Regulator of Social Housing

Registered provider social housing in England - stock and rents

2019-2020

Version 1.0 – February 2021

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Introduction

Regulator of Social Housing

Registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent levels across social housing owned by local authority registered providers (LARP) and private registered providers (PRP). These statistics are based on data we collect through the local authority data return (LADR) and statistical data return (SDR). Data from these collections are presented separately in our other statistics. For more information see https://www.gov.uk/government/organisations/regulator-of-social-housing/about/statistics).

This is the first year we have published these data in a combined format. This briefing note is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on the processes for producing these statistics; key limitations with the data and provide additional context for the statistics presented. Additional tables, data and tools allowing for the interrogation of the data at a local authority level, are also available.

Coverage

These statistics provide information on social housing owned by all registered providers 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 way data was collected each year.

National Statistics status

These statistics are drawn from our PRP and LARP social housing stock and rents in England statistics which have been designated as National Statistics by the Office for Statistics Regulation (OSR). This briefing note provides additional insight, giving the fullest picture of stock and rent information for the social housing provision in England. 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.X

Identify the table from which data is drawn. Tables are available from the 2020 data release page.

Collection and methodology

Regulator of Social Housing

Registered providers (RPs)

On 31 March 2020 there were 1,621 providers registered with us. Of these, 197 were local authorities (LARPs) and 1,424 were private providers (PRPs). For more information on our registration processes please see https://www.gov.uk/government/organisations/regulator-of-social-housing.

Data collections

We collect the data we present in these statistics from LARPs through our local authority data return (LADR) and from PRPs through our statistical data return (SDR). Through these collections we receive stock and rent information from all English RPs. We have collected the SDR from PRPs since 2012 and we first collected the LADR in 2020. Each return is collected annually. For more information on these individual collections please see our other statistical releases available from our statistics page https://www.gov.uk/government/organisations/regulator-of-social-housing/about/statistics.

Year-on-year changes

This is the first year we have produced statistics covering both LARP and PRP stock and rents and the first year we have collected data from LARPs. Local authority data presented for 2019 is taken from the local authority housing statistic (LAHS). For more information on the changes in data collection and comparability to prior years see the LARP social housing stock statistics and the **technical note** accompanying this publication.

Missing data

All questions in the LADR and SDR are mandatory and all RPs were expected to submit the relevant return in 2020. In 2020 there were no missing LADR returns or data items, but approximately 5% of PRPs did not submit an SDR. All of these were small providers (owning 1,000 or fewer units).

Weighting has been applied to stock figures to account for these missing returns. Rent data is not weighted as it is only available for large PRPs (those owning 1,000 or more units). For more information on the SDR data collection and the weighting please see the statistic private registered provider social housing stock and rents in England.

Rent regulation

Rent regulation

We use rent data from the SDR and LADR data to support our regulation of social housing rents. From 1 April 2020 all registered providers (LARPs and PRPs) are required to set rents in accordance with the Policy Statement on Rents for Social Housing 2018 (the 'policy statement'). The data we collected in 2020 from PRPs forms the baseline data series for regulating against our rent standard (which reflects the requirements laid out in the policy statement).

We have guided local authorities to submit data consistent with the requirements outlined in the policy statement due to this being the first year we collected data from this group of providers. However, we guided PRPs to submit SDR data consistent with the requirements in the Welfare Reform and Work Act (WRWA 2016) which detailed the requirements for the year to 31 March 2020. There are some small definitional differences between the policy statement and WRWA. This may impact a very small number of highly specialised units. We consider the impact of this to be minimal and are confident it does not affect the comparability of these data at a regional or national level.

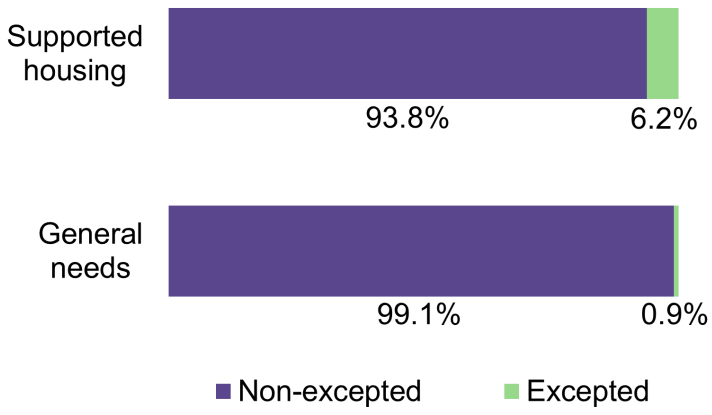
Users of these statistics should also refer to the **technical notes and definitions** for details of other factors impacting rents in 2020, including the potential for organisations to make 53 rent payment charges in the year. Please see our PRP and LARP statistics for more details.

Impact of units with exceptions

Average rent figures presented in this briefing note are for all units in that stock category and include both excepted and non-excepted units. The presence of units with absolute exceptions may affect the data presented due to outlier values skewing averages.

Not including those let on Affordable Rent terms, 0.9% of general needs units and 6.2% of supported housing units owned by RPs were reported as having an exception from the WRWA (2016) or the rent standard 2020.

The level of general needs excepted units is slightly higher for LARP owned stock (1.1% compared to 0.8% of PRP owned stock) and the level of supported housing excepted units is higher for PRPs (7.3% compared to 2.4% of LARP owned stock).



Key facts

Regulator of Social Housing

4.4m units of social stock owned by RPs	PRPs own 2.8m units compared to 1.6m units owned by LARPs.
84% of social stock is general needs	Most social stock owned by RPs is general needs low cost rental (including Affordable Rent) (84% or 3.66 million units). Proportionally more LARP owned stock is general needs (93%) than PRP owned stock (78%).
0.3% increase in overall low cost rental stock since 2019	This overall increase has been driven by the 28,218 unit increase in Affordable Rent units (which offsets the 15,647 reduction in social rent units).
A near 4% reduction in average rents since 2016	LARPs and PRPs both report average net rent falls of nearly 4% for their general needs social rent stock*.

* LARP figures are based on a combined general needs/ supported housing total. This is the first year that LARP data has been collected through LADR instead of LAHS. As such year-on-year comparisons should be made with caution. See the **technical notes** for more information on differences between collections.

