Regulator of Social Housing

Private registered provider social housing stock in England - rents profile

2018-2019

Version 1.1 – October 2020

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Introduction

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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.

Version control

Version 1.1 - Revised data for Affordable Rent information following identification of data errors. Revised data is marked 'R'. See page 20 for more information.

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).

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

Rents reductions and exceptions

Rent reductions

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

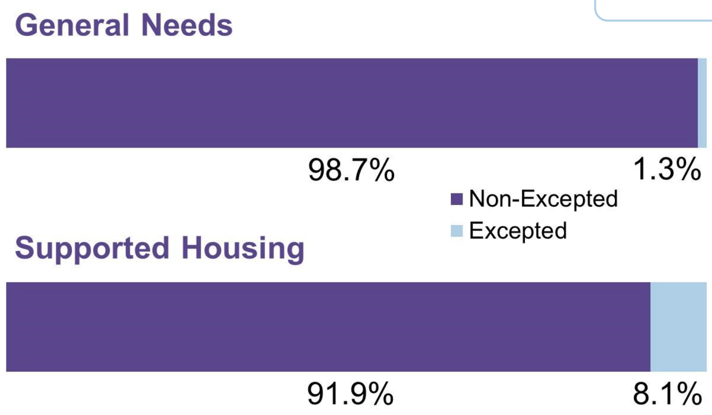
Aspects of the rent rules introduced by the WRWA are complex, for example, those set out in Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016. Certain types of provider and some units, such as those designated as specialised supported housing or temporary social housing,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

Impact of units with exceptions

It should be noted that the average rent and service charge figures presented in each section of this briefing note are for all units in that particular stock category and therefore include both excepted and non-excepted units. The presence of units with absolute exceptions may have a distorting effect on the averages presented due to outlier values skewing the average.

Not including those let on Affordable Rent terms, approximately 1.3% of general needs units and 8.1% of supported housing units held by PRPs with 1,000 or more social units were reported as having an absolute exception from the WRWA requirements in 2019.

T.2.1



Year on year changes

The divergence in some regions between the reported aggregate net rent decreases and the policy as set out in the WRWA will be due, in part, to new additions to the stock, units with absolute exceptions and to PRPs taking the opportunity to set rents at the prevailing social rent rate when re-letting units.

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Key facts

The average general needs net rent was £95.12 per week

The average net rent for general needs low cost rental stock (excluding Affordable Rent and intermediate rent) owned by PRPs in England with a 1,000 or more units/ bedspaces was £95.12 per week in 2019.

General needs net rents reduced by 1.3% since 2018

The average net rent for general needs low cost rental stock (excluding Affordable Rent and intermediate rent) owned by PRPs in England with a 1,000 or more units/ bedspaces reduced by 1.3% from the previous year.

Supported housing net rents reduced by 0.3% since 2018

The key driver behind the lower than expected decrease appears to be units that have an absolute exception from the 1% per annum rent reduction. After controlling for these units a 1.3% reduction can be seen.

Affordable Rent rents increased by 0.2%[R] since 2018

The average gross rent for Affordable Rent general needs units was £128.05[R] per week in 2019, a increase of 0.2%[R] on the previous year.

[R] Data errors identified in PRP submission of Affordable Rent data led to a revision of this data (from –1.8% to +0.2%). See page 20 for more information.

General needs and supported housing figures for large PRPs only and exclude AR units. Figures for AR for all PRPs.

General needs (social rent) net rents

The average general needs (social rent) net rent in England is £95.12 per week (for all stock sizes).

London, the South East and the East of England have the highest net rents on average (ranging from £98.99 to £121.85 per week).

The North East has the lowest average weekly net rent of £77.89, which is £43.96 lower than the highest average rent of £121.85 in London.

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

Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.2

The high average net rents in London and the wider South East reflects higher formula rents in these areas, which in turn follow relatively high property values and county-level earnings (two factors in the formula introduced to set social rents in 2002).

It should be noted that there is a large degree of variation within each region and between PRPs within each region. This will reflect variations in business models as well as differences in the types of properties operated *e.g.* the mix between houses and flats.

General needs (social rent) gross rents

The average general needs (social rent) gross rent in England is £99.18 per week (for all stock sizes).

The average weekly service charge eligible for housing benefit is £6.88. Service charges eligible for housing benefit constitute the majority of service charges in the social housing sector.

London has the highest average gross rent in England (£130.74 per week)**.**

Average gross rents are not calculated by adding the average net rent and average service charge together.

General needs (social rent) gross rents by region (£/ week)

Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.2

Service charges are relatively similar across the country, with the exception of London where they are almost double the average at £12.27 per week. Outside of London, average service charges range from £4.61 per week in the North West to £6.74 per week in the North East.

Service charges increased in all but three regions (the North East, North West and South West) between 2018 and 2019. The largest increase in percentage terms was in the East of England (5.6%) and the largest absolute increase was in London (a £0.51 per week increase).

