



Private registered provider social housing stock in England - stock profile

2021-2022



Version 1.0 – October 2022

Responsible statistician: Amanda Hall

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

Introduction

Private registered provider social housing stock in England - stock profile 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 SDR data collection and cleansing processes; key limitations with the data and provide additional context for the statistics presented.

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

Coverage

These statistics provide information on social housing owned and managed by PRPs 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 2022 data release page.

Key facts

3.1 million units owned by private registered providers

Private registered providers of social housing (PRPs) reported owning 3,140,921 units on 31 March 2022 (including social and non-social tenures).

8% increase in low cost home ownership units

An additional 17,801 units of low cost home ownership (LCHO) were reported as owned by PRPs on 31 March 2022 compared to 2021.

8% increase in general needs Affordable Rent stock

General needs Affordable Rent stock was the fastest growing low cost rental stock type, adding 22,479 units between 2021 and 2022.

Small reduction (0.3%) in overall supported housing

Total supported housing stock (social rent and Affordable Rent combined) reduced by 0.3% (-1,026 units) between 2021 and 2022.



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

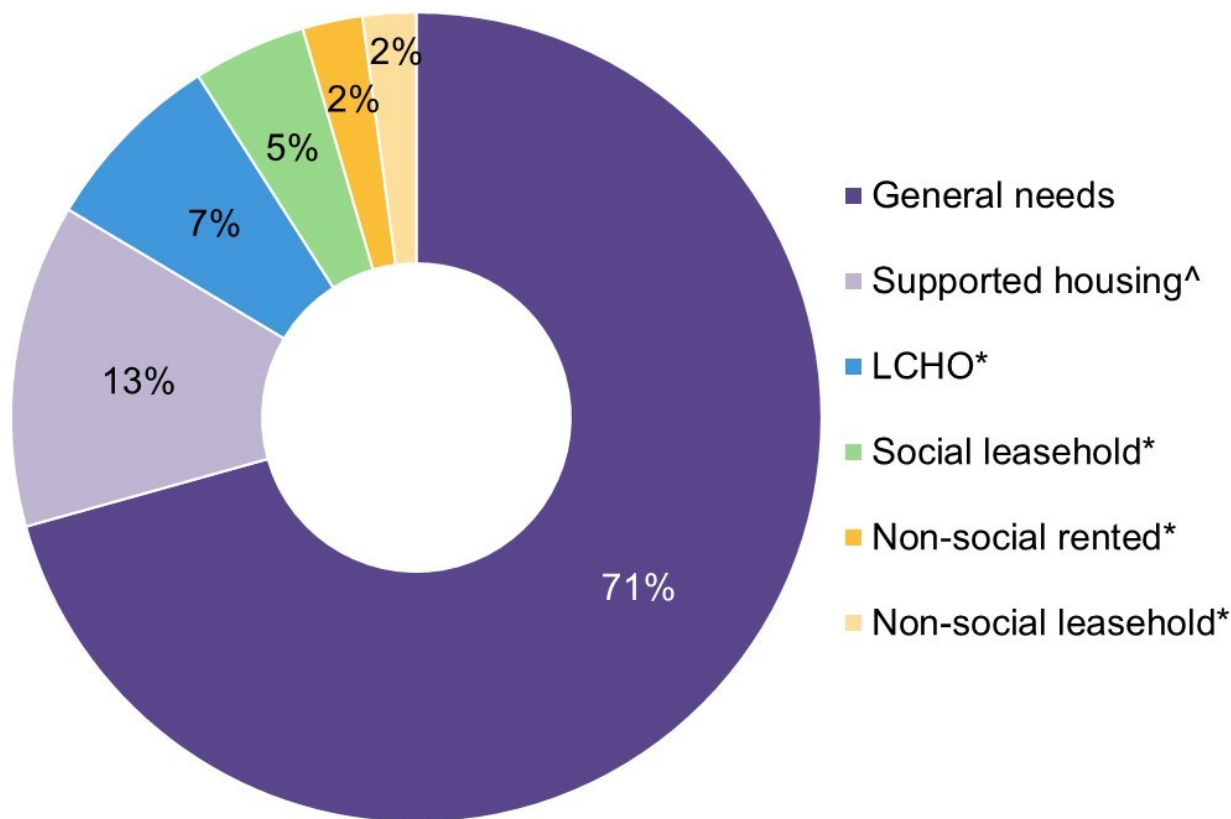
Owned PRP stock in 2022

Over 3.1 million units owned by PRPs on 31 March 2022.

71% is general needs low cost rental stock (including Affordable Rent).

13% is supported housing low cost rental stock (including Affordable Rent supported housing).

Owned stock by type 2022



PRPs reported owning 3,140,921 units on 31 March 2022, with 84% (2,625,108 units) recorded as low cost rental (including general needs and supported housing and all Affordable Rent). This proportion is unchanged from 2021, where 2,605,341 units were recorded as low cost rental.

There were approximately 17,800 more LCHO units recorded as owned in 2022 compared to 2021. It should be noted that a large proportion of this (28%) is not new supply as recording requirements for LCHO units changed in the 2022 SDR. Further details on this can be found in the **technical and methodology** notes.

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

! Section based on weighted data.

