



Registered provider social housing in England - stock and rents

2022-2023



Version 1.0 – October 2023

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Introduction

Registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent levels across social housing owned by local authority registered providers (LARP) and private registered providers (PRP). These statistics are based on data we collect through the local authority data return (LADR) and statistical data return (SDR). Data from these collections are presented separately in our other statistics. For more information see our [statistics page](#).

This briefing note is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on the processes for producing these statistics; 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 a local authority level, are also available.

Coverage

These statistics provide information on social housing owned by all registered providers 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

These statistics are drawn from our PRP and LARP social housing stock and rents in England statistics which have been designated as National Statistics by the Office for Statistics Regulation (OSR). This briefing note provides additional insight, giving the fullest picture of stock and rent information for the social housing provision in England. 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 2023 data release page.

Collection and methodology

Registered providers (RPs)

On 31 March 2023 there were 1,606 providers registered with us. Of these, 221 were local authorities (LARPs) and 1,385 were private providers (PRPs). For more information on our registration processes please see our [website](#).

Data collections

We collect the data we present in these statistics from LARPs through our local authority data return (LADR) and from PRPs through our statistical data return (SDR). Through these collections we receive stock and rent information from all English RPs. We have collected the SDR from PRPs since 2012 and we first collected the LADR in 2020. Each return is collected annually. For more information on these individual collections please see our other statistical releases available from our [statistics page](#).

Year-on-year changes

This is the second year that we are able to undertake year-on-year comparisons for both LARP and PRP stock and rents from our own data collections (LADR and SDR). These comparisons use a count of bedspaces for non-self-contained units. Longer term trends (2019 and prior) for local authorities use data from the local authority housing statistic (LAHS) and use a count of dwelling equivalents. Please note that from 1 April 2022 the dwelling equivalent counts are no longer collected in the LADR. For more information please see our [LARP statistics](#).

Missing data

All questions in the LADR and SDR are mandatory and all RPs were expected to submit the relevant return in 2023. In 2023 there were no missing LADR returns or data items, but approximately 4% of PRPs did not submit an SDR. All of these were small providers (owning fewer than 1,000). Weighting has been applied to stock figures to account for these missing returns. Rent data is not weighted as it is only available for large PRPs (those owning 1,000 or more units). For more information please see our [PRP statistics](#).

Revisions

There are no revisions made to the published 2022 data.

Rent policy and standards

Rent regulation

We use rent data from the SDR and LADR data to support our regulation of social housing rents. From 1 April 2020 all registered providers (LARPs and PRPs) are required to set rents in accordance with the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement) <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>. This permits annual rent increases on both social rent and Affordable Rent properties of up to CPI+1% from 2020¹. Data in this release represent the position from the third year covered by the Policy Statement and our Rent Standard, where the limit on annual rent increases was 4.1% (based on CPI in September 2021+1%) .

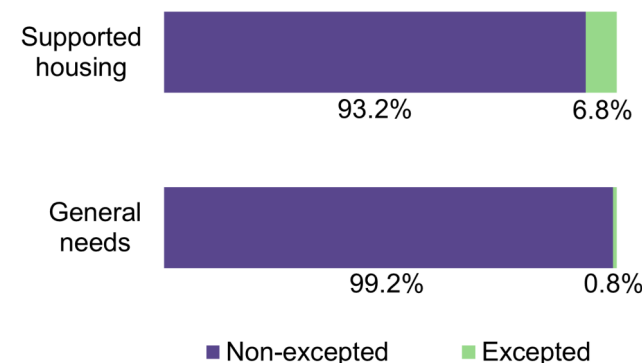
Users of these statistics should also refer to the **technical notes and definitions** for details of other factors impacting rents in 2023.

Impact of units with exceptions

There are specific categories of stock which are excepted from the Policy Statement. The average rent 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 0.8% of general needs units and 6.8% of supported housing units held by LARPs or PRPs owning 1,000 or more social units were reported as having an exception from the Policy Statement in 2023.

This is similar to 2022 (0.8% and 7.1% respectively).



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 and losses from the stock, units with exceptions and to RPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units.



¹In December 2022 the Government issued a revised Policy Statement setting out the government's policy on rents for social housing from 1 April 2023 onwards. This incorporated a limit on annual rent increases in 2023/24. In 2023 a new Direction on the Rent Standard was issued which required the regulator to set a Rent Standard to apply from 1 April 2023 in line with the updated Policy Statement. This rent standard is available <https://www.gov.uk/government/publications/rent-standard>. See **technical notes** for more information.

Key facts

4.5m units of social stock owned by RPs

PRPs own 2.9m units compared to 1.6m units owned by LARPs.

83% of social stock is general needs

Most social stock owned by RPs is general needs low cost rental (including Affordable Rent) (83% or 3.7 million units). Proportionally more LARP owned stock is general needs (93%) than PRP owned stock (78%).

0.8% increase in overall stock since 2022

This overall increase has been driven by the 25,868 unit increase in Affordable Rent units and the 14,640 unit increase in low cost home ownership units. These increases offset the 6,635 reduction in social rent units.

4.1% increase in average general needs (social rent) net rents since 2022

England general needs (social rent) average weekly net rents increased by 4.1% (or £3.89) between 2022 and 2023, while supported housing (social rent) average weekly net rents increased by 4.9% (or £4.50).



LARP data presented in this release includes non-self-contained units counted as bedspaces rather than dwelling equivalents as reported in 2020 - see LARP social housing in England statistics for more details on the impact of this.

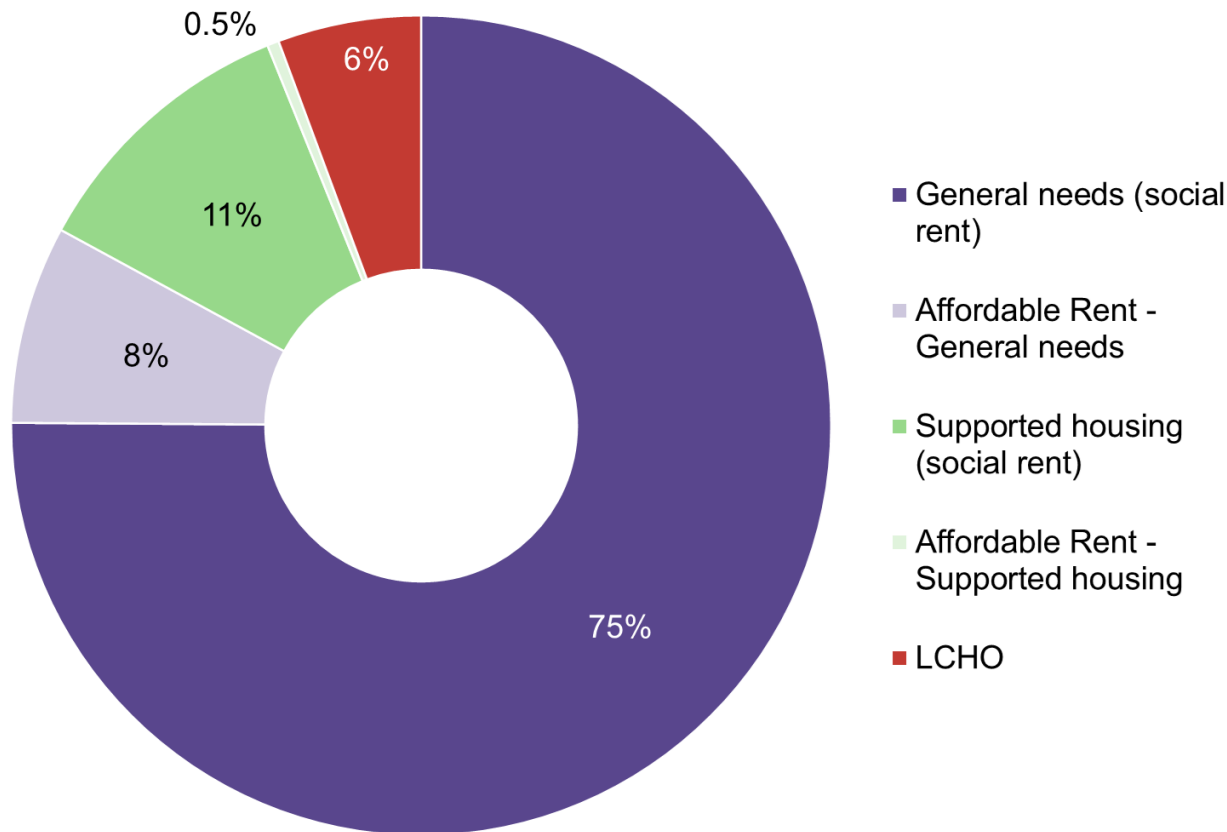
Owned RP social stock in 2023

RPs reported owning 4.46 million units of social housing on 31 March 2023.

