Regulator of Social Housing

Local Authority 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

Local authority registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent data collected through the Local Authority Data Return (LADR). This is the first publication of these data as collected by the RSH. In previous years, data on owned Local Authority stock and rents were collected through the Local Authority Housing Statistic (LAHS) and published by Ministry for Housing, Communities and Local Government (MHCLG) in the corresponding statistical release. For more information see https://www.gov.uk/government/statistics/local-authority-registered-provider-social-housing-stock-and-rents-in-england-2019-to-2020.

This briefing note is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on the LADR data collection and cleansing processes; 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 an LA level, are also available.

Coverage

These statistics provide information on social housing owned by Local Authority 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

Following a compliance check in February 2021 by Office for Statistics Regulation (OSR) which considered the RSH's work to maintain the quality of the statistics through the transfer of responsibility for the data collection and production of local authority social housing stock and rent statistics from the MHCLG to RSH, these statistics continue to be designated as National Statistics. 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

Local authority registered providers (LARPs)

Local authorities who own social housing must be registered with the RSH. In total there were 197 LARPs registered with us on 31 March 2020. For more information on our registration processes please see https://www.gov.uk/government/organisations/regulator-of-social-housing.

LADR data collection

The LADR collects stock and rent information from English local authorities registered as providers of social housing with the RSH. We collect these data to support regulation of the rent standard from 1 April 2020.

We first collected the LADR in 2020 and will collect this return annually. The data submitted by LARPs are drawn from their housing management records. Data on stock and rents for local authority social housing were collected by MHCLG in previous years through the local authority housing statistic (LAHS). The data from these was published annually from 2009/10 on the local authority housing data pages https://www.gov.uk/government/collections/local-authority-housing-data.

Following consultation with local authorities and in response to the requirement for us to regulate rents for social housing from 1 April 2020 several questions were transferred from LAHS to LADR in 2020.

Year-on-year changes

The data collected in LADR is broadly comparable with that previously collected. In some areas the data collected is at a more granular level (with supported housing and general needs units being identifiable). Where necessary these figures have been recombined to provide users with a continued timeseries from the previous published LAHS data. For more information on the changes in data collection and comparability to prior years see the **technical notes and definitions**.

Missing data

All questions in the LADR are mandatory and all LARPs were expected to submit the return in 2020. In 2020 there were no missing LADR returns or data items.

Rent standard and exceptions

Rent standard

We introduced the LADR collection to support our regulation of the rent standard. The collection in 2020 forms the baseline data series for this activity, and we have guided local authorities to submit data consistent with the requirements outlined in the Government's Policy Statement on Rents for Social Housing 2018 (the 'policy statement'). This confirms that, from April 2020 registered providers (including local authorities) are required to set rents in accordance with this policy.

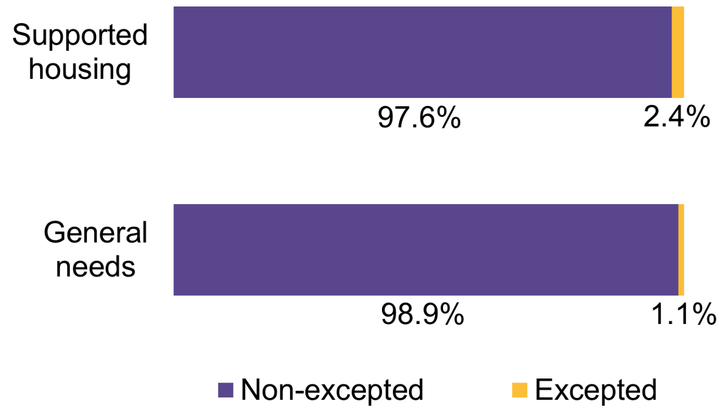
Although the data collected in the 2020 LADR relates to the year prior to 1 April 2020, the introduction of the policy statement, our rent standard and the change in data collection may have caused providers to review stock categorisation and rent figures supplied in the 2020 LADR collection and created a slight divergence in the time series from data submitted to LAHS.

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.

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, approximately 1.1% of general needs units and 2.4% of supported housing units owned by LARPs were reported as having an exception from the rent standard 2020.



Key facts

Regulator of Social Housing

1.58m units of social stock owned by LARPs

Local authority registered providers (LARPs) reported owning 1,577,916 units of social stock on 31 March 2020 (including low cost rental and low cost home ownership units).

93% of social stock is general needs

The majority of stock owned by LARPs is general needs (1,471,894 units). The majority of this (1,449,070 or 98%) is social rent, with the remaining 2% being Affordable Rent.

1% reduction in low cost rental stock

Since 2019 the number of low cost rental units (including Affordable Rent) owned by LARPs has decreased by 10,351 units. A loss of 14,687 social rent units was offset by an increase of 4,327 Affordable Rent units.

Social net rents down by 0.4%

Average social net rents (for general needs and supported housing combined) fell by 0.4% between 2019 and 2020.

This is the first year that 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 LARP social stock in 2020

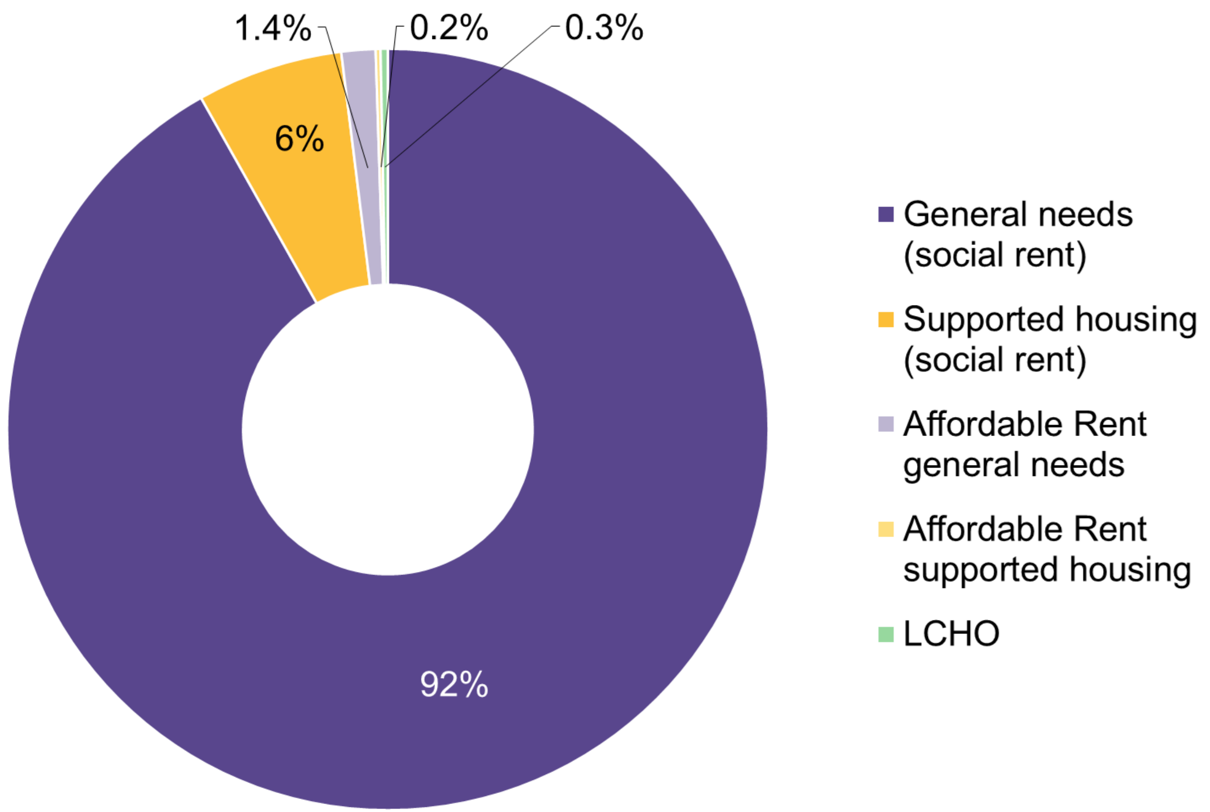
Regulator of Social Housing

92% of stock owned by LARPs is general needs (social rent).

