



Local authority registered provider social housing in England - stock and rents

2020-2021



Version 1.0 – October 2021

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Introduction

Local authority registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent data collected through the Local Authority Data Return (LADR). The LADR collects self-reported data from all local authority registered providers (LARPs).

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

Additional tables, data and tools, allowing for the interrogation of the data at an LA level, are also available.

Coverage

These statistics provide information on social housing owned by local authority registered providers (LARP) at 31 March each year. Unless otherwise stated, all figures in this document refer to stock located in England. The definitions used within the release are consistent with the way data was collected each year.

National Statistics status

Following a compliance check in February 2021 by Office for Statistics Regulation (OSR) which considered the RSH's work to maintain the quality of the statistics through the transfer of responsibility for the data collection and production of local authority social housing stock and rent statistics from the, then, Ministry of Housing, Communities and Local Government (MHCLG) to RSH, these statistics continue to be designated as National Statistics. For more information see the **data quality and methodology note**.



Key

Introduction

The tabs to the left of the page provide the index for the note.



Provide information about key methodological considerations (see notes for more information).

T.X

Identify the table from which data is drawn. Tables are available from the 2021 data release page.

Collection and methodology

Local authority registered providers (LARPs)

Local authorities who own social housing must be registered with the RSH. In total there were 213 LARPs registered with us on 31 March 2021. For more information on our registration processes please see our website (www.gov.uk/rsh).

LADR data collection

The LADR collects stock and rent information from English local authorities registered as providers of social housing with the RSH. We have collected these data annually to support regulation of the Rent Standard since 1 April 2020. Prior to 2020 these data were collected by the, then, MHCLG through the local authority housing statistic (LAHS). Please see **technical notes and definitions** for more details.

Year-on-year changes

The data collected in LADR is comparable with that previously collected in 2020 and broadly comparable to the previous LAHS collections (in some areas the data collected in LADR is at a more granular level). For more information on the changes in data collection and comparability to prior years see the **technical notes and definitions**.

Missing data

All questions in the LADR are mandatory and all LARPs were expected to submit the return in 2021. In 2021 there were no missing LADR returns or data items.

Revisions

During 2020/21 we worked closely with LARPs to review data submitted to us in 2020. The focus of the work was through our regulation of rents, and identified issues with reported rents, stock classification and formula rent values. This resulted in 14 LARPs resubmitting their 2020 LADR data to us following identification of data errors.

The revised 2020 LADR data is shown in these statistics (marked 'R'). Overall, the revised returns created an overall stock change of -488 units across the sector and a had a minimal impact (-£0.38 to +£0.52) on the average rent figures for England presented in these statistics in 2020. Additional tables provide more details of the impact of these revisions.

Users of these statistics should also refer to the **technical notes and definitions** and **data quality and methodology notes** for more details.

Rent policy and standards

Rent policy and our standards

From 1 April 2020 rents have been set in accordance the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement). This permits annual rent increases on both social rent and Affordable Rent properties of up to CPI+1% from 2020, for a period of at least five years. Our rent standard is set with regard to the Policy Statement and applies to all registered providers (including local authorities). Data in this release represent the position from the first year covered by the Policy Statement and our Rent Standard, where the limit on annual rent increases was 2.7% (based on CPI in September 2019+1%).

Aspects of the Policy Statement are complex and there are exceptions to the policy. For example, the Policy Statement does not apply to certain categories of low cost rental accommodation, such as those designated as specialised supported housing or temporary social housing. We can also issue exemptions to the specific requirements of the Rent Standard where the application would jeopardise the financial viability of a LARP.

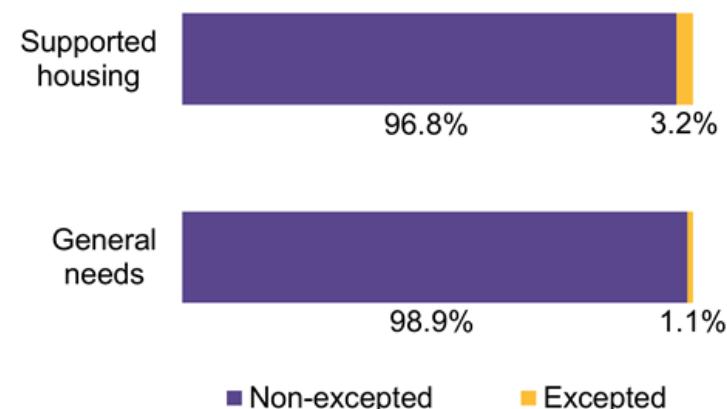
Impact of units with exceptions

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

Not including those let on Affordable Rent terms, approximately 1.1% of general needs units and 3.2% of supported housing units held by LARPs with 1,000 or more social units were reported as having an exception from the Policy Statement in 2021. This is similar to those in 2020 (1.1% of general needs and 2.6%^R of supported housing).

Year-on-year changes

The divergence in some regions between the reported aggregate net rent changes and the prevailing rent policy will be due, in part, to new additions to the stock, units with exceptions and to LARPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units.



User feedback

As part of our commitment to ensure that these statistics continue to meet user needs we would like to invite feedback on a proposal to change the underlying LADR data collection used to produce these statistics.

Please send any feedback you have on the below proposal, or any other aspect of the LARP statistical publication, to enquiries@rsh.gov.uk by 31 January 2022.

Removing the collection of dwelling equivalents from LADR

When the LADR collection was created in 2019, it took questions from the existing Local Authority Housing Statistic (LAHS) and replicated these in order to maintain the timeseries for data publication. Since then, we have sought to improve the quality of the data returned to us through the LADR. An area which we are aware causes significant confusion, and which has been reported as having resulted in errors in previous years' submissions, is the collection of the dwelling equivalent count of non-self-contained units.

The dwelling equivalent count is based on a clustering of non-self-contained units to provide an estimate of the number of properties in which bedspaces are present. It is not an accurate count of these properties as it employs a maximum threshold for the number of bedspaces clustered together (which is different depending on whether the bedspace is in a hostel or in a house of multiple occupation). We feel that the count does not provide significant insight into the number of non-self-contained units, nor is it comparable with the way in which non-self-contained units are recorded in our other collections.

From 1 April 2022 we intend to cease the dwelling equivalent collection and collect non-self-contained units as bedspaces only across the LADR, ensuring comparability with our private registered provider statistics and meaning no dwelling equivalent data will be published after this publication. If this change, and loss of continuation of the dwelling equivalent timeseries poses significant issues with your analysis then please provide details of the concerns to us as soon as possible and by 31 January 2022.

Impact on data presented

The data presented in this publication focuses on bedspace counts (with dwelling equivalent data provided in our additional tables). The impact of this shift is minimal. The low cost rental unit total across England is 2,847 units (0.2%) greater using bedspaces than when using the dwelling equivalent value. The impact is greater on supported housing than on general needs (1.0% compared to 0.1%). This is due to there being proportionally more supported housing provided as non-self-contained units (1.6% compared to 0.2% of general needs). For more information please see our additional tables, the **data quality and methodology notes** or the more detailed note exploring the impact of this proposed change available on our [LARP statistics page](#).

Key facts

1.58m units of social stock owned by LARPs

Local authority registered providers (LARPs) reported owning 1,576,370 units¹ of social stock on 31 March 2021 (including low cost rental and low cost home ownership units).

93% of social stock is general needs

The majority of stock owned by LARPs is general needs low cost rental (1,468,317 units). The majority of this (1,441,412 or 98%) is social rent, with the remaining 2% being Affordable Rent.

0.3% reduction in low cost rental stock

Since 2020^R the number of low cost rental units (including Affordable Rent) owned by LARPs has decreased by 4,308 units. A loss of 8,639 social rent units was offset by an increase of 4,331 Affordable Rent.

Social rents increase by 2.9% for general needs and 2.3% for supported housing

Average general needs (social rent) weekly net rents increased by 2.9%, while supported housing (social rent) weekly net rents increased by 2.3% between 2020^R and 2021.



¹ Data includes all rental and LCHO and uses **bedspace counts** for non-self-contained units.

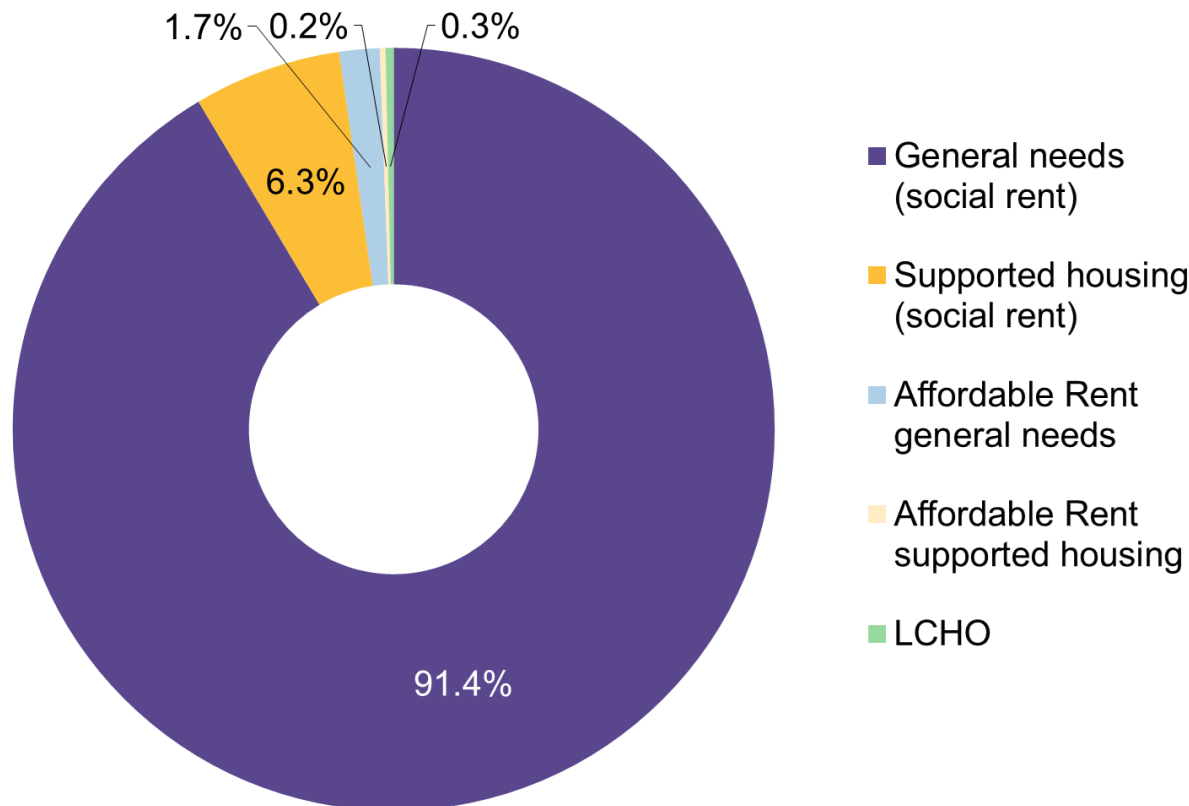
Owned LARP social stock in 2021

91% of stock owned by LARPs is general needs (social rent).