The majority of social stock owned by RPs is general needs social rent (75%).

Low cost home ownership (LCHO) accounts for 6% of social units owned by RPs (slightly more than in 2022 when 5% were LCHO).

RP social housing stock owned (as at 31 March 2023)



On 31 March 2023, most of the 4,460,799 units of social housing owned by RPs were low cost rental units (94%).

Low cost home ownership units make up a slightly higher proportion of total social stock in 2023 (6% compared to 5% in 2022). There are nearly 370,000 Affordable Rent units owned by RPs, nearly 26,000 more than in 2022.

These stock changes reflect the focus of recent funding programmes, particularly the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP) and 2021-26 Affordable Homes Programme (AHP).

⚠ In 2023 LARP data presented in this release includes non-self-contained units counted as bedspaces - see LARP social housing in England statistics for more details on the impact of this.

⚠ PRP data is weighted to account for missing data.

⚠ *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

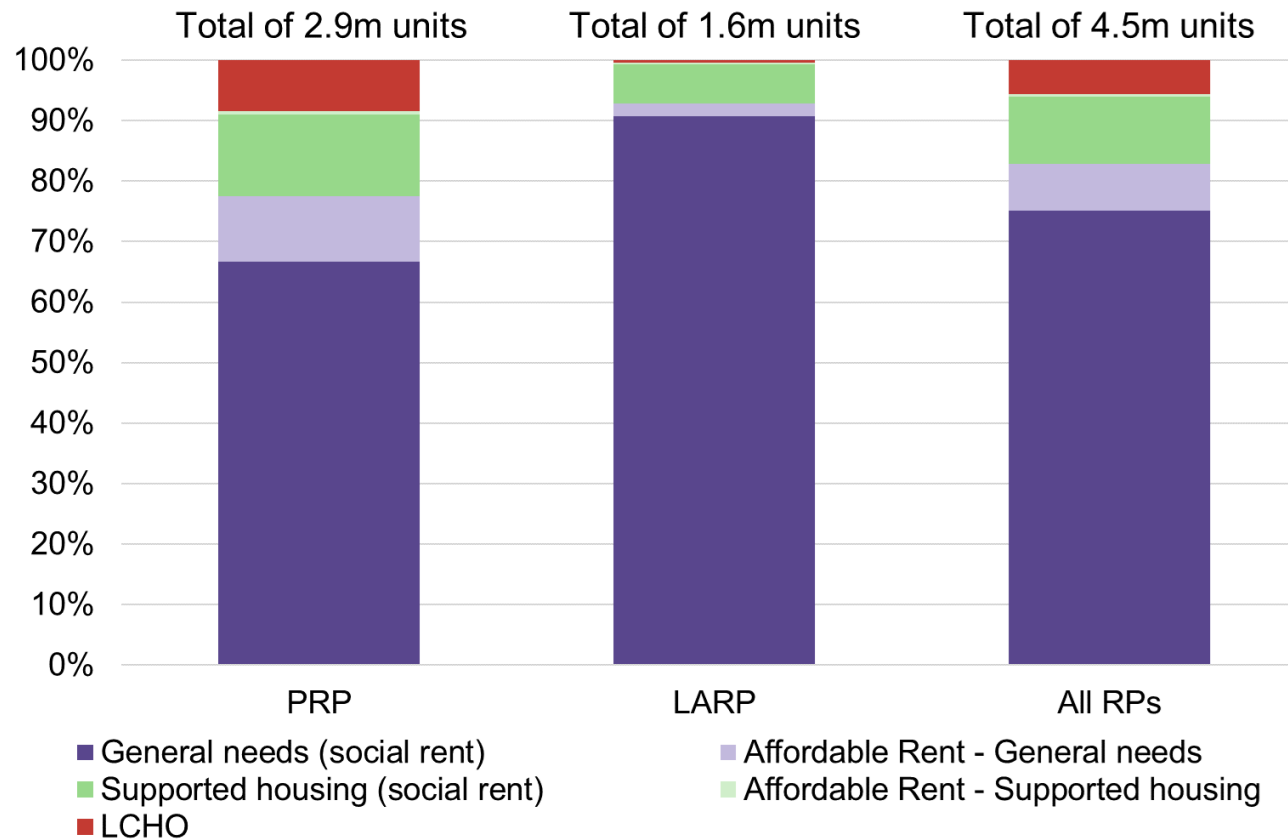
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RP owned social stock by provider type

97% of LARP owned social stock is social rental stock (general needs and supported housing) compared to 80% of PRP owned social stock.

PRPs own 63% of all low cost rental units, and 98% of all LCHO units.

RP social stock owned by provider type 2023




LARPs stock is focused on the provision of general needs low cost rental (with 93% of stock being either social or Affordable Rent general needs units). This compares to 78% of PRP stock.

Just 2% of LARP units are Affordable Rent (general needs or supported housing) compared to 11% of PRP units.

Low cost home ownership units have increased in number for both PRPs and LARPs but have retained the same proportion of overall units (8% of PRP owned social stock but just 0.4% of LARP owned social stock)*.

75% of social stock owned by RPs is general needs social rent, with a further 8% being general needs Affordable Rent. Supported housing accounts for 11% and LCHO for 6%.

 PRP data is weighted to account for missing data.

 *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

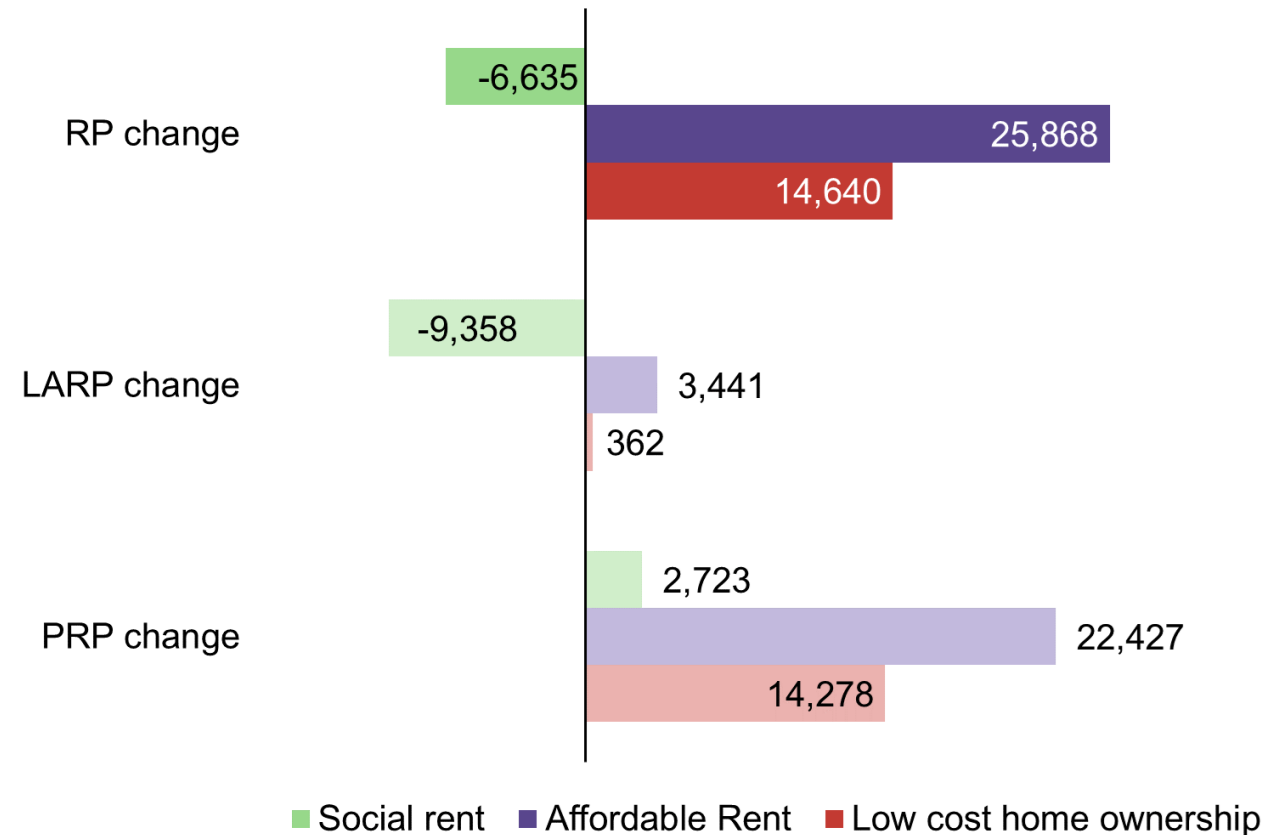
T1.1

Social stock change since 2022

Since 2022 the number of low cost rental units (including Affordable Rent) owned by all RPs has increased by 19,233 units (0.5%).