T1.1

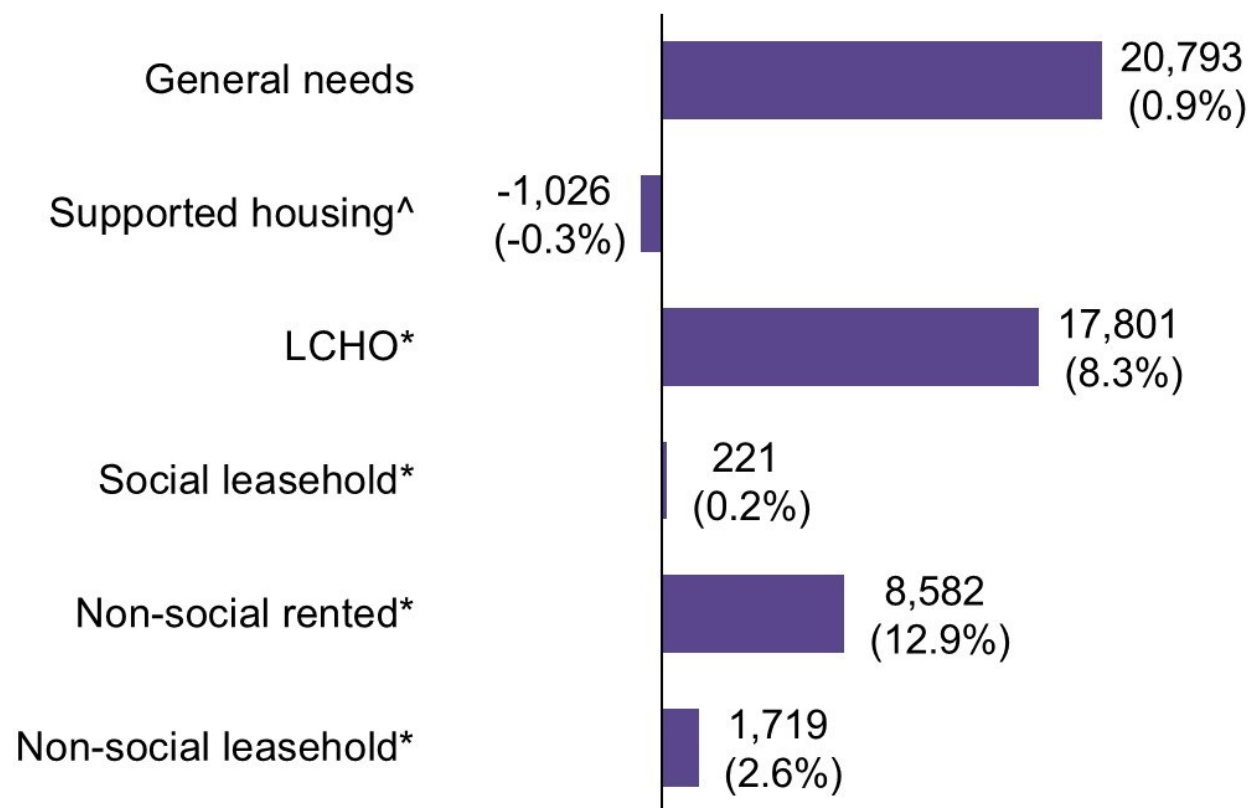
Owned stock change since 2021

Small (0.3%) annual decrease in total supported housing stock owned (including Affordable Rent).

Low cost home ownership (LCHO) units owned increased by 8.3%.

Large, but slowing, percentage increase in owned non-social rented units.

Change (%) by stock type 2021 to 2022



PRPs reported owning 1.6% or 48,090 more units in 2022 than in 2021. This was a slightly higher percentage increase than that seen between 2020 and 2021 (1.5%).

The reduction in the number of supported housing units (-0.3%) will be partially driven by stock reclassifications.

The largest percentage increase is seen in non-social rental units (12.9% or 8,582) which represents a significant slow down in growth for this stock type from the previous year (25.8% or 13,675 in 2021). Growth in this area is impacted by a small number of providers operating a specific lease based operating model.

The change in reporting of LCHO in 2022, is likely to be a factor in the limited growth in social leasehold stock (0.2%) and the relatively large growth in LCHO (8.3%).

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

! Section based on weighted data.

T1.2

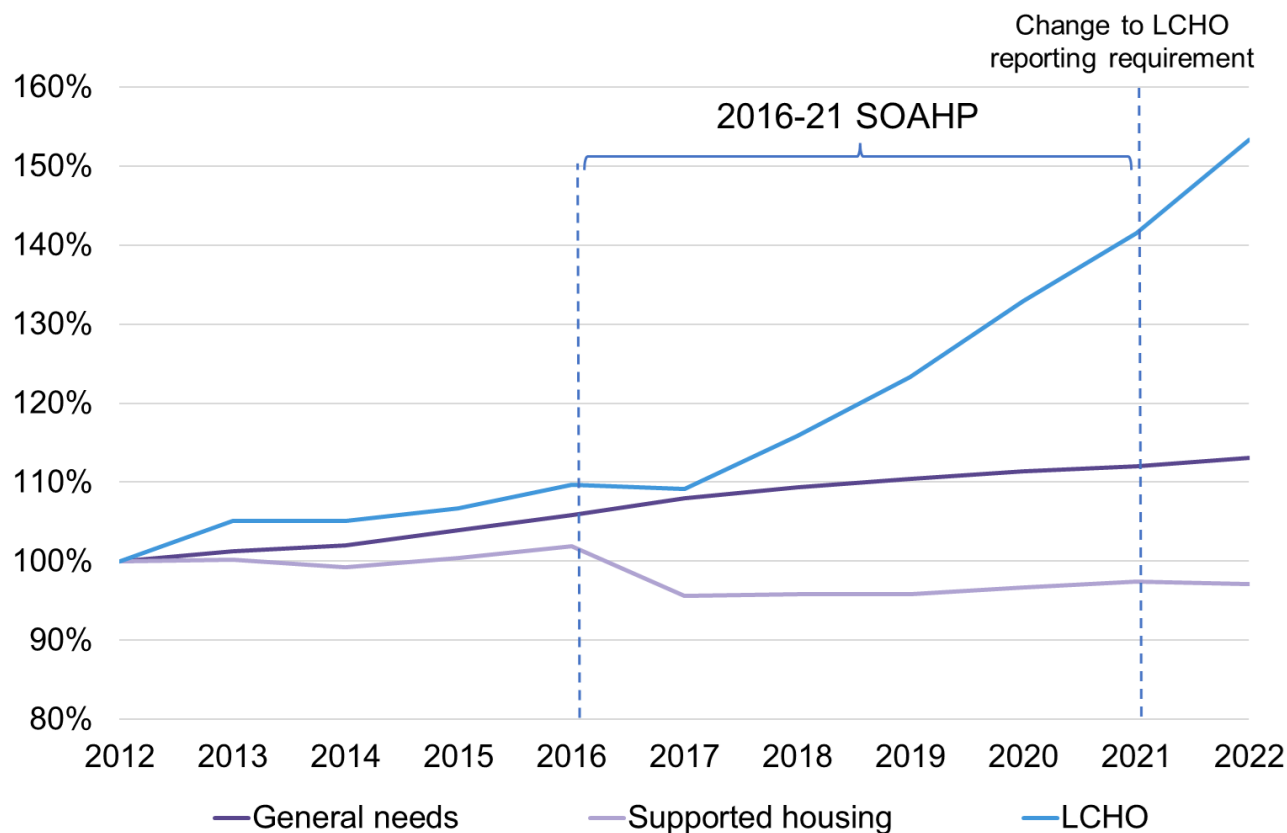
Owned social stock change since 2012

53% increase in LCHO since 2012, with most of this increase since 2017.

13% increase in general needs low cost rental stock since 2012 (baseline in 2012 was 1.96m).

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

Indexed social stock change 2012 to 2022 (2012=100)



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

Growth in LCHO between 2021 and 2022 has been partially driven by a change in the reporting requirements for the SDR and will not be fully due to new supply. Further details on this can be found on the next slide and in the **technical** and **methodology** notes.

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

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

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

⚠ Section based on weighted data.

