



Private registered provider social housing stock in England - stock profile

2022-2023



Version 1.0 – October 2023

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 2023 data release page.

New data - DHS and EPC

In 2023 we introduced a number of new questions to the Statistical Data Return (SDR) collected from our large PRPs (those owning 1,000 or more social units) in order to provide additional information on the work providers were undertaking on decent homes and energy efficiency. The questions increased the data collected on Decent Home Standard (DHS) from the number of units to which the standard applies and the number of units which have failed to meet the standard to provide a wider understanding of failure reason, excluded units, assessment coverage and energy performance certificate (EPC) ratings.

The questions introduced were:

- A breakdown of units which failed to meet the DHS by criterion,
- Information on the additional units which, while not meeting the DHS, were excluded from totals reported as having failed as they fall into categories provided in the DHS which allows their exclusion,
- Confirmation of the percentage of stock (estimated or actual) which has been physically inspected to assess DHS compliance in the last 5 years, and
- Data on the number of units of social rented stock which meet each EPC rating (or where EPC is not known or not required).

The analysis of these data is included in this briefing note. It should be remembered that as this is the first year of collection the statistics presented should be viewed with caution.

DHS and EPC data comparisons to English Housing Survey

Comparing data received from the SDR and other collections, such as the English Housing Survey (EHS), should be done with caution.

While the figures for EPC ratings appear broadly consistent between the two returns (see page 18) the comparisons to the EHS for DHS vary more considerably. It is likely the methodology employed between the surveys is a key driver of the differences. For example, PRPs will generally inspect some, but not all properties during a year (see page 14). From this they will identify units that fail to meet DHS requirements. It is likely that providers are only reporting these units identified within the sample in their SDR and not extrapolating the number of units failing across all stock owned. The EHS by contrast extrapolates the number of units failing to meet DHS requirements from a sample to all stock, and therefore reports an estimated proportion of all stock as having failed to meet the requirements. Further it is also likely that defects found during the year (particularly category 1 hazards) will be remediated by PRPs following identification, this will further reduce the number of units reported in the SDR at the reporting date (31 March). In contrast, the EHS will not take into account any subsequent reactive remediation and will record the estimate from the initial survey. Please see **technical notes** for more information.

Physical inspections of stock

In 2023 we asked providers to confirm the percentage of stock (estimated or actual) which has been physically inspected to assess DHS compliance in the last five years. It is not common, nor generally practical, for providers to assess 100% of their stock in any given year and providers responded with a range of proportions across the five year period (see page 14). However, there are a number of key elements to note when reviewing these proportions.

What is a physical inspection?

Accurately assessing compliance with the DHS requires a comprehensive physical inspection of the property designed to assess compliance against the four criteria (see page 16). We asked providers to report the proportion of units subject to this physical inspection.

It should be noted that some providers have reported that they undertake lighter-touch or partial approaches to inspecting properties, for example, 'property MOTs' or 'health checks' following completion of responsive repairs or cyclical maintenance, a partial survey focused on particular components ahead of major repairs, or void inspections. These processes may also identify some properties which are non-decent, but are unlikely to allow a provider to gain a sufficiently robust picture of DHS compliance across their stock.

What does a low proportion of physically inspected units mean?

A provider without recent or comprehensive data on their stock condition is less likely to be able to demonstrate adequate assurance that their stock continues to meet minimum quality and safety standards. However, a low proportion of physically inspected units alone does not necessarily mean a provider is not meeting their responsibilities. For example:

- there are a number of providers who have stock built since 2020 and for which a physical inspection may not be expected within the first few years,
- newly registered (or newly merged) providers may report only the number of units which they have physically inspected since their registration, meaning prior inspections by other organisations would not be recorded,
- the current five year period includes a number of months where the Coronavirus Pandemic restricted activity for providers and may have resulted in fewer physical inspections than originally planned over this period.

Key facts

3.18 million units owned by private registered providers

Private registered providers of social housing (PRPs) reported owning 3,182,458 units on 31 March 2023 (including social and non-social tenures).

1.3% increase in overall owned stock (social and non-social)

PRPs reported owning 1.3% or 41,537 more units in 2023 than in 2022. The majority of the increase is due to increases in general needs units (+27,140) and low cost home ownership units (+14,278).

Largest increase in general needs units since 2017

General needs units increased from 2,219,586 units to 2,246,726 units, an increase of 27,140 units (1.2%). This is the largest increase in overall units and the first increase in general needs social rent units (+5,809) since 2017.

68% of units have an EPC rating of EPC-C or above

Nearly 1.7m units of social housing owned by large PRPs have an EPC rating of EPC-C or above (68% of the units requiring an EPC).



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

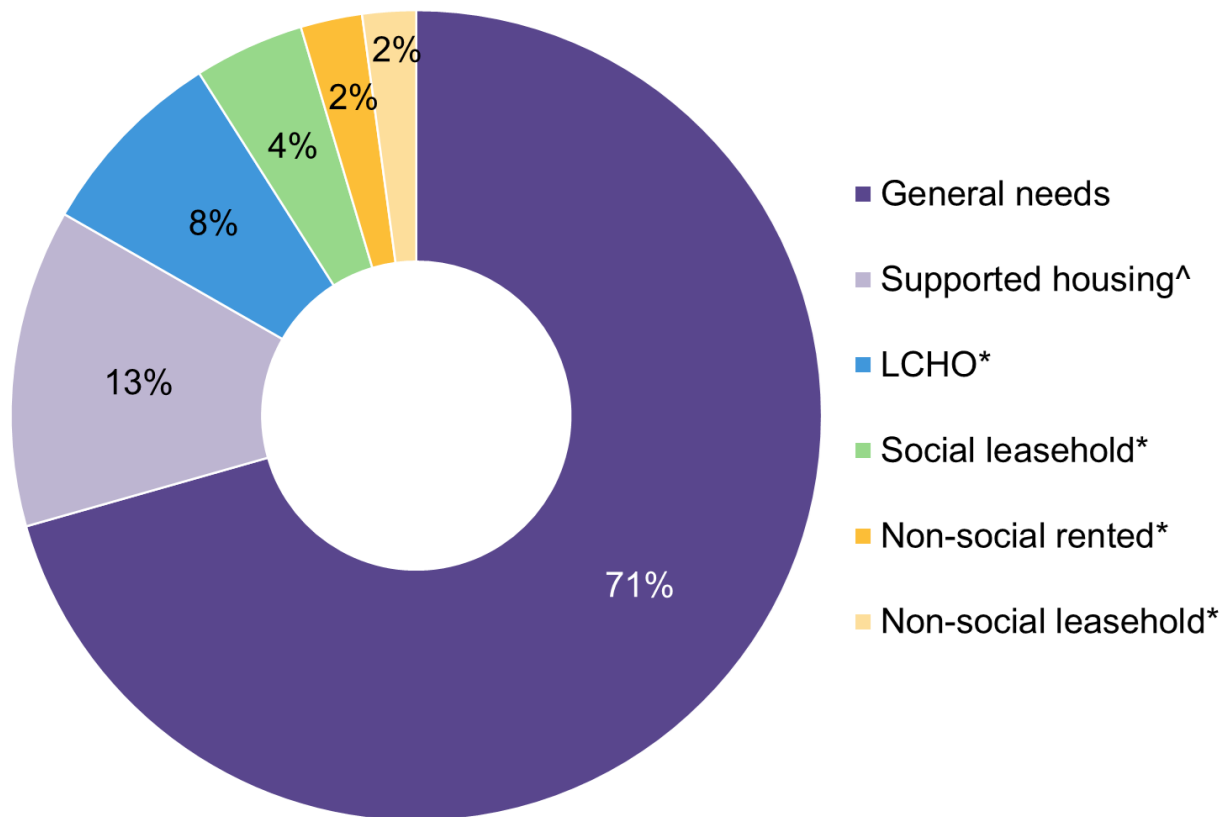
Owned PRP stock in 2023

3.18 million units owned by PRPs on 31 March 2023.