General needs (social rent) change

General needs (social rent) net rents fell by 1.3% between 2018 and 2019 (average fall across all stock sizes and regions).

The South West and West Midlands had the smallest net rent reductions, both falling by 0.6%.

London had the largest decrease in net rents at 2.7%. The size of the decrease may be due in part to rents stabilising after the 0.9% increase seen in 2018. See the 2018 release for more information on the methodological issues surrounding this.

General needs (social rent) rent change (%) 2018 to 2019

Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.3
T.2.4

Gross rents reduced by a smaller amount than net rents in almost all regions. The exceptions were the North East, with an identical fall, and the South West where gross rents fell by slightly more than net rents (0.7% reduction in gross versus 0.6% reduction in net rents).

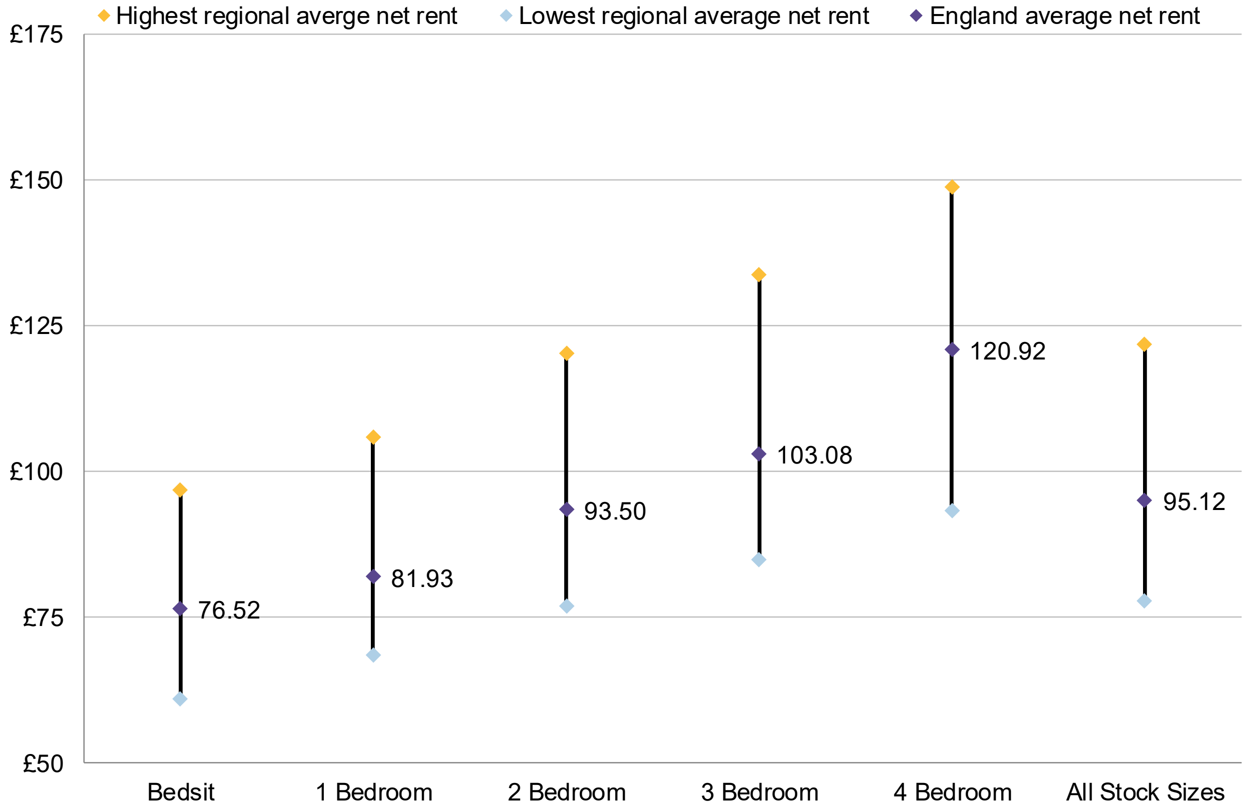
Increases in service charges will be the primary driver behind the slower decrease in gross rents than net rents. As noted above, service charges increased in all but three regions (the North East, North West and South West) between 2018 and 2019.

General needs (social rent) net rent by size

Bedsit units have the smallest range of average regional net rents. They range from £60.85 in the North West to £96.88 in London (a range of £36.01).

Two bedroom units are the closest to the national average. This size of unit is the most common (circa 688,000 units) 37.4% of general needs units held by PRPs with 1,000 or more units of social stock in 2019.