T1.3

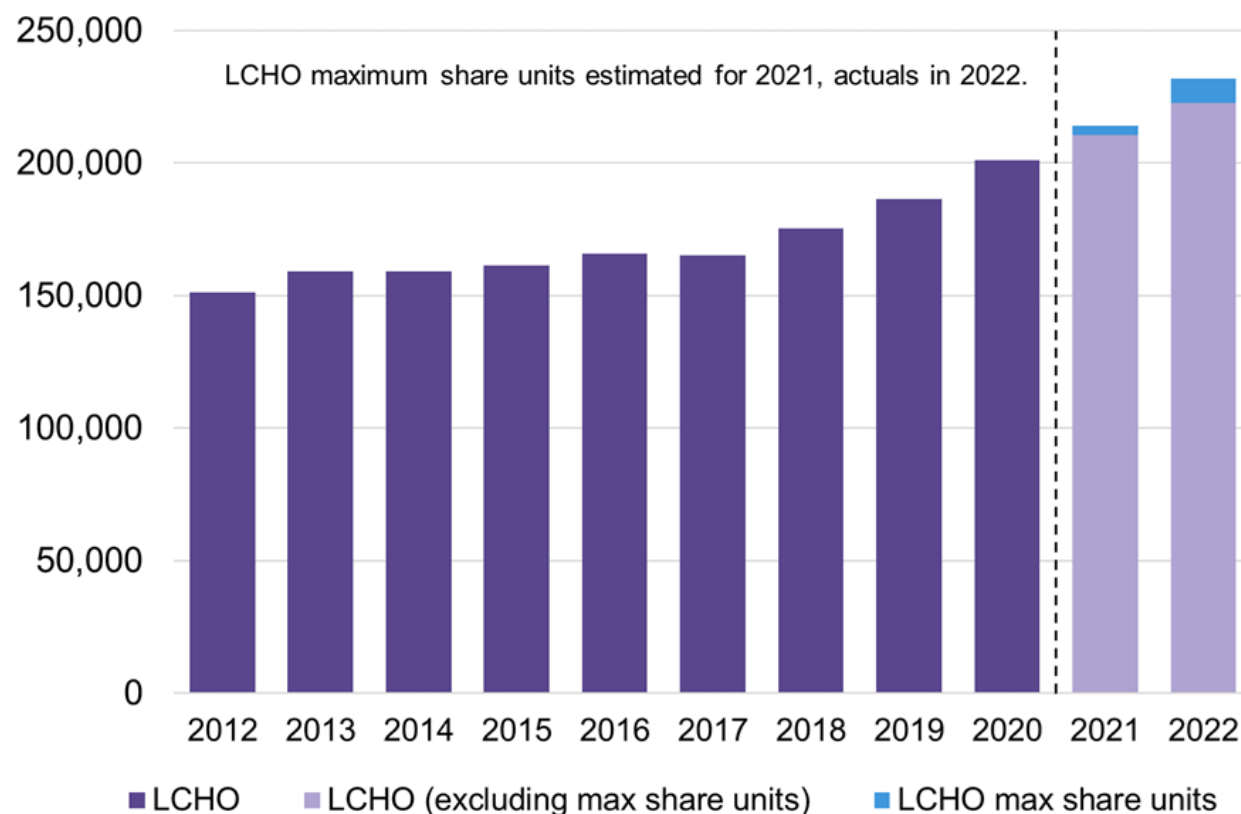
Impact of reporting changes on LCHO

Change to reporting requirements accounts for approximately 30% of total LCHO growth between 2021 and 2022.

Approximately 5,300 units were added to the total LCHO stock due to the change in reporting requirements.

An estimated 3,465 units of LCHO maximum share were misreported in the LCHO total by PRPs in 2021.

LCHO 2012 to 2022 and result of reporting changes



We asked providers to record LCHO units with the maximum share sold (where the maximum share sold was less than 100% of the equity) as LCHO in 2022 rather than as leasehold units as in previous years.

Overall we estimate that approximately 5,300 units of LCHO were added to the LCHO total due to this change (this accounting for 30% of the increase seen between 2021 and 2022).

It should be noted that the total number of LCHO maximum share units reported in the closing balances for all providers in 2022 was 9,148. Based on the estimated additional units (5,300) and data on the number of sales of this type of unit in 2022, we estimate that approximately 3,470 of these units were misreported by PRPs within the LCHO total in the previous year.

For more information on our estimation methods see **technical notes**.



Section based on weighted data.

Owned social stock location 2022

19% of PRP owned stock is located in the North West (529,335).

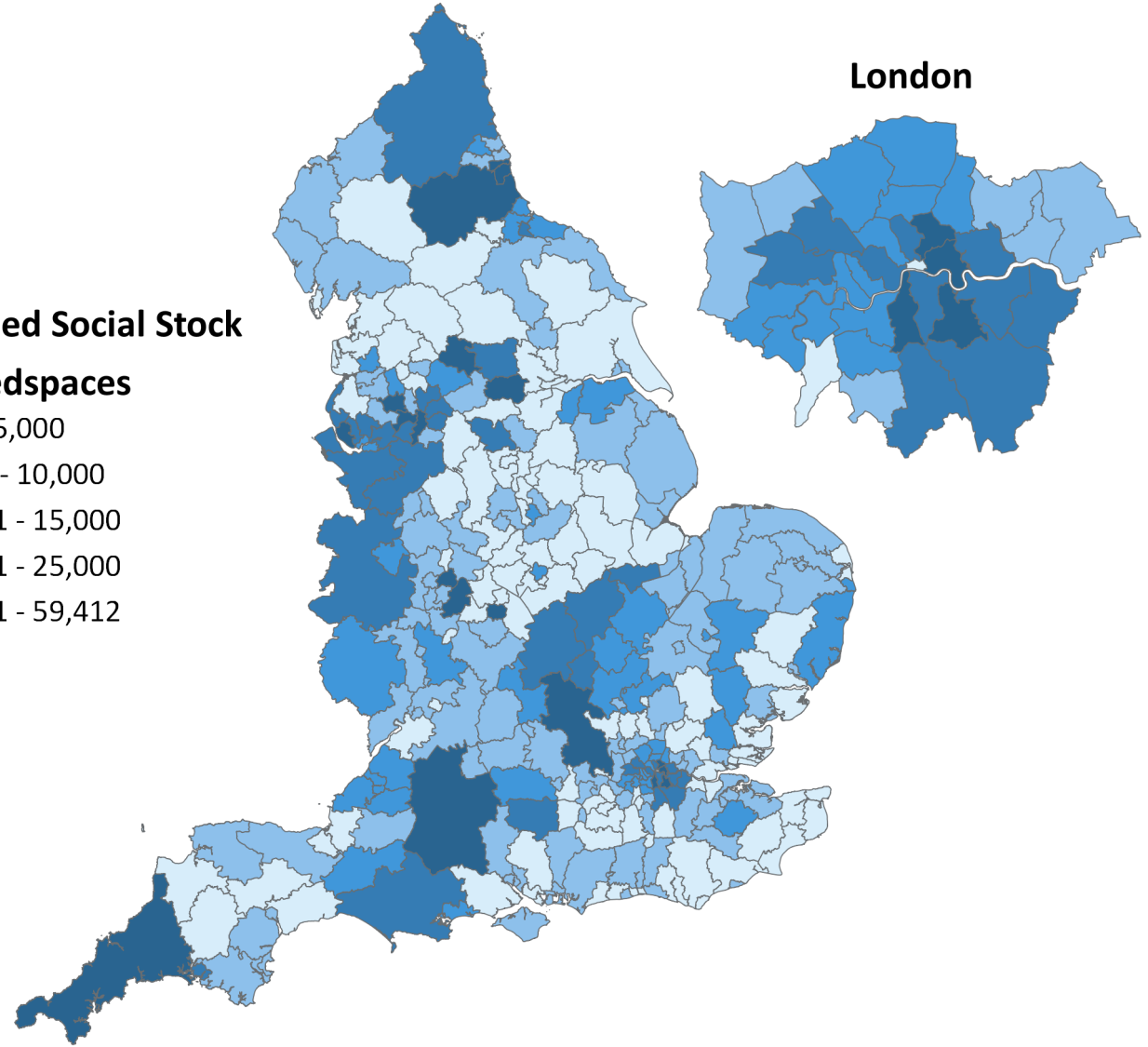
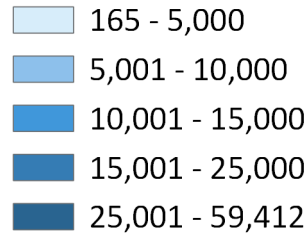
17% of PRP owned stock is in London.

The East Midlands has the fewest social units (167,201).