Nearly 2% is Affordable Rent stock, with 88% of this being general needs.

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

LARP stock owned (as at 31 March 2021)



- General needs (social rent)
- Supported housing (social rent)
- Affordable Rent general needs
- Affordable Rent supported housing
- LCHO

Local authority registered providers (LARPs) report owning 1,576,370 units of social housing on 31 March 2021.

The majority of these units are low cost rental units (99.7%), with 1.54million social rent and 30,735 Affordable Rent units.

The low cost rental stock is predominantly general needs (93%) with just over 6.5% being classified as supported housing.

! This section uses **bedspace counts** for non-self-contained units. In 2020 it used dwelling equivalent figures. The impact on 2021 figures is minimal resulting in a 0.1 percentage point difference in the general needs proportion (91.4% using bedspaces compared to 91.5% using dwelling equivalents) and supported housing proportion (6.3% using bedspaces compared to 6.2% using dwelling equivalents). This reflects the greater number of non-self-contained units within supported housing provision.

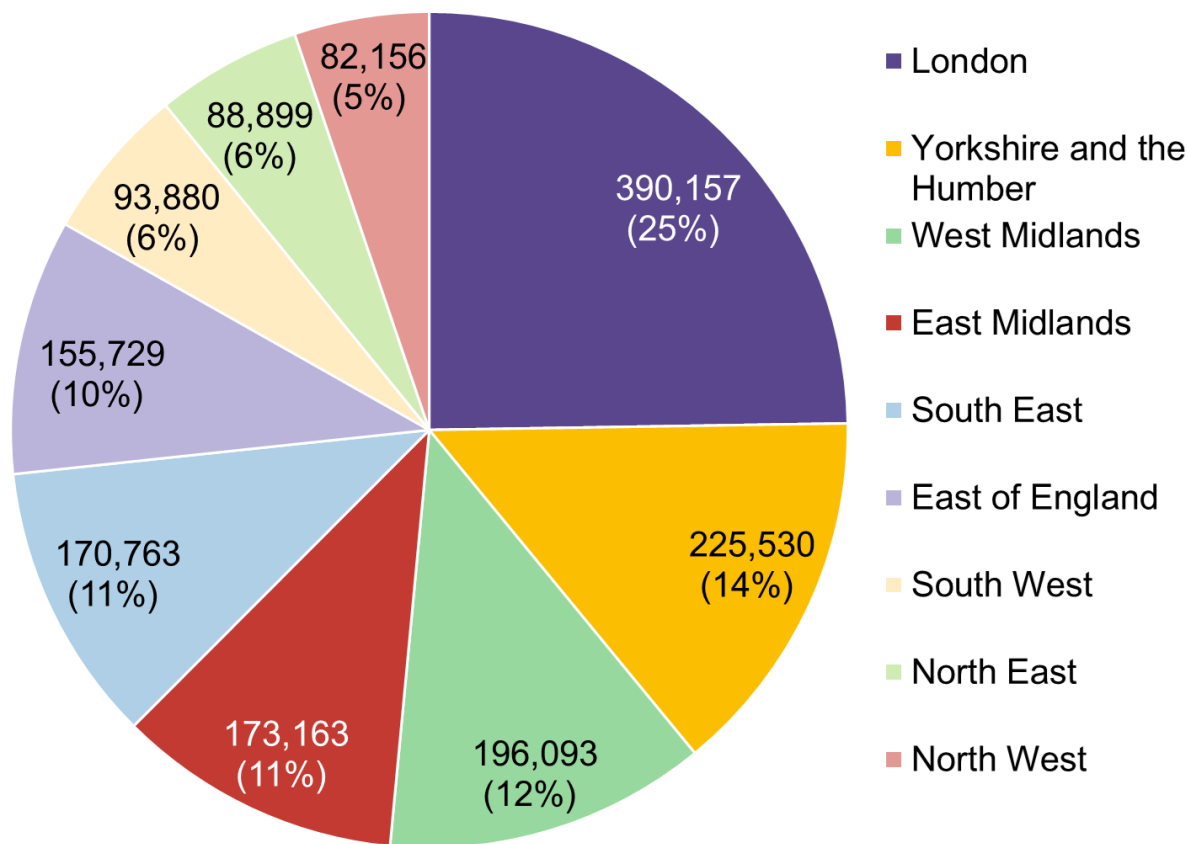
T1.7

LARP owned social stock by region

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

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


LARP owned social stock owned by region 2021




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

In regions where more councils have undertaken large scale voluntary transfer (LSVT) activity and transferred stock to private registered providers, less local authority owned stock will be present.

LARP owned stock is not evenly distributed across regions due to the number of LARPs operating in each region. In London 97% of local authorities are LARPs and report owning social stock, compared to just 54% of local authorities in the North West.

 This section uses **bedspace counts** for non-self-contained units. Dwelling equivalent data is provided in our additional tables.

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

T1.4

Owned social stock location 2021

119 local authorities do not own social housing stock. A further 31 local authorities own fewer than 1,000 social housing units.

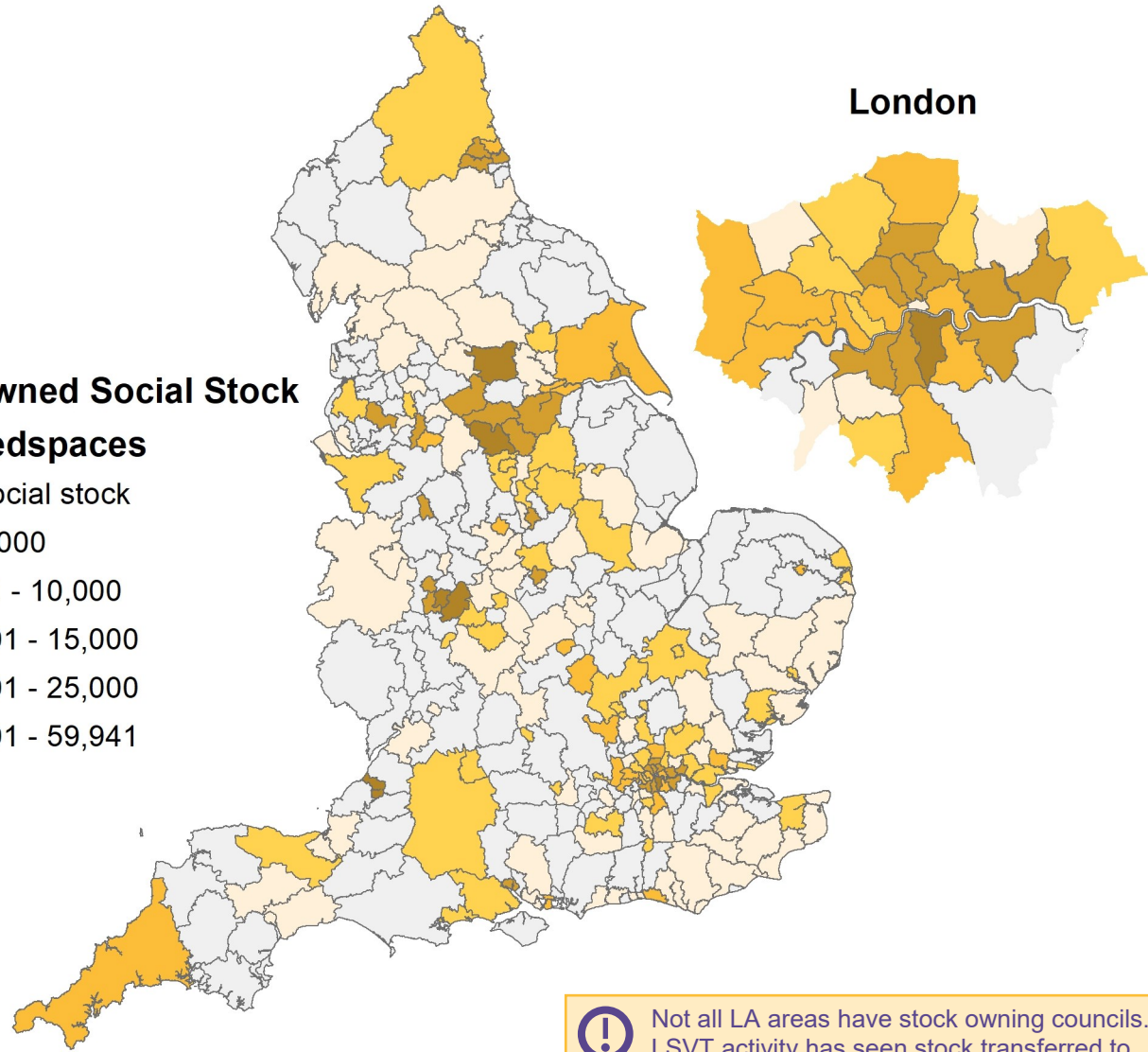
13 local authorities who did not own social housing stock in 2020 reported a small number of units in 2021 (294 in total).