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



Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.5

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

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

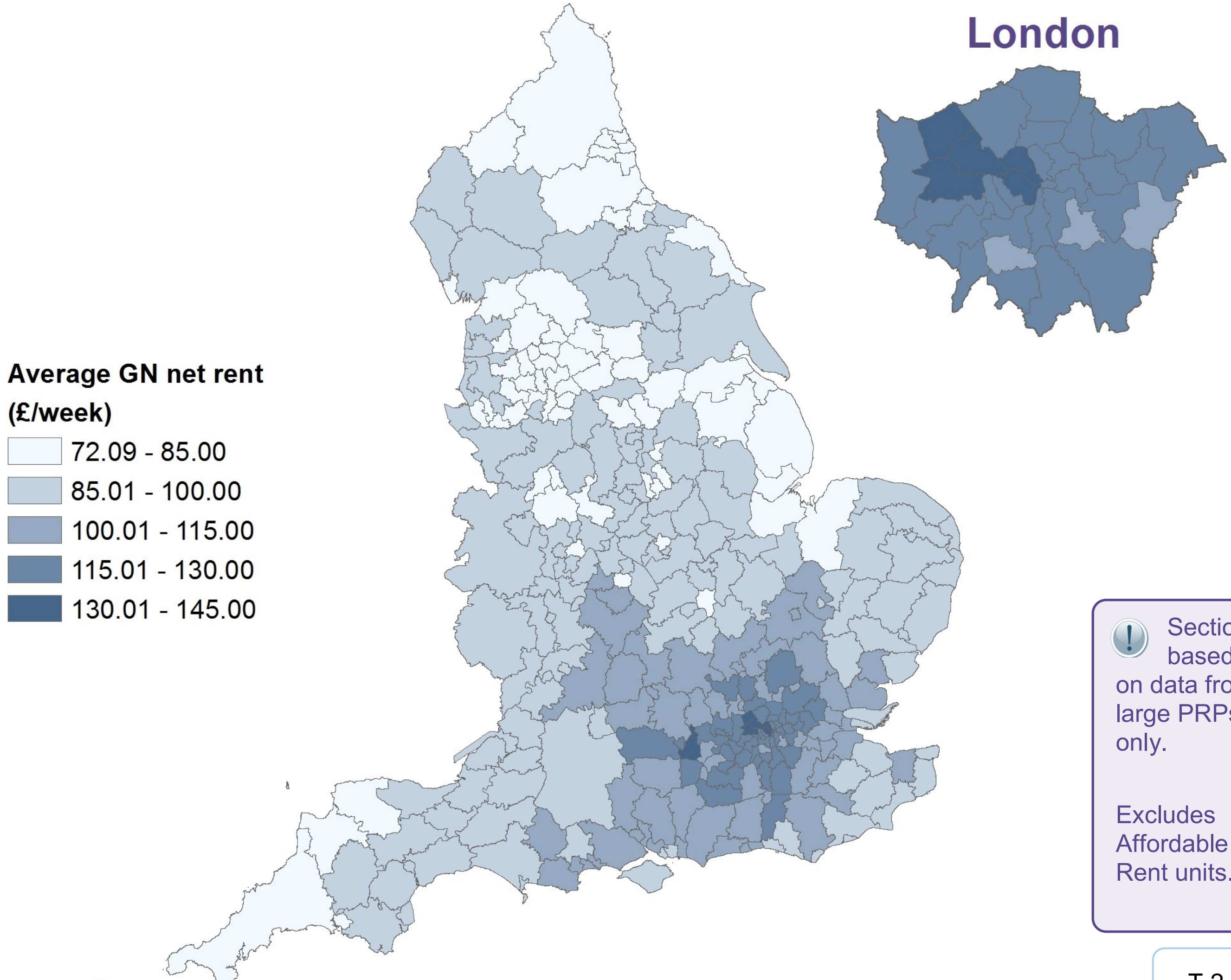
General needs (social rent) net rent by LA

Average net rents across England are highest in London and the wider South East. This reflects higher social rent rate in these areas, which in turn follows relatively high property values and county level earnings (two factors in the formula introduced to set social rents in 2002).

The highest LA level net rent is in Westminster (£140.33 per week).

The lowest LA level net rent is in County Durham (£72.09 per week).

General needs (social rent) net rents by Local Authority (2019)



Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.6

Supported housing (social rent) net rents

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The average supported housing (social rent) net rent in England is £92.78 per week (for all stock sizes).

The North West has the lowest average weekly net rent of £84.25. This is £28.23 lower than the highest average rent of £112.48 in London.

London is the only region with an average net rent above £100 per week. Five regions have average rents below £90 per week.

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

Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.7

Average supported housing rent levels should be viewed within the context that large variations exist between PRPs within each regions due to them serving different client groups with varying degrees of support needs. This also applies to service charges.

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

Supported housing (social rent) gross rents

The average supported housing (social rent) gross rent in England is £131.68 per week (for all stock sizes).

The average weekly service charge eligible for housing benefit is £41.68. Service charges eligible for housing benefit constitute the majority of service charges in the social housing sector.

Average gross rents are not calculated by adding the average net rent and average service charge together.