All regions saw increases in social stock between 2021 and 2022. The largest increase was in the South East (2.1%) and the smallest was in the West Midlands (0.7%).

PRP Owned Social Stock

Units/ bedspaces



T1.4 -
T1.6

© Crown copyright and database 2022



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

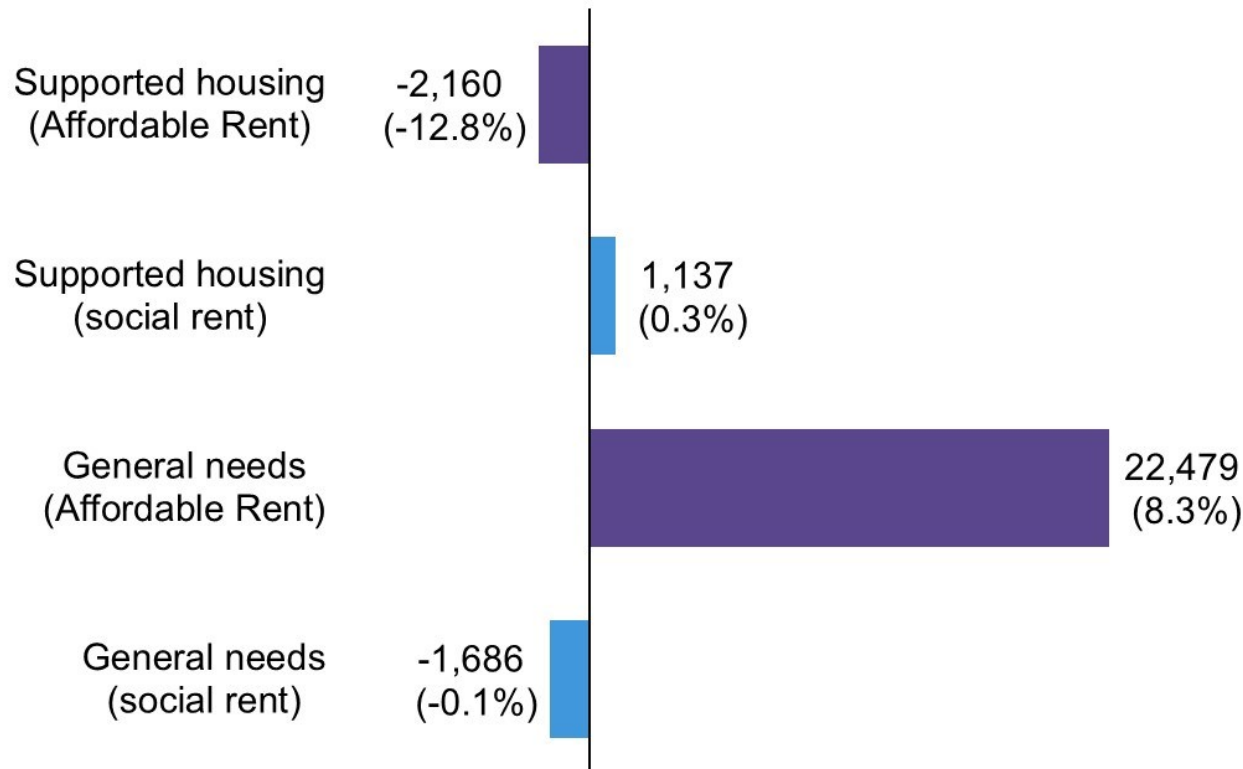
Owned low cost rental stock changes

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

General needs Affordable Rent units increased by 8.3%, while supported housing Affordable Rent units decreased by 12.8%.

Very slight decrease (0.1%) in social rent general needs units.

Owned low cost rental stock change 2021 to 2022 (England only)



PRPs saw an increase of 19,770 low cost rental units between 2021 and 2022. This growth was primarily driven by the net increase in general needs Affordable Rent units (increasing by 22,479) which offset the net reductions in general needs social rent units (-1,686) and supported housing Affordable Rent (-2,160). This net reduction is the result of additional units gained not fully replacing units lost through sales activity (including RTB) or other means in 2021/22.

The profile of the change in low cost rental units is linked to prevailing policies and the funding available for development, which has focused on the provision of Affordable Rent. In 2022 there may have been some residual impacts from the coronavirus pandemic due to an overall impact on the construction industry and a reduced output of new builds.

T1.7



Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (2 in 2022).

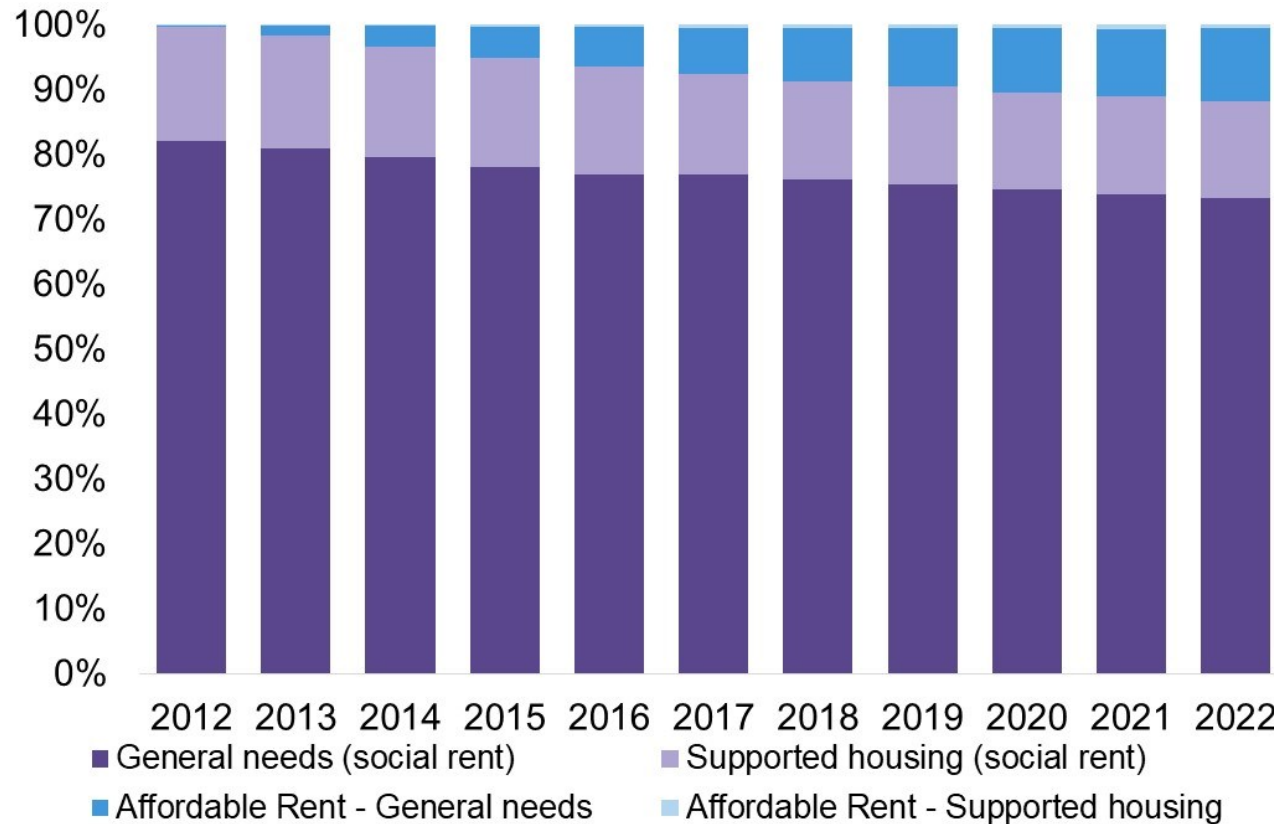
Owned low cost rental stock change trend

The number of Affordable Rent units has increased year on year, accounting for 12% of all low cost rental units in 2022.

