Regulator of Social Housing

2022

Private registered provider social housing stock in England - rents profile

2021-22

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Introduction

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Private registered provider social housing stock in England - rents 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

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 2022 data release page.

Rent policy and standards

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Rent policy and our standards

From 1 April 2020 rents have been set in accordance with 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.[1] 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 second year covered by the Policy Statement and our Rent Standard, where the limit on annual rent increases was 1.5% (based on CPI in September 2020+1%).

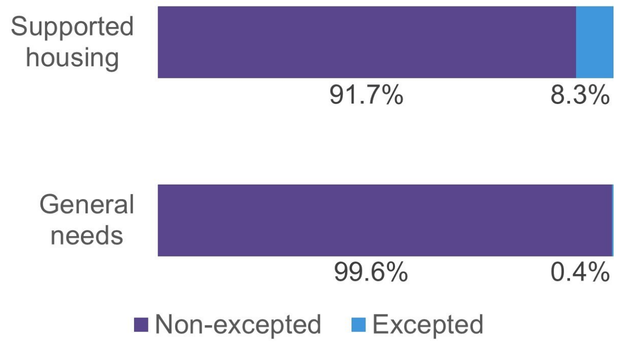
Aspects of the Policy Statement are complex and there are exceptions to the policy. For example, the Policy Statement does not apply to certain categories of low cost rental accommodation, such as those designated as specialised supported housing or temporary social housing. We can also issue exemptions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

Users of these statistics should also refer to the **technical notes and definitions** for details of other factors impacting rents in 2022.

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 0.4% of general needs units and 8.3% of supported housing units held by PRPs with 1,000 or more social units were reported as having an exception from the Policy Statement in 2022.



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 PRPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units.

[1] Between 31 August and 12 October 2022, a consultation on social housing rents focusing on the introduction of a rent ceiling from 1 April 2023 to 31 March 2024 was conducted. Users should note that the outcome of this consultation may impact on our Rent Standard in future years. **https://www.gov.uk/government/consultations/social-housing-rents-consultation/social-housing-rents**

Service charges

Regulator of Social Housing

2022

In these statistics

These statistics consider net rent (exclusive of all service charges) and gross rent (including service charges eligible for universal credit or housing benefit) for social rent units. For Affordable Rent units we present only the gross rent (which includes all service charges). The data tables accompanying this briefing note provide more granular information where this is available.

What are service charges?

While rents are generally taken to include all charges associated with the occupation of a property, service charges reflect the cost of additional services which may not be provided to every tenant, or which may be related to communal facilities rather than the direct occupation of a dwelling. Service charges are limited to the cost of services provided.

Providers are expected (as per the Government's Policy Statement on Rents for Social Housing 2019) to set service charges in a reasonable and transparent way which reflects the service being provided. They are expected to supply tenants with clear information on how service charges are set, and, for social rent properties, identify these separately to the rent charge. For Affordable Rent properties providers are expected to include all service charges within the gross rent (which, when including service charges, should be set at no more than 80% of the prevailing market rent for a comparable property).

The Policy Statement states that registered providers should endeavour to keep increases for service charges within the limit set for rent changes (CPI+1%) to help keep charges affordable. However, this is not a limit that registered providers must apply and, consequently, movements in service charges are not covered by our routine regulation of the Rent Standard.

Eligibility for universal credit or housing benefit

As per the Universal Credit Regulations 2013 (and previously the Housing Benefit Regulations 2006) service charges fall into two categories, those eligible for universal credit (or housing benefit) and those ineligible for universal credit (or housing benefit).

The SDR collects information on both types of service charge. However, we only include those eligible for universal credit (or housing benefit) in our calculations of gross rents. This is due to ineligible service charges covering tenant specific services, such as meal preparation, sports facilities (except child play areas), cleaning of rooms (not communal spaces), tenant transport, and provision of tenant specific care (including nursing and personal care). These charges will fluctuate greatly between tenants and over time periods as tenant needs change. Eligible service charges focus on property specific provisions, such as the maintenance and cleaning of communal facilities (including, but not limited to, general communal areas (lobbies, hallways, laundries), lift maintenance, secure building access, and child play areas).

Key facts

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2022

Average general needs net rent £98.05 per week

The average weekly net rent for general needs social rental stock (excluding Affordable Rent and intermediate rent) owned by PRPs in England with 1,000 or more units/ bedspaces was £98.05 per week in 2022.

Average general needs net rent up by 1.5%

The average weekly net rent for general needs social rental stock (excluding Affordable Rent and intermediate rent) owned by PRPs in England with 1,000 or more units/ bedspaces increased by 1.5% from the previous year.

Average supported housing net rent up by 2.0%

Within the overall increase of 2.0% are regional differences. The North East saw the greatest increase (3.5%), although this is likely to reflect the relatively large change in unit numbers (+4.0%).

Average Affordable Rent rents increase by 2.6%

The average gross rent for Affordable Rent general needs units was £136.72 per week in 2022, an increase of 2.6% on the previous year.

General needs and supported housing figures for large PRPs only and exclude Affordable Rent units. Figures for Affordable Rent for all PRPs.

