a fifth of new social lettings in 2018/19 were to statutorily homeless tenants**



<sup>14</sup> Temporary accommodation is defined as hostels, bed and breakfasts, hospitals and prisons.

<sup>15</sup> <https://gss.civilservice.gov.uk/guidances/mhclg-homelessness-statistics-user-forum/>

## Vulnerable groups

### What about people with disabilities?

New social housing lettings are also allocated to tenants with disabilities:

- In 2018/19, 18% of households contained a tenant with a long-term illness or disability which prevented them from working.
- A fifth (19%) of new lettings were to households with specific disability-related housing needs (such as wheelchair access, mobility aids, or adaptations relating to visual/hearing impairment).

### What about veterans and members of the Armed Forces?

Members of the UK Armed Forces and those recently discharged are exempt from any local connection test that a local authority may use when allocating social housing. This is to ensure they are not disadvantaged in accessing social housing by the need to move from base to base.

Nearly 6,000 households given a new social housing letting in 2018/19 included someone who has served in the Armed Forces, approximately 2% of total lettings. Around 15% of these were injured or disabled as a direct result of serving in the Armed Forces.

### Why did tenants leave their last settled home?

The most common self-reported reasons for leaving last settled home prior to this tenancy were:

General Needs	Supported Housing
Move to independent accommodation (18%)	Move to accommodation with support (26%)
Leave an overcrowded property (15%)	Asked to leave by family and friends (14%)
Leave property unsuitable to ill health/disability (11%)	Leave property unsuitable to ill health/disability (13%)

Approximately 5% of households left their last settled home due to domestic abuse – 16,000 households – remaining constant over the past 10 years.

Eviction on a 'no fault' basis was the primary self-reported reason for leaving their last settled home prior to this tenancy for 4% of households.

Inability to afford renewal fees, rent increases or mortgage was given as the primary reason for leaving by 2% of households, with repossession given by 0.5% of households.

## Waiting lists

### How long is the waiting list for social housing?

There were 1.16 million households on local authority waiting lists on 1 April 2019<sup>16</sup>, an increase of 4% on 1.11 million in the previous year. Over the last 10 years the number of households on local authority waiting lists has fallen by 34%.

Local authority waiting list size can be affected by other factors, including reviews by local authorities to remove households who no longer require housing. The frequency of reviews varies considerably and so the total number of households on waiting lists is likely to overstate the number of households who still require housing.

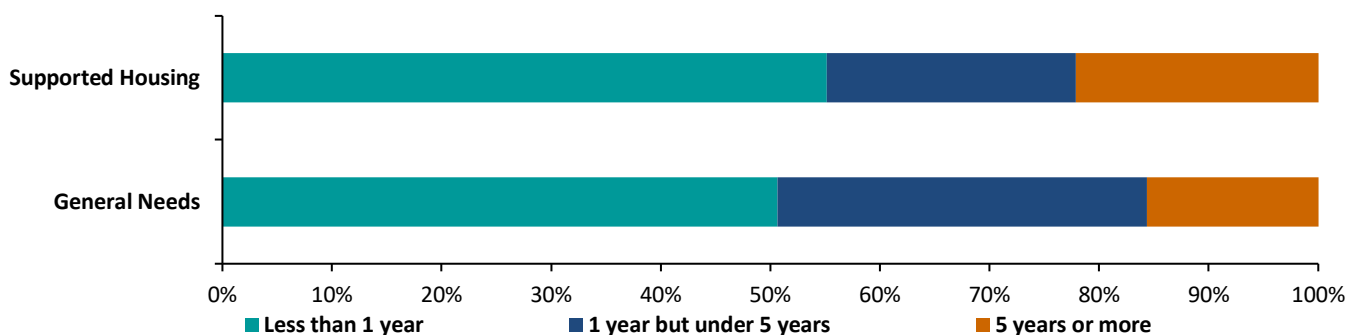
The Localism Act 2011 introduced changes allowing local authorities greater freedom over the way they manage their waiting lists. This change is in part responsible for the decrease in the number of households on waiting lists between 2012 – 2018.<sup>17</sup>

### How long were households on the waiting list for their local authority area?

Over half (56%) of households who received a new social housing letting in 2018/19 were on the waiting list for less than a year in that local authority area. 15% of households were on the waiting list for 5 years or more before getting a social letting in that area.

As Chart 12 below shows, a higher proportion of households with a Supported Housing letting were on the waiting list for less than a year (55%) compared to General Needs (51%). However Supported Housing also had a higher proportion of new social housing lettings where the tenants waited for 5 years or more. This could indicate tenants with the greatest need for Supported Housing are housed quickest or that there is a lack of suitable Supported Housing stock available.

**Chart 12: Households in Supported Housing were more likely to either get a new letting quickly (in less than a year) or to wait 5 years or more**



<sup>16</sup> This will include some double counting as households may be on the waiting list of multiple local authorities concurrently.

<sup>17</sup> Source; Local authority housing statistics <https://www.gov.uk/government/collections/local-authority-housing-data>



Sole occupant elders spent the least time on the waiting list whilst households with two adults and at least one child spent the longest (63% compared to 44% waiting less than a year). 15% of households including children were on the waiting list in that area for 5 years or more - the same proportion as for all households.

## 4. Who lives in new social housing lettings?

### Household composition

A large majority (76%) of new lettings were to single adults with or without dependent children, as shown in Figure 1. This has changed little over the last decade. Of the single parents moving into social housing, 93% were women and 7% men. A third of new lettings contained at least one child, and 1 in 5 contained a couple.<sup>18</sup> Since 2010/11, around 2% of lettings to couples have been to those in same-sex relationships, with a slight increase to 3% in 2018/19.

**Figure 1: Three quarters of households in new social housing lettings in 2018/19 were led by single adults whilst a third of households contain children<sup>19</sup>**



### How does household composition change depending on the type of letting?

Household composition differs quite markedly depending on the type of social housing (Chart 13 overleaf), as various types of support, rent or provider cater to different types of household.

Designed for specific groups in need of support, Supported Housing is almost exclusively let to either older people<sup>20</sup> or young adults with specific needs for adapted housing. In 2018/19, 72% of new Social Rent Supported Housing lettings by LAs were to older people, and 63% by PRPs were to single adults. The reason LAs and PRPs tend towards different household types is likely to be a consequence of possessing facilities designed specifically for those client groups (e.g. local authorities' support arrangements for older people).

General Needs lettings are more evenly distributed among the household types compared to Supported Housing lettings. A far greater proportion contain children and/or couples. 43% of new Social Rent General Needs lettings in 2018/19 contained at least one child, and 21% a couple. The majority (53%) of Affordable Rent General Needs lettings housed children, with single parents their most common household type (35% of Affordable Rent General Needs lettings).

<sup>18</sup> "Couple" defined as two adults that are married, civil partners or co-habiting.

<sup>19</sup> "Other" category may contain some children not captured in the other household types.

<sup>20</sup> "Older people" are defined as any household where the main occupier or their partner is aged 60 years or over.

**Chart 13: The majority of new Supported Housing lettings by local authorities in 2018/19 were to older people, compared to General Needs which had more evenly distributed lets**



Since 2013/14, the proportion of new General Needs lettings to households with a single adult or elder (with or without dependent children) has risen from 65% to 70%, while new lettings to multiple-adult households has fallen from 35% to 30%. In the same time frame, the share of new Supported Housing lettings to single elders has risen from 27% to 30%, and new lettings to single males has fallen from 39% to 35%.

## Age and sex

### Are tenants of new social lettings more likely to be younger and female?

The age and sex profile of tenants in new social lettings differs by the type of letting. This is because Supported Housing is aimed at people with specific needs, such as the elderly and the sick/disabled.

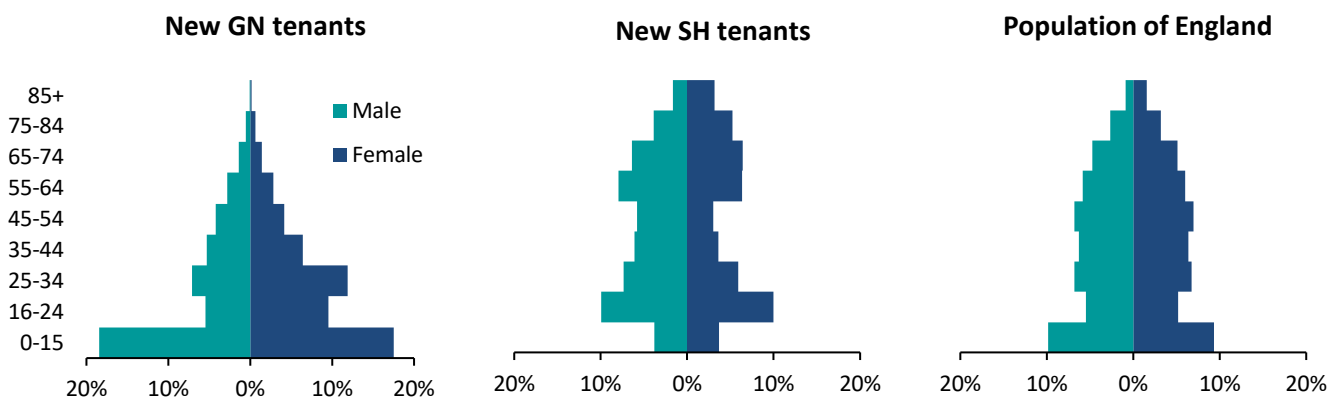
For General Needs new lettings, tenants were more likely to be younger and female than the general population in England.

- Children aged 0-15 years comprised a third of people (36%) in new General Needs lettings in 2018/19.
- Under-35s were over-represented in new General Needs lets, at more than two-thirds (70%) of tenants, compared to 44% of the population of England.
- 56% of 16 to 34 year olds in new General Needs lets were women, likely to be reflecting the priority given to single parents, of whom 93% were mothers.