Both PRPs and LARPs increased the number of low cost home ownership units owned between 2022 and 2023, with a total of 14,640 (6%) more units in 2023 than in 2022.

Change by provider and stock by type 2022 to 2023





The increases in Affordable Rent and LCHO are driven by PRPs, who reported 87% of the total increase in Affordable Rent and 98% of the total LCHO increase.

In total RPs saw an increase of 25,868 units of Affordable Rent between 2022 and 2023, with 95% of this increase being general needs units.

The reduction in social rent units is driven by LARPs, who reported a reduction of 9,358 units between 2022 and 2023. However, this reduction was partially offset by PRPs who reported an additional 2,723 units over the same period.

The losses are likely to be primarily driven by sales to tenants through the various right to buy and other sales schemes.

 PRP data is weighted to account for missing data.

 *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

T1.3

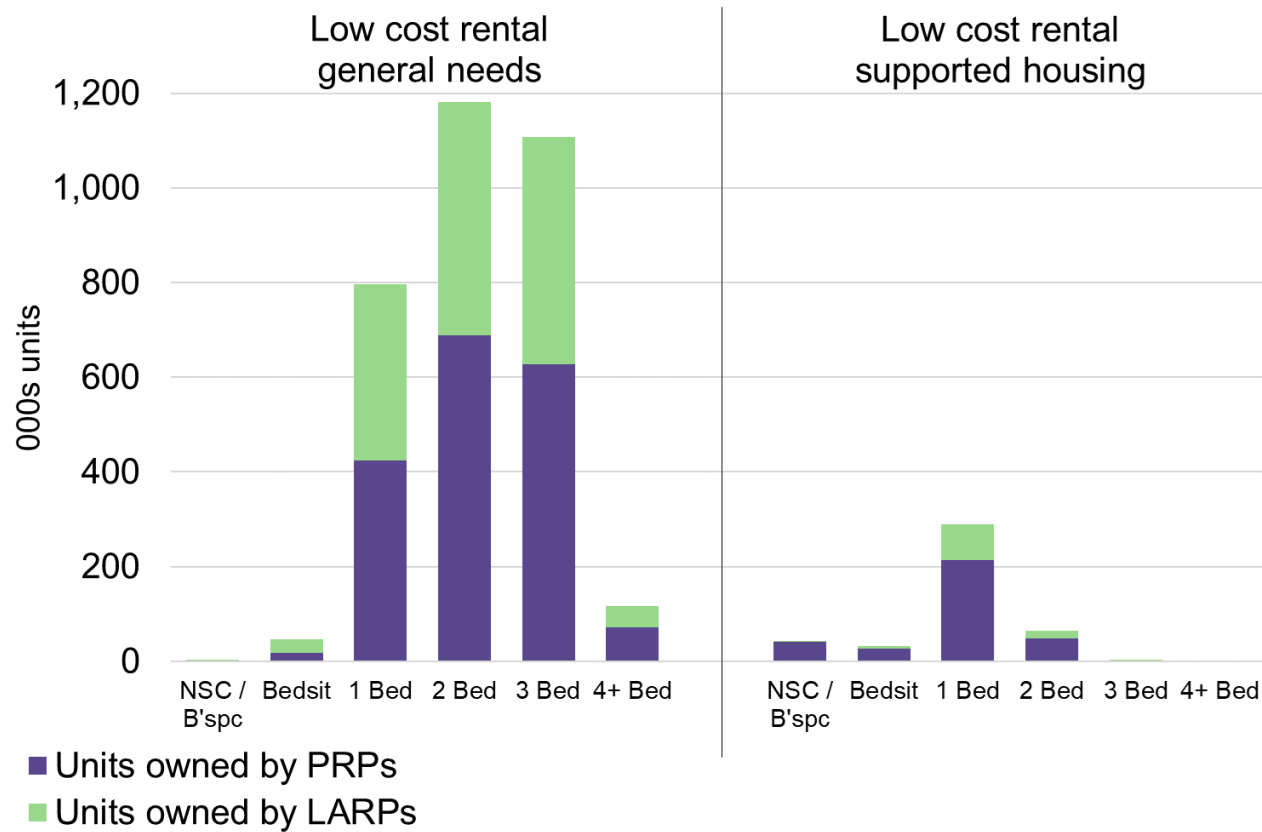
Owned low cost rental by size of unit

The most common size general needs unit is a 2 bedroom unit, while the most common size supported housing unit is a 1 bedroom unit.

84% of low cost rental units owned by RPs are general needs units with between one and three bedrooms.

Bedspaces make up a far greater proportion of supported housing (10%) than general needs (0.1%).

Units by type (general needs/ supported housing), bed size and RP type



There are more supported housing bedspaces than general needs bedspaces (43,938 compared to 3,912). In total 10% of supported housing units are bedspaces, compared to just 0.1% of general needs units.

RPs report more units with 4 or more bedrooms, with c.129,000 (4%) of general needs units having 4 or more bedrooms compared to just 257 (0.1%) of supported housing units.

These differences are likely to be due to the needs being met by supported housing. These units are targeted at those who need additional support to live independently and therefore provide for those tenants who do not have access to support elsewhere (such as from a partner or family).

T1.2



PRP data is for large PRPs only.



Units of five and six+ bedrooms have been combined into a 4+ bedrooms figure as this is the highest size category for PRP supported housing.

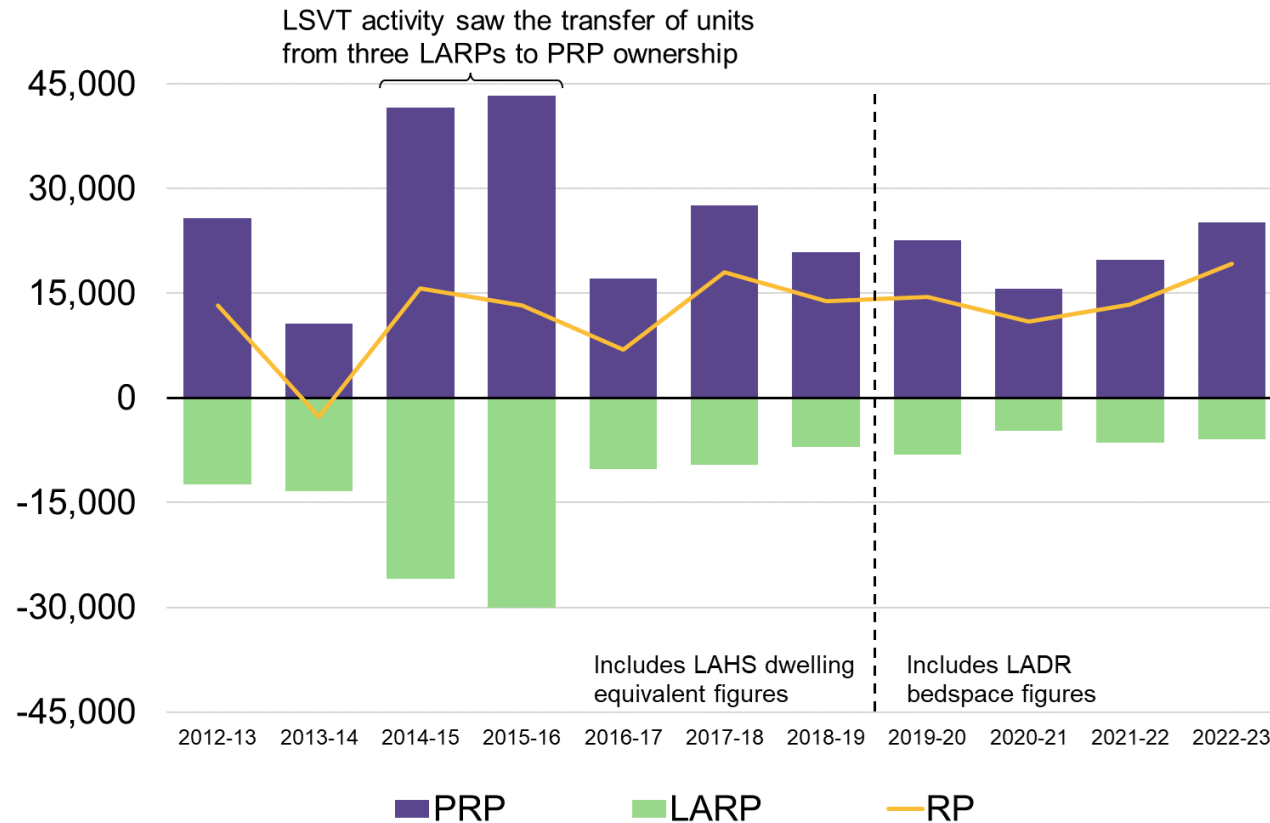
Low cost rental change since 2012

The number of LARP owned low cost rental units has decreased every year since 2012.