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 2023



On 31 March 2023 PRPs reported owning 3,182,458 units of stock. Approximately 84% (2,650,262 units) recorded as low cost rental (including Affordable Rent and social rent general needs and supported housing).

There has been a slight increase in the proportion of Low Cost Home Ownership (LCHO) with 8% of all stock owned being LCHO in 2023 compared to 7% in 2022, and 6% in 2013.

T1.1

! 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.

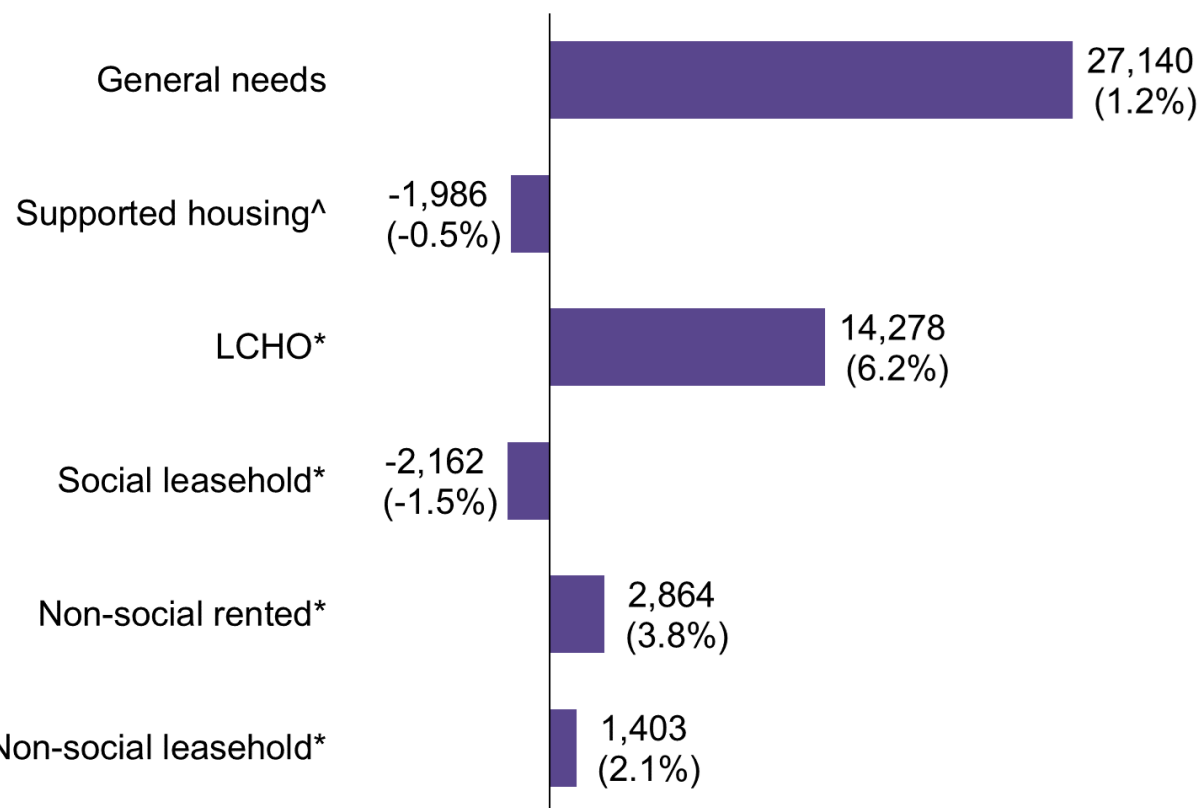
Owned stock change since 2022

Largest increase in general needs stock since 2017.

Low cost home ownership (LCHO) units owned increased by 6.2%.

Small (0.5%) annual decrease in total supported housing stock owned (including Affordable Rent).

Change (%) by stock type 2022 to 2023



PRPs reported owning 1.3% or 41,537 more units in 2023 than in 2022. This was a slightly lower percentage increase than that seen between 2021 and 2022 (1.6%).

General needs units increased from 2,219,586 units to 2,246,726 units, an increase of 27,140 units (1.2%). This is the largest increase in units since 2017.

The largest percentage increase is seen in LCHO units (6.2% or 14,278), although this is slightly lower than the 8.3% increase seen between 2021 and 2022.

The reduction in the number of supported housing units (-0.5%) will be partially driven by stock reclassifications.

! 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

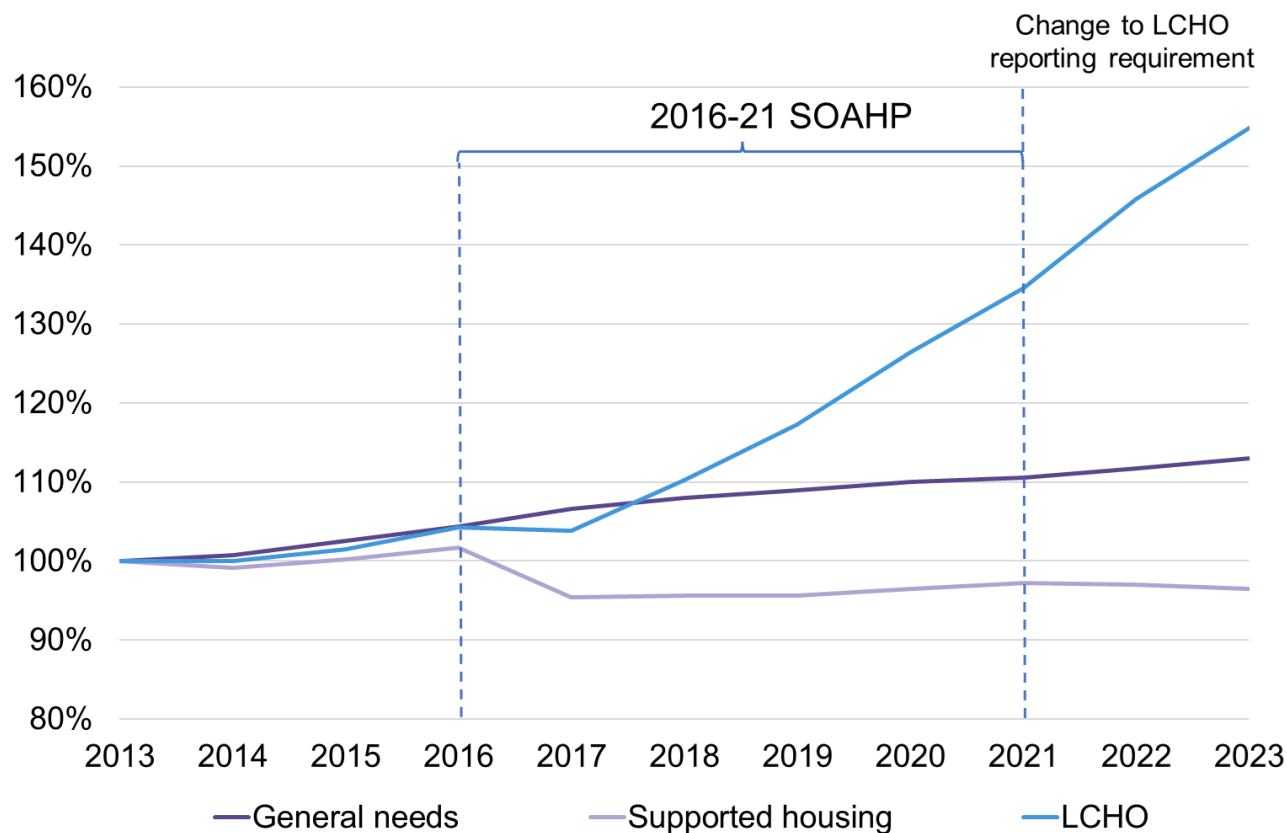
Owned social stock change since 2013

Note the index change from 2012 to 2013 starting point.

