

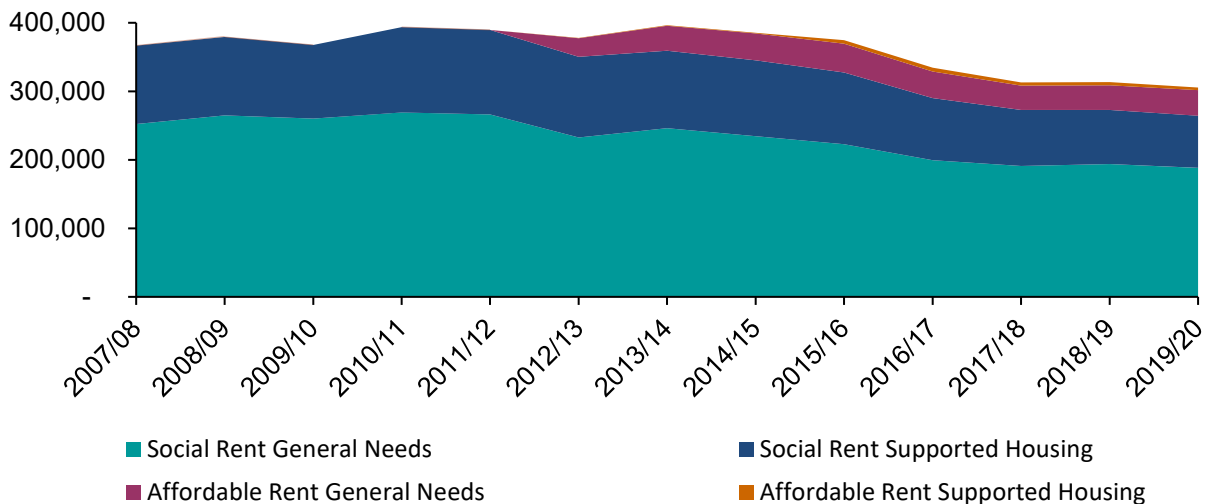


Statistical Release: Housing

Social Housing Lettings: April 2019 to March 2020, England – April 2021 Update

In this release:

- There were 306,000 new social housing lettings, a decrease of 2.5% or 8,000 lets from the previous year. This continues the fall from the peak of 396,000 new social housing lettings in 2013/14 (a 23% decrease) after a temporary flattening last year. This was driven by social rent tenancies which comprise the majority of new lets, whilst use of Affordable Rent products rose.



- New social housing lettings decreased by 17% whilst stock increased by 3% over the past decade.
- 59% of new social housing lettings in 2019/20 were to tenants not in social housing immediately prior.
- There were 1.15 million households on local authority waiting lists on 31 March 2020, a slight decrease of 1% from 1.16 million in 2018/19. Over half of households (58%) with a new social letting in 2019/20 were on the waiting list in that area for less than a year.
- 18% of new lettings in 2019/20 were to statutorily homeless households.
- Lifetime tenancies comprised nearly three-quarters of new social lettings in 2019/20, mostly by LAs.
- Employment in lead tenants of new General Needs lettings steadily increased from 32% to 40% between 2008/09 and 2019/20. In Supported Housing, lead tenants unable to work due to long term illness or disability increased from 17% to 23% over the same period.
- Households in a new social letting in 2019/20 spent 36% of their income on rent, with an average (median) rent of £81 per week.

Release date: 29 April 2021

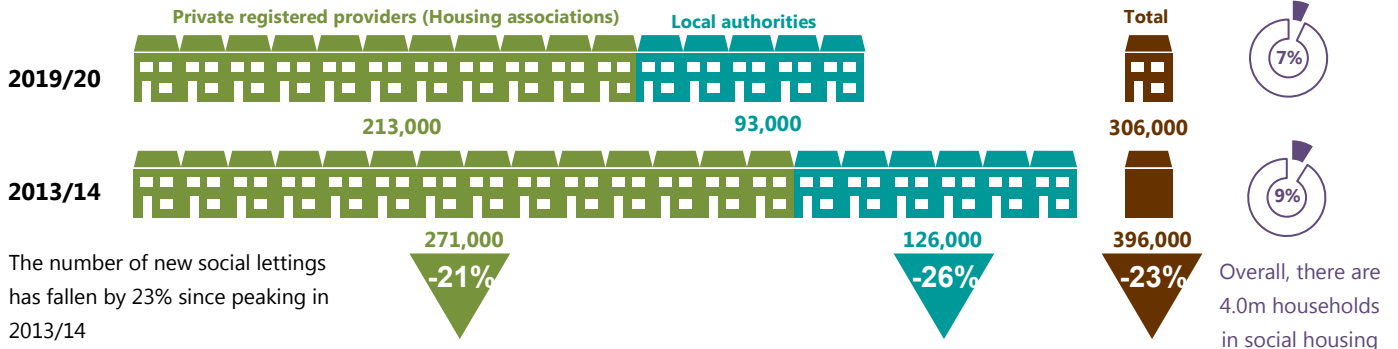
Date of next release: Autumn 2021

Contact: Rachel Worledge, CORE@communities.gov.uk

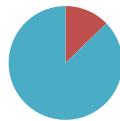
Media enquiries: 0303 444 1209 NewsDesk@communities.gov.uk

New social housing lettings in England, 2019/20

How many social housing properties are being newly let?

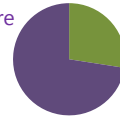


14% of new lettings are **Affordable Rent** – set at no more than 80% of local market rent



86% of new lettings are **Social Rent** – determined through national rent regime

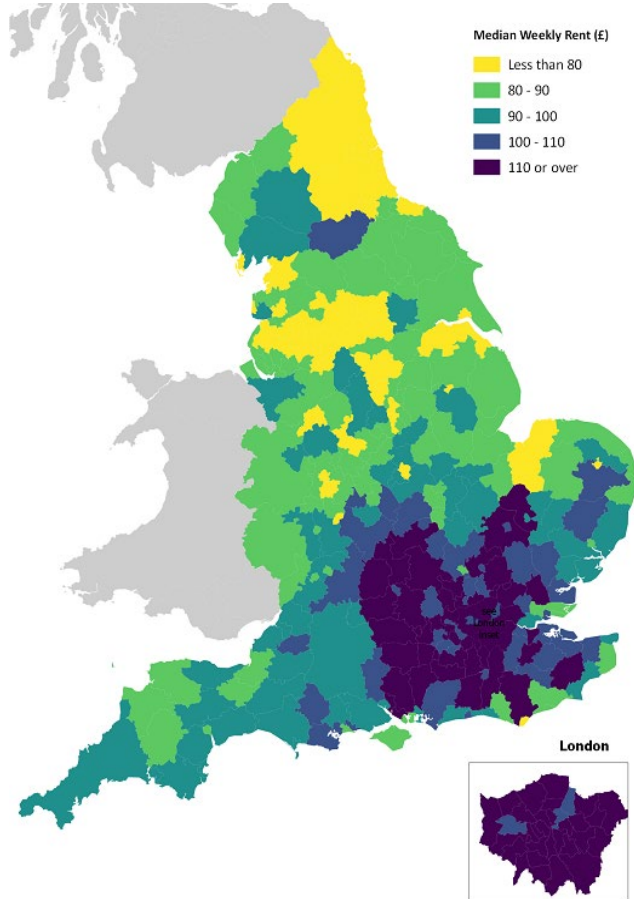
74% of new lettings are **General Needs** – no support arrangements



26% of new lettings are **Supported Housing** – designated support for specific client groups

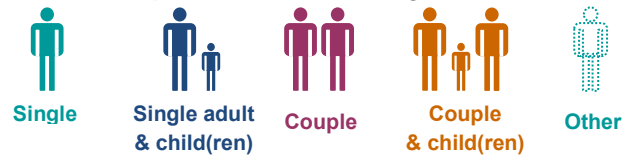
How much is rent in new social housing lets?

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

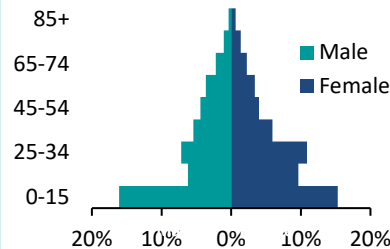


Who is moving into social housing?

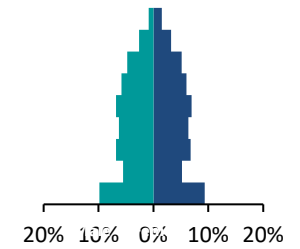
Household composition (%) of new lettings



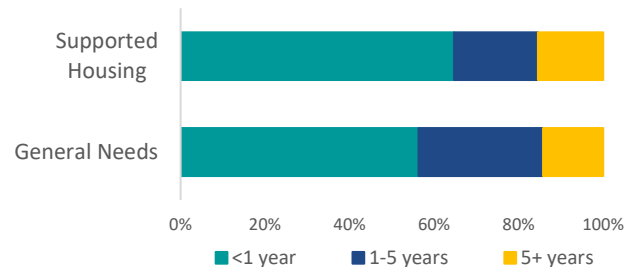
Age of new social tenants



Age of English population



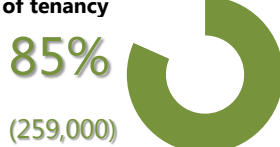
How long were households on the waiting



% of new lead tenants in employment



% of new households with indefinite length of tenancy



% of new lettings to White lead tenants



% of new lettings to statutorily homeless households



% of new households from private rented sector

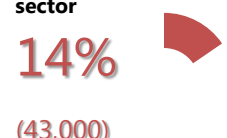


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Introduction

This release covers new social housing lettings in England in 2019/20 by local authorities and private registered providers at social and affordable rents, with information on tenants, tenancy type and length, and rents.

This release only covers the early period of the coronavirus (COVID-19) pandemic, and the English lockdown that was introduced on 23 March 2020 before the collection closed on 31 March.

Updates to this release

- PRP social housing stock figures have been updated with 2019/20 data following publication of the Statistical Data Return (SDR) which was not available on the original date of the publication of this release. This affects the following:
 - Map 1 – Proportion of social housing stock let by local authority area
 - Chart 1 – Social housing churn across regions of England
 - Chart 4 - Proportion of social housing stock let by PRP and LA housing providers on a national level
- Rent burden (proportion of household income spent on rent) analysis is now included following a revision of the rent burden formula to also include households that do not receive Housing Benefit (in addition to those households that do). This affects Chapter 5 Tenancy lengths, rents and rent burden, for which a new section on rent burden has been added.

1. New social housing lettings

Executive summary

This release only covers the early period of the coronavirus (COVID-19) pandemic, and the English lockdown that was introduced on 23 March 2020 before the collection closed on 31 March.

In 2019/20, there were 306,000 new social housing lettings, a decrease of 2.5% or 8,000 lets from the previous year. This continues the fall from the peak¹ of 396,000 new social housing lettings in 2013/14 (a 23% decrease) after a temporary flattening last year. This was driven by social rent tenancies which comprise the majority of new lets, whilst use of Affordable Rent products rose.

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

- Only 7% of the 4.1 million social properties in England² were let during the year.
- Only 8% of the 4.0 million households in social housing in 2019/20 moved during the year (either into the social sector or transferring / renewing an existing social tenancy).
- 17% of households in England live in social housing as a whole³.

Table 1: In 2019/20 there were 306,000 new social housing lettings, declining since 2018/19

		2019/20 Number	2019/20 % of total	2018/19 Number	2018/19 % of total	Change Number	Change % change
All	Total new lets	306,187		313,965		-7,778	-2.5%
Needs type	General Needs	226,274	74%	230,279	73%	-4,005	-1.7%
	Supported Housing	79,913	26%	83,686	27%	-3,773	-4.5%
Provider type	Private Registered Providers (PRPs)	213,464	70%	218,364	70%	-4,900	-2.2%
	Local authorities (LAs)	92,723	30%	95,601	30%	-2878	-3.0%
Rent type	Social Rent	264,239	86%	272,830	87%	-8591	-3.1%
	Affordable Rent	41,343	14%	40,496	13%	847	2.1%
	Rent to Buy	605	0.2%	639	0.2%	-34	-5.3%

¹ Since CORE data first collected in 2007/08

² Owned by local authorities and Private Registered Providers. Sources: Private registered provider social housing stock and rents in England 2019/20 (<https://www.gov.uk/government/statistics/private-registered-provider-social-housing-stock-and-rents-in-england-2019-to-2020>) and Local Authority Housing Statistics data return 2019/20 (<https://www.gov.uk/government/collections/local-authority-housing-data>)

³ English Housing Survey, 2019/20: <https://www.gov.uk/government/statistics/english-housing-survey-2019-to-2020-headline-report>

Overall, there were 8,000 fewer new lettings in 2019/20. Half of these (4,000) were General Needs, a 1.7% decrease from the previous year. The other half (4,000) were Supported Housing lets, but since the Supported Housing total is much smaller, this is a 4.5% decrease from the previous year.

Affordable Rent lettings expanded this year, increasing by nearly 850 new lettings, a 2.1% increase from 2018/19. Social Rent contracted in comparison, with a fall of 8,600 lettings, a 3.1% decrease.

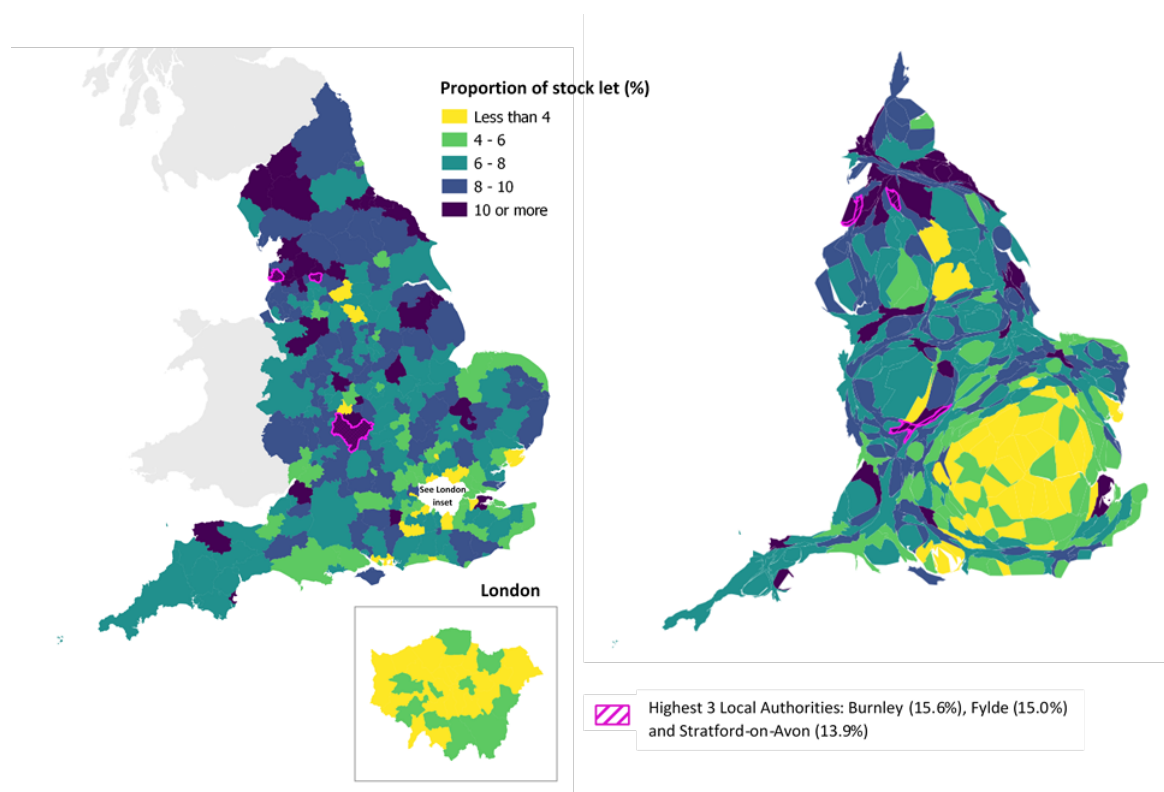
2. Is there a link between new lettings and stock?