Birmingham (60,191 units) and Leeds (54,361 units) have the greatest number of LARP owned social units. Together they account for 7% of all LARP owned social housing stock in England.

Location

LARP Owned Social Stock Units/ bedspaces

- No social stock
- 1 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 25,000
- 25,001 - 59,941



Not all LA areas have stock owning councils. LSVT activity has seen stock transferred to private registered providers in many areas. Data includes all rental and LCHO and uses bedspace counts for non-self-contained units.

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T1.6

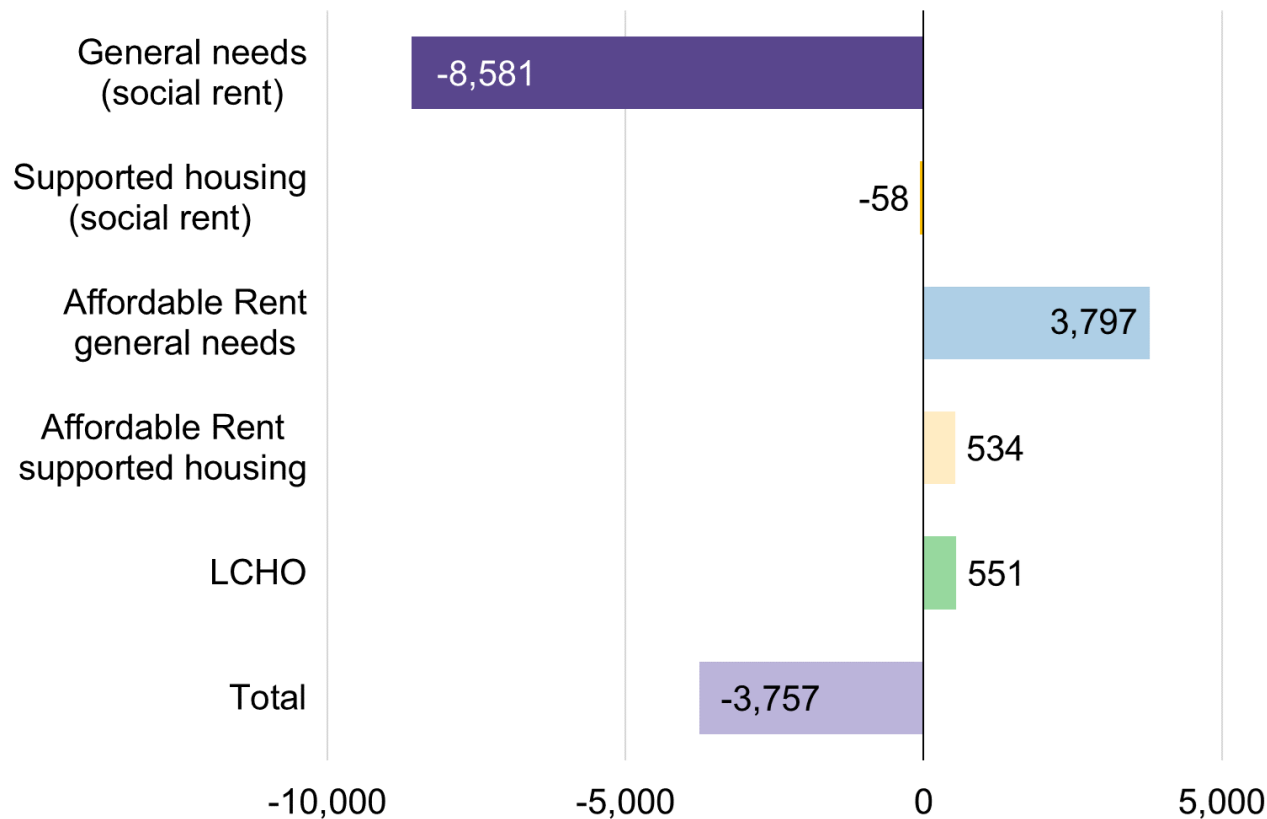
Stock change since 2020

Since 2020 the number of low cost rental units (including Affordable Rent) owned by LARPs has decreased by 4,308 (0.3%).

The decrease is driven by a loss of social rental units (-0.6%) which is partially offset by a 16% increase in Affordable Rent units.

LCHO has increased by 11%, with 551 more units in 2021 than in 2020.


Change by stock type 2020^R to 2021




Overall, the number of LARP owned social stock (including LCHO) has altered little between 2020 and 2021, with just 3,757 (0.2%) fewer units overall in 2021.

However, this reduction is the result of the growth in the number of Affordable Rent (4,331) and LCHO (551) units offsetting the decrease in the number of social rent units (-8,639).

T1.2

 This section uses **bedspace counts** for non-self-contained units. Dwelling equivalent data is provided in our additional tables.

 Data for 2020 taken from revised LADR data. See **technical notes** for more information on the nature of revisions.

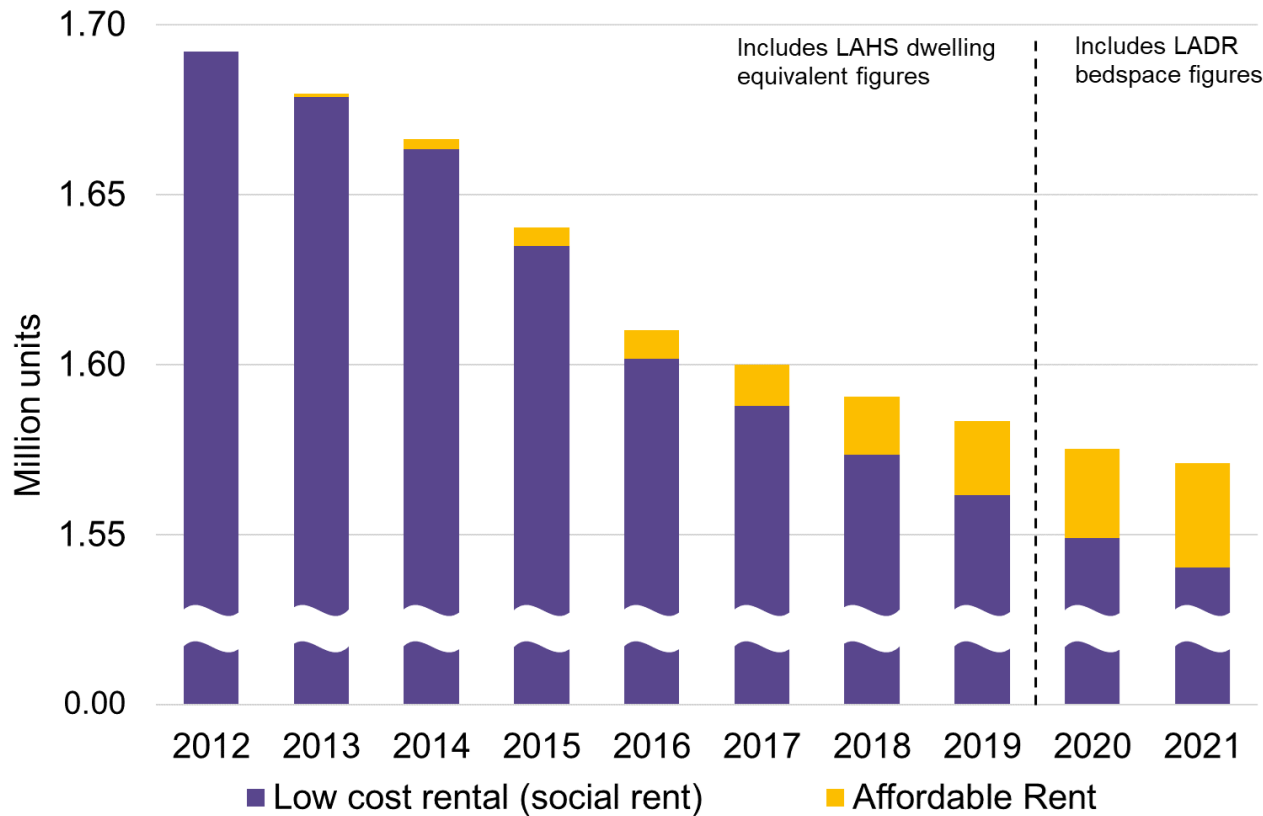
Low cost rental change since 2012

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

The proportion of owned low cost rental units which are Affordable Rent has increased from 0% to 2% since 2012.

Rate of loss slowed between 2020 and 2021, with the fewest units lost in any year since 2012.

Low cost rental stock change 2012 to 2021 (scaled to show change)



Low cost rental units owned by local authorities have decreased each year since 2012. With 7% fewer units in 2021 than in 2020. The decrease will include units lost to the overall social housing sector (for example through right to buy), as well as those transferred to private registered providers of social housing (PRPs).

The decrease seen between 2020 and 2021 is the lowest since 2012. This is likely to be due, at least in part, to a slow down in sales activity during the coronavirus pandemic as fewer social rent units were lost than in previous years.

The relatively large decreases seen between 2014 and 2016 correspond to LSVT activity. See the 2020 release for more information.



Note scaling on chart; this provides details not seen when chart scaled 0 to 1.7 million.



This section includes **bedspace counts** from LADR for non-self-contained units for 2020 and 2021. Data for 2012-2019 includes dwelling equivalent figures for non-self-contained units taken from LAHS. See page 4 and **technical notes** for more information.

T1.1a

Average formula rents and net rents

Average weekly formula rent for general needs (social rent) units in 2021 was greater than the average weekly net rent in all regions.