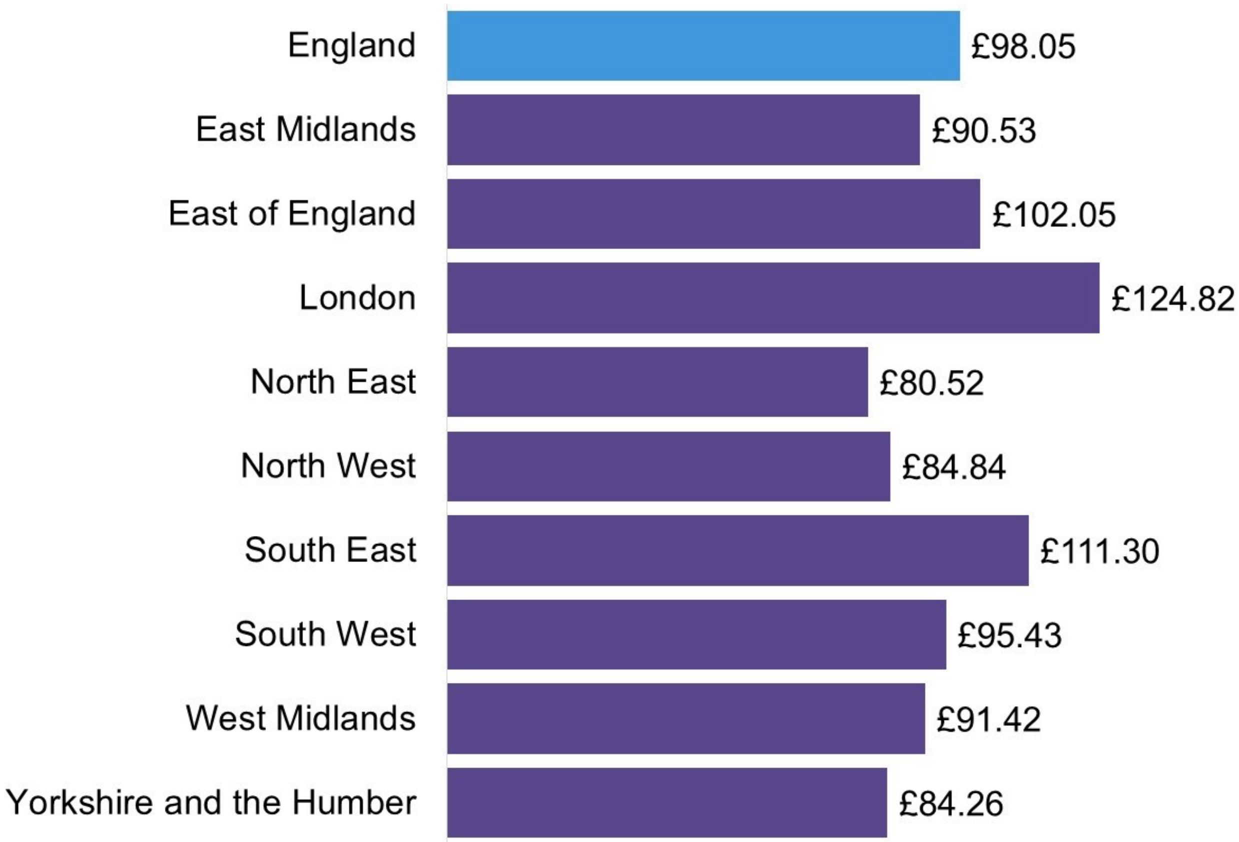
General needs (social rent) net rents

The average general needs (social rent) weekly net rent in England is £98.05.

London, the South East and East of England all have weekly net rents over £100 per week.

The North East has the lowest average weekly net rent of £80.52.

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



T2.2

These regional totals suppress variation within each region and between PRPs within each region. Variation in rents below the regional levels presented will reflect variations in business models as well as differences in types of properties operated, for example, the mix between houses and flats.

London and the South East have higher net rents than other regions, which reflect the higher formula rents in these areas. These formula rents follow relatively high property values and county-level earnings (two factors in the formula introduced to set social rents in 2002).

Section based on data from large PRPs only. Excludes Affordable Rent units.

General needs (social rent) gross rents

Regulator of Social Housing

2022

The average general needs (social rent) gross rent in England is £102.48 per week.

The average weekly universal credit/ housing benefit eligible service charge is £7.25.

London has the highest average gross rent in England (£134.79 per week).

PRP general needs (social rent) gross rents by region (£/ week)

T2.2

Service charges (eligible for universal credit/ housing benefit) apply to 61% of all general needs units and are similar in value across the country, with the exception of London. In London they are almost double the average (£7.25) at £13.53 per week. Outside of London, average service charges range from £5.12 per week in the South West to £6.67 per week in the South East.

Average service charges increased in all but one region (Yorkshire and the Humber) between 2021 and 2022.

However, the largest increase, seen in London, was just £0.46 per week and the decrease in Yorkshire and the Humber was just -£0.20 per week.

Average gross rents are not calculated by adding the average net rent and average service charge together. See **technical notes** for more information.

Section based on data from large PRPs only. Excludes Affordable Rent units.

General needs (social rent) change

Regulator of Social Housing

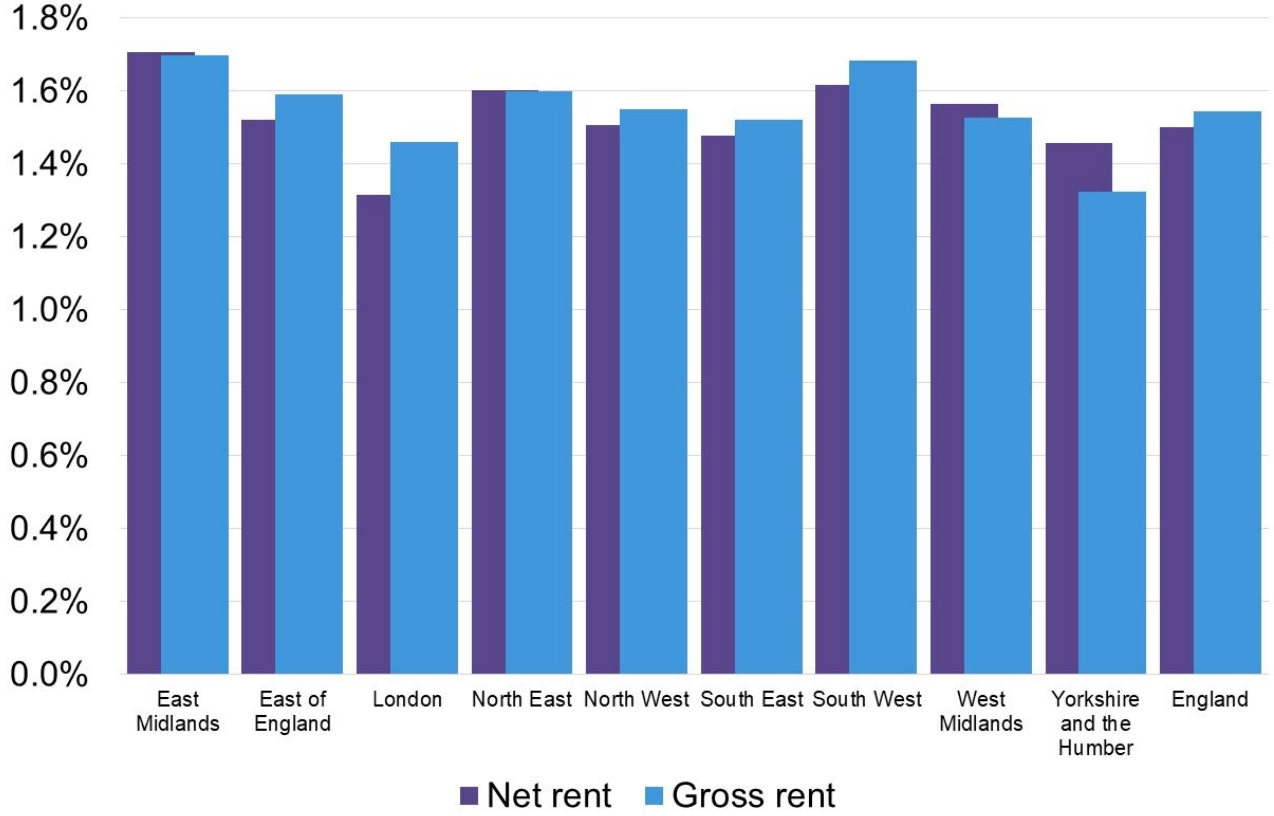
2022

General needs (social rent) net and gross rents increased on average by approximately 1.5% between 2021 and 2022.

Net rent increases ranged from £1.21 per week (Yorkshire and the Humber) to £1.62 per week (London and the South East).

Gross rent increases ranged from £1.14 per week (Yorkshire and the Humber) to £1.94 per week (London).

General needs (social rent) rent change (%) 2021 to 2022



T2.3
T2.4

The minimal changes in service charges (ranging from -£0.20 to + £0.46) means that average net and gross rents in most areas increased by a similar percentage.