For new Supported Housing lettings, tenants were more likely to be over 65 years, as per the special needs requiring Supported Housing.

- Over a quarter (27%) of new Supported Housing lettings were to the over 65 years in 2018/19.
- Of people aged 25 to 64 years in new SH lettings, 59% were male, likely to be a symptom of the higher incidence of homelessness among men.

### Chart 14: Households in new General Needs lettings in 2018/19 were younger than the general population of England<sup>21</sup> whilst those in new Supported Housing lettings were older



### How has the age and sex profile of tenants in new social lettings changed over time?

New social lettings to the young has fallen – new lettings to tenants aged 16 to 24 years fell from 26% to 20% in Supported Housing and 19% to 15% in General Needs, over 2011/12 to 2018/19.

New social lettings to women has slightly increased for General Needs (53% to 55%) but slightly decreased for Supported Housing (50% to 47%) between 2009/10 and 2018/19.

<sup>21</sup> Office for National Statistics mid-2017 population estimates,

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates>.

## Is the age profile of tenants in new social lettings different to those already in social housing?

Lead tenants<sup>22</sup> in new social lettings tend to be younger than the those in the social housing sector as a whole.

- In the social housing sector as a whole, 44% of lead tenants were aged 55 and over, whilst only 17% were aged 16 to 35 years<sup>23</sup>.
- In new social letting, these figures are almost reversed, with only 24% of lead tenants aged 55 and over, and 45% aged 16 to 35 years.

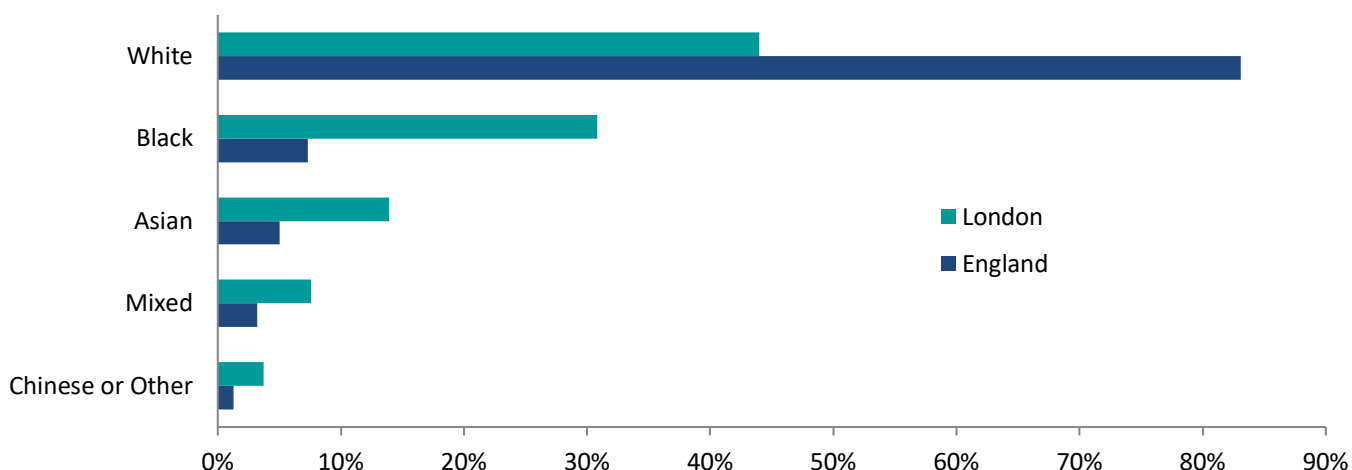
This is likely to be because most social housing tenancies are lifetime. Indeed in 2018/19 two-thirds of new social tenancies were lifetime. On average, social renters have lived in their current home for 11 years – to put that into perspective, the average for private renters is 4 years.<sup>24</sup>

## Ethnicity

### Are some ethnic groups over-represented or under-represented in new social lettings?

Most lead tenants in 2018/19 were in the White ethnic group, comprising 83% of new lettings. Black households were over-represented in new social housing lettings, making up 7% of lettings compared to 4% of the English population<sup>25</sup>. Asian households were under-represented, constituting 5% of lettings but 7% of the population. The remaining 3% of new lettings were to households with mixed race lead tenants. This has remained unchanged over the past decade.

**Chart 15: Under half of new social housing lettings in London were to white households (44%) compared to the national average of 83%**



<sup>22</sup> The English Housing Survey, used for the whole social housing sector, only has information on the lead tenant

<sup>23</sup> English Housing Survey 2018-19, <https://www.gov.uk/government/collections/english-housing-survey>.

<sup>24</sup> English Housing Survey 2018-19, <https://www.gov.uk/government/collections/english-housing-survey>.

<sup>25</sup> Population denominators by ethnic group, 2017,

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates>.

## Why are some ethnic groups over-represented and some under-represented?

The over-representation of certain ethnic groups in social housing is at least partly explained by the geographical concentration of these groups in areas where social renting is more common. The highest number of lettings to households with BME lead tenants was in large urban areas outside of London. Birmingham, Manchester and Leeds appeared in the top 10 for all four BME ethnic groups<sup>26</sup>. Some London LAs also appeared in the top 10 for different ethnic groups, though only Lambeth and Southwark appeared in more than once.

Local authorities in London allocated a greater proportion of their lettings to households with BME lead tenants, though the precise ethnic group varied. For instance, over half of new lettings in Tower Hamlets were to households with Asian lead tenants whilst in Brent, Southwark and Lambeth 44% of new social housing lettings were to Black lead tenants.

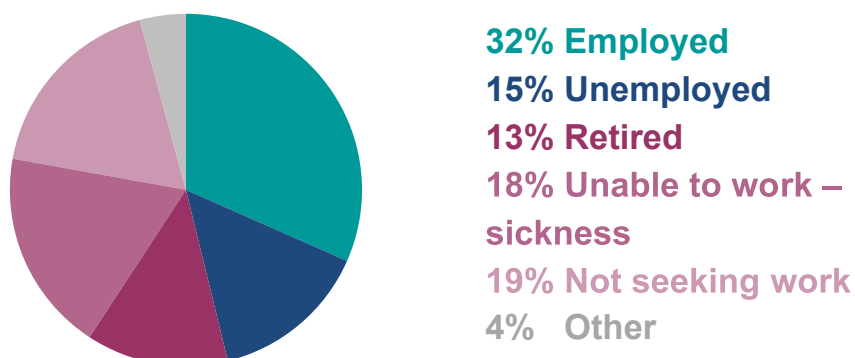
White lead tenants tended to be older with 25% of tenants aged over 55 whereas for all other ethnic groups this was fewer than 15%. Mixed race lead tenants tended to be younger with 61% under 35 years, compared to 46% to 49% for all other ethnic groups<sup>27</sup>.

## Economic status

Over 3 in 10 lead tenants in new social housing lettings in 2018/19 were in employment – the most common economic status. Another 18% were unable to work due to sickness and 13% were retired, reflecting the age profile of social housing and those with specific housing needs. 15% of lead tenants were unemployed.

The employment rate of lead tenants aged 16 to 64 years in new social lettings (36%) is far below that of the general population (76%)<sup>28</sup>.

### Chart 16: Twice as many lead tenants in new social housing lettings in 2018/19 were employed than unemployed



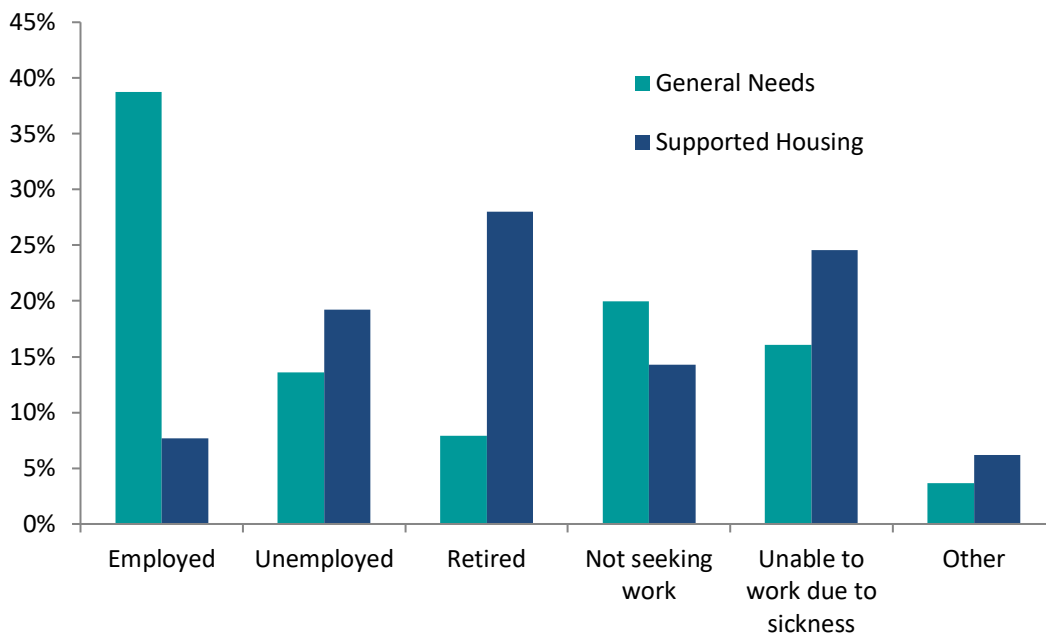
<sup>26</sup> Black, Asian, Mixed race, Chinese and Other ethnic groups

<sup>27</sup> More detailed breakdowns are at <https://www.ethnicity-facts-figures.service.gov.uk/housing>

<sup>28</sup> ONS NOMIS website (<https://www.nomisweb.co.uk/>), statistics sourced from the Annual Population Survey (APS)

The economic status of tenants differs between housing types. Since Supported Housing is specifically designed for tenants with particular needs and tenants have an older age profile, fewer lead tenants are in work (8%, compared to 39% for General Needs). Supported Housing has a substantially larger proportion of retired lead tenants (28%, compared to 8% for General Needs).