54% increase in LCHO since 2013, with most of this increase since 2017.

3.5% decrease in supported housing units since 2013 (baseline in 2013 was 418,255).

Indexed social stock change 2013 to 2023 (2013=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) and 2021-26 Affordable Homes Programme (AHP).

Growth in LCHO between 2021 and 2022 was likely to have 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 in the 2022 release and the **technical notes**.

The 6% 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

Owned social stock location 2023

The North West and London have the greatest proportion of PRP owned social stock (18% and 17% respectively).

Liverpool has the greatest proportion of owned social stock with 2% of England's total owned social stock being in this local authority area.

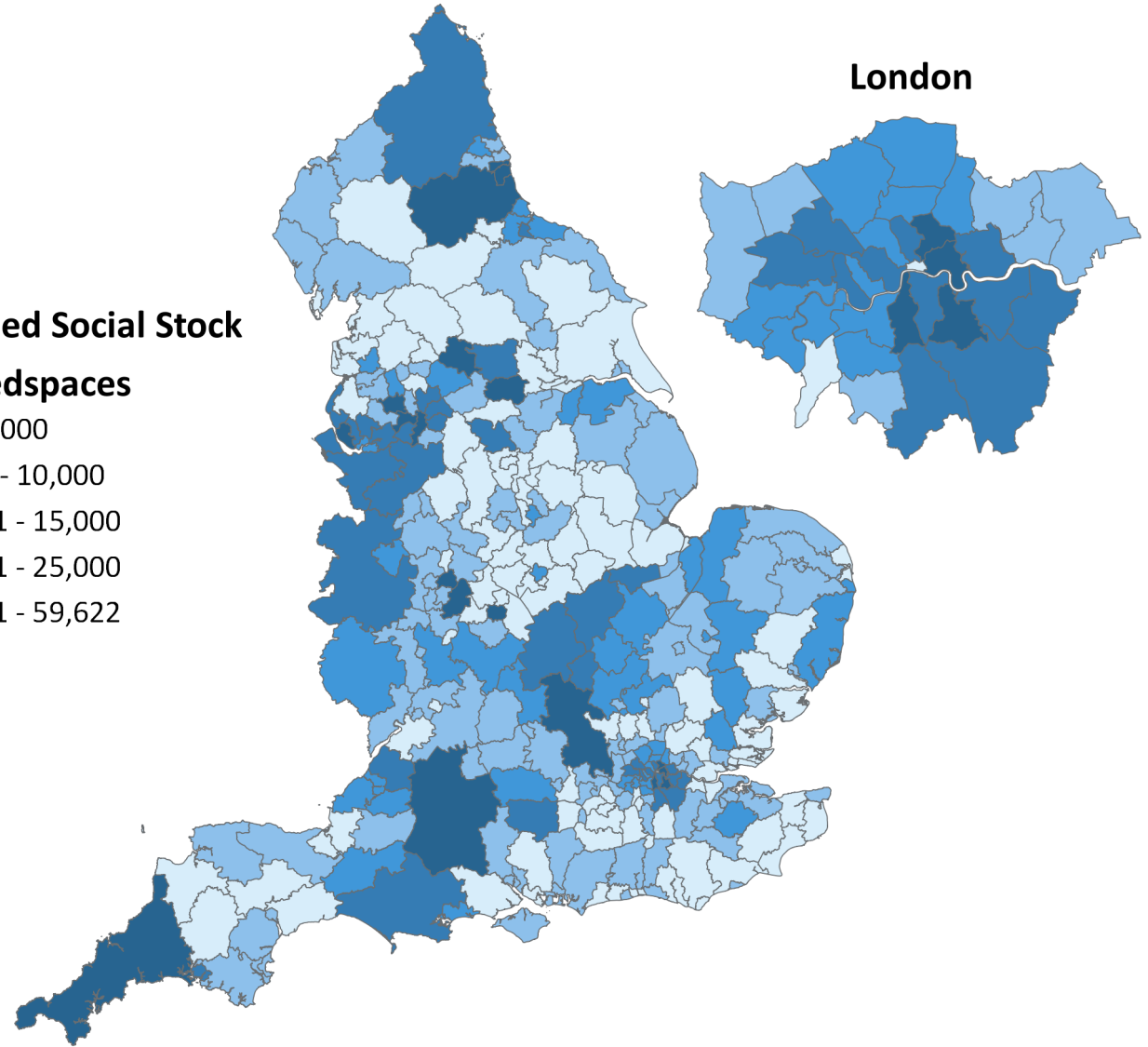
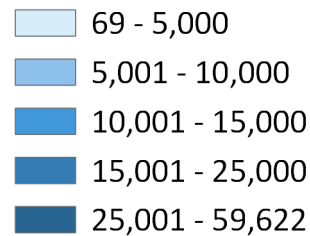
The East Midlands has the fewest social units (170,433) accounting for 6% of all social stock in England.

All regions saw increases in social stock between 2022 and 2023, with the largest increase in the South East (2.3%).

T1.4 -
T1.6

PRP Owned Social Stock

Units/ bedspaces



© Crown copyright and database 2023



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

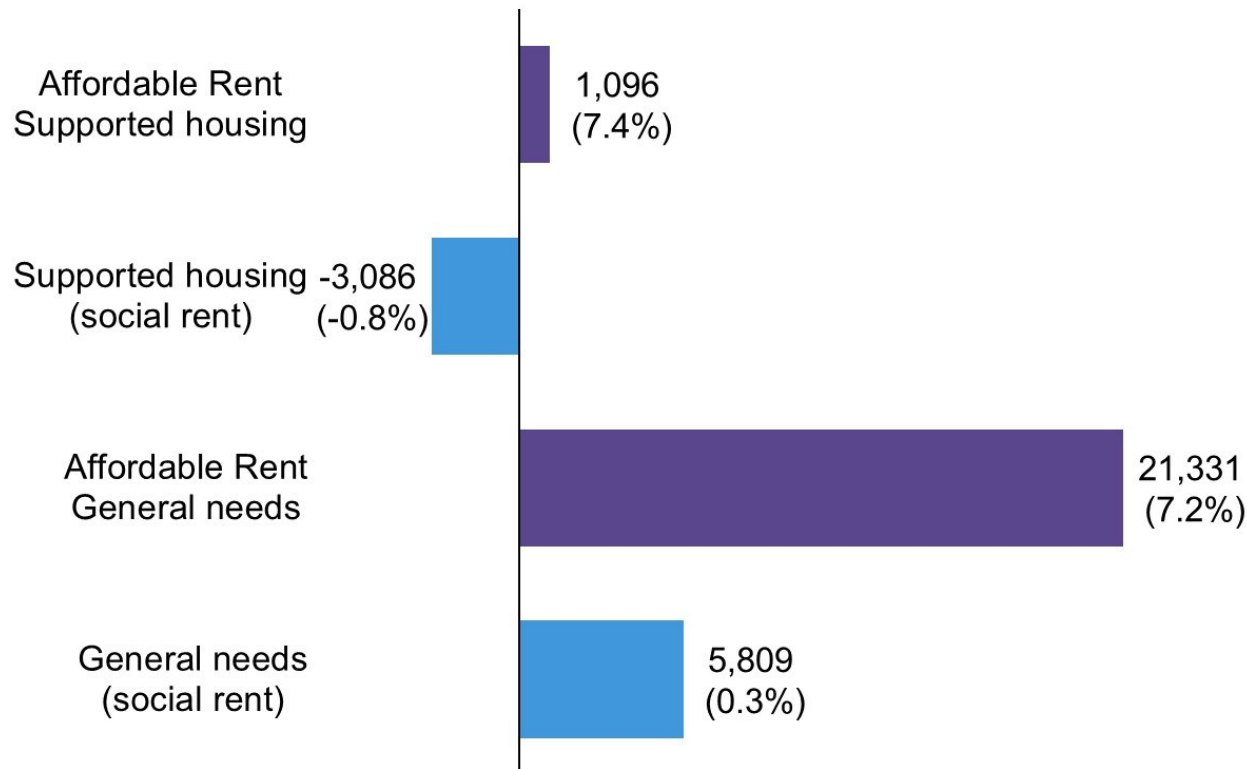
Owned low cost rental stock changes

An increase of 5,809 general needs social rent units since 2022, the first increase since 2017.