Only 1.6% is Affordable Rent stock, with 88% of this being general needs.

Just 0.3% of units are for low cost home ownership (LCHO).

LARP stock owned (as at 31 March 2020)



T1.7

Local authority registered providers (LARPs) report owning 1,577,916 units of social housing on 31 March 2020.

The majority of these units are low cost rental units (99.7%), with 1.55million social rent and 26,026 Affordable Rent units.

The low cost rental stock is predominantly general needs (94%) with just 6% being classified as supported housing.

This is the first year that stock data has been collected through LADR.

This section uses dwelling equivalent figures for non-self-contained units.

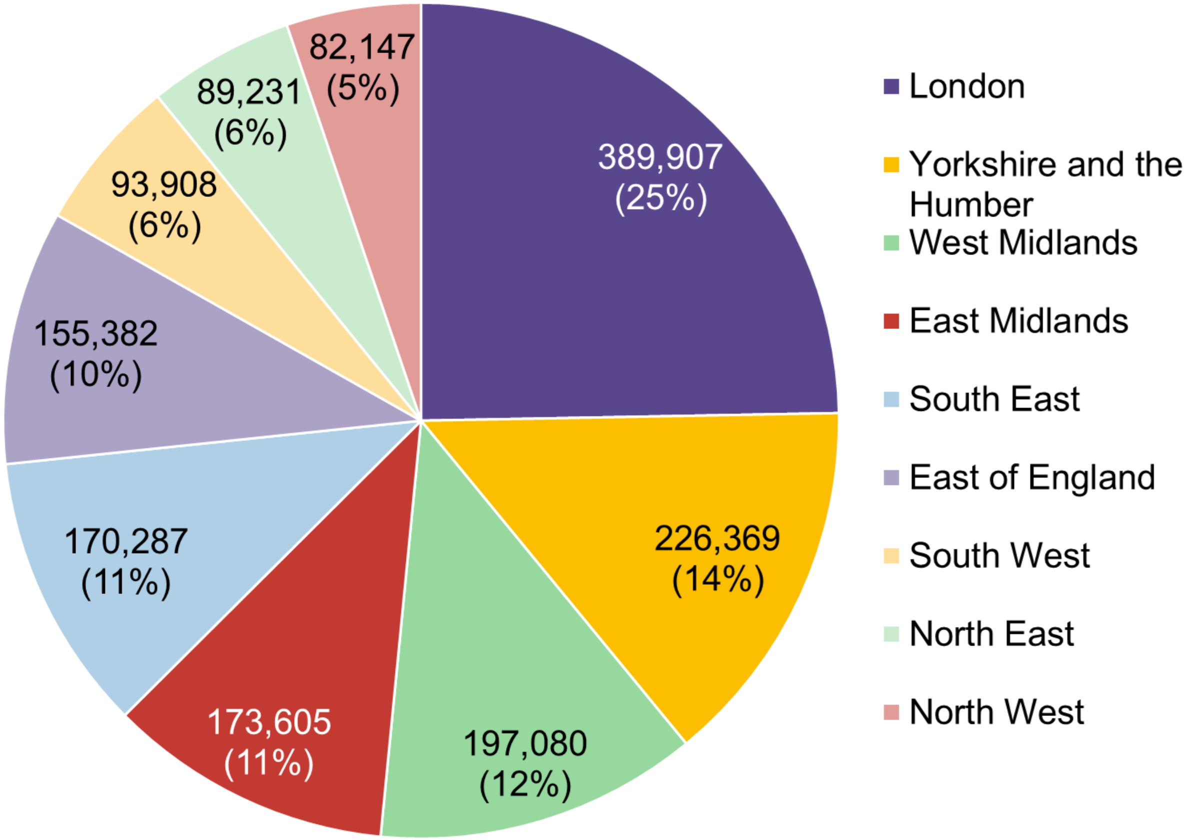
LARP owned social stock by region

Regulator of Social Housing

A quarter of all LARP owned social stock is located in London.

Only 5% of all LARP owned social is in the North West.

LARP owned social stock owned by region 2020



T1.4

LARP owned stock is not evenly distributed across regions. In regions where more councils have undertaken LSVT activity and transferred stock to private registered providers, less local authority owned stock will be present.

In London 94% of local authorities are LARPs and report owning social stock, compared to 51% of local authorities in the North West.

Regional variations in social stock should therefore be viewed with some caution as they represent only the stock owned by LARPs and not all social stock in that region.

Regional variations reflect the number of LARPs operating in those regions. For more details on total social stock by region please see our other statistical releases. Figures include low cost rental and LCHO.

Owned social stock location 2020

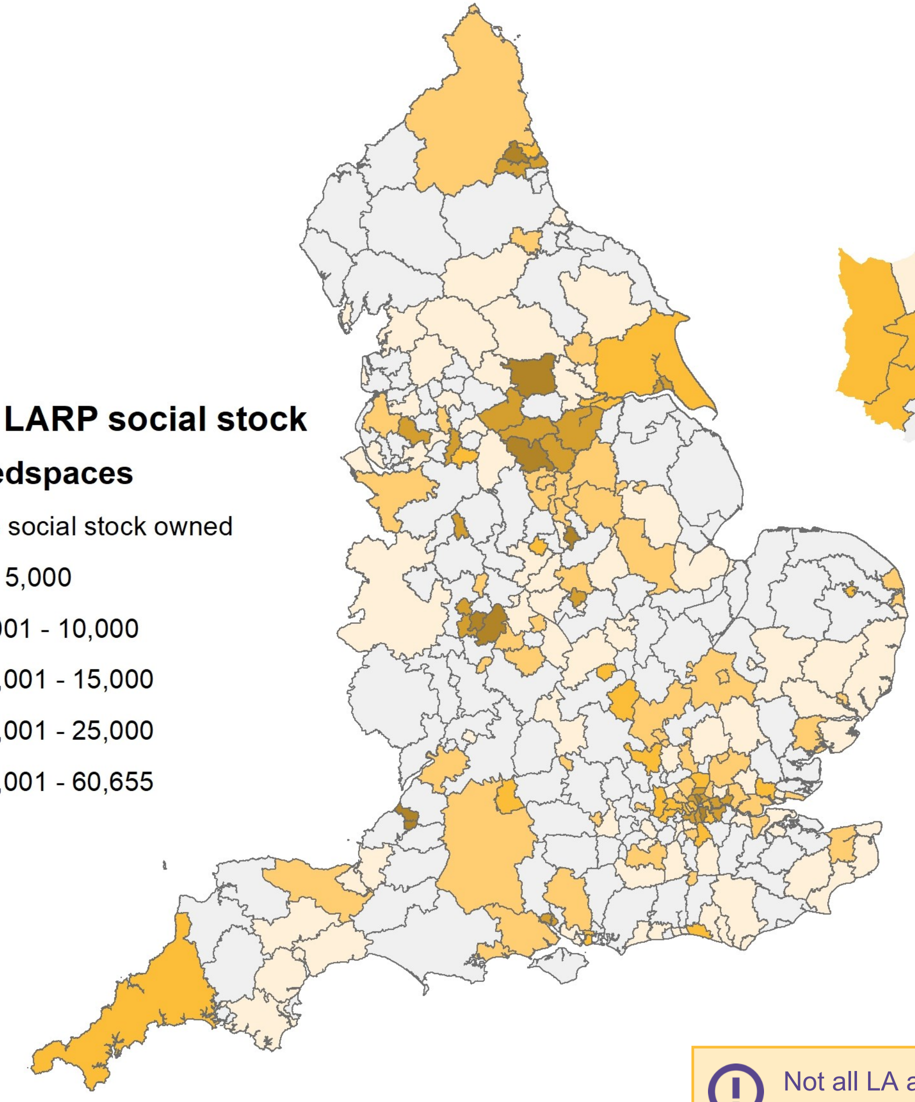
134 local authorities own no social housing stock. A further 19 local authorities own fewer than 1,000 social housing units.