Supported housing (social rent) gross rents by region (£/ week)

Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.7

Service charges for supported housing can vary significantly between PRPs depending on the nature and level of support provided. The service charges for individual properties can also vary from year to year as units are used to house different types of support clients.

Average service charges in England increased by 5% between 2018 and 2019 although there was a large degree of regional variation. This ranged from a 1% fall in London to a near 14% increase in the East Midlands.

Supported housing (social rent) change

Supported housing (social rent) net rents fell by 0.3% between 2018 and 2019 (average fall across all stock sizes and regions).

The West Midlands had the largest decrease of 1.6%. This decrease may in part be due to reported rent levels stabilising after the 8% increase seen last year. See the 2018 release for more information on the methodological issues surrounding this.

Average gross rents increased in seven regions. The South West and London were the only regions to see a reduction in gross rents.

Supported housing (social rent) rent change (%) 2018 to 2019

Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.8
T.2.9

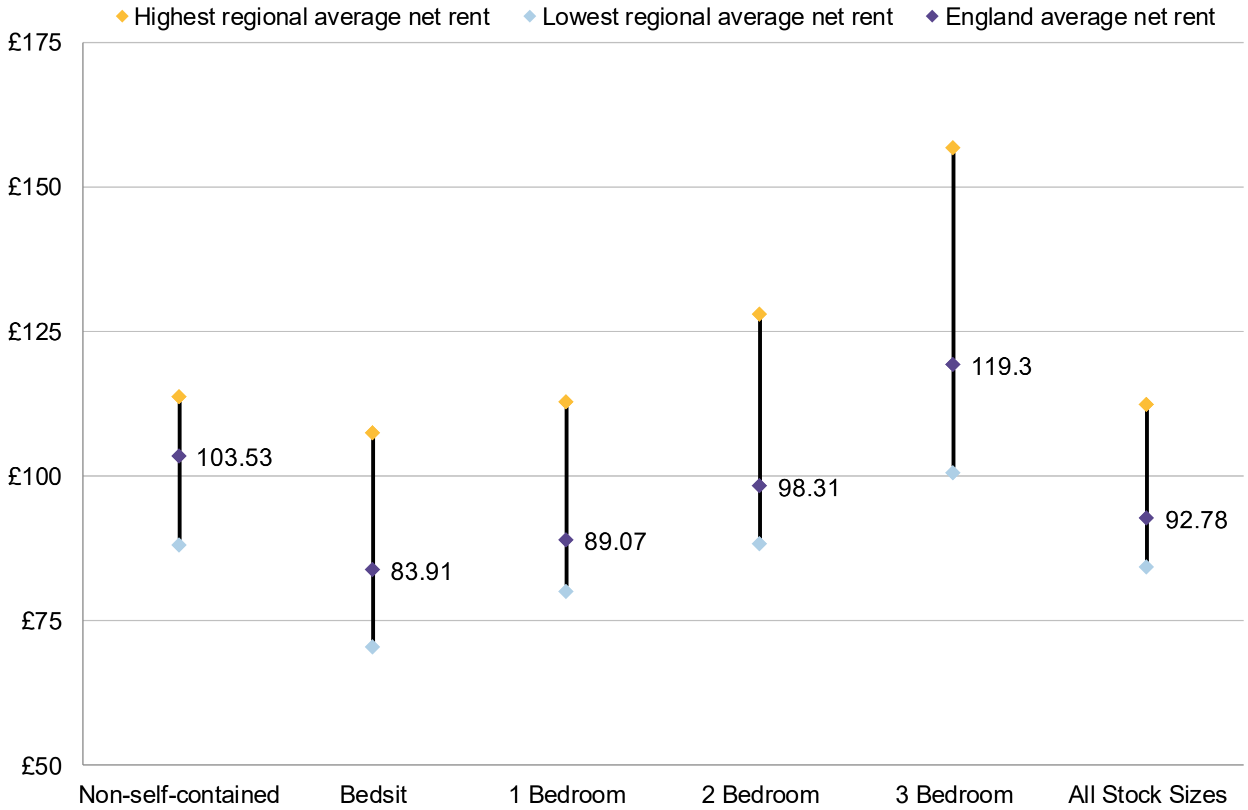
As noted above, 8.1% of supported housing stock has an absolute exception from the 1% rent reduction as set out in the WRWA and this heavily influences year on year changes in supported housing net rents. Controlling for this stock, the average year on year reduction in net rents would be 1.3%. Data was controlled by excluding pockets of stock (groupings by PRP by bedsize by LA) where 100% of the stock had an absolute exception. This represents an exclusion of 5.1% of total supported housing stock. It is not possible to further exclude units that are in pockets with a mix of excluded and non-excluded stock.

Supported housing net rent by size

Non-self-contained units have the smallest range of average regional net rents across England. They range from £88.00 in the West Midlands to £113.82 in Yorkshire and The Humber (a range of £25.82).

