



Private registered provider social housing stock in England – stock profile

2019-2020



Version 1.0 – February 2021

Responsible statistician: Amanda Hall

Queries and feedback: enquiries@rsh.gov.uk or 0300 124 5225



Introduction

Private registered provider social housing stock in England - rents profile 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, data and tools, allowing for the interrogation of the data at both a PRP and geographical level, are also available.

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 way data was collected each year. The term unit used in this release includes self-contained units and non-self-contained bedspaces.

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.X

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



Key facts

**3 million units owned
by private registered
providers**

Private registered providers of social housing (PRPs) reported owning 3,045,849 units on 31 March 2020 (including social and non-social tenures). This is the first year the total stock has exceeded 3 million units.

**85% of units are low
cost rental stock**

The majority of stock owned by PRPs on 31 March 2020 was low cost rental stock (85% or 2,589,725 units).

**1% increase in low
cost rental stock**

There were 22,662 more low cost rental units on 31 March 2020 than on 31 March 2019. This overall increase was driven by an 10% increase in Affordable Rent units.

**8% increase in low
cost home ownership
units**

An additional 14,500 units of low cost home ownership (LCHO) were reported as owned by PRPs on 31 March 2020 compared to 2019. The rate of increase in LCHO has been speeding up since 2017.



Figures based on weighted data. See **technical notes** for more information.



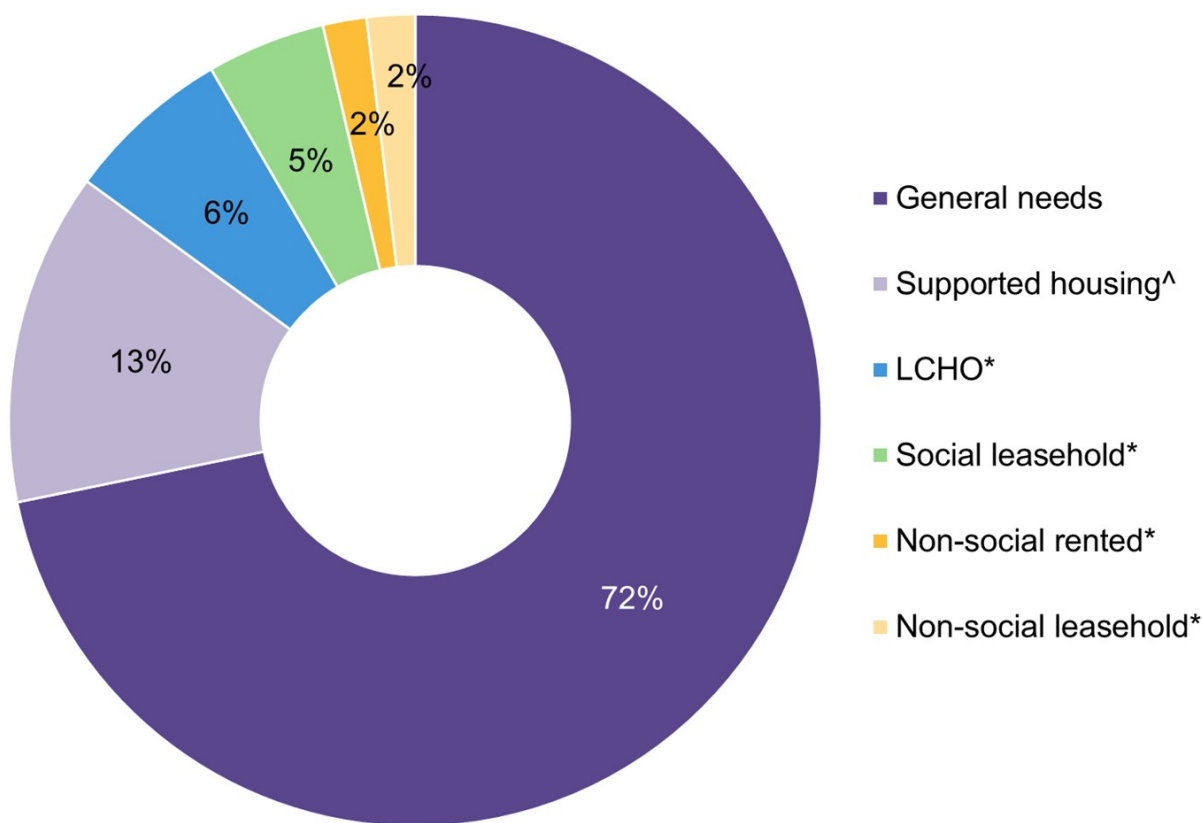
Owned PRP stock in 2020

Just over 3 million homes owned by PRPs on 31 March 2020.

85% is low cost rental stock (including Affordable Rent).

13% is a form of low cost rental supported housing.

Owned stock by type 2020



PRPs reported owning 3,045,849 units on 31 March 2020; a 2% increase since 31 March 2019. This is the same percentage increase as between 2018 and 2019.

85% (2,589,725) were recorded as low cost rental (including general needs and supported housing and all Affordable Rent) and 7% (201,020) were recorded as low cost home ownership (LCHO) units.

7% of units are reported as leasehold (social and non-social) and a further 2% as non-social rented.

! Categories marked * may include units outside of England (expected to be <0.1% of total stock).
^Supported housing includes housing for older people.

! Section based on weighted data.