However, given the different levels of rents charged across the regions in 2021 (ranging from £79.25 to £124.82 per week), the percentage increases are not necessarily representative of the actual value of the increase. For example, the joint largest increase in net rent (£1.62) occurred in London but given the higher rent value in 2021 (£123.20) the percentage increase was the lowest (1.3%).

The limit on annual rent increases between 2021 and 2022 was 1.5%. Additions to stock, units with exceptions and PRPs 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.

Section based on data from large PRPs only. Excludes Affordable Rent units.

General needs net rent by size

Regulator of Social Housing

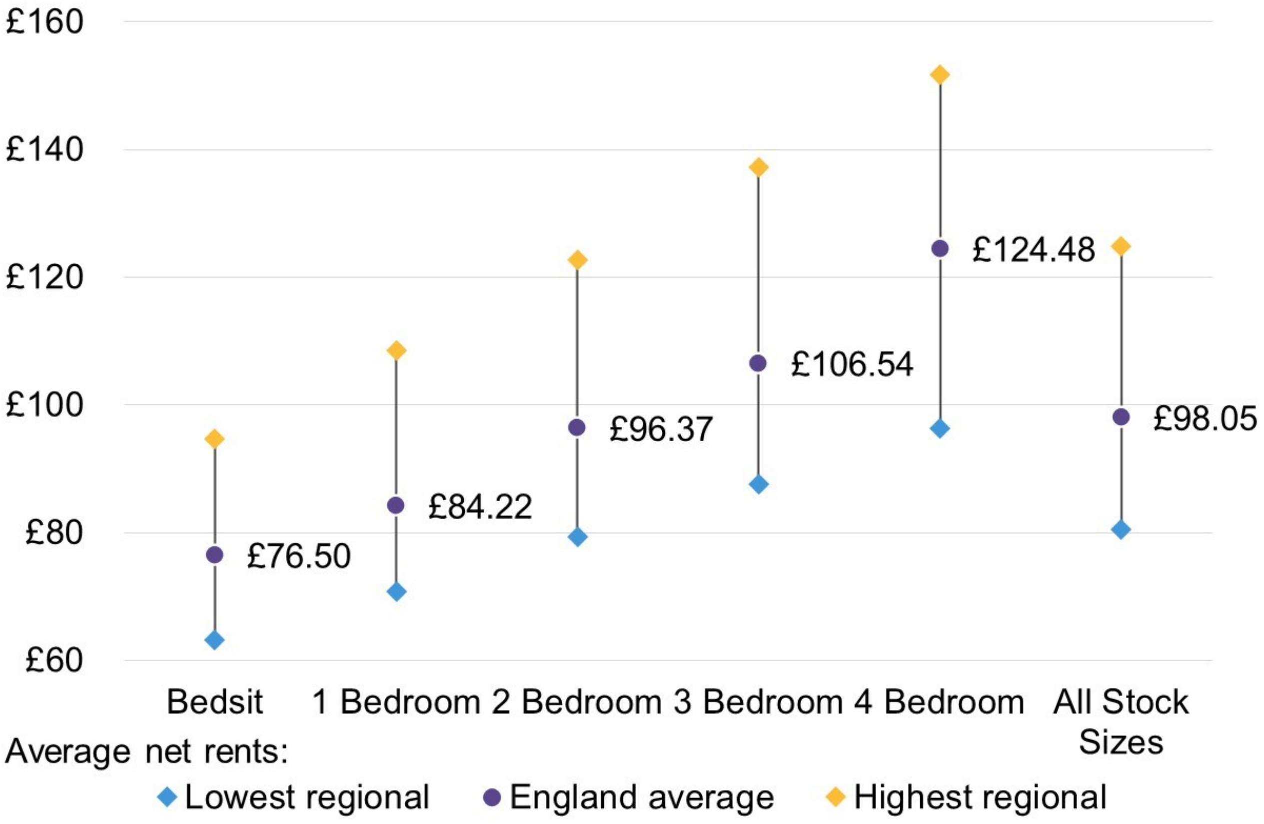
2022

Bedsit units have the smallest range of regional average weekly net rents ranging from £63.27 in the North West to £94.76 in London.

The range for two bedroom units average weekly net rent is the closest to the national average range.

Two bedroom units are the most common size, accounting for 38% general needs units.

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



T2.5

Net rents increased by a similar proportion across all self-contained unit bedsizes between 2021 and 2022 (with the exception of bedsits). Increases ranged from 1.3% to 1.7%, with an average of 1.5% overall.

Bedsit net rent increased by just 0.7%. However, caution should be applied as bedsits represent just 1% of general needs social rental stock.

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, 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.

Note that the values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

Section based on data from large PRPs only. Excludes Affordable Rent units.