11% of general needs units were Affordable Rent in 2021 compared to 0.4% in 2012.

A decrease in the number of social rent units since 2012, has been offset by an increase in Affordable Rent units.

Owned low cost rental stock change 2012 to 2022 (England only)



Since 2012 the number of low cost rental units owned by PRPs has increased by over 10%, with 244,963 more units in 2022 than in 2012.

This increase has been driven by the provision of Affordable Rent units. This increase (301,913 units) has offset a decrease in social rent units (-56,950). However, not all of this increase will have been the result of new supply; a proportion will have been the conversion of existing social rent units to Affordable Rent.

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

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

T1.7a



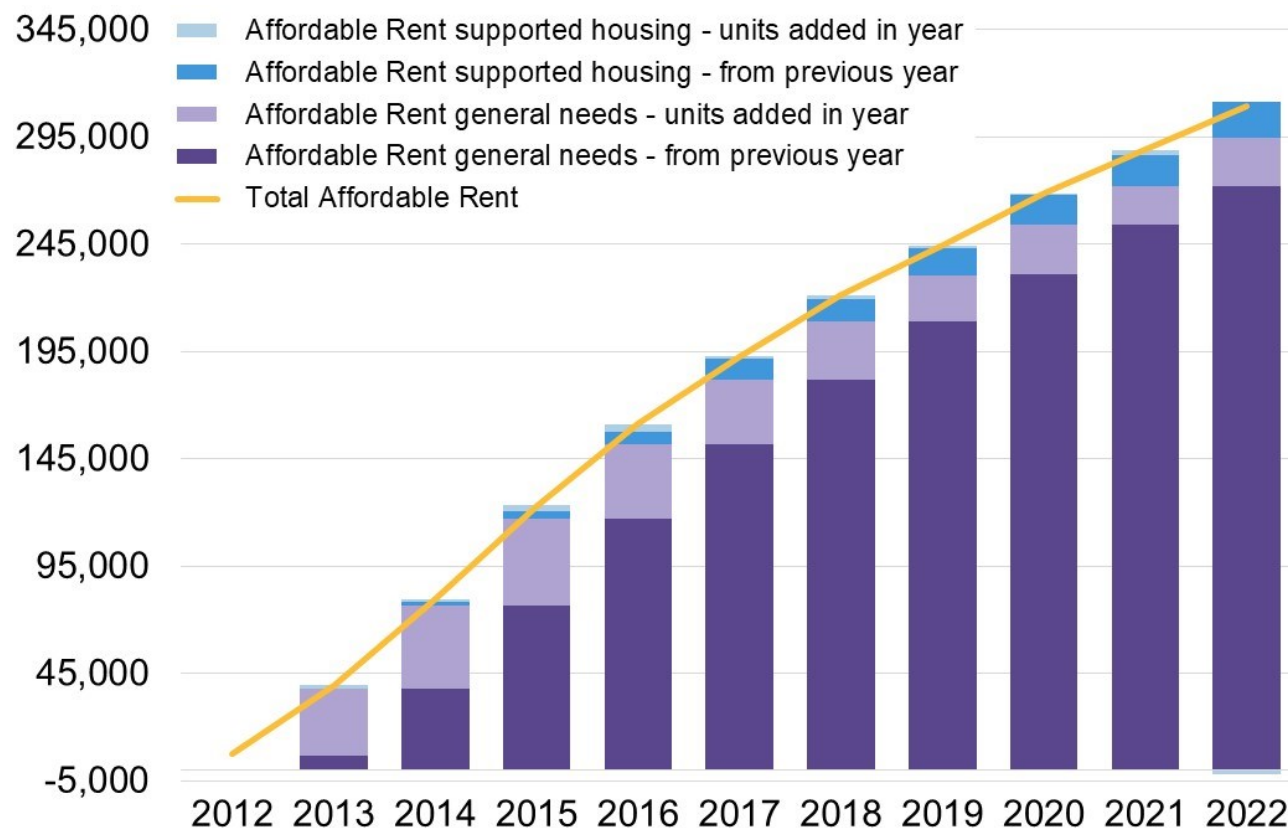
Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (2 in 2022).

Owned Affordable Rent change

Affordable Rent units have increased by more than 300,000 units since 2012.

First reduction in Affordable Rent supported housing stock since 2012, with 2,160 fewer units reported in 2022 than in 2021.

Affordable Rent stock per year 2012 to 2022 (England only)



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

Since 2012 an additional 301,913 Affordable Rent units (287,561 general needs and 14,352 supported housing) have been reported by PRPs.

In 2022 there were 20,319 Affordable Rent units added to the total. This is the second fewest units added in any year since 2012, with it being only slightly higher than in 2021 (20,177).

2022 saw the first reduction (-2,160 units) in Affordable Rent supported housing stock since 2012. This reduction may not represent an actual loss of stock as units may have been reclassified as other stock types between years.