The number of new lettings reported through CORE varies across the country, linked to the availability of stock available to let⁴.

Map 1 shows total lettings as a percentage of total stock by local authority area. This illustrates that generally a higher proportion of stock was newly let (turnover of stock) in northern England than in the south. In many areas in and around London, less than 4% of social housing stock were newly let in 2019/20. In comparison, Burnley (15.6%), Fylde (15.0%) and Stratford-on-Avon (13.9%) were the three local authorities that saw the highest level of turnover in 2019/20.

Local Authority and Private Registered Provider renters lived at their current address for an average of 13.3 years and 11.4 years, respectively. This is considerably longer than the average of 4.3 years in the private rental sector⁵.

Map 1: London was the least active area in England with the smallest proportion of stock let in 2019/20 (Areas in the right-hand map are proportionate to total social housing stock)



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

⁵ English Housing Survey headline report 2019/20

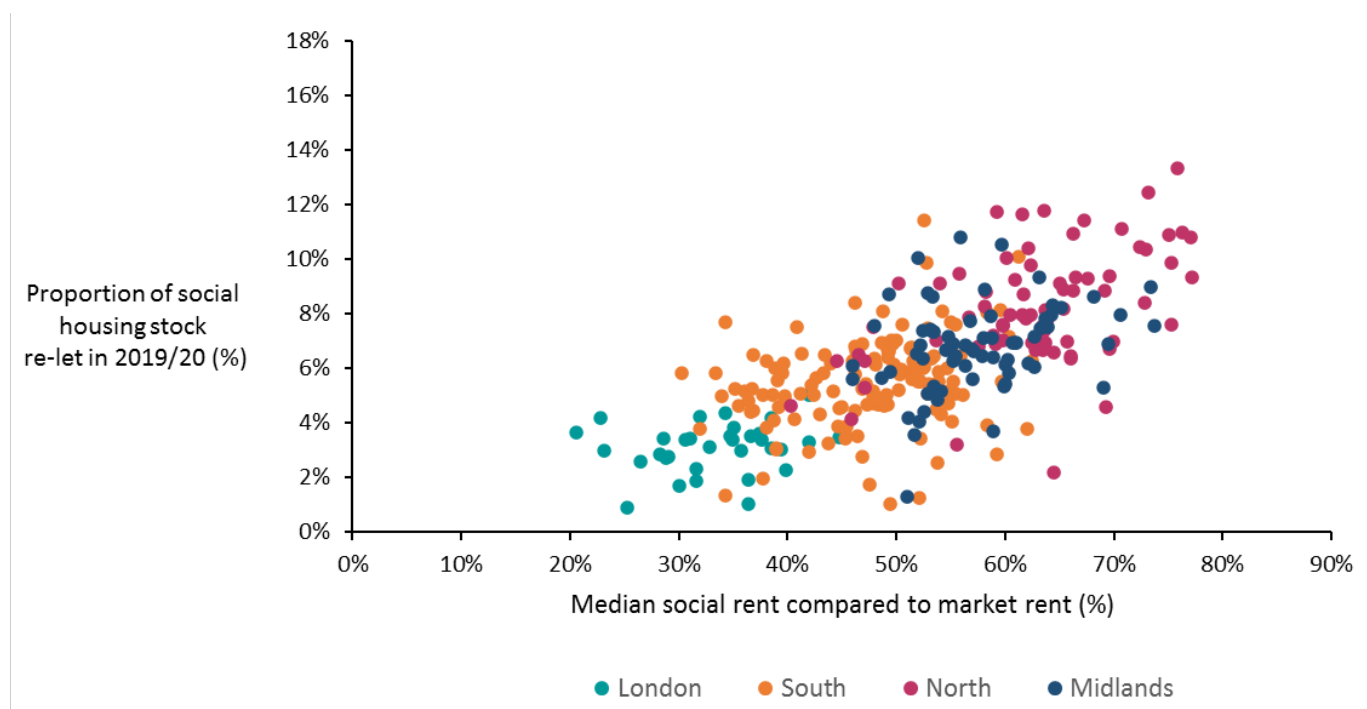
Why is there a difference in social stock churn across the country?

One possible explanation for this higher turnover in the North and Midlands is affordability, as seen in chart 1 below. We can see a widening affordability gap between the social and private rental sectors, especially in London and the South East, which discourages current social tenants from moving into private accommodation. As a result, turnover is lower in these areas.

For example, the average private sector rent in London was around £330 per week in 2019/20,⁶ while in the North and Midlands it was around £130 (England average was £162). The proportion of social housing stock re-let in London during the year was 3%, compared to 12% in the North and 7% in the Midlands – the relative inactivity of the social housing market in London is presumably linked to the affordability (or lack thereof) of private sector tenancies in the area.

Further information on rents and rent burden can be found in chapter 5.

Chart 1: There was a lower level of churn in existing social housing tenants in London, with churn increasing the further north in the country



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

In England, 81% of new social housing lettings were in LAs that are predominantly urban. Chart 2 shows that the further north in the country, the higher proportion of new lettings in urban areas

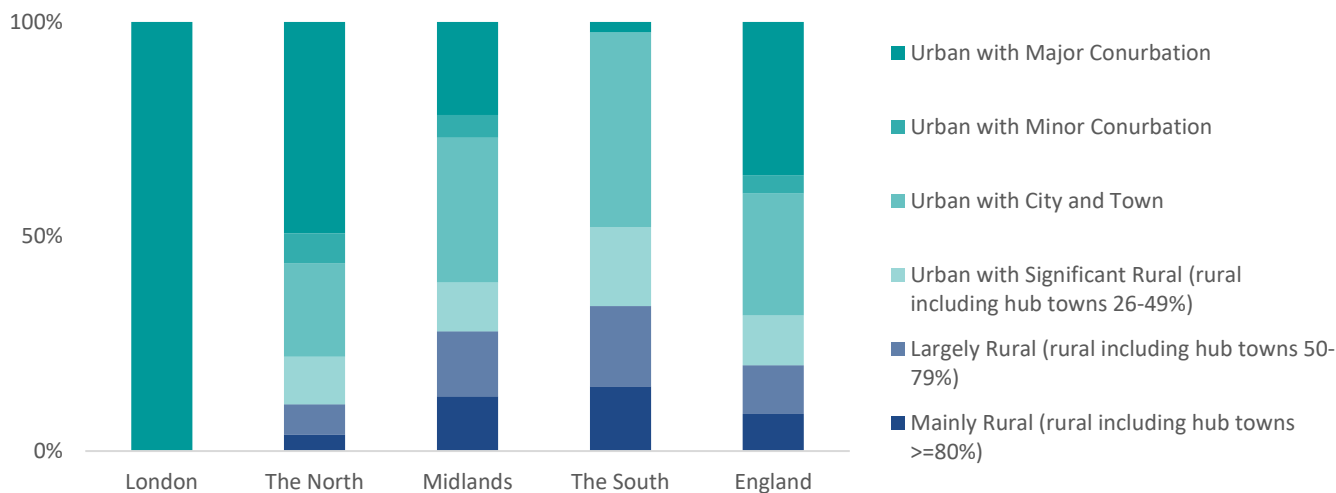
⁶ Office for National Statistics (ONS)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketsummarystatistic/sinengland>

(excluding London which is entirely urban). Outside London, the North saw the highest proportion of new lettings in Urban and Major Conurbations at 49%. This implies that the high stock churn rate seen in the North is occurring mainly in large urban areas.

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

Chart 2: Over 80% of new social housing lettings in England in 2019/20 were in predominantly urban areas



Providers of social housing

Who owns and lets social housing?

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

Definition: Social Housing Providers

Local Authority (LA)

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

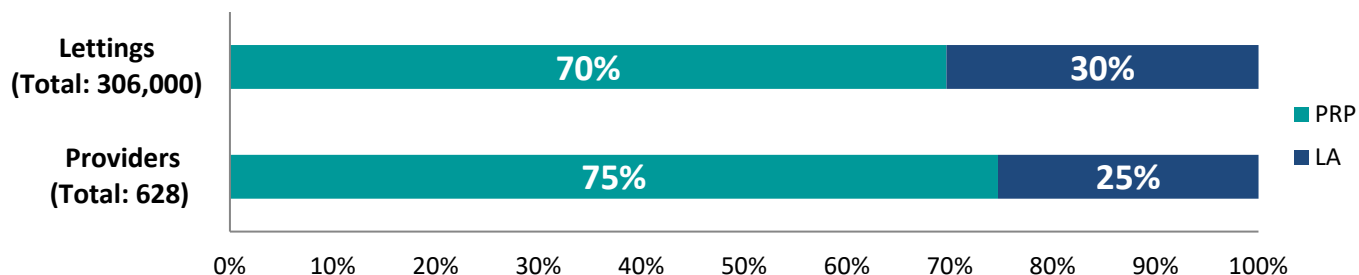
Private Registered Provider (PRP)

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

In chart 3, we can see that PRPs accounted for 75% of organisations providing social housing in 2019/20, but only provided 70% of new lettings. On average each LA provided 594 new lettings in 2019/20 which is substantially higher than the 454 average for PRPs. This suggests that the average PRP services fewer households than the average LA.

The 20 largest social housing providers (in terms of new lets) provided 27% of all new lets despite constituting just 3% of all organisations. Of these 20, only 2 were councils (Leeds City Council and Birmingham City Council).

Chart 3: 7 in 10 new social housing lettings in 2019/20 were by PRPs



The trend in new social housing lettings over the past decade has been an increase from 2007/08 to a peak in 2013/14 then a decrease until 2019/20. However, the pattern has differed between LAs and PRPs.

New LA lettings steadily fell by a total of 34% over the 10 years to 2019/20, whereas new PRP lettings fell by just 6%. In comparison total new social lettings fell by 17%⁷.

This can be partly attributed to LA stock shrinking by 11% over the past decade to 1.58 million units in 2019/20⁸. In contrast, PRP stock has grown by 18% during the same period to 2.58 million units in 2019/20⁹. In total, since 2008 social housing stock has been increasing each year and now stands at 4.17 million units.

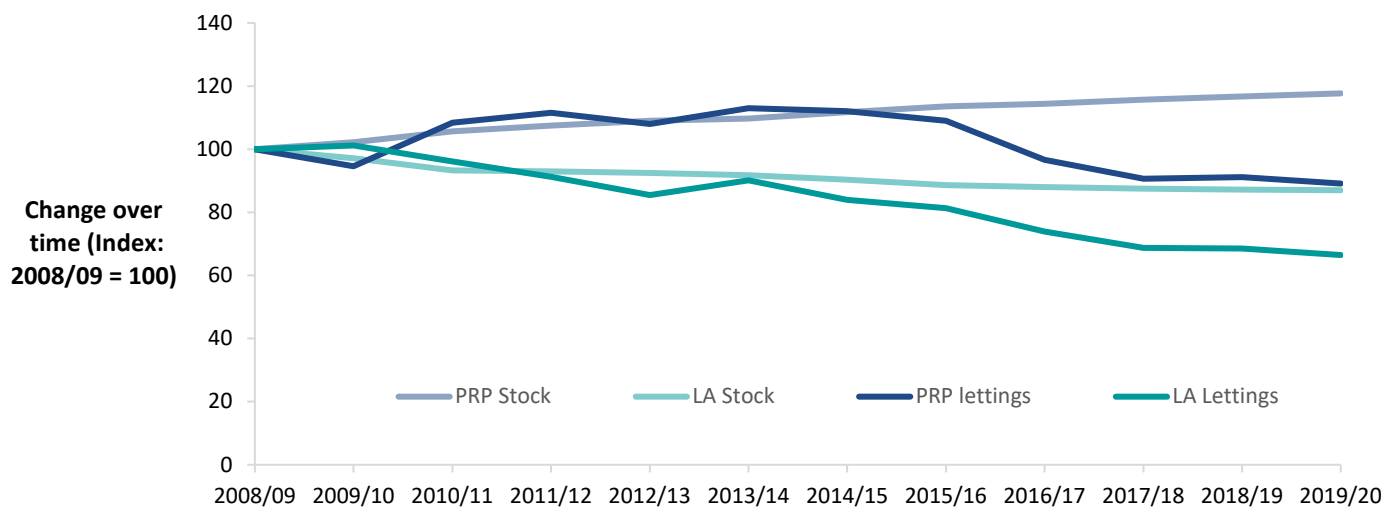
This suggests other factors are responsible for the decline and subsequent flattening of new social lettings since 2013/14, for example, the widening affordability gap between social and market rents (see page 5).

⁷ Accompanying Summary Table 1a

⁸ LAHS – due to sales, including Right to Buy sales, demolitions and other disposals and large-scale voluntary transfers to PRPs.

⁹ SDR – due to large-scale voluntary transfers by LAs.

Chart 4: New lettings by PRPs have fallen since 2008/09 whilst PRP stock rose, whereas both new LA lettings and LA stock fell



Vacant dwellings

How many vacant social housing properties are there?

There were 25,000 vacant LA-owned dwellings as at 31 March 2020. This was a 5% increase on the previous year and the highest since 2015, but still remains relatively low after decreasing from 100,000 vacant dwellings in 1989¹⁰.

There were 49,000 vacant PRP-owned dwellings as at 31 March 2020. This was a 17% increase on the previous year (42,000), continuing the steady increase seen in previous years¹¹.

The median number of days a property was vacant before being let was 19 days in 2019/20, one day longer than in 2018/19.

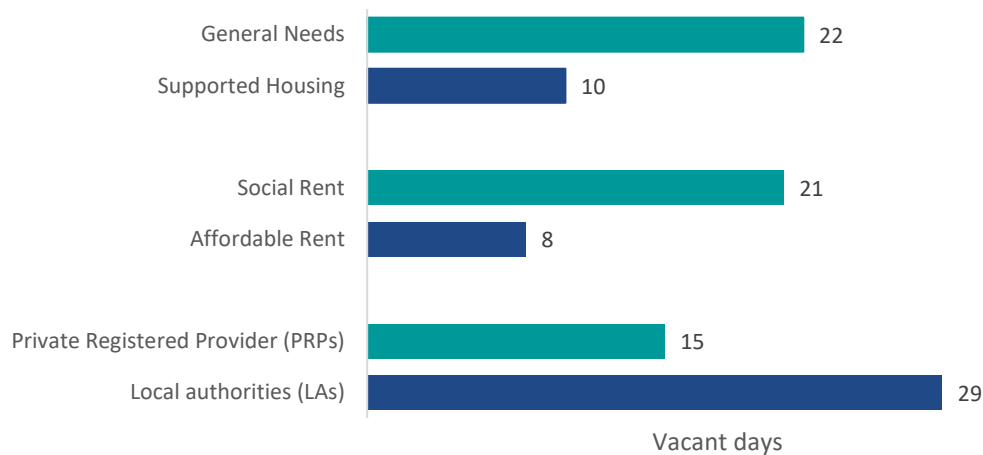
How long are social housing properties vacant?