**Chart 17: Nearly 4 in 10 lead tenants in new General Needs tenancies were employed in 2018/19, whilst in new Supported Housing tenancies less than 1 in 10 were employed**

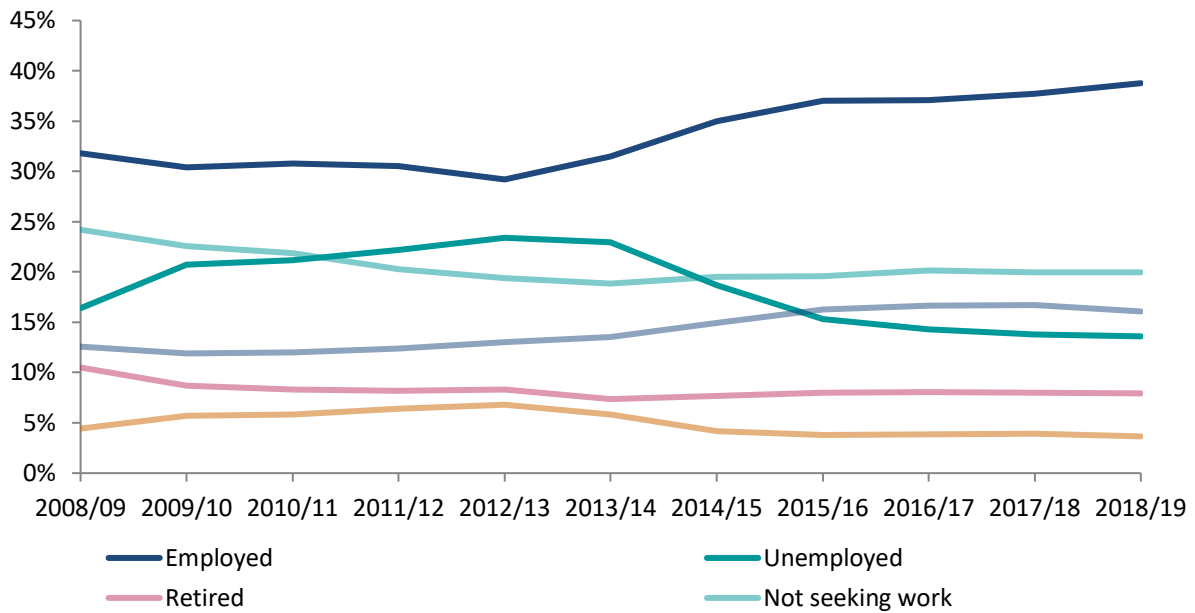


**Has the proportion of tenants in new social lettings in work increased over time?**

In General Needs new lettings, the proportion of lead tenants who were employed increased from 32% to 39% between 2008/09 and 2018/19. Over the same time period, lead tenants who were unemployed increased by 2 percentage points to 14%, whilst those not seeking work decreased by 2 percentage points to 20%.

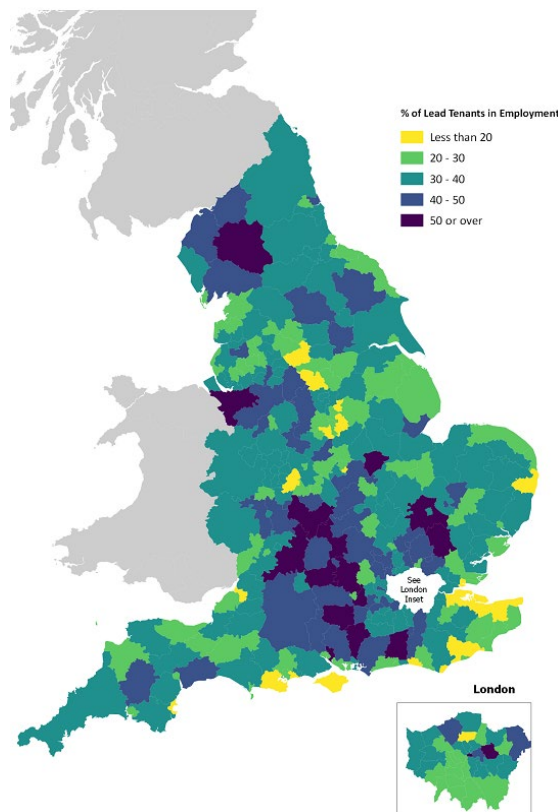
In Supported Housing new lettings, the proportion in employment slightly increased from 6% to 8% between 2007/08 and 2018/19. Unemployed and retired lead tenants each decreased, whilst those unable to work due to sickness increased from 17% to 25%.

**Chart 18: The proportion of lead tenants in new social housing lettings in 2018/19 who were employed reached the highest point in the last decade, with unemployment at its lowest**



Whether a household is in work or otherwise contributing to the community is a factor in some local authorities' allocation policies. This may affect the employment rates of tenants in new social housing lettings across the country.

**Map 2: The proportion of new social housing lettings to lead tenants in employment was lowest in coastal areas in 2018/19, reflecting older tenants in these areas**





## Income and benefits

### How much income do tenants in new social housing lets have and how much comes from benefits?

The median household income (including pensions and benefits) for social housing in 2018/19 was £238 per week, which is an increase of £17 (8%).<sup>29</sup>

Of households who knew whether they received pensions and/or benefits, just over half (51%) got their income solely from pensions and benefits, with a further 21% supplementing their earnings with pensions or benefits and the remaining 28% not claiming pensions or benefits.

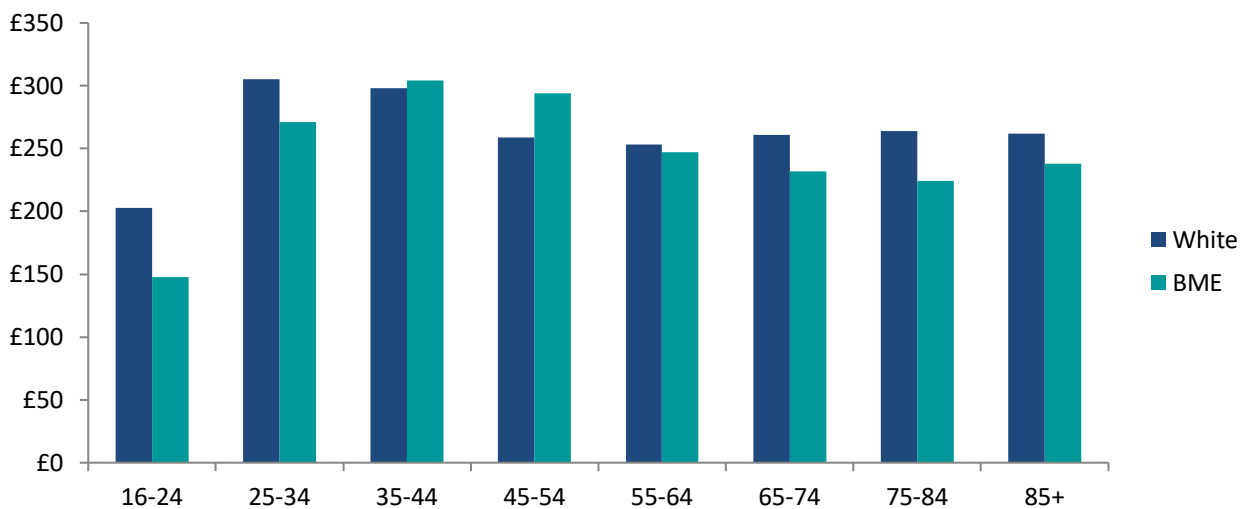
Care should be taken before drawing conclusions about how 'well off' a household is since the income reported here is household income and household compositions differ. In particular, households with lead tenants aged 25-44 and those with Asian lead tenants tend to have larger households. Geographic location will also have an impact on both income and cost of living.

### How does income vary with demographics?

Households with a black lead tenant had the highest median income (including pensions and benefits) in 2018/19 at £279 per week. This was £9 higher than white households and £17 higher than mixed race and Asian households.

For all ethnicities, households with a lead tenant aged 25-44 had the highest median income (including pensions and benefits) whilst households with a lead tenant aged 16-24 had the lowest. Households with white lead tenants had the highest income at younger ages, whilst those with Chinese lead tenants had the highest income of the over 85s.

**Chart 19: Household income (including pensions and benefits) was only higher for households with a BME lead tenant compared to a white lead tenant when the lead tenant was aged 35-54 years in 2018/19**



<sup>29</sup> Income is self-reported and was available for 52% of households in new tenancies in 2018/19.

