



Private registered provider social housing stock in England - sector characteristics and stock movement

2020-2021



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Introduction

Private registered provider social housing stock in England - sector characteristics and stock movement provides details of stock owned by private registered providers (PRPs) in England. The analysis uses data collected through the Statistical Data Return (SDR), a self-reported census of stock owned and managed by each PRP.

This document is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on our data collection (SDR) and cleansing processes; key limitations with the data and provide additional context for the statistics presented.

Additional tables and data are also available along with tools allowing for the interrogation of the data at both a PRP and geographical level.

Coverage

These statistics provide information on social housing owned and managed by PRPs on 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

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 2021 data release page.

Key facts

95% of stock owned by large PRPs

The 247 large PRPs (those owning 1,000 or more units of social housing) represented 18% of the total PRP population in 2021. The majority of PRPs (82%) are small (owning fewer than 1,000 units of social housing).

For-profit providers increase owned social stock by nearly 50%

The 51 for-profit providers reported 13,671 units of social stock in 2021, nearly 50% more than in 2020 (9,313). The growth has been predominantly in low cost home ownership (from 5,144 in 2020 to 8,419 in 2021).

Losses and gains lower than in previous years

There were 15% fewer units gained in 2021 compared to 2020 and 20% fewer losses. This is likely due, at least in part, to the impact of the coronavirus pandemic on providers' overall operational activity and the construction industry as a whole.

Fewer than 800 evictions

The impact of coronavirus and the measures in place to protect tenants led to a dramatic fall in evictions (from over 10,000 per year to just 798). Unlike in previous years, most evictions in 2021 were due to anti-social behaviour rather than arrears.

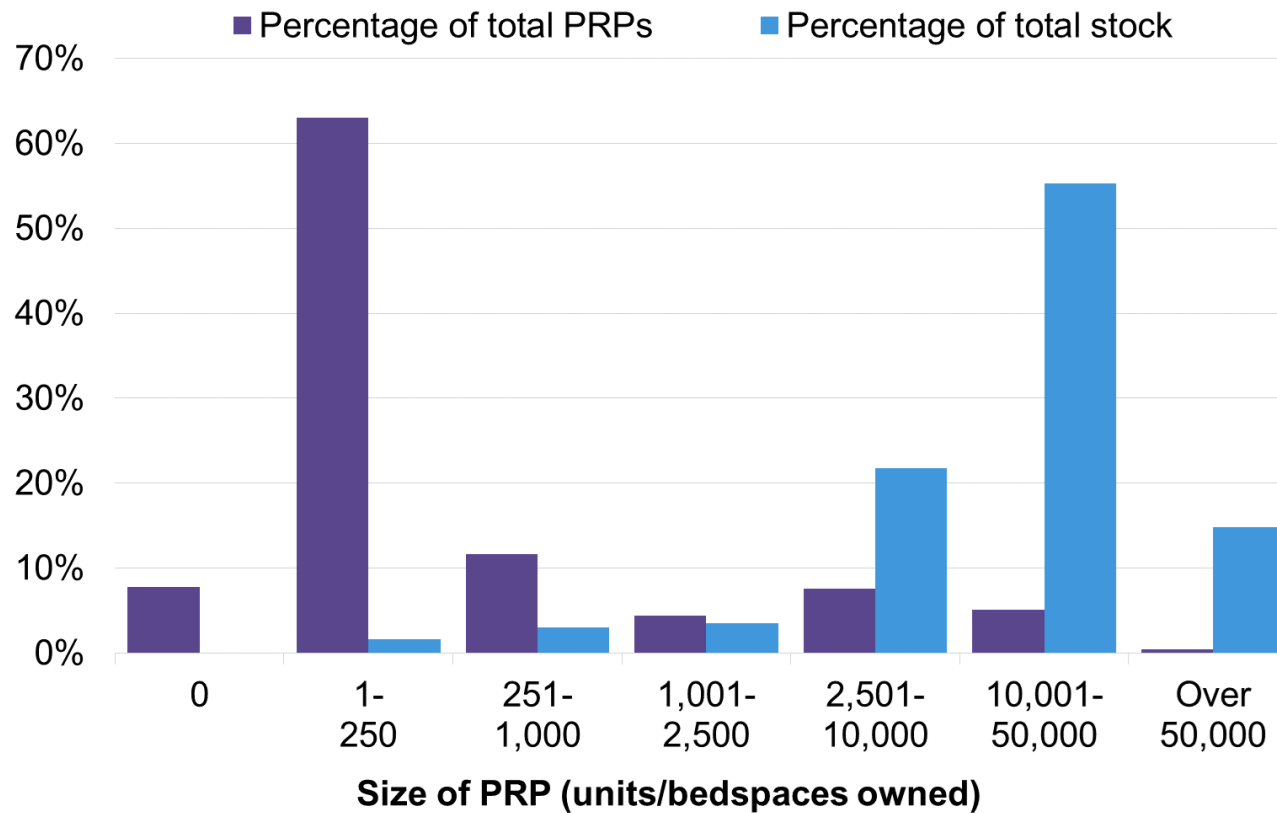
Size of PRPs and social stock ownership

95% of social stock in the sector is owned by PRPs who own 1,000 or more units each.

82% of PRPs own fewer than 1,000 social units each.

Six PRPs own 50,000 or more units of social stock each.

Number of PRPs and stock owned by PRP size 2021



Just 6% of providers registered with us (78) own 70% of all social stock. These providers each own 10,000 or more units.

Just over 100 PRPs registered with us (8%) own no social housing. These providers are likely to be in the process of deregistering, be newly registered PRPs yet to gain stock or be a non-stock holding parent organisation of a group.

A number of PRPs operate in group structures and the total number of stock held within some of these groups will be higher than the individual PRPs presented here. Further information on the number of PRPs in group structures can be found later in this briefing note.