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

¹⁰ LAHS live table 612 (<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

¹¹ Private registered provider social housing stock and rents in England, 2019 to 2020 (<https://www.gov.uk/government/statistics/private-registered-provider-social-housing-stock-and-rents-in-england-2019-to-2020>)

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



This suggests a higher level of demand for Supported Housing or a lower level of supply. Supported Housing, by definition, in some cases requires special adaptations to meet a tenant’s needs so Supported Housing and General Needs stock are not always interchangeable. For further information on needs types see page 11.

The difference between rent types is likely to be because more Affordable Rent properties are newly built than Social Rent properties and there is either no vacancy (as they can be agreed before building is completed) or because they are in better condition. For further information on rent types see page 12.

Why were social housing properties vacant before being let?

13% of new General Needs¹² lets in a property were let for the first time¹³, with the remaining 87% being a re-let of social housing stock.

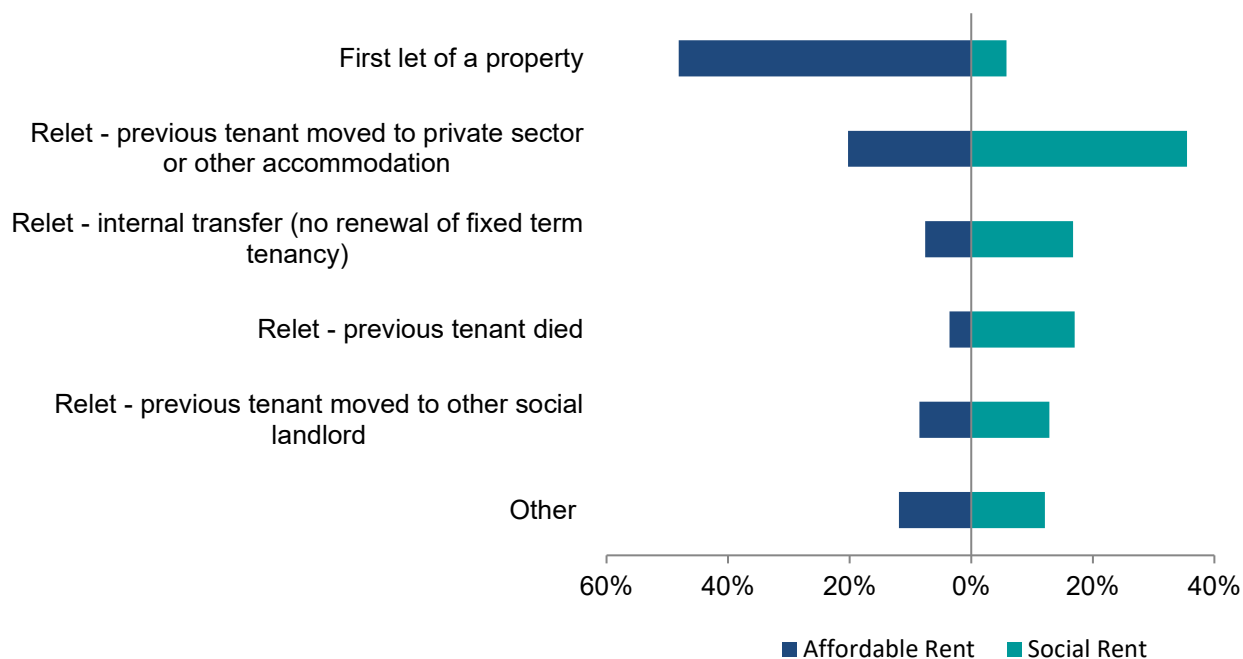
This split differs considerably by rent type. New lets in Affordable Rent properties were much more likely to be first lets compared to those in Social Rent properties (48% compared to 5%). The proportion of Affordable Rent properties that were first lets has increased from 33% (12,000 lettings) since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

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

¹² CORE only collects information on reason for property being vacant for General Needs lettings

¹³ First let includes conversions, acquisitions and rehabilitations as well as new builds

Chart 6: Social Rent properties in 2019/20 were most likely to be vacant because the previous tenant moved to the private rental sector, whilst Affordable Rent properties were most likely to be first lets



Housing type and rent type

What types of social housing are there?

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

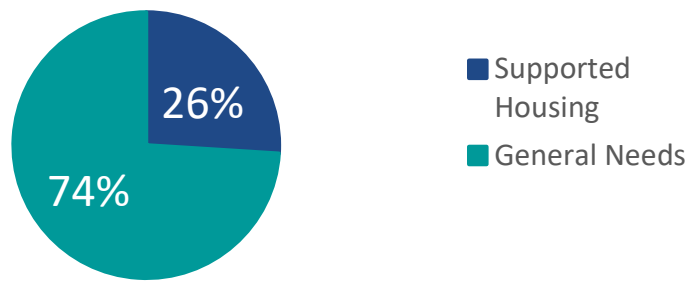
Definition: Types of Housing

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

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

Most new social housing lettings are not designed for a specific client group and are thus considered General Needs. These were by far the more common kind of social housing making up 74% of all new lettings in 2019/20. This proportion of General Needs lettings has remained broadly constant for the last 10 years.

Chart 7: Nearly three-quarters of new social housing lettings were General Needs in 2019/20



Definition: Types of Rent

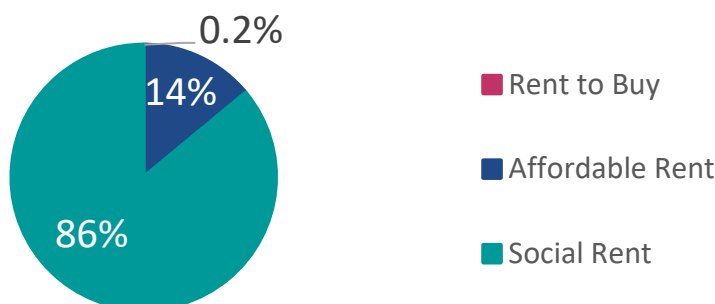
Social Rent (SR)	Target rents are determined through the national rent regime.
Affordable Rent (AR)	Where the rent to be paid by tenants can be no more than 80% of the market value for the property.
Rent to Buy (RB)	Where a discount of up to 20% of all market rent is applied for a single rental period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

In 2019/20, 86% of new social housing lettings were let at Social Rents.

The Affordable Rent Programme began in 2011/12 for PRPs and in the following year for LAs. New Affordable Rent lettings slightly increased (+2%) to 41,300 in 2019/20 after falling from their peak of 47,000 in 2015/16. Affordable Rent comprised 14% of all new social lettings in 2019/20, similar to last year.

The Rent to Buy programme was introduced in 2017/18. After an initial increase of 400 lets of this type between its first and second years, new Rent to Buy lets slightly fell to a total of 605 in 2019/20. Due to the current small number, Rent to Buy lettings have been excluded from further breakdowns. We will continue to revisit this as the programme continues.

Chart 8: Almost 9 in 10 new social housing lettings were at Social Rents in 2019/20



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

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

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

41% of households starting a new social tenancy in 2019/20 were existing social tenants renewing or transferring within the sector – 59% entered from outside the sector.

The most common previous tenures before this new social letting varied by needs type, with households coming into Supported Housing coming from a greater variety of routes. There was very little difference between 2019/20 and the previous year.

General Needs	Supported Housing
General Needs social tenancy (38%)	General Needs social tenancy (19%)
Living with family or friends (21%)	Living with family or friends (18%)
Private sector tenancy (16%)	Temporary accommodation (13%)

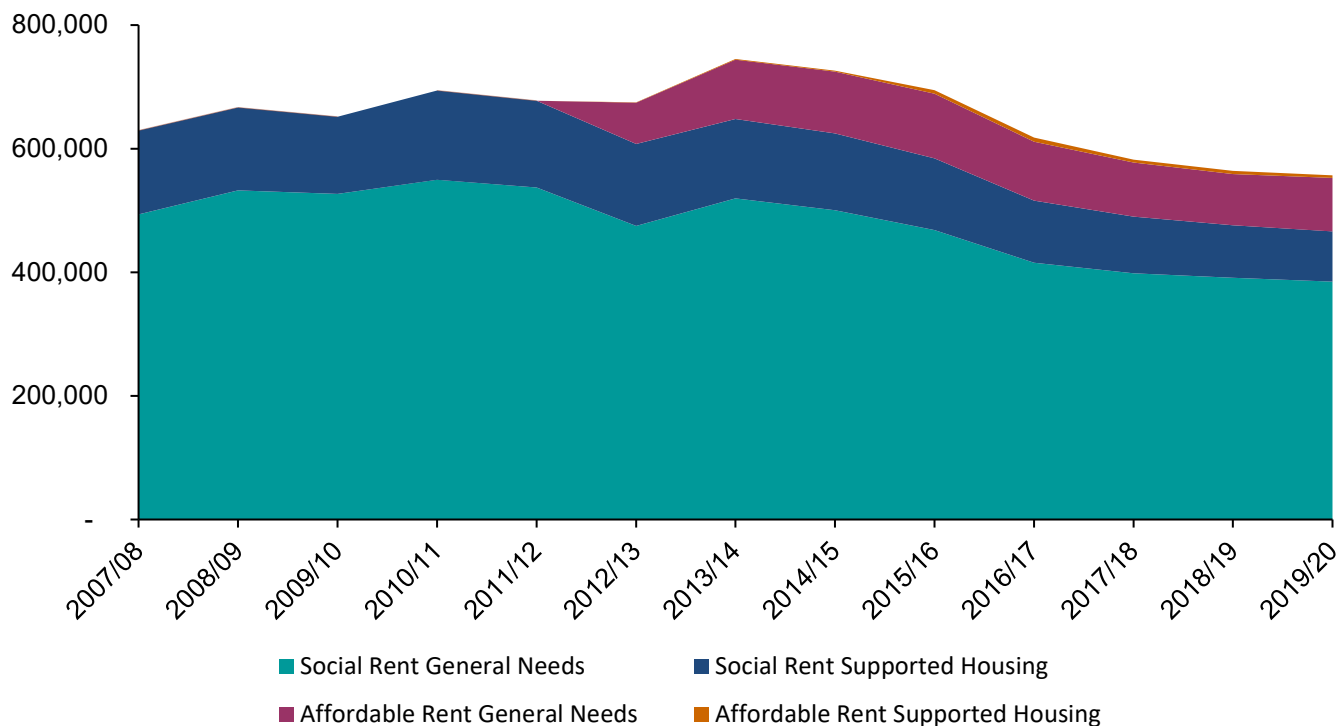
Number of people in new social housing lettings

The 306,000 households with a new social housing letting in 2019/20 equated to approximately 557,000 people – roughly 1 in 100 people in England¹⁴. The number of tenants entering social housing has decreased by nearly 165,000 (30%) since the peak in 2010/11.

69% of new tenants move into General Needs lettings on a Social Rent basis. The remainder are mainly shared between Social Rent Supported Housing (15%) and, since 2011/12, Affordable Rent General Needs properties (16%).

¹⁴ The Office for National Statistics estimates the population of England was 55,500,000 in 2019
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates>

Chart 9: Over two thirds of new tenants moved into General Needs lettings on a Social Rent basis in 2019/20



Reasonable Preference

What are the rules around getting into social housing?

Social housing in England is allocated based on need. By law, every Local Authority is required to have an allocation scheme for determining priorities between applicants and the procedure to be followed in allocating housing accommodation. See *The charter for social housing residents: social housing white paper*¹⁵ published in November 2020 for more information.

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

¹⁵ <https://www.gov.uk/government/publications/the-charter-for-social-housing-residents-social-housing-white-paper>

Definition: Reasonable Preference

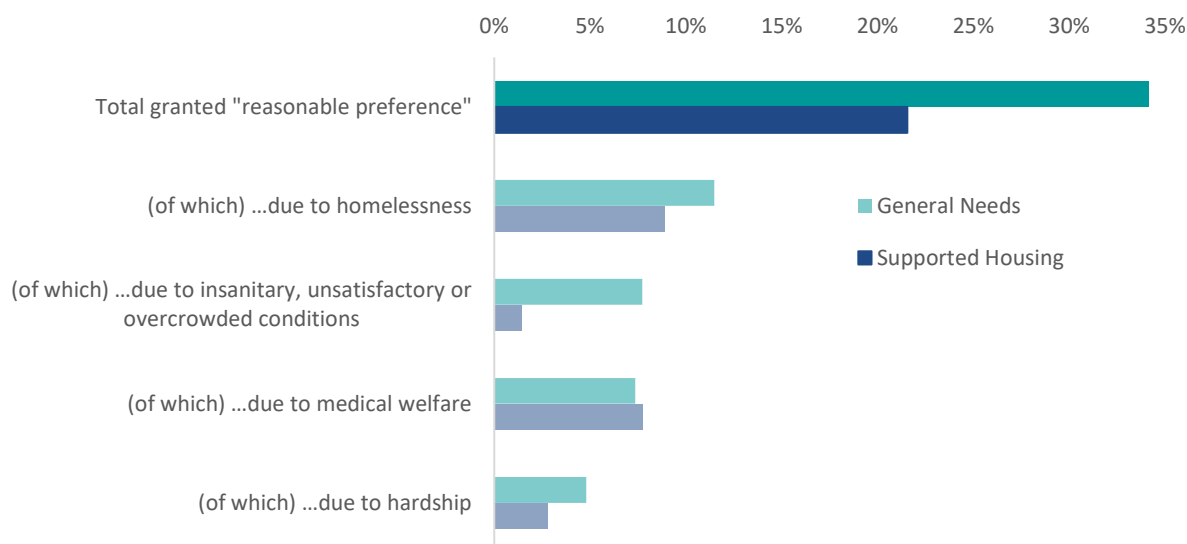
Reasonable Preference

Households must be given 'reasonable preference', i.e. priority, for social housing by the Local Authority if they meet one or more of:

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

In 2019/20, 43% of new lettings were to households given priority by a Local Authority where known¹⁶, with the most common reason being homelessness (or threat of homelessness)¹⁷.

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



¹⁶ Whether the household was granted reasonable preference was unknown in 28% of lettings.

¹⁷ Households could be granted reasonable preference in multiple categories.

Homelessness

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

Nearly 37,000 households were in temporary accommodation¹⁸ immediately prior to their new social housing letting (12% of all lettings in 2019/20), with another 6,000 households sleeping rough (2%), and 62,000 living with friends and family (20%).

Over the past decade (since 2009/10):

- The total number of households per year getting a new social housing letting fell by 87,000.
- There were 7,000 fewer households moving from temporary accommodation, but this is an increase of 1% in terms of proportion of all new lettings (as the total number of new lets fell).
- There were 4,000 fewer households entering social housing following a period of rough sleeping, a slight decrease of 0.6% in the proportion of all new lettings.

How many new lettings went to statutorily homeless households?