T1.1

Introduction

Key facts

Owned stock

Managed stock

Stock information

Notes



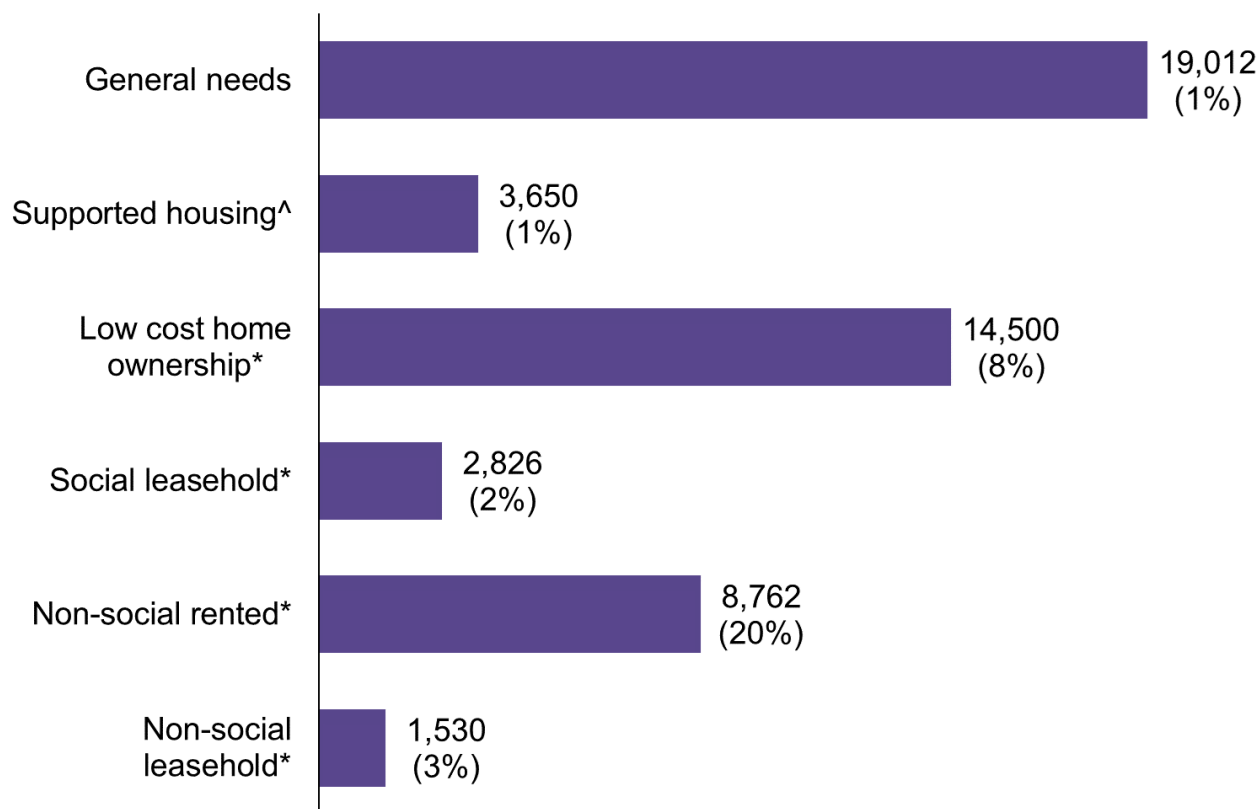
Owned stock change since 2019

1% annual increase in total low cost rental stock (including Affordable Rent).

Low cost home ownership units increased by 8%.

Largest percentage increase in non-social rented units, but this represents a relatively small absolute increase.

Change (%) by stock by type 2019 to 2020



PRPs reported owning 3.05 million units (across social and non-social stock types) in 2020 (50,280 more than in 2019).

Low cost home ownership saw a larger unit and % increase than in previous years with an additional 14,500 units added to this category of stock between 2019 and 2020 (8%).

This has been driven by a small number of providers increasing their units. Two for-profit PRPs account for nearly a third of these additional LCHO units (see the sector characteristic briefing note for more information).

Categories marked * may include units outside of England (expected to be <0.1% of total stock).
[^]Supported housing includes housing for older people.

Section based on weighted data.

T1.2



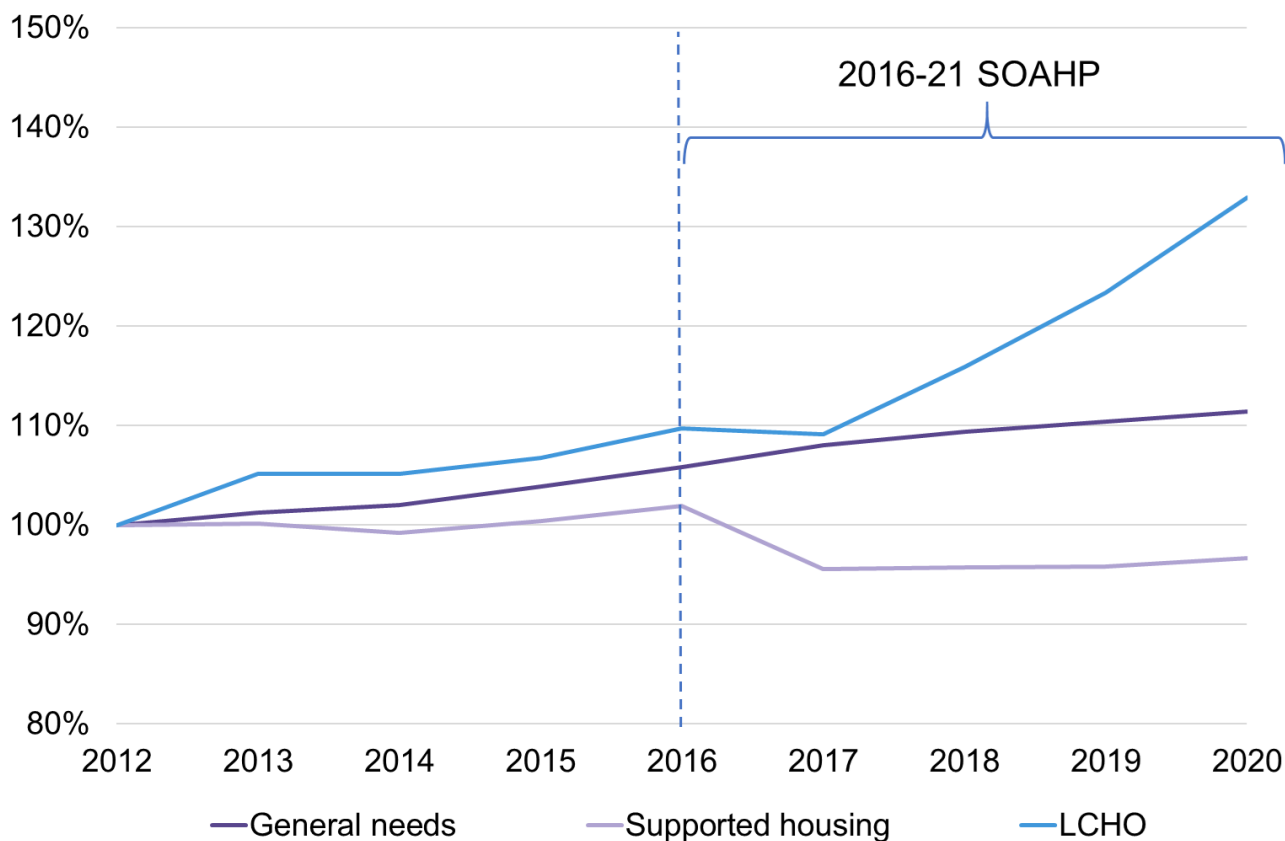
Owned social stock change since 2012

33% increase in LCHO since 2012, with most of this increase since 2017.