One bedroom units are the most common size. They account for 62.4% (circa 210,000 units) of all supported housing (social rent) units.

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



Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.10

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

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

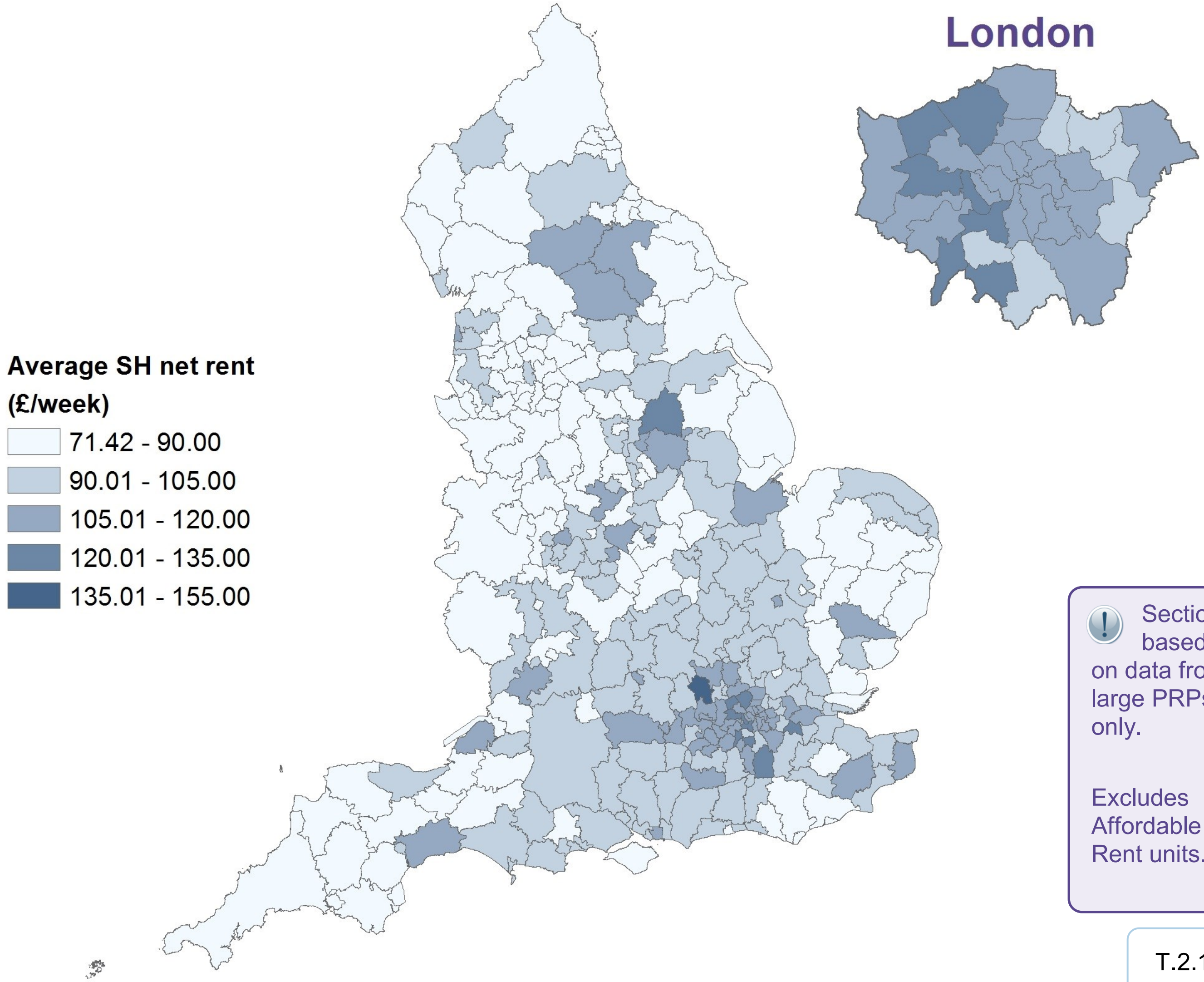
Supported housing net rent by LA

Average net rents across England are generally highest in London and the wider South East. There is greater variation in average rent by LA area than with general needs stock, possibly reflecting the wider range of services offered and higher social rent rate in these areas.

The highest LA level net rent is in Chiltern (£152.48 per week).

The lowest LA level net rent is in Plymouth (£71.42 per week).

Supported housing (social rent) net rents by LA (2019)



Section based on data from large PRPs only.

Excludes Affordable Rent units.

T.2.11

Affordable Rent general needs

The average weekly gross rent for an Affordable Rent general needs property in England is £128.05[R] per week (for all stock sizes).

London has the highest average gross rent at £188.35[R] per week, with the South East as the second highest at £151.72[R] per week. This reflecting higher local market rents.

The North East has the lowest average weekly gross rent (£95.74[R]). This is almost half the average gross rent for London.

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

Revised data marked 'R'. See page 20 for more information.