T3.1



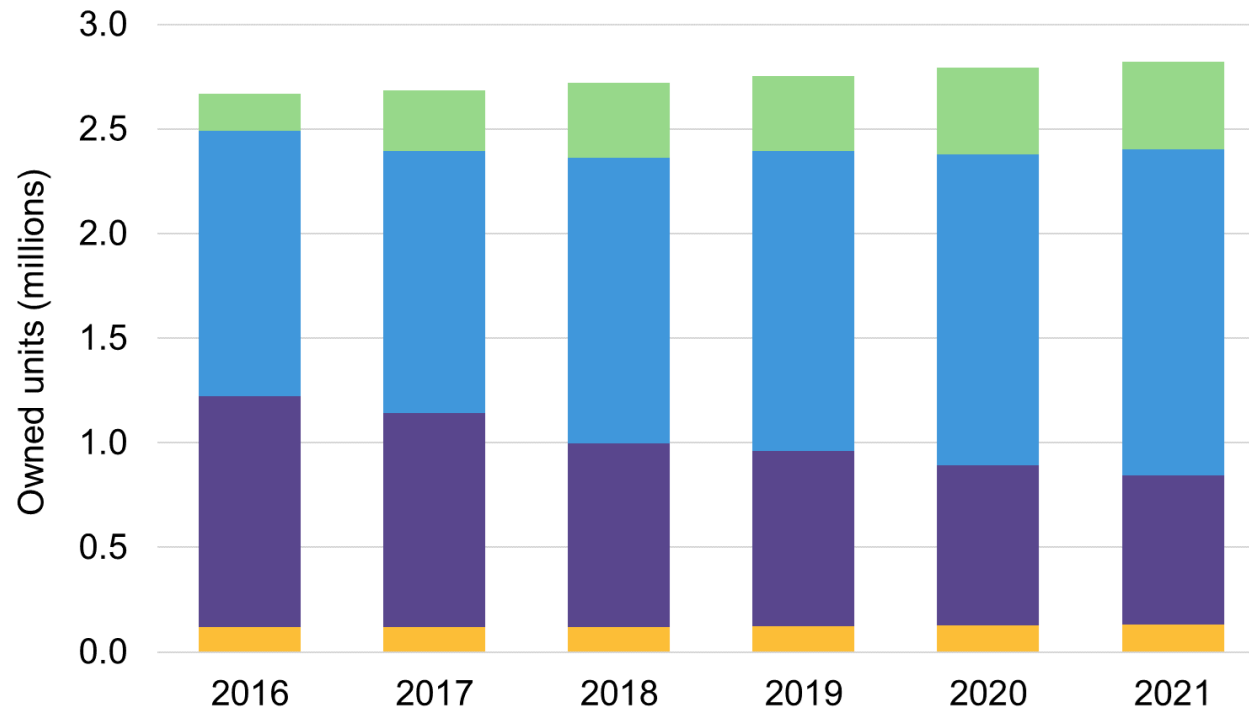
Section based on weighted data.

Stock distribution 2016-2021

Since 2016 social stock is increasingly owned by providers each owning 10,000 or more units of stock.

Group consolidation and transfer activity has meant that social stock is increasingly concentrated in providers who own 10,000 or more units.

Proportion of stock owned by PRPs of different sizes (2016-2021)



Since 2016, there has been a steady shift of social stock ownership towards providers each owning a larger number of units.

Stock is increasingly concentrated in those providers owning 10,000 units or more, with a reduction in both the number of and proportion of stock owned by those owning 1,000 to 10,000 units of social stock.

Providers who own fewer than 1,000 units each have maintained ownership of approximately 4.5% of all social housing units since 2016.

Number of units owned by PRPs each owning:

■ <1,000 units
 ■ 1,000-10,000 units
 ■ 10,000-50,000 units
 ■ >50,000 units

T3.1b



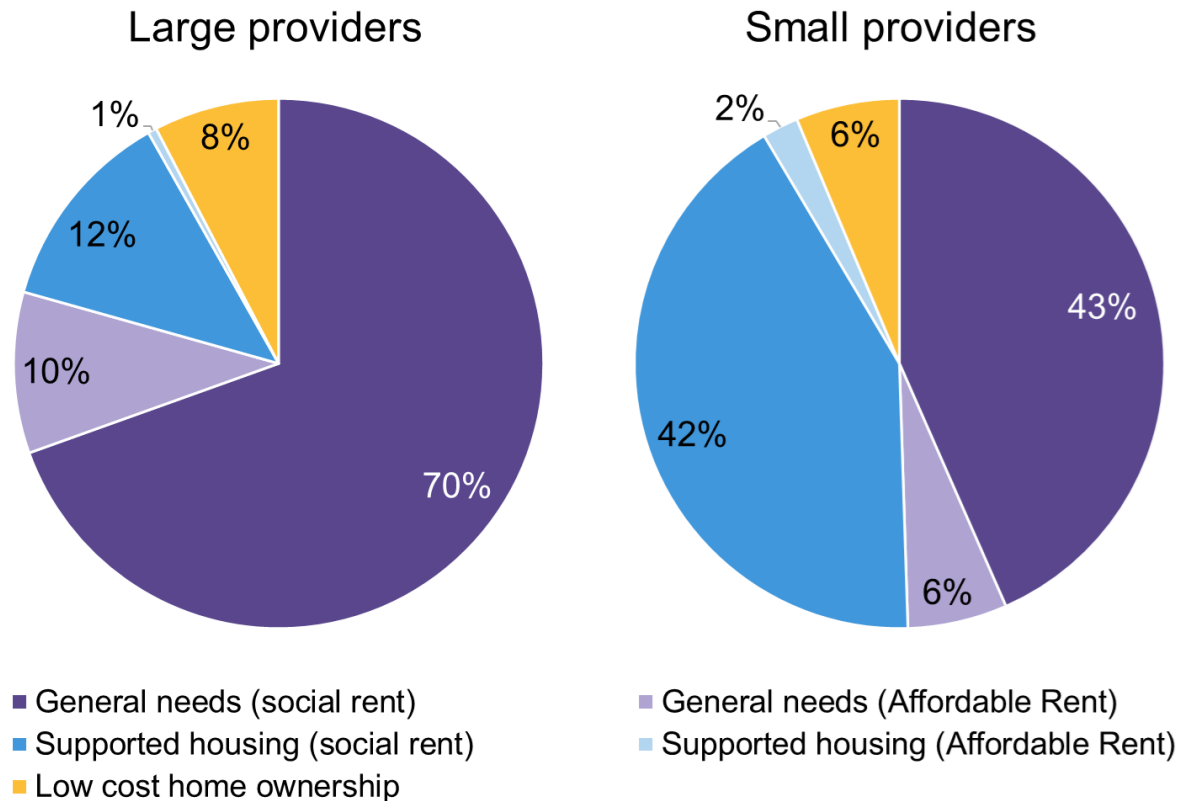
Section based on weighted data.

Social stock by provider size

Large providers' stock is proportionally more general needs (80% combining Affordable Rent and social rent), compared to small providers' stock (just under 50%).

Small providers own proportionally more supported housing than large providers (44% compared to 13%).

Social stock owned by provider size



In 2021 small providers (those owning fewer than 1,000 units each) owned just 5% of all social stock.

However, the profile of the stock owned by them is different to the profile of stock owned by large providers (those owning 1,000 or more units each).

Supported housing accounted for almost half (44%) of the stock owned by small providers compared to (13%) of the stock owned by large providers.

T3.1c



Section based on unweighted data.