11% increase in general needs low cost rental stock since 2012 (baseline in 2012 was 1.96m).

3% decrease in supported housing units since 2021 (baseline in 2012 was 417,542).

Indexed social stock change 2012 to 2020 (2012=100)



The increased growth in LCHO since 2017 is likely to be due to the focus of home ownership development in funding streams, particularly the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP).

The reduction in owned supported housing seen between 2016 and 2017 is likely due to the reclassification of units following the implementation of the Welfare Reform and Work Act (WRWA) in 2016.

For more information see earlier releases and **technical notes**.

⚠ Social leasehold stock is excluded. Affordable Rent units are included.

⚠ Section based on weighted data.

T1.3



Owned social stock location 2020

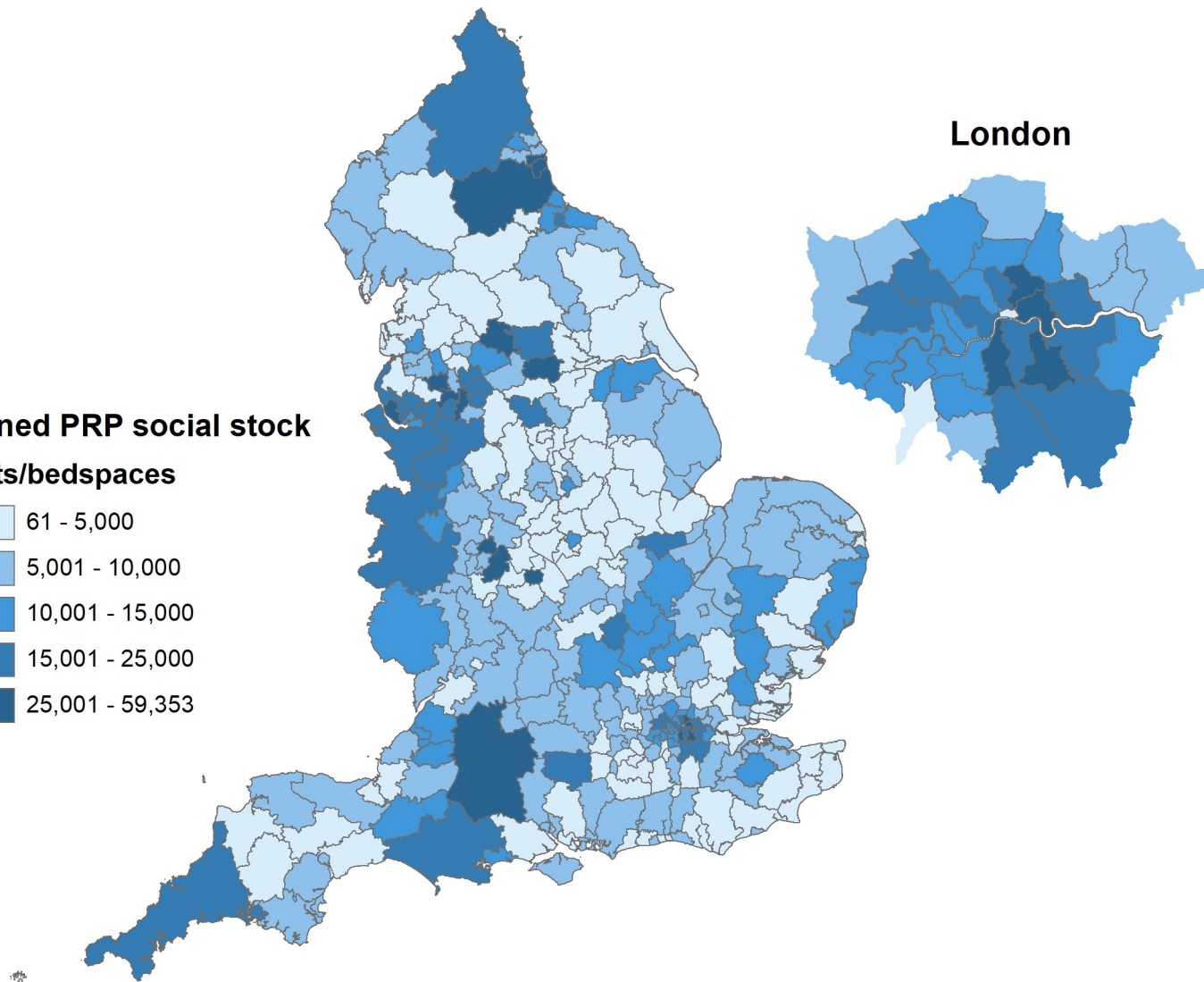
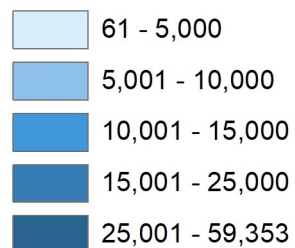
19% of PRP owned stock is located in the North West (522,080).

17% of PRP owned stock is in London. London accounts for 20% of all social housing stock (PRP and LARP combined) in England.

The East Midlands has the fewest social units (161,484).

Owned PRP social stock

Units/bedspaces



Introduction

Key facts

Owned stock

Social stock by LA

Managed stock

Stock information

Notes

T1.4 - T1.6

© Crown copyright and database right 2021

Section based on weighted data. Excludes LCHO for small PRPs.