The decreases in LARP owned stock are due to right to buy sales to tenants and LSVT activity.

PRPs have increased the number of owned low cost rental stock every year since 2012.

Year-on-year low cost rental stock change 2012 to 2023




A net gain of low cost rental stock is seen in every year except 2013-14, where a net loss of approximately 3,000 units was seen.

Each year LARPs have reported a net loss in the number of low cost rental units owned, while PRPs have reported a net gain.

Right to buy sales will be the key driver behind the net loss to LARP stock in most years. However, the transfer of units from LARPs to PRPs has also occurred, with the relatively large losses in LARP stock seen between 2014 and 2016 corresponding to a number of large scale voluntary transfers (LSVTs). See 2020 release for more details.

T1.4

 Data for 2012-2019 taken from LAHS and uses dwelling equivalent counts for non-self-contained units. Data for 2020 to 2022 taken from LADR and uses bedspace counts. See **technical notes** for more information on differences between collections. PRP data is weighted.

General needs (social rent) net rents

The average weekly general needs (social rent) net rent in England is £98.20.

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

The North East has the lowest average weekly net rent of £82.08.

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



GN social rent by region

These averages are calculated using data from two separate data collections (LADR and SDR). The averages are weighted to reflect the different unit numbers owned by LARPs and PRPs in each area. Users should note that large PRPs own 1.83m units of general needs (social rent) stock and LARPs own 1.42m units. As such, these averages should be viewed with caution as they will be skewed towards the PRP average rents.

It is worth noting that across all regions LARP average rents for these units are lower than PRP average rents.

For more details about LARP and PRP general needs rents please see our other statistical releases.



Service charges are excluded from these data as they are not captured in the LADR.



Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

T1.5

General needs (social rent) net rents by LA

Not all local authorities own social housing stock; only those that do are LARPs. In areas where local authorities do not own stock all units will be PRP owned.

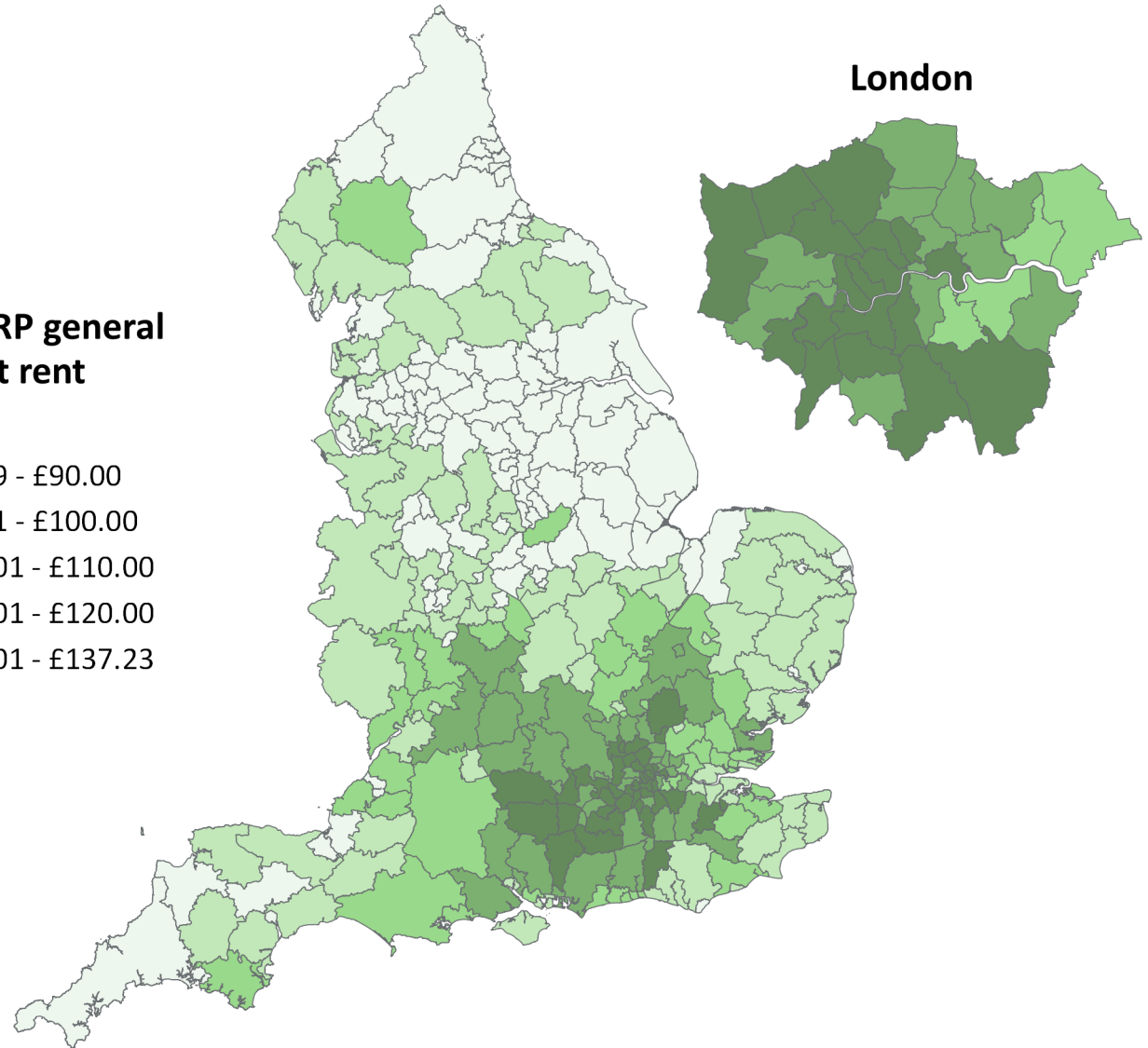
Average general needs (social rent) net rents across England are highest in London and the South East. This reflects the higher formula rent in these areas.

Westminster has the highest average net rent (£137.23 per week), nearly twice that of the lowest local authority average (£74.89) in Lincoln.

Average RP general needs net rent

(£/week)

- £74.89 - £90.00
- £90.01 - £100.00
- £100.01 - £110.00
- £110.01 - £120.00
- £120.01 - £137.23



GN social rent by LA

T1.6

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! PRP data is for large PRPs only. Excludes Affordable Rent units.

General needs (social rent) net rent change

General needs (social rent) average weekly net rents in England increased by 4.1% between 2022 and 2023.

The lowest value increase was seen in the North East (£3.19 per week). This was equivalent to a 4.0% increase since 2022.

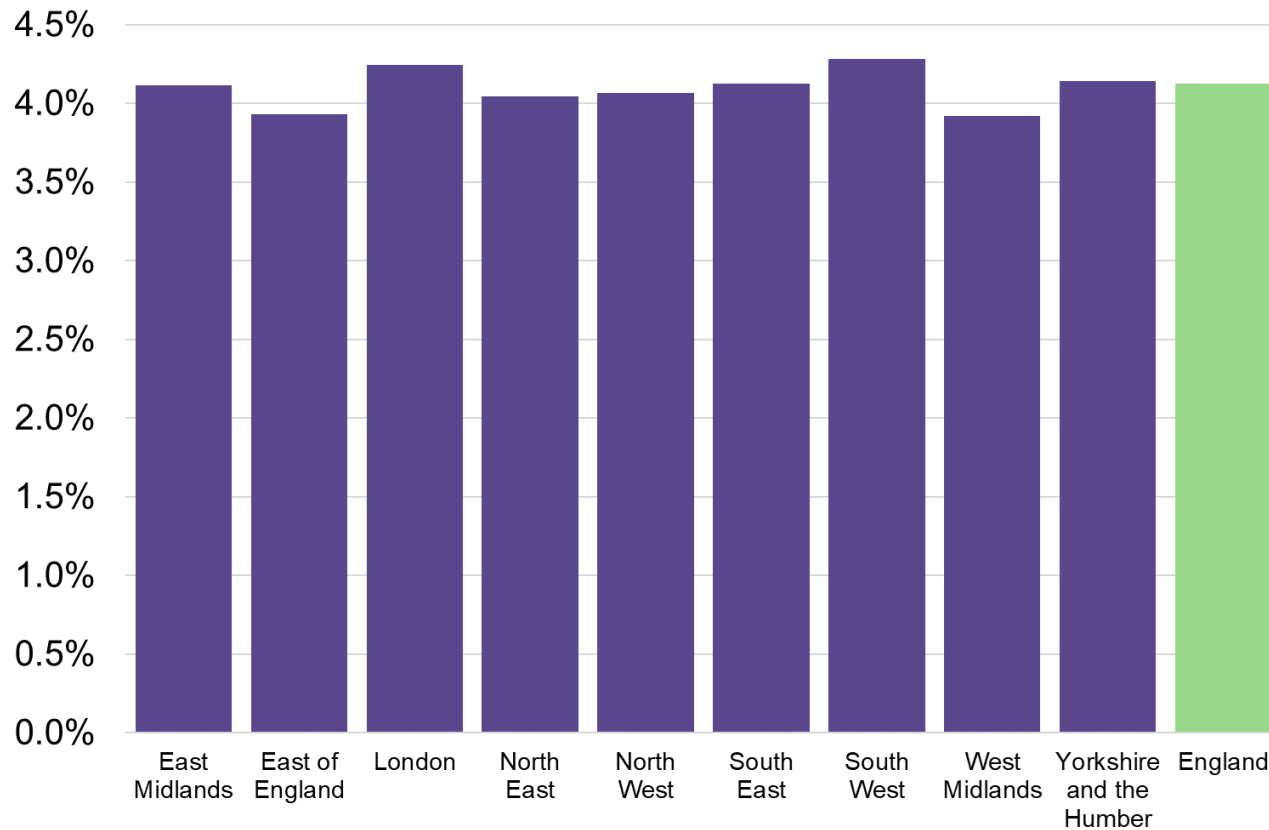
The highest value increase was seen in London (£4.93 per week). This was equivalent to a 4.2% increase since 2022.