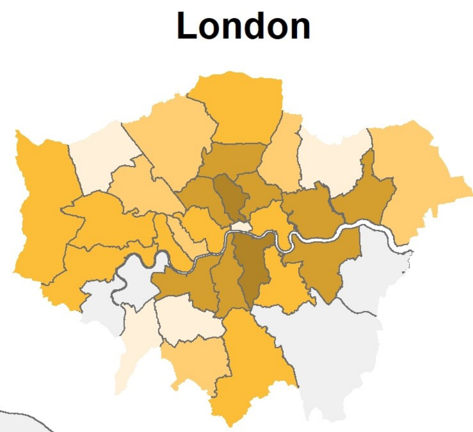
Birmingham (60,655 units) and Leeds (55,302 units) have the greatest number of LARP owned social units. Together they account for 7% of all LARP owned social housing stock in England.

Owned LARP social stock

Units/bedspaces

- No social stock owned
- 1 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 25,000
- 25,001 - 60,655





Not all LA areas have stock owning councils. LSVT activity has seen stock transferred to private registered providers in many areas. Data includes all rental and LCHO.

T1.6

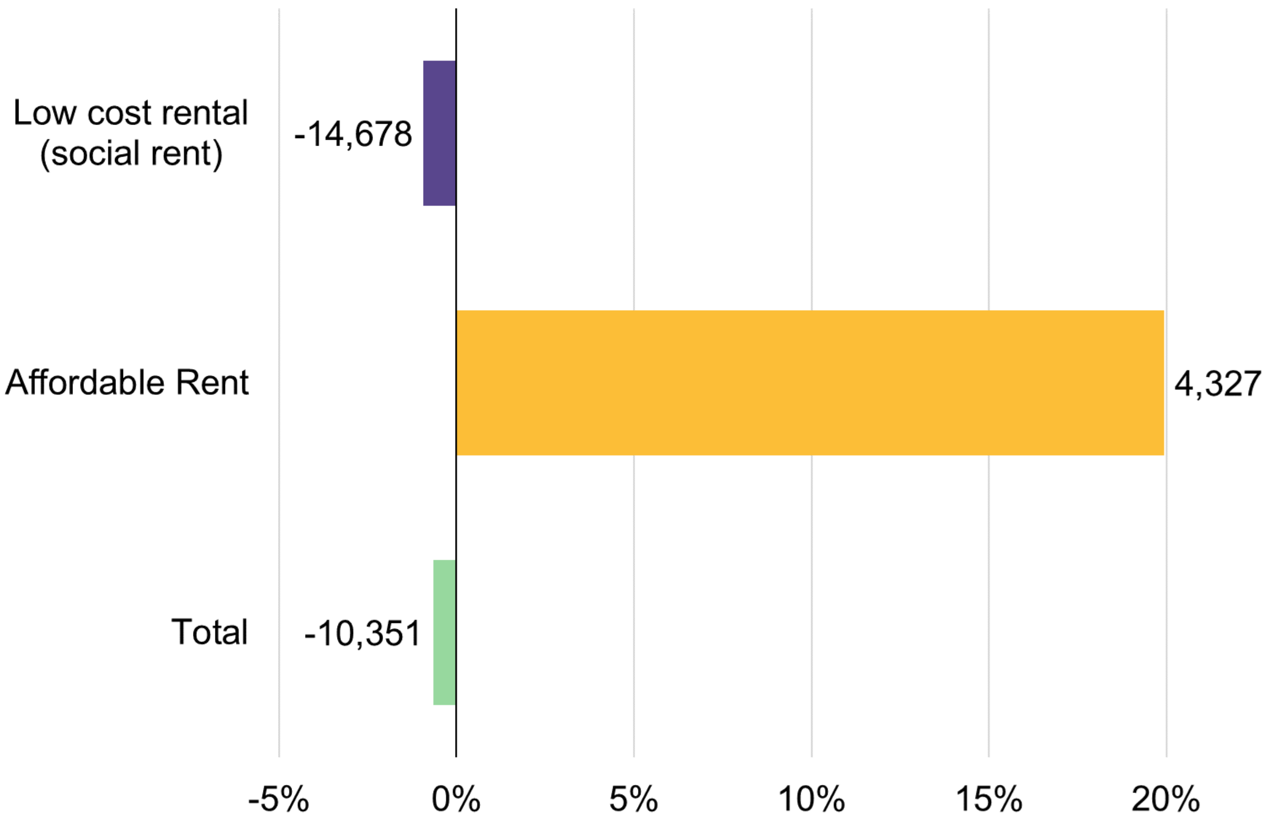
Low cost rental change since 2019

Regulator of Social Housing

Since 2019 the number of low cost rental units (including Affordable Rent) owned by LARPs has decreased by 1%.

This reduction has been driven by a reduction in the social rent units, partially offset by an increase in Affordable Rent units.

Change by stock type 2019 to 2020



T1.2

Overall the number of LARP owned low cost rental units has altered little between 2019 and 2020 (a 1% reduction in total numbers).

However, these year-on-year change data should be viewed with some caution. Data for 2020 and 2019 are taken from two different collections and there are some definitional differences between the two collections.

At the time of initial publication (February 2021) provisional data from LAHS suggests a slightly greater reduction in units (1.5%). Some of this difference could be related to units held by providers who do not have a HRA (who do provide data to LADR but not to LAHS). See **technical notes** for more information.

Data for 2019 taken from LAHS. See **technical notes** for more information on differences between collections.