General needs net rent by LA

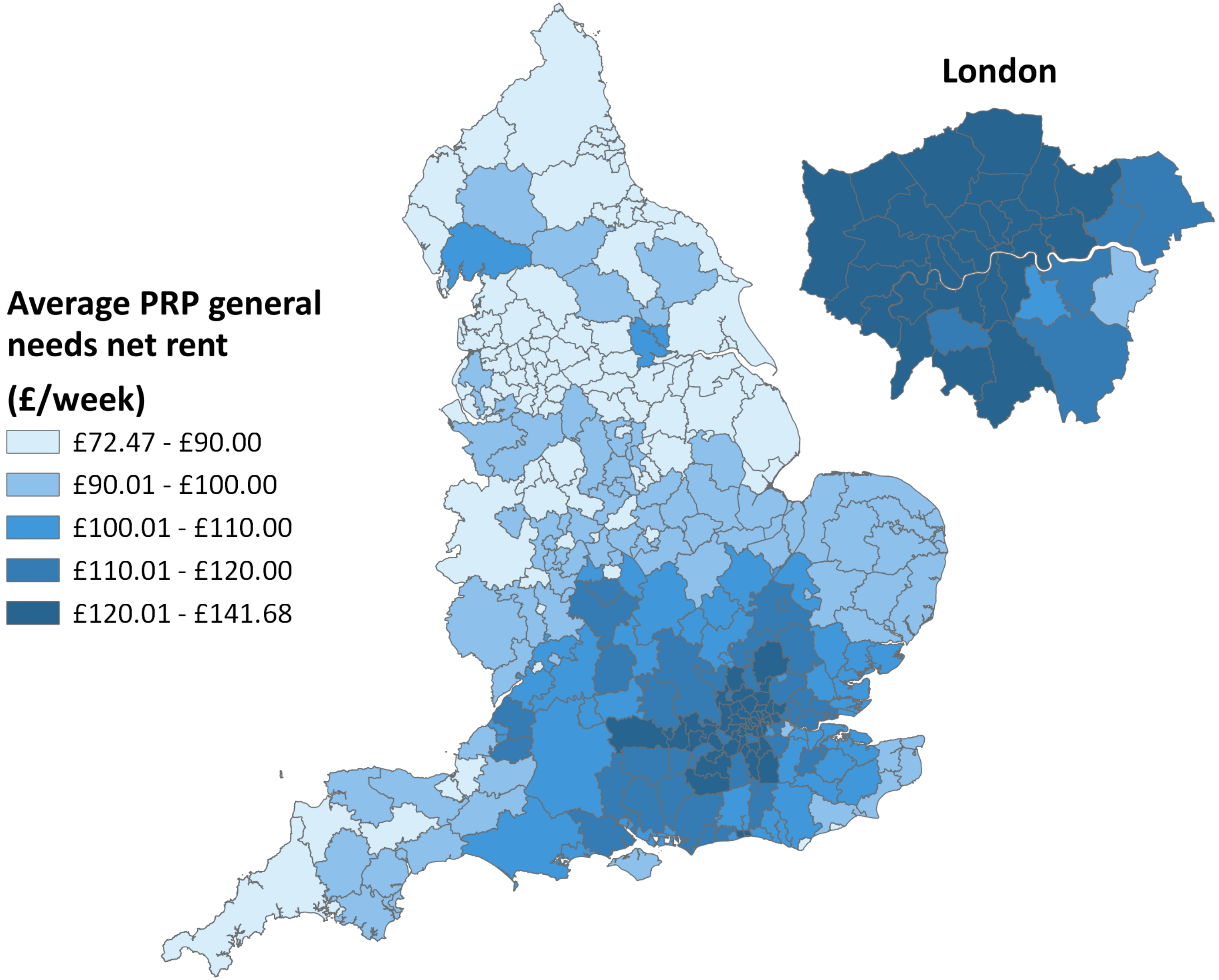
Regulator of Social Housing

2022

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

The highest LA level weekly net rent is in Camden (£136.88 per week). This was also the local authority with the highest net rent in 2021 (£134.75).

The lowest LA level weekly net rent remains in County Durham (£74.62 per week).



T2.6

Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing (social rent) net rents

Regulator of Social Housing

2022

The average supported housing (social rent) net rent in England is £95.60 per week.

The North West has the lowest average weekly net rent of £87.83 This is £26.07 lower than the highest average (London).

The North West is the only region with an average weekly net rent below £90 per week.

PRP Supported housing (social rent) net rents by region (£/ week)

T2.7

These regional totals suppress variation within each region and between PRPs within each region.

Variation in rents below the regional levels presented will reflect variations in business models as well as differences in types of properties operated, for example, the mix between houses and flats. This variation is amplified in supported housing, as, in addition, the needs of different client groups vary between and within areas.

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.

Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing gross rents

Regulator of Social Housing

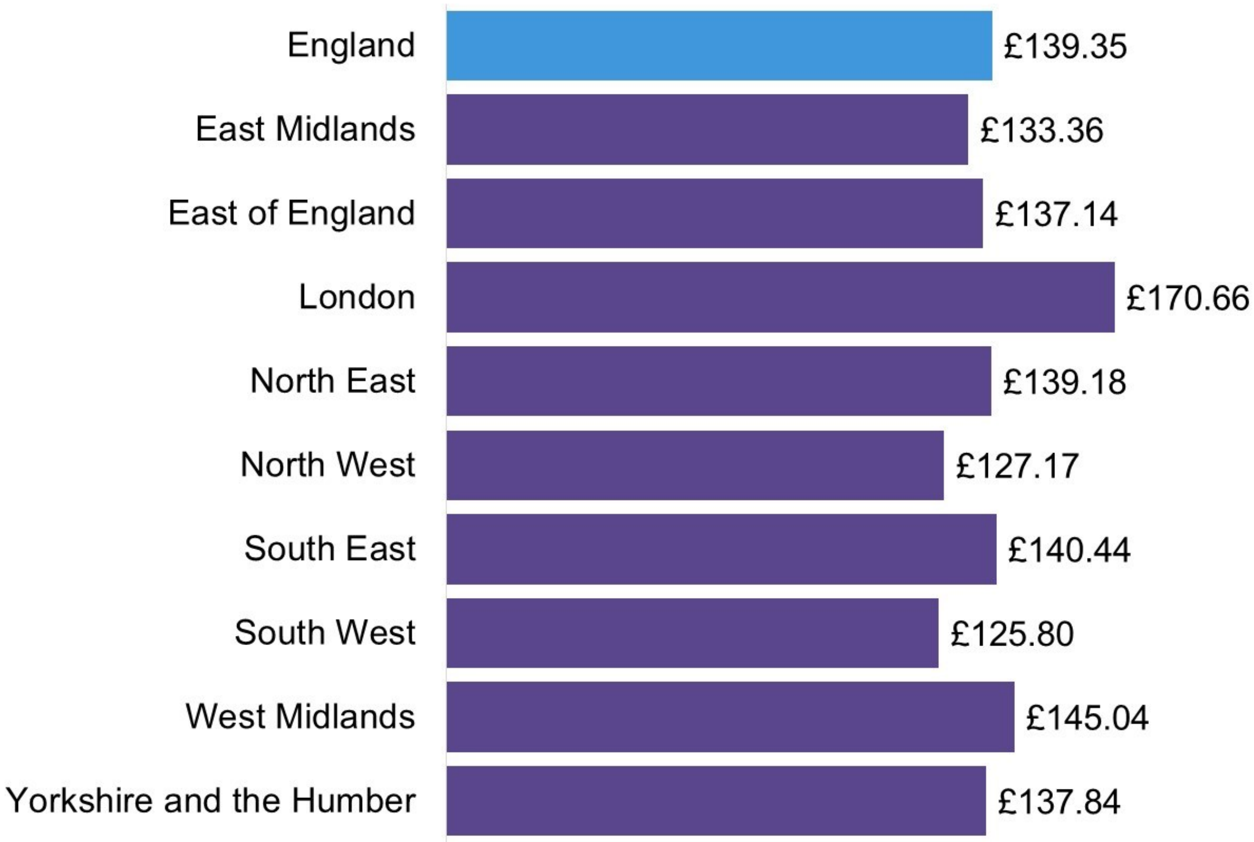
2022

The average supported housing (social rent) gross rent in England is £139.35 per week.

The average weekly universal credit/ housing benefit eligible service charge £46.00.

Universal credit/ housing benefit eligible service charges apply to 95% of all supported housing units.

PRP Supported housing (social rent) gross rents by region (£/ week)



T2.7

Service charges for supported housing vary significantly between PRPs and across properties depending on the nature and level of services provided.

Nearly all supported housing units (95%) have some level of universal credit/ housing benefit eligible service charge. This compares to 61% of general needs units. This means the impact of service charge increases is more noticeable on gross rents for supported housing than for general needs.

Average supported housing service charges range from £36.42 in the South West to £61.43 in London.

Average gross rents are not calculated by adding the average net rent and average service charge together. See **technical notes** for more information.

Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing (social rent) change

Regulator of Social Housing

2022

Supported housing (social rent) net rents increased by 2.0% between 2021 and 2022. The North East had the largest increase (3.5%).

Average gross rents remained static in London between 2021 and 2022 (with 0% change) and decreased by 1.7% in the West Midlands

Supported housing (social rent) rent change (%) 2021 to 2022

T2.8
T2.9

Net rents for supported housing units have increased across all regions. In most areas gross rents have also increased by more than net rents (due to service charge increases, but please also see note below).