Largest increase in low cost rental stock seen in general needs Affordable Rent (up by 7.2%).

Decrease in supported housing (social rent), partially offset by increase in supported housing Affordable Rent units.

Owned low cost rental stock change 2022 to 2023 (England only)



PRPs saw an increase of just over 25,000 low cost rental units between 2022 and 2023.

This growth was primarily driven by the net increase in general needs Affordable Rent units (increasing by 21,331).

However, a 0.3% (5,809 unit) net increase in general needs social rent was also seen between 2022 and 2023. This increase followed five years of year-on-year decreases in general needs social rent.

The profile of the change in low cost rental units is linked to prevailing policies and the funding available for development. For example the 2016-21 Shared Ownership and Affordable Homes Programme had focused on the provision of home ownership products, whereas the 2021-26 Affordable Homes Programme has a greater provision for funding rental products (including social as well as Affordable Rent).

T1.7



Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (4 in 2023).

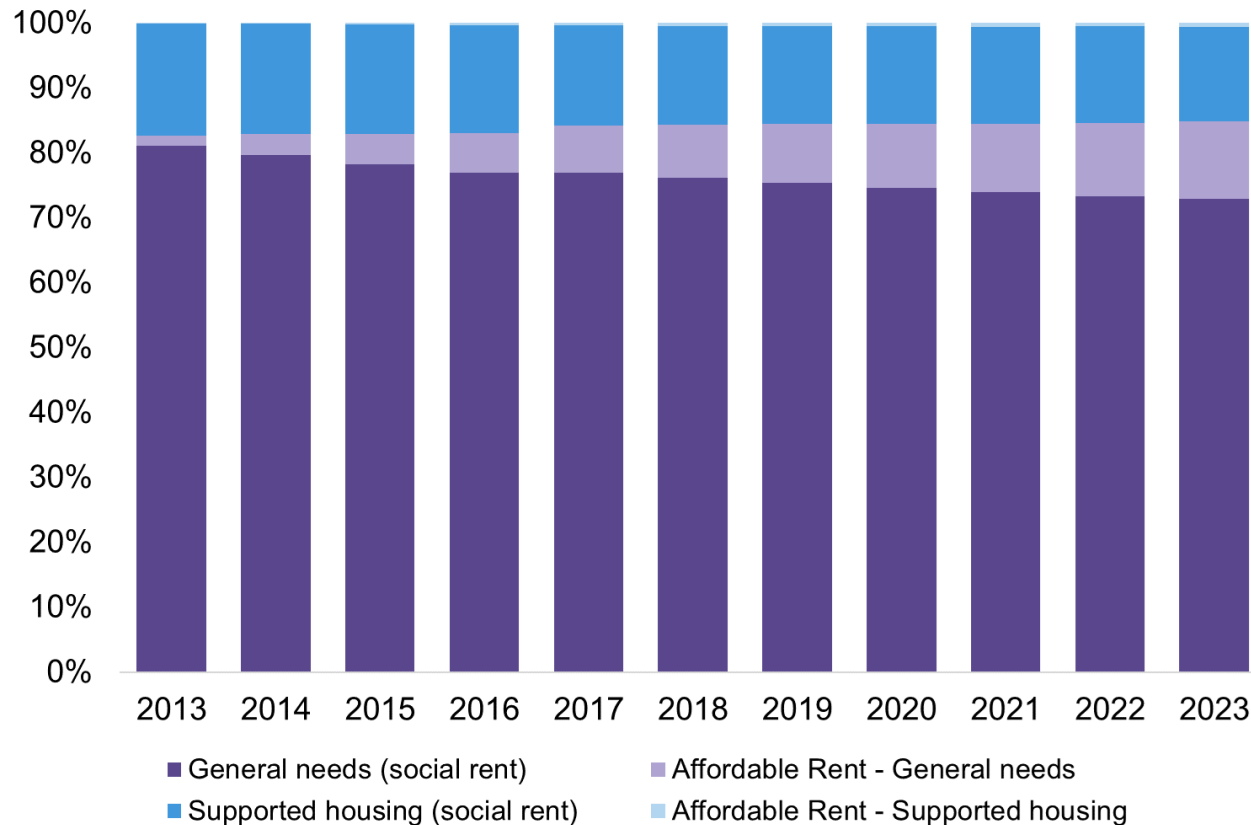
Owned low cost rental stock change trend

The number of Affordable Rent units has increased year on year, accounting for 13% of all low cost rental units in 2023.

14% of general needs units were Affordable Rent in 2023 compared to 1.9% in 2013.

The overall decrease in the number of social rent units since 2013, has been more than offset by an increase in Affordable Rent units.

Owned low cost rental stock change 2013 to 2023 (England only)



There are just over 10% more low cost rental units owned by PRPs in 2023 when compared to 2013 (244,360 more units).

This increase has been driven by an increase in Affordable Rent units (292,102 units) which has offset a decrease in social rent units (-47,742). This decrease in social rent units is likely driven by right to buy sales to tenants.

Not all of the increase in Affordable Rent units will have been the result of new supply; a proportion will have been the conversion of existing social rent units to Affordable Rent, which will have contributed to the reduction in social rent units.

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



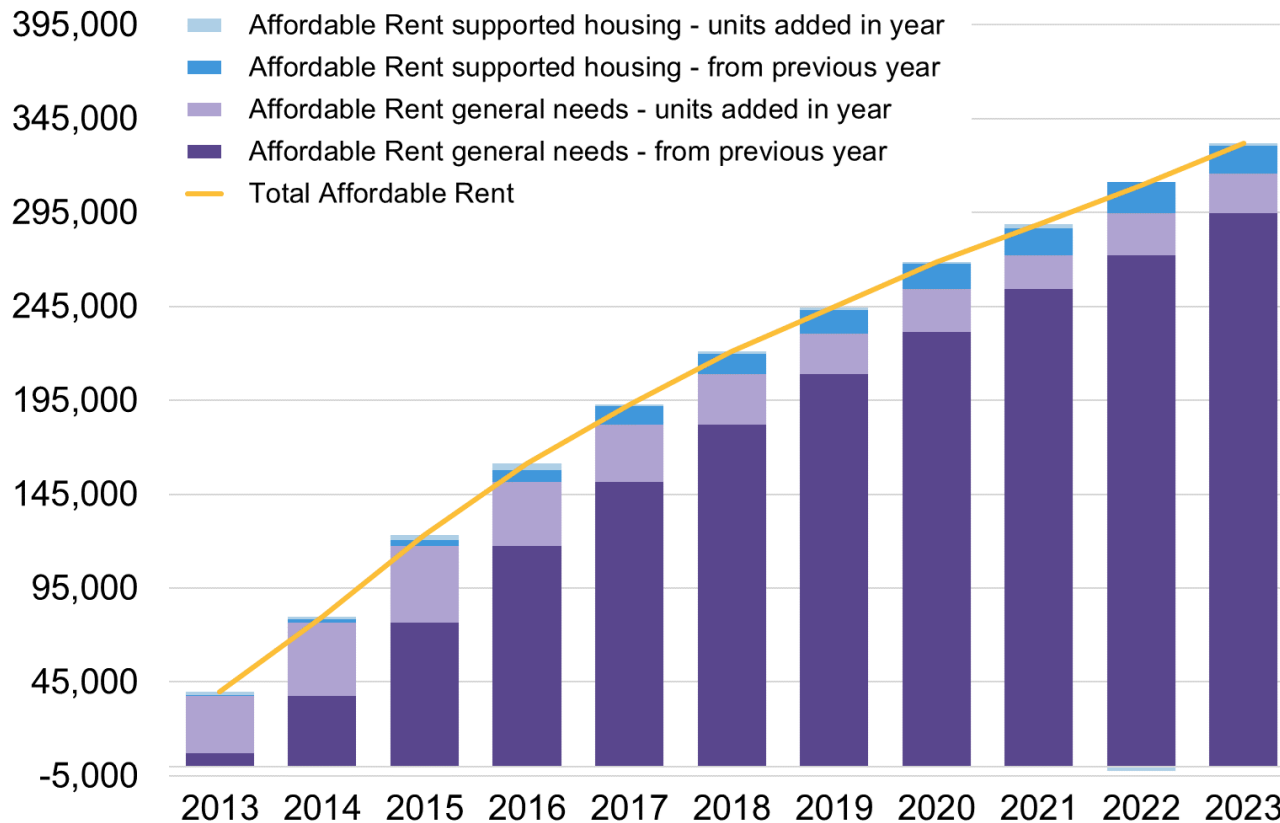
Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (4 in 2023).