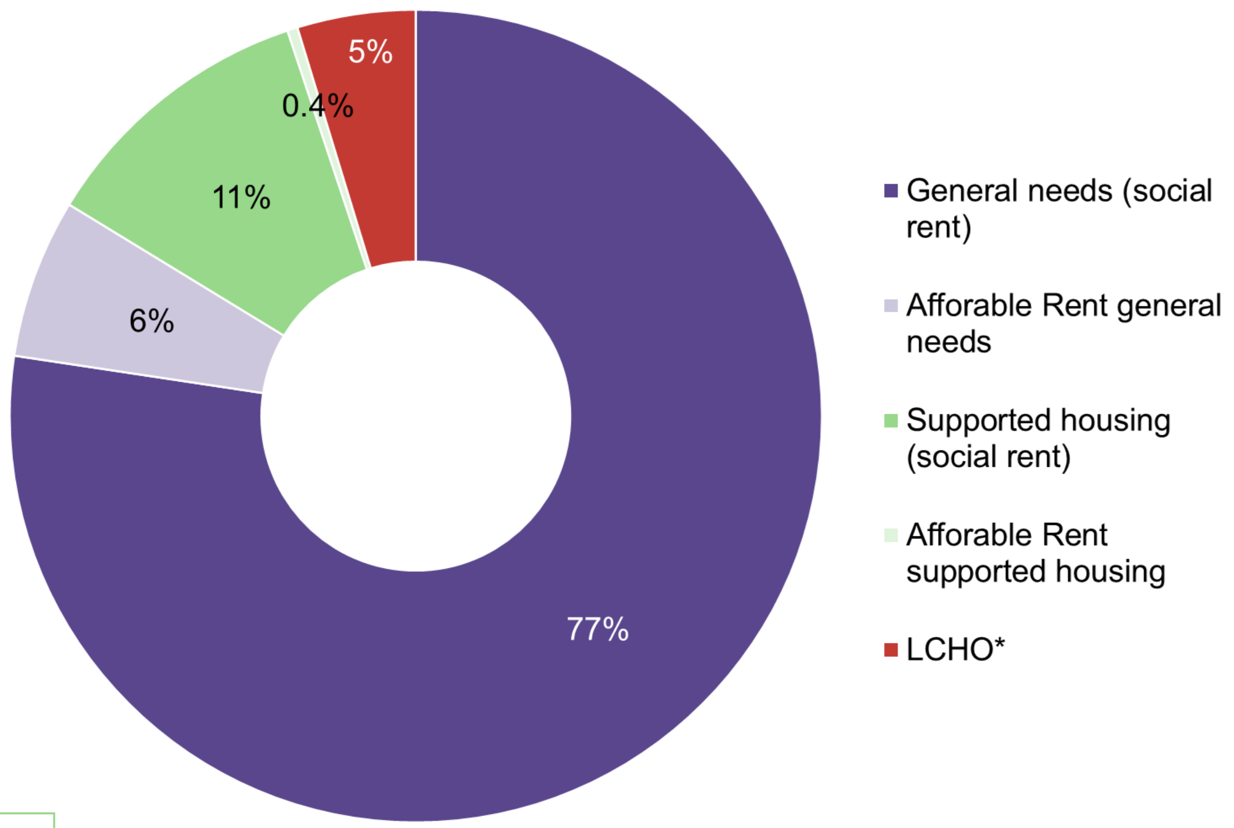
Owned RP social stock in 2020

84% of social stock owned by RPs is general needs (social rent or Affordable Rent) (3.66m units).

There are 505,940 units of supported housing, with 96% being available for social rent.

Low cost home ownership (LCHO) accounts for just 5% of social units owned by RPs.

RP social housing stock owned (as at 31 March 2020)



T1.1

RPs report owning 4,371,363 units of social housing on 31 March 2020.

Most of these units are low cost rental units (95%), with 3.87 million social rent and nearly 300,000 Affordable Rent units.

Supported housing (including Affordable Rent) accounts for just 12% of all social units and the vast majority of these are social rent rather than Affordable Rent units.

PRP data is weighted to account for missing data.

*LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

RP owned social stock by provider type

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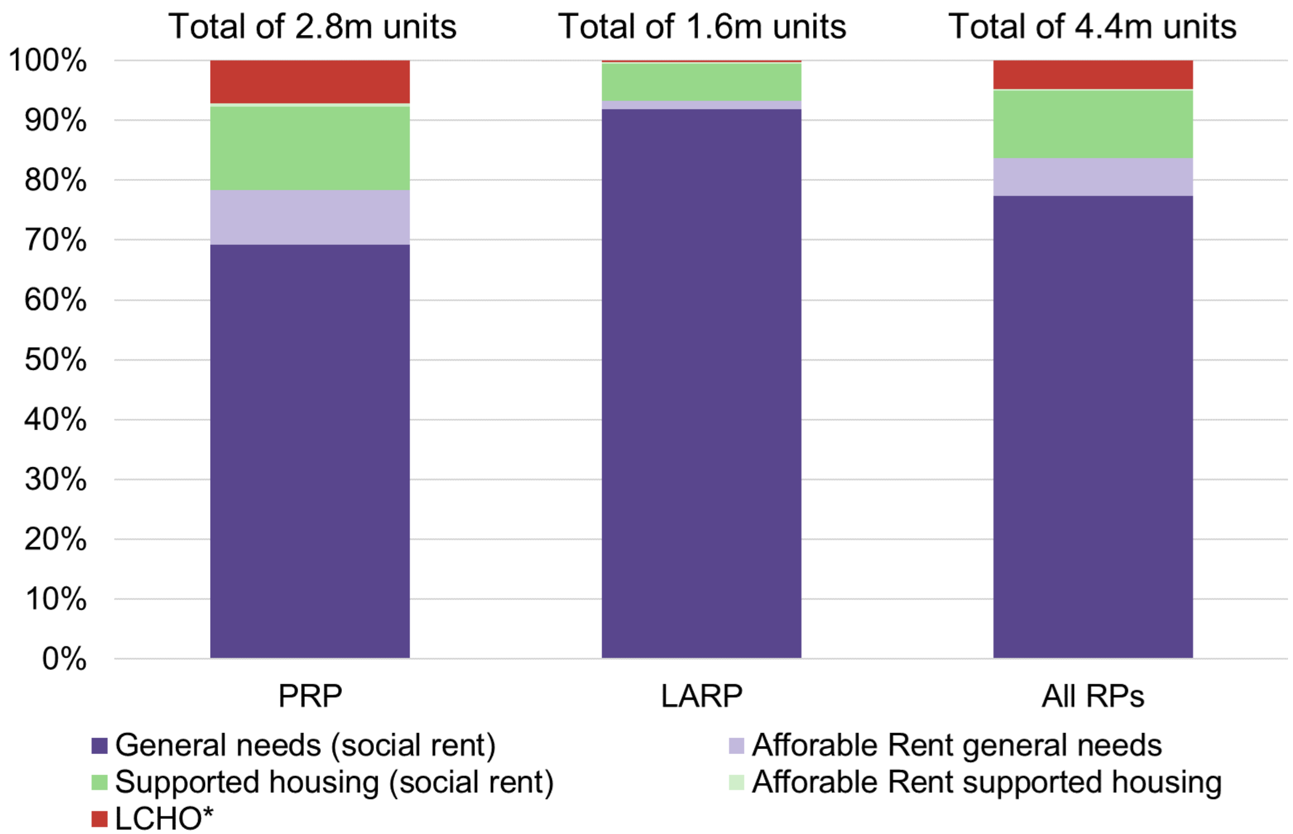
PRPs own a total of 2.8m social housing units (including low cost rental and LCHO) compared to 1.6m owned by LARPs.

99.7% of LARP owned social stock is low cost rental compared to 92.8% of PRP owned social stock.

RP social stock owned by provider type 2020



T1.1

Low cost home ownership units account for 7% of PRP owned social stock but just 0.3% of LARP owned social stock.

LARPs stock is focused on the provision of general needs low cost rental (with 93% of stock being either social or Affordable Rent general needs units). This compares to 78% of PRP stock.

Combined RPs owned social stock is 84% general needs, 12% supported housing and 5% LCHO.

PRP data is weighted to account for missing data.

*LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

Owned low cost rental by size of unit

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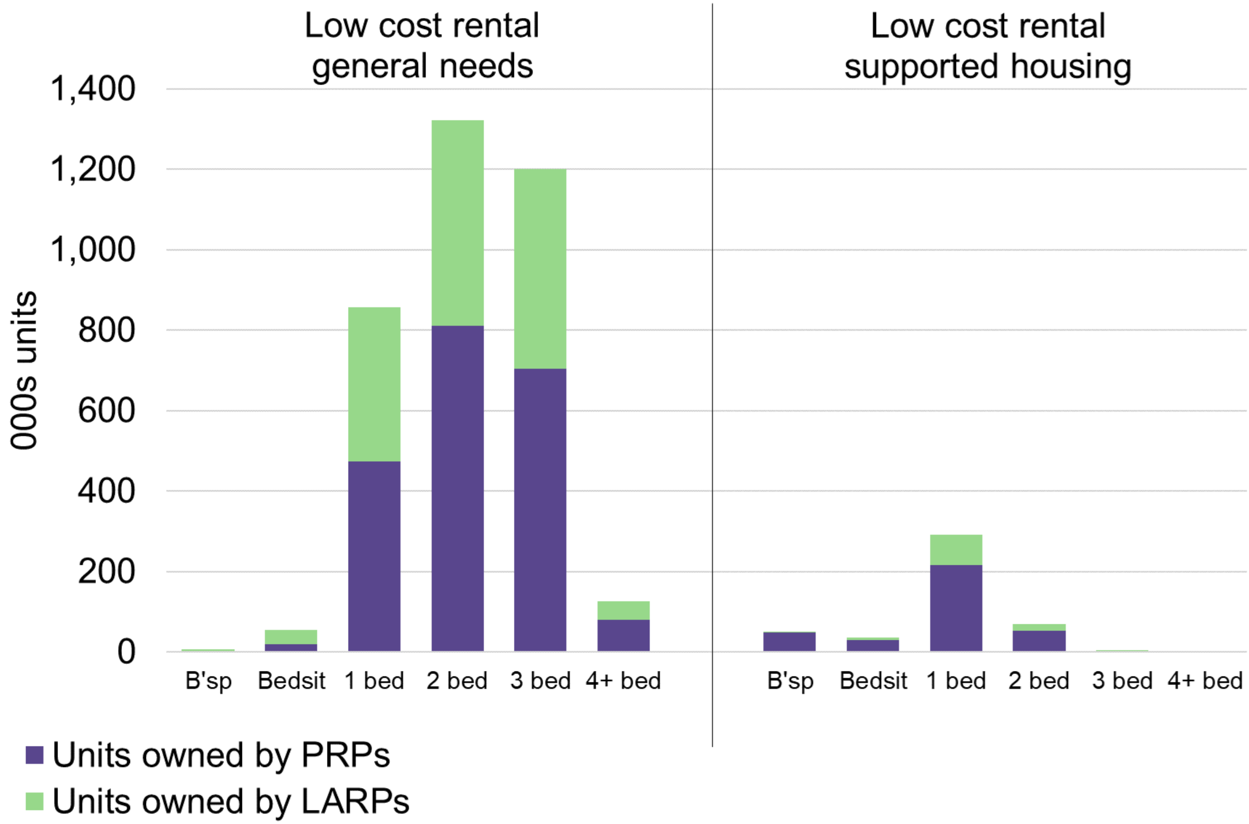
Most units owned by RPs are general needs units with between 1 and 3 bedrooms (84%).

Two bedroom units are the most common size of general needs units for both PRPs and LARPs.

There are just 3,380 units of supported housing with three or more bedrooms.

Units by type (general needs/ supported housing), bed size and RP type



T1.2

There are more supported housing bedspaces than general needs bedspaces (c.51,000 compared to c.6,000). This is likely to be due to the needs being met by supported housing. These units are targeted at those who need additional support to live independently and therefore provide for those tenants who do not have access to support elsewhere (such as from a partner or family).

Equally, the low number of larger supported housing properties is likely to reflect the lower demand for supported housing from RPs from tenants with familial support.

PRP data is weighted to account for missing data.

Units of five and six+ bedrooms have been combined into a 4+ bedrooms figure as this is the highest size category for PRP SH.

Low cost rental change since 2019

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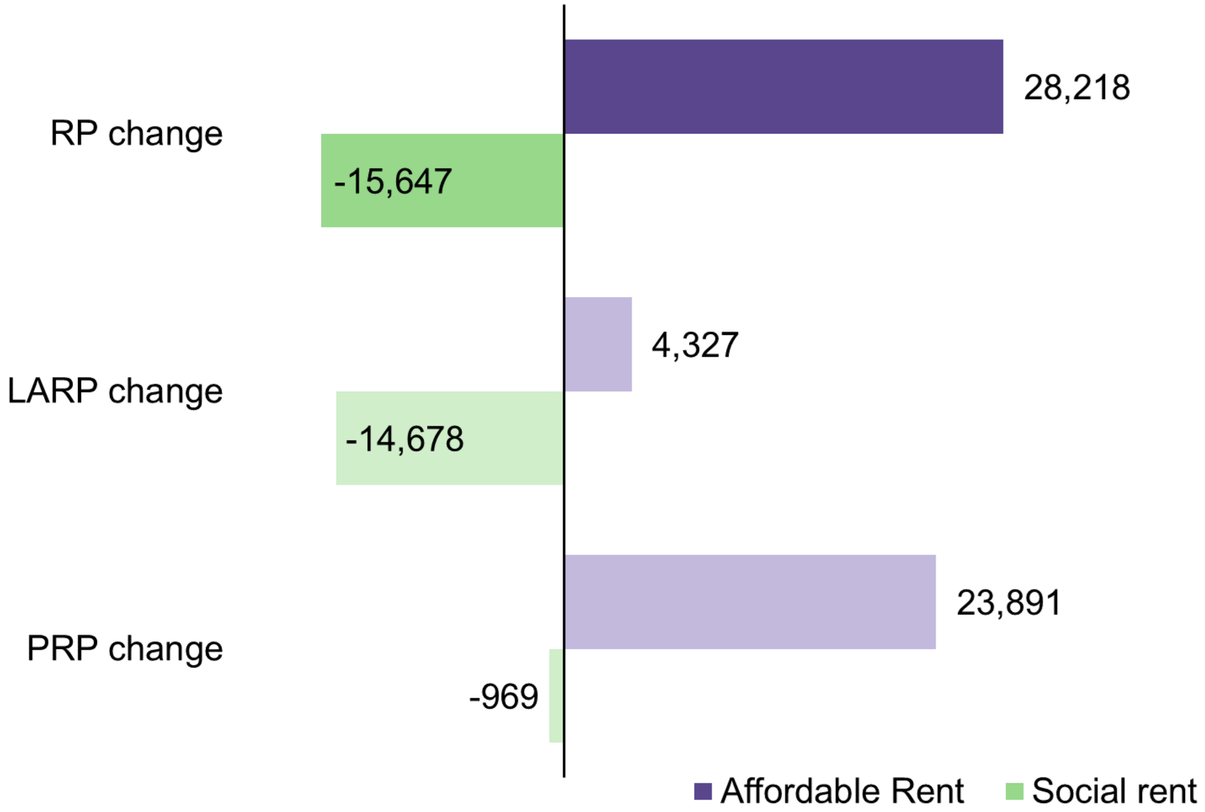
Since 2019 the number of low cost rental units (including Affordable Rent) owned by all RPs has increased by 12,571 units (0.3%).

This overall increase has been driven by the increase in Affordable Rent units partially offsets by the reduction in social rent units.

Change by provider and stock by type 2019 to 2020



Increases were seen in Affordable Rent unit numbers for both PRPs and LARPs. PRPs saw a smaller percentage increase (10.6%) than LARPs (19.9%) but this is due to the different volumes of stock held (with LARPs owning just under 22,000 units of Affordable Rent in 2019 and PRPs owning nearly 250,000 units.

Year-on-year change data should be viewed with some caution due to the different LA data collections. At the time of initial publication (February 2021) provisional data from LAHS suggests a slightly greater reduction in LARP owned units (1.5%). This is explored more in the LARP social housing stock and rents statistical release.

T1.3

Data for 2019 taken from LAHS. See **technical notes** for more on differences between collections. PRP data is weighted.