There has been a large reduction in average weekly gross rents in the West Midlands (-1.7%), this is set against an increase in average weekly net rents (+2.7%).

This decrease in weekly gross rents is likely to be related to work undertaken by the regulator to review the stock classifications and rent setting of a small number of providers in this region. This work is likely to have resulted in consideration of service charge levels by some providers and be linked to the reported reduction in supported housing units (-6.8%) between 2021 and 2022.

The limit on annual rent increases between 2021 and 2022 was 1.5% (see also page 3).

Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing net rent by size

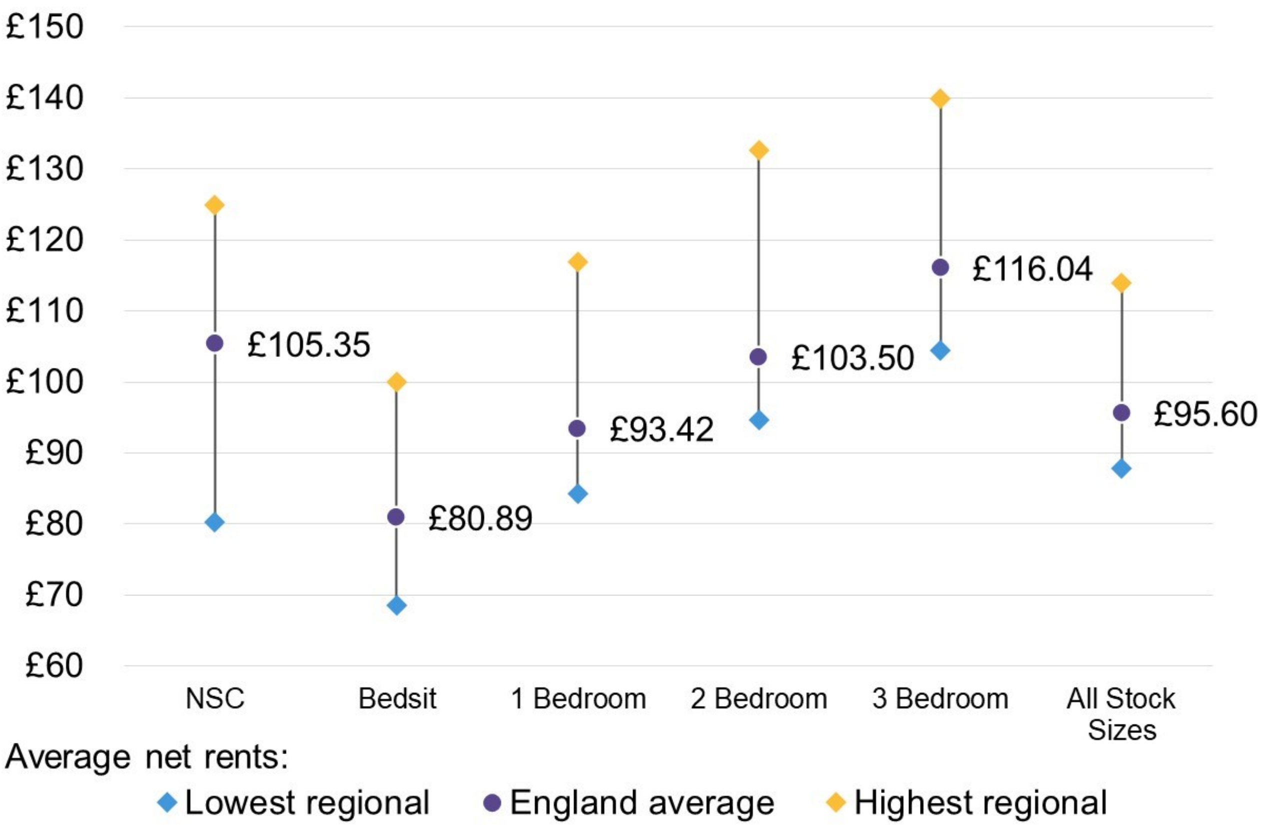
Regulator of Social Housing

2022

The range in net rents is the smallest for bedsit units, ranging from £68.49 in the North East to £100.03 in London.

One bedroom units are the most common unit size, accounting for 64% of supported housing units.

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



T2.10

The higher average net rents for non-self-contained units (NSC) than for some self-contained units is likely to be due to the highly specialised nature of these units. This will also mean that many of these units have an exception from the requirements of the rent policy statement.

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 only size category suppressed in this chart is four or more bedrooms. Data for this size categories is provided in the data tables document accompanying this release. Note that the values for the All Stock Sizes category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing net rent by LA