Owned Affordable Rent change

Affordable Rent units have increased by nearly 300,000 units since 2013, with most of the growth being in general needs Affordable Rent.

Affordable Rent units have increased overall by 7.3% (22,427 units) since 2022.

Affordable Rent stock per year 2013 to 2023 (England only)



Since 2013 an additional 292,102 Affordable Rent units (278,104 general needs and 13,998 supported housing) have been reported by PRPs.

In 2023 there were 22,427 Affordable Rent units added to the total. This is the largest increase since 2020 (prior to the Coronavirus pandemic).

The decrease in supported housing Affordable Rent stock seen in 2022 (-2,160) has been partially reversed with an increase of 1,096 units in 2023. This reduction may not have represented an actual loss of stock as units may have been reclassified rather than lost.

The profile of change in Affordable Rent units is linked to prevailing policies and the funding available for development focusing on Affordable Rent. For more information see earlier releases and **technical notes**.



Data is unweighted. SDR data collection began in 2012. The chart and analysis has been presented from 2013 data providing a 10year trend. For 2012 data please see earlier releases.

T1.8

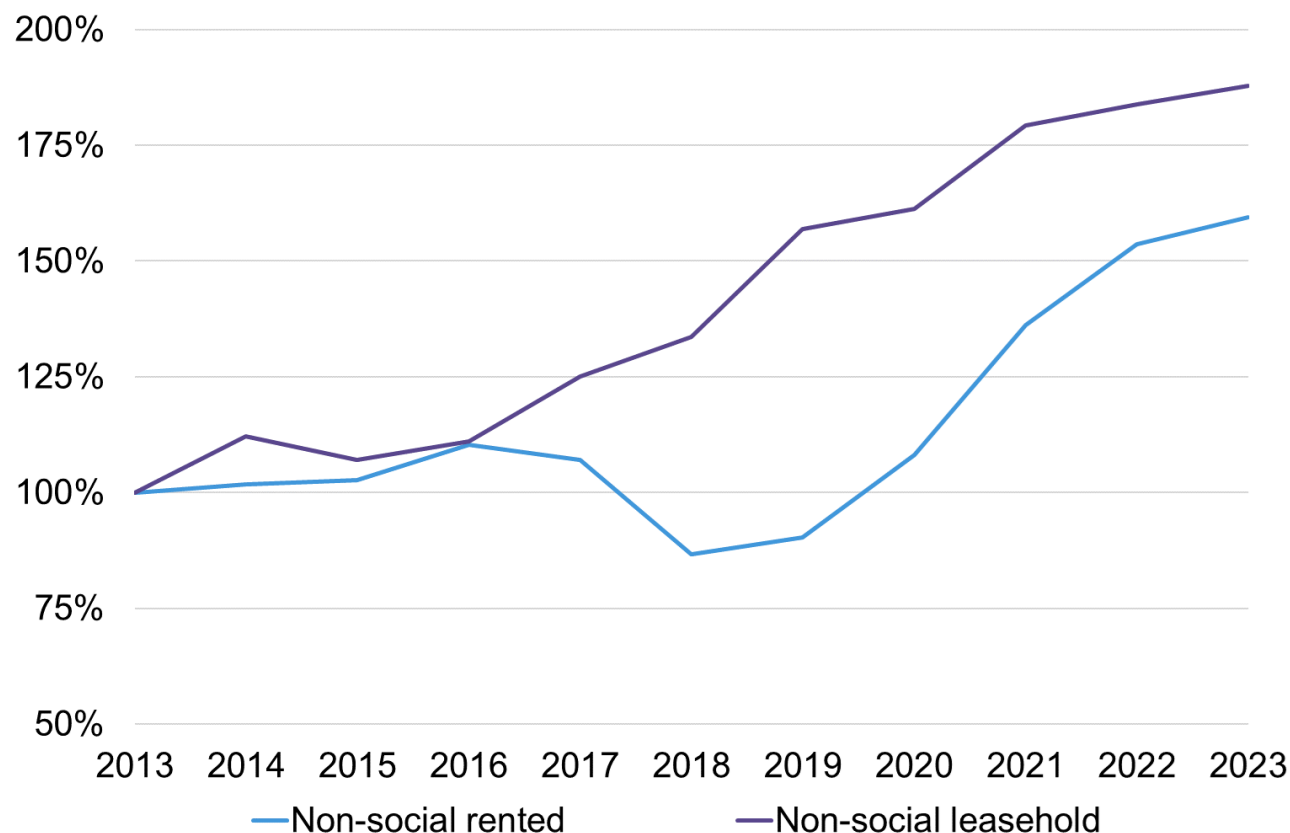
Non-social stock change

Note the index change from 2012 to 2013 starting point.

88% increase in non-social leasehold stock since 2013 (baseline in 2013 was 36,275).

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

Indexed non-social stock change 2013 to 2023 (2013=100)



There are just under 150,000 non-social units owned by PRPs. This represents a very small proportion of PRP owned stock (5%).