General needs (social rent) net rent change (%) 2022 to 2023

The limit on annual rent increases between 2022 and 2023 was 4.1%.

Overall, the annual net rent increase in general needs social rent units was 4.1% between 2022 and 2023, but there was some regional variation (ranging from a 3.9% increase in the West Midlands and the East of England to 4.3% increase in South West)

Changes in stock levels, 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 than might otherwise be expected.



T1.15



Service charges are excluded from these data as they are not captured in the LADR.



Large PRP data only. Excludes Affordable Rent units.

Supported housing (social rent) net rents

The average weekly supported housing (social rent) net rent in England is £95.99 for RP owned supported housing (social rent) units.

London has the highest average weekly net rent (£113.92), nearly 30% higher than the average weekly net rent in East Midlands (£87.99).

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



LARPs own approximately 100,000 supported housing social rent units compared to the approximately 330,000 units owned by large PRPs. As such, the overall RP averages will be driven by the profile of PRP stock (which in turn is driven by different client groups with varying degrees of support needs).

These averages should be viewed with caution due to the nature of supported housing and the profile across PRPs and LARPs.

For more details about LARP and PRP supported housing rents please see our other statistical releases.



Service charges are excluded from these data as they are not captured in the LADR.



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.



Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

T1.7

Supported housing (social) net rents by LA

There are only 145 LA areas where LARPs report owning supported housing.

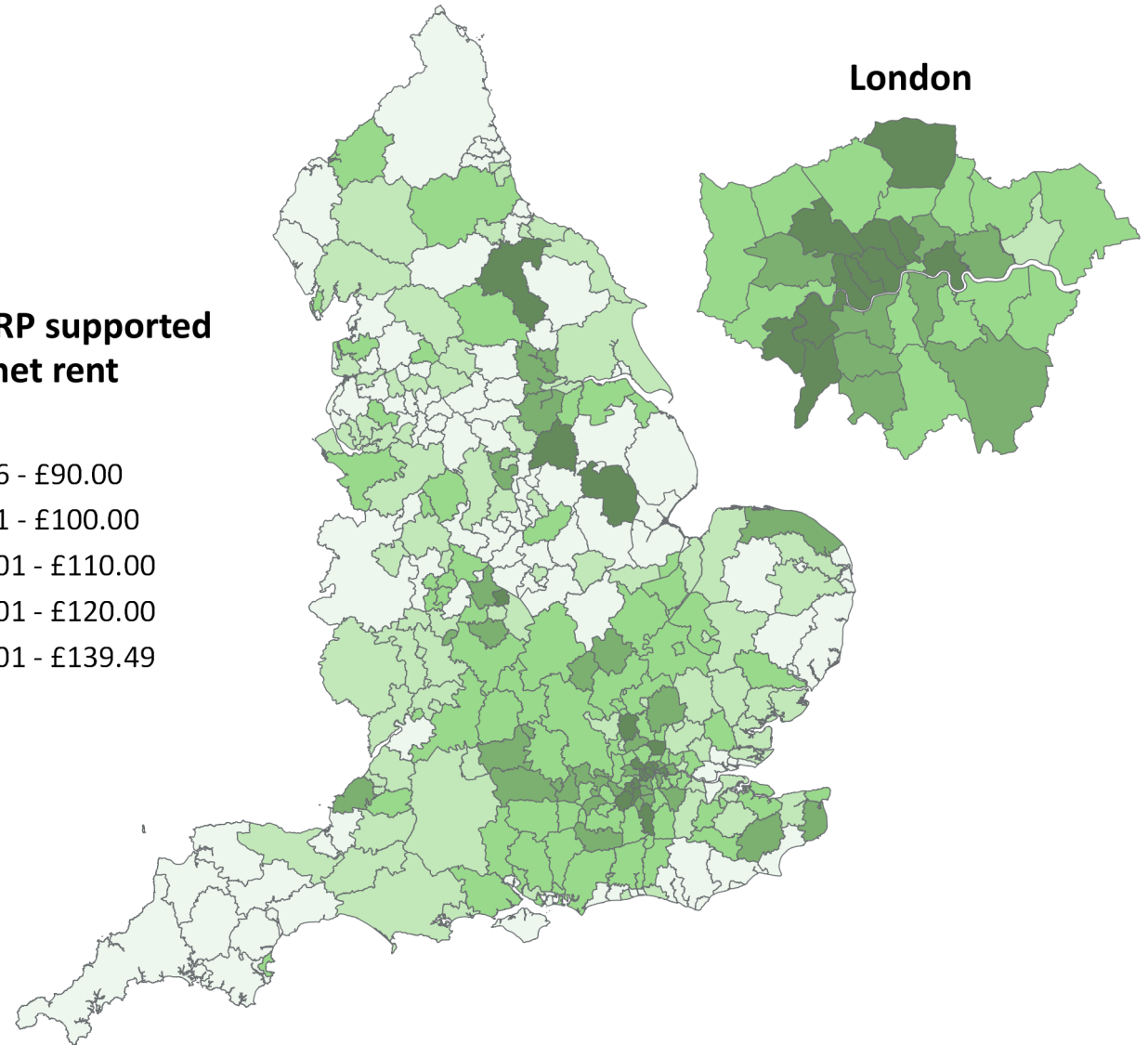
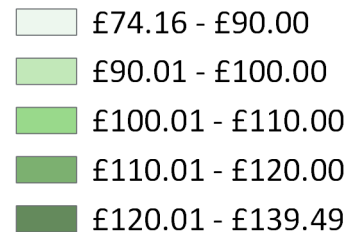
PRPs own 75% of all RP supported housing. As such, average net rents are closer to the average for PRPs.

London and the South East tend to have higher average weekly net rents, reflecting the higher formula rent in these areas.

As in 2022, Kingston upon Thames has the highest average net rent (£139.49) and Broxtowe the lowest (£74.16).

Average RP supported housing net rent

(£/week)



London

T1.8

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PRP data is for large PRPs only. Excludes Affordable Rent units.

Supported housing (social) net rent change

Average supported housing (social rent) weekly net rents in England increased by 4.9% between 2022 and 2023.

The largest percentage increase was seen in the West Midlands (5.5% equivalent to £4.88).