## Nationality

### Are any nationalities over- or under- represented in new social housing lets?

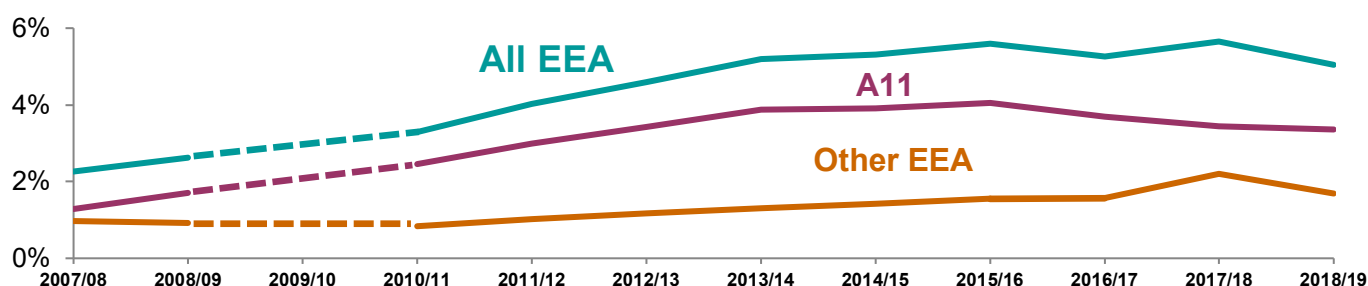
Most lead tenants in 2018/19 were UK nationals (92%). European nationals comprised 4% of lead tenants with the remaining 4% from nations outside the European Economic Area (EEA). This is similar to the composition of nationalities in the English population.<sup>30</sup>

Of the European nationals 3% were “A11” nationals (from the 11 Eastern European states that have joined the European Union since 2004),<sup>31</sup> 2% from other EEA countries<sup>32</sup>.

New Supported Housing lettings were less likely to contain EEA nationals, comprising 2% of Supported Housing lettings compared to 5% of General Needs lettings. Households new to the social sector in 2018/19 were more likely to be non-UK nationals – 11% of households entering the sector were non-UK nationals, as opposed to 7% of those moving within the sector.

As shown in Chart 20 below, the proportion of Social Rent General Needs lettings to EEA nationals grew from 2% in 2007/08 to 5% in 2013/14 and has been between 5% and 6% since. In 2018/19 there was a 10% reduction in the number of new social housing lettings to EEA nationals, from 11,000 in 2017/18 to 10,000 in 2018/19. Over the same time period new lettings to British nationals increased by 1% and letting to non-British and non-EEA nationals increased by 6%.

**Chart 20: The proportion of General Needs Social Rent lettings to EEA nationals fell by 0.6 percentage points in 2018/19<sup>33</sup>**



Refugees comprised 0.8% of new social housing lettings in 2018/19 at just over 2,000 households – the same proportion since 2007/08.

<sup>30</sup> Population estimates for England in 2017 were 90% UK national, 3% A11, 3% other EEA, and 4% non-EEA, <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/internationalmigration>.

<sup>31</sup> A11 countries are the A8 (Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia, and Slovenia) plus Bulgaria and Romania from 2008/9, and Croatia from 2014/15.

<sup>32</sup> Other EEA countries are: Austria, Belgium, Cyprus, Denmark, Finland, France, Germany, Greece, Iceland, Italy, Liechtenstein, Luxembourg, Malta, Netherlands, Norway, Portugal, Spain, Sweden and Switzerland. Ireland has been included from 2014/15.

<sup>33</sup> Data for 2009/10 did not distinguish foreign nationals amongst A8, EEA and other nationalities.

# 5. Tenancy lengths, rents and rent burden

## Tenancy type and length

There are five main types of social housing tenancy which can be split into three categories; fixed term, lifetime and licence agreements. Each differ in length and level of security; this in turn has an impact on the types of tenants moving into them.

### Definition: Tenancy types

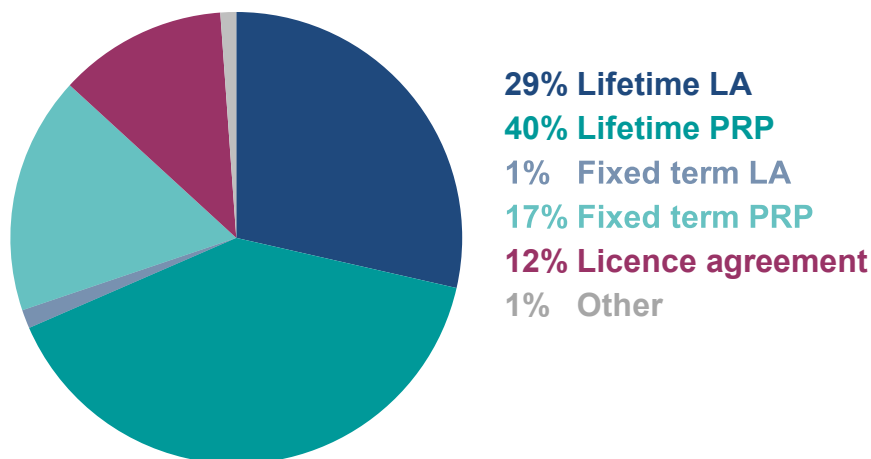
<b>Fixed term</b>	Fixed term tenancies are of a minimum of five years (two years in exceptional circumstances) and a maximum of 20 years. They are provided by both LAs (secure flexible) and PRPs (assured shorthold).
<b>Lifetime</b>	These are tenancies given for the lifetime of the tenant and are provided by both LAs (secure) and PRPs (assured).
<b>Licence agreement</b>	These are provided by both LAs and PRPs and are not a formal tenancy. They have no set length or end date and are mainly used for Supported Housing, not General Needs

### How many new fixed and lifetime tenancies were there in 2018/19?

In 2018/19, 68% (215,000) of new social housing tenancies were lifetime tenancies. This is divided into Assured lifetime tenancies at 40% (125,000) of all new tenancies (mainly PRP) and Secure lifetime tenancies at 29% (89,000) (mainly LA). In addition to this a further 12% (38,000) were licence agreements which have no fixed end date.

Only 18% (57,000) of new social housing tenancies had a fixed length. The proportion of new lettings being provided on a fixed term basis has not changed from last year.

### Chart 21: Two thirds of new social housing lettings in 2018/19 were lifetime tenancies whilst 1 in 5 had a fixed end date



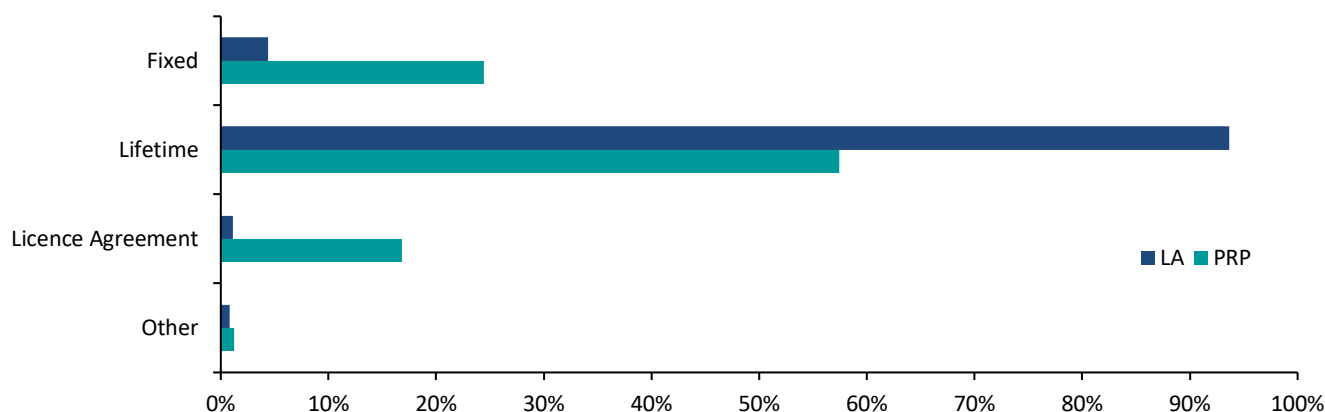
## Which provider types were most likely to give a lifetime tenancy?

Local authorities were more likely to provide their tenant with a lifetime tenancy than PRPs. Almost all (94%) of new LA lets were lifetime tenancies, and just 4% were fixed term. This compares to 57% of new PRP lets being lifetime and 24% being fixed term.

However, PRPs provided the highest number of lifetime tenancies as their share of the market is overall much larger. PRPs provided 125,000 new lifetime social lettings compared to 89,000 by LAs.

PRPs provided 97% of the 37,800 new licence agreements in 2018/19. Comparing to last year, the proportion of LA lettings that were lifetime increased by 5 percentage points, whereas PRP lettings that were lifetime decreased by 1 percentage point.

**Chart 22: Almost all (94%) of new tenancies let by local authorities in 2018/19 were lifetime, compared to over half (57%) of those let by PRPs**

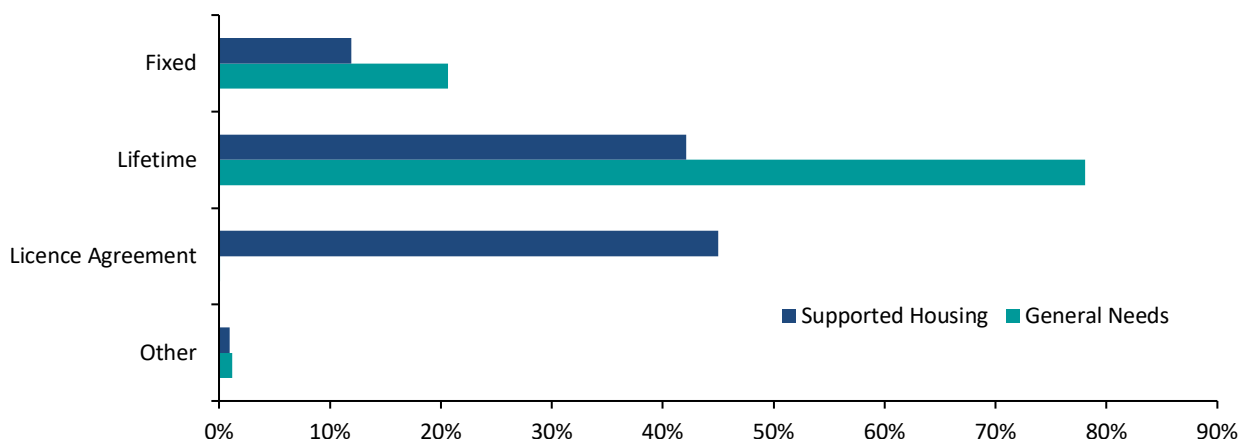


The increase in the proportion of fixed term tenancies being provided is due to the 2011 Localism Act which enabled social housing providers to offer fixed term tenancies. However the use of fixed term tenancies varies between PRPs and LAs. For PRPs the proportion of fixed term tenancies steadily increased to 24% in 2018/19. For LAs there was a large increase in the proportion of fixed term lettings to 7% in 2014/15, since then the proportion has been constant at 8% of lettings, until 2018/19 when it fell to 4%.