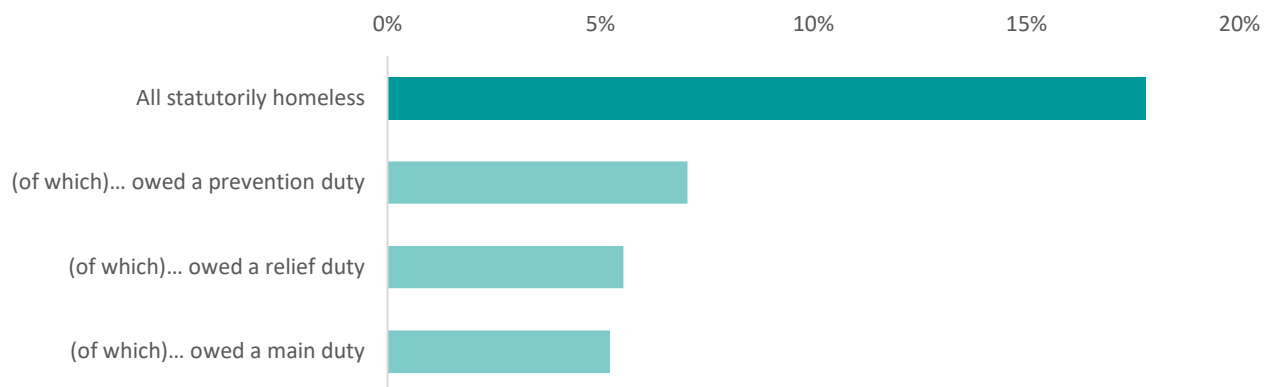
Definition: Statutorily Homeless

Statutorily Homeless

Where a household is accepted as homeless by the Local Authority. This is the definition of homelessness introduced by the Homelessness Reduction Act 2018 which came into force on 1 April 2018, and includes households granted a prevention, relief or main duty.

Overall, 18% of new lettings in 2019/20 were deemed to be “statutorily homeless”, of which 7% were owed a prevention duty, 5% were owed a relief duty and another 5% were owed a main homelessness duty.

Chart 11: Nearly a fifth of new social lettings in 2019/20 were to statutorily homeless households



¹⁸ Temporary accommodation is defined as hostels, bed and breakfasts, hospitals, and prisons.

Vulnerable groups

What about people with disabilities?

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

- In 2019/20, 17% of households contained a tenant with a long-term illness or disability which prevented them from working, a decrease of 1% from 2018/19.
- Nearly a fifth (18%) of new lettings were to households with specific disability-related housing needs (such as wheelchair access, mobility aids, or adaptations relating to visual/hearing impairment), a decrease of 1% from 2018/19.
- Slightly more households in Supported Housing had specific disability-related housing needs than those in General Needs – 21% of Supported Housing new lets, 14% of General Needs new lets. This was a decrease from 23% of Supported Housing new lets in 2018/19; General Needs was unchanged.

What about veterans and members of the Armed Forces?

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

Nearly 6,500 households given a new social housing letting in 2019/20 included someone who has served in the Armed Forces, approximately 2% of total lettings. Around 16% of these were injured or disabled as a direct result of serving in the Armed Forces.

Why did tenants leave their last settled home?

The top 3 self-reported reasons for leaving last settled home prior to this tenancy were unchanged from the previous year. These were:

General Needs	Supported Housing
Move to independent accommodation (16%)	Move to accommodation with support (26%)
Leave an overcrowded property (16%)	Asked to leave by family and friends (13%)
Leave property unsuitable to ill health/disability (10%)	Leave property unsuitable to ill health/disability (12%)

Approximately 6% of households left their last settled home due to domestic abuse – nearly 16,000 households – remaining constant over the past 10 years.

Eviction on a 'no fault' basis was the primary self-reported reason for leaving their last settled home prior to this tenancy for 7% of households, an increase from 4% in 2018/19.

Inability to afford renewal fees, rent increases or mortgage was given as the primary reason for leaving by 3% of households, with repossession given by 0.4% of households.

Waiting lists

How long is the waiting list for social housing?

There were 1.15 million households on local authority waiting lists on 31 March 2020¹⁹, a slight decrease of 1% on 1.16 million in the previous year. Since its peak in 2012 the number of households on local authority waiting lists has fallen by 38%.

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

The Localism Act 2011 introduced changes allowing local authorities greater freedom over the way they manage their waiting lists, for example the introduction of a local connections test. This change is in part responsible for the decrease in the number of households on waiting lists between 2012 – 2019.²⁰

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

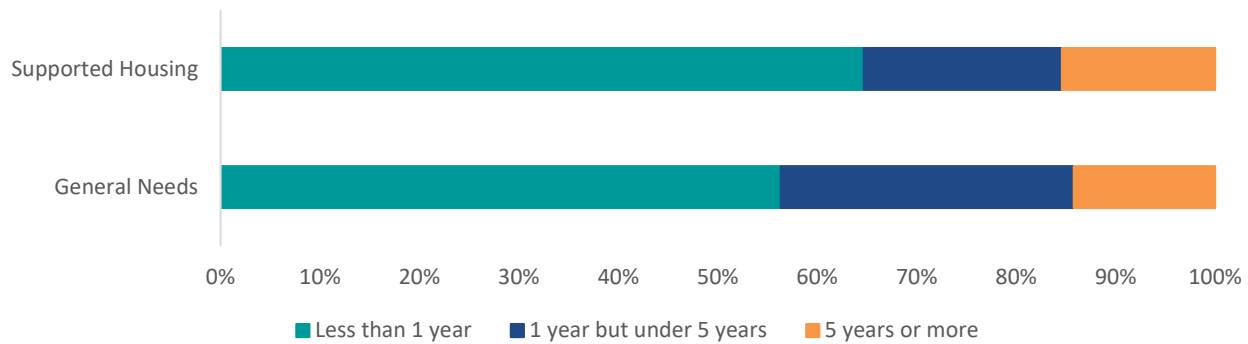
The majority (58%) of households who received a new social housing letting in 2019/20 were on the waiting list for less than a year in that local authority area. 14% of households were on the waiting list for 5 years or more before getting a social letting in that area.

Households entering a new Supported Housing letting were more likely to be on the waiting list for less than a year (65% compared to 56%) but similarly likely to be waiting 5 years or more.

¹⁹ Includes some double counting as households may be on the waiting list of multiple local authorities concurrently.

²⁰ Local authority housing statistics <https://www.gov.uk/government/collections/local-authority-housing-data>

Chart 12: Households in Supported Housing were more likely to spend less time on the waiting list



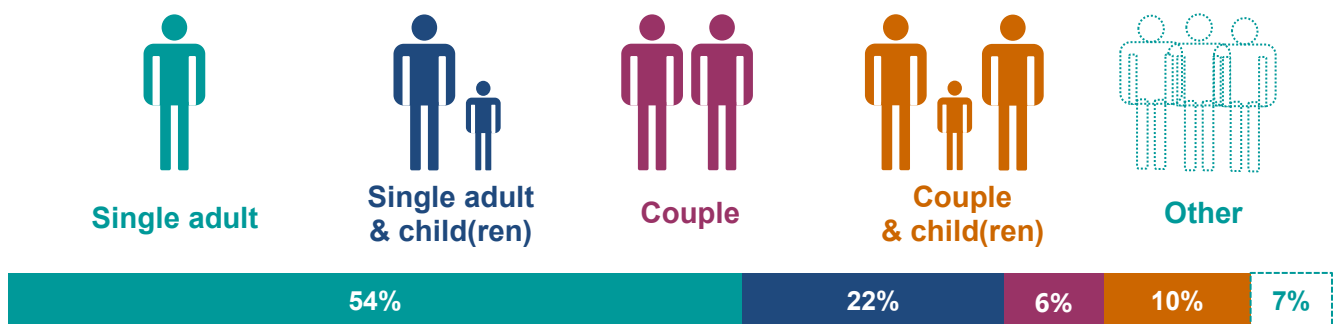
Sole occupant elders (aged 60 years or more) spent the least time on the waiting list whilst couples with at least one child spent the longest (65% compared to 47% waiting less than a year). 15% of households including children were on the waiting list in that area for 5 years or more, similar to all households (14%).

4. Who lives in new social housing lettings?

Household composition

A large majority (76%) of new lettings were to single adults with or without dependent children, (54% without children, 22% with children). This has changed little over the last decade. Of the single parents moving into social housing, 93% were women and 7% men. A third of new lettings contained at least one child, and 17% contained a couple.²¹ Since 2010/11, around 2.5% of lettings to couples have been to those in same-sex relationships.

Figure 1: Three quarters of households in new social housing lettings in 2019/20 were led by single adults whilst a third of households contain children²²



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

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

Designed for specific groups in need of support, Supported Housing is almost exclusively let to either older people²³ or young adults with specific needs for adapted housing. In 2019/20, 68% of new Social Rent Supported Housing lettings by LAs were to older people, whereas 57% by PRPs were to single adults. The reason LAs and PRPs tend towards different household types is likely to be a consequence of possessing facilities designed specifically for those client groups (e.g. local authorities' support arrangements for older people).

General Needs lettings are more evenly distributed among the household types compared to Supported Housing lettings. A far greater proportion contain children and/or couples. For Social Rent, 37% of new lettings in 2019/20 contained at least one child, and 19% a couple. For Affordable Rent, 51% of new lettings housed children, of which 32% had single parents.

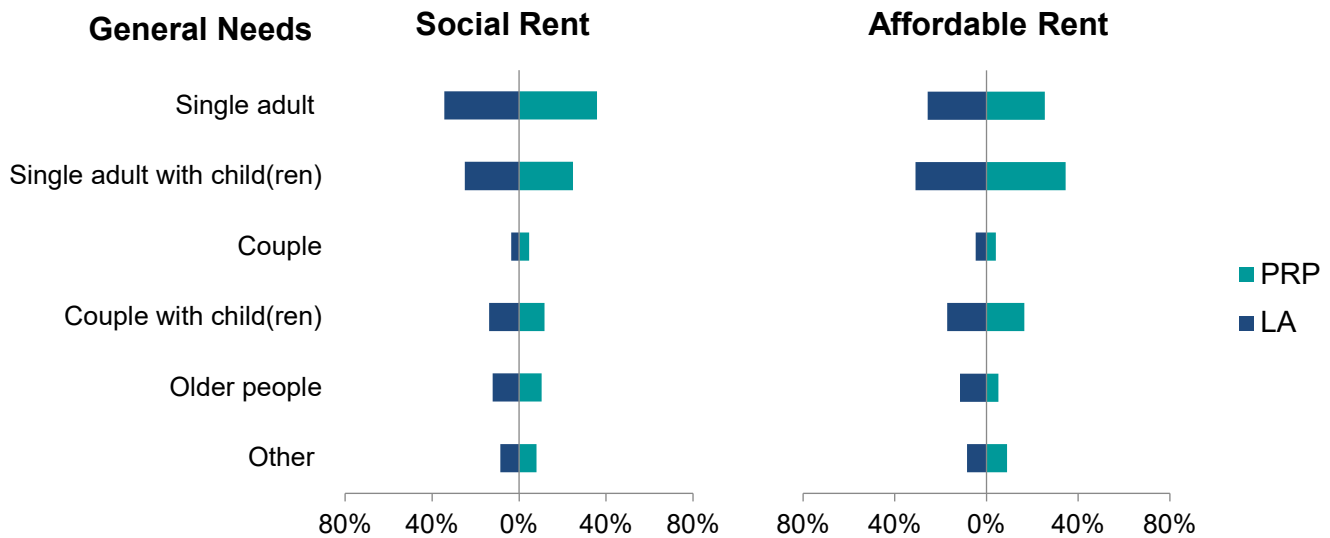
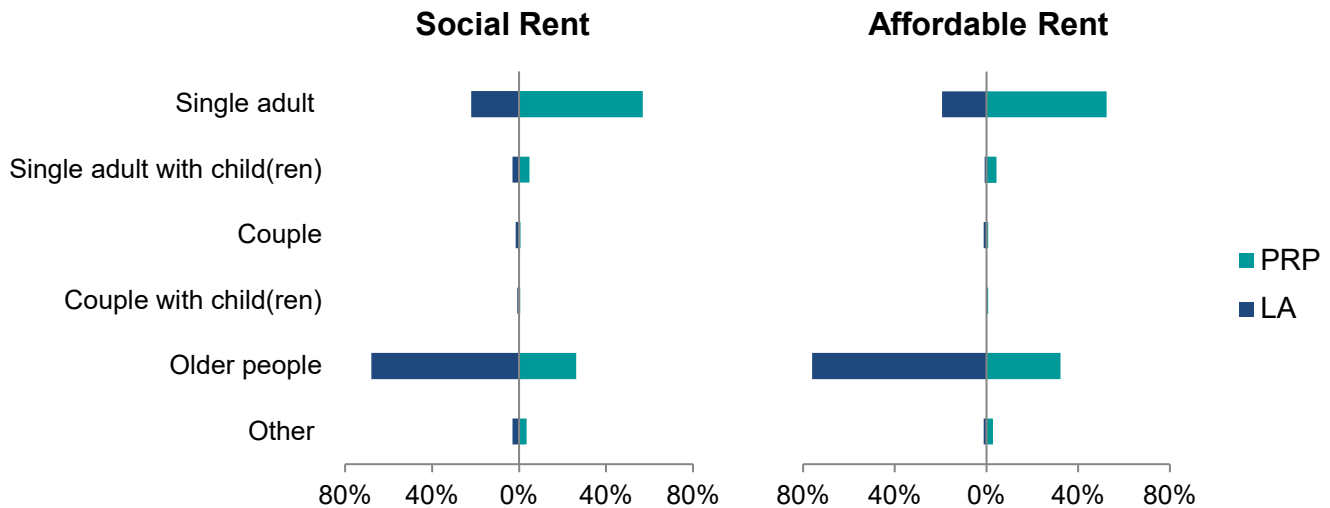
²¹ "Couple" defined as two adults that are married, civil partners or co-habiting.

²² "Other" category may contain some children not captured in the other household types.

²³ "Older people" are defined as any household where the main occupier or their partner is aged 60 years or over.

Chart 13: The vast majority of new Supported Housing lettings by local authorities in 2019/20 were to older people, whereas General Needs lettings were more evenly distributed for both local authorities and PRPs

Supported Housing



Since 2013/14, the proportion of new General Needs lettings to households with a single adult or elder (with or without dependent children) has risen from 65% to 71%, while new lettings to multiple-adult households has fallen from 35% to 29%. In the same time frame, the share of new Supported Housing lettings to single elders has risen from 27% to 30%, and new lettings to single males has fallen from 39% to 34%.

Age and gender

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

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

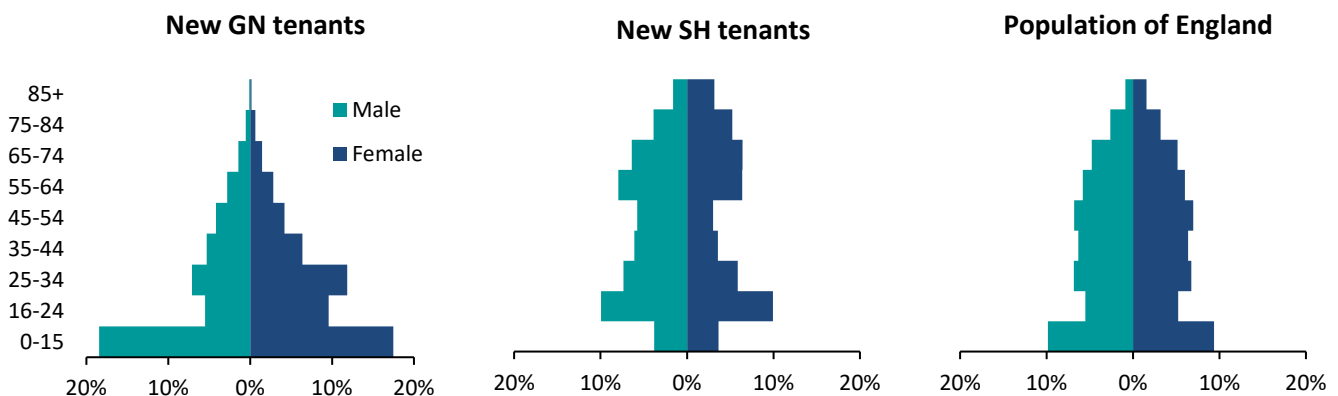
For General Needs new lettings, tenants were more likely to be younger and female than the general population in England²⁴.