Section based on data from all PRPs with Affordable Rent stock.

T.2.12

Affordable Rent units are made available by providers, to households that are eligible for social rented housing, at a rent level of no more than 80% of local market rents, inclusive of service charges. Affordable Rent units cover both newly built homes (with or without grant input) and conversions from existing social rented units to Affordable Rent units (see notes for more information). The link to local market rents will be the primary driver for the large variation in average rent levels between regions.

Affordable Rent general needs

Affordable Rent general needs gross rents increased by 0.2%[R] between 2018 and 2019 (average fall across all stock sizes and regions).

The South West had the largest decrease of 1.3%[R] with the North West also seeing a decrease (1.2%[R]).

In 2019 the RSH were notified of an error in a PRP's 2018 general needs Affordable Rent data.

The 2018 figures used for comparison at a regional level have been updated to reflect revised data submitted at an LA level (T.2.14).

More granular (bedsize) level data are not available for 2018.

The 2018 publication has not been updated.

Affordable Rent general needs gross rent change (%) 2018 to 2019[R]

Revised data marked 'R'. See page 20 for more information.

Section based on data from all PRPs with Affordable Rent stock.

T.2.13

Due to the property-specific nature of the rent setting rules for Affordable Rent units (which also govern rent-setting when units are re-let), users of this report should exercise caution when looking at average changes in rent levels between years. Whilst PRPs are allowed to set rents at up to 80% of local market levels, they are not obliged to use this maximum level. Anecdotally, some PRPs have reported the intention to set rent levels (for new and re-let units) at levels closer to the local area social rent rate.

Affordable Rent supported housing

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The average weekly gross rent for an Affordable Rent supported housing property in England is £169.93[R] per week (for all stock sizes).

With the exception of London and West Midlands there is little regional variation in rents. Average gross rents for other regions are all within £20[R] per week of each other. This may be driven by the low number of units and the relative lack of range in products offered and local market equivalents.

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

Revised data marked 'R'. See page 20 for more information.

Section based on data from all PRPs with Affordable Rent stock.

T.2.14

Affordable Rent supported housing remains a comparatively niche product with circa 13,600 units in England. Further analysis of year-on-year rent changes for Affordable Rent supported housing stock has been omitted because the low volume of stock does not permit reliable analysis.

For further information on Affordable Rent stock levels, please see the **Private registered provider social housing stock in England - stock profile**.