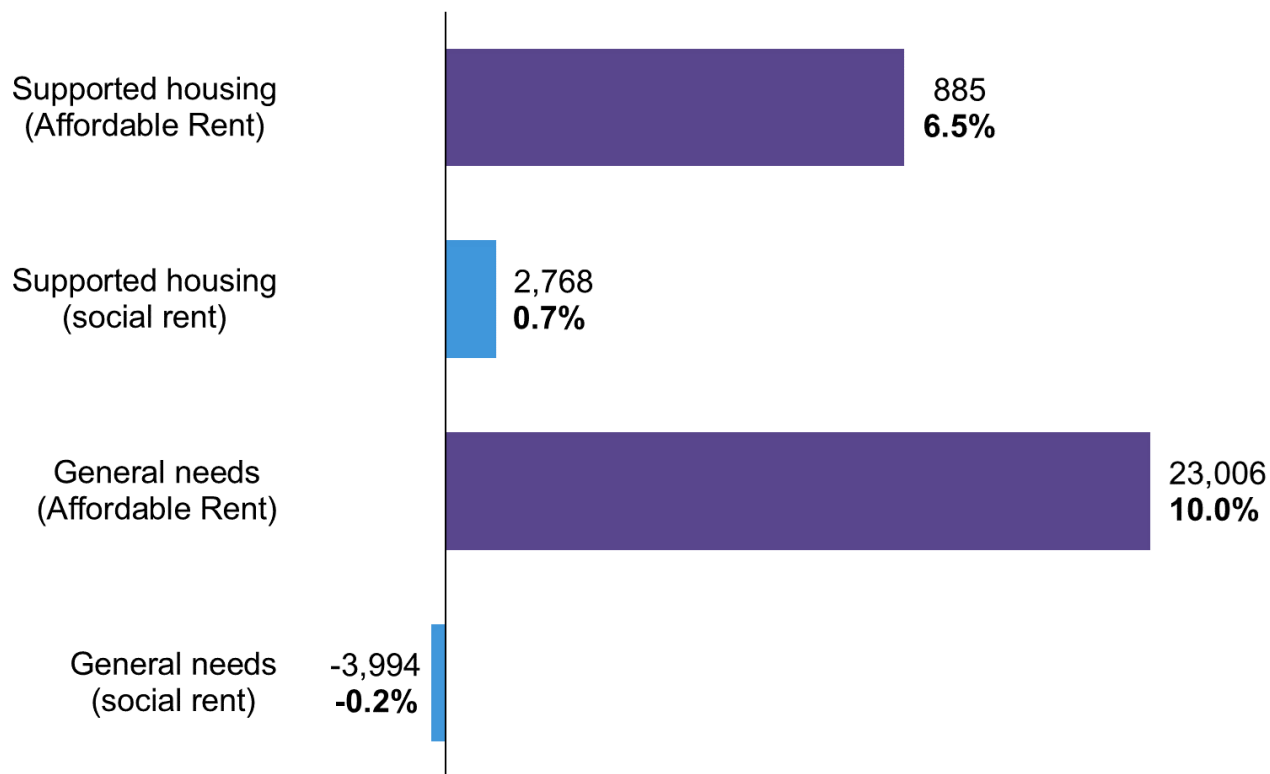
Owned low cost rental stock changes

Low cost rental stock increase driven by increase in Affordable Rent.

General needs Affordable Rent units increased by 10%, while supported housing Affordable Rent units increased by 6.5%.

Very slight decrease (0.2%) in non-Affordable Rent general needs units.

Owned low cost rental stock change 2019 to 2020 (England only)



PRPs saw an increase of 22,665 low cost rental units between 2019 and 2020.

This growth was primarily driven by the increase in general needs Affordable Rent units (increasing by 23,006) which offset the reduction in general needs units not designated as Affordable Rent (-3,994).

The profile of the change in low cost rental units is linked to prevailing policies and the funding available for development, which has focused on the provision of Affordable Rent.

For more information see earlier releases and **technical notes**.

T1.7

Section based on weighted data.



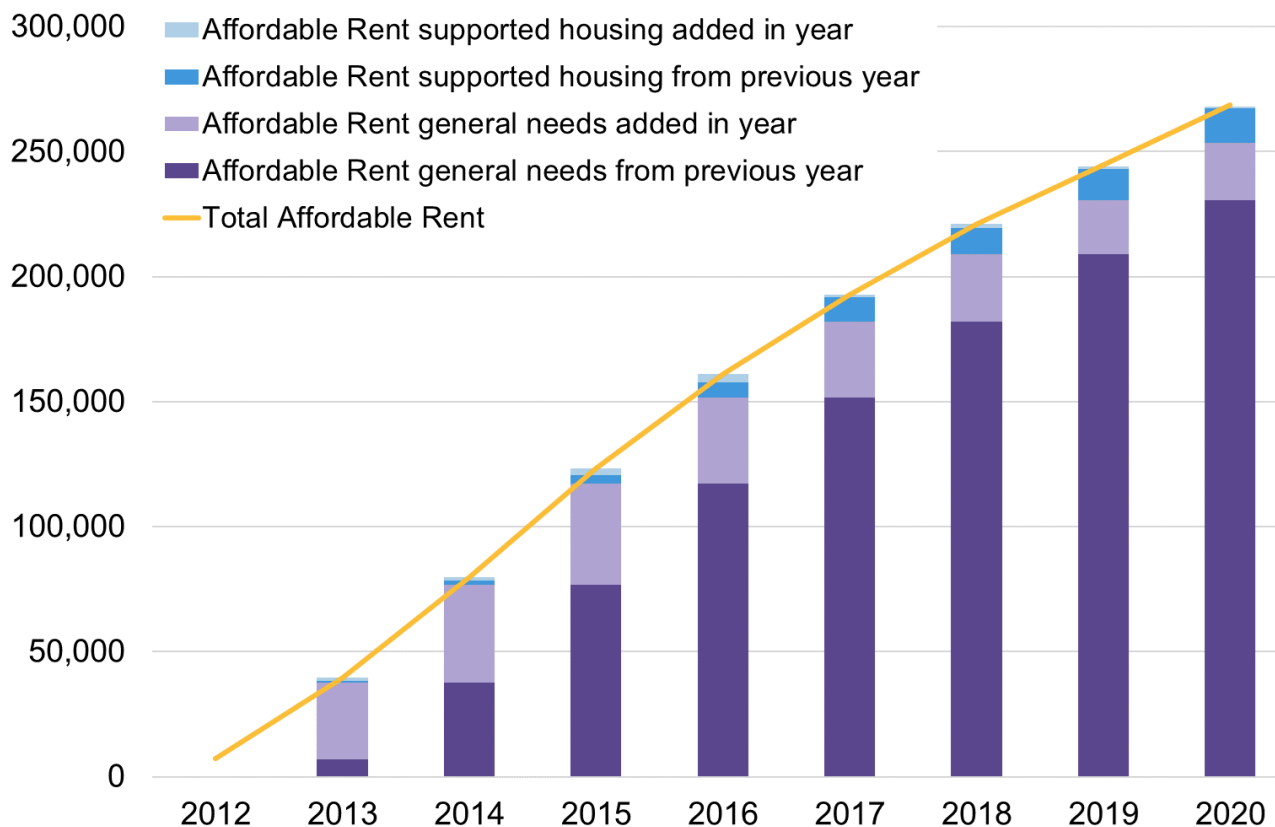
Owned Affordable Rent change

Affordable Rent has increased by more than 260,000 units since 2012.