Low cost rental change since 2012

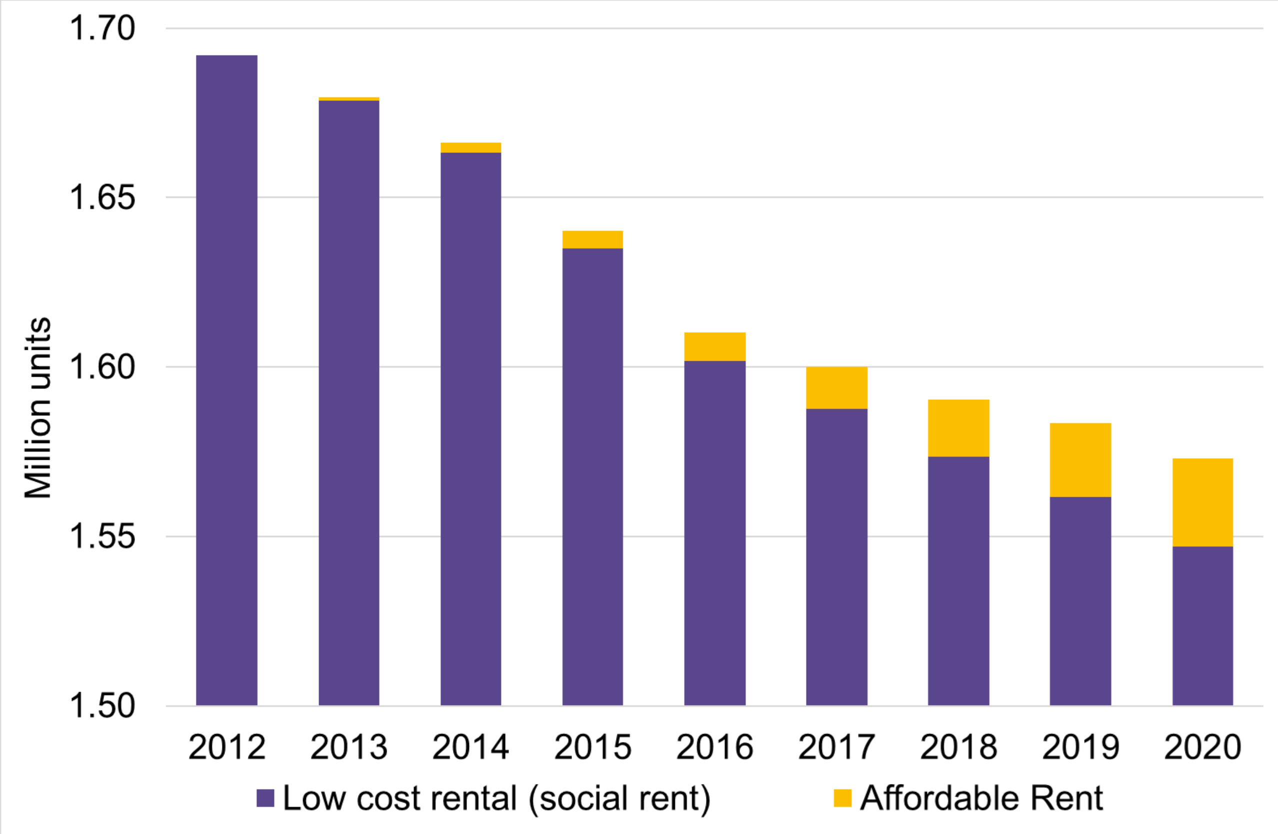
Regulator of Social Housing

Since 2012 the total owned low cost rental units owned by local authorities has decreased by 7%.

The proportion of owned low cost rental units which is Affordable Rent has increased from 0% to 1.5% since 2012.

Nearly half of the reduction in low cost rental units occurred between 2014 and 2016, with much of this attributable to LSVT activity.

Low cost rental stock change 2012 to 2020 (scaled to show change)



T1.1

Low cost rental units owned by local authorities have decreased by 118,930 units, from 1.69million in 2012 to 1.57million in 2020.

This decrease will include units lost to the overall social housing sector (for example through right to buy), as well as those transferred to private registered providers of social housing (PRPs).

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

Note starting point on chart scale is 1.5million units.

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

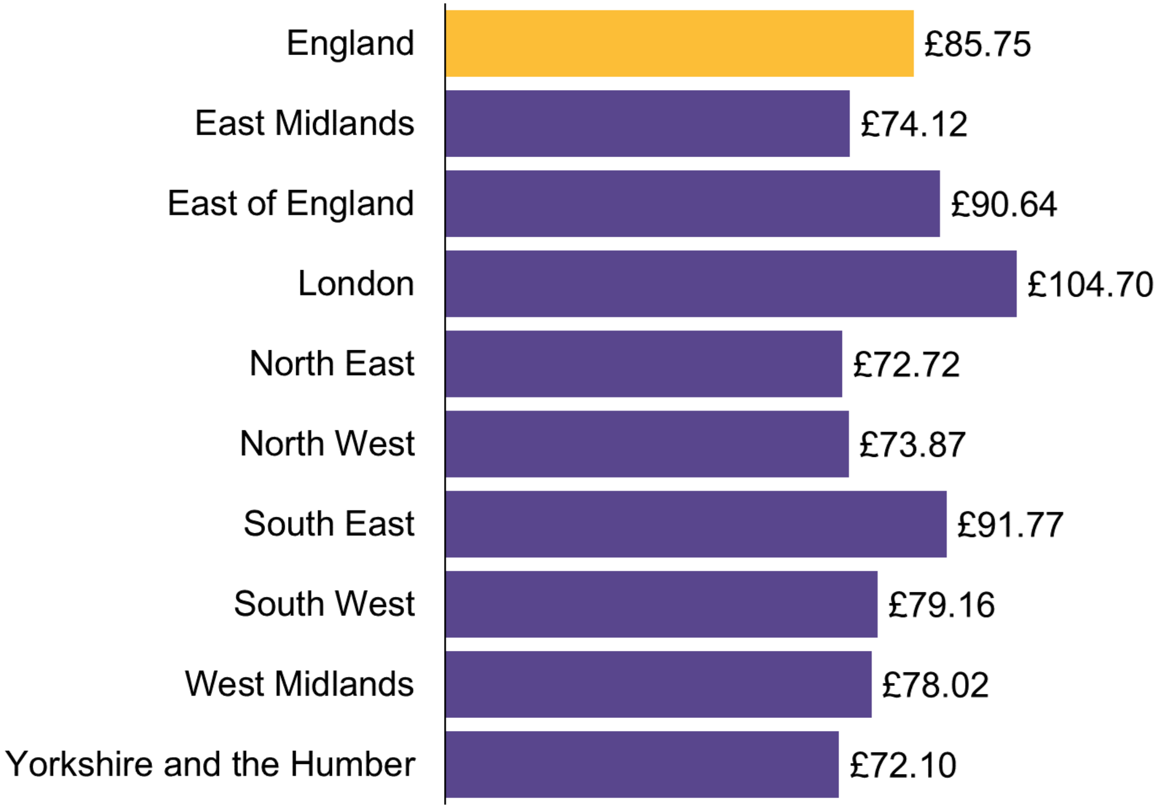
General needs (social) net rents

The average weekly general needs (social rent) net rent in England is £85.75.

London and the South East have the highest weekly net rents on average.

Yorkshire and the Humber has the lowest average weekly net rent.

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



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

There is a large degree of variation within each region. This reflects the differences in the types of properties operated, for example, the mix between houses and flats, and the geographic variation across and within different local authorities (many of which cover both urban and rural areas).

T2.2

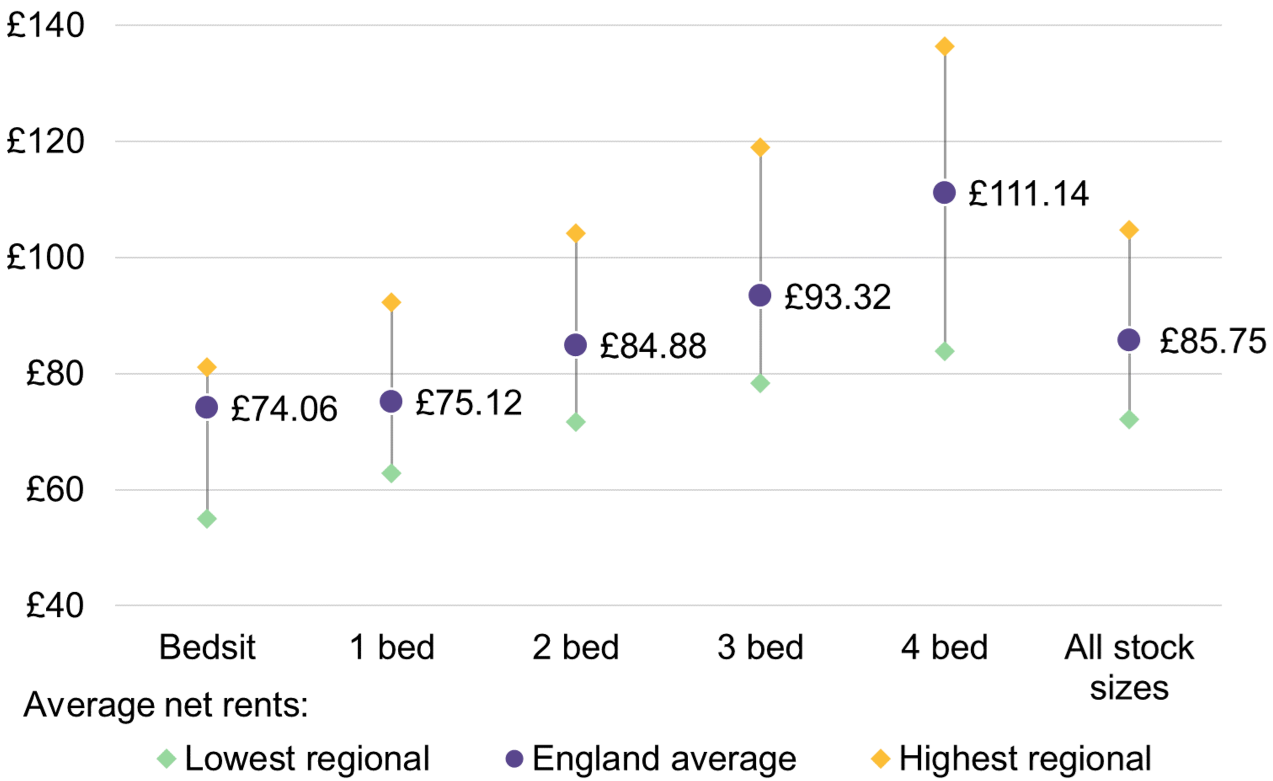
Excludes Affordable Rent units.