- Children aged 0-15 years comprised over a third of people (36%) in new General Needs lettings in 2019/20.
- Under-35s were over-represented in new General Needs lets, at more than two-thirds (70%) of tenants, compared to 43% of the population of England.
- 63% of 16 to 34-year olds in new General Needs lets were women, likely to be reflecting the priority given to single parents, of whom 93% were mothers.

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

- Over a quarter (27%) of new Supported Housing lettings were to the over 65s in 2019/20.
- Of people aged 25 to 64 years in new SH lettings, 58% were male, likely to be a symptom of the higher incidence of homelessness among men.

Chart 14: Households in new General Needs lettings in 2019/20 were younger than the general population of England whilst those in new Supported Housing lettings were older



²⁴ Office for National Statistics mid-2019 population estimates

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

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

New social lettings to the young has fallen – new lettings to tenants aged 16 to 24 years fell from 26% to 19% in Supported Housing and 19% to 15% in General Needs, over 2011/12 to 2019/20.

New social lettings to women has slightly increased for General Needs (53% to 55%) but slightly decreased for Supported Housing (50% to 48%) between 2009/10 and 2019/20.

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

Lead tenants²⁵ in new social lettings tend to be younger than those in the social housing sector as a whole.

- In the social housing sector as a whole, 43% of lead tenants were aged 55 and over, whilst only 18% were aged 16 to 35 years²⁶.
- In new social letting, these figures are almost reversed, with only 24% of lead tenants aged 55 and over, and 45% aged 16 to 35 years.

This is likely to be because most social housing tenancies are lifetime. Indeed in 2019/20 nearly three-quarters of new social tenancies were lifetime (see chapter 5). On average, social renters have lived in their current home for 12 years – compared to the average of 4 years for private renters.²⁷

Ethnicity

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

The majority of lead tenants in 2019/20 were in the White ethnic group, comprising 82% of new lettings. Black households were over-represented in new social housing lettings, making up 8% of lettings compared to 4% of the English population²⁸. Asian households were under-represented, constituting 5% of lettings but 9% of the population. The remaining 3% of new lettings were to households with mixed race lead tenants, proportionate to the English population. This has remained broadly stable over the past decade.

²⁵ The English Housing Survey, used for the whole social housing sector, only has information on the lead tenant

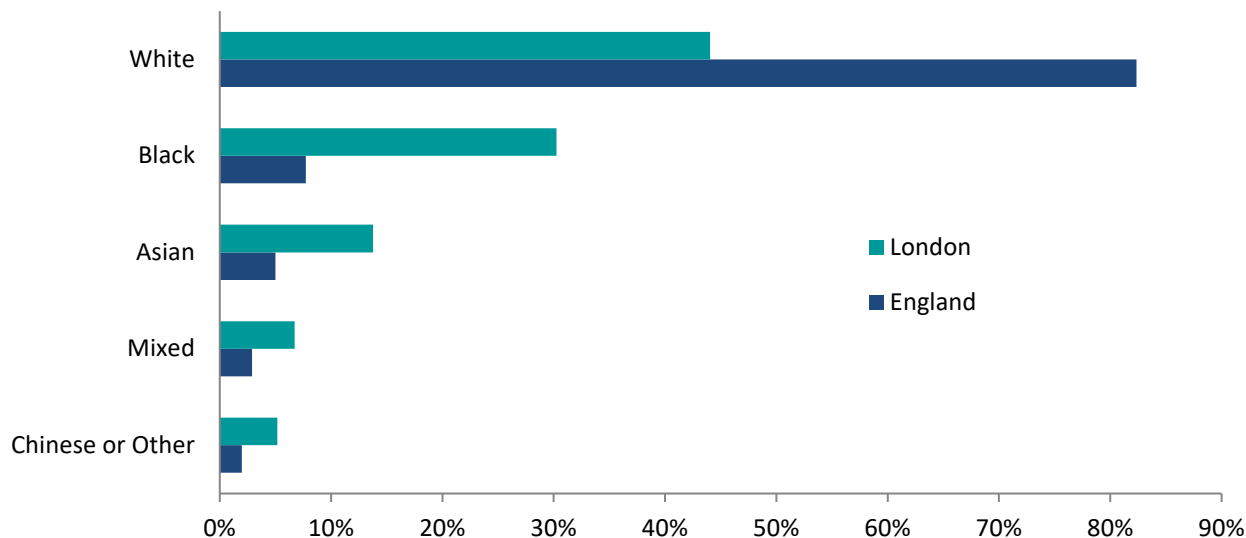
²⁶ English Housing Survey 2018-19, <https://www.gov.uk/government/collections/english-housing-survey>.

²⁷ English Housing Survey 2018-19, <https://www.gov.uk/government/collections/english-housing-survey>.

²⁸ Population denominators by ethnic group, 2017,

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

Chart 15: Under half of new social housing lettings in London were to white households (42%) compared to the national average of 82%



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

The over-representation of certain ethnic groups in social housing is at least partly explained by the geographical concentration of these groups in areas where social renting is more common.

The highest number of lettings to households with ethnic minority lead tenants were in large urban areas, e.g. Birmingham with 4,100 lettings, followed by Manchester at 1,400 lettings. Only 4 of the top 10 local authority areas were in London. However local authorities in London allocated a greater proportion of their lettings to households with ethnic minority lead tenants, though the precise ethnic group varied. For instance, 57% of new social lettings in Tower Hamlets were to households with Asian lead tenants whilst in Lambeth and Lewisham 44% were to Black lead tenants.

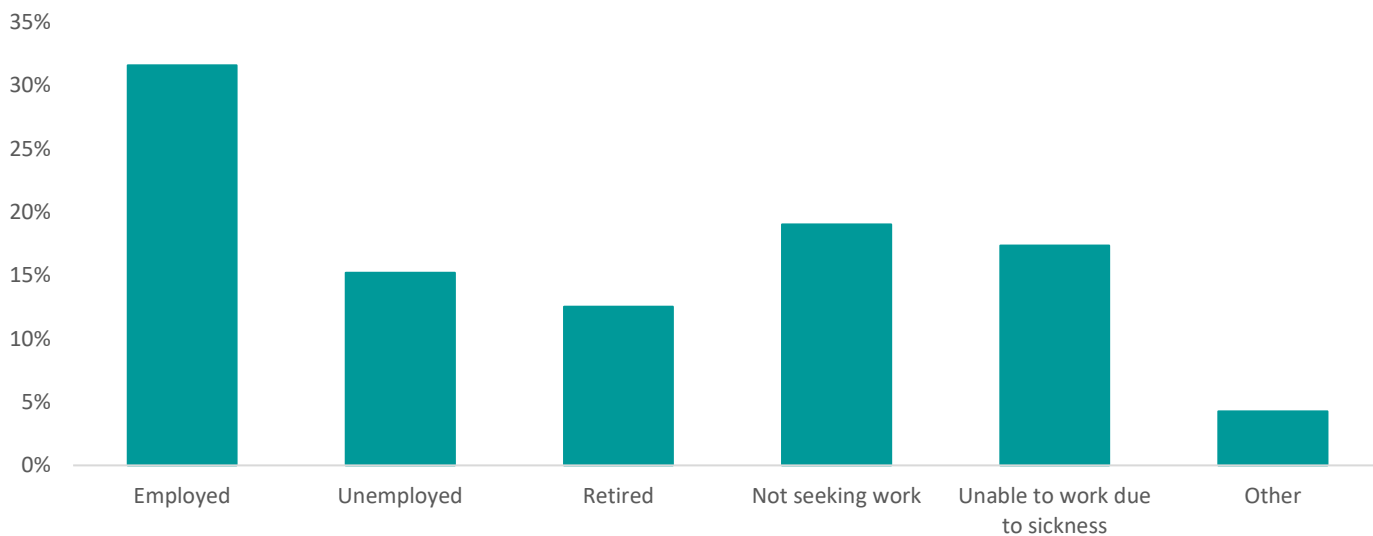
White lead tenants tended to be older with 15% of tenants aged over 65 whereas for all other ethnic groups this was 6% or lower. Mixed race lead tenants tended to be younger with 61% under 35 years, compared to 43% to 46% for all other ethnic groups²⁹.

Economic status

Over 3 in 10 lead tenants in new social housing lettings in 2019/20 were in employment – the most common economic status. Nearly a fifth were unable to work due to sickness and 13% were retired, reflecting the age profile of social housing and those with specific housing needs. 15% of lead tenants were unemployed. There has been no change in employment profile since 2018/19.

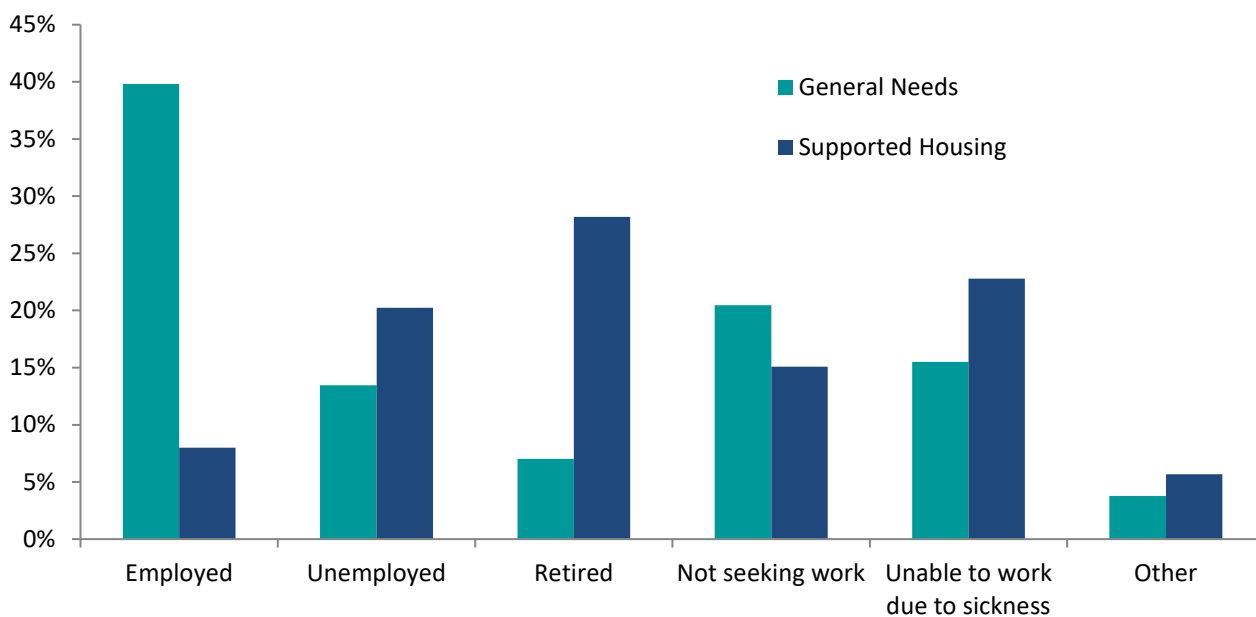
²⁹ More detailed breakdowns are at <https://www.ethnicity-facts-figures.service.gov.uk/housing>

Chart 16: Twice as many lead tenants in new social housing lettings in 2019/20 were employed than unemployed



The economic status of tenants differs between housing types. Since Supported Housing is specifically designed for tenants with particular needs and tenants have an older age profile, fewer lead tenants are in work (8%, compared to 40% for General Needs). Supported Housing has a substantially larger proportion of retired lead tenants (28%, compared to 7% for General Needs).

Chart 17: 4 in 10 lead tenants in new General Needs tenancies were employed in 2019/20, whilst in new Supported Housing tenancies less than 1 in 10 were employed

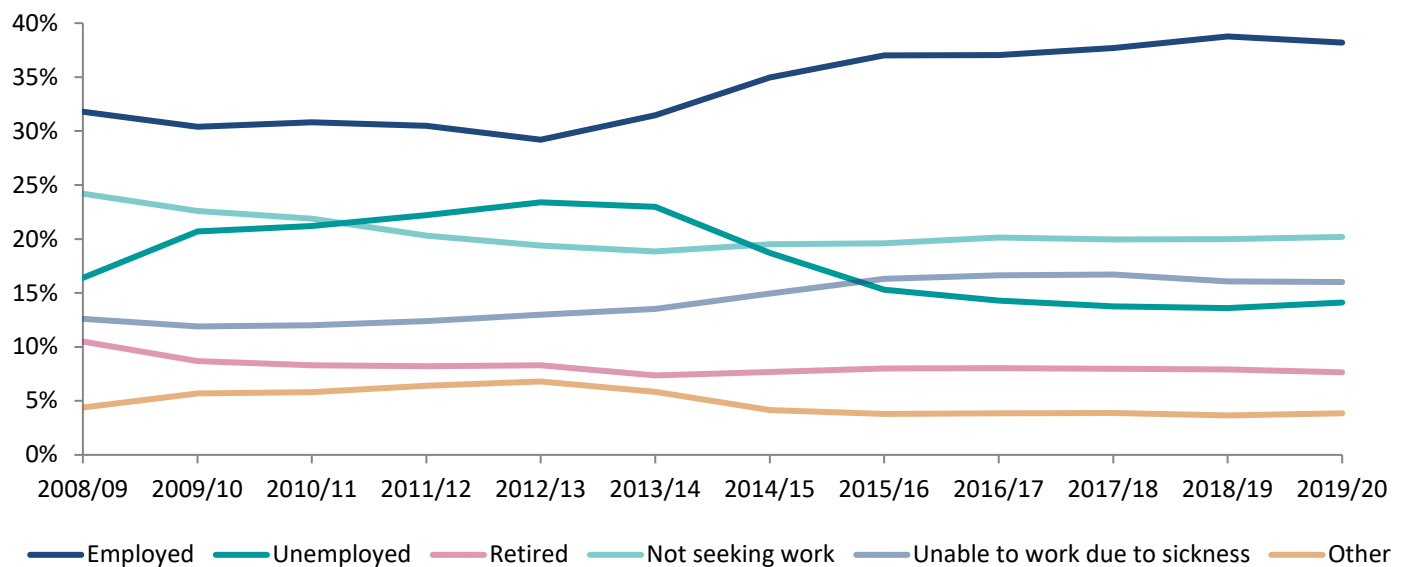


Has the proportion of tenants in new social lettings in work increased over time?

In General Needs new lettings, the proportion of lead tenants who were employed increased from 32% to 40% between 2008/09 and 2019/20. Over the same time period, lead tenants who were unemployed increased by 1 percentage point to 13%, whilst those not seeking work decreased by 2 percentage points to 20%.