## Are there differences between General Needs and Supported Housing?

General Needs lettings have a higher proportion of fixed term tenancies at 21% compared to 12% for Supported Housing. Licence agreements are almost zero for General Needs lettings, whereas they account for 45% of Supported Housing tenancies.

**Chart 23: The vast majority of new General Needs tenancies in 2018/19 were lifetime whilst lifetime tenancies and licence agreements were equally common in Supported Housing**



**How long are fixed term tenancies?**

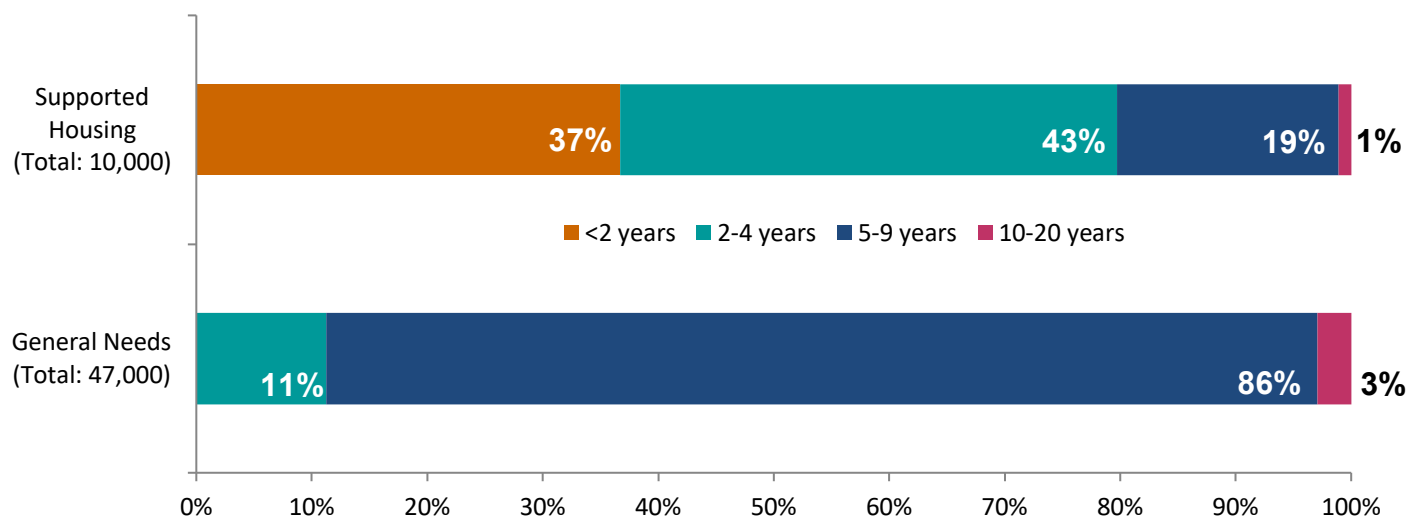
There were 3,600 Supported Housing tenancies (37%) that had a length of less than two years; General Needs tenancies of this length are not collected through CORE as they are considered temporary.

Of the 47,000 fixed term tenancies that were two years or longer, the average length of a Supported Housing fixed term tenancy was three years, compared to five years for General Needs. The difference in tenancy lengths is also seen in Chart 19 where 43% of Supported Housing fixed tenancies had length 2-4 years, compared to 11% General Needs tenancies.

The minimum length of a fixed term tenancy is set at 5 years, but under exceptional circumstances shorter tenancies may be provided. Supported Housing is more likely to have tenants with circumstances meeting this condition, which could explain the difference in tenancy length.

Tenancy lengths were fairly consistent between Social and Affordable Rents.

**Chart 24: New Supported Housing tenancies in 2018/19 were shorter than General Needs**



## Rents for new social housing lettings

### How expensive is social housing?

The median<sup>34</sup> rent for new social housing tenancies in England in 2018/19 was £85 per week, which is £1 higher than the previous year.

Rents in London were higher than the English average but provided a greater saving compared to market rents. The median rent in London for new social housing tenancies was £111 per week, 31% higher than for the rest of England.

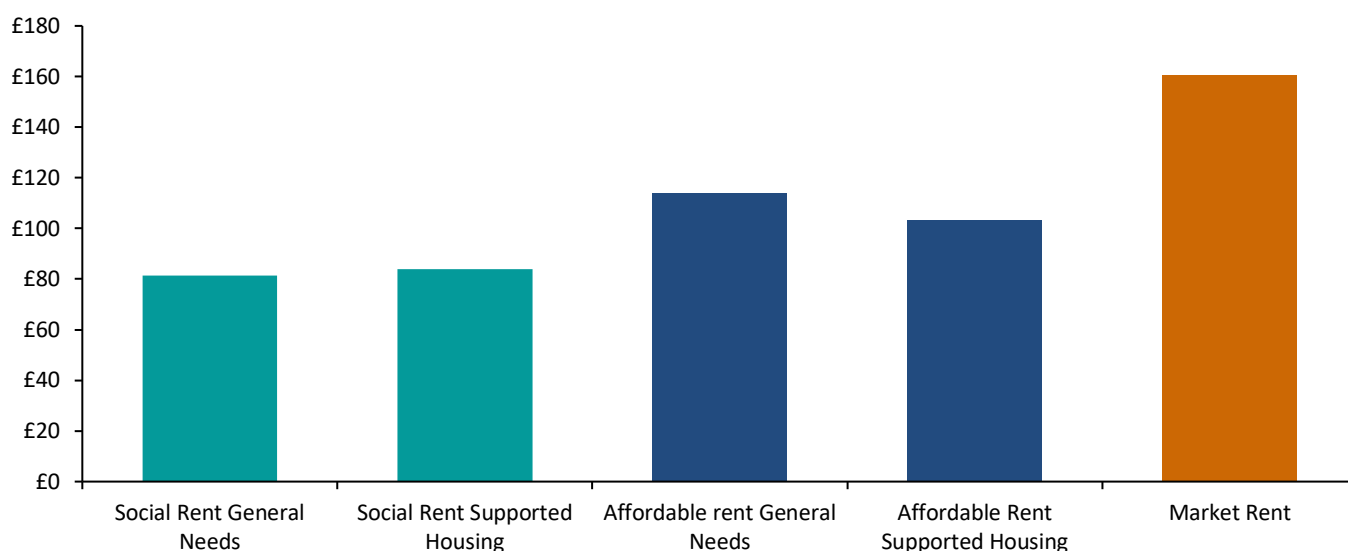
### What effect does the rent type have on rent levels?

Rent varies depending on rent type. Affordable rents (as part of the Affordable Rent Programme) are set at up to 80% of market rent, whilst social rents are set via a national regime but are typically lower than affordable rents<sup>35</sup>.

Social Rent was on average 51% of market rent (£82 per week), whilst Affordable Rent was on average 70% of market rent (£113 per week).

Social Rent in London was on average 31% of market rent (£108 per week), compared to 51% in England. Affordable Rent in London was on average 47% of market rent (£163 per week), compared to 70% in England.

**Chart 25: Affordable Rents for new lettings were higher than Social Rents in 2018/19, with the difference greatest in General Needs, but both were substantially lower than market rent**



<sup>34</sup> Median is used where possible as it is less influenced by individual extremely high or low values. Mean is used instead when comparing between new social lets and all social lets as LAHS publishes means for all social lets.

<sup>35</sup> See definitions on page 10

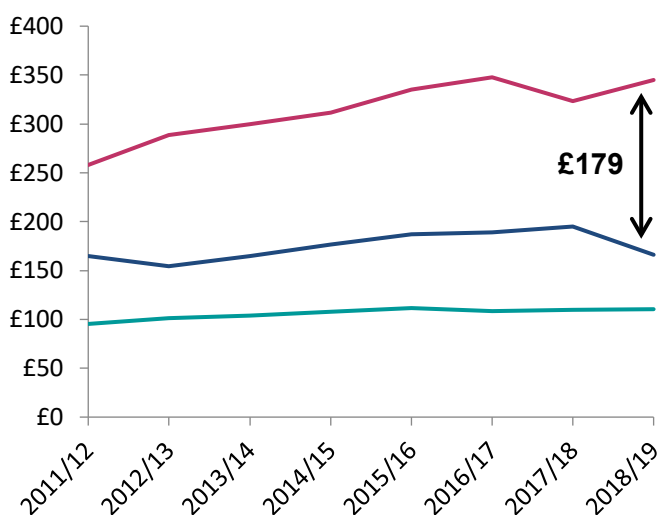
## How have rents changed over time?

Since 2011/12 when the Affordable Rent Programme began, all social housing weekly rents have increased, but by less than the market rent increase. Between 2011/12 and 2018/19, both Social and Affordable Rents increased by 13% on average, whilst market rent increased by 22%.