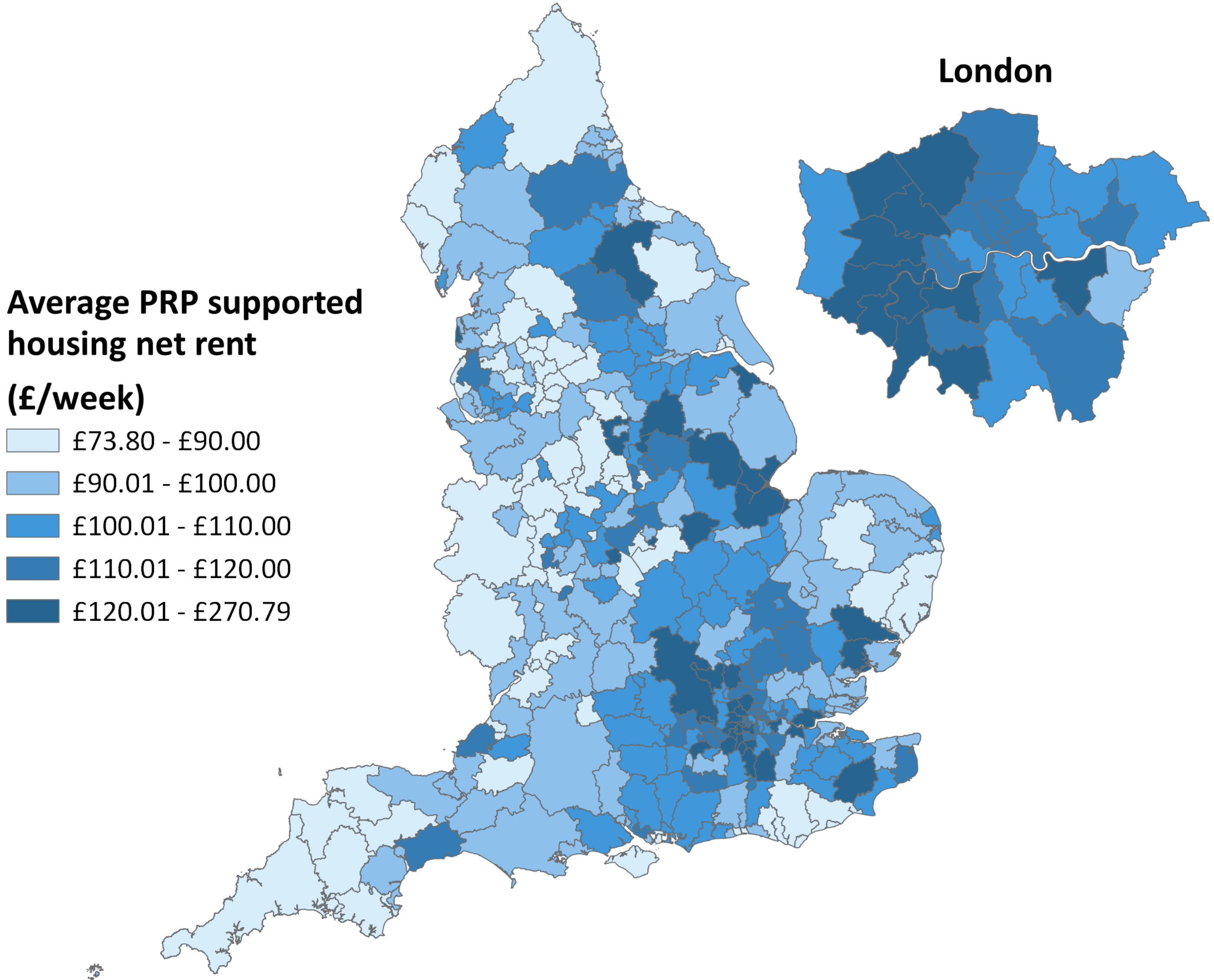
Regulator of Social Housing

2022

There is greater variation in average supported housing net rent (social rent) by LA area than with general needs stock, possibly reflecting the wider range of services offered.

As in 2021, the LA with the highest level of net rent is Tandridge (£153.46 per week). This is an increase of 12% from 2021 (£136.54).

The LA level with the lowest level of net rent remains Torridge (£73.77) up from £72.60 per week in 2021.



T2.11

Section based on data from large PRPs only. Excludes Affordable Rent units.

Net and gross social rent change 2016-2022

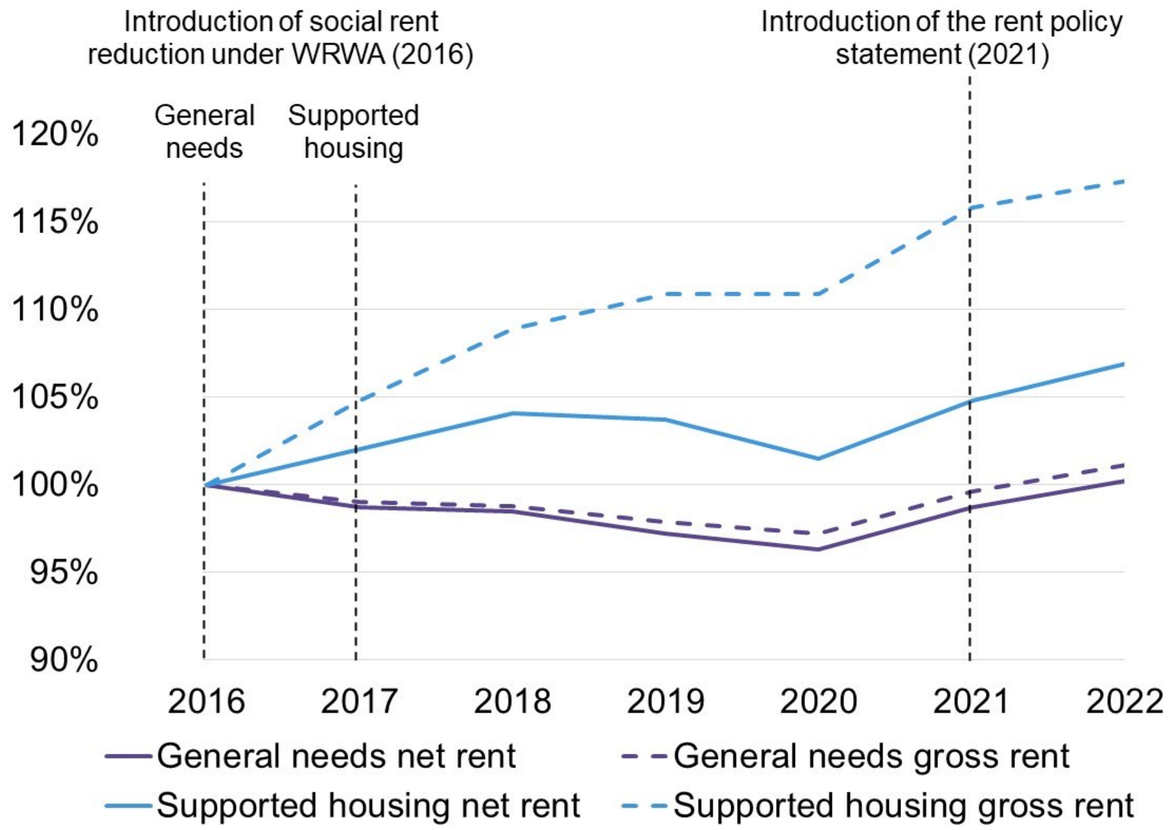
Regulator of Social Housing

2022

General needs net rents increased by just 0.2% between 2016 and 2022, with a 4.0% increase seen since 2020 after the 3.7% decrease between 2016 and 2020 (the period of the WRWA coverage).

Supported housing net rents have seen a 7% increase between 2016 and 2022, with a 5.3% increase seen since 2020 after a 0.5% decrease between 2017 and 2020 (the period of the WRWA coverage).

Indexed net and gross rent change 2016 to 2022 (2016=100)



T2.17

Since 2016 general needs average gross rents (inclusive of service charges eligible for universal credit/ housing benefit) have increased marginally more than average net rent. This being due to the higher percentage increases in service charges (rising from £6.24 per week in 2016 to £7.25 per week in 2022 (16%)).

However, supported housing average gross rents have increased by a far greater percentage (rising from £118.78 per week in 2016 to £139.35 per week in 2022). This is due to the 41% (or £13.38 per week) increase in service charges, compounded by an increase in the number of units attracting a service charge (from 90% of units in 2016 to 95% in 2022).

The limit on annual rent increases between 2021 and 2022 was 1.5% (see also page 3).

Average gross rents are not calculated by adding the average net rent and average service charge together. See **technical notes** for more information.

Section based on data from large PRPs only. Excludes Affordable Rent units.

Affordable Rent general needs gross rent

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The average weekly gross rent for an Affordable Rent general needs property in England is £136.72.

London and the South East have the highest average gross rent. This reflects higher local market rents.

The North East has the lowest average weekly gross rent, less than half that for London.

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

T2.12

Affordable Rent are set with regard to local market rents, this will be the primary driver for the large variation in average rent levels between regions.

Affordable Rent* units are made available by providers, 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.

Affordable Rent units cover both newly built homes (with or without grant input) and conversions from existing social rented units to Affordable Rent units (see **technical notes** for more information).

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

Section based on data from all PRPs with Affordable Rent stock.