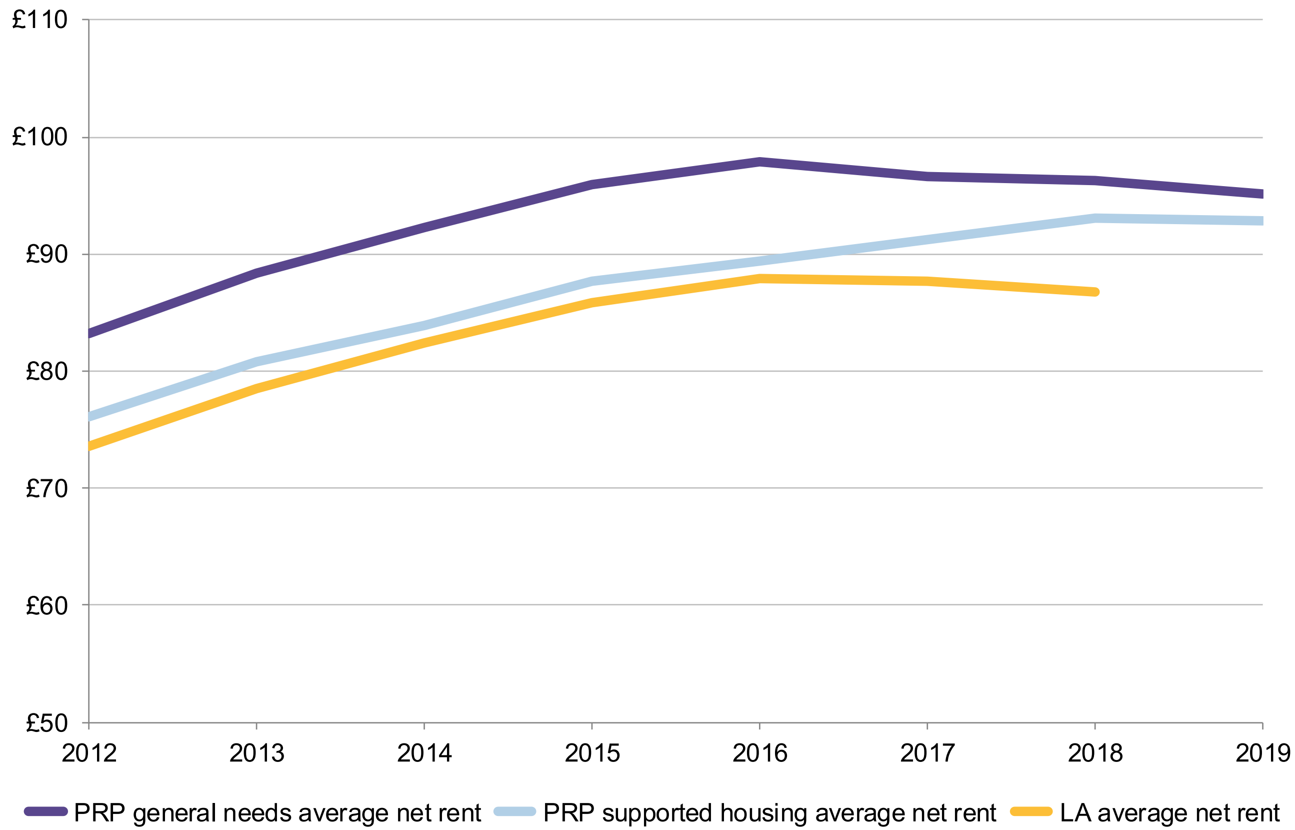
Comparisons across provider type

PRP general needs (social rent) net rents are falling at a faster rate than LA rents. Average PRP general needs rent levels in 2018 were 1.5% lower than they were in 2016 when the WRWA came into force. LA rents were 1.4% lower. This may be in part due to the differences in data set composition.

PRP general needs net rents were £9.62 higher than LA net rents in 2018. PRP supported housing rents were £6.37 higher than LA net rents.

The average LA net rent was £86.71 per week in 2018 (for all stock sizes).

Average low cost rental rents by PRP & LA 2012 to 2019



LA data for 2019 not available at time of publication.

T.2.15

The 1% per annum reduction in rents was delayed by one year for units of supported housing. Users should reference the 2018 release for details of PRP operating models (*e.g.* lease-based providers) and methodological issues impacting rent reductions between 2017 and 2018.

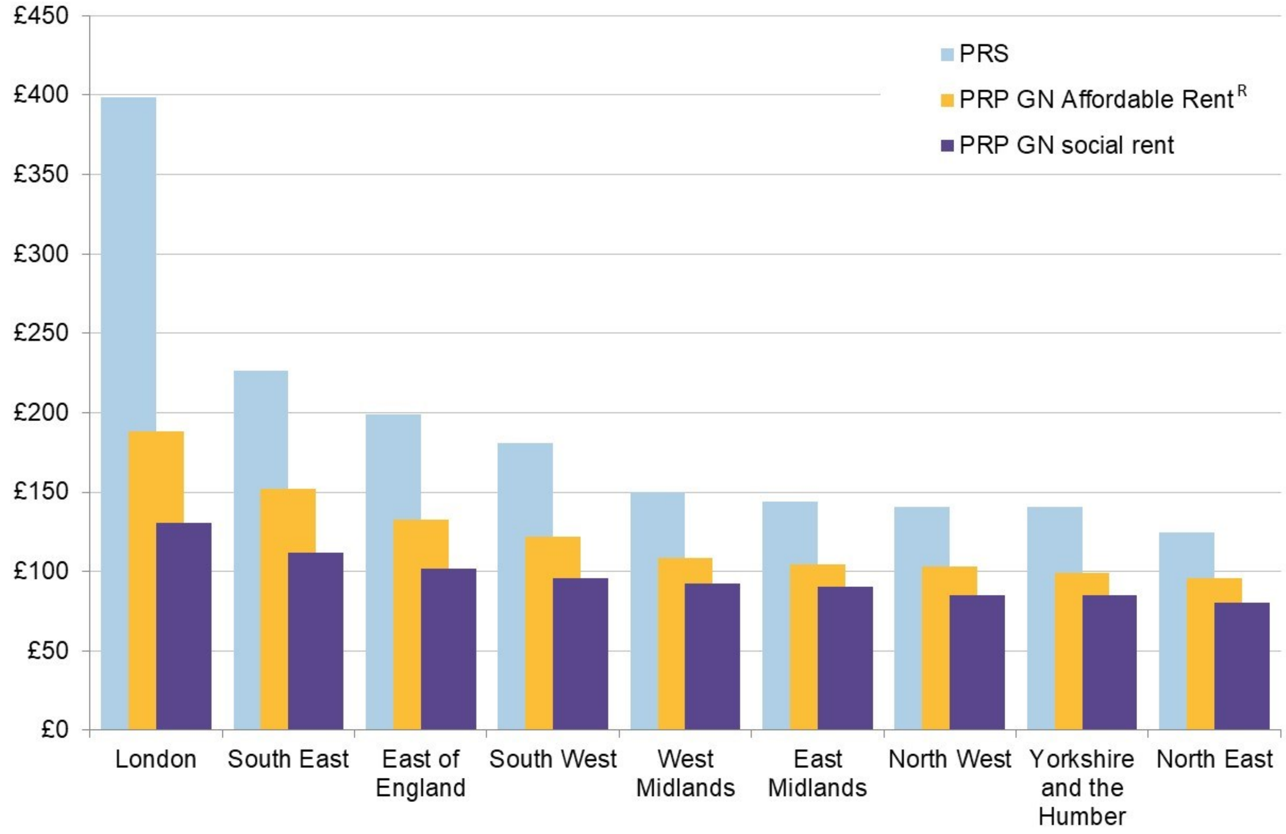
PRP values based on data from large PRPs only and exclude AR units. LA data combines both general needs and supported housing units to produce a single average rent figure and includes both AR and non-AR units. LA data from MHCLG Live Table 702.