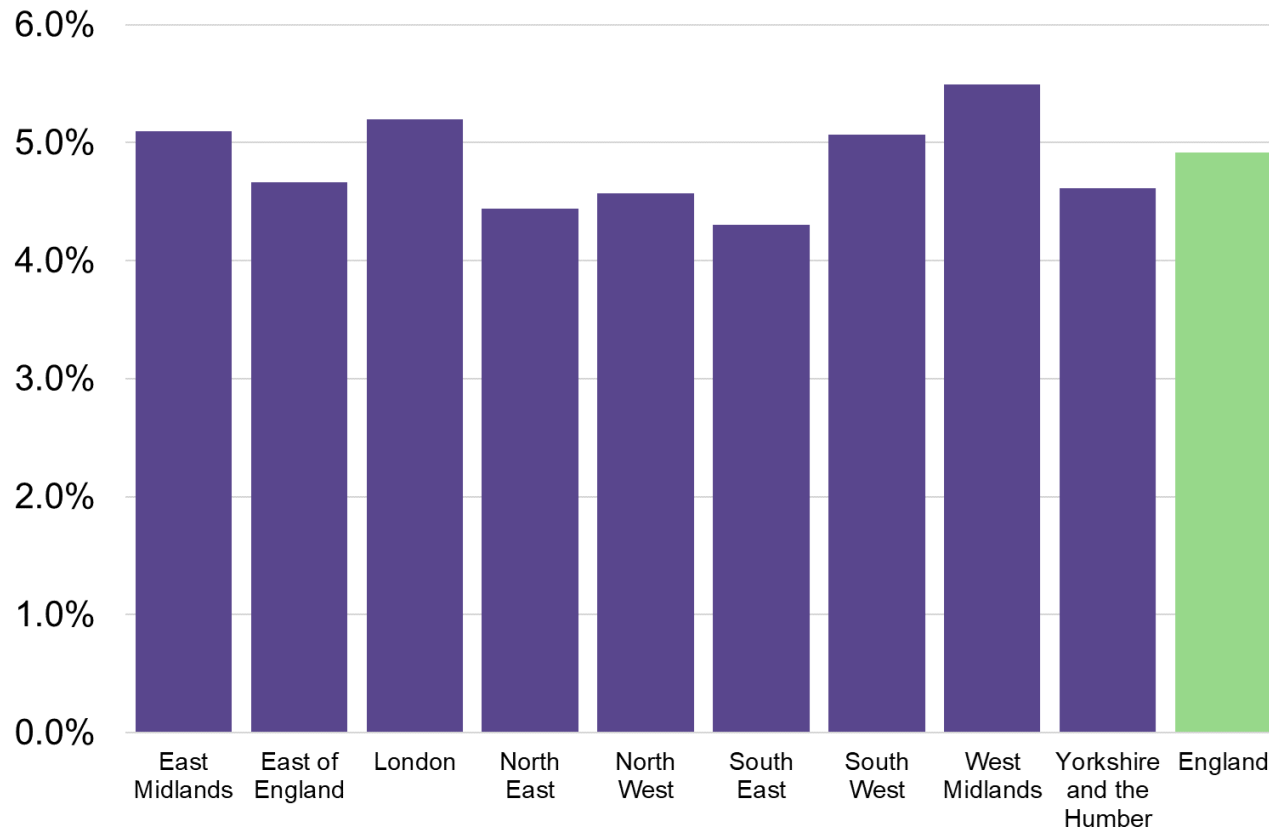
The largest value increase was in London (£5.63 equivalent to 5.2%).

Supported housing (social rent) net rent change (%) 2022 to 2023

The average weekly net rent change in England was 4.9% (or £4.50). However, there were regional variations, ranging from a 4.3% (or £4.17) increase in the South East to a 5.5% (or £4.88) increase in the West Midlands.

The smallest value increase was seen in the North East (£3.80) and the largest in London (£5.63).

The limit on annual rent increases between 2022 and 2023 was 4.1%. Changes in stock levels, 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 than might otherwise be expected.



T1.16



Service charges are excluded from these data as they are not captured in the LADR.



Large PRP data only. Excludes Affordable Rent units.

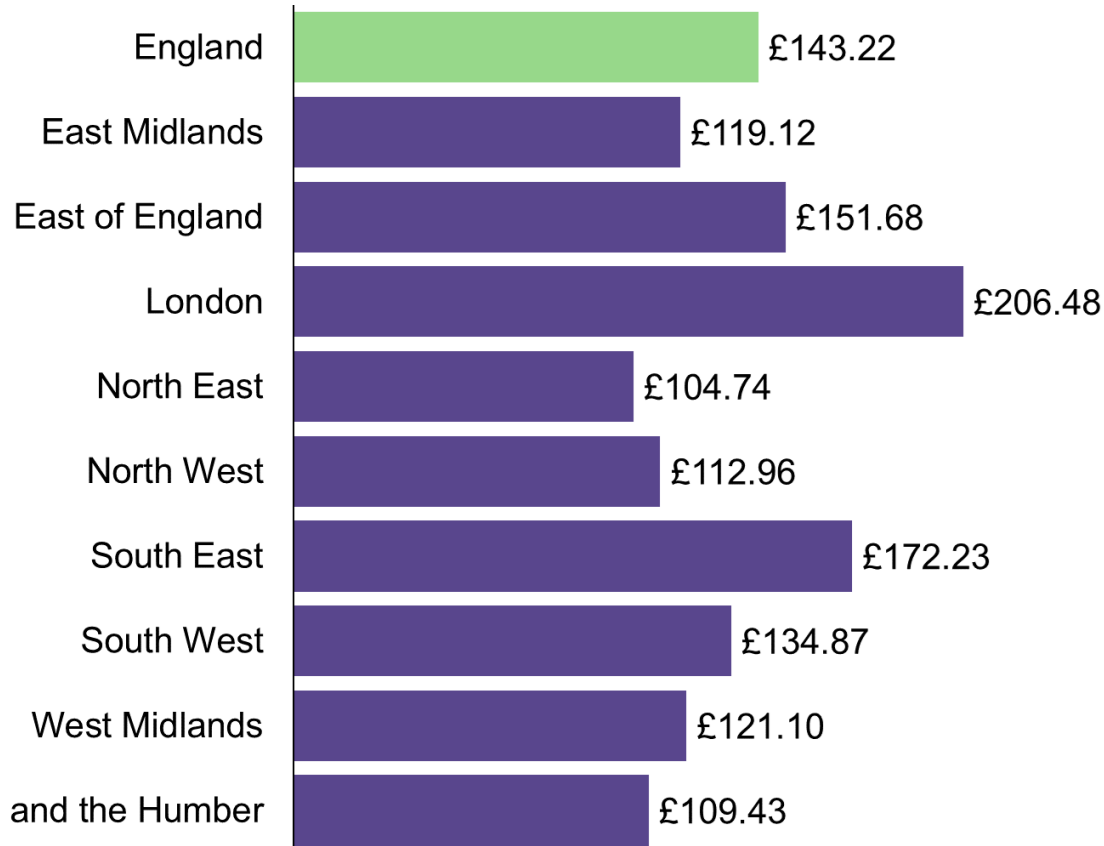
Affordable Rent general needs gross rent

The average weekly gross rent for an Affordable Rent general needs unit in England is £143.22.

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

The RP average weekly gross rent in London is greater than £200 (based on reported rents for approximately 48,000 units).

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



RPs make Affordable Rent* units 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.

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

There were 348,352 Affordable Rent general needs units in 2023 (7% of total social stock). Of these 91% are owned by PRPs. As such, the overall average rents are heavily skewed towards PRP average rents.

For more details about LARP and PRP Affordable Rents please see our other statistical releases.

T1.9



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

Affordable Rent general needs rent change

In England average general needs Affordable Rent weekly gross rents increased by 5.1% between 2022 and 2023.

London saw the smallest percentage increase (3.9%), but this was the third largest value increase (£7.69).

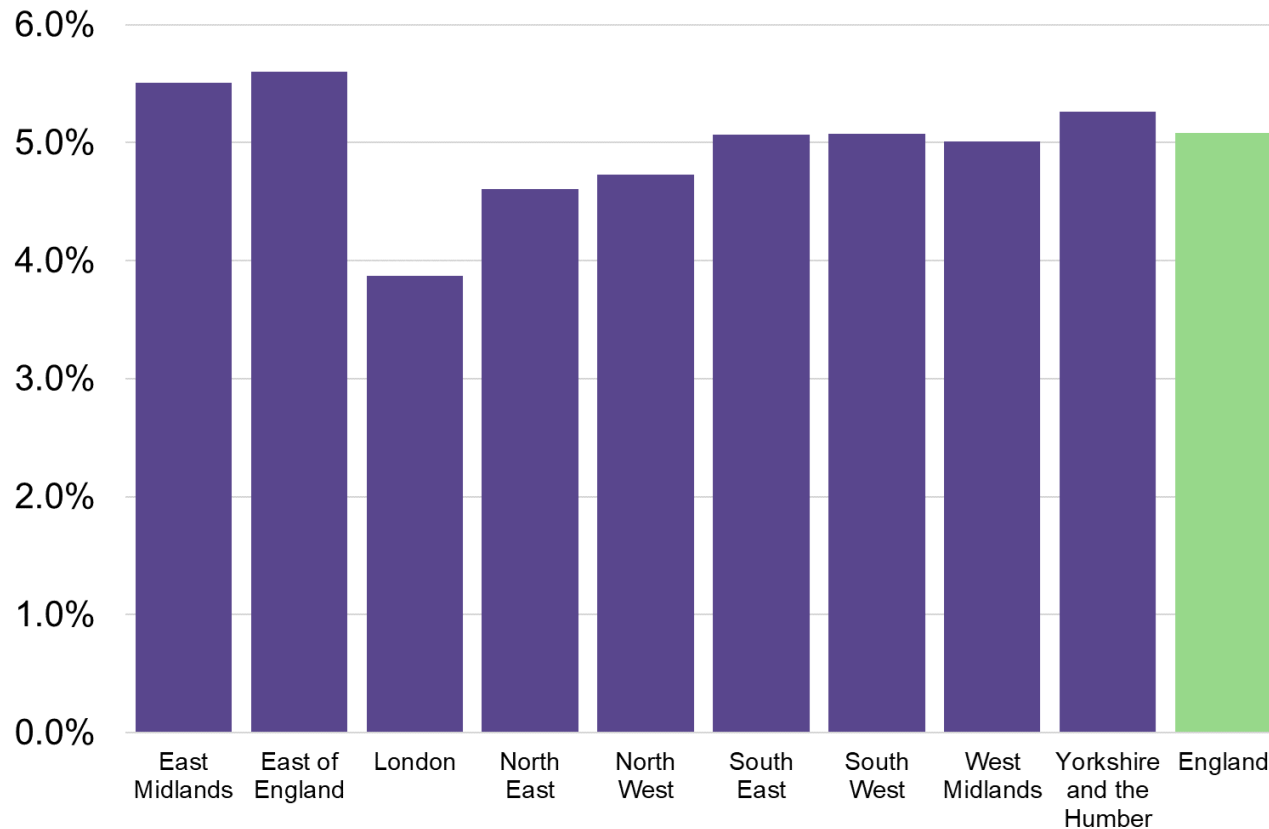
The largest value increase was seen in the South East (£8.31), with this being equivalent to a 5.1% increase.