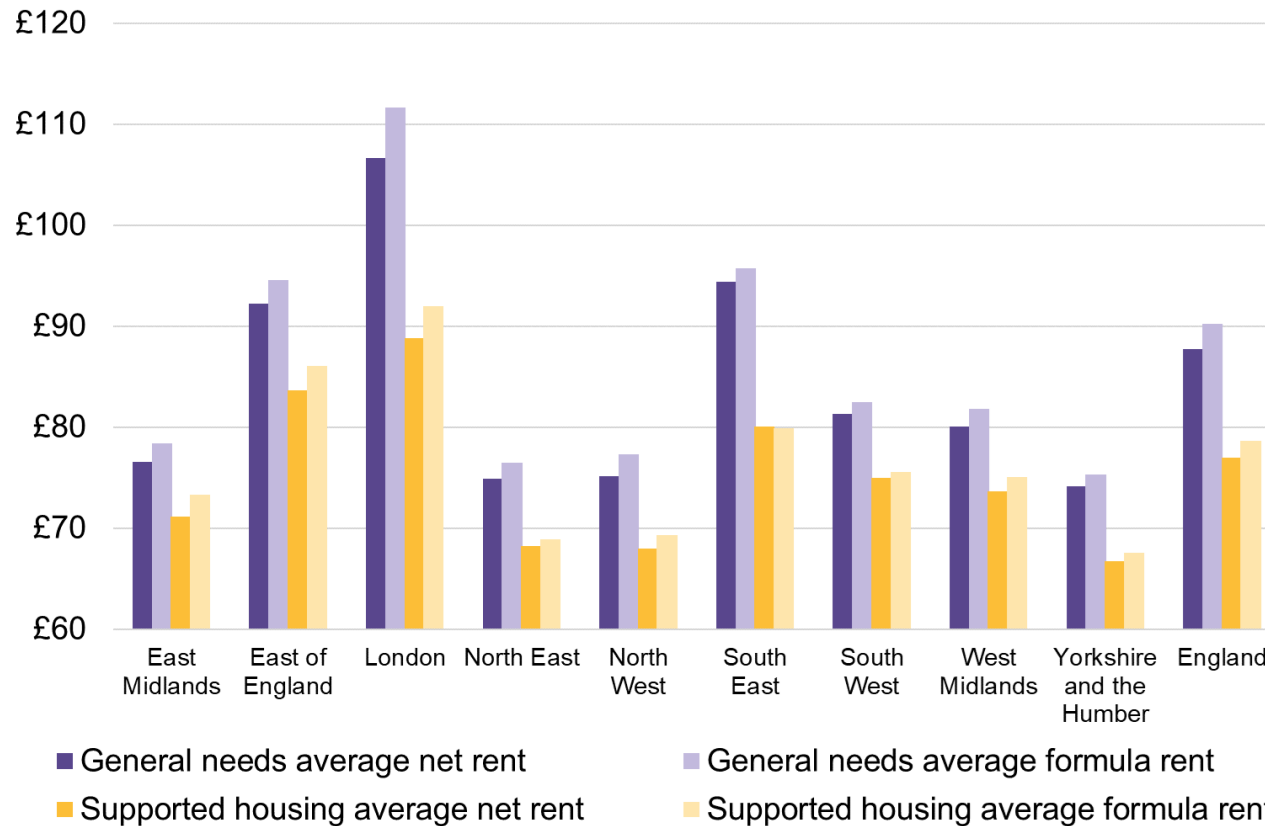
The greatest value difference in general needs average net rents and average formula rents was seen in London (£4.94) and the lowest value difference in the South West (£1.10).

Average weekly net and formula rents by region 2021

Formula rents are established using the methodology outlined in the Policy Statement and take into account property size, local earnings and relative property values. As with net rents, formula rents can increase by CPI+1% each year under the current rent policy.

The maximum weekly rent LARPs can set for a tenant on the first let or re-let of a unit is equal to the formula rent for that unit. However the Policy Statement does allow for a 10% flexibility in this for supported housing units and a 5% flexibility in this for general needs units.

This means that when a unit is let or re-let LARPs can set the rent in line with formula rent (plus flexibility). In all regions there is scope for average net rents to increase by more than CPI+1% each year as properties are let or re-let at formula.



T2.17

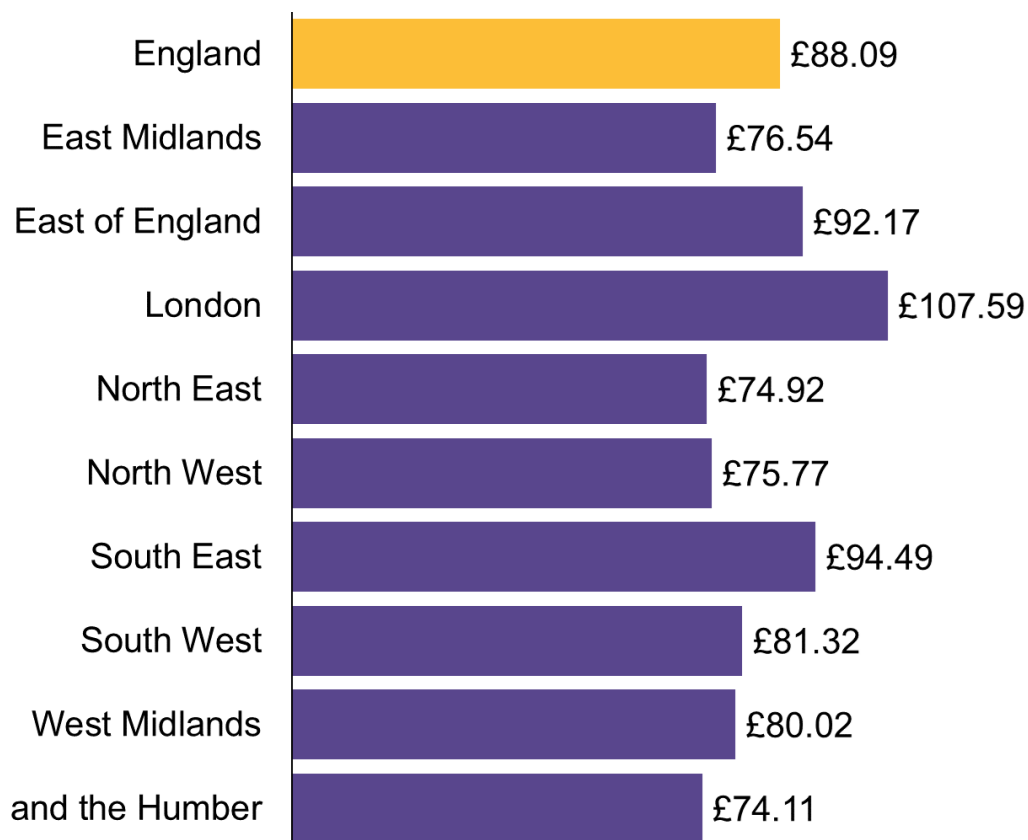
General needs (social rent) net rents

The average weekly general needs (social rent) net rent in England is £88.09.

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

Yorkshire and the Humber has the lowest average weekly net rent as it did in 2020.

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



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

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

T2.2



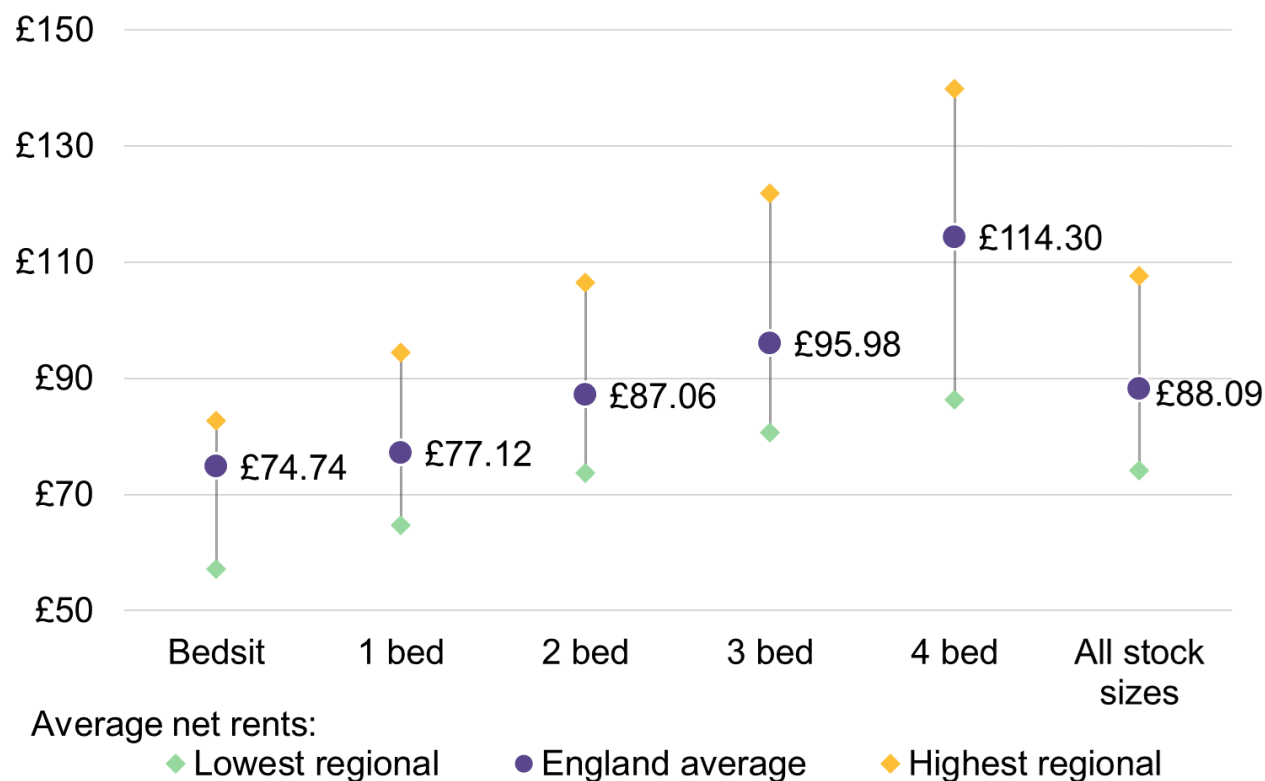
Excludes Affordable Rent units.

General needs (social rent) net rent by size

Bedsit units have the smallest range of average regional net rents ranging from £57.18 in the North East to £82.77 in London.

Two bedroom units are the most common general needs (social rent) unit (35% of units). This size of unit has a net rent range closest to the England average.