Group membership

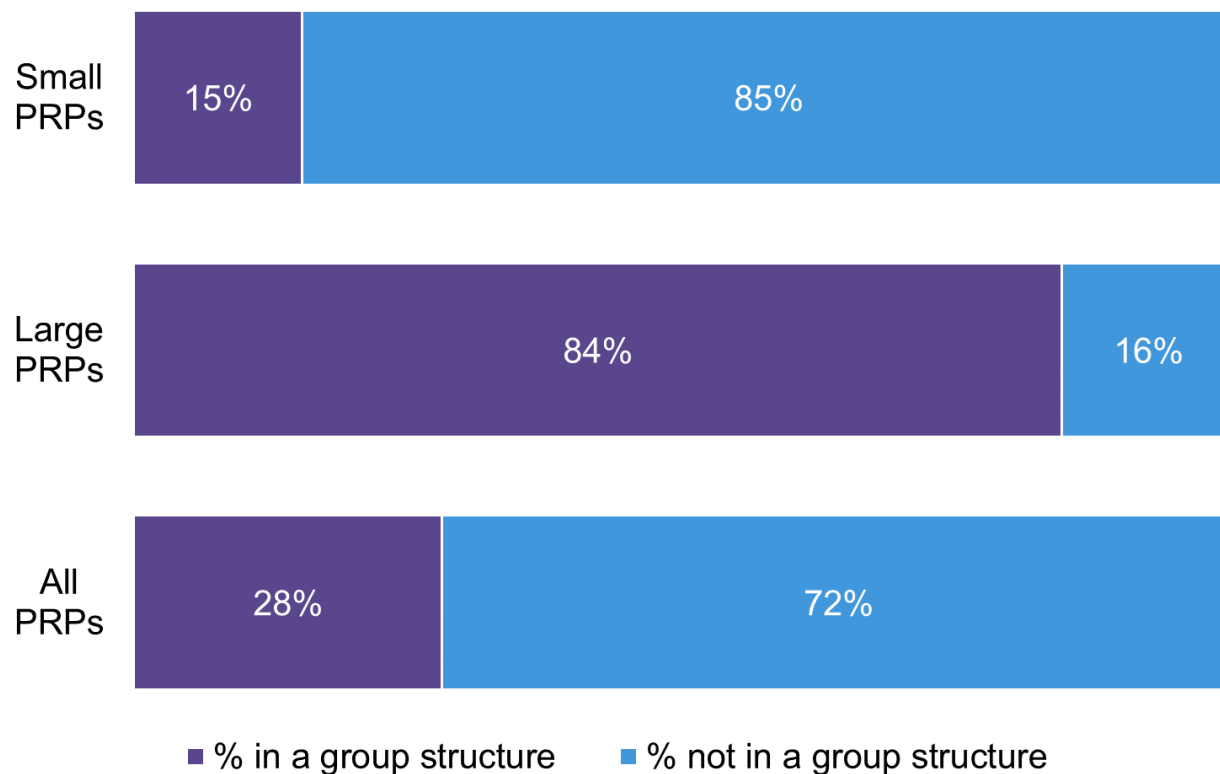
Group membership remains very similar to 2020, with 28% of PRPs in a group structure (compared to 27% in 2020).

Large providers are more likely to be a group structure (84% compared to 15% of small providers).

PRPs in groups own 92% of all social stock in 2021 as they did in 2019. This is slightly more than in 2020 (90%).

Group membership by PRP size 2021

Group



PRPs can operate on an individual basis or as part of a group structure. Group structures vary considerably, some comprising only registered providers and others comprising registered providers and non-registered entities.

PRPs may enter into group structure arrangements for a variety of reasons. Group structures may be established to undertake commercial activities within one or more subsidiaries; in others it may be to merge operations (perhaps to share strengths and complementary specialities or to become more efficient) while maintaining individual corporate identities within a group structure.

T3.2



Section based on weighted data.

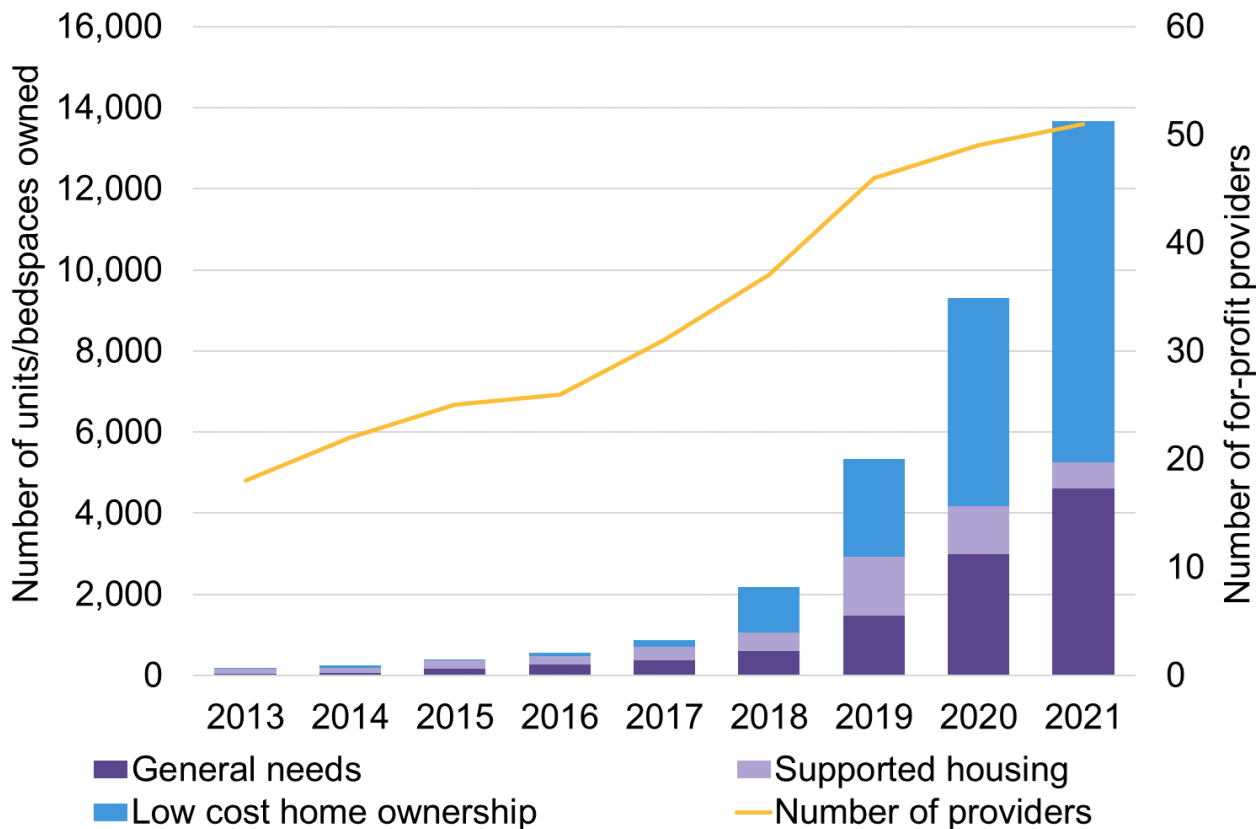
For-profit providers

For-profit providers owned 13,671 units of social stock in 2021, nearly 50% more than in 2020.