Low cost rental change since 2012

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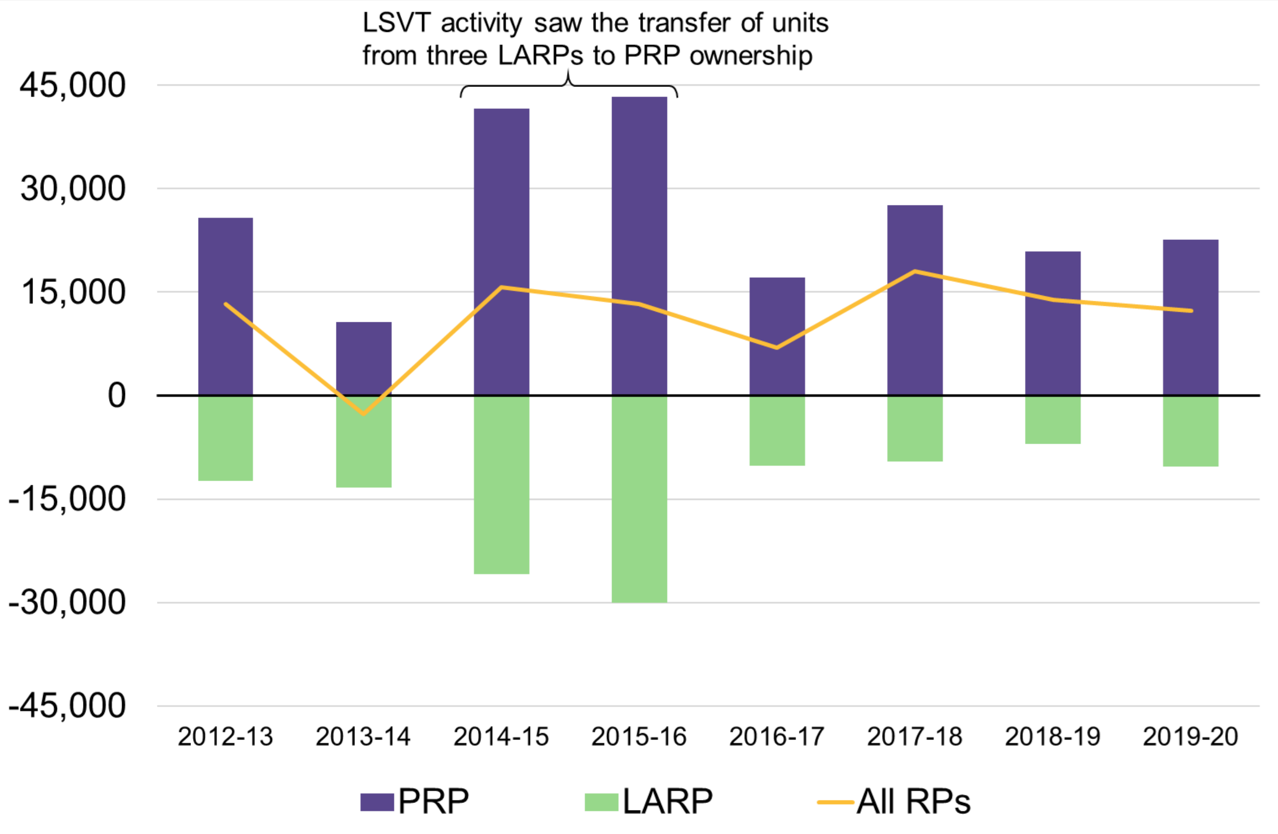
The number of LARP owned low cost rental units has decreased every year since 2012, with 118,930 fewer units in 2020 than in 2012.

The decreases in LARP owned stock are due to right to buy sales to tenants and LSVT activity.

PRPs have increased the number of owned low cost rental stock every year since 2012, with 209,585 more units in 2020 than in 2012.

Year-on-year low cost rental stock change 2012 to 2020



T1.4

In each year PRPs have shown a net gain in the number of low cost rental units owned, while LARPs have shown a net loss. Combined, an overall net gain is seen in each year except in 2013-14.

Right to buy sales will be the key driver behind the net loss to LARP stock in most years. However, the transfer of units from LARPs to PRPs has also occurred.

The relatively large losses in LARP stock seen between 2014 and 2016 correspond to large scale voluntary transfers (LSVTs) from Salford and Gloucester City Councils in 2014/15 and from Durham County Council in 2015/16 to PRPs.

Data for 2012-2019 taken from LAHS. See **technical notes** for more information on differences between collections. PRP data is weighted.

General needs (social) net rents

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The average weekly general needs (social rent) net rent in England is £90.50.

London and the South East have the highest weekly net rents on average, both over £100 per week.

The North East has the lowest average weekly net rent of £75.53.

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

T1.5

These averages should be viewed with caution. They are calculated using data from two separate data collections (LADR and SDR). The averages are weighted to reflect the different unit numbers owned by LARPs and PRPs in each area. Users should note that PRPs own 1.93m units of general needs (social rent) stock and LARPs own 1.45m units.

The number of units owned by LARPs and PRPs, and the size profile of these units per region, will impact on the overall averages.

It is worth noting that across all regions LARP average rents for these units are lower than PRP average rents (see also additional table 1.5).

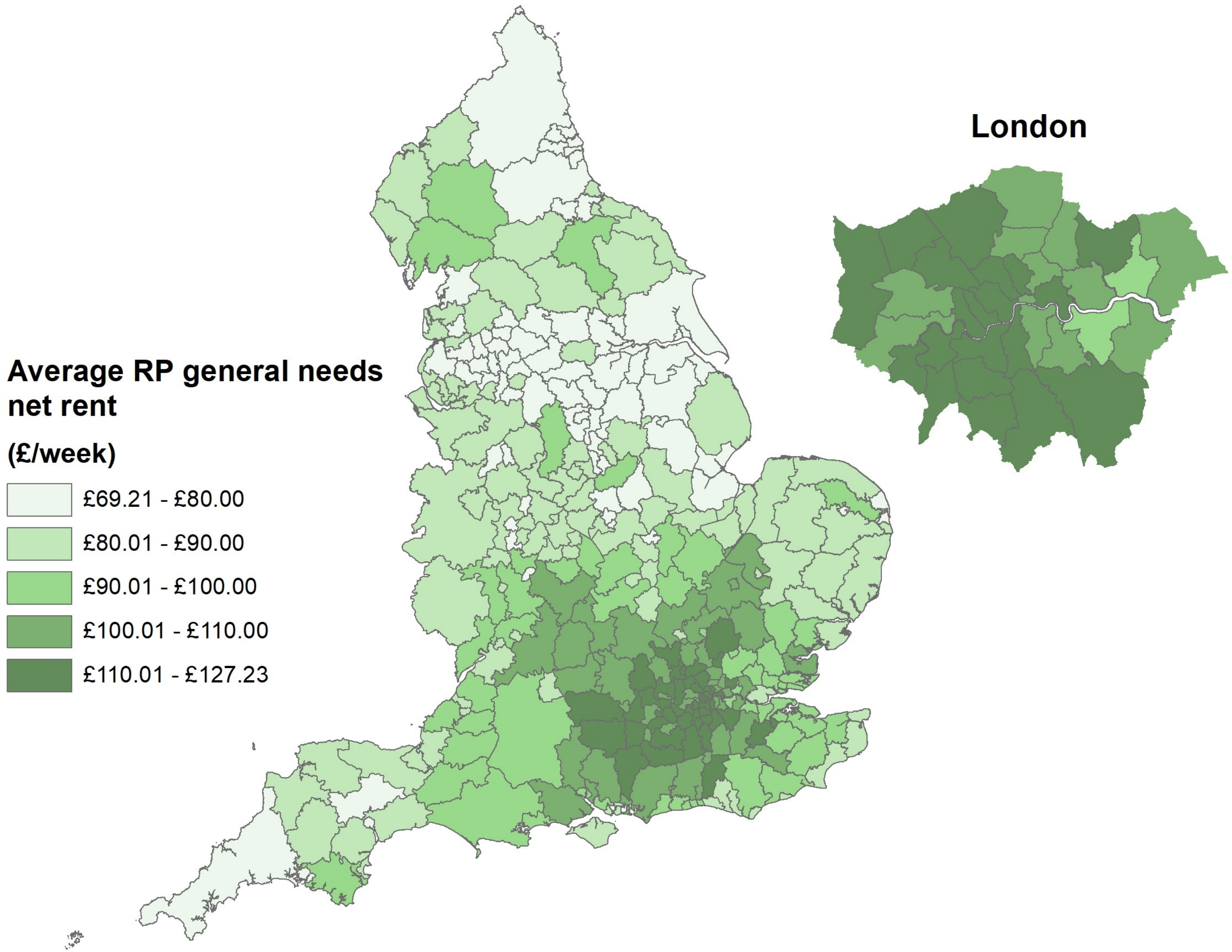
For more details about LARP and PRP general needs rents please see our other statistical releases.