General needs Affordable Rent exceeded 250,000 units for the first time in 2020.

The increase in general needs Affordable Rent was slightly more in 2020 than in 2019, but still lower than in earlier years.

Affordable Rent stock per year 2012 to 2020 (England only)



The profile of change in Affordable Rent units is linked to prevailing policies and the funding available for development focusing on Affordable Rent.

Since 2012 an additional 261,417 Affordable Rent units (247,253 general needs and 14,164 supported housing) have been reported by PRPs.

Overall, the rate of growth has slowed although there was a very slightly higher number of units added in 2020 (23,891) than in 2019 (23,637).

The total number of general needs units recorded in 2020 was 254,218.

For more information see earlier releases and **technical notes**.

! SDR data collection began in 2012. It is not possible to determine how much of the Affordable Rent stock was added in 2012 and how much was from 2011.

T1.8



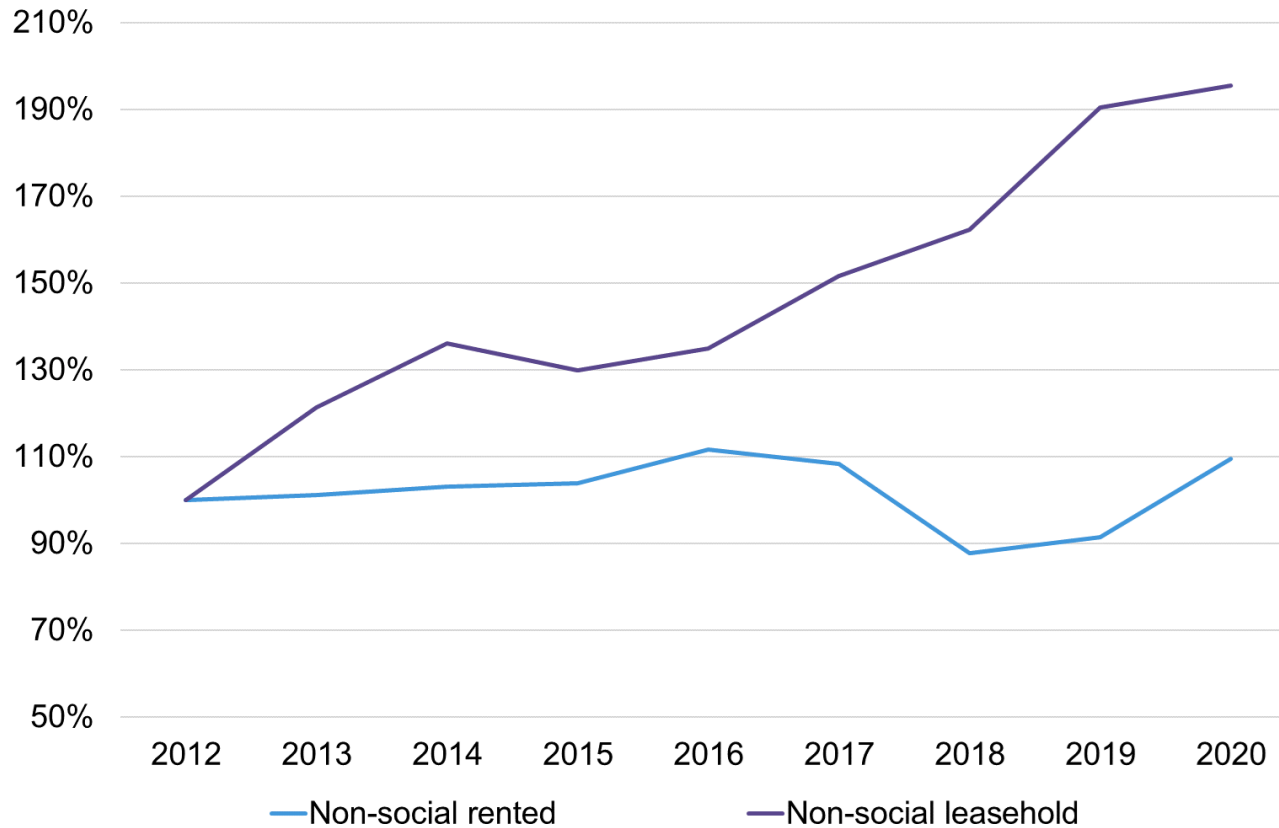
Supported housing (social rent) change

96% increase in non-social leasehold stock since 2012 (baseline in 2012 was 29,891).

10% increase in non-social rented stock since 2012 (baseline in 2012 was 48,359).

A relatively sharp increase in the number of non-social rented units saw 8,762 units added in 2020.

Indexed non-social stock change 2012 to 2020 (2012=100)



Non-social units represent a very small proportion of PRP owned stock (3%).

The changes seen in non-social units levels may represent stock movement within groups (from unregistered entities) as well as units new to the sector.

! Figures on non-social stock should be viewed with caution. Data on non-social stock in the SDR is limited, only capturing stock held by the regulated entities. PRPs commonly undertake non-social housing activity through dedicated commercial subsidiaries or joint ventures which are not included in the SDR.

! May include units outside of England (expected to be <0.1% of total stock).