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

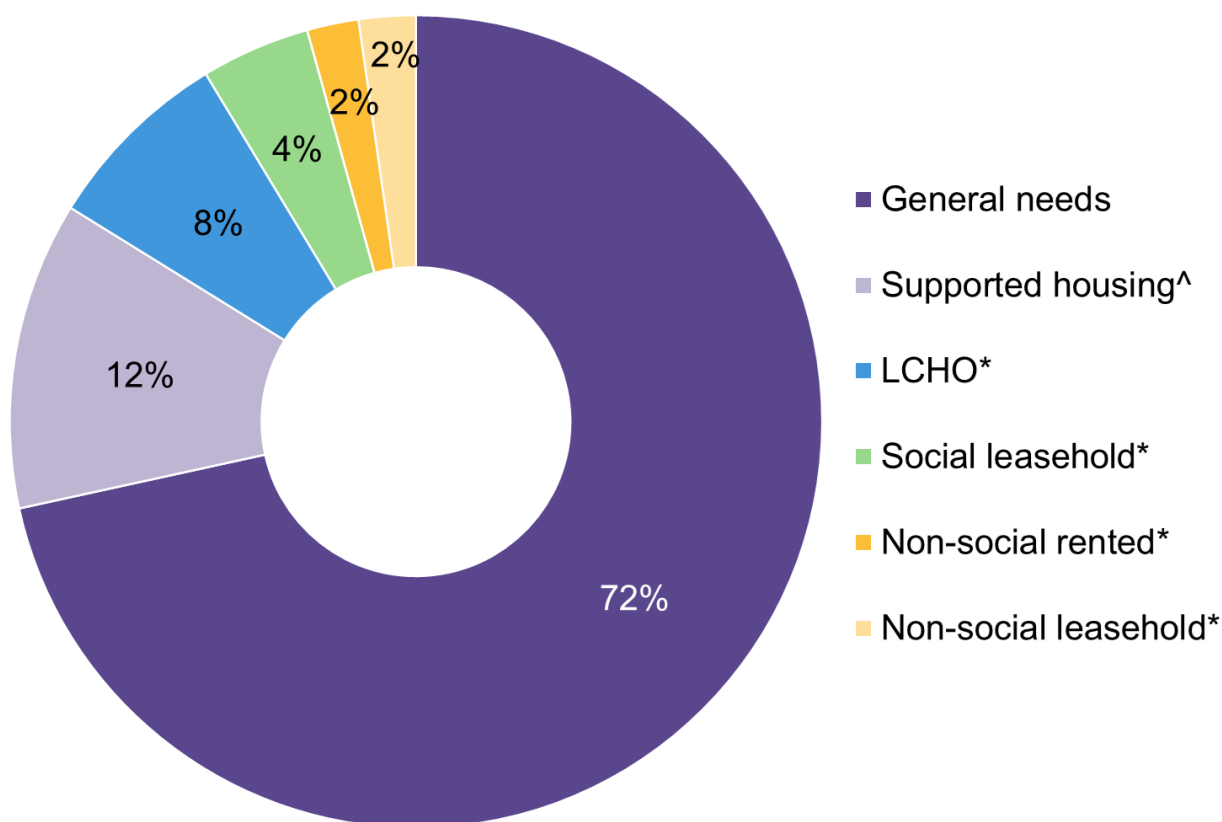
Stock managed by PRPs in 2023

PRPs reported managing just over 3.2 million units on 31 March 2023 (including social and non-social tenures).

As in 2022, 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 2023



PRPs reported managing 3,225,590 units/bedspaces on 31 March 2023. This includes both those they own and manage and those they manage on behalf of others.

The division of managed stock is broadly aligned with the division of owned stock.

Low cost rental stock was the most prevalent, with 84% of all units in 2023 being categorised as a form of low cost rental (including social rent and Affordable Rent).

However, PRPs did report a 7% decrease in the number of managed non-social rented units, despite a 4% increase in the number of units owned. This could be due to providers using unregistered subsidiaries or management companies to manage this type of stock.

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.

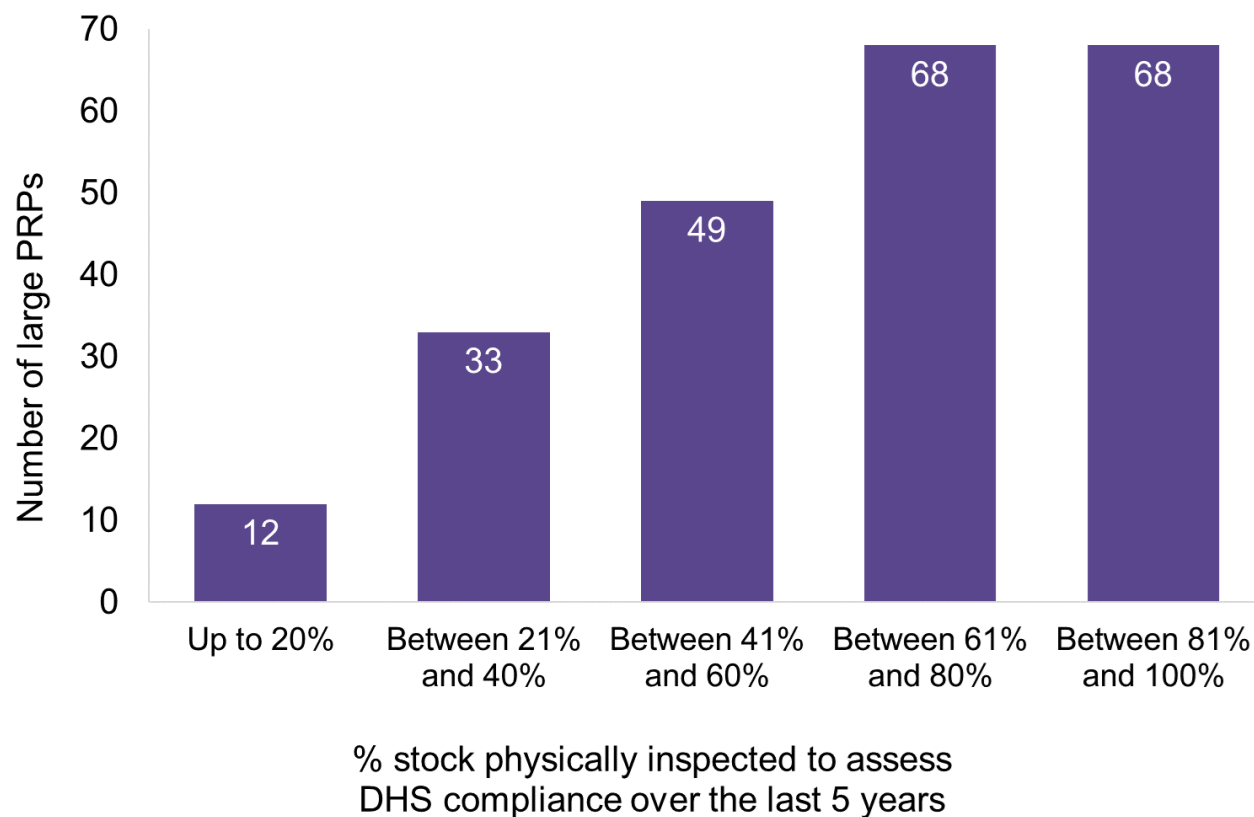
! Section based on weighted data.

Physical inspection of stock

 This section is based on new data collected in the 2023 SDR.

60% of large PRPs reporting having physically inspected at least 60% of their stock within the last five years, with 30% reporting having physically inspected over 80% of their stock in that time.

Large PRP stock physically inspected in last 5 years



In 2023 we asked large PRPs to confirm the proportion of low cost rental stock they had physically inspected over the last five years. As this is the first year of collection some providers may not have had access to this information and data should be viewed with caution.

90% of PRPs responded with actual proportions, while a further 10% estimated the proportion of stock.

30% of large PRPs confirm that they have physically inspected between 81% and 100% of their stock over the last 5 years. However there are 12 large PRPs who report that 20% or less of their units have been physically inspected.

Taking the percentages for each RP, we estimate that approximately 62% of low cost rental stock owned by large PRPs has been physically inspected by providers over the last 5 years.

Please see **technical notes** for more information.