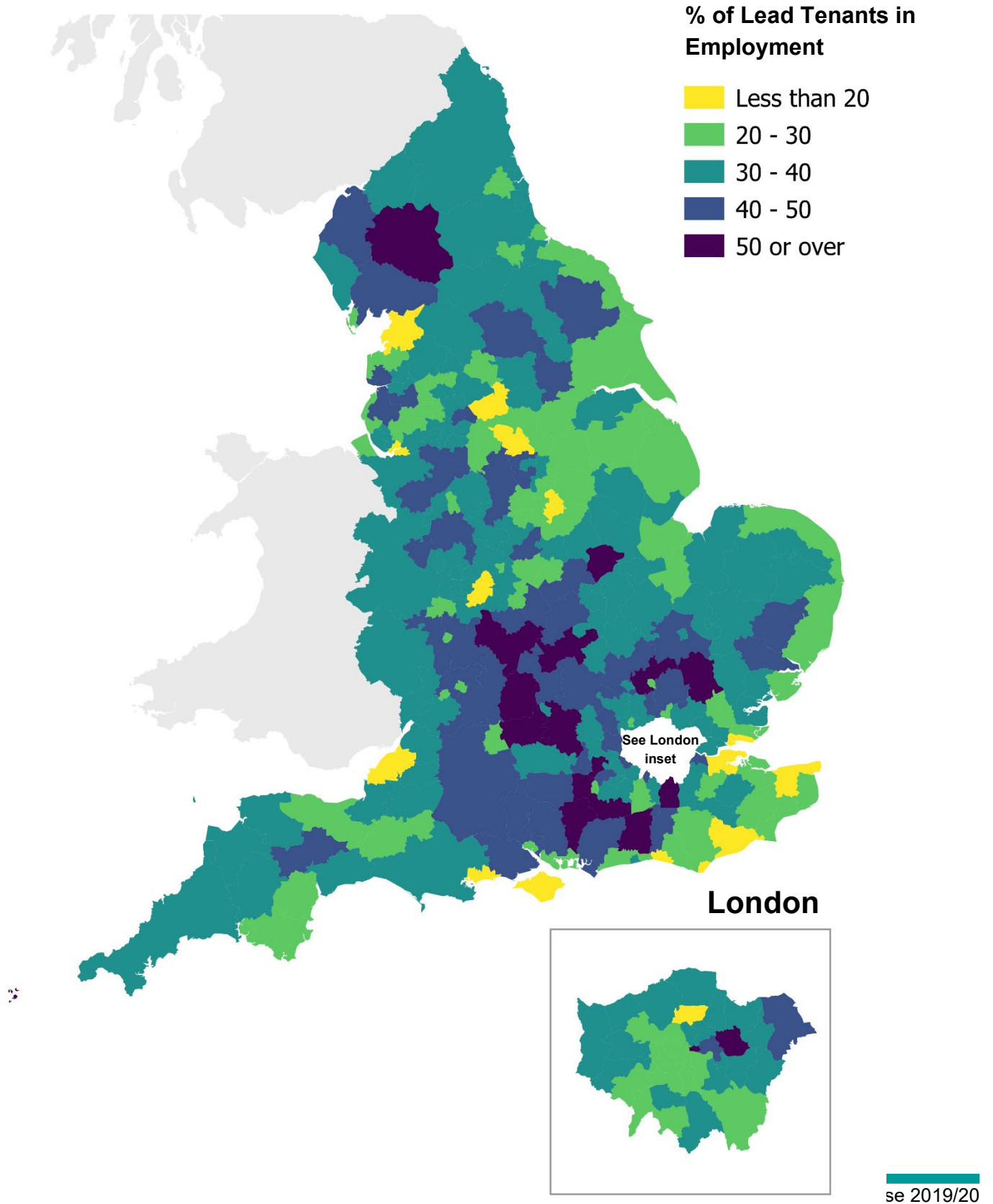
In Supported Housing new lettings, the proportion in employment slightly increased from 6% to 8% between 2008/09 and 2019/20. Unemployed and retired lead tenants each decreased, whilst those unable to work due to sickness increased from 17% to 23%.

Chart 18: The proportion of lead tenants in new General Needs Social Rent lettings who were employed reached its highest point in a decade in 2018/19 then marginally dipped, with unemployment at its lowest



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

Map 2: The proportion of new social housing lettings to lead tenants in employment was lowest in coastal areas in 2019/20, reflecting older tenants in these areas



How does this compare against the social rented sector as a whole and the general population in England?

Lead tenants in new social lettings made in 2019/20 were less likely to be employed and more likely to be unemployed than lead tenants in the social housing sector as a whole. In new lets, 32% of lead tenants were employed compared to 45% in the whole social sector. In contrast 15% were unemployed in new lets compared to 6% in the wider sector.

New lets were less likely to be made to retired lead tenants compared to the wider social sector (13% compared to 25%). This is likely to be explained by the use of lifetime tenancies.

The employment rate of lead tenants aged 16 to 64 years in new social lettings (36%) is far below that of the general population (76%)³⁰.

Income and benefits

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

The median net household income (including pensions and benefits) for social housing in 2019/20 was £231 per week, which is a decrease of £7 (3%) from the previous year.³¹ This is the first time since 2007/08 that median income has decreased, having previously seen an average year-on-year increase of around 7%.

Of households who knew whether they received pensions and/or benefits, just over half (53%) got their income solely from pensions and benefits, with a further 22% supplementing their earnings with pensions or benefits and the remaining 25% not claiming pensions or benefits.

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

How does income vary with demographics?

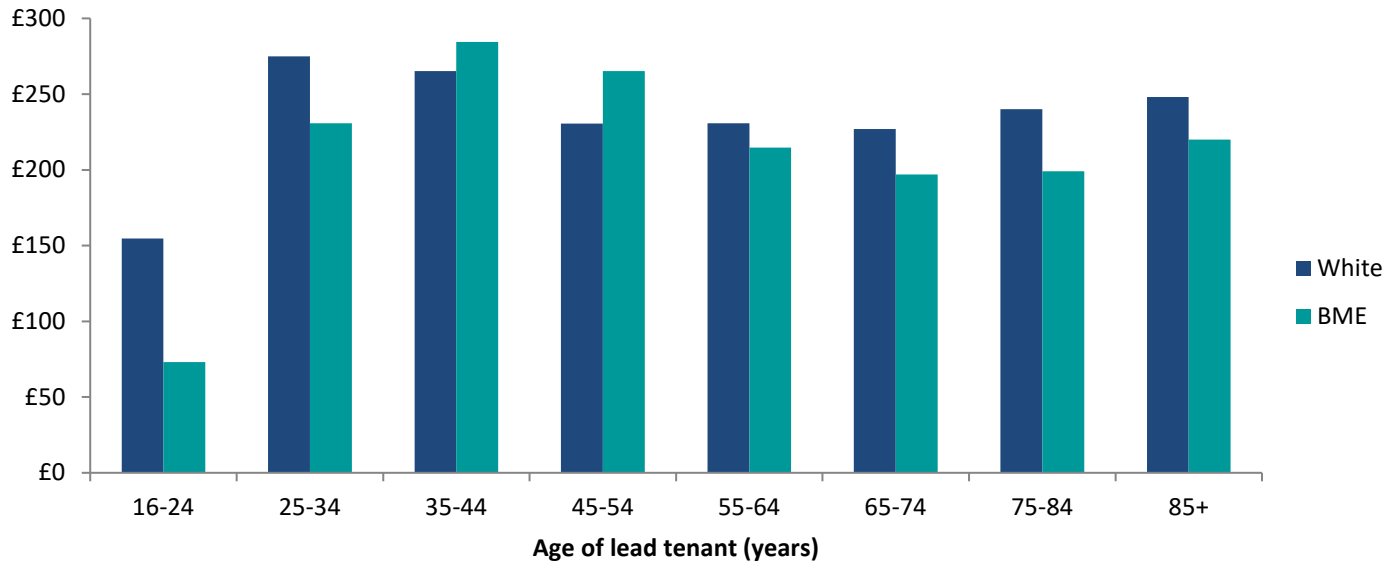
Households with a White or Asian lead tenant had the highest median income (including pensions and benefits) in 2019/20 at £232 per week. This was £12 higher than Black households and £43 higher than mixed race households.

³⁰ ONS NOMIS website (<https://www.nomisweb.co.uk/>), statistics sourced from the Annual Population Survey (APS)

³¹ Income is self-reported and was available for 54% of households in new tenancies in 2019/20.

For all ethnicities, households with a lead tenant aged 25-44 had the highest median income (including pensions and benefits) whilst households with a lead tenant aged 16-24 had the lowest. Households with White lead tenants had higher incomes than their ethnic minority counterparts at younger ages (£155 per week for White 16–24-year-old lead tenants, £60 to £100 per week for ethnic minority groups).

Chart 19: Households with White lead tenants aged under 35 or over 55 years in new social housing lets had higher household incomes than ethnic minority-led households in 2019/20



5. Tenancy lengths, rents and rent burden

Tenancy type and length

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

Definition: Tenancy types

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

How many new fixed and lifetime tenancies were there in 2019/20?

Nearly three-quarters of new social housing tenancies in 2019/20 were lifetime (220,000 tenancies) whilst 15% had a fixed end date (46,000 tenancies)³².

Lifetime tenancies were split into Assured lifetime tenancies (44% of the total, or 125,000 lets) which were mainly let by PRPs, and Secure lifetime tenancies (28% of the total, or 87,000 lets) which were mainly let by LAs. In addition to this a further 12% (36,000) were licence agreements which have no fixed end date.

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

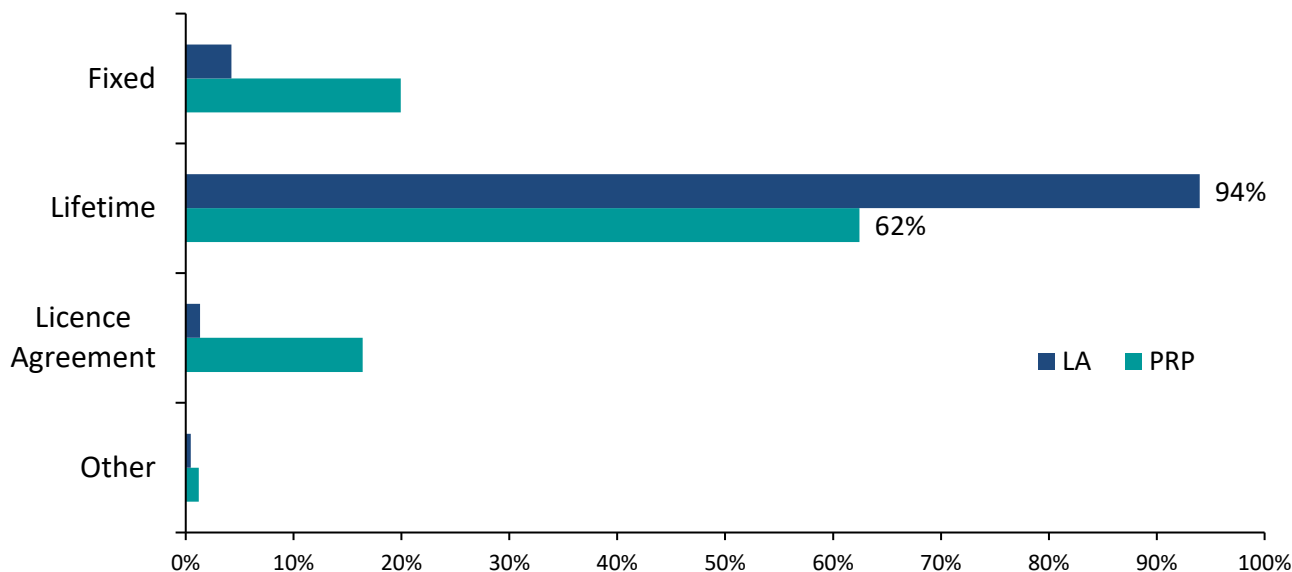
Local authorities were more likely to provide their tenant with a lifetime tenancy than PRPs. Almost all (94%) of new LA lets were lifetime tenancies, and just 4% were fixed term. This compares to 62% of new PRP lets being lifetime and 20% being fixed term.

However, PRPs provided the highest number of lifetime tenancies as their share of the market is overall much larger. PRPs provided 133,000 new lifetime social lettings; LAs provided 87,000.

PRPs provided almost all (97%) of the 35,000 new licence agreements in 2019/20.

³² General Needs tenancies of less than 2 years are not collected in CORE as these are deemed “temporary”, thereby reducing the proportion of tenancies of fixed length.

Chart 22: Almost all new tenancies let by local authorities in 2019/20 were lifetime, compared to 62% of those let by PRPs



PRPs increased their use of lifetime tenancies in 2019/20, with lifetime tenancies rising by 5 percentage points from 57% of new PRP lets in 2018/19 to 62% in 2019/20. Fixed term tenancies fell correspondingly; from 24% to 20% over the same time period.

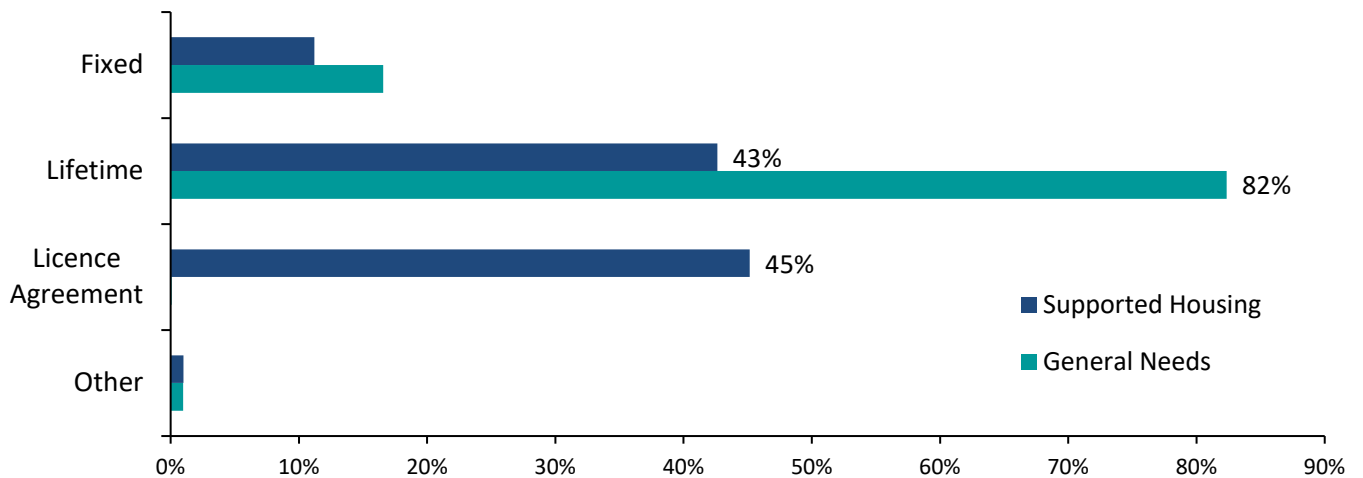
The 2011 Localism Act enabled social housing providers to offer fixed term tenancies. However, the use of fixed term tenancies varies between PRPs and LAs:

- For PRPs the proportion of fixed term tenancies steadily increased to 24% in 2018/19, then dropped to 20% in 2019/20.
- LAs saw a large increase in the proportion of fixed term lettings to 7% in 2014/15, then stayed flat at 7-8% until 2018/19 when it fell to 4% and stayed flat since.

Are there differences between General Needs and Supported Housing?