Excludes Affordable Rent units.

General needs net rent by LA

Not all local authorities own social housing stock, only those that do are LARPs. In areas where local authorities do not own stock all units will be PRP owned.

Average general needs (social rent) net rents across England are highest in London and the South East. This reflects the higher formula rent in these areas.



T1.6

Excludes Affordable Rent units.

Supported housing (social) net rents

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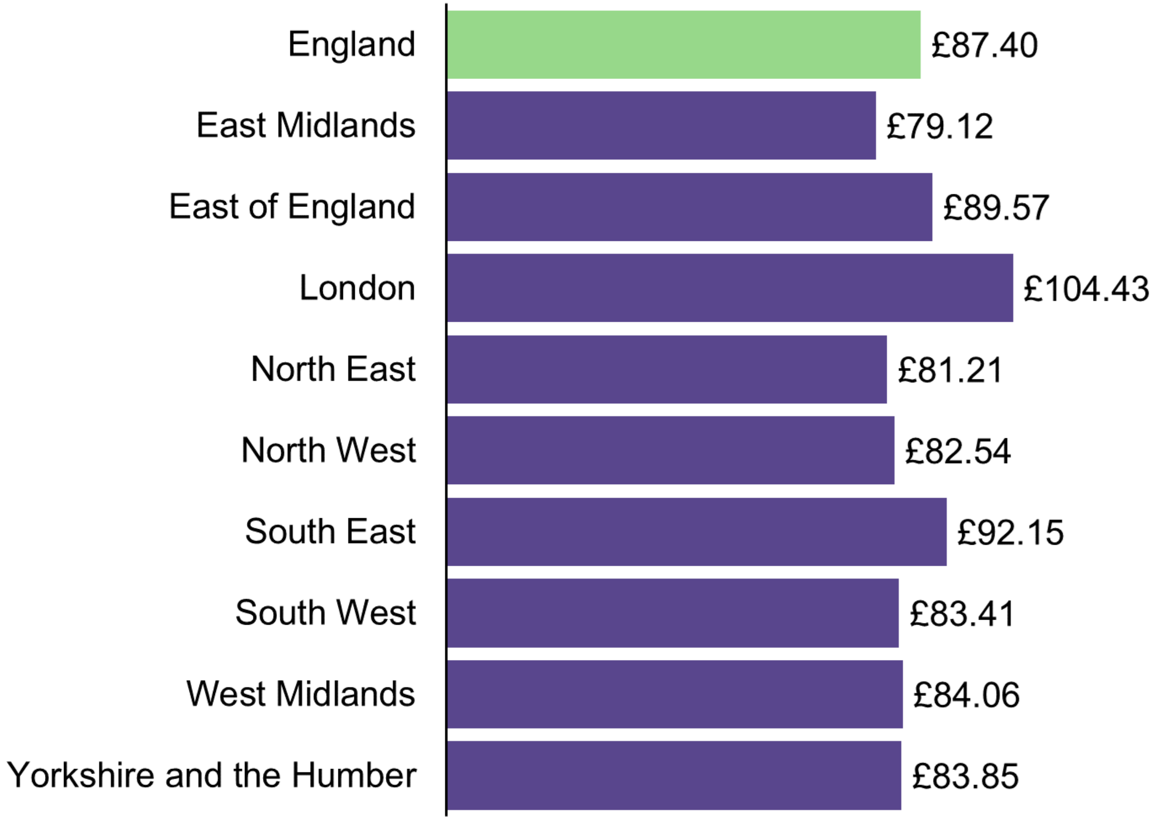
The average weekly supported housing (social rent) net rent in England is £87.40 for RP owned supported housing units.

London has the highest average weekly net rent (£104.43). This is 24% higher than the average weekly net rent in East Midlands.

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



T1.7

These averages should be viewed with caution due to the nature of supported housing and the profile across PRPs and LARPs.

PRPs own 17 times the number of supported housing (social rent) units owned by LARPs (389,134 compared to 22,824). As such, the overall RP averages will be driven by the profile of PRP stock (which in turn is driven by different client groups with varying degrees of support needs).

For more details about LARP and PRP supported housing rents please see our other statistical releases.

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.

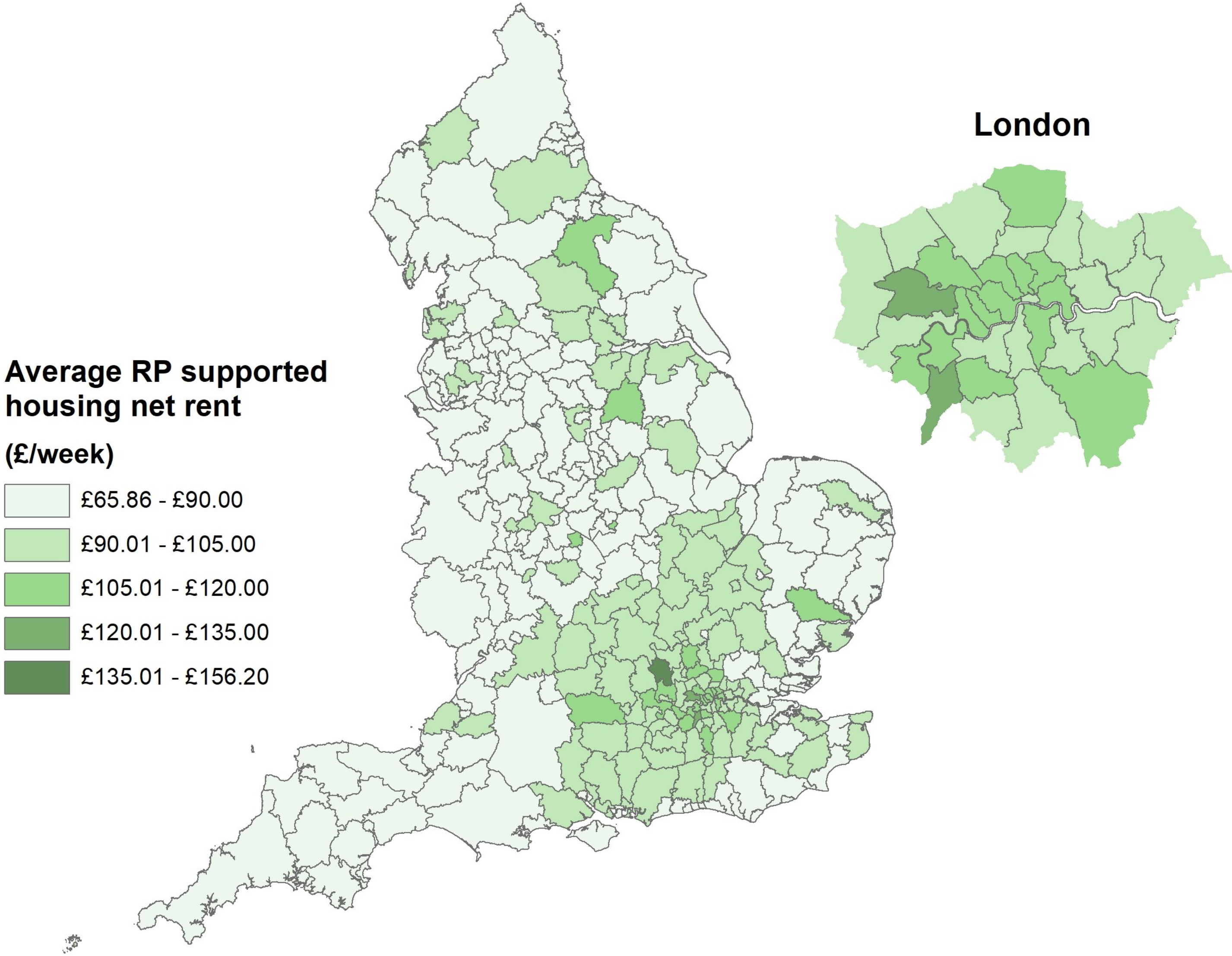
Excludes Affordable Rent units.