T1.15



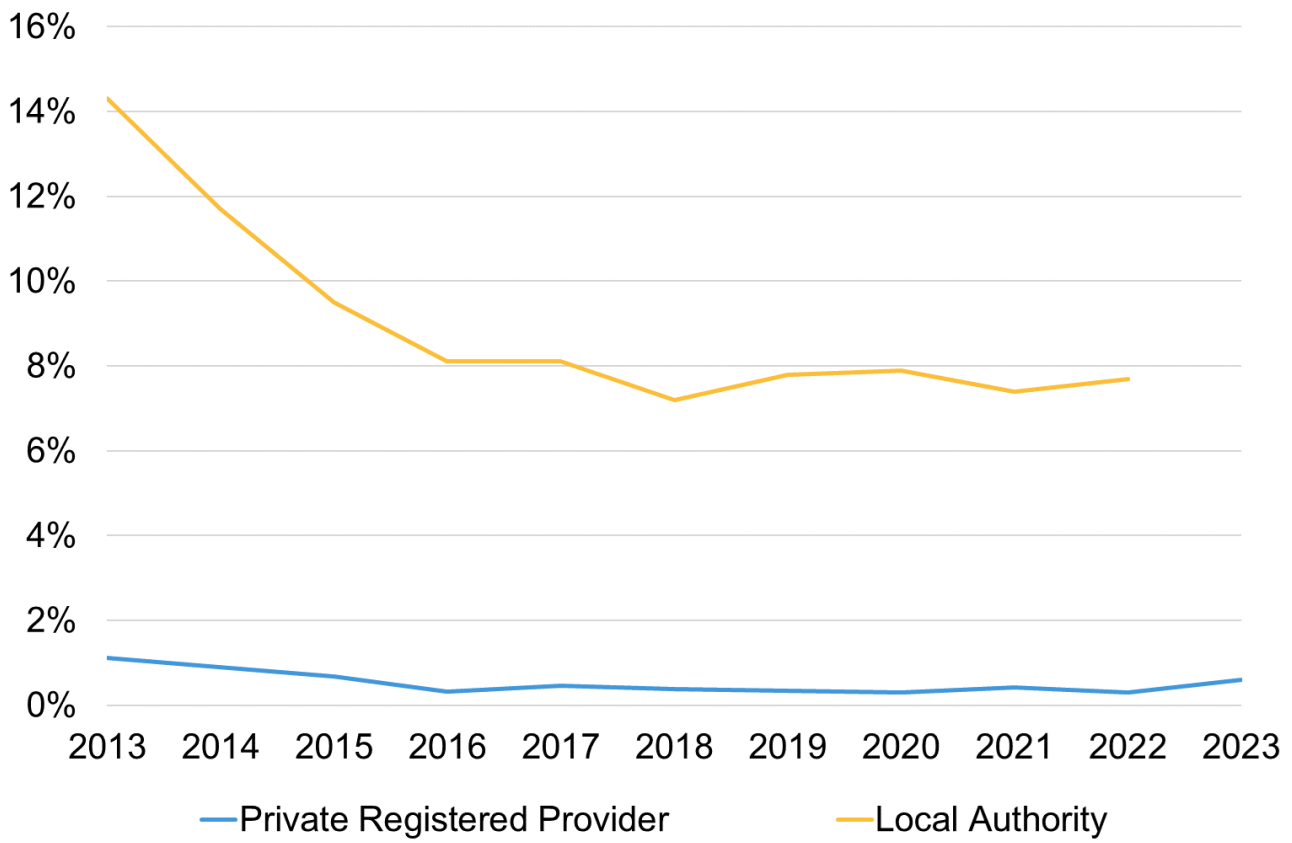
Data from large PRPs only. New data please view with caution.

Stock condition

Increase in the number of low cost rental units reported as failing to meet the Decent Homes Standard in 2023 compared to 2022.

Reported levels of non-decent PRP low cost rental stock rose from 0.3% in 2022 to 0.6% in 2023.

% Low cost rental stock failing to meet DHS 2013 to 2023



T1.11

LA data source: DLUHC live table 119

PRPs reported 15,576 units failing to meet the Decent Homes Standard in 2023. This is an increase of 130% on 2022 (where 6,781 units were reported).

The large increase is likely to be due to the focus on DHS in the SDR survey and our regulatory work with providers, leading providers to assess data quality and reporting.

PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes (0.3% non-decent PRP stock compared to 8%^R non-decent LA stock in 2022). Please see **technical notes** for more information on LA reporting.

! 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.

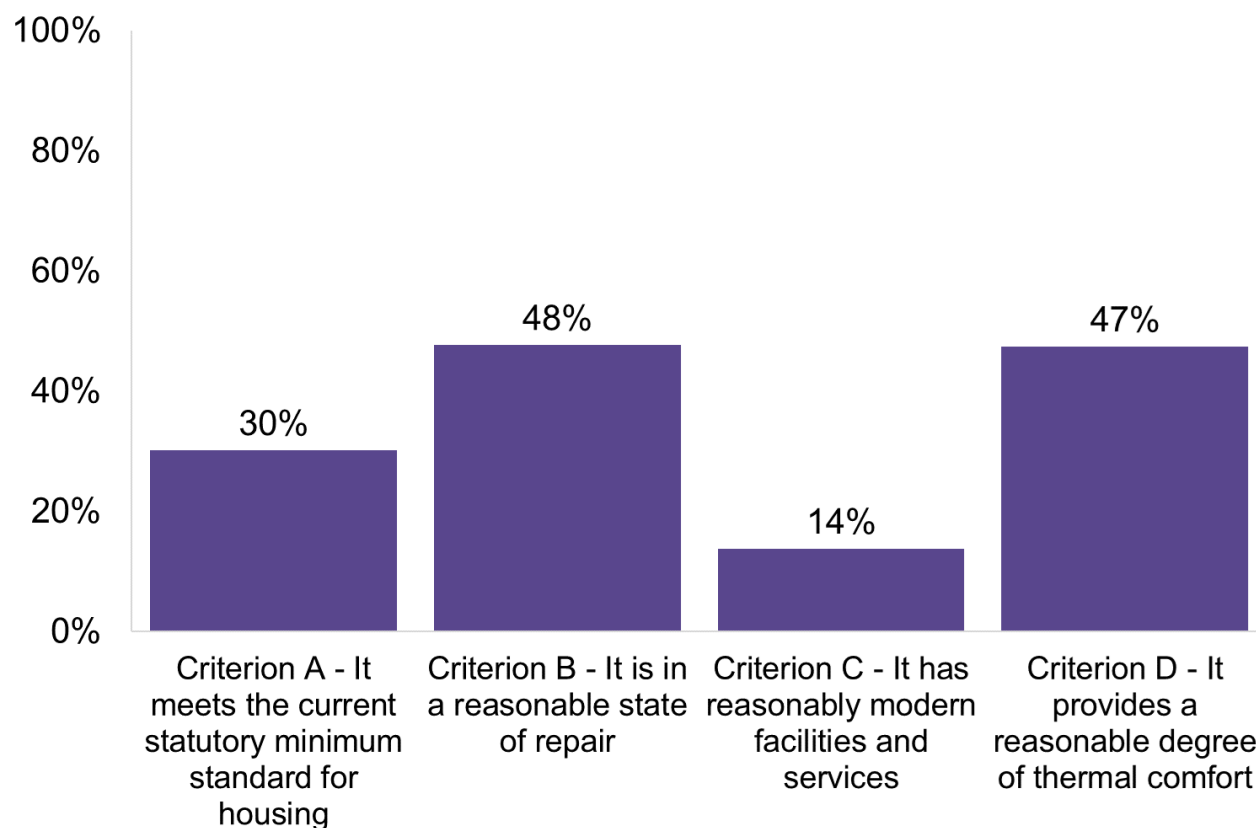
! R - All years of LA data have been revised in live table 119 (see technical notes). 2023 data not available at time of publication.

DHS failure by criterion

 This section is based on new data collected in the 2023 SDR.

The most frequently reported DHS criterion for units to fail was criterion B (reasonable state of repair) with 48% of units having failed to meet the DHS failing this criterion.


Percentage of units failing to meet DHS failing each criterion




Units which fail to meet criterion A are those containing one or more hazards assessed as serious ('Category 1') under the HHSRS.

A total of 30% of buildings reported as failing to meet the DHS requirements were reported as not meeting criterion A. This equates to just 0.2% of all units covered by DHS requirements.

Please see **technical notes** for more information.