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



⚠ Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: non-self-contained units (bedspaces), five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release. Values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

⚠ This section uses **bedspace counts** for non-self-contained units.

⚠ Excludes Affordable Rent units.

T2.4

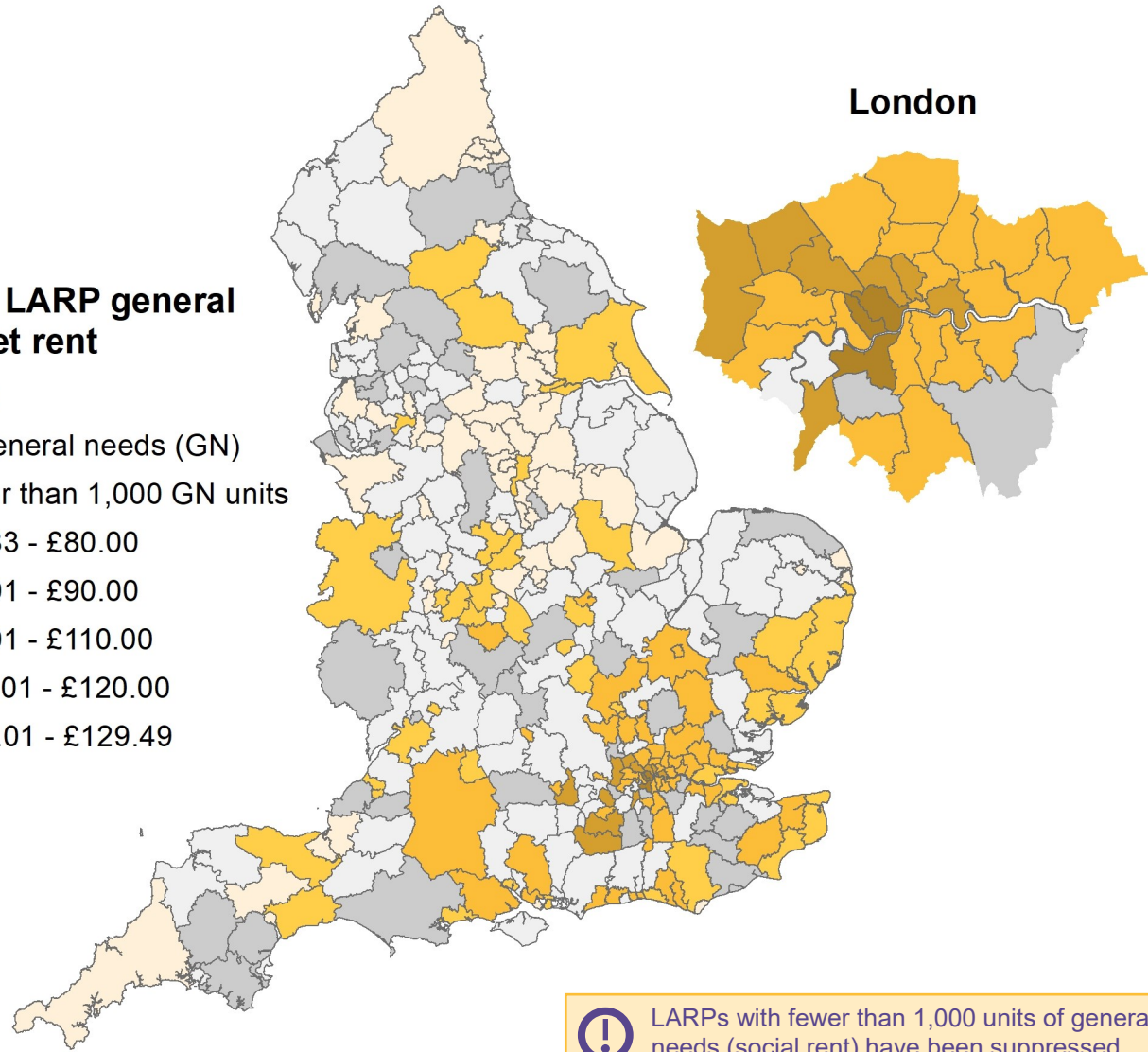
General needs (social rent) net rent by LA

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

As in 2020, excluding areas with fewer than 1,000 general needs (social rent) units, Northumberland has the lowest average net rent at £68.83 per week. Wandsworth has the highest average net rent. At £129.49 it is nearly double that of Northumberland.

Average LARP general needs net rent (£/week)

- No general needs (GN)
- Fewer than 1,000 GN units
- £68.83 - £80.00
- £80.01 - £90.00
- £90.01 - £110.00
- £110.01 - £120.00
- £120.01 - £129.49



London

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

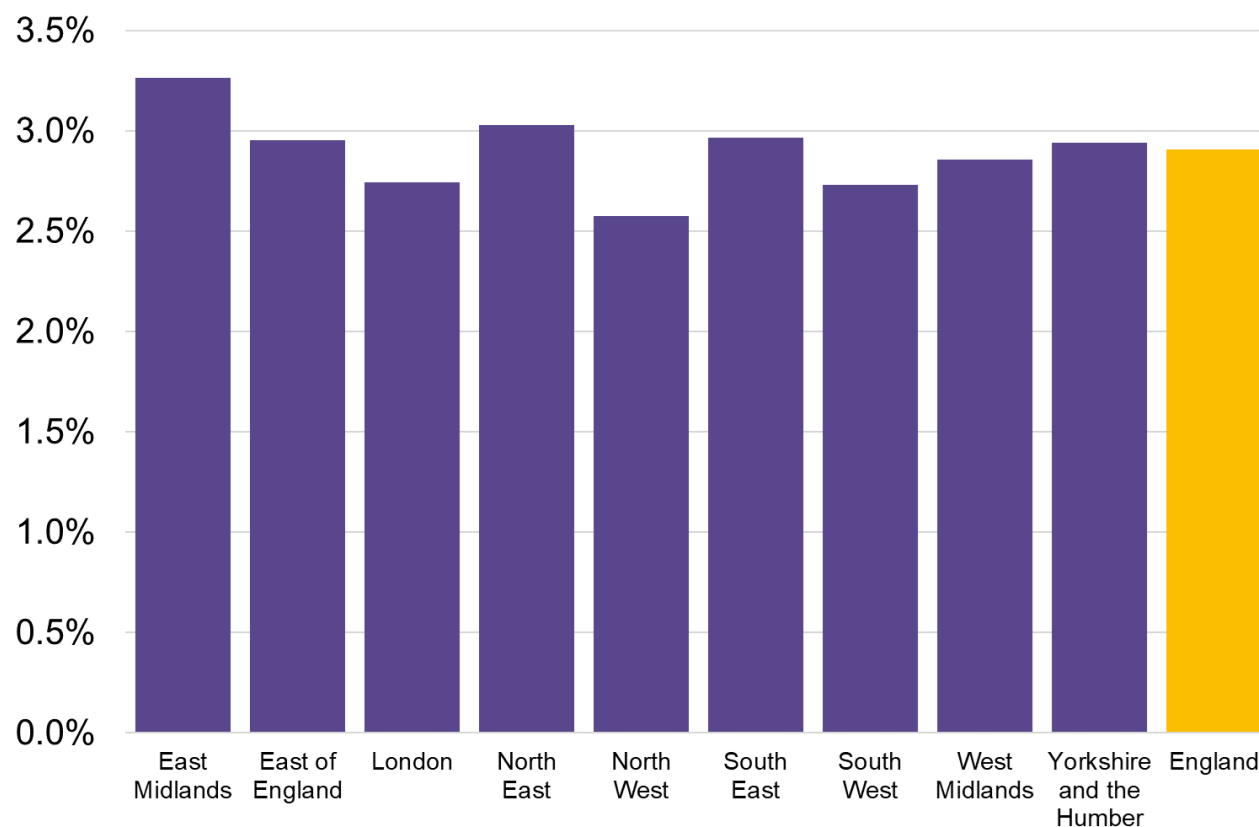
T2.5

General needs (social rent) net rent change

Average general needs (social rent) weekly net rents in England increased by 2.9% (or £2.49 per week) between 2020^R and 2021.

Every region saw an increase in net rents, with this ranging from 2.6% in the North West to 3.3% in the East Midlands.


General needs (social rent) net rent change (%) 2020^R to 2021




GN social rent change

While the East Midlands saw the highest percentage increase (3.3%), it was London who saw the greatest value increase (increasing by £2.87 per week from £104.72^R to £107.59). This being equivalent to a 2.7% increase due to the higher baseline net rent charged. The North West had the lowest percentage and value increase (2.6% or £1.90 per week, rising from £73.87 in 2020 to £75.77 in 2021).

The limit on annual rent increases between 2020 and 2021 was 2.7%. Additions to stock, units with exceptions and LARPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units can lead to the average year-on-year change being higher.

 For combined general needs and supported housing change information please see additional table [T2.3](#).

 Net rent does not include service charges. These are not captured in LADR.

T2.3

Supported housing (social rent) net rents

The average weekly supported housing (social rent) net rent in England is £77.25 for LARP owned supported housing units.

Average weekly supported housing (social rent) net rents range from £67.11 in Yorkshire and the Humber to £88.94 in London.

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



The majority of the 98,830 supported housing (social rent) units owned are one bedroom, bedsits or bedspaces (83%), meaning the higher rent values of the small number of larger units (just five units with five or more bedrooms) have little impact on these regional averages.

This regional presentation also hides the variation in rents at LARP level. Differences in the types of properties operated, for example, the mix between houses and flats, the geographic location (urban or rural) and the needs of different client groups will cause variation in rents within and between LARPs.

⚠ Caution should be employed when comparing rent values for supported housing units with those for general needs. Differences in the rent setting rules, the service offerings provided, and the client groups may mean that units are not strictly comparable.

⚠ Excludes Affordable Rent units.