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

Chart 23: The vast majority of new General Needs tenancies in 2019/20 were lifetime, whilst in Supported Housing lifetime tenancies and licence agreements were equally common



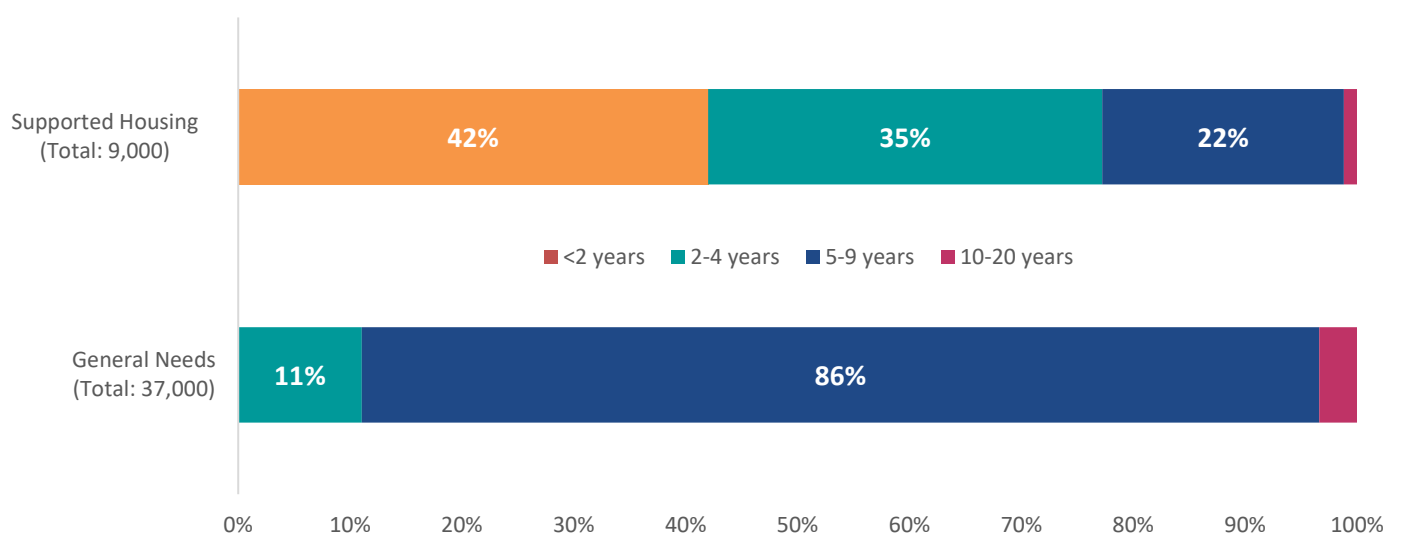
How long are fixed term tenancies?

There were 3,800 Supported Housing tenancies (42%) that had a length of less than two years; General Needs tenancies of less than 2 years are deemed temporary and excluded from CORE.

When considering only fixed term tenancies of 2 years or more, to ensure like-for-like comparison, Supported Housing tenancies were much more likely to be shorter. Only 11% of General Needs tenancies were 2-4 years compared to 61% for Supported Housing, whilst 86% of General Needs tenancies were for 5-9 years compared to just 37% for Supported Housing.

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

Chart 24: New Supported Housing tenancies in 2019/20 were shorter than General Needs



Rents for new social housing lettings

How expensive is social housing?

The median³³ rent for new social housing tenancies in England in 2019/20 was £81 per week, the same as in the previous year.

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

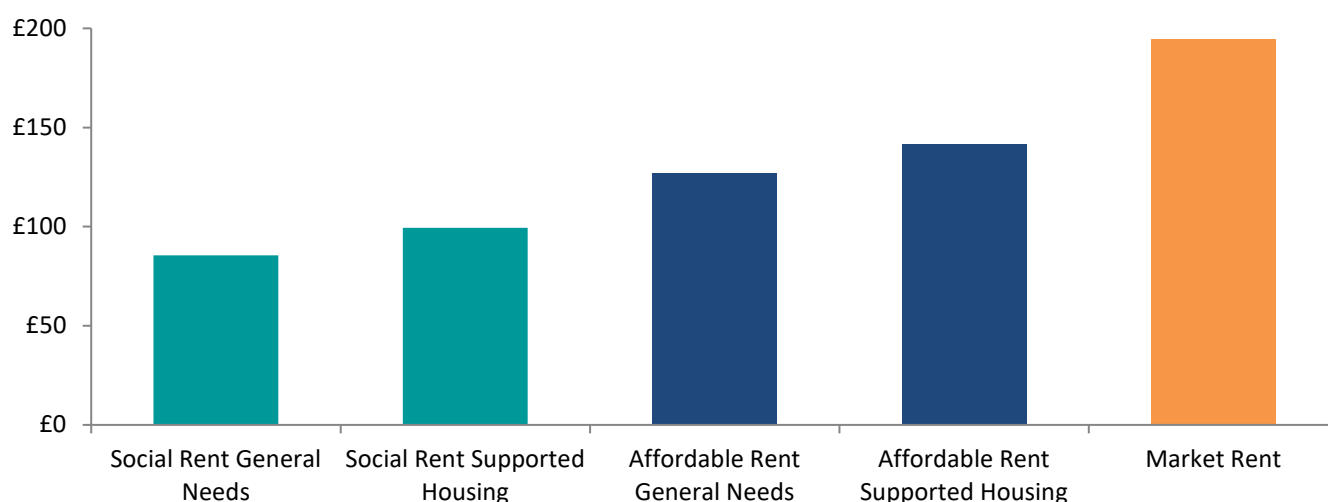
What effect does the rent type have on rent levels?

Rent varies depending on rent type. Affordable rents (as part of the Affordable Rent Programme) are set at up to 80% of market rent, whilst social rents are set via a national regime but are typically lower than affordable rents³⁴.

The average Social Rent for a new let in England in 2019/20 was £82 per week, 46% of market rent. In comparison, the average Affordable Rent was £128 per week, which was 66% of market rent.

In London the differences were larger. Average Social Rent for a new London let was £119 per week or 31% of market rent (compared to 46% in England). The average Affordable Rent in London was £171 per week or 45% of market rent (compared to 66% in England).

Chart 25: Social rents were lower than Affordable rents, which were considerably lower than market rent across England in 2019/20



³³ Median is used where possible as it is less influenced by individual extremely high or low values. Mean is used instead when comparing between new social lets and all social lets as LAHS publishes means for all social lets.

³⁴ See definitions on page 12

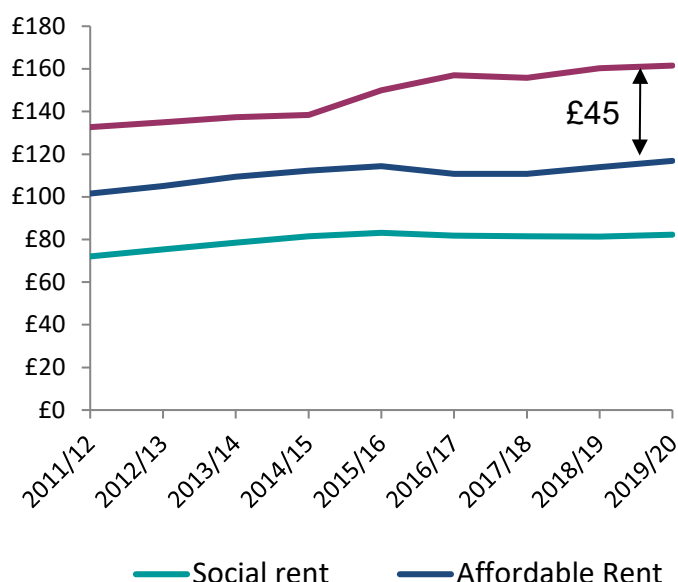
How have rents changed over time?

Since 2011/12 when the Affordable Rent Programme began, all social housing weekly rents have increased, but by less than the market rent increase. Between 2011/12 and 2019/20, Social and Affordable Rents increased by 14% and 15% respectively on average, whilst market rent increased by an average of 22%.

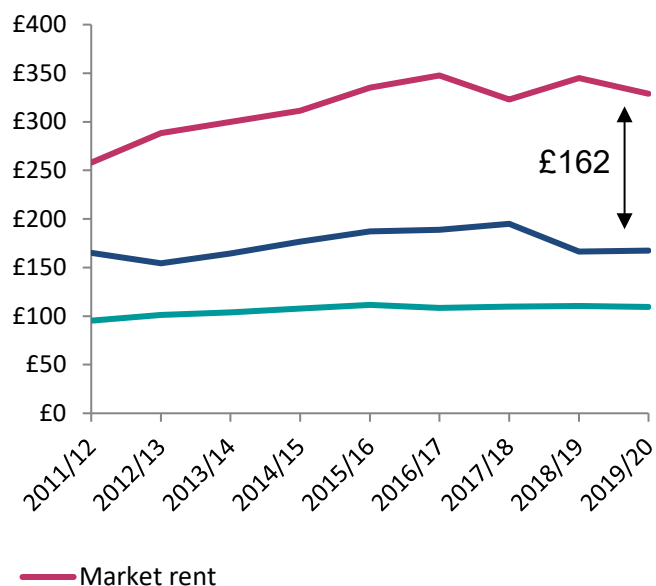
The rental market in London differed from England. As in England, all rents saw steady increase from 2011/12 to 2016/17. Since then, market rent has fluctuated seeing between a 7% decrease and a 7% increase year-on-year. Affordable Rent in London saw a drop of 12% between 2017/18 and 2018/19 but remained flat this year. Social Rents remained stable in London.

Chart 26: The gap between market rent and Affordable Rent across the country has been widening since 2012/13; by 2019/20 the gap in London was 3.6 times the gap in England

England – median weekly rents



London – median weekly rents



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

For new social lettings provided by local authorities in 2019/20, mean³⁵ weekly rents were on average £2.30 (3%) lower than for all LA lets in 2018/19.

In contrast, mean rents for new PRP lets in 2019/20 were £4.50 (5%) higher than for all PRP lettings in 2018/19.

³⁵ Median is used where possible as it is less influenced by individual extremely high or low values. Mean is used instead when comparing between new social lets and all social lets as LAHS publishes means for all social lets.

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

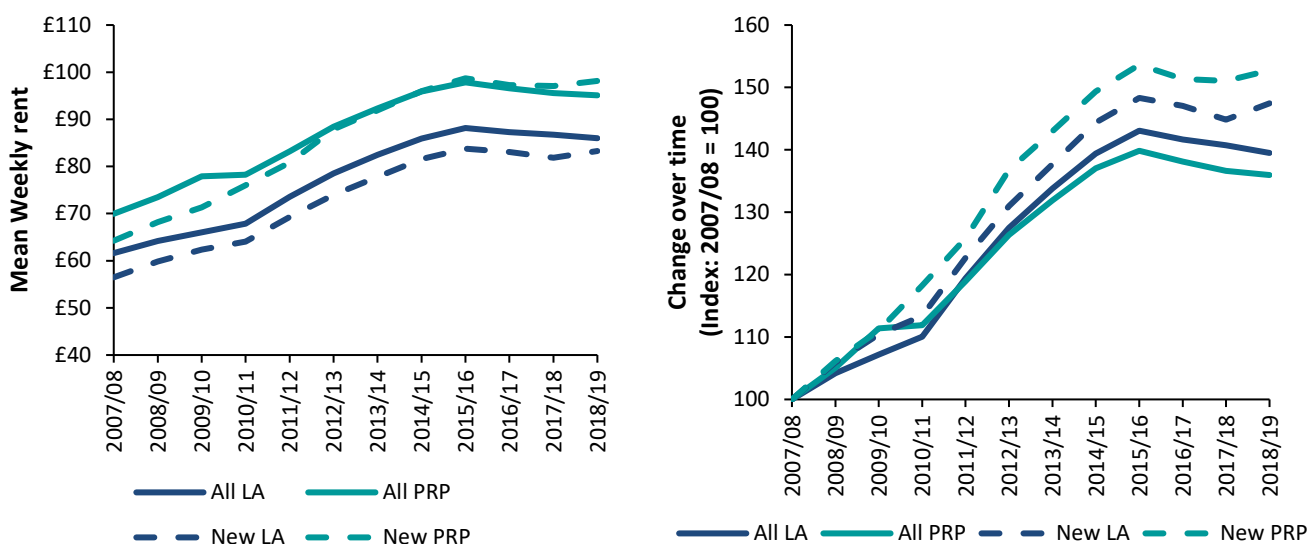
For LA lettings, mean weekly rents for new lets have stayed lower than rents for all LA lets each year since 2007/08.

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

By how much have rents increased over time?

Weekly rents for both new social lettings and the social sector as a whole increased from 2007/08 to 2015/16. Between 2015/16 and 2018/19 average rents for new lets flattened, whereas for the sector as a whole, rents slightly fell (3% for PRPs and 2% for LAs). This is in line with the Welfare Reform and Work Act 2016 – social rent reduction³⁶.

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



³⁶ Details are available at: <https://www.gov.uk/guidance/welfarereform-and-work-act-2016-social-rent-reduction>

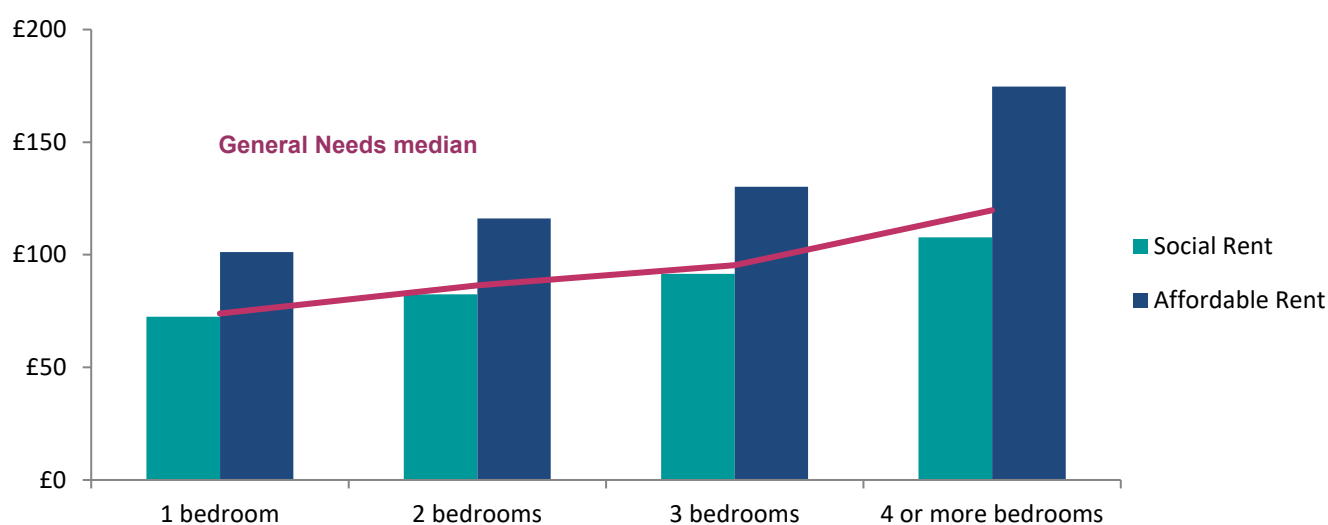
Table 2: From 2007/08 to 2019/20 average weekly rents for new social lettings rose by around 55% whereas rents for all social lettings rose by around 40%

		2007/08 average (mean) weekly rent	2019/20 average (mean) weekly rent	% <i>change</i>
New social lettings	Private Registered Providers (PRPs)	£64.25	£99.62	55%
	Local authorities (LAs)	£56.48	£83.67	48%
All social lettings	Private Registered Providers (PRPs)	£69.96	£96.46	38%
	Local authorities (LAs)	£61.62	£89.19	45%

Number of bedrooms and weekly rent

The number of bedrooms in a property has an impact on the median weekly rent. This is clearly illustrated by the chart below, where in both Social and Affordable Rent, General Needs³⁷ properties with one bedroom are by far the cheapest and those with four bedrooms are the most expensive. Four-bedroom properties were 49% more expensive than one-bedroom properties for Social Rent and 73% more expensive for Affordable Rent.