General needs net rent by size

Bedsit units have the smallest range of average regional net rents ranging from £55.06 in the East Midlands to £81.16 in London.

35% of these units have two bedrooms and this is the most common size of unit. These have a net rent range closest to the England average.

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



T2.4

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.

Excludes Affordable Rent units.

General needs net rent by LA

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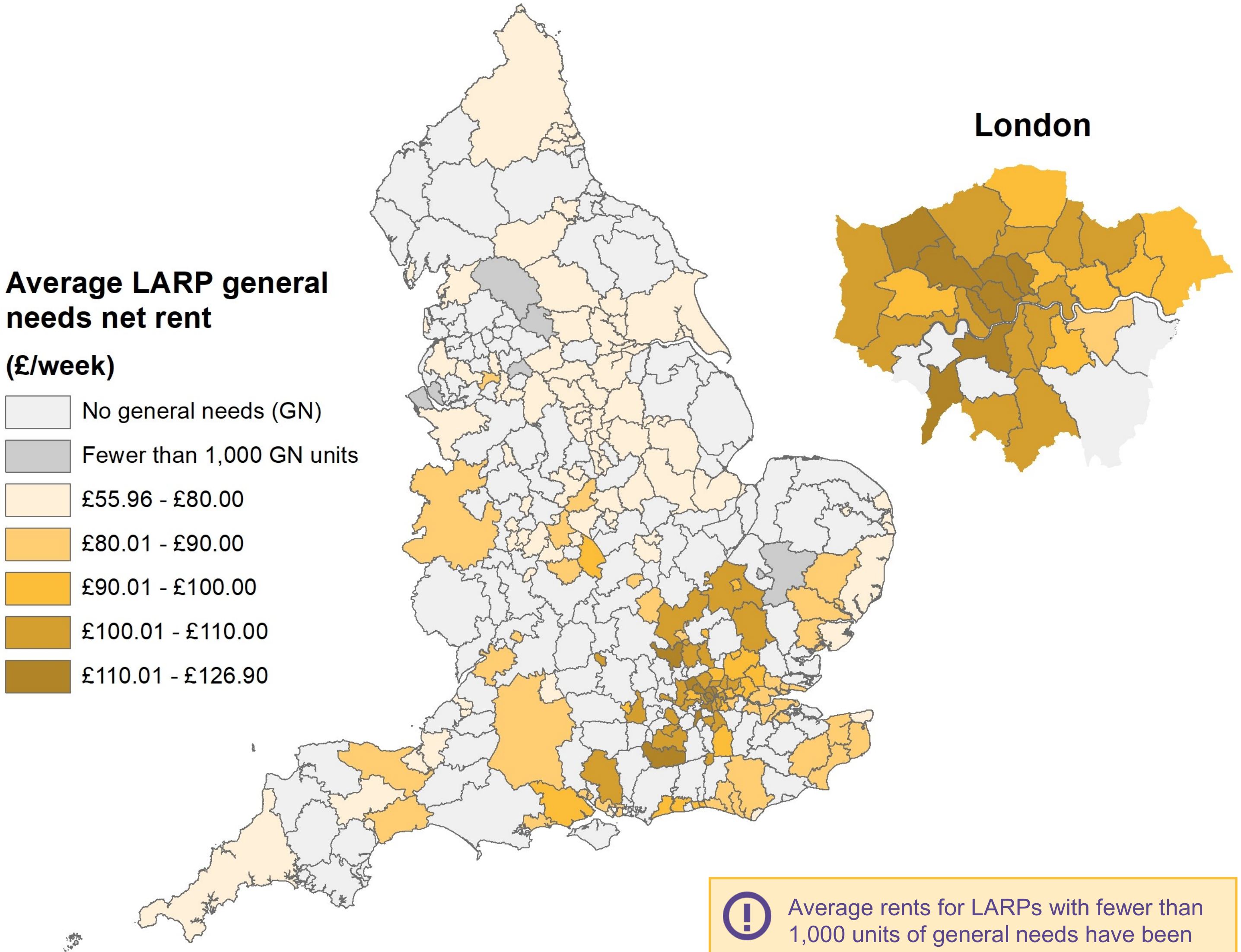
Average general needs (social rent) net rents across England are highest in London and the South East. This reflects the higher formula rent in these areas.

Excluding areas with fewer than 1,000 units, Northumberland has the lowest average net rent at £66.77 per week. Wandsworth has the highest average net rent. At £126.90 it is nearly double that of Northumberland.



Average rents for LARPs with fewer than 1,000 units of general needs have been suppressed. Small numbers of retained units could indicate a specialist type of provision and may have higher rents than might be expected.