T2.6

Supported housing (social) net rent by size

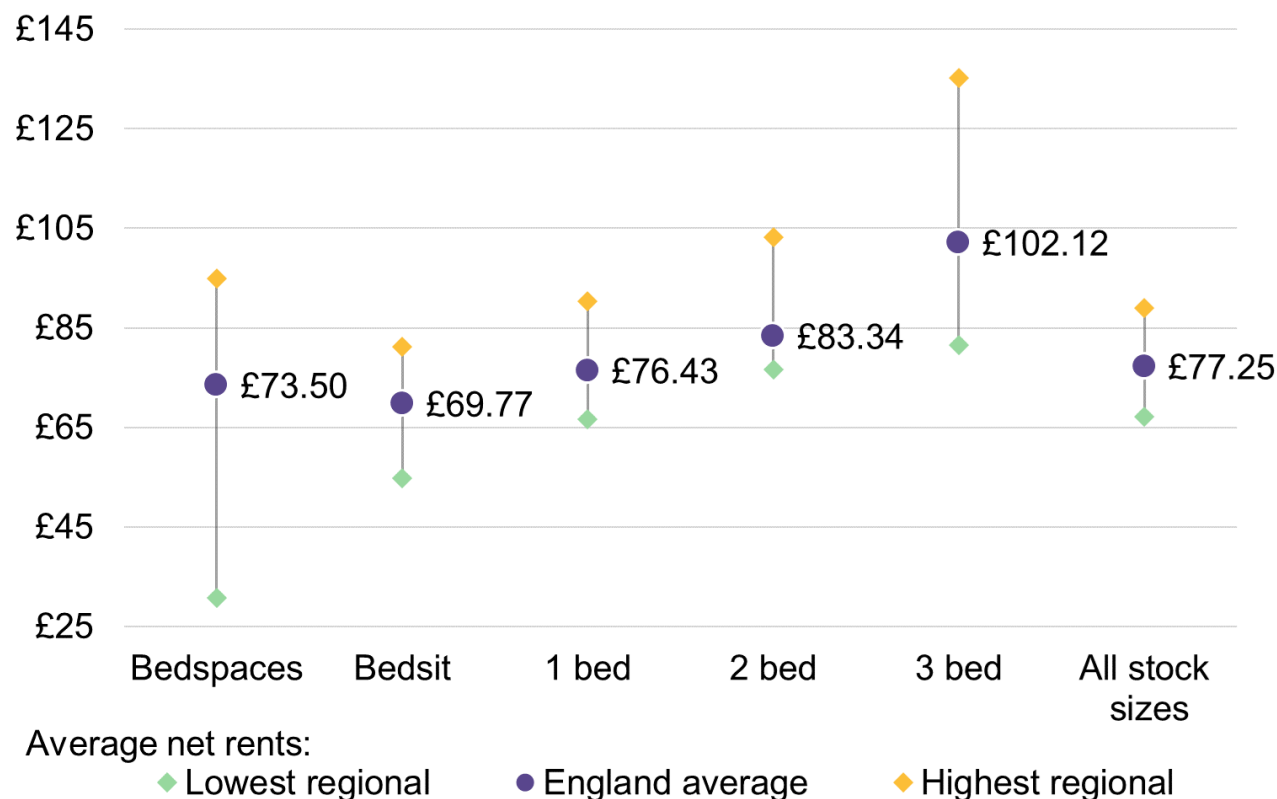
Four bedroom units have the greatest range of average regional (social rent) net rents, ranging from £78.16 per week in the North West to £142.61 per week in London.

One bedroom units, which account for 74% of all supported housing units, have the smallest range of average net rents (from £66.63 in the North East to £90.34 in London).

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

London has the highest average net rent for both bedsits and one bedroom units, while the South East has the highest average for bedspaces and the East of England for three bedroom units.

The relatively large variation (ranging by £64.13) in bedspace (non-self-contained) average net rents will likely be due to the diverse and specialised nature of these units. In total there are only 1,621 units of this type owned by LARPs.



T2.8

! Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: four bedroom units, five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release. Values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

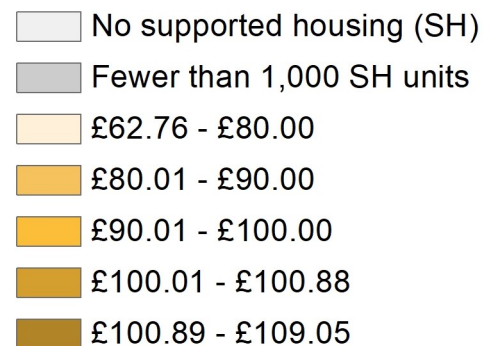
! Excludes Affordable Rent units.

Supported housing (social rent) net rent by LA

140 LARPs (66%) report owning some supported housing (social rent) units.

Only 39 LARPs report owning 1,000 or more units each. In total they own 61% of all supported housing (social rent) units.

Average LARP supported housing net rent (£/week)



Average supported housing net rents, in these areas, range from £62.76 in Manchester to £109.05 in Westminster.

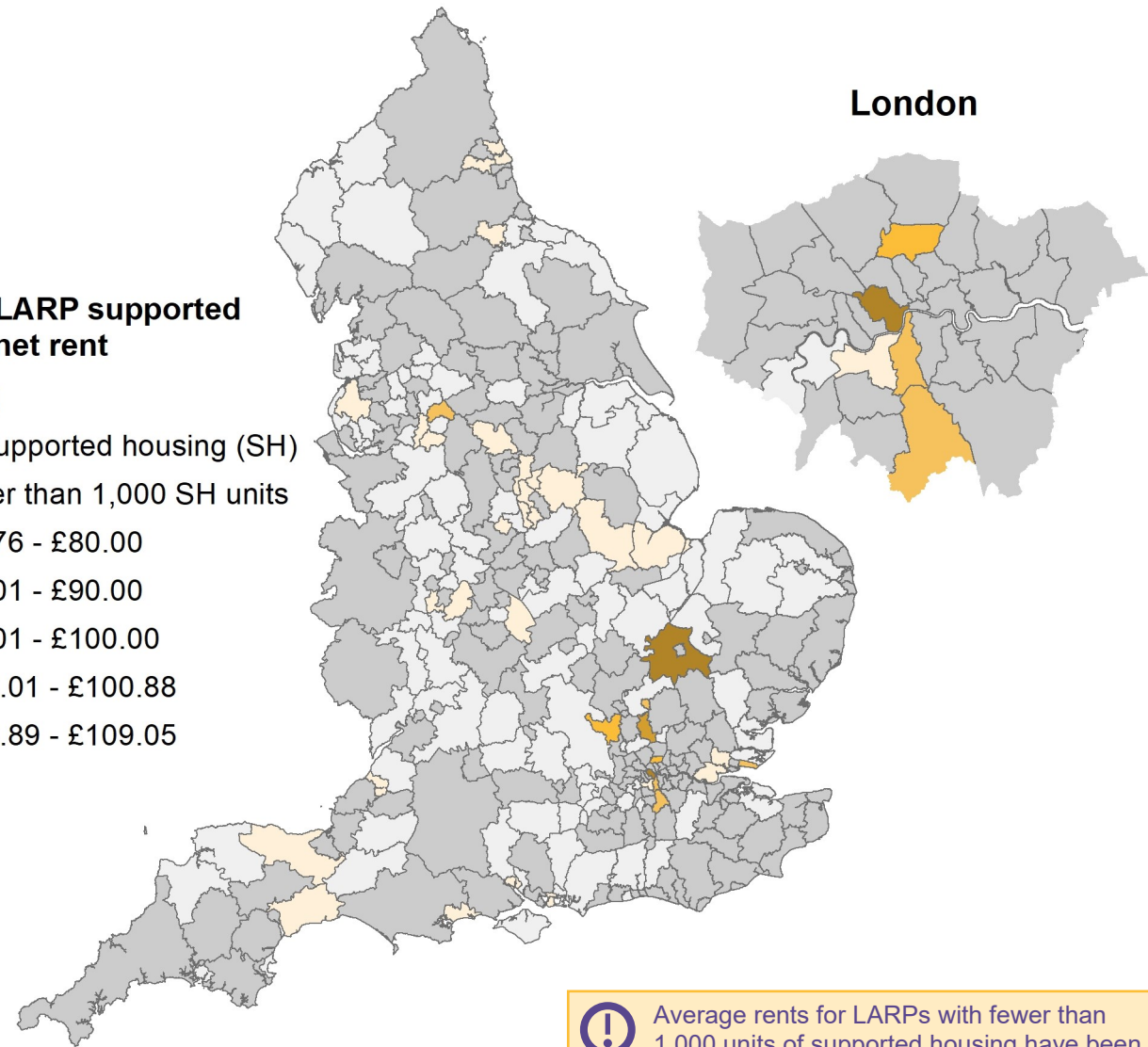
Full details of rents for all LARPs is available in our additional tables.