Supported housing net rent by LA

Supported housing average RP net rents are closer to PRP net rents because PRPs own far more supported housing units.

Some LA areas will only have PRP owned units because the local authority does not own stock.

Average supported housing (social rent) weekly net rents across England tend to be highest in London and the South East. This reflects the higher formula rent in these areas.



T1.8

Excludes Affordable Rent units.

Affordable Rent general needs rent

The average weekly gross rent for an Affordable Rent general needs unit in England is £127.98.

London, the South East and the East of England all have average weekly gross rents greater than the England average.

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

T1.9

RPs make Affordable Rent* units available to households that are eligible for social rented housing, at a rent level of no more than 80% of the market rent of an equivalent property, inclusive of service charges.

The link to local market rents will be the primary driver for the large variation in average rent levels between regions.

The relatively low number of Affordable Rent general needs units owned by RPs (352,170, with 73% owned by PRPs) mean that these averages should be viewed with caution. For more details about LARP and PRP Affordable Rents please see our other statistical releases.

! *London Affordable Rent, which is included here, is set differently. Users should see glossary for more information.

! Data presented here are based on relatively small unit numbers (just 8% of total RP owned low cost rental stock).

Affordable Rent supported housing rent

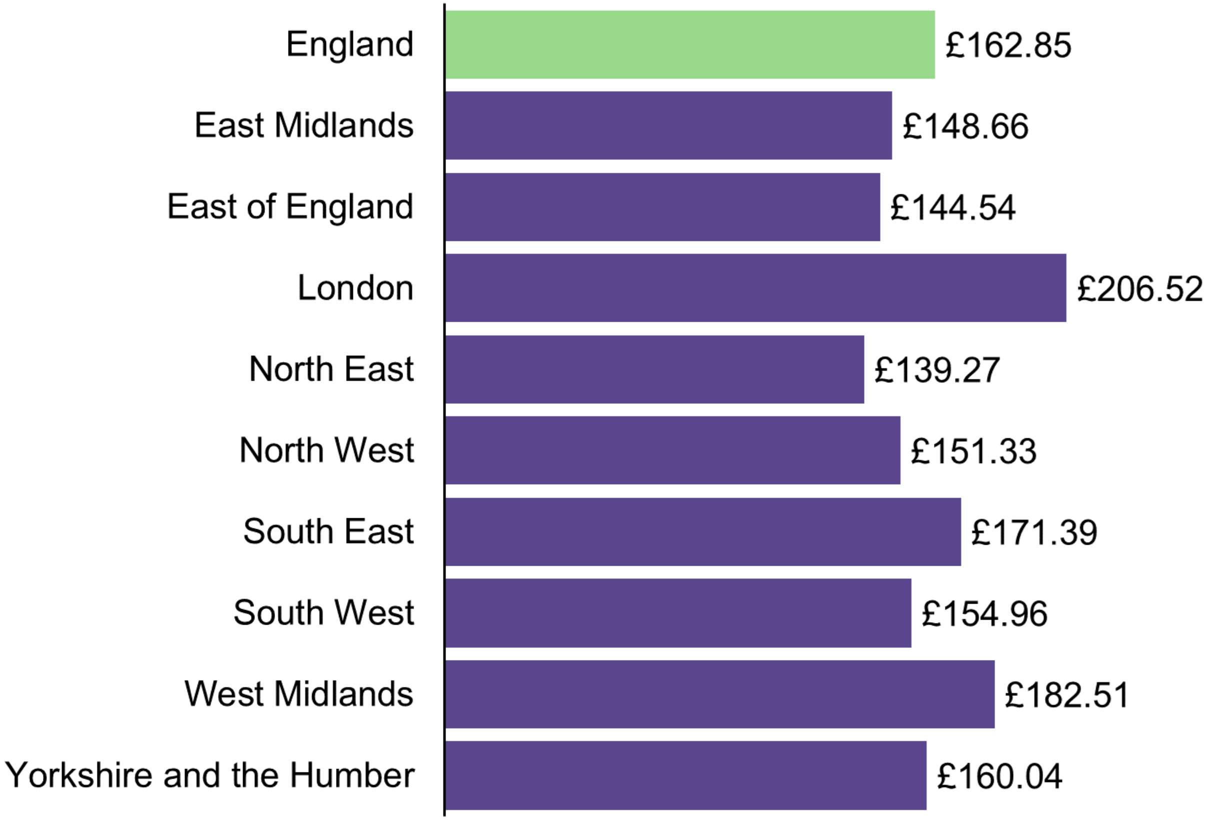
Regulator of Social Housing

The average weekly gross rent for an Affordable Rent supported housing unit in England is £162.85.

London has the highest average weekly gross rent (£206.52).

Stock levels in all regions are low (only the West Midlands has more than 3,000 units).

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



T1.11

Affordable Rent supported housing is a very niche product. The profile of unit size and spread across regions will impact heavily on these averages.

The extremely low number of Affordable Rent supported housing units owned by LARPs (3,202) means that these averages are more closely aligned to PRP averages (based on 14,553 units).

For more details about LARP and PRP Affordable Rents please see our other statistical releases.

Data presented here are based on small unit numbers (just 0.4% of total RP owned low cost rental stock).