T2.5

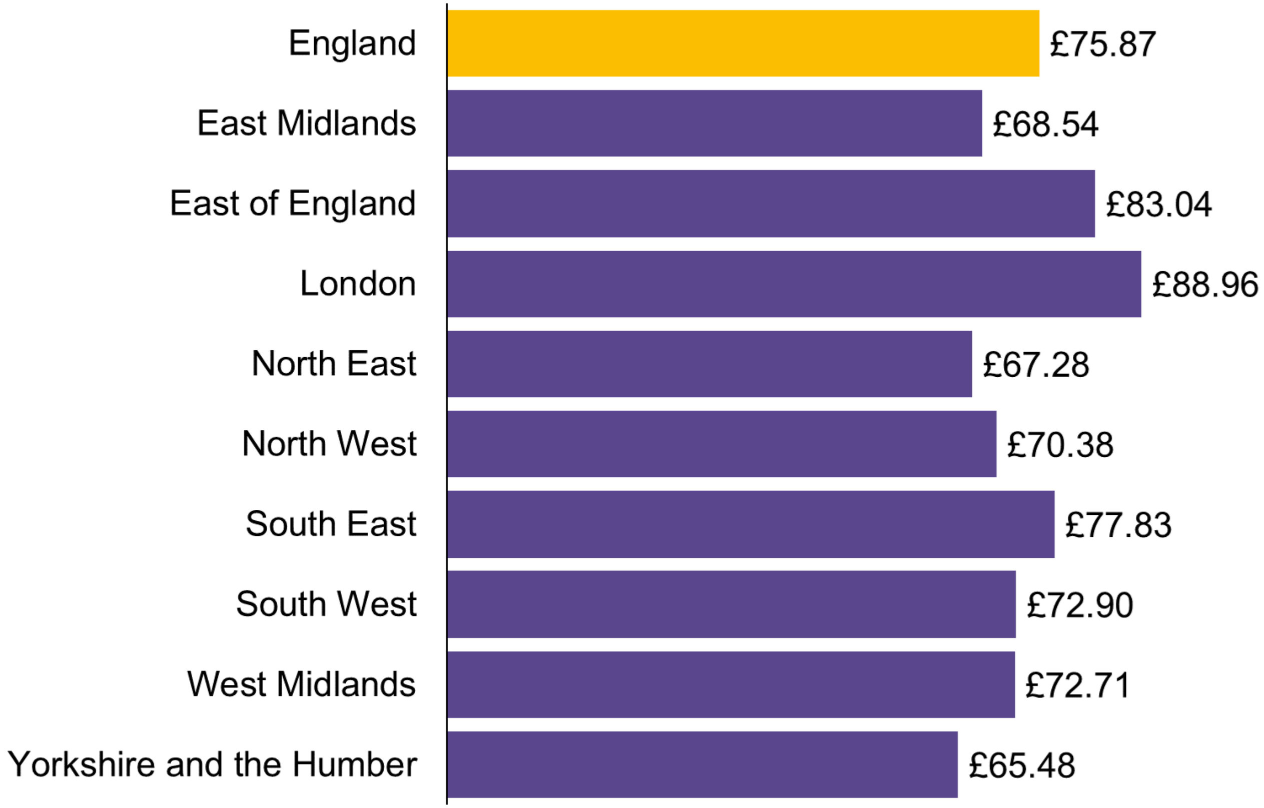
Supported housing (social) net rents

Regulator of Social Housing

The average weekly supported housing (social rent) net rent in England is £75.87 for LARP owned supported housing units.

London has the highest average weekly net rent (£88.96). This is 26% higher than the average weekly net rent in Yorkshire and the Humber.

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



T2.6

Average supported housing net rent levels should be viewed with caution.

There are large variations within and between regions due to the varied nature of this provision and the way in which it meets the different needs of various client groups.

The relatively small number of total units (98,957) and the size variation in these should also be considered. For example, lower overall averages are likely as 83% of supported housing units are one bedroom, bedsit or bedspace compared to just 29% of general needs units.

Caution should be employed when comparing rent values for supported housing units with those for general needs. Differences in the profile of unit sizes, rent setting rules, the service offerings provided, and the client groups all reduce comparability.

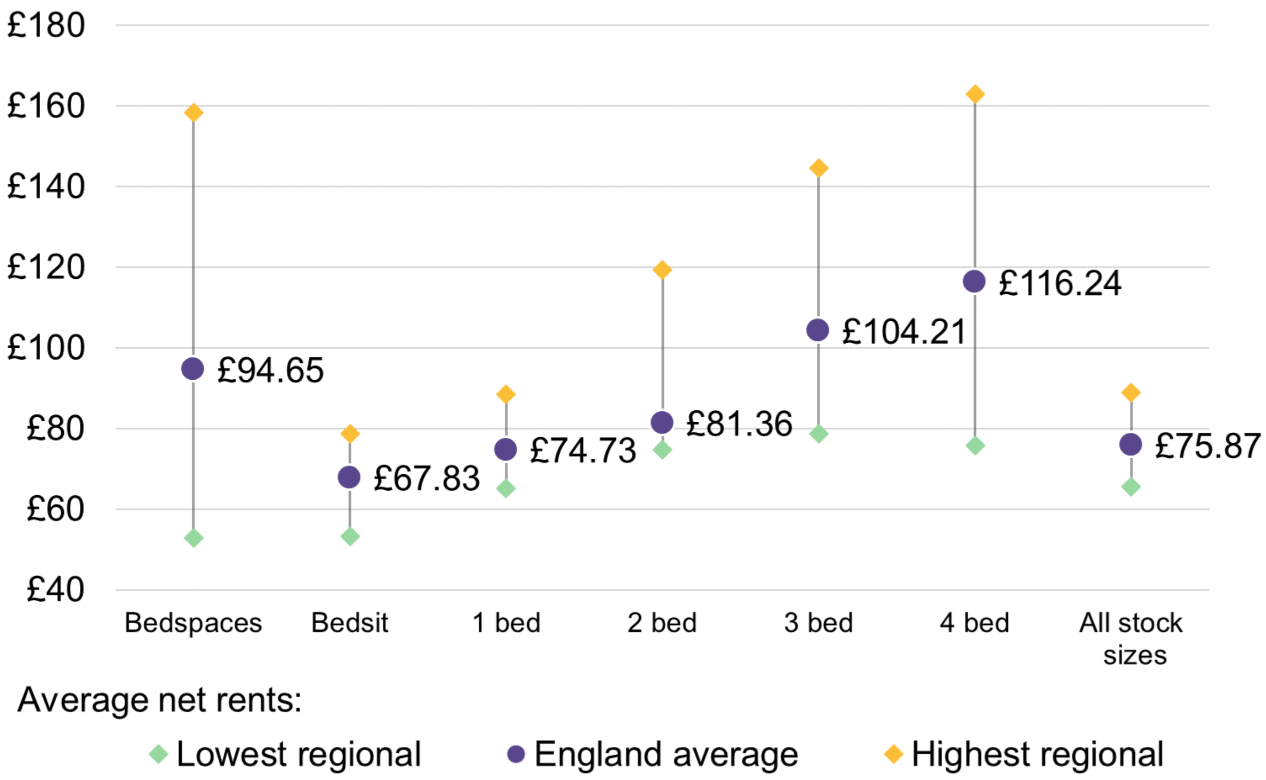
Excludes Affordable Rent units.

Supported housing net rent by size

Four bedroom units have the greatest range of average regional (social rent) net rents, ranging from £75.77 per week in the North West to £163.03 per week in London.

The South East is the only region to have six or more bedroom supported housing units, and only three regions (South East, East of England and London) have units with five bedrooms.

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



T2.8

The large variation in bedspace (non-self-contained unit) average net rents will likely be due to the diverse and specialised nature of these units. In total there are only 1,624 units of this type owned by LARPs.

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 and six or more bedroom units. 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.

Excludes Affordable Rent units.