Affordable Rent general needs units gross rent change (%) 2022 to 2023

The average increase in Affordable Rent general needs gross rent in England was 5.1%, representing an increase of £6.93 per week.

It should be remembered that the number of general needs Affordable Rent units increased by 24,633 units (7%) over the period by over and this will have impacted on the year-on-year average gross rent changes.

Market rents are not tied to inflation so can increase by more than CPI+1%. This means that when these additional Affordable Rent units are let at rents established at up to 80% of the current market rent of an equivalent property, inclusive of service charges, larger than CPI+1% increases can be seen in the average rents also.



T1.17

Affordable Rent supported housing gross rent

The average weekly gross rent for an Affordable Rent supported housing unit in England is £181.65.

London has the highest average weekly gross rent (£231.68), the South West the lowest (£143.89).

Affordable Rent supported housing units are relatively few, with just over 20,000 in total. Only the North West has over 3,000.

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



Affordable Rent supported housing is a very niche product. The profile of unit size and spread across regions will impact heavily on these averages.

The extremely low number of Affordable Rent supported housing units owned by LARPs (4,715) means that these averages are more closely aligned to PRP averages (based on 15,683 units).

The number of Affordable Rent supported housing units owned by RPs (just 20,398) and the changes in RP stock totals since 2022 (6%) mean that further breakdowns and data on year-on-year change are not presented in this note.

For more details about LARP and PRP Affordable Rents please see our other statistical releases.

T1.11



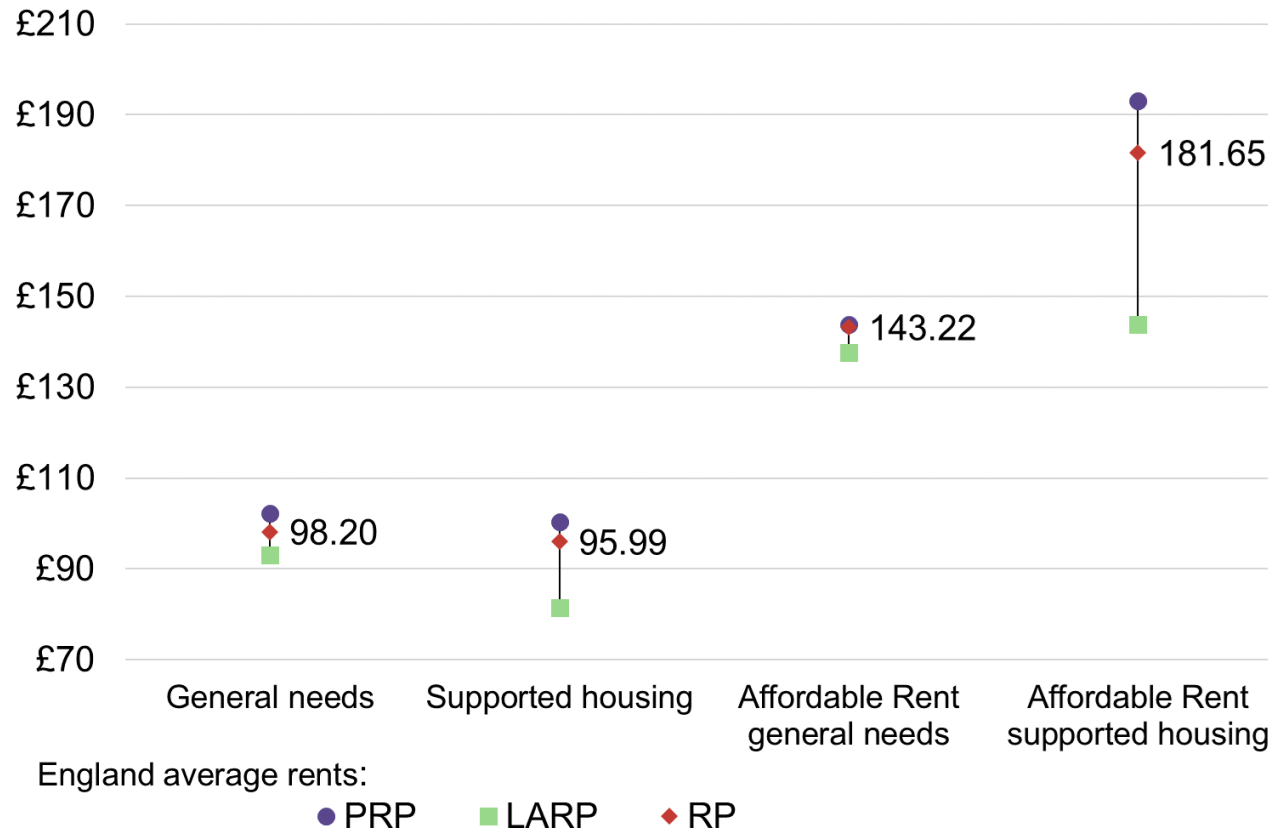
Data presented here are based on relatively small unit numbers (just 0.5% of total RP owned low cost rental stock).

Average rents by provider type

Across all unit types, the average rent for all RP units is closer to the average rent for a PRP unit because PRPs own more units.

The greatest difference in average weekly rent for PRPs and LARPs is seen in Affordable Rent supported housing.

Average weekly rents by tenure by provider (£/ week)



The large range in Affordable Rent supported housing is due to the low number of units in ownership and the size of unit distribution across LARP and PRP owned stock.

The small range in general needs (social and Affordable Rent) unit average rents reflects the overall higher number of units and the more even distribution of unit sizes for both LARPs and PRPs.

T1.13



Affordable Rent values are gross rent, general needs and supported housing values are net rent.