T1.9



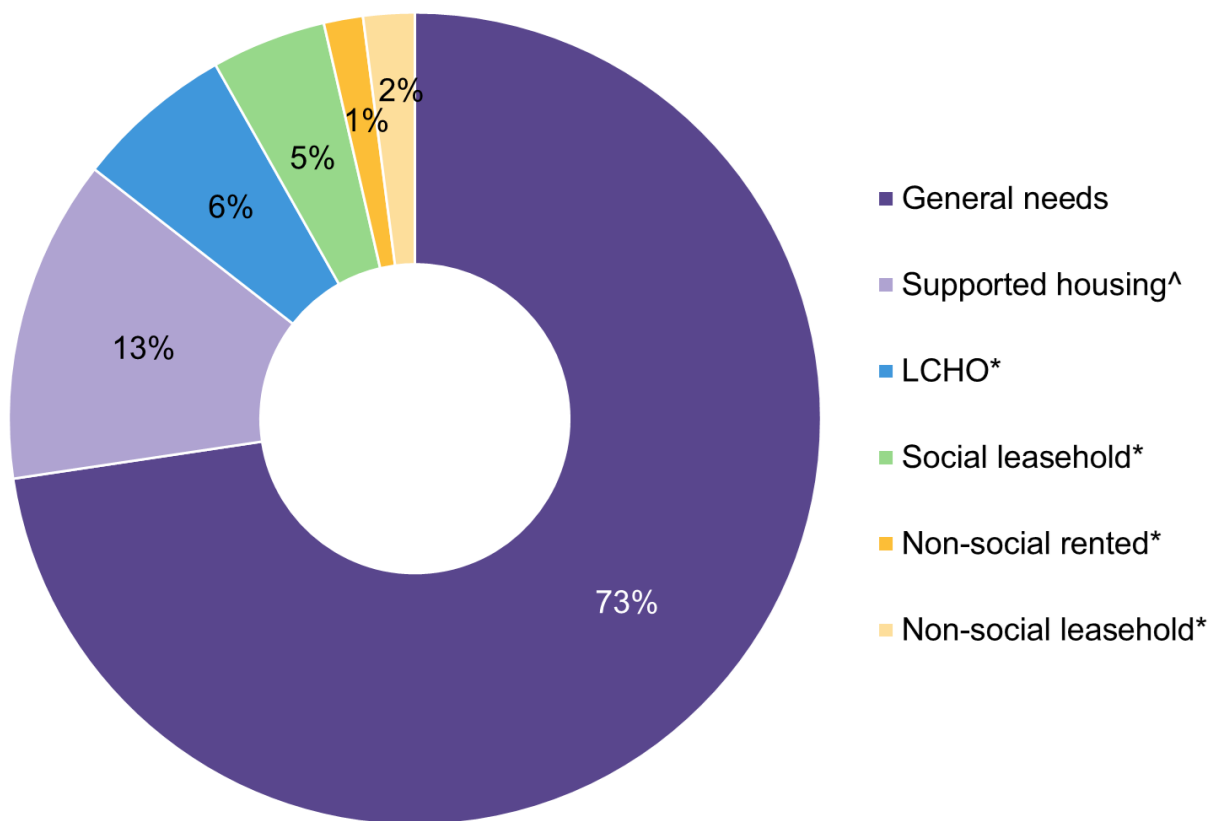
Stock managed by PRPs in 2020

PRPs reported managing over 3 million units on 31 March 2020 (including social and non-social tenures).

86% of all stock managed by PRPs is recorded as low cost rental.

13% of all stock managed by PRPs is a form of supported housing.

Managed stock by type 2020



PRPs reported managing 3,099,220 units/ bedspaces on 31 March 2020. This includes both those they own and manage and those they manage on behalf of others.

Broadly the division of managed stock matches that of owned stock, with 86% of managed units (2,650,739 units/ bedspaces) categorised as low cost rental (including Affordable Rent), and a further 6% (195,289) reported as LCHO units.

! Categories marked * may include units outside of England (expected to be <0.1% of total stock).
^Supported housing includes housing for older people.

! Section based on weighted data.

T1.10

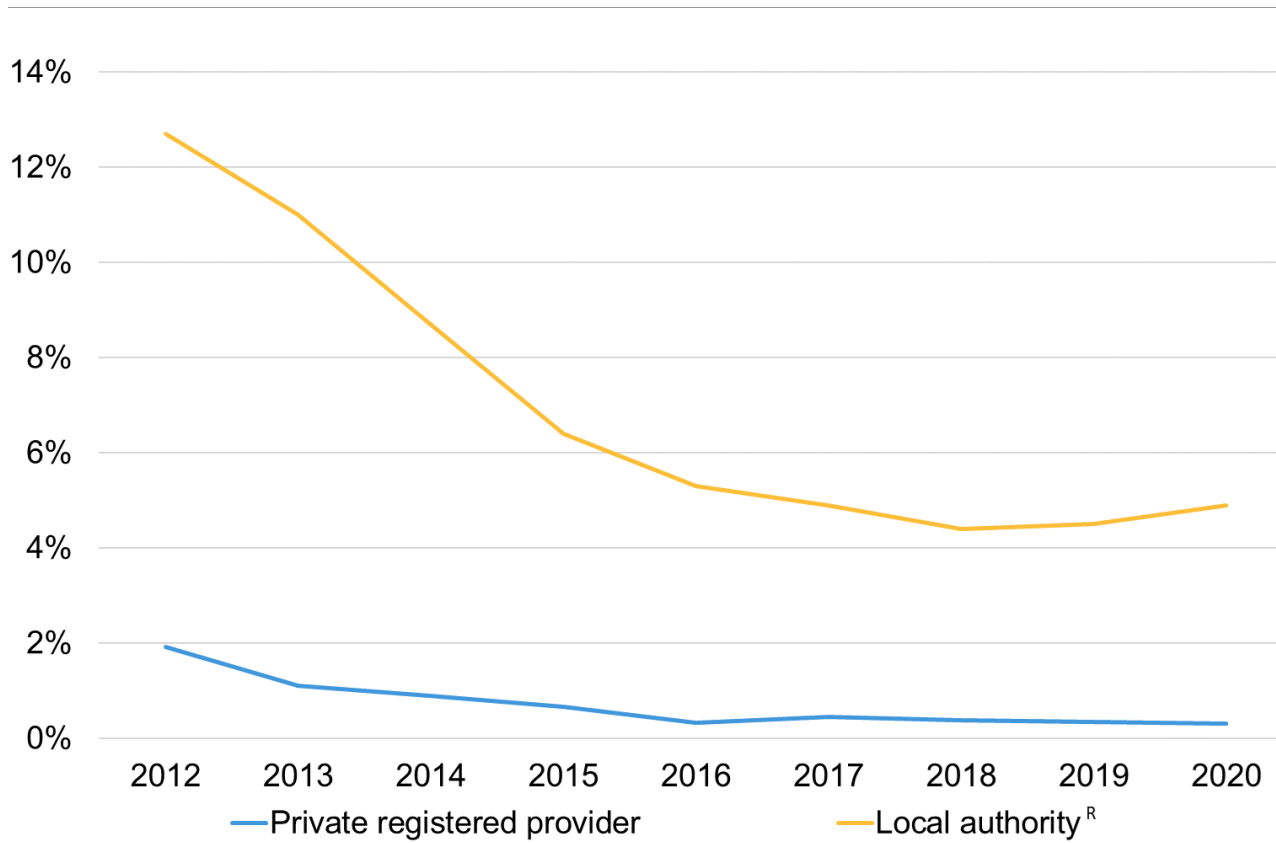


Stock condition

0.3% of low cost rental units reported as failing to meet the Decent Homes Standard in 2020.