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



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

T1.8

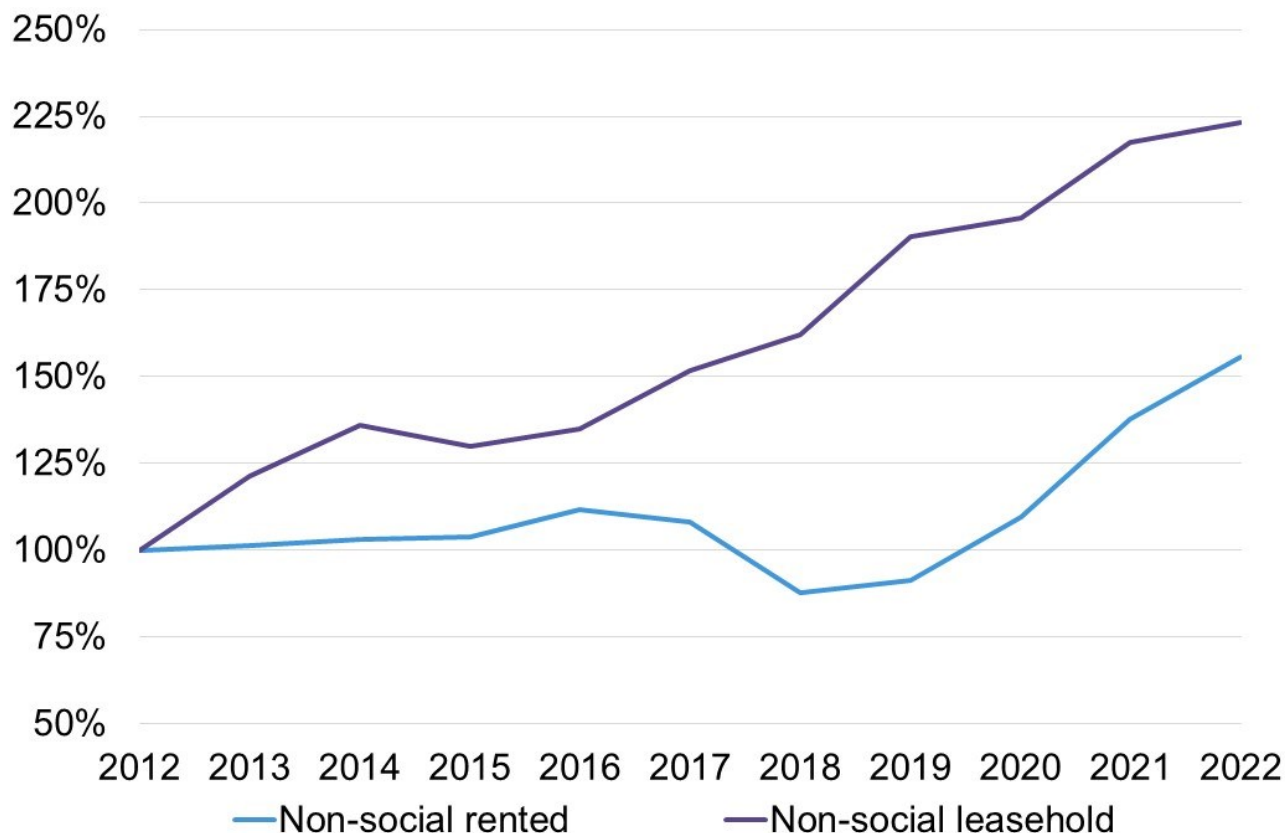
Non-social stock change

123% increase in non-social leasehold stock since 2012 (baseline in 2012 was 29,891).

56% increase in non-social rented stock since 2012 (baseline in 2012 was 48,359).

Large but slowing increase in non-social rented units owned.

Indexed non-social stock change 2012 to 2022 (2012=100)



Non-social units represent a very small proportion of PRP owned stock (5%). However, this proportion has grown slightly from 3% in 2012.

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

The increase in non-social rental has been impacted by a small number of providers operating a specific lease-based operating model. Growth in non-social rental stock will also have been impacted by some stock being reclassified from social tenancies to non-social rental following engagement with landlords by RSH.

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

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

T1.9

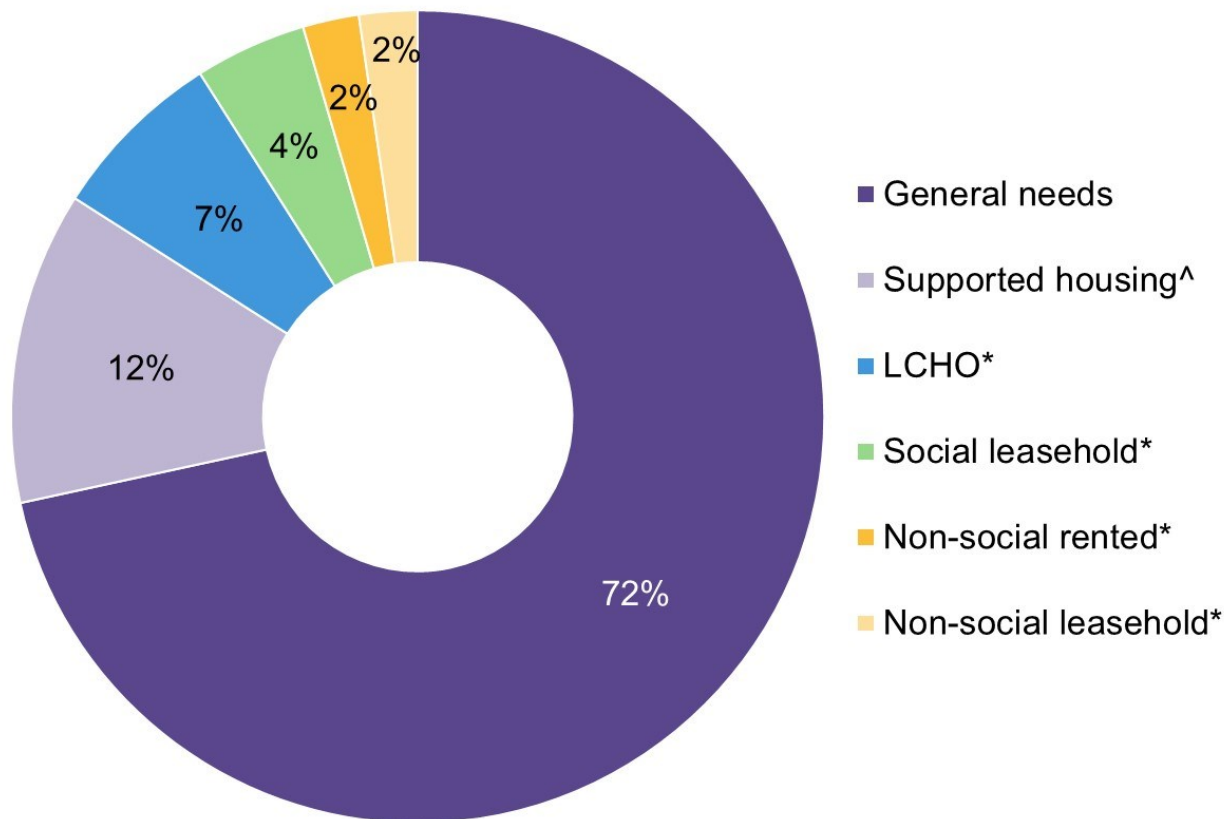
Stock managed by PRPs in 2022

PRPs reported managing just under 3.2 million units on 31 March 2022 (including social and non-social tenures).

84% of all stock managed by PRPs is recorded as low cost rental.

12% of all stock managed by PRPs is a form of supported housing.

Managed stock by type 2022



PRPs reported managing 3,194,003 units/bedspaces on 31 March 2022. This includes both those they own and manage and those they manage on behalf of others.

Broadly, the division of managed stock matches that of owned stock. There were approximately 16,247 more LCHO units recorded as managed in 2022 compared to 2021. It should be noted that some of this will not be new supply as recording requirements for LCHO units changed in the 2022 SDR. Further details on this can be found in the technical and methodology notes.

Low cost rental stock was the most prevalent, with 84% of all units in 2022 being categorised as a form of low cost rental (including social rent and Affordable Rent).