The growth has been predominantly driven by a 64% increase in LCHO.

For-profit providers only own 0.5% of all social stock, up from 0.3% in 2020.

For-profit providers and owned units 2013 to 2021



Over 60% of the social units owned by for-profit providers are low cost home ownership (LCHO) and a single for-profit owns over half of this (4,423 units).

This continues to be the fastest growing stock type for the for-profit providers, with a further increase of 3,275 units (64%) since 2020. This growth also accounts for over a quarter of the total LCHO growth in the PRP sector between 2020 and 2021.

The reduction in supported housing between 2020 and 2021 is mainly due to a single for-profit provider (now deregistered), who had wrongly classified their units as social housing in 2020.

For-profit providers were first permitted by the Housing and Regeneration Act 2008. The first for-profit provider was registered with us in 2010. In 2021, 51 for-profit providers submitted SDR data (up from 49 in 2020).

T3.3



Section based on unweighted data.

Low cost rental stock gains and losses

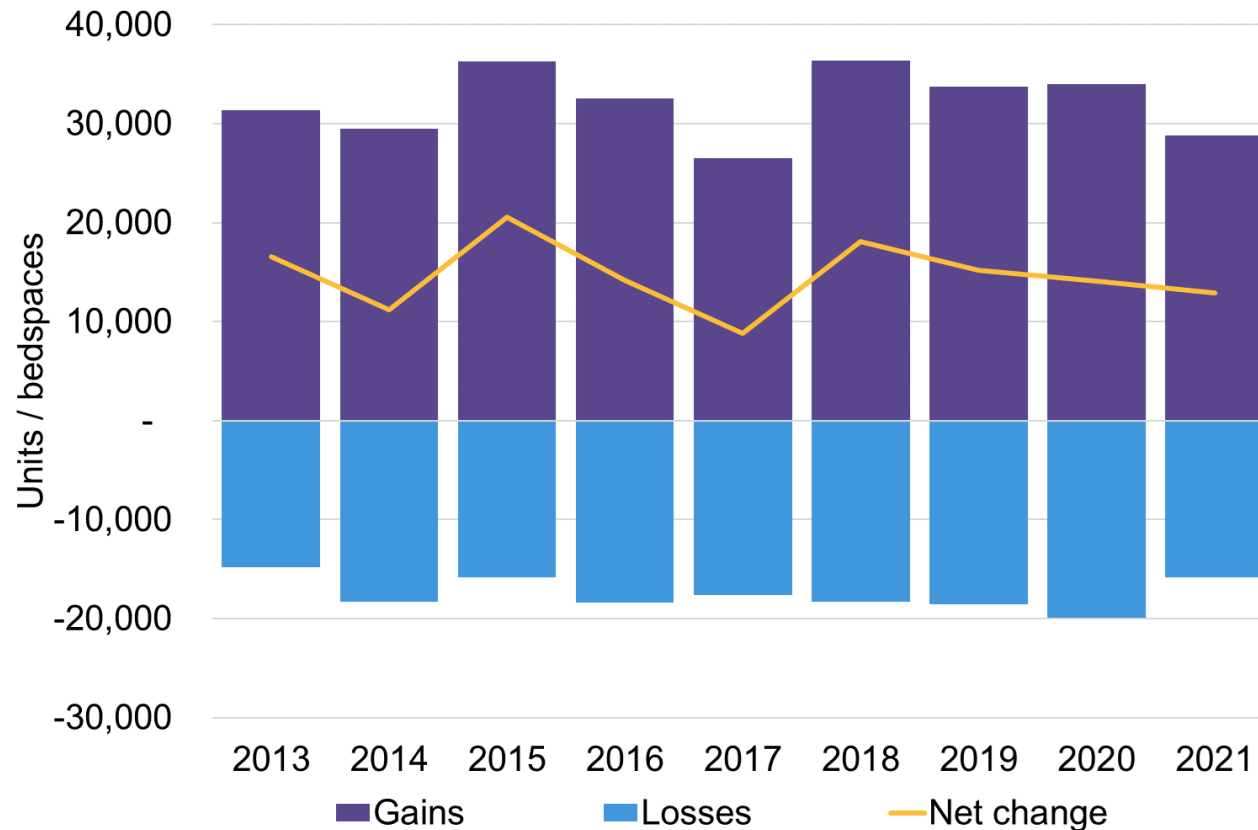
Large PRPs reported a net gain of 12,927 units of low cost rental stock in 2021.

There are cycles in the gains of low cost rental units due to the phasing of funding and delivery priorities under various funding programmes.


Low cost rental stock movement 2013 to 2021 (units)

Gains and losses were lower in 2021 than in previous years. This is likely due, at least in part, to the impact of the coronavirus pandemic and the response measures put in place.

The phasing of funding and delivery priorities under the Shared Ownership and Affordable Homes Programme 2016-2021 (SOAHP) and precursor programmes are the key drivers behind this pattern. It should be noted that the initial offering under SOAHP was focused almost exclusively on home ownership products.



T3.4

 Section based on data from large PRPs only. Includes intermediate and Affordable Rent units.

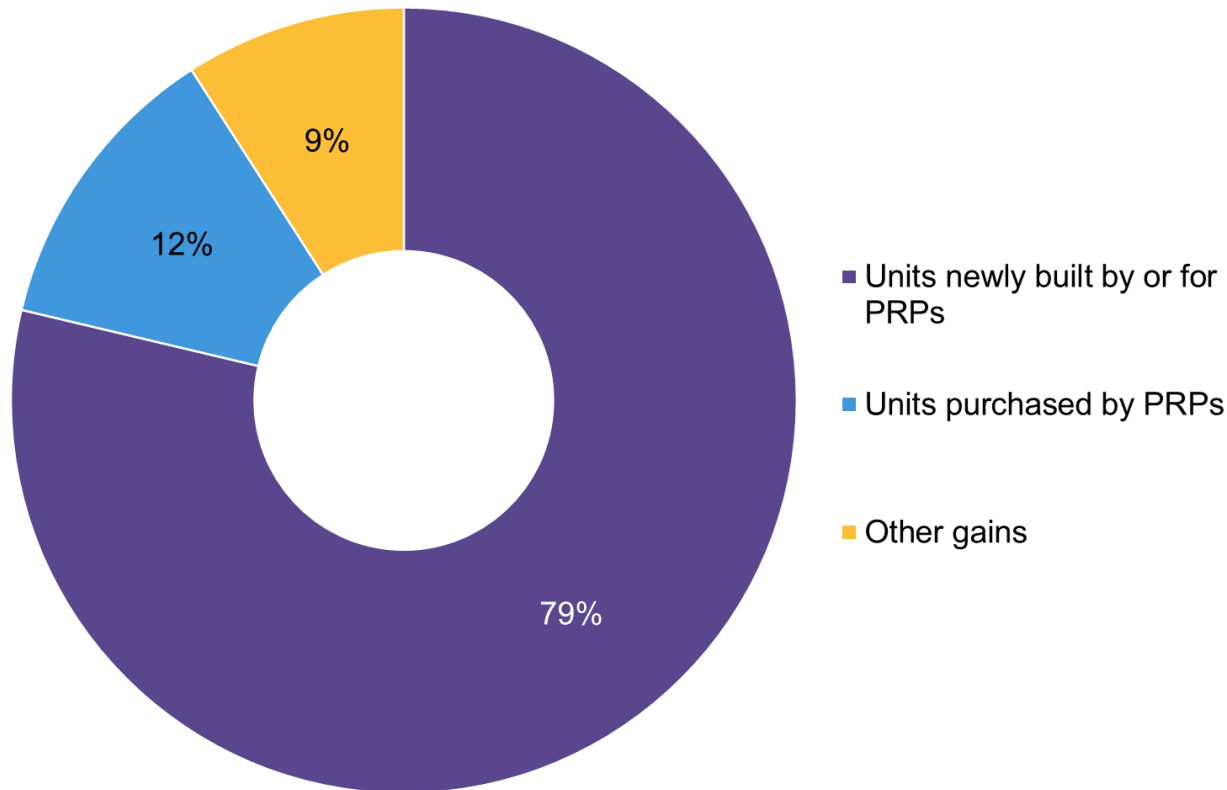
Note that changes in low cost home ownership (LCHO) stock are not covered in this briefing note. More information on LCHO can be found in the **PRP social housing stock in England - stock profile**. Figures in this section are lower than the year on year change in low cost rental stock reported in the **stock profile** as they only cover large PRPs. These figures do not include stock transferred to PRPs during the year.