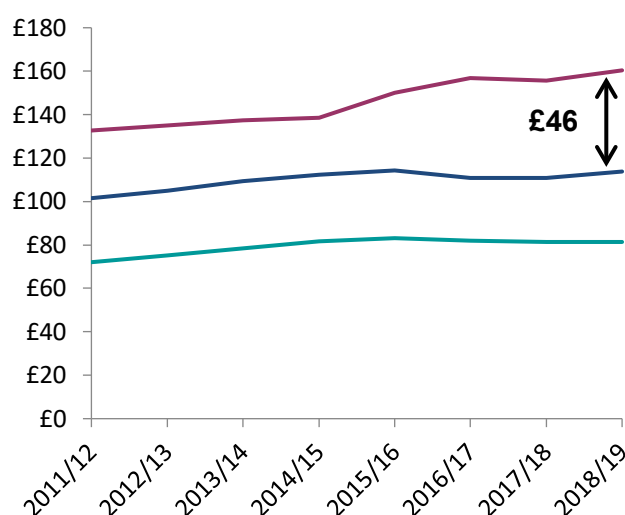
The rental market in London differed from England. In 2018/19 Affordable Rent outside of London increased by 1% compared to a 12% decrease in London. Over the same period market rent increased by 3% outside London and 7% in London. Social Rent remained level both within and outside of London.

**Chart 26: The gap between market rent and Affordable Rent across the country has been widening since 2012/13; by 2018/19 the gap in London was 3 times the gap in England**

**London – median weekly rents**



**England – median weekly rents**



— Social rent — Affordable rent — Market rent

## Are tenants in new social lettings paying lower rents those already living in social housing?

For social lettings provided by local authorities mean<sup>36</sup> weekly rents for new lets were on average £2.70 (3%) lower than for all LA lets in 2018/19.

In contrast, mean rents for new PRP lets were £3.00 (3%) higher than for all PRP lettings in 2018/19.

<sup>36</sup> Median is used where possible as it is less influenced by individual extremely high or low values. Mean is used instead when comparing between new social lets and all social lets as LAHS publishes means for all social lets.

## Has the gap between rents for new lettings and those already in social housing widened?

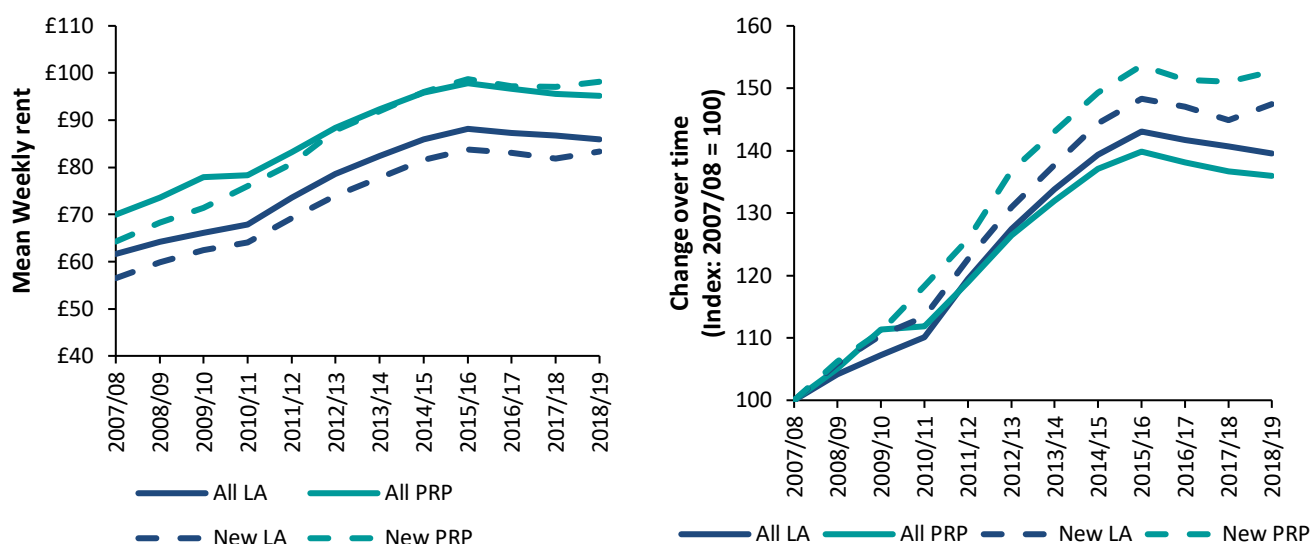
For LA lettings, mean weekly rents for new lets has stayed lower than rents for all LA lets each year since 2007/08.

For PRP lettings, the gap has switched. Rents for new PRP lets in 2007/08 were lower on average than for all new PRP lets, but in 2015/16 this flipped and so since new PRP lets had higher rents.

## By how much have rents increased over time?

Weekly rents for both new social lettings and the social sector as a whole increased from 2007/08 to 2015/16. Between 2015/16 and 2018/19 average rents for new lets flattened, whereas for the sector as a whole rents slightly fell (3% for PRPs and 2% for LAs). This is in line with the Welfare Reform and Work Act 2016 – social rent reduction<sup>37</sup>.

**Chart 27: Social housing rents increased for all social lettings between 2007/08 and 2018/19, with the increase occurring until 2015/16 then remaining relatively flat since**



**Table 2: From 2007/08 to 2018/19 average weekly rents for new social lettings rose by around 50% whereas rents for all social lettings rose by less than 40%**

		2007/08 average (mean) weekly rent	2018/19 average (mean) weekly rent	% change
New social lettings	Private Registered Providers (PRPs)	£64.25	£98.12	53%
	Local authorities (LAs)	£56.48	£83.29	47%
All social lettings	Private Registered Providers (PRPs)	£69.96	£95.12	36%
	Local authorities (LAs)	£61.62	£85.97	40%

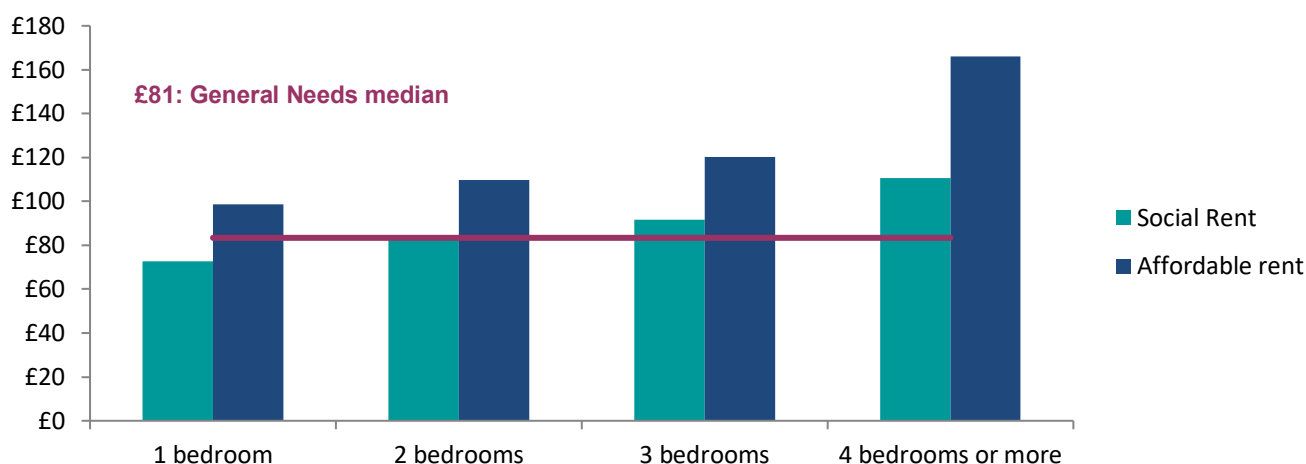
<sup>37</sup> Details are available at: <https://www.gov.uk/guidance/welfarereform-and-work-act-2016-social-rent-reduction>



## Number of bedrooms and weekly rent

The number of bedrooms in a property has an impact on the median weekly rent. This is clearly illustrated by chart 22, where in both Social and Affordable Rent, General Needs<sup>38</sup> properties with one bedroom are by far the cheapest and those with four bedrooms are the most expensive. Four bedroom properties were 51% more expensive than one bedroom properties for Social Rent and 69% more expensive for Affordable Rent.

**Chart 28: Median weekly rent increased by approximately £10 per week for each bedroom in new General Needs tenancies in 2018/19 (up to 3 bedrooms)**



## Rent burden for new social housing lettings

### Definition: Rent burden

$$\text{Rent burden} = \frac{\text{Rent}}{\text{Income}}$$

This is the proportion of the household income (including benefits) spent on rent. A high level of rent burden means a household has less money to spend on other things. This only considers rent, not other essentials such as bills and food. General Needs only<sup>39</sup>.

On average, households spent 33% of their income on rent in 2018/19, a drop of one percentage point compared to the previous year. Rent burden in 2018/19 was the lowest since 2007/08, having peaked at 38% in 2012/13.