Comparisons across tenure type

The average gross rent for Affordable Rent general needs units in London is 47%[R] of the average private sector rent, £188.35[R] per week for Affordable Rent general needs compared to £398.54 per week in the private rental sector (PRS).

Rents in the North East are closest to market rents, with general needs gross rents at 64% of market rent and Affordable Rent general needs at 77%[R] of market rent. The closeness of these values is largely due to the North East having the lowest average market rent in England (£124.85 per week).

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



Revised data marked 'R'. See page 20 for more information.

Gross rents used for all values to enable comparability.

T.2.16

General needs social rent gross rents range from 33% of private sector rents in London to 64% of private sector rents in the North East. The average gross rent in England (£99.18 per week) is 50% of the average private rental sector rent (£198 per week).

General needs (GN) social rent gross rents based on data for large PRPs only excluding Affordable Rent (AR) units. AR GN gross rents based on data for all PRPs with AR stock. Weekly mean PRS rents derived from Valuation Office Agency Private rental market summary statistics: April 2018 to March 2019.

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).

Data coverage

The rent and service charge data presented in these statistics are for low cost rental housing that is owned by PRPs at 31 March.

General needs and supported housing (including housing for older people) rent and service charge figures for stock considered 'social rent' in this release are calculated using data supplied by large PRPs (those owning 1,000 or more units of social housing) only. PRPs with fewer than 1,000 units are not required to submit detailed rent data on these units.

Rent data for Affordable Rent stock are required from all PRPs regardless of their total stock ownership.

Notes

Data errors

In 2019 the SDR question on Affordable Rent rents changed to capture gross rent rather than net rent and service charges. Following the publication of the 2019 statistics, during the course of our regulatory activity, the RSH became aware that a number of providers had inadvertently omitted service charges from their Affordable Rent gross rent figures. This omission meant that the gross rents figures reported for Affordable Rent general needs and Affordable Rent supported housing units for 2019 were artificially lower than those reported in 2018 (where service charges and net rent had been combined to create this gross rent figure).

The RSH contacted all providers who reported Affordable Rent units and requested that rent data be checked. This resulted in changes being made to data relating to 20% of Affordable Rent general needs units and 42% of Affordable Rent supported housing units.

Revisions and impact

The statistics presented in this version (v1.1) have been revised following re-submission, cleaning and analysis of the Affordable Rent data. Raw data and additional tables have also been revised and republished. The overall impact of these revisions is provided in the table below. Users should note the revisions have a greater impact on supported housing figures as services charges tend to be higher in supported housing reflecting the additional services and support provided to tenants.

	Affordable Rent general needs			Affordable Rent supported housing		
Region	**Revised gross rent**	**Original Gross Rent**	**Difference**	**Revised gross rent**	**Original Gross Rent**	**Difference**
East Midlands	104.19	103.87	0.32	161.72	147.52	14.20
East of England	132.82	131.14	1.68	158.70	146.25	12.45
London	188.35	184.00	4.35	207.27	185.98	21.29
North East	95.74	95.73	0.01	159.67	147.03	12.64
North West	102.79	102.70	0.09	149.77	140.48	9.29
South East	151.72	150.96	0.76	169.80	151.82	17.98
South West	121.73	121.22	0.51	156.42	142.13	14.29
West Midlands	108.77	108.17	0.60	187.59	143.77	43.82
Yorkshire and The Humber	99.35	98.64	0.71	159.00	127.21	31.79
England	**128.05**	**126.94**	**1.11**	**169.93**	**148.44**	**21.49**

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.

Average service charges and gross rents

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

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

General needs housing

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

Housing for older people

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

Large PRPs

For the purposes of the SDR release this includes all PRPs that complete the ‘long SDR form’. These are PRPs that own 1,000 or more social housing units/ bedspaces.

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.

Notes – glossary of terms (continued)

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 refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and are not Local Authorities (this is the definition of PRP in the Housing and Regeneration Act 2008).

Self-contained unit

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

Small PRPs

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

Social housing

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

Social rent

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

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Notes – glossary of terms (continued)

Social stock

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

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the 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.

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.

This publication is available at www.gov.uk/social-housing-regulation-england

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

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

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All needs met **Some needs met** **No needs met**