Low cost rental stock gains 2021

Large PRPs built 22,648 units of low cost rental stock in 2021, the lowest number of new builds since the SDR began in 2012.

Low cost rental stock purchased by large PRPs fell by 22% to 3,514 units in 2021.

Low cost rental stock gains by source 2021 (%)




Providers reported 15% fewer units gained in 2021 than in 2020 (28,777 compared to 33,985). Purchased units were down by 22%, new build activity by 14% and other gains by 19%.

The coronavirus pandemic has impacted on gain activity, particularly new build activity. Construction statistics from ONS suggests a severe contraction of construction output during 2020 due to construction site closures and social distancing restrictions.

It is likely this has also impacted on the level of purchased unit gains, as some new stock built under section 106 requirements may be classed as 'purchased' in the SDR data, due to providers purchasing these units from developers once they are completed.

T3.5

 Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. PRPs only record gains directly made during the year. Where a merger of PRPs takes place within a year, some unit gains (including new builds) are shown in the SDR as a transfer. See **technical notes** for more information.

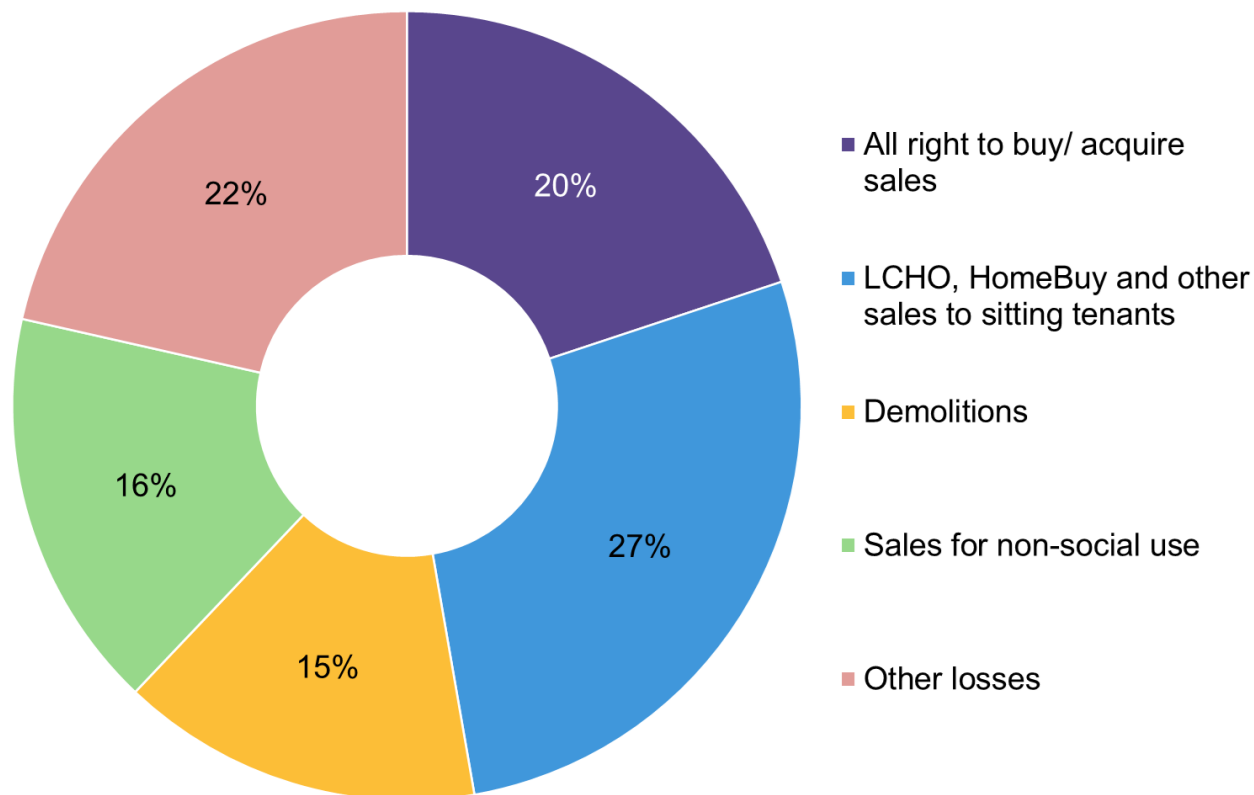
Low cost rental stock losses 2021

Losses to low cost rental stock fell by 20% to 15,850 (from 19,887 in 2020).

Right to buy/ acquire sales fell by nearly 50%, mainly due to the timing of the Midlands voluntary right to buy pilot.

Demolitions were the only loss type to see an increase in numbers (2,350 compared to 2,225 in 2020).

Low cost rental stock losses by type 2021 (%)



Right to buy or acquire sales accounted for 20% of losses in 2021 (down from 30% in 2020). This reduction (from 5,908 to 3,156) was driven by a 90% reduction in voluntary right to buy (VRTB) sales (from 1,391^R in 2020 to just 138 in 2021).

However, it should be noted that the 2020 VRTB sales represented a peak of sales of this type (having increased from just 40^R in 2019). These changes will have been driven by the funding and delivery of the Midlands voluntary right to buy pilot. This pilot launched in 2018 and was initially expected to end in Spring 2020. However, sales under this pilot have continued, with the pilot extended into 2021.

! Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. PRPs only record losses directly made during the year. If a merger of PRPs takes place within a year, units lost by a PRP that has deregistered or which became a small PRP will not be captured. See **technical notes** for more information.

! ^R Figures in earlier release omitted 164 leasehold VRTB sales.

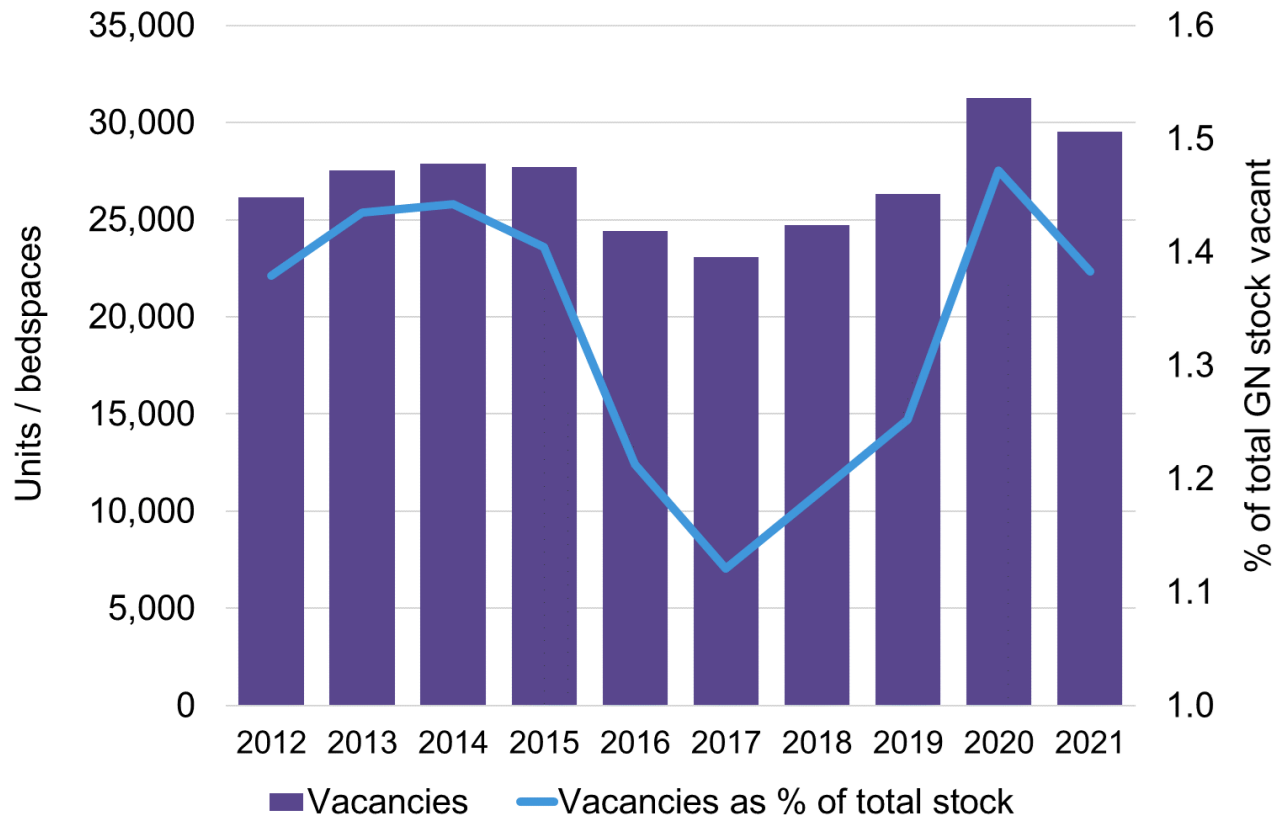
T3.7

General needs vacancies

Large PRPs reported 29,520 general needs low cost rental vacancies, a decrease of 1,730 units from 2020.

The percentage of total general needs stock vacant on 31 March marginally decreased when compared to the same date in 2020 (from 1.5% to 1.4%).

General needs low cost rental vacancies 2012 to 2021




The vacancy data reported in the SDR relates to units vacant on 31 March each year. As such in year fluctuations are not visible.

In 2020 and 2021, the coronavirus pandemic and the formal response measures introduced are likely to have had an impact on vacancy levels. Reductions in letting activity resulting from formal restrictions, national and regional lockdowns, and public concerns may have led to the increased number of vacant properties in 2020 and 2021 when compared to the preceding years. However, the 2021 data does suggest that vacancies are beginning to reduce.

For more information on recording of vacancies see earlier releases.

T3.8

 Section based unweighted data from all PRPs and includes intermediate and Affordable Rent units.

General needs vacancies by region

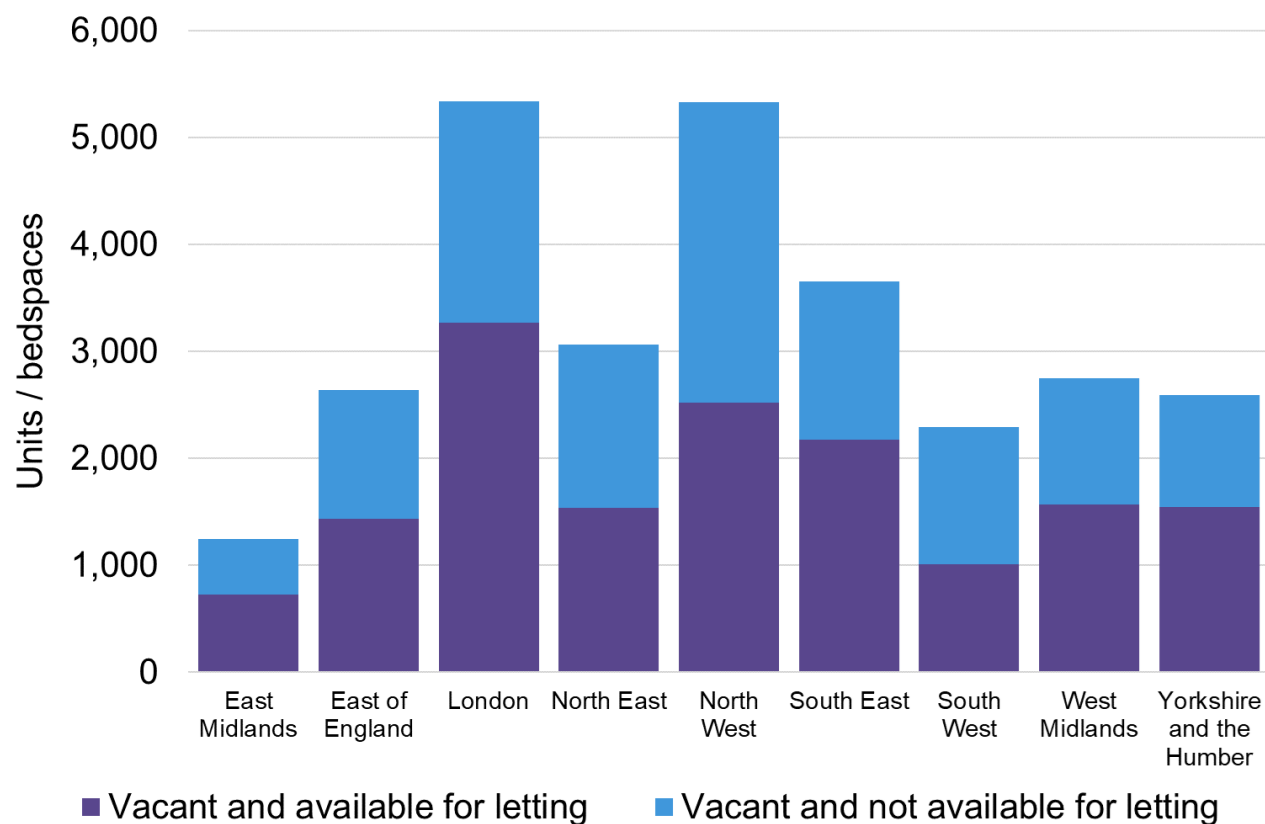
London had the most vacant self-contained general needs low cost rental units in 2021; with an increase of 15% since 2020.