Chart 28: Median weekly rent increased by approximately £10 per week for each bedroom in new General Needs tenancies in 2019/20 (up to 3 bedrooms)



³⁷ General needs only; CORE only collects information on number of bedrooms for general needs properties.

Rent burden for new social housing lettings

Definition: Rent burden

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

This is the proportion of the household income spent on rent.

A high level of rent burden means a household has less money to spend on other things. This only considers rent and service charge, not other essentials such as bills and food. Rent burden is calculated for General Needs only³⁸.

The way rent burden is calculated has changed for the 2019/20 reporting year and onwards. Rent burden is now calculated for households that are not in receipt of Housing Benefit, as well as households that are. For those receiving Housing Benefit, the income includes the amount of Housing Benefit paid directly to the landlord. This is to allow a valid comparison with the income of households not in receipt of Housing Benefit who pay their rent from their earned income and/or Universal Credit payment.

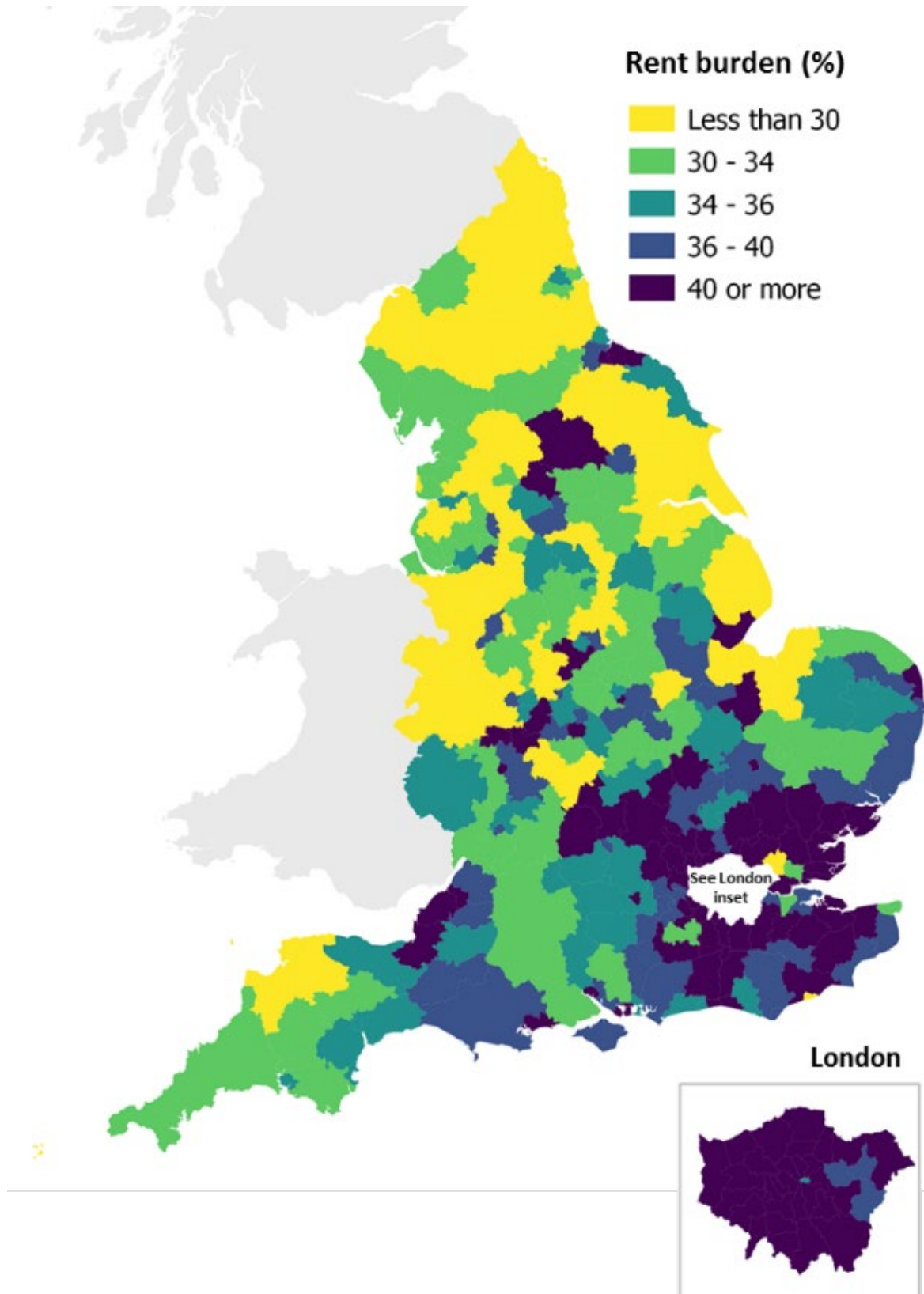
On average, households spent 36% of their income on rent in 2019/20. This is slightly higher than the average rent burden of 33% in 2018/19 but this figure is not directly comparable due to the change in calculation. Prior to 2018/19 there was a steady fall in rent burden since 2013/14.

How does rent burden vary across the country?

Rent burden was highest in London with households on average spending 50% of their income on rent in 2019/20. In the rest of England, the lowest average spend of household income on rent was seen in the North West and North East (31% and 32%, respectively). This maintains the pattern of London having substantially higher rent burden for new social lets than other regions of England.

³⁸ Rent burden can only be calculated for General Needs. The number of bedrooms is required to calculate rent burden and this information is not available for Supported Housing.

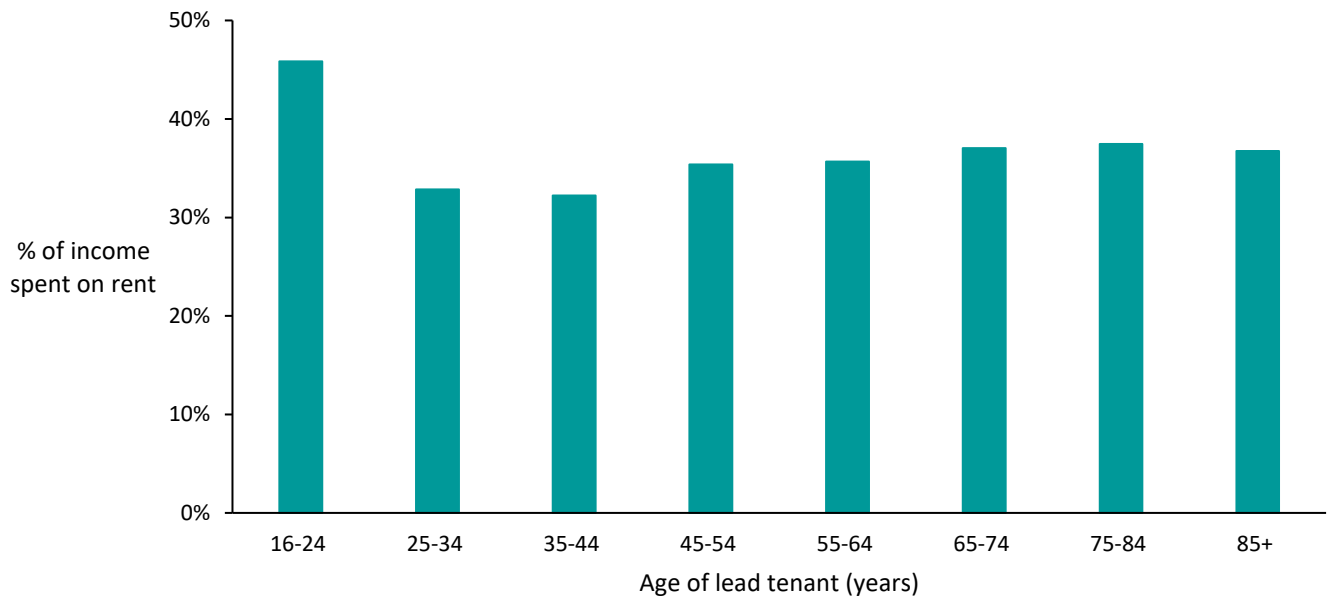
Map 3: The proportion of household income spent on rent is highest in London and the surrounding areas



How does rent burden vary between households?

There was a difference in rent burden by age, where households with lead tenants between 25 to 44 years were spending the lowest proportion of their income on rent at 33%, whereas those under 24 years old spent the highest proportion of their income on rent at 46%. This continues the pattern of rent burden by age seen in 2018/19.

Chart 29: The proportion of household income spent on rent was highest for the households with a lead tenant aged 16-24 in 2019/20



There were slight variations in rent burden between different ethnic groups. Households in new social lets in 2019/20 with White lead tenants had the lowest rent burden, spending 35% of their income on rent, whilst households with Mixed lead tenants had the highest rent burden at 41%. This followed the same pattern as in 2018/19, with the same size of disparity between ethnic groups.

6. Technical notes

Social Housing Lettings has been badged as National Statistics, the quality mark of government statistics, following assessment by the UK Statistics Authority in 2014. We abide by the Code of Practice for Statistics³⁹ from data collection through to publication.

Data collection

Information for 2019/20 in this release reflects data given by providers for the financial year ending 31 March 2020. CORE is a requirement on the Single Data List for local authorities and is a regulatory requirement of the social housing regulator for private registered providers.

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

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

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

Data quality

Coverage

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

The *English Housing Survey* (EHS) also provides social housing lettings data but the statistics are based on a survey and are again a 'stock' measure of social housing stock. CORE data focuses on the tenancy details at the point of letting, and besides property characteristics also collects information on the socio-demographic profile of the household, their housing circumstances and

³⁹ <https://www.statisticsauthority.gov.uk/code-of-practice/>

some financial information. CORE does not record any information of social housing lettings that are continuing – only new lettings.

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

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

Some types of lettings are excluded from CORE, (see [Guides and Manuals](#)), including:

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

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

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

Completeness of CORE data

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

Local authority weighting

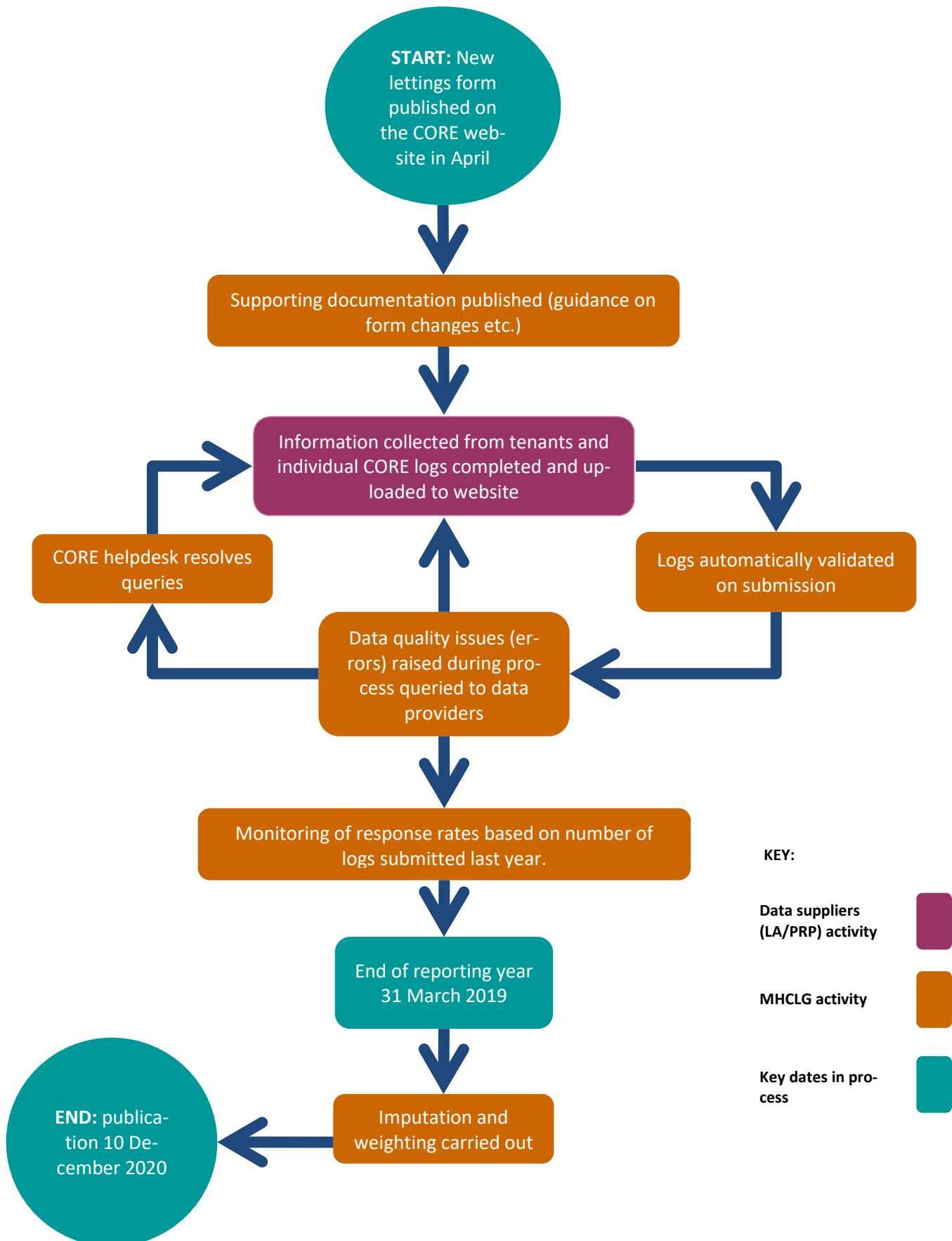
Local authority weights are calculated by reference to the total number of lettings reported to LAHS. Currently weights are not calculated for private rented providers as it is assumed we have a complete response. Weights are also not calculated for Affordable Rents as there were too few lettings of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

Imputation of missing items

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

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

Quality assurance procedure



Users and uses

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

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

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

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

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

Confidentiality

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

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

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

Our disclosure policy⁴⁰ is applied to all internal and external uses of the data, including this statistical release and accompanying products. Record level datasets are available through the UK Data Archive⁴¹ via one of three types of licence agreement with different levels of data protection to meet different user needs whilst maintaining tenant confidentiality in line with legislation.

⁴⁰ <https://core.communities.gov.uk/public/GuidesAndManuals.html>

⁴¹ Via <http://ukdataservice.ac.uk/get-data/how-to-access>

Revisions policy

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

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

1. Non-scheduled revisions

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

2. Scheduled revisions

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

For example, 2019/20 weights will be revised after the publication of final LAHS 2019/20 data in early summer 2020. When the 2020/21 *Social Housing Lettings* release is published in Autumn 2021 the 2019/20 figures in the time series tables used will be revised.

Related statistics

Open data

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

Social housing sales data

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

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

Housing stock in England

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

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

Private registered provider social housing

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

<https://www.gov.uk/government/statistics/private-registered-provider-social-housing-stock-and-rents-in-england-2019-to-2020>

Local authority housing social housing

The Department's annual *Local Authority Housing Statistics* (LAHS) data return reports on a wide range of housing related data including total dwellings, lettings and vacant, waiting lists, rents, and condition of stock⁴², available from:

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

English Housing Survey (EHS)

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

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

Homelessness

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

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

Devolved administrations

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

Wales

- Social housing stock and rent statistics:
<https://gov.wales/social-landlord-housing-stock-and-rents>
- Social housing lettings statistics:
<https://gov.wales/data-collection-social-housing-lettings>

Scotland

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

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

Northern Ireland

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



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