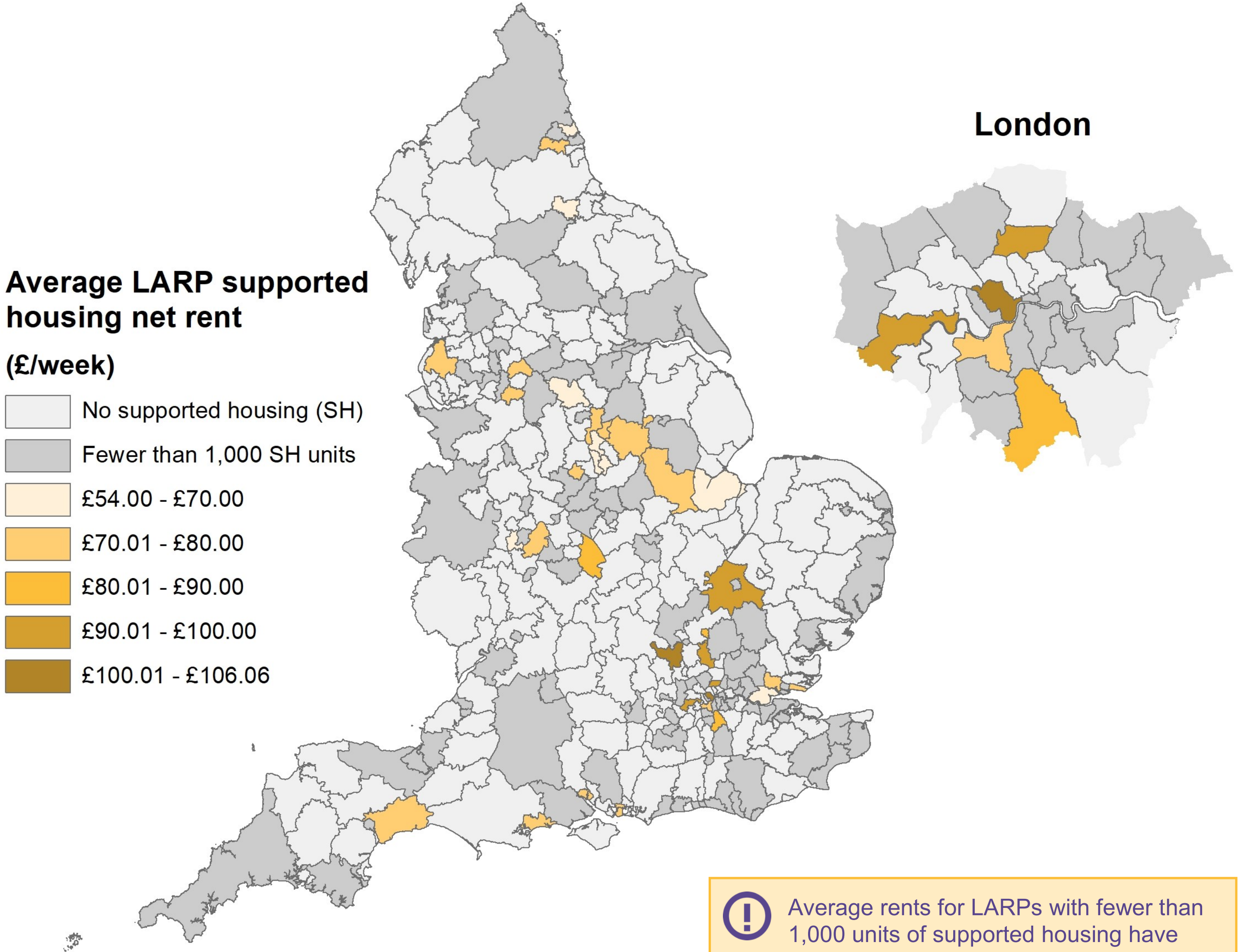
Supported housing net rent by LA

Regulator of Social Housing

There are only 35 LA areas where LARP owned supported housing (social rent) totals 1,000 or more units.

Average supported housing net rents, in these areas, range from £54.00 in North Kesteven to £106.06 in Westminster.

Full details of rents for all LARPs is available in our additional tables.



Average rents for LARPs with fewer than 1,000 units of supported housing have been suppressed. Small numbers of retained units could indicate a specialist type of provision and may have higher rents.

T2.9

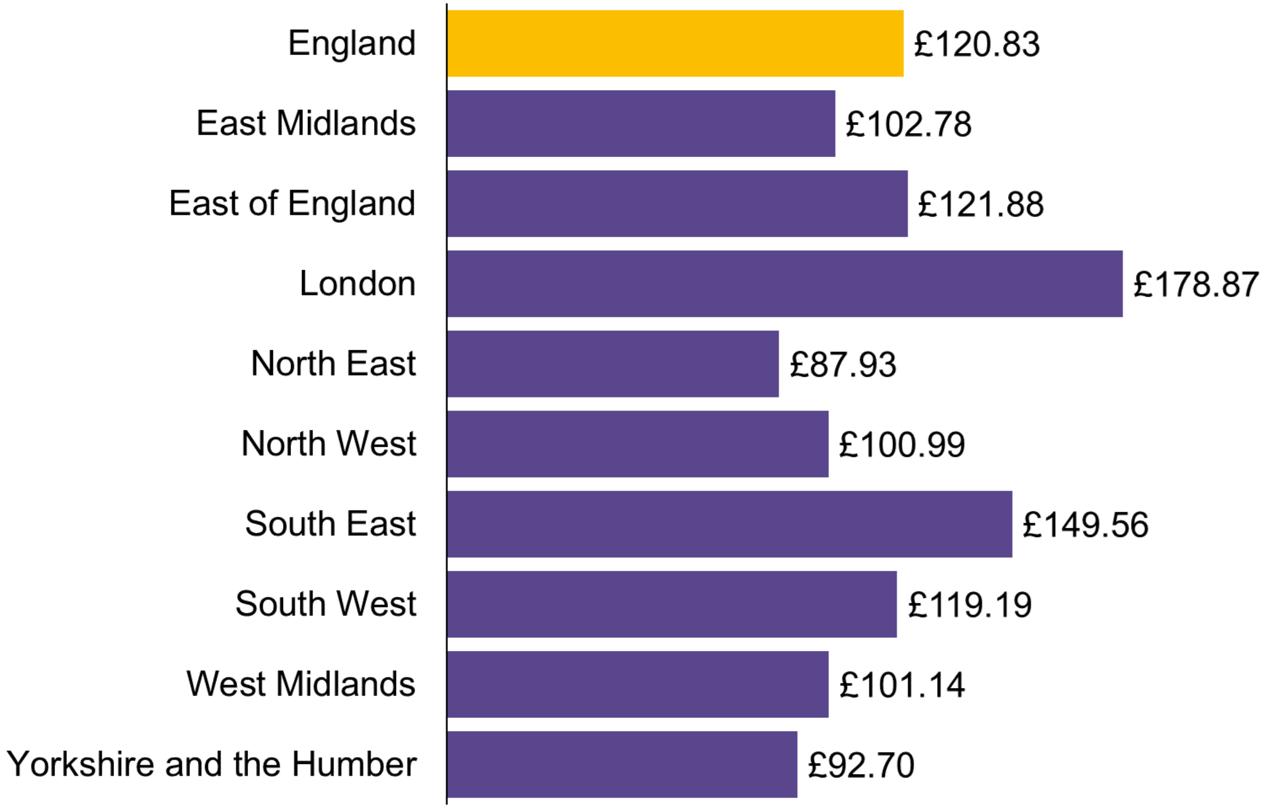
Affordable Rent general needs rent

Regulator of Social Housing

The average weekly gross rent for an Affordable Rent general needs unit in England is £120.83.

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)



T2.10

LARPs 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 low number of Affordable Rent general needs units owned by LARPs (22,824) and the relatively large increase in all Affordable Rent stock since 2019 (+20%) mean that further breakdowns and year-on-year change are not presented. See our additional tables for more information.

*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 1% of total LARP owned social 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 £119.89.

London has the highest average weekly gross rent (£188.92).

Stock levels in all regions are very low (only the North East and East Midlands have more than 500 units).

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

T2.13

LARP owned Affordable Rent supported housing is a very niche product. There are only just over 3,000 units in England owned by 48 LARPs.

The extremely low number of Affordable Rent supported housing units owned by LARPs (3,202) and the relatively large increase in all Affordable Rent stock since 2019 (+20%) mean that further breakdowns and data on year-on-year change are not presented in this note. Additional tables supplementing this briefing note are available.

Data presented here are based on extremely small unit numbers (just 0.2% of total LARP owned social stock).