Overall vacancies fell in all regions except London and the South East between 31 March 2020 and 31 March 2021.

Vacant self-contained general needs low cost rental units by region 2021

Nationally, 0.7% of total self-contained general needs low cost rental stock is reported as available for letting and 0.6% as unavailable.

The increase in vacancies seen in London appears to be driven by an increase in vacant and available units (rising from 2,438 in 2020 to 3,270 in 2021).



! In 2020 and 2021 providers were guided to not consider the coronavirus as a reason to record units as unavailable for letting. For more details see **technical notes**.

! Section based on data from large PRPs. Includes intermediate and Affordable Rent units. Figures in this section are lower than the total vacancies for 2021 listed earlier in the report as those contain both self-contained and non-self-contained units. See **technical notes** for more information.

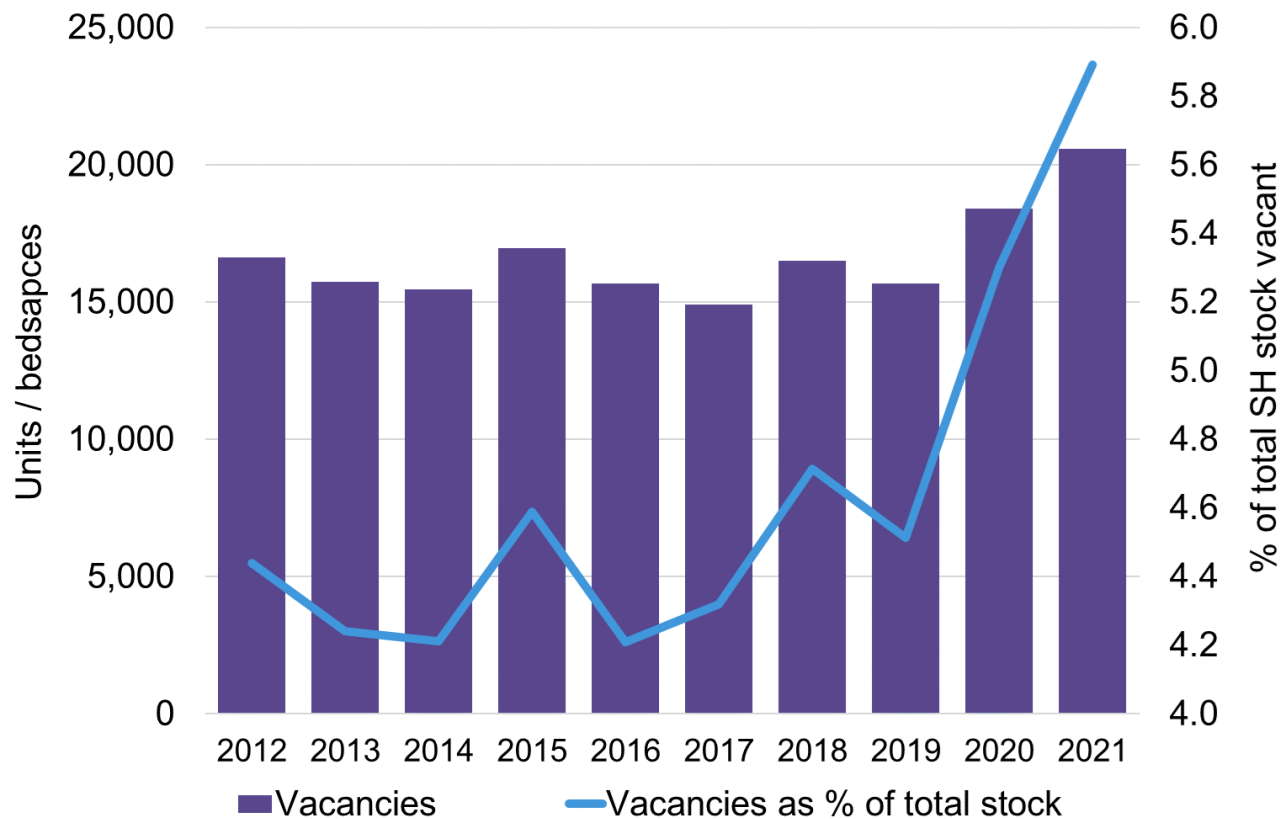
T3.9

Supported housing vacancies

5.9% of supported housing low cost rental units owned by large PRPs were vacant on 31 March 2020. This was a higher proportion than any of the previous years.

There were 20,576 units of supported housing low cost rental reported as vacant. This was an increase of 2,165 units from 2020.


Supported housing low cost rental vacancies 2012 to 2021



The higher percentage of supported housing vacancies compared to general needs vacancies within each year may be due to some supported housing units being reserved for (and awaiting letting to) specific client groups. This may also explain the volatility in the absolute number of vacant supported housing units.

This increase in vacant units reported on 31 March 2021 is likely to be related to the response to the coronavirus pandemic (see page 10 for more details). With supported housing targeted at some of the most vulnerable people in England, it is not surprising to see a larger impact on letting activity and consequently on the vacancies for supported housing than for general needs.