T1.10

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

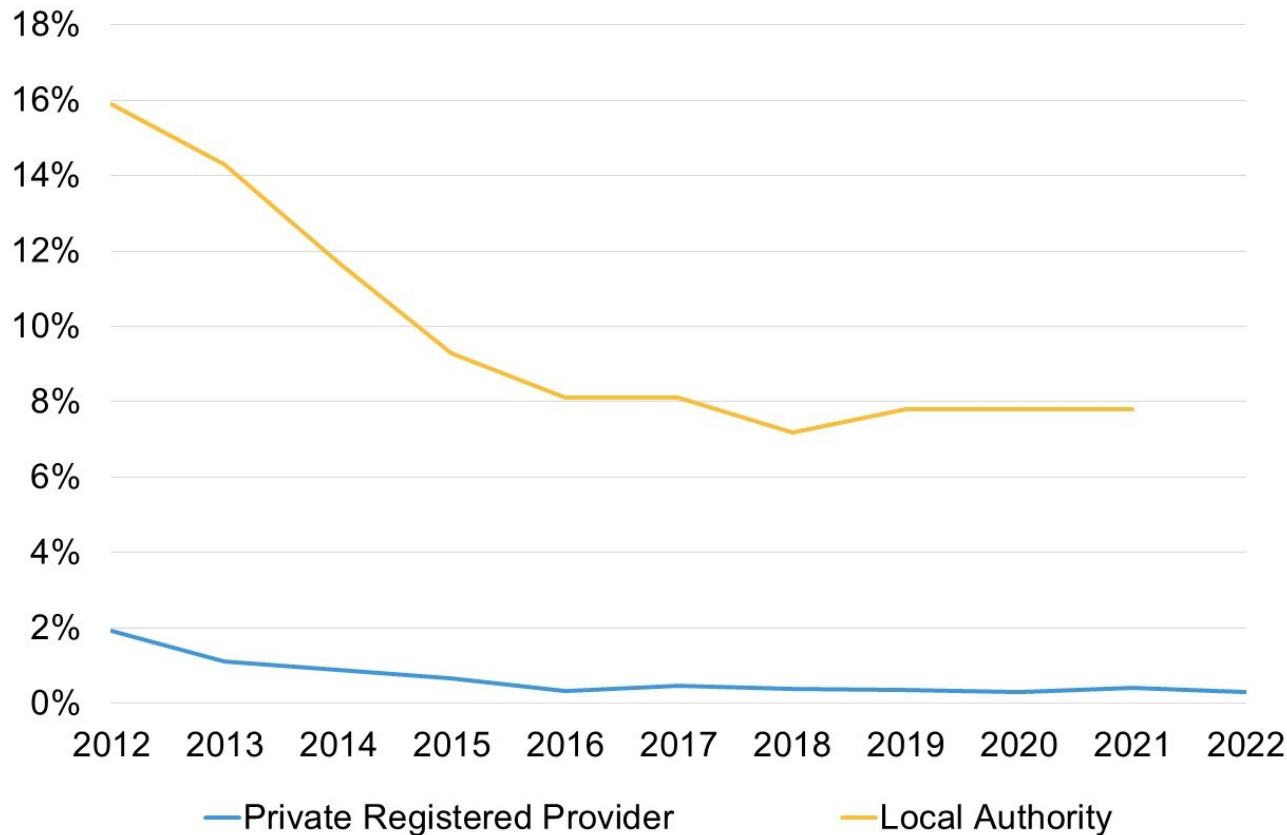
! Section based on weighted data.

Stock condition

0.3% of low cost rental units reported as failing to meet the Decent Homes Standard in 2022.

Reported levels of non-decent PRP low cost rental stock have decreased by 38% between 2021 and 2022 (from 10,927 to 6,781 failures).

% Low cost rental stock failing to meet DHS 2012 to 2022



T1.11

LA data source: DLUHC live table 119

PRPs reported 6,781 units failing to meet the Decent Homes Standard in 2022. The large reduction on 2021 levels (-38%) is likely influenced by a single provider reporting just over 2,000 additional failures in 2021 that they since report as resolved.

PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes (0.4% non-decent PRP stock compared to 8%^R non-decent LA stock in 2021). It should be noted that data for local authorities has undergone a major revision in methodology since it was reported in 2021. Please see **technical notes** for more information.

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

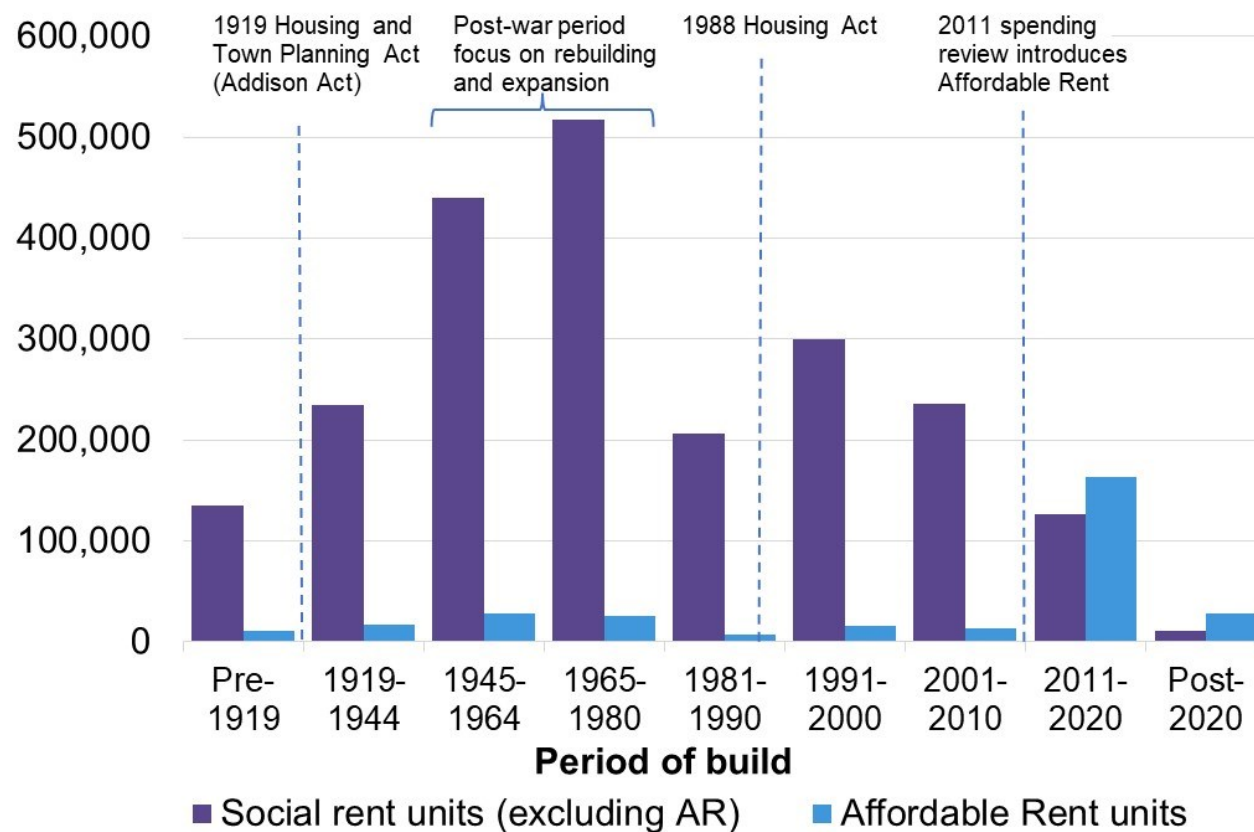
! R - All years of LA data have been revised in live table 119 (see technical notes). 2022 data not available at time of publication.

Stock age

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

54% of social rent units owned by PRPs were built between 1919 and 1980.

Build period of social rent and Affordable Rent units



T1.13

The building of social housing has fluctuated over the last 100 years, following government direction and funding subsidies.

The 2022 data suggests that, as in 2021, a large number of units owned by PRPs are those which were built between 1945 and 1980. This reflects the post-war focus on councils rebuilding units, expanding their provision and providing secure, affordable housing and the subsequent transfer of these units to PRPs.

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

! Period of build based on original property build date.