Levels of non-decent PRP low cost rental stock have fallen by over 80% to less than 8,000 units in 2020.

% Low cost rental stock failing to meet DHS 2012 to 2020



PRPs reported 7,907 units failing to meet the Decent Homes Standard in 2020. PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes (with just 0.3% non-decent PRP stock compared to 4% non-decent LA stock in 2019).

LA data source: Local Authority Housing Statistics (LAHS) 2020 from live table 119.

! Non-decent stock levels in the SDR are self-reported by PRPs. The accuracy of this data will be heavily influenced by the scope and frequency of stock condition surveys carried out by PRPs and may contain some extrapolation to fill data gaps. These factors will partially explain the different level of DHS non-compliance reported in the SDR and other data sets which employ different methodologies (such as English Housing Survey).

! PRP data is weighted. Some years of LA data has been revised in live table 119.

T1.11

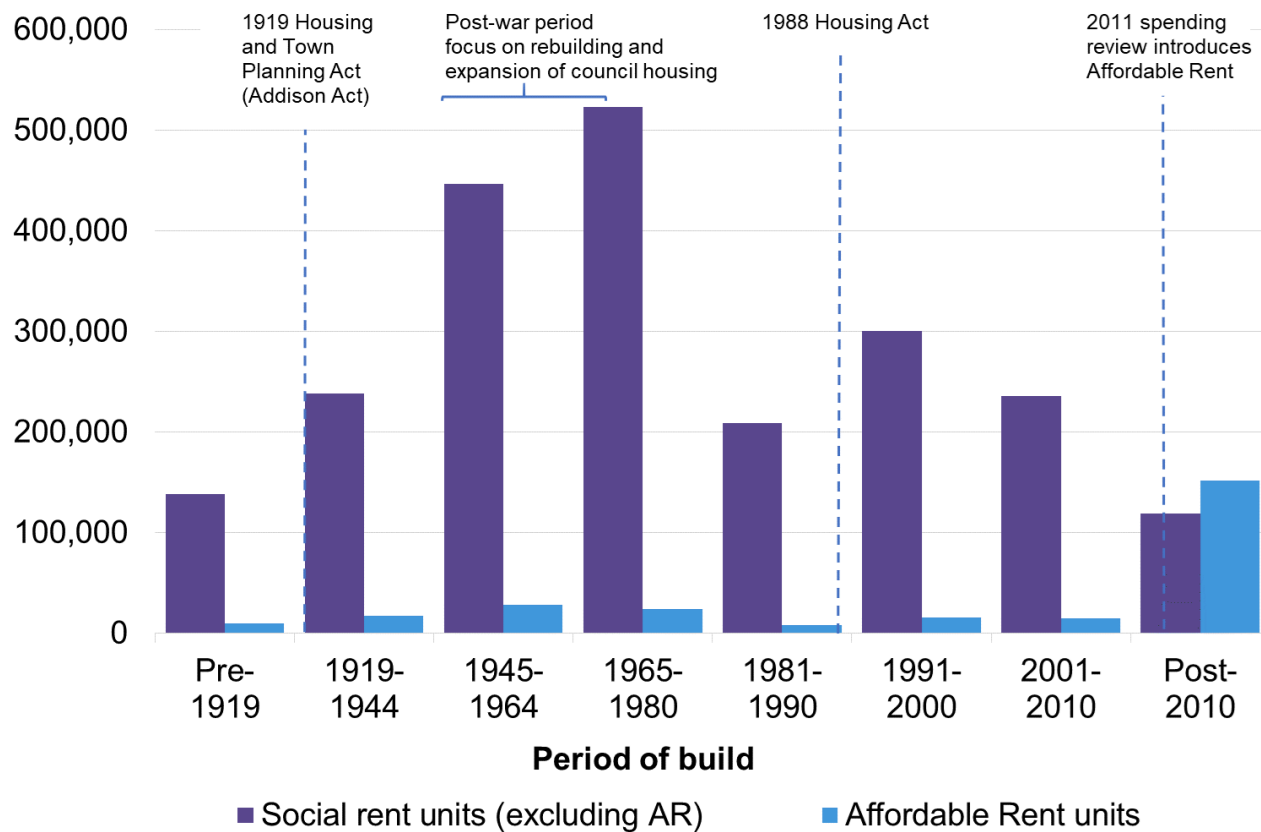


Stock age

Most Affordable Rent units have been built since 2010, due to the way in which funding for this type of unit has been made available.

Over half of all social rent units owned by PRPs were built between 1919 and 1980.

Build period of social rent and Affordable Rent units



The building of social housing has fluctuated over the last 100 years, following government direction and funding subsidies. The 2020 data suggests that a large number of homes owned by PRPs in 2020 are those which were built between 1945 and 1980. This reflects the post-war focus on councils rebuilding homes, expanding their provision and providing secure, affordable housing and the subsequent transfer of these homes to PRPs.

Affordable Rent units are more likely to be built post-2010. Units of this type built earlier are almost exclusively the result of conversion activity.

! **New data:** collection of build period for units first made mandatory in 2020.

! Period of build are not consistent time ranges, some are longer than others.

! Social rent units for small providers are not included as data is not collected.