T3.10

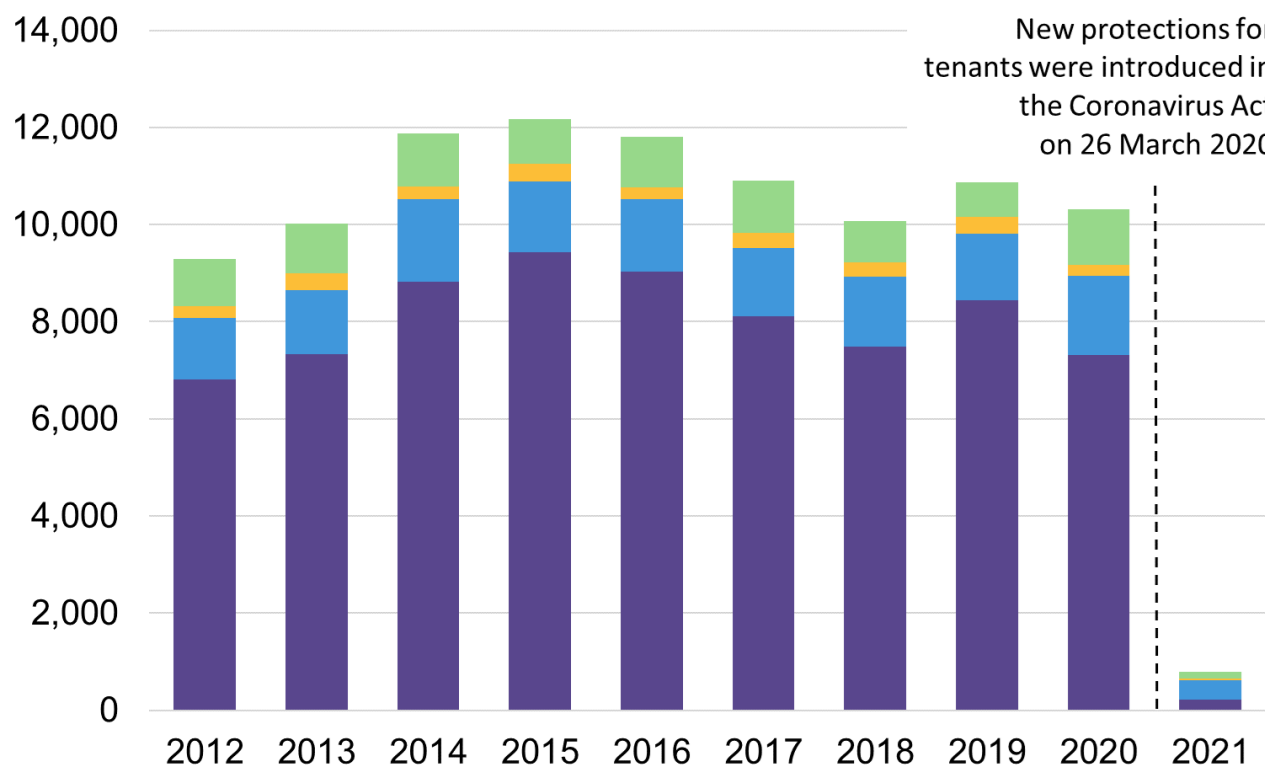
 Section based unweighted data from all PRPs and includes intermediate and Affordable Rent units.

Evictions

As a result of the protections for tenants introduced in the Coronavirus Act 2020, large PRPs reported carrying out just 798 evictions in 2021.

Unlike in previous years, evictions for anti-social behaviour (ASB) were the most common.

Evictions by PRPs 2012 to 2021



The dramatic fall in eviction levels seen in 2021 is unsurprising due to the impact of coronavirus and measures in place to protect tenants.

The Coronavirus Act 2020 provided protection to social and private tenants by restricting why, and delaying when, landlords could evict them. However, evictions were still permitted during 2021, particularly for cases of significant rent arrears, false statement, serious anti-social behaviour, rioting or domestic abuse.

The figures presented will also include eviction notices that were issued before 26 March 2020 but executed after 1 April 2020.

For more information see **technical notes and definitions**.

Weighted data for 2013 to 2019

■ Arrears ■ ASB ■ Both ■ Other

T3.11
T3.12

⚠ Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. Submission of eviction data was optional until 2020. Weighting applied between 2013 and 2019. See **technical notes** for more information.

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 (www.gov.uk/rsh).

Accounting for missing data

In 2014, following consideration of alternative methods and discussions with the National Statistician's Office and the then Department for Communities and Local Government - now Department for Levelling up, Housing and Communities (DHLUC), we selected weighting to account for the small proportion of missing data. The impact of weighting on data for the 2021 SDR is shown in the additional tables provided as part of this release. 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 94.2% in 2021.

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](#).

Evictions

A tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant. All evictions effected during the year are included, regardless of the year in which the possession order or warrant of possession itself was obtained, the type of tenancy to which it relates, or whether the original possession order was an outright, postponed or suspended possession order. Evictions from immediate licenses are also included.

Evictions that have not been effected during the year, regardless of the date of the possession order or warrant of possession, are excluded.

For profit providers

A provider whose objects may not contain a reference to the provision of social housing or whose constitution allows it to trade for a profit (this might be expressed as an ability to distribute dividends to shareholders, or pay out its surpluses to other organisations etc.) or whose objects allow it to carry out activities that are not linked to housing provision, or any combination of these. There are no standard regulatory requirements in relation to the constitutions of for-profit providers – although specific requirements may be necessary as assessed at the point of registration.

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.

Notes – glossary of terms

Group parent

An entity defined as the parent body of another organisation where it: (a) owns more than half the nominal value of the share capital in that other organisation; or (b) has the power to appoint or remove all or some of the board members of the governing body of that other organisation.

Group structure

For the purpose of the SDR and this release, PRPs are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

Housing for older people

Properties made available exclusively to older people and that fully meet the definition of supported housing specified in the Rent Policy Statement. In these statistics housing for older people are presented within supported housing.

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.

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 [Homes for Londoners: Affordable Homes Programme 2016-2023 | London City](#).

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

Non-self-contained unit (bedspace)

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, house in multiple occupation or similar entity) which is/ are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities. When counting non-self-contained units, PRPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. All non-self-contained units are recorded in the SDR as bedspaces.

Owned stock

A PRP owns property when it: (a) holds the freehold title or a leasehold interest (of any length) in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord). No non-residential properties should be reported in the SDR. In earlier data collections (RSR), a minimum period of lease (21 years) was stated. Stock held on shorter leases will have been counted as stock managed but not owned in these earlier collections.

Private registered providers (PRPs)

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

Rent policy statement

The Rent Policy Statement refers to the Government Policy Statement on Rents for Social Housing (2019). This is the primary set of rules covering definition of stock types and the setting of rents for social housing and came into force on 1 April 2020.

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'.

Notes – glossary of terms

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 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.

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Rent Policy Statement. The fact that a tenant receives support services in their home does not make it supported housing.

Transfers

PRPs are directed to include all properties that another organisation (including PRPs or LAs) have transferred to them for social rent, where the ownership has been transferred from one organisation to another by lease or transfer of the freehold. This includes properties transferred within a group structure.

The SDR records the number of times a unit has been transferred and not the number of unique units/ bedspaces transferred as the same unit may be transferred more than once within a given period.

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



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