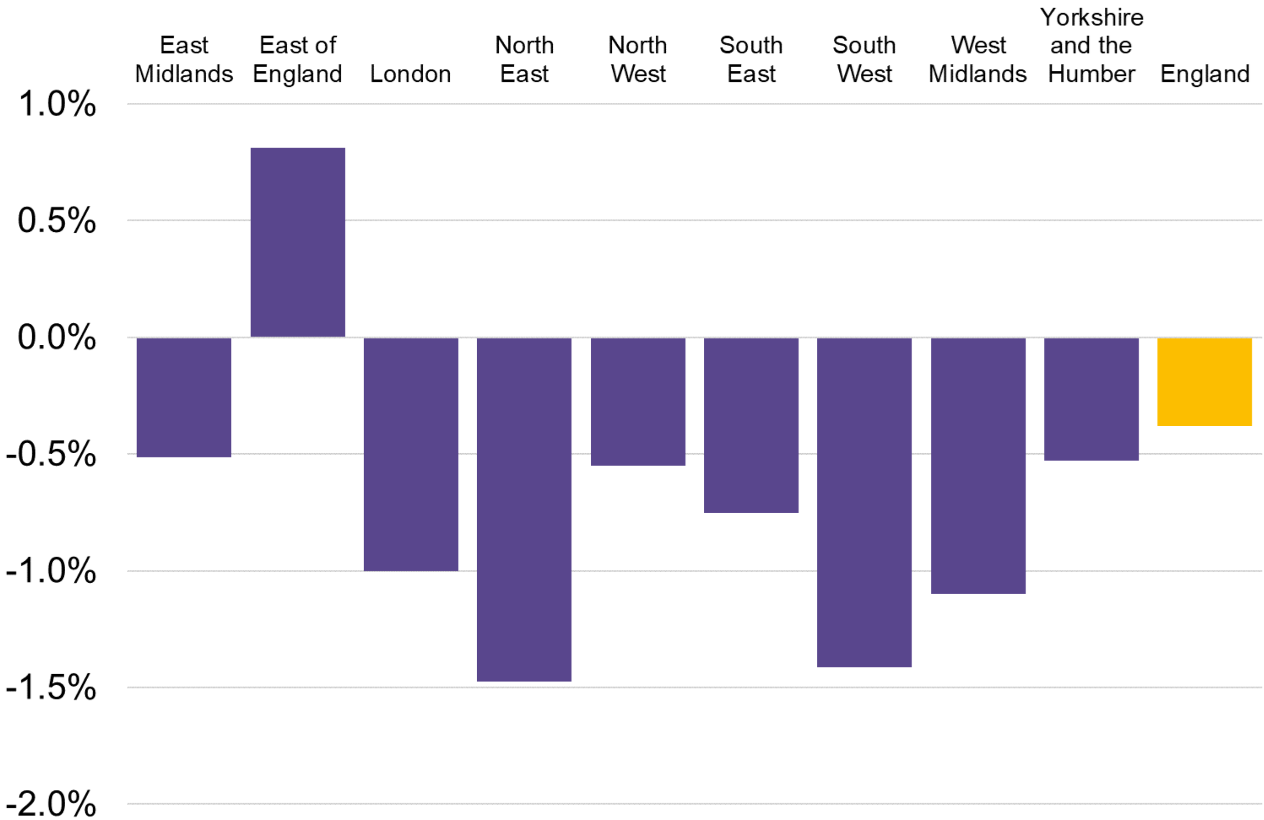
Social rent units rent change since 2019

Regulator of Social Housing

Average social rent weekly net rents fell by 0.4% between 2019 and 2020.

The East of England was the only region to see an increase in average social rent net rents, increasing by £0.72 or 0.8% per week.

Social rent units rent change (%) 2019 to 2020



T2.3

We have combined the general needs and supported housing data presented here to allow comparison to the 2019 LAHS data.

Service charges are excluded from these data as they are not captured in either the LADR or the LAHS return.

Year-on-year change data should be viewed with some caution. Data for 2020 and 2019 are taken from two different collections and there are some definitional differences between the two collections. See **technical notes** for more information.

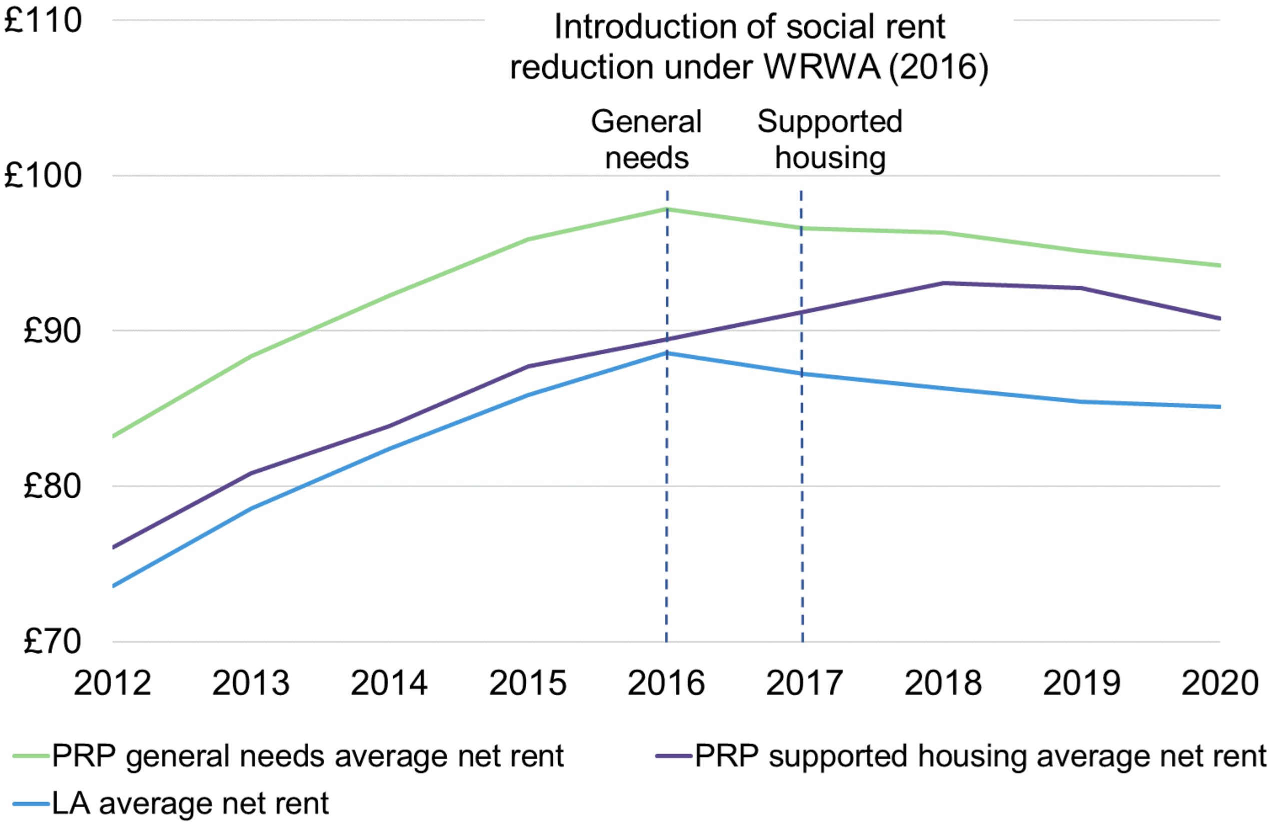
Data for 2019 taken from LAHS, where only general needs/supported housing combined average rent data available. Data from LADR combined to create comparable average data.

Comparisons across 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 LA overall average net rents.

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

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



T2.13

The decreases since 2016 have been driven by the rent setting rules introduced in 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 reference 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 both general needs and supported housing units to produce a single average rent figure and includes both Affordable Rent and non-Affordable Rent units.

LA data for 2020 from LADR, previous years from LAHS statistics.

Notes

Background

These statistics are based on data gathered in the LADR survey. We introduced this survey in 2020 to collect data that we believe is included in the LARPs administrative or management systems. We consult with LARPs to ascertain which data items are present in systems and work to minimise the overall burden placed on data providers requesting data already collected.

We use the LADR data extensively as a source of administrative data to inform our operational approach to regulating the rents (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 are publishing these data for the first time in 2020.

Governance of data and statistics at RSH

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

All LADR 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 (LARP 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 LARPs in the Entity Level Information section 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 at 31 March.

Rent data for both social rent and Affordable Rent stock are required from all LARPs.

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 does not apply to certain categories of low cost rental accommodation. During the LADR collection providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. For more information on exceptions please refer to Chapter 5 of the policy statement.

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

Regulator of Social Housing

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, LARPs 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

Regulator of Social Housing

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 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 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 Private Registered Provider (PRP) social housing stock 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.

Supported housing

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

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

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

All needs met

Some needs met

No needs met

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.

or write to:

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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.