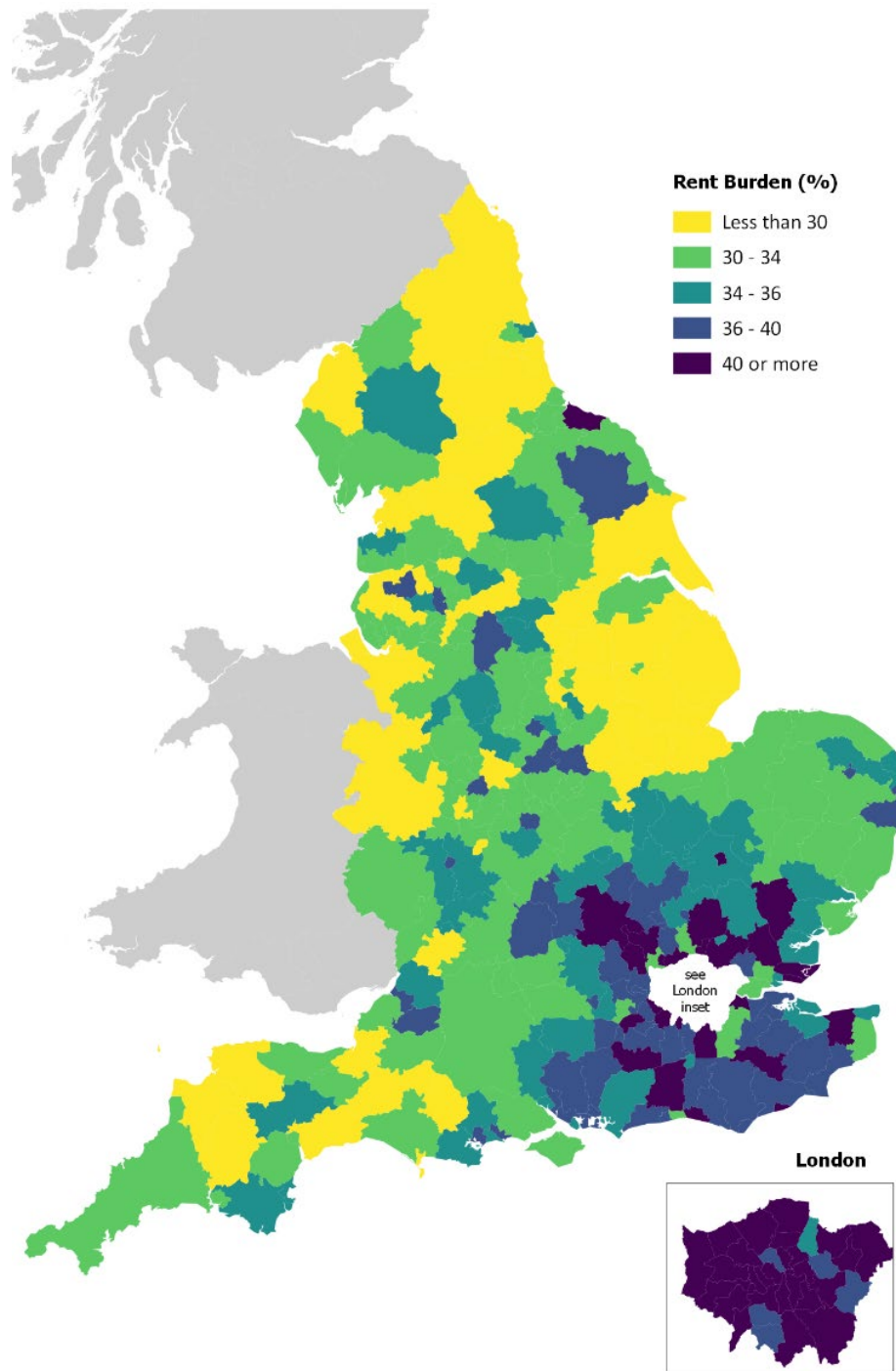
<sup>38</sup> General needs only; CORE only collects information on number of bedrooms for general needs properties.

<sup>39</sup> Rent burden can only be calculated for General Needs. The number of bedrooms is required to calculate rent burden and this information is not available for Supported Housing.

### How does rent burden vary across the country?

Rent burden was highest in London with households on average spending 48% of their income on rent in 2018/19. In the rest of England, the average spend on rent was between 31% and 38% of household income.

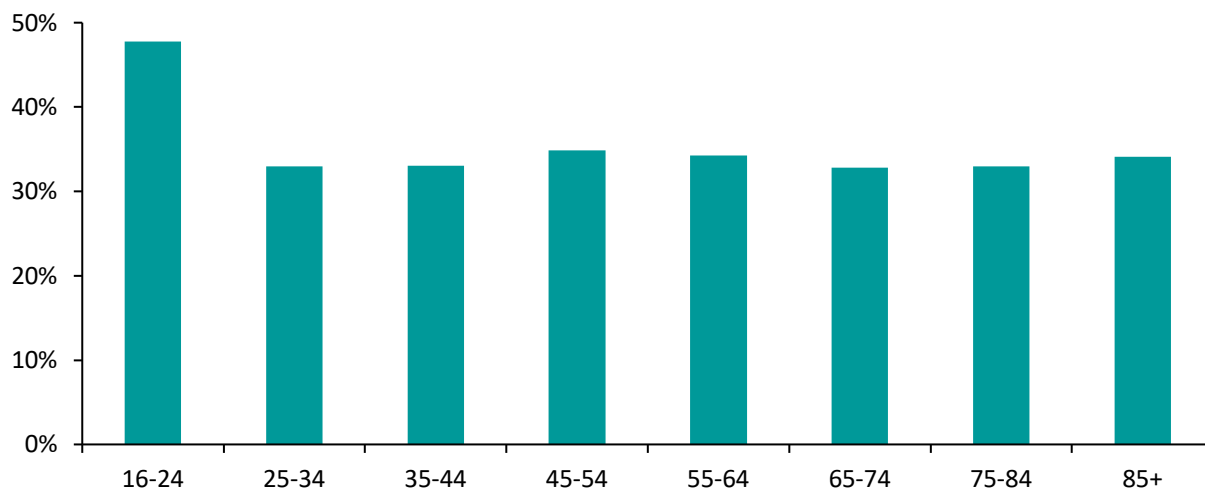
**Map 3: The proportion of household income spent on rent in 2018/19 is highest in London and the surrounding areas**



### How does rent burden vary between households?

There was a difference in rent burden by age, where households with lead tenants aged 25–44 years old were spending the lowest proportion of their income on rent (33%), whereas those under 24 spent the highest proportion of their income on rent (48%).

**Chart 29: The proportion of household income spent on rent was highest for the households with a lead tenant aged 16-24 in 2018/19**



There were slight variations in rent burden between different ethnic groups. Households where the lead tenant was black or Asian spent 40% of their income on rent, whilst households with white or mixed race lead tenants spent 34% and 41% respectively.

## 6. Technical notes

*Social Housing Lettings* has been badged as National Statistics, the quality mark of government statistics, following assessment by the UK Statistics Authority in 2014. We abide by the Code of Practice for Statistics<sup>40</sup> from data collection through to publication.

### Data collection

Information for 2018/19 in this release reflects data given by providers for the financial year ending 31 March 2019. CORE is a requirement on the Single Data List for local authorities and is a regulatory requirement of the social housing regulator for private registered providers.

Statistics presented in this release are based on the data submitted through the on-line Continuous Recording system (CORE) by private registered providers and local authorities. CORE was first set up in 1989 for PRPs and its remit expanded to local authorities in 2004.

Data providers complete a range of information set out in a form about tenants that are accessing social housing and the property they are letting. Practice varies in terms of how local authorities and housing associations collect and compile the data that is submitted on the CORE form. Some questions are answered with information recorded at the point of registration, other elements about the type of tenancy and stock are drawn from the providers' own housing management information system, with the remaining CORE-specific questions are asked of tenants by housing officers at the point of sign-up. Guidance notes are available on [Guides and Manuals](#) on the CORE website.

Once complete, the CORE logs are input online, either manually or directly from their internal systems via a bulk upload. The data are initially validated at the point of entry as they are submitted by data providers, and then undergo further validation and quality assurance processes. These processes are described in the "Data Quality" section.

### Data quality

#### Coverage

The data collected through CORE differs from the social housing data in the *Local Authority Housing Survey* (LAHS) in that CORE is a 'flow' measure of all new social housing lettings which records data at record level, whereas data in LAHS is a 'stock' measure of all social housing stock in local authorities. Some LAHS information is presented in this release to provide context to the information from CORE on new lettings. The associated LAHS live tables will be published on the same day.

The *English Housing Survey* (EHS) also provides social housing lettings data but the statistics are based on a survey and are again a 'stock' measure of social housing stock. CORE data focuses on the tenancy details at the point of letting, and besides property characteristics also collects information on the socio-demographic profile of the household, their housing circumstances and some financial information. CORE does not record any information of social housing lettings that are continuing – only new lettings.

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<sup>40</sup> <https://www.statisticsauthority.gov.uk/code-of-practice/>

Lettings and sales data are reported by all registered providers, and voluntarily by those who are not registered with the social housing regulator. Information is only collected on new lettings or sales, in General Needs or Supported Housing, by financial year.

CORE does not currently collect information on sales from local authorities, with more detail available in the [Social Housing Sales](#) publication.

Some types of lettings are excluded from CORE, as detailed at [Guides and Manuals](#) page, including:

- Mutual exchanges (where tenants have exchanged homes)
- Conversions of starter or introductory tenancies to assured or secure tenancies (because the introductory tenancy will have previously been reported to CORE)
- Successions by assignment (where the tenancy has transferred to another person at the request of the sole tenancy)
- Temporary general needs housing (lettings made with a fixed period of less than two years)

More information on the coverage of CORE can be found in the quality report:

<https://www.gov.uk/government/publications/social-housing-lettings-2018-to-2019-quality-report>

### **Completeness of CORE data**

CORE is designed to be a complete census of new social housing lettings provided by local authorities and private registered providers that own social housing stock. Whilst data providers should submit data for all new social housing tenancies, this does not always happen in practice. In addition, not all questions are compulsory so information may be incomplete for some tenancy records. This introduces bias into statistics using the data which we minimise by applying weighting and imputation processes. Weighting is applied to adjust for record level non-response by local authorities. Imputation is applied to compensate for item non-response for both local authorities and private registered providers.

#### Local authority weighting

Local authority weights are calculated by reference to the total number of lettings reported to LAHS. Currently weights are not calculated for private rented providers as it is assumed we have a complete response. Weights are also not calculated for Affordable Rents as there were too few lettings of this type for any such calculated weights to be robust.