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

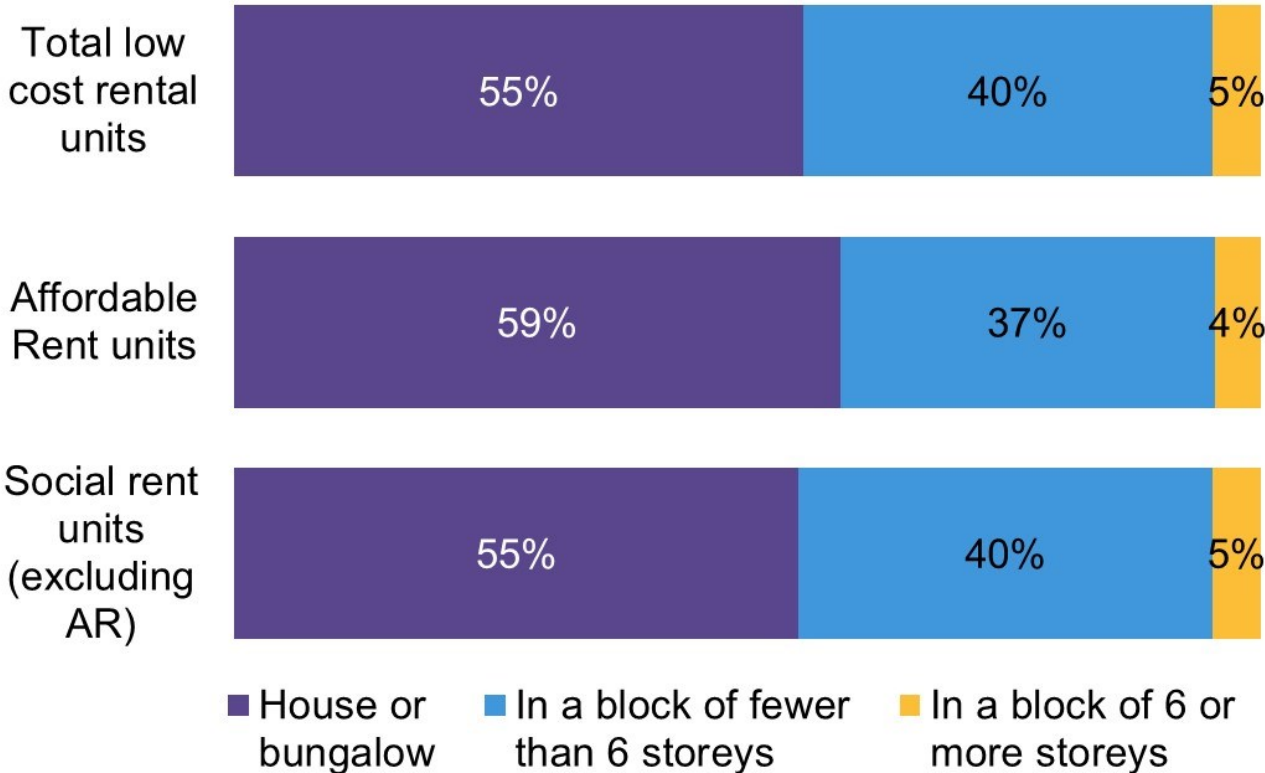
! Social rent units for small providers are not included as data is not collected.

Stock height

The majority of units (both Affordable Rent and social rent) are houses or bungalows (59% and 55% respectively).

Only 5% of low cost rental units in a block of six or more storeys (4% for Affordable Rent and 5% for social rent).

Height of Affordable Rent and social rent units



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

Houses and bungalows make up the majority of units in both stock types (59% Affordable Rent and 55% social rent), with a combined 55% of stock being of this type.

Units in blocks of six or more storeys are least common, with just 5% (118,265) of combined low cost rental units being in blocks of this height.

More low cost rental units were reported as being in blocks of six or more storeys in 2022 than in 2021 (12,061). This was an 11% increase in the number of units in blocks of this height.

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

T1.14



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

Notes

Background

These statistics are based on data gathered in the SDR survey. This survey collects data that we believe is included in the PRPs administrative or management systems. We consult with PRPs to ascertain which data items are present in systems and work to minimise the overall burden placed on data providers requesting data already collected.

We use the SDR data extensively as a source of administrative data to inform our operational approach to regulating the economic standards (see **data quality and methodology note** for more details). The United Kingdom Statistics Authority (UKSA) encourages public bodies to use administrative data for statistical purposes, as such, we publish these data annually.

Governance of data and statistics at RSH

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

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

Contact information submitted by PRPs in the Entity Level Information section is redacted within the release. This contact information is not publicly available. We hold no other administrative data that can be made available for use in statistics. However, we publish a range of summary data from other information collected. These are available from our website (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 (DLUHC), we selected weighting to account for the small proportion of missing data. The impact of weighting on data for the 2022 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 94.8% in 2022.

Notes – glossary of terms

Affordable Rent

Affordable Rent homes are those made available (to households eligible for low cost rental housing) at a rent level of no more than 80% (inclusive of service charges) of local market rents. Affordable Rent homes can be either newly built, acquired from other PRPs or converted from existing low cost rented homes, but only where they form part of an agreement with Homes England or the Greater London Authority. They can be either general needs or supported housing. See also [London Affordable Rent](#).

Decent homes standard

The guidance on the DHS is set out in [A Decent Home: Definition and Guidance for Implementation](#), published by the then Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document. For more details on the treatment of local authority data see technical notes.

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.

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 units are presented within supported housing units.

Large PRPs

For the purposes of the SDR release this includes all PRPs that complete the 'long SDR form'. These are PRPs that own 1,000 or more social housing units/ bedspaces.

Leasehold (social and non-social)

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

Notes – glossary of terms

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

London Affordable Rent

London Affordable Rent (LAR), was introduced in 2016 by the Mayor of London. LAR units are Affordable Rent units in London let at or below the weekly rent benchmarks set by the GLA. They are included in Affordable Rent figures in the SDR collection. For more information see [Homes for Londoners: Affordable Homes Programme 2016-2023 | London City](#).

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

In 2022 PRPs were instructed to include units where the maximum available share had been sold (but where this was less than 100% of the equity) in LCHO. Previously PRPs had been asked to include them in leasehold data.

Low cost rental accommodation

The term low cost rental is used in these statistics to denote any stock which meets the definition of low cost rental accommodation in the Housing and Regeneration Act 2008. It must be available for rent, with a rent below market value, and in accordance with the rules designed to ensure that it is made available to people whose needs are not adequately served by the commercial housing market.

Notes – glossary of terms

Managed stock

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

Non-self-contained unit (bedspace)

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

Non-social leasehold

See **leasehold** definition above.

Non-social stock

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

Owned stock

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

Private registered providers

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

Notes – glossary of terms

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'.

Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rental, low cost home ownership and accommodation owned by PRPs as previously defined in the Housing Act 1996.

Social leasehold

See **leasehold** definition above.

Social rent

In these statistics social rent refers to all low cost rental units that are general needs or supported housing (excluding Affordable Rent and intermediate rent units). This includes units with exceptions from the Rent Standard.

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 and bedspaces.

Notes – glossary of terms

Supported housing

Units can only be classified 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.

Units

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

Version history

1.0 Original release.

Why not have your say on our statistics in 2022/23?

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



All needs met



Some needs met



No needs met



© RSH copyright 2022

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

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

This publication is available at www.gov.uk/rsh.

Any enquiries regarding this publication should be sent to us via enquiries@rsh.gov.uk or call 0300 1245 225.

or write to:

Regulator of Social Housing
Level 2
7-8 Wellington Place
Leeds LS1 4AP

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