T1.13

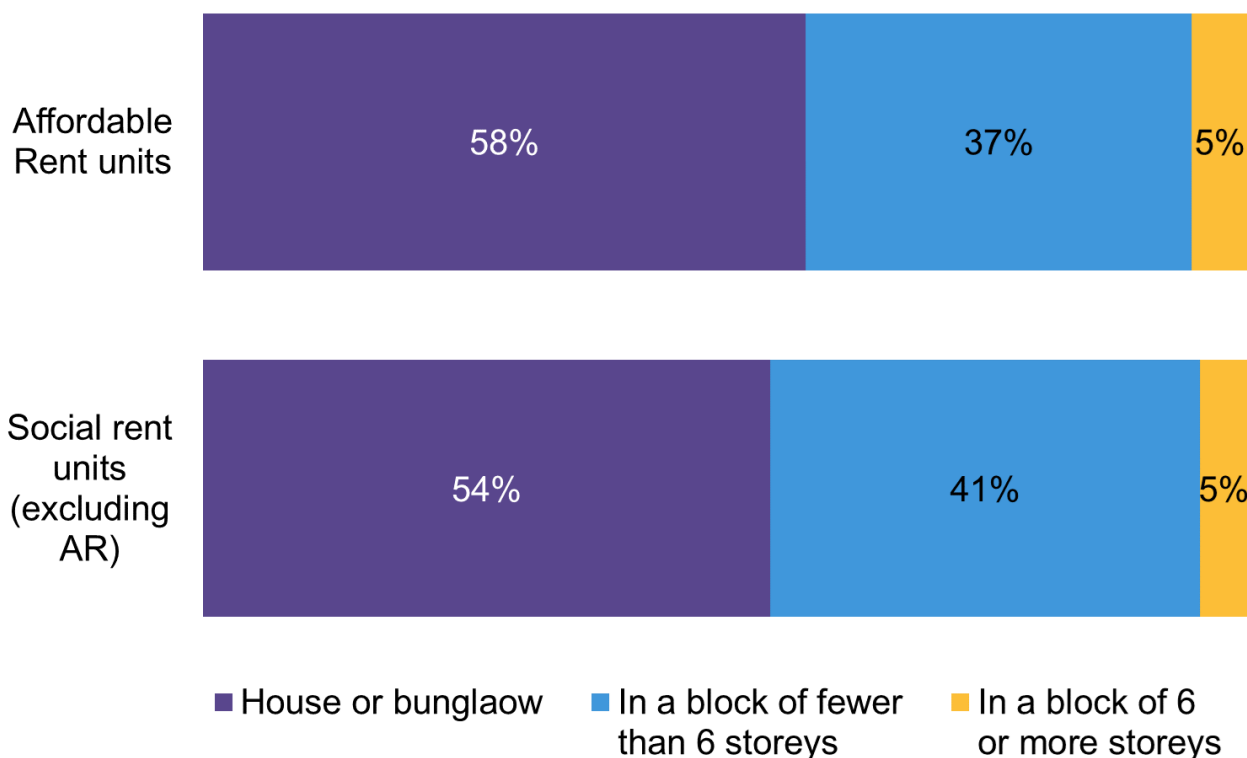


Stock height

The majority of units (both Affordable Rent and social rent) are houses or bungalows (58% and 54% respectively).

Only 5% of units are located in a block of six or more storeys.

Height of Affordable Rent and social rent units



The height distribution of units is relatively similar between Affordable Rent and social rent (excluding Affordable Rent) units.

Houses and bungalows make up the majority of units in both stock types, with a combined 55% of stock being of this type.

Units in blocks of six or more storeys are least common, with just 5% (117,720) of low cost rental units being in blocks of this height.

There may be regional differences which are masked within these data as they are not collected on a geographic basis.

! **New data:** collection of height data for units first made mandatory in 2020.

! Social rent units for small providers are not included as data is not collected.

T1.14



Notes

Background

These statistics are based on data gathered in the SDR survey. This survey collects data that we believe is included in the PRPs administrative or management systems. We consult with PRPs 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 SDR data extensively as a source of administrative data to inform our operational approach to regulating the economic standards (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 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 our 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**.

Contact information submitted by PRPs 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>).

Accounting for missing data

In 2014, following consideration of alternative methods and discussions with the National Statistician's Office and the Ministry of Housing, Communities and Local Government (MHCLG) (then DCLG), we selected weighting to account for the small proportion of missing data. The impact of weighting on data for the 2020 SDR is shown in supplementary tables (see <https://www.gov.uk/government/statistics/private-registered-provider-social-housing-stock-in-england-2019-to-2020>). The overall effect of weighting on the final totals is relatively minor, which is as expected, given that small PRPs own a small proportion of stock and had a response rate of 94.5% in 2020.



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. See also **London Affordable Rent**.

Decent homes standard (DHS)

The guidance on the decent homes standard is set out in A Decent Home: Definition and Guidance for Implementation, published by the Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document. See <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>.

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.

Leasehold (social and non-social)

Leasehold units are those that are occupied by a resident holding a leasehold interest in the property. In the SDR, PRPs report all leasehold units they own excluding any low cost home ownership units that are not fully staircased (which are reported under the LCHO part).



Notes – glossary of terms

Leasehold units owned by PRPs typically include Right to Buy or fully staircased shared ownership units where the PRP has sold a leasehold interest to a residential occupier but retains an interest (freehold or leasehold) of its own. This often applies to blocks of flats and other forms of construction where there are common areas and facilities. This includes scenarios where the PRP retains the responsibility for maintaining common areas and services, the financial costs of which can be transferred in line with the terms of a lease. Leasehold units are either **social leasehold** or **non-social leasehold** based on the Housing and Regeneration Act 2008 definition of social housing. The definition of a leasehold property is determined by whether a leasehold interest is owned by a residential occupier (not whether the landlord owns a leasehold interest). Commercial non-residential leasehold properties, or properties where it has granted a lease other than to a residential occupier (e.g. where a PRP lets a property to another social housing provider) are not included.

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 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. LCHO figures do not include 'fully staircased' properties *i.e.* properties once occupied under relevant arrangements but where the occupier has for example acquired a 100% share of a shared ownership property or repaid an equity loan on a shared equity property in full.

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

Managed stock

Refers to stock managed by PRPs, whether the stock is owned by themselves, another PRP or an LA.

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.

Non-social leasehold

See **leasehold** definition above.

Non-social stock

Stock to which the definition of social housing (see below for definition of **social housing**) does not apply.

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).



Notes – glossary of terms

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 leasehold

See **leasehold** definition above.

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.

Social stock

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



Notes – glossary of terms

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.

Units

The term units is used to refer to both self-contained units and non-self-contained bedspaces.

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



© RSH copyright 2021

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit nationalarchives.gov.uk/doc/open-government-licence/version/3.

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

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:

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

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.