Average rents by provider type

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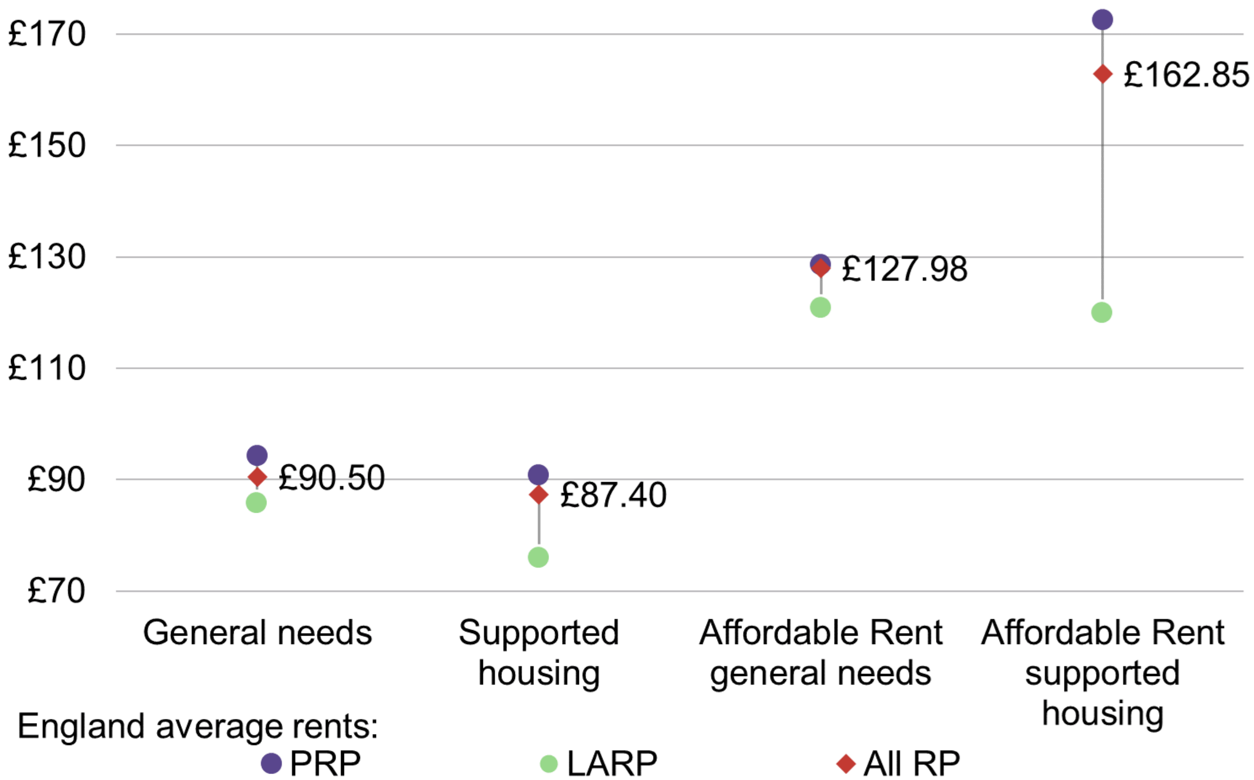
Across all unit types, the average rent for all RP units is closer to the average rent for a PRP unit because PRPs own more units.

The greatest difference in average weekly rent for PRPs and LARPs is seen in Affordable Rent supported housing.

Average weekly rents by tenure by provider (£/ week)



T1.13

The large range in Affordable Rent supported housing is due to the low number of units in ownership and the size of unit distribution across LARP and PRP owned stock.

The small range in general needs unit average net rents reflects the overall higher number of units and the more even distribution of unit sizes for both LARPs and PRPs.

For more details about LARP and PRP Affordable Rents please see our other statistical releases.

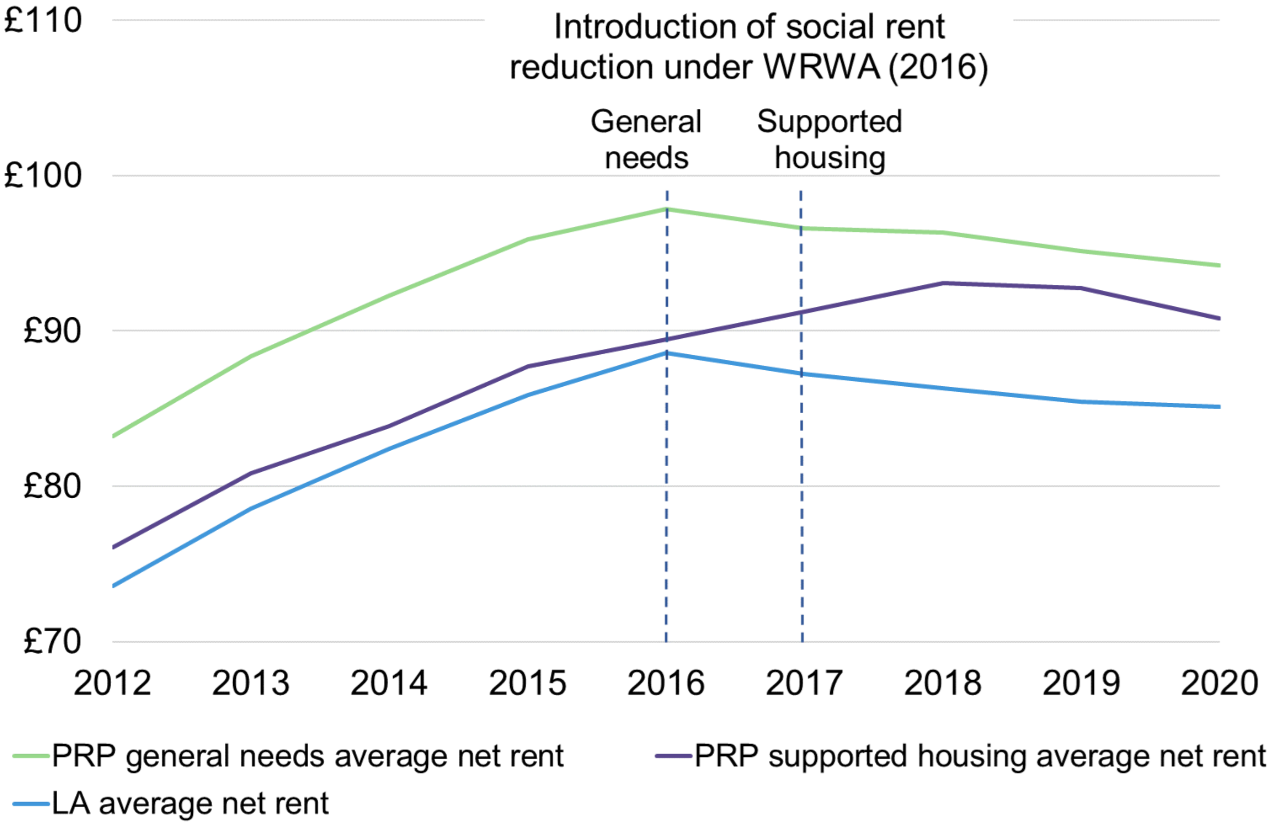
Affordable Rent values are gross rent, general needs and supported housing values are net rent.

Change since 2012 by provider type

Since 2016 average net rents have fallen year-on-year, with a 3.7% decrease in PRP general needs and a 3.9% decrease in LARP overall average net rents.

PRP general needs net average rents were £9.13 higher than LARP average net rents in 2020 (compared to £9.68 in 2019).

Average low cost rental rents by PRP and LARP 2012 to 2020



T1.14

The decreases since 2016 have been driven by the rent setting rules introduced in Welfare Reform and Work Act (WRWA 2016).

The 1% per annum reduction in rents established in the WRWA (2016) was delayed by one year for units of supported housing.

Please refer to the 2018 release for further details and the impact of PRP operating models and methodological issues which may have impacted data in 2017/18.

PRP values based on data from large PRPs only and exclude Affordable Rent units. LA data combines general needs and supported housing to produce a single average rent figure and exclude Affordable Rent units.

LA data for 2020 from LADR, previous years from LAHS statistics. See **technical notes** for more on the differences between LAHS and LADR data collections.