T2.9

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

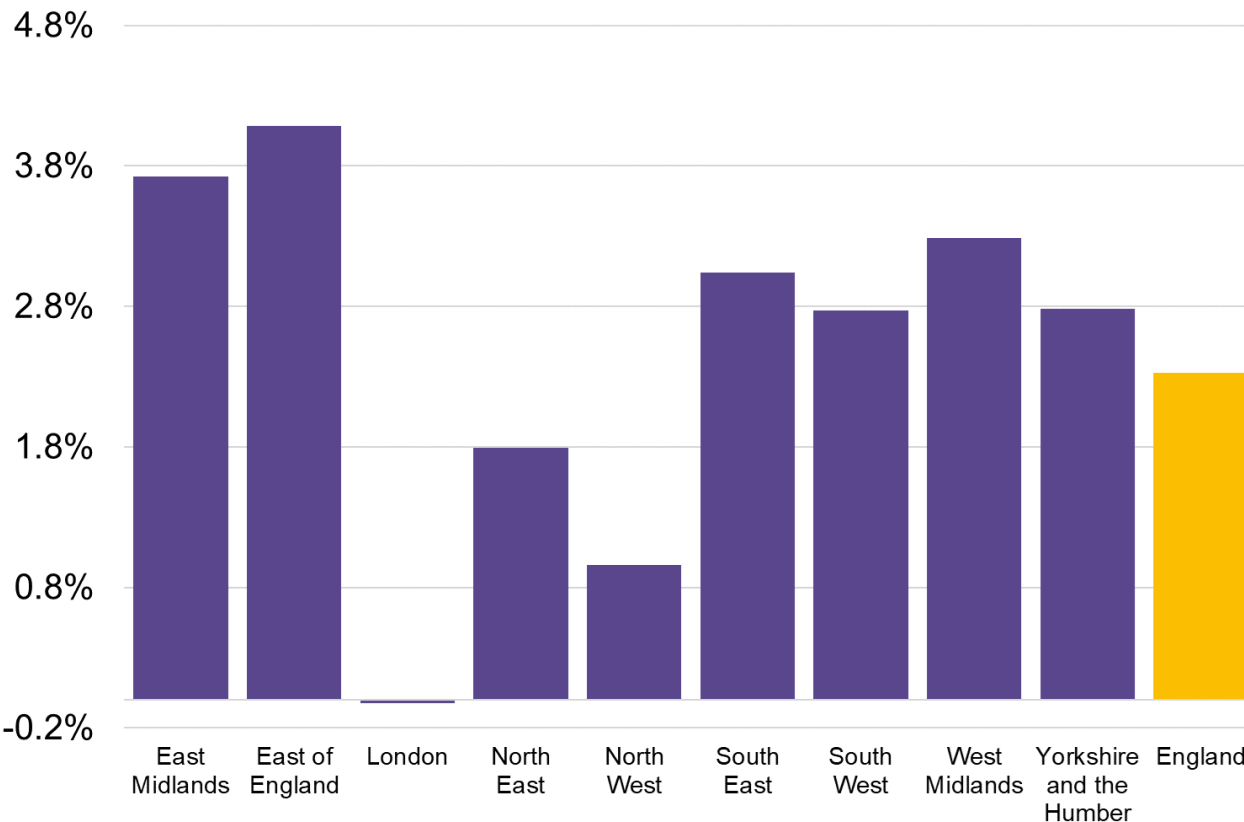


Supported housing (social rent) rent change

Average supported housing (social rent) weekly net rents for England increased by 2.3% between 2020^R and 2021.

London was the only region not to see an increase, with average weekly net rent staying broadly stable (-0.03% or -£0.02).

Supported housing net rent change (%) 2020^R to 2021



SH social rent change

The average weekly net rent in London has remained broadly stable largely due to a small number of providers reviewing stock classification and confirming units did not meet the definition of social housing. This led to a reduction in the number of units reported by these LARPs.

Changes to reported stock levels, such as in London, the number of units with exceptions and LARPs reletting units, and resetting rents in line with the prevailing formula rent rate, all impact on the average year-on-year net rent change. These factors are key drivers explaining why increases in average regional rents are higher (or lower) than the limit on annual rent increases (set at 2.7% for 2020 to 2021).

With relatively low unit numbers supported housing average rents are more sensitive to these drivers than general needs.



This section uses **bedspace counts** for non-self-contained units.



Net rent does not include service charges. These are not captured in LADR.

T2.7

Affordable Rent general needs rent

The average weekly gross rent for an Affordable Rent general needs unit in England is £128.28.

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

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



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

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

It is important to note the low number of Affordable Rent general needs units owned by LARPs (26,905) and the relatively large increase in Affordable Rent general needs stock since 2020 (+16%) when considering any year-on-year change. See our additional tables for more information.

T2.10



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



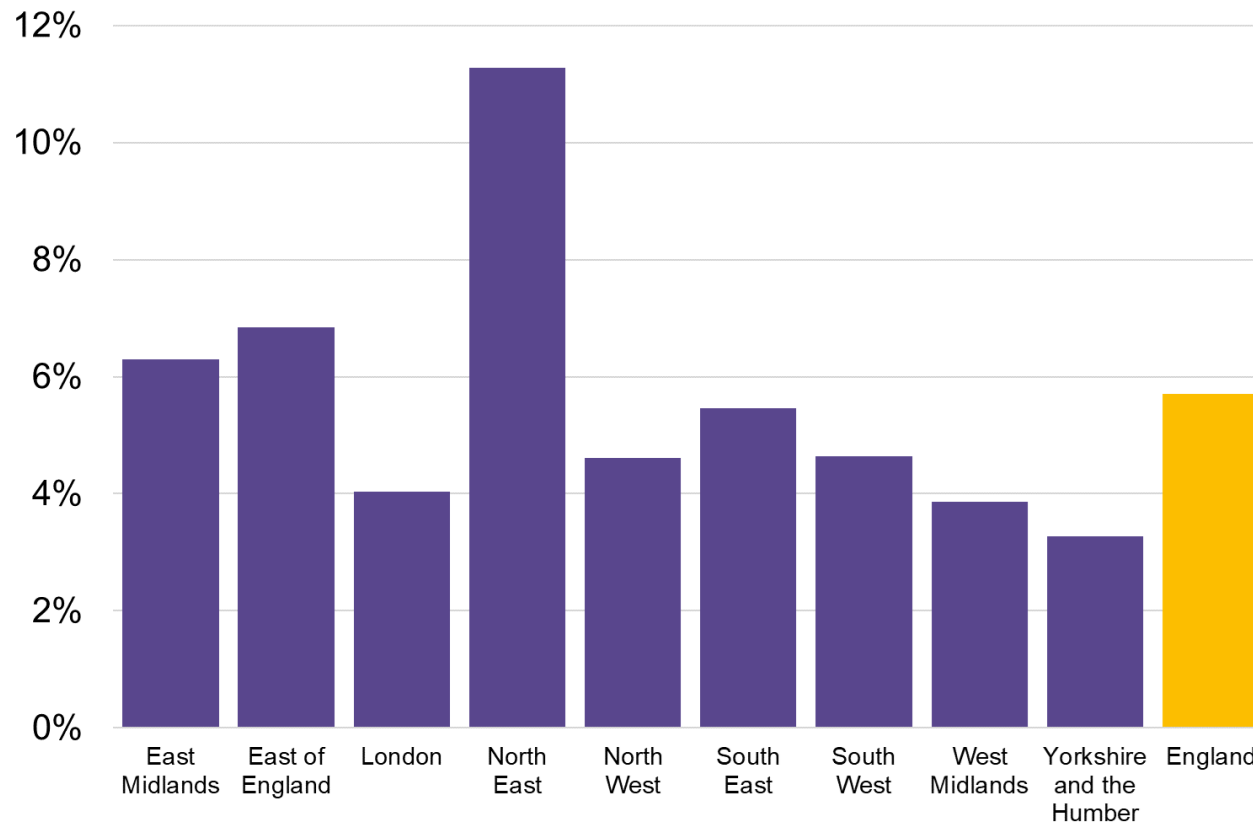
Data presented here are based on relatively small unit numbers (just 1% of total LARP owned social stock).

Affordable Rent general needs rent change

Average Affordable Rent general needs weekly rents in England increased by 5.7% between 31 March 2020 and 31 March 2021.

Regional increases ranged from 3.3% in Yorkshire and the Humber to 11.3% in the North East.

Affordable Rent general needs units gross rent change (%) 2020^R to 2021



The increases seen here should be viewed with caution due to the very low numbers of units in each region (with all regions having fewer than 5,000 units) and the overall year-on-year change (+16%).

As LARPs set rent levels at up to 80% of an equivalent property's market rent at the start of the new letting, even relatively few new units let, or existing units relet, within the year can impact on the overall averages when unit numbers are low.

There are just 1,496 Affordable Rent general needs units in the North East. The increase seen in the region (11.3% or £9.92) appears driven by three LARPs (who between them own nearly 70% of stock in the North East). Two reported errors (such as the exclusion of service charges) in their 2020 data which would have caused an under reporting of actual rent values in 2020. The third reported a 31% increase in stock numbers (213 to 278 units) some or all of which were then let within the year.

T2.11



This section uses **bedspace counts** for non-self-contained units.

Affordable Rent supported housing rent

The average weekly gross rent for an Affordable Rent supported housing unit in England is £128.11.

London has the highest average weekly gross rent (£194.94).

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

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



LARP owned Affordable Rent supported housing is a very niche product. There are less than 4,000 units in England owned by 52 LARPs. Yorkshire and the Humber has the fewest units of this type (173) while the North East has the most (823).

The extremely low number of Affordable Rent supported housing units owned by LARPs (3,830) and the relatively large increase in all Affordable Rent stock since 2020 (+16%) mean that further breakdowns and data on year-on-year change are not presented in this note. Additional tables supplementing this briefing note are available.