Affordable Rent general needs change

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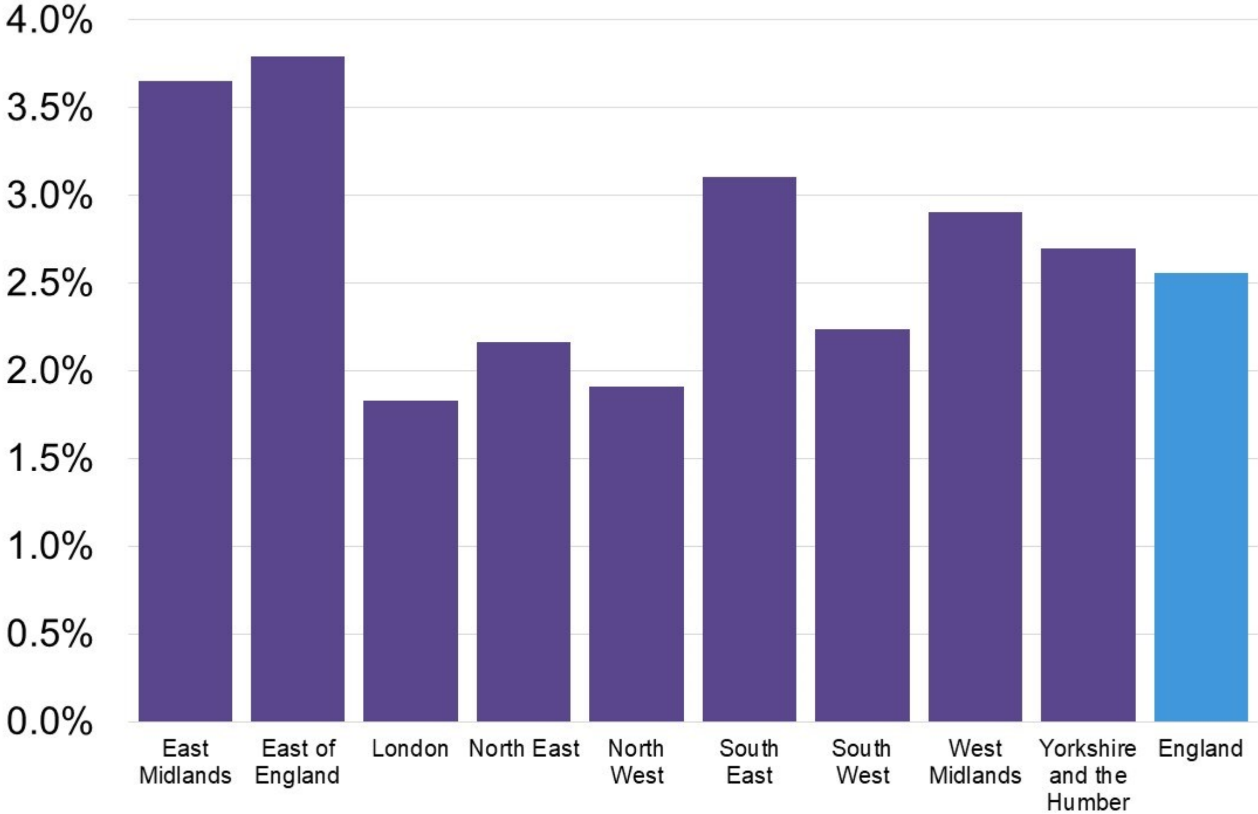
2022

Affordable Rent general needs gross rents increased by 2.6% between 2021 and 2022.

The East of England had the largest percentage and value increases (3.8% and £5.28 per week).

Affordable Rent general needs gross rent change (%) 2021 to 2022



T2.13

The average increase in England was 2.6%, representing an increase of £3.41 per week.

The relatively large increases in the number of general needs Affordable Rent units (8.3% between 2021 and 2022) will impact on the year-on-year gross rent changes. With these additional units let at rents established at up to 80% of the current market rent of an equivalent property, inclusive of service charges.

Due to the property-specific nature of the rent setting rules for Affordable Rent units (which also govern rent-setting when units are re-let), users of this report should exercise caution when looking at average changes in rent levels between years. While PRPs are allowed to set rents at up to 80% of market rent of an equivalent property, they are not obliged to use this maximum level (see also London Affordable Rent in glossary).

Section based on data from all PRPs with Affordable Rent stock.

Affordable Rent supported housing gross rent

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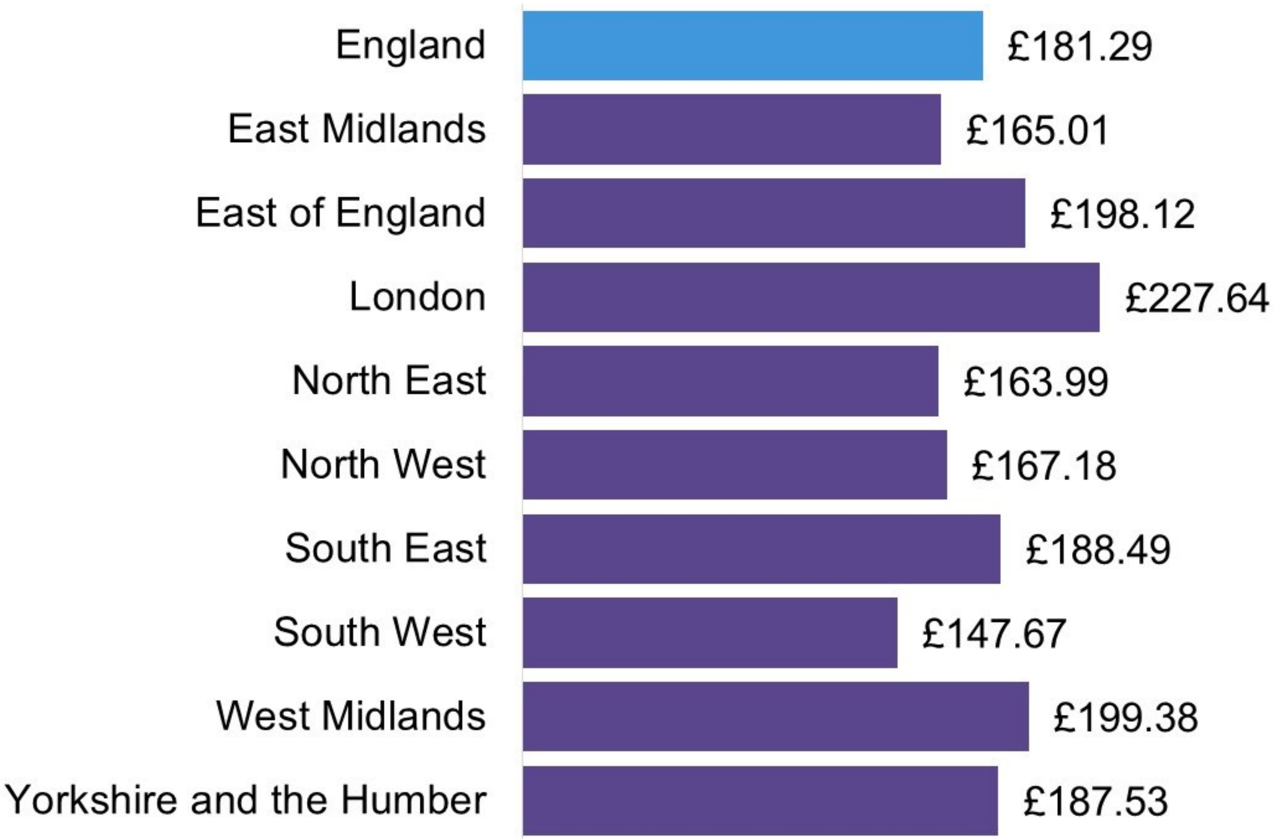
The average weekly gross rent for an Affordable Rent supported housing property in England is £181.29.