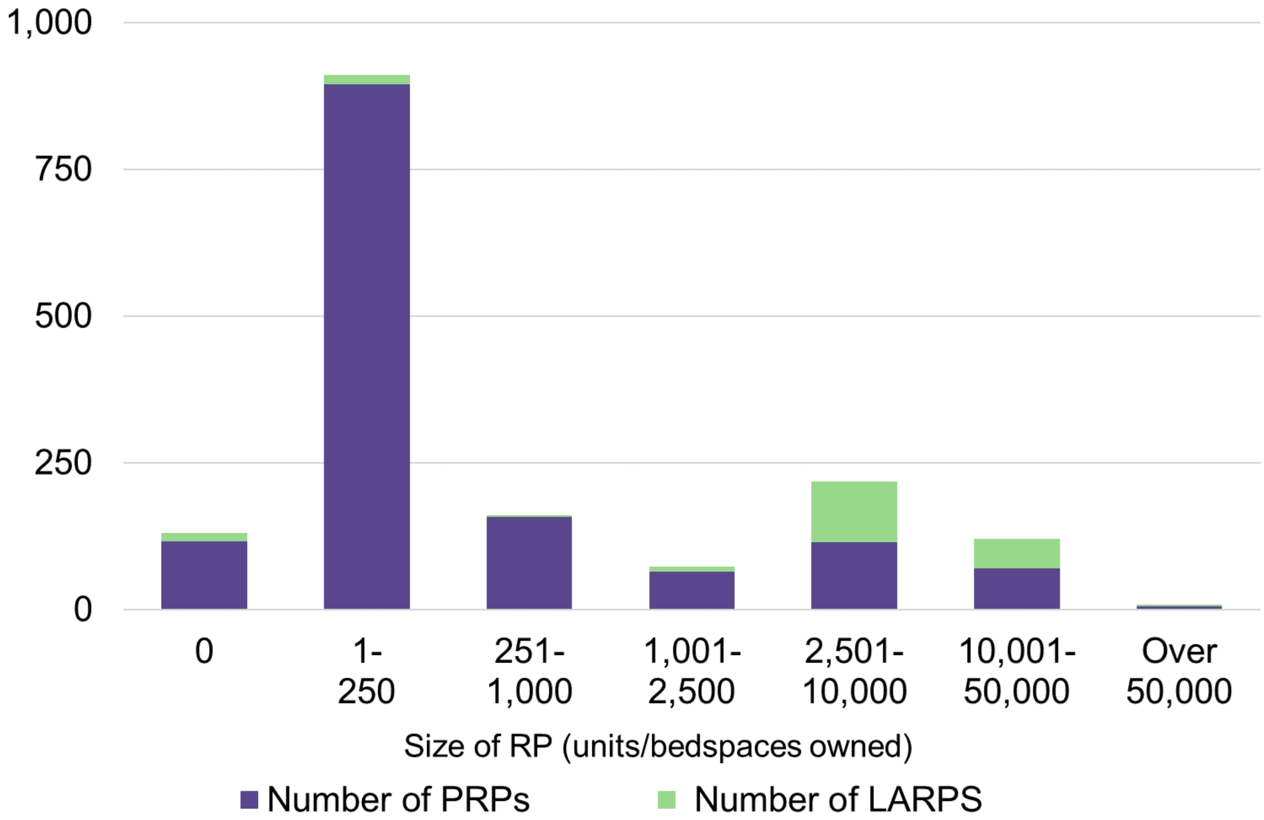
Registered providers

There were 1,621 providers registered with us on 31 March 2020. 1,424 of these were PRPs and 197 were LARPs.

83% of PRPs own fewer than 1,000 units each, but only 17% of LARPs own fewer than 1,000 units each.

52% of LARPs own between 2,501 and 10,000 units.

PRP type and stock ownership



T1.15

Registration of bodies that are private providers is voluntary. However, organisations who are seeking financial assistance from Homes England or from the Greater London Authority (GLA) to provide low-cost rental accommodation and who intend to be the landlord of those homes when they are let, must register with us to receive that assistance. All local authorities that provide social housing are subject to compulsory registration under section 114A of the HRA 2008.

Once a provider is on our register they must comply with our standards. Different standards apply to PRPs and LARPs. For more information on registration please see https://www.gov.uk/guidance/registrations-de-registrations-and-notifications.

1 LARP and 6 PRPs have been excluded from these figures as they were in the late stages of deregistration on 31 March 2020.

Notes

Regulator of Social Housing

Background

These statistics are based on data gathered in the LADR and SDR survey.

We use the LADR and SDR data extensively as a source of administrative data to inform our operational approach to regulation (see **data quality and methodology note** for more details)**.** The United Kingdom Statistics Authority (UKSA) encourages public bodies to use administrative data for statistical purposes, as such, we publish these data annually.

Governance of data and statistics at RSH

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

All 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 (RP level data is accessed by our staff as part of operational work). Further information on the data quality assurance processes we employ is provided in **data quality and methodology note.**

Contact information submitted by RPs in the Entity Level Information sections of the surveys is redacted within the release. This contact information is not publicly available. We hold no other administrative data that can be made available for use in statistics. However, we publish a range of summary data from other information collected. These are available from our website (https://www.gov.uk/government/organisations/regulator-of-social-housing).

Data coverage

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

Rent data for both social rent and Affordable Rent stock are required from all LARPs and from PRPs owning 1,000 units or more of social stock.

Notes – glossary of terms

Regulator of Social Housing

Affordable Rent

Affordable Rent housing means accommodation that is (a) provided by a registered provider pursuant to an agreement between that provider and the Homes and Communities Agency (now Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent; (b) provided by a registered provider pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or (c) provided by a local authority and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent.

The rent for affordable rent housing (inclusive of property related service charges) must not exceed 80% of gross market rent of an equivalent property. See also **London Affordable Rent**.

Exceptions/excepted categories of units

The policy statement/ WRWA do not apply to certain categories of low cost rental accommodation. During the LADR/ SDR collections providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation.

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.

Local authority registered provider (LARP)

LARPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that are local authorities.

Notes – glossary of terms

London Affordable Rent

London Affordable Rent (LAR), was introduced in 2016 by the Mayor of London. LAR units are Affordable Rent units in London let at or below the weekly rent benchmarks set by the GLA. For more information see https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programmes/homes-londoners-affordable-homes-programme-2016-2023.

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.

Low cost home ownership (LCHO)

LCHO accommodation is defined in the Housing and Regeneration Act 2008 as being that occupied or made available for occupation in accordance with shared ownership arrangements, shared equity arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market.

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, RPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. Non-self-contained units are recorded in the LADR as bedspaces and as dwelling equivalents, in this briefing note only the data supplied at a bedspace level is used (for more information on dwelling equivalents please see the LADR survey guidance notes).

Policy statement on rents for social housing

Local authorities must refer to the policy statement on rents for social housing (referred to as the 'policy statement') for information on categorising stock and determining rents and formula rents. The document is available at: https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020

Notes – glossary of terms

Private registered provider (PRP)

PRPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that 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).

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 RPs 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 exceptions from standard rent rules. This use of the term 'social rent' reflects common language use and aligns the presentation of these data with those published in the PRP and LARP social housing stock and rents in England.

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.

Notes – glossary of terms

Regulator of Social Housing

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified the policy statement. As detailed in the policy statement, supported housing means low cost rental accommodation (including Affordable Rent) provided by a registered provider that: (a) is made available only in conjunction with the supply of support; (b) is made available exclusively to households including a person who has been identified as needing that support; and (c) falls into one or both of the following categories (i) accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and (ii) accommodation that has been designated as being available only to individuals within an identified group with specific support needs.

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.

Why not have your say on our statistics in 2021/22?

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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.