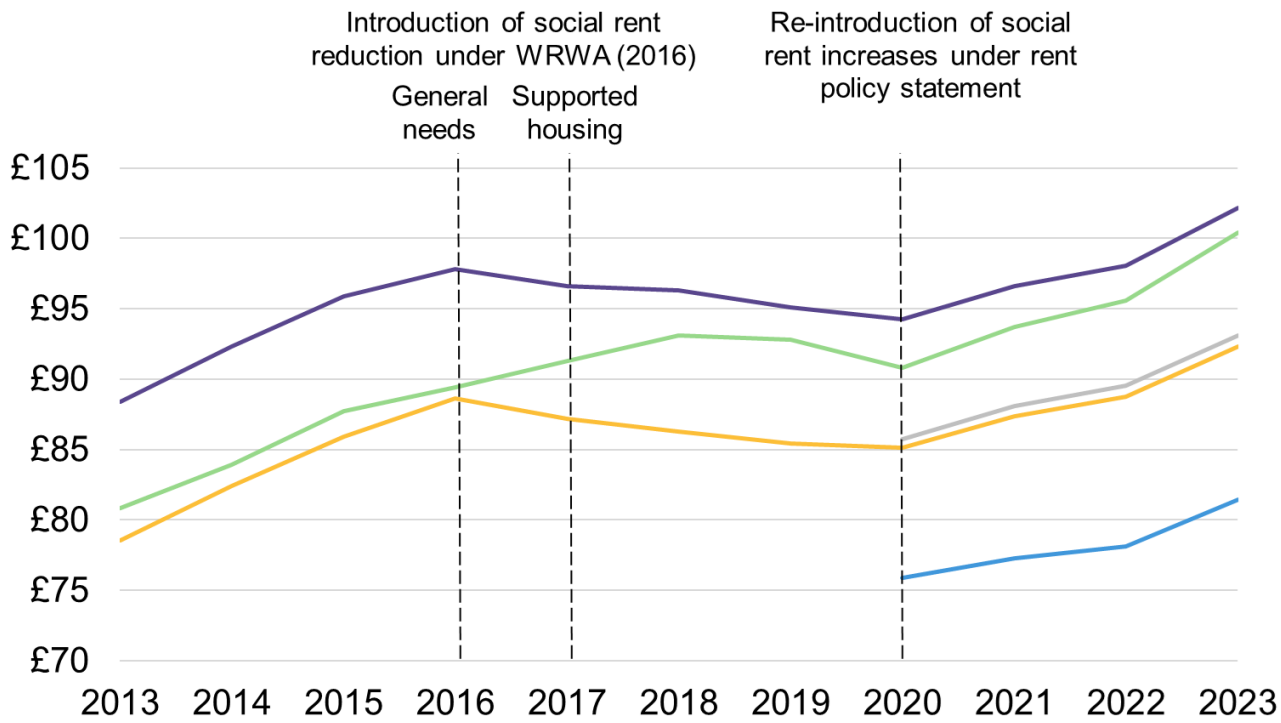
Social rent change since 2013

After the reduction seen in average social rent net rents following the introduction of WRWA, a steady increase has been seen since the introduction of the Policy Statement.

PRP general needs average net rents were £9.05 higher than LARP general needs average net rents in 2023 (compared to £8.52 in 2022).

Average low cost rental rents by PRP and LARP 2013 to 2023

Change by provider type



England average rents:

— PRP GN — PRP SH — LARP GN — LARP SH — LARP (GN and SH)

T1.14

The change in general needs and supported housing average net rents is now possible due to the breakdown of rent information in the LADR. However, as this was not possible using LAHS data a combined figure is still presented.

The overall LARP average net rent is much closer to the LARP general needs average net rent due to 93% of all LARP social rental stock being general needs.

! PRP values based on data from large PRPs only. LARP data is presented as a combined social rent figure for all years and as separate general needs and supported housing figures in since 2020. This is due to a change in the way rent data has been captured from LARPs. Affordable Rent is excluded.

! LA data from 2020 from LADR; previous years from LAHS statistics. See **technical notes** for more on the differences between LAHS and LADR data collections.

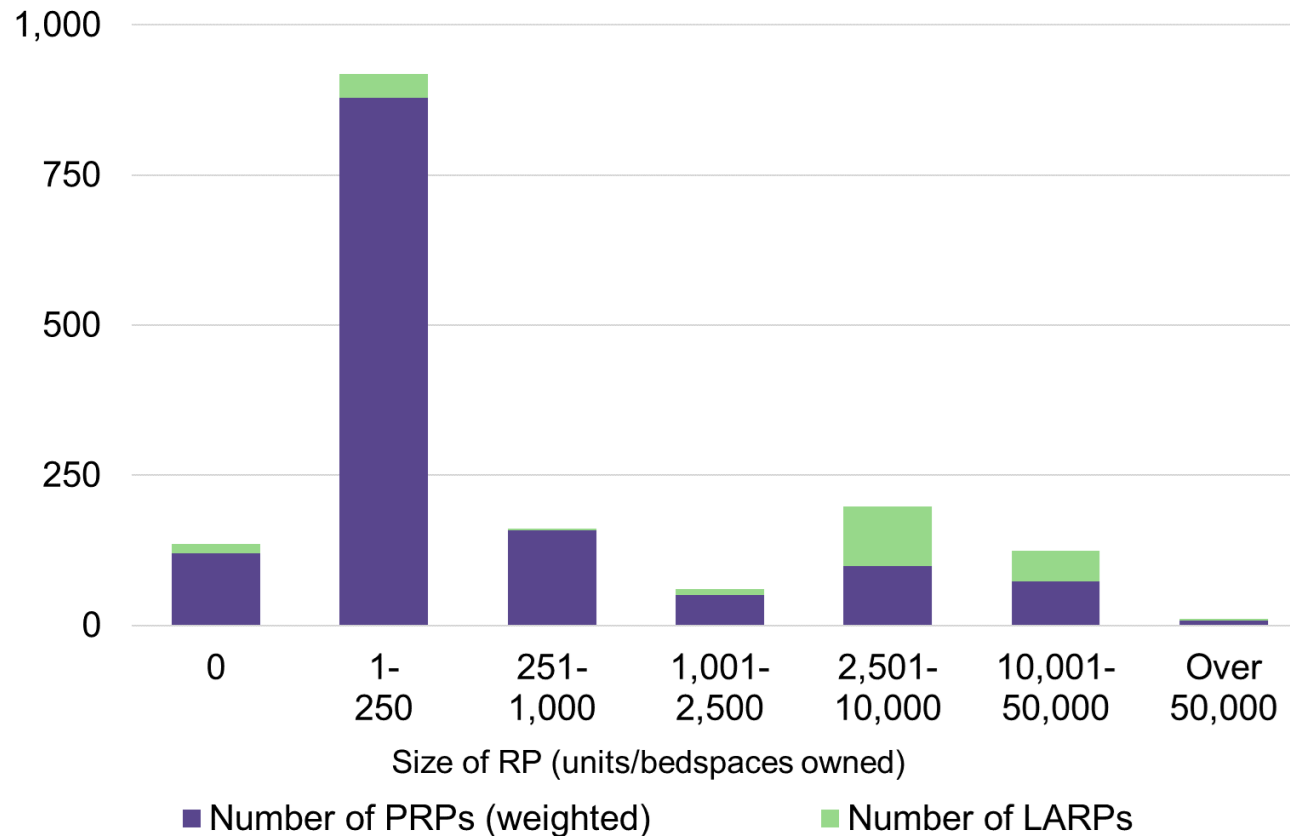
Registered providers

On 31 March 2023 there were 1,606 providers registered with us (1,385 PRPs and 221 LARPs).

Approximately a quarter of LARPs own fewer than 1,000 units, and another quarter own 10,000 or more units each.

Just over 80% of PRPs own fewer than 1,000 units, while 6% own more than 10,000 units.

RP type and stock ownership



Registration of bodies that are private providers is voluntary. However, organisations who are seeking financial assistance from Homes England or from the Greater London Authority (GLA) to provide low cost rental accommodation and who intend to be the landlord of those homes when they are let, must register with us to receive that assistance. All local authorities that provide social housing are subject to compulsory registration under section 114A of the HRA 2008.

Once a provider is on our register they must comply with our standards (please see <https://www.gov.uk/guidance/regulatory-standards-procedures-and-guidance>). However, it should be noted that not all of our economic standards apply to LARPs. For more information on registration please see our website (www.gov.uk/rsh).

T1.19



Data includes low cost rental and LCHO.

Background

These statistics are based on data gathered in the LADR and SDR survey.

We use the LADR and SDR data extensively as a source of administrative data to inform our operational approach to regulation (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 LADR and SDR data collections and the cleansing of incoming data; working with RPs to directly address anomalies within the data submissions and producing the final data set and statistics.

All 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 (RP 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 RPs in the Entity Level Information sections of the surveys 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 and PRPs at 31 March.

Rent data for both social rent and Affordable Rent stock are required from all LARPs. PRPs are all required to report rent data for Affordable Rent stock, but only providers owning 1,000 or more units of social stock are required to provide detailed rent data for social rent units.

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](#).

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 and SDR 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

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 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.

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, RPs 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 SDR and LADR as bedspaces.

Private registered provider

PRP refers in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that 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 (2022). This is the primary set of rules covering definition of stock types and the setting of rents for social housing, please see <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>.

Rent Standard

The Rent Standard is one of three economic standards that the Regulator of Social Housing expects registered providers to comply with. It sets the requirements around how registered providers set and increase rents for all their social housing stock in line with government policy as set out in their Rent Policy Statement. This 2023 Rent Standard has been set in response to the Direction on the Rent Standard 2023 (the Direction). This 2023 Rent Standard applies to rent periods that begin in the 12 months from 1 April 2023 to 31 March 2024 in relation to low cost rental accommodation. The 2023 Rent Standard sits alongside the 2020 Rent Standard. For more details on our Rent Standard please see <https://www.gov.uk/government/publications/rent-standard>

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, LCHO and accommodation owned by RPs 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. This use of the term 'social rent' reflects common language use and aligns the presentation of these data with those published in the PRP and LARP social housing stock and rents in England.

Notes – glossary of terms

Social stock

Social stock is used to denote the total number of low cost rental and LCHO 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.

WRWA

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

Version history

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All needs met



Some needs met



No needs met

OGL

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The Regulator of Social Housing regulates 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.