London continues to have the highest weekly gross rent, being approximately £28 per week more than the next highest regional average, the West Midlands.

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



T2.14

There are relatively few Affordable Rent supported housing units in England (just 14,731 units or 6% of all Affordable Rent). Some regions still have fewer than 1,000 units.

For most of these units the gross rents are likely to include some level of service charge based on client needs.

Analysis of year-on-year changes for Affordable Rent supported housing is considered unreliable due to the low volume of stock and is not presented here. For further information on Affordable Rent stock levels, please see the **Private registered provider social housing stock in England - stock profile.**

Section based on data from all PRPs with Affordable Rent stock.

Comparison with private rental sector

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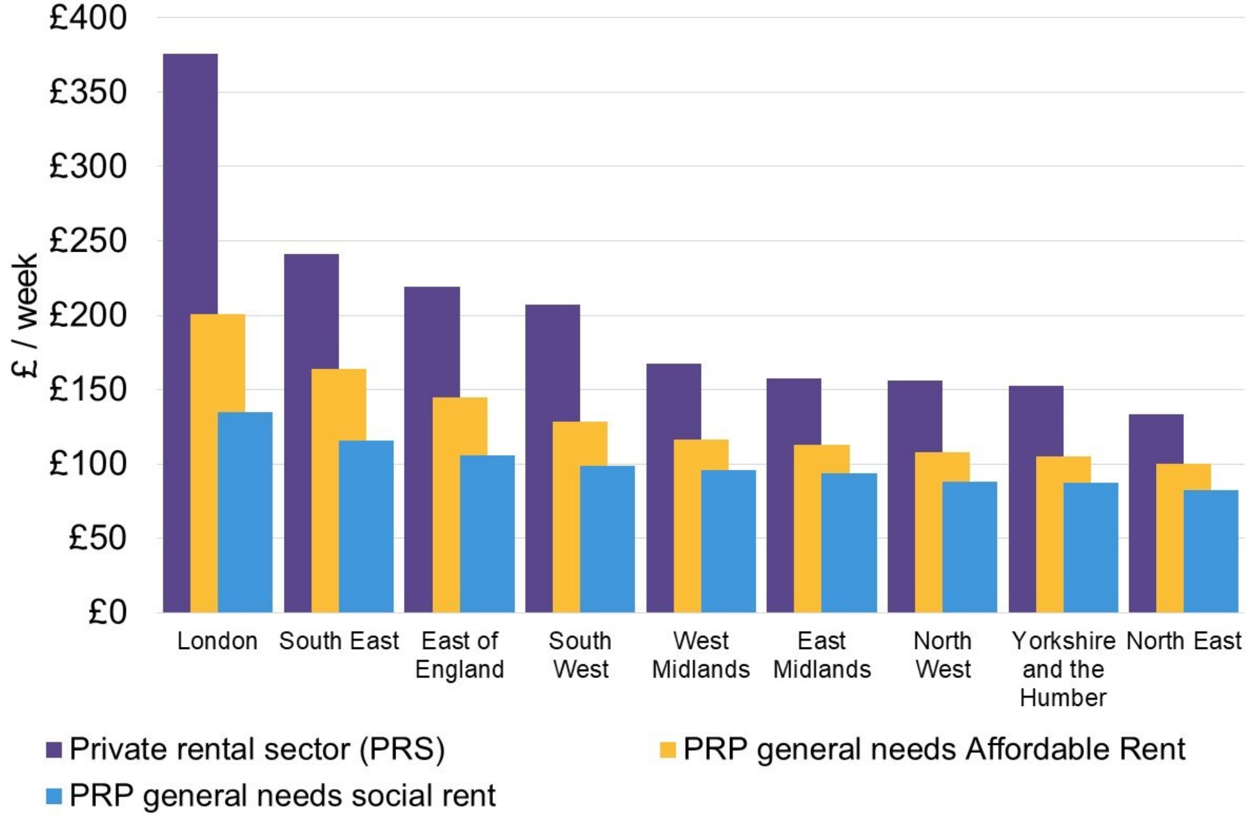
The average gross rent for Affordable Rent general needs units in London (£200.60) is just over half the average London private sector rent (£375.92).

Rents in the North East are closest to market rents, with general needs social rent gross rents at 62% of market rent and Affordable Rent general needs at 75% of market rent.

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



T2.16

The average gross social rent in England (£102.48 per week) is 48% of the average private rental sector rent (£213.69 per week).

General needs social rent gross rents range from 36% of private sector rents in London to 62% of private sector rents in the North East.

General needs Affordable Rent gross rents range from 53% of private sector rents in London to 75% of private sector rents in the North East.

General needs social rent gross rents based on data for large PRPs only excluding Affordable Rent units. Affordable Rent general needs gross rents based on data for all PRPs with Affordable Rent stock. Weekly mean private rental sector (PRS) rents derived from Valuation Office Agency private rental market summary: April 2021 to March 2022.

Gross rents used for all values to enable comparability.

Notes

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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).

Data coverage

The rent and service charge data presented in these statistics are for low cost rental housing that is owned by PRPs on 31 March.

General needs and supported housing (including housing for older people) rent and service charge figures for stock considered 'social rent' in this release are calculated using data supplied by large PRPs (those owning 1,000 or more units of social housing) only. PRPs with fewer than 1,000 units are not required to submit detailed rent data on these units.

Rent data for Affordable Rent stock are required from all PRPs regardless of their total stock ownership.

Notes – glossary of terms

Regulator of Social Housing

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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**.

Average service charges and gross rents

The average service charges presented in the rent sections relate only to the stock where there is a Universal Credit or Housing Benefit eligible service charge present. Therefore, zero service charges are excluded from this calculation. However, gross rents presented in this briefing note do include stock without a service charge. Because of this, the sum of the average net rent and average service charge will not equal the average gross rent.

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.

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.

Notes – glossary of terms

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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.

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. For the purposes of the SDR release **large PRPs** are those that own 1,000 or more social housing units/ bedspaces and that complete the 'long SDR form' and **small PRPs** are PRPs that own fewer than 1,000 social housing units/ bedspaces and that complete the 'short SDR form'.

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.

Notes – glossary of terms

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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 PRPs 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 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.

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.

WRWA

References to the WRWA are references to the Welfare Reform and Work Act (2016).

Notes – version

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Version history

1.0 Original release.

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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 and maintain homes of appropriate quality that meet a range of needs.