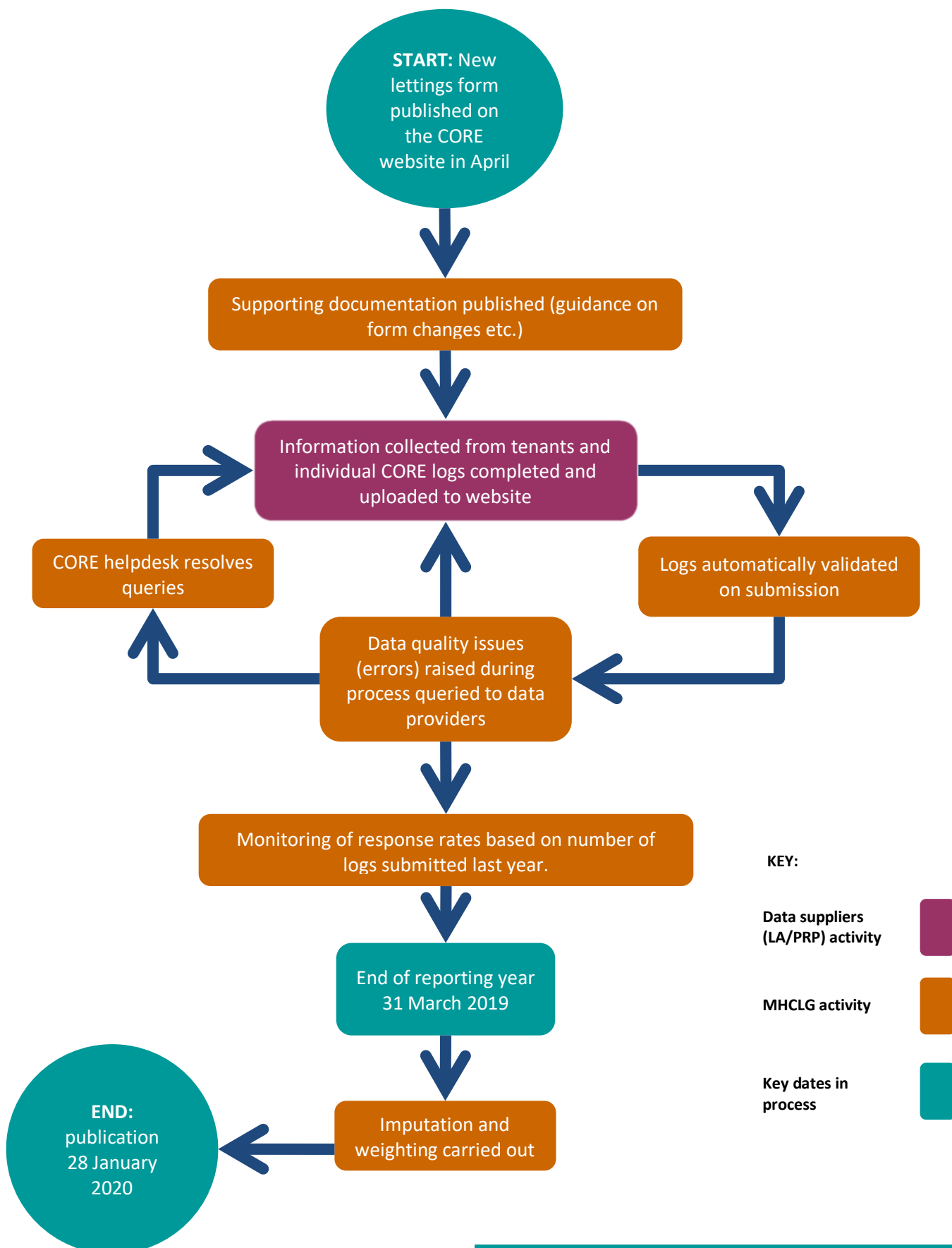
#### Imputation of missing items

Some of the questions on the CORE questionnaire are not compulsory. In particular, data on household characteristics may not be available to the housing officer or may be refused by the tenant. In these cases, we impute responses.

Imputation levels are low – in 2018/19 we imputed less than 2% for age and sex of the lead tenant and 5-11% for economic status, ethnicity and nationality of lead tenant. Each year we impute slightly fewer responses as we receive slightly more complete data.

Details of the imputation and weighting methodology used are available in the quality report: <https://www.gov.uk/government/publications/social-housing-lettings-2018-to-2019-quality-report>

## Quality assurance procedure



## Users and uses

CORE is a unique source of information in providing detailed information about individual tenancies. This record level data enables multi-variable breakdowns, distributional analysis, and construction of small area estimates. For example, it collects information on household characteristics, primary reason for housing, and the source of referral and previous tenure of all recorded lettings.

Policy makers and practitioners regard CORE as an essential tool for monitoring housing costs, assessing affordability and developing policy. CORE data are used:

- For policy monitoring and development, e.g. through detailed local analysis of allocations;
- As a component of the Retail Price Index (RPI) by the Office for National Statistics;
- By other government departments, e.g. forming part of how the Armed Forces Covenant monitors access to social housing for veterans;
- To respond to Freedom of Information requests (FOI) and Parliamentary Questions (PQs).

Non-government bodies also use CORE data. For example:

- Housing providers use analysis of their own data to inform their housing management strategies and to benchmark their own performance;
- Academics, researchers, charities and the public access record level data through the UK Data Archive to better understand social housing issues.

## Confidentiality

Since the introduction of the General Data Protection Requirements (GDPR) on 25 May 2018 updates have been made to how data are submitted into the CORE system:

- Data sharing agreement – all CORE data providers must sign a formal data sharing agreement with MHCLG;
- CORE data protection officer – all CORE data providers must set up a CORE data protection officer on the CORE system to electronically sign the data sharing agreement on behalf of their organisation;
- Privacy notice – a new CORE privacy notice must be made available to all new social housing tenants when their data are collected.

All of these steps must be taken for an organisation to submit data into CORE. This ensures that tenants are informed of how their data will be used and that it is being processed securely.

Our disclosure policy<sup>41</sup> is applied to all internal and external uses of the data, including this statistical release and accompanying products. Record level datasets are available through the UK Data Archive via one of three types of licence agreement with different levels of data protection to meet different user needs whilst maintaining tenant confidentiality in line with legislation.

To access CORE record level data see: <http://ukdataservice.ac.uk/get-data/how-to-access>

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<sup>41</sup> <https://core.communities.gov.uk/public/GuidesAndManuals.html>

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Department's Revisions Policy:

<https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>).

### 1. Non-scheduled revisions

These are where a substantial error has occurred as a result of the compilation, imputation or dissemination process. Revised products are released as soon as is practicable, alongside an explanatory note on both the cause and impact of the error. Data are clearly indicated in tables as 'provisional' (P) or 'revised' (R).

### 2. Scheduled revisions

Providers cannot retrospectively submit or revise data after the closedown deadline date for the reporting year. The only scheduled revision is to the weights, currently based on provisional LAHS data, once the final LAHS data are published. Revised weights and estimates are made in the subsequent release in the historic tables.

For example, 2018/19 weights will be revised after the publication of LAHS 2018/19 in January 2019. When the 2019/20 *Social Housing Lettings* release is published in Autumn 2020 the 2018/19 figures in the time series tables used will be revised.

## Related statistics

### Open data

Some variables will also be made available as linked data via DCLG's Open Data Cabinet to improve the accessibility of the datasets. The data will be available by selecting 'CORE - Social Housing Lettings' from: <http://opendatacommunities.org/data/housing-market>

### Social housing sales data

The Department's *Social Housing Sales in England, 2018/19*, utilising data collected through CORE for sales of self-contained dwellings and re-sales of any part-owned dwellings (shared ownership) from private registered providers are available from:

<https://www.gov.uk/government/collections/social-housing-sales-including-right-to-buy-and-transfers>

### Housing stock in England

The Department publishes annual live tables on housing stock and vacant by tenure at:

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



## Private registered provider social housing

The Regulator for Social Housing in England, the separate statutory regulatory body, publishes its annual *Statistical Data Return* (SDR) including the total number of social and affordable lettings and stock, based on data collected from private registered providers at:

<https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019>

## Local authority housing social housing

The Department's annual *Local Authority Housing Statistics* (LAHS) data return reports on a wide range of housing related data including total dwellings, lettings and vacant, waiting lists, rents, and condition of stock<sup>42</sup>, available from:

<https://www.gov.uk/government/collections/local-authority-housing-data>

## English Housing Survey (EHS)

The Department's annual *English Housing Survey* (EHS) providing information on the quality and quantity of both social and non-social stock in England based upon a sample of households is at:

<https://www.gov.uk/government/collections/english-housing-survey>

## Homelessness

The Department's statistics relating to homelessness include quarterly *Statutory Homelessness* and the annual *Rough Sleeping in England*, both available from:

<https://www.gov.uk/government/collections/homelessness-statistics>

## Devolved administrations

The devolved administrations of the UK produce and publish their own social housing lettings and sales statistics. These data are not published alongside the England statistics in this release because there are not directly comparable figures across the country due to differences in data collection methodologies and policies.

### Wales

- Social housing stock and rent statistics:  
<http://gov.wales/statistics-and-research/social-housing-stock-rents/?lang=en>
- Social housing lettings statistics:  
<http://gov.wales/statistics-and-research/social-housing-lettings-data-collection/?lang=en>

### Scotland

- Local authority social lettings:  
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Lettings>
- Social sector summary tables: <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>
- Private registered provider social lettings:  
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Improvements>
- Social Tenants in Scotland, 2015 <http://www.gov.scot/Publications/2017/02/8350>

### Northern Ireland

- Social housing statistics including data on tenancies, household, allocations and sales can be found at: <http://www.ninis2.nisra.gov.uk/public/Home.aspx>

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<sup>42</sup> Prior to 2011/12 much of this information was collected through the department's Housing Strategy Statistical Appendix (HSSA).

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