T2.13



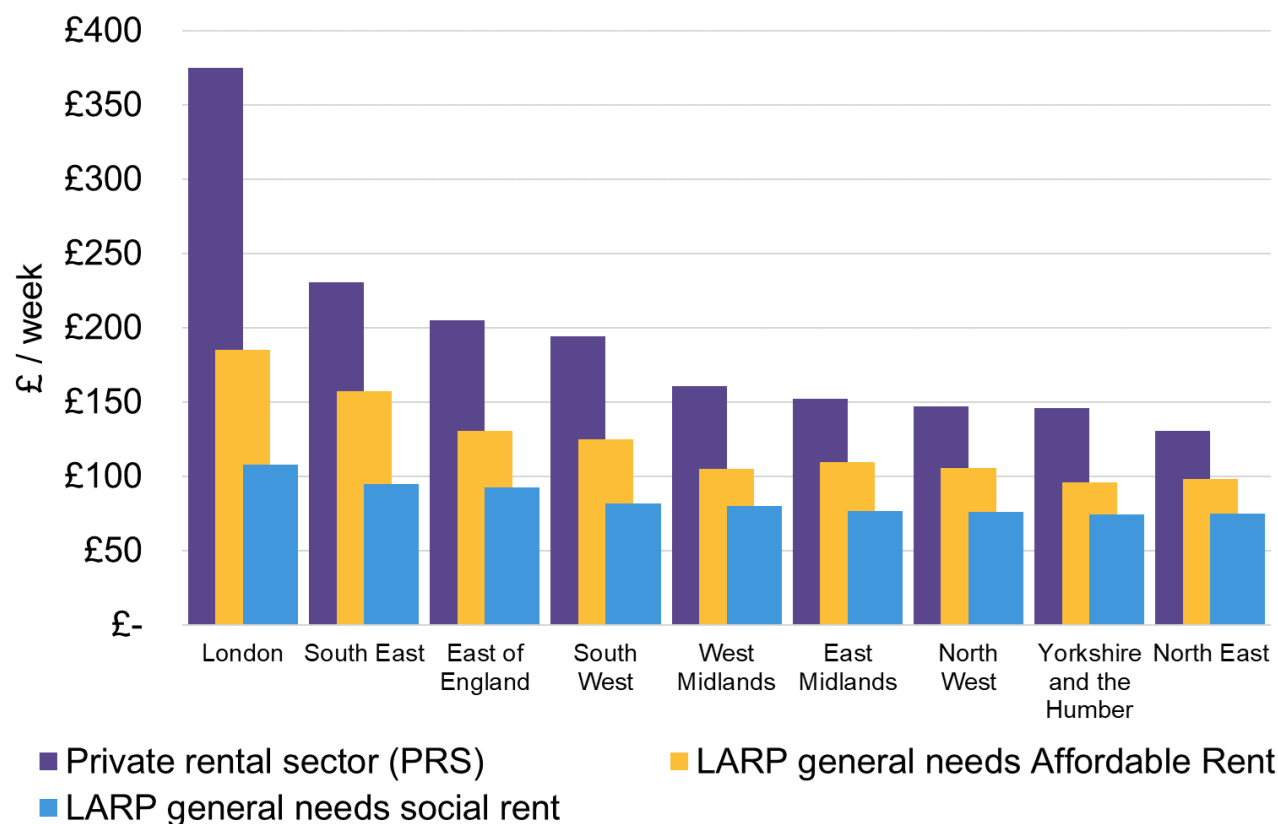
Data presented here are based on extremely small unit numbers (just 0.2% of total LARP owned social stock).

Comparison with private rental sector

The average gross rent for Affordable Rent general needs units in London (£184.81) is just less than half the average London private sector rent (£374.54).

General needs rents in the North East are closest to market rents. Social rent net rents are 57% of market rent and Affordable Rent gross rents are at 75% of market rent.

Market and LARP average rents by tenure type (£/ week)



The average general needs (social rent) net rent in England (£88.09 per week) is 44% of the average private rental sector rent (£199.38 per week).

Average general needs (social rent) net rents range from 29% of private sector rents in London to 57% of private sector rents in the North East. Although users should note social rent data does not include service charges.

The closeness of Affordable Rent values in the North East is largely due to the area having the lowest average market rent in England (£130.62 per week), but even here average Affordable Rent values are 75% of average market rent values.

! General needs (social rent) net rents do not include service charges. These are included in the Affordable Rent and private rental sector (PRS) rents reported. Data on LARP service charges are not collected within LADR. However, based on our understanding of PRP service charges, we believe it is unlikely that service charges for LARP owned general needs (social rent) units will significantly alter values shown. PRS rents source: Valuation Office Agency private rental market summary: April 2020 to March 2021.

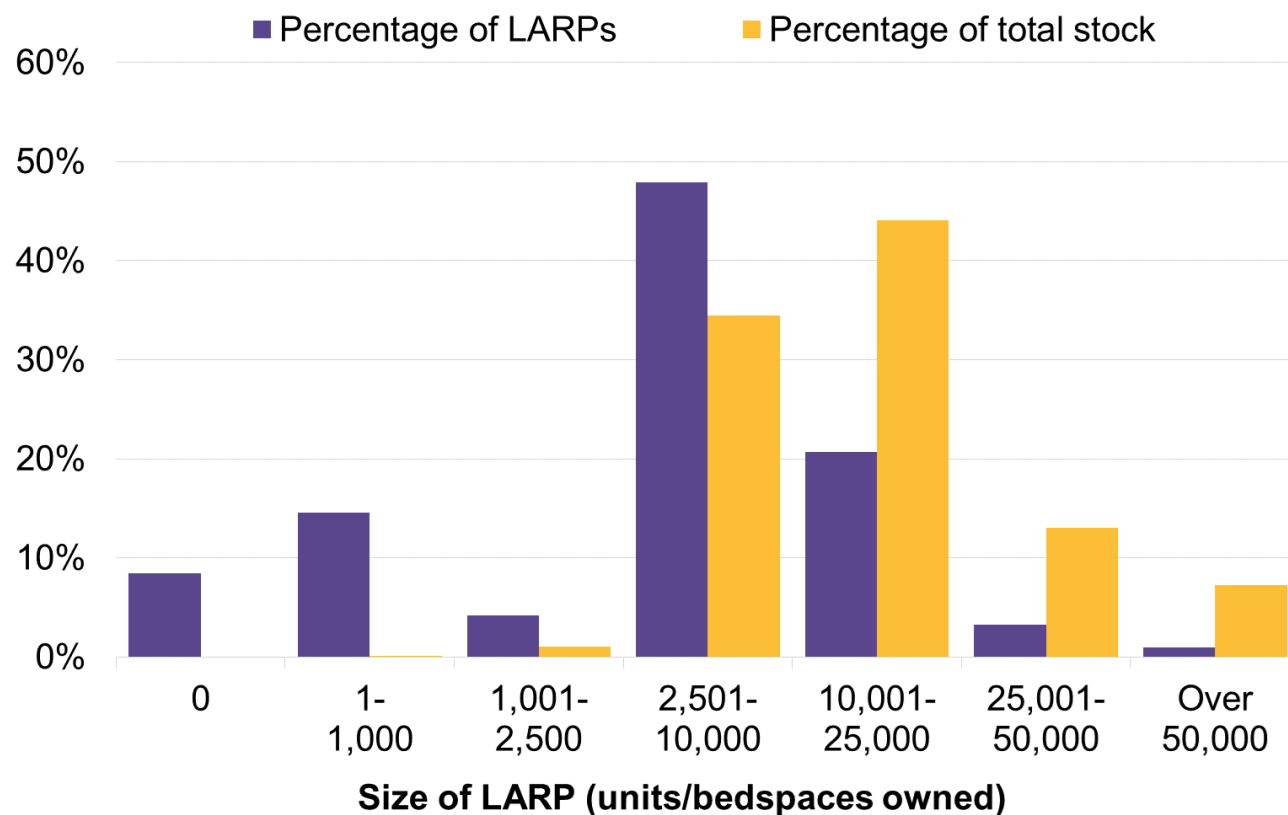
T2.16

Local authority registered providers (LARPs)

There were 213 LARPs registered with us on 31 March 2021. This is a net increase of 16 since 31 March 2020.

Two LARPs own just over 7% of all LARP owned social housing (Birmingham and Leeds).

Number of LARPs and stock owned by LARP size 2021



Of the 213 LARPs registered with us, nearly 50% own between 2,501 and 10,000 units.

There are 18 LARPs who own no social housing units, with just over half of these being registered with us in the last two years to support their intentions to own social housing in the future.

There are also 31 LARPs who own fewer than 1,000 units. These LARPs tend to currently have only one type of social housing, with 12 of these only owning Affordable Rent units, 10 only owning units of supported housing (social or Affordable Rent) and two only owning LCHO.

T3.1



Data includes all rental and LCHO and uses bedspace counts for non-self-contained units.

Background

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

We use the LADR data extensively as a source of administrative data to inform our operational approach to regulating the rents (see **data quality and methodology note** for more details). The United Kingdom Statistics Authority (UKSA) encourages public bodies to use administrative data for statistical purposes, as such, we have published these data since 2020.

Governance of data and statistics at RSH

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

All LADR data is stored and analysed within password-protected government secure networks and access to the sector level analysis work undertaken on the data is restricted until after publication (LARP level data is accessed by our staff as part of operational work). Further information on the data quality assurance processes we employ is provided in the **data quality and methodology note**.

Contact information submitted by LARPs in the Entity Level Information section is redacted within the release. This contact information is not publicly available. We hold no other administrative data that can be made available for use in statistics. However, we publish a range of summary data from other information collected. These are available from our website (www.gov.uk/rsh).

Data coverage

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

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

Notes - glossary of terms

Affordable Rent

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

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

Bedspaces (see non-self-contained units)

Exceptions/excepted categories of units

The [Policy Statement on rents for Social Housing](#) does not apply to certain categories of low cost rental accommodation. During the LADR collection providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. For more information on exceptions please refer to Chapter 5 of the Policy Statement.

General needs housing

General needs housing covers the bulk of housing stock for rent. It includes both self-contained units and non-self-contained bedspaces. General needs housing is stock that is not designated for specific client groups or delivered under specific investment programmes.

Local authority registered provider (LARP)

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

Notes - glossary of terms

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.

Low cost home ownership

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

Non-self-contained unit (bedspace)

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, house in multiple occupation or similar entity) which is/ are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities. When counting non-self-contained units, LARPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. Non-self-contained units are recorded in the LADR as bedspaces and as dwelling equivalents, in this briefing note only the data supplied at a bedspace level is used (for more information on dwelling equivalents please see the LADR survey guidance notes).

Policy Statement on rents for social housing

Local authorities must refer to the [Government's Policy Statement on rents for Social Housing](#) (referred to as the 'Policy Statement') for information on categorising stock and determining rents and formula rents.

Notes - glossary of terms

Self-contained unit

A self-contained unit is one in which all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door which only that household can use and therefore allows that household exclusive use of them. Some self-contained units, especially flats, may have some common areas (such as a shared entrance hall) or services (such as a central boiler for heating and/ or hot water).

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 LARPs as previously defined in the Housing Act 1996.

Social rent

In these statistics social rent refers to all low cost rental units that are general needs or supported housing (excluding Affordable Rent and intermediate rent units). This includes units with exceptions from standard rent rules. This use of the term 'social rent' reflects common language use and aligns the presentation of these data with those published in the Private Registered Provider (PRP) social housing stock in England.

Social stock

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

Supported housing

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

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



All needs met



Some needs met



No needs met

OGL

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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.