 Non-decent stock information in the SDR is self-reported by PRPs. The accuracy of these data will be heavily influenced by the scope and frequency of stock condition surveys carried out by PRPs and the timing of remedial works compared to reporting. These factors will partially explain the different level of reported criterion A failures in the SDR and other data sets which employ different methodologies (such as the English Housing Survey, which estimated 4.1% of social rented units (including both local authority and PRP stock) had category 1 hazards in 2021).

 Units can be reported as failing more than one criterion and some units may fail on all.

 Data from large PRPs only. New data please view with caution.

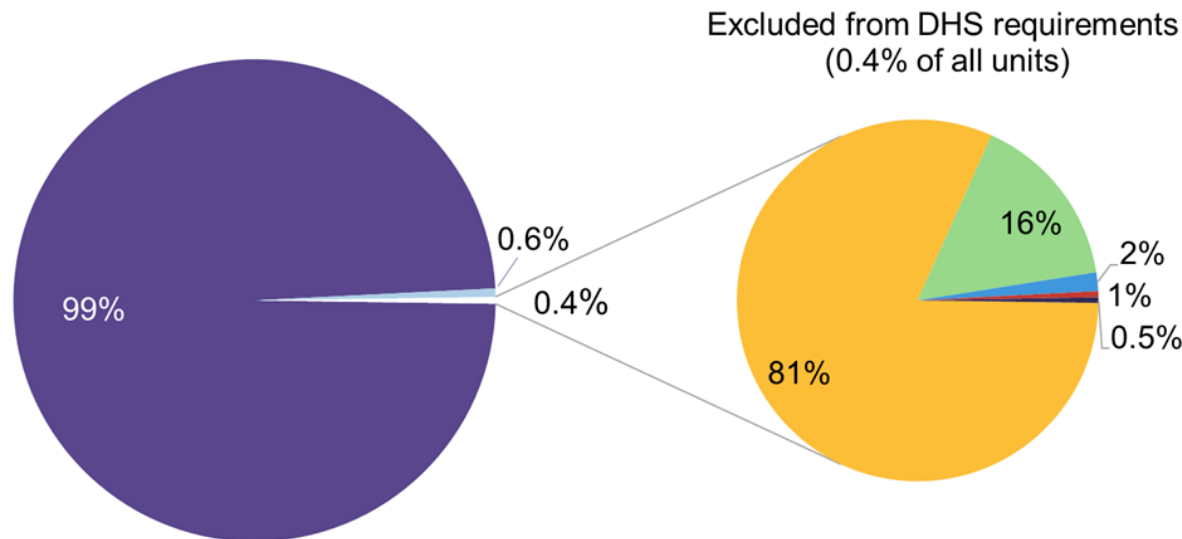
T1.16

Decent Homes Standard exclusions

! This section is based on new data collected in the 2023 SDR.

81% of units excluded from the DHS requirements or reporting are excluded due to tenant's refusal to allow remediation works.

Stock meeting, not meeting and excluded from DHS requirements



- Units meeting DHS
- Units failing DHS
- Tenant refusal
- Scheduled for demolition
- Other
- Physical or planning restrictions
- Disproportionate expense or disruption

The DHS allows for some units to be excluded from the requirements or reporting of DHS compliance due to specific circumstances.

These units may have issues which would normally mean they would fail to meet the DHS requirements, but due to their circumstances (which prevent or limit remediation work) are not considered, nor reported, as failing to meet the DHS.

The data collected in 2023 suggest that in addition to the 14,577 units reported as failing to meet DHS requirements (0.6% of all stock covered), a further 10,883 (0.4% of all stock covered) are excluded from the requirements and reporting due to their circumstances.

Considering those which are excluded, the majority (81% or 8,801 units) are excluded as the tenant has refused remediation works, while a further 16% (1,777 units) are already scheduled for demolition so work to remediate is not required.

T1.17



Data from large PRPs only. New data please view with caution.

EPC ratings

! This section is based on new data collected in the 2023 SDR.

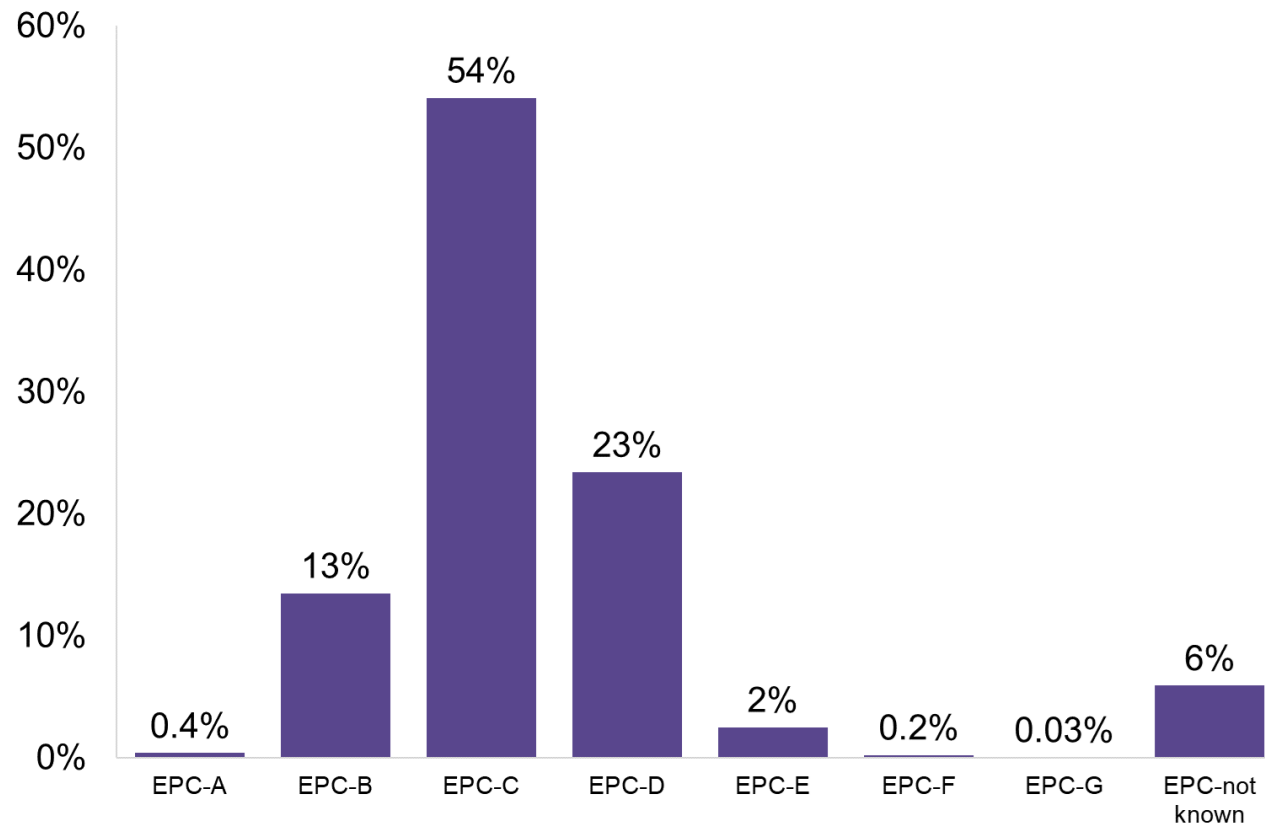
Of the units requiring an EPC, 68% have a rating of EPC-C or above, with a further 23% having a rating of EPC-D.

Percentage of units requiring an EPC meeting each rating 2023

Not all buildings are required to have an EPC rating (for example those meeting criteria related to demolition or those protected as part of a designated environment or because of their special architectural or historical merit).

Nearly all low cost rental units owned by PRPs are reported as requiring an EPC (98%).

Of these 68% of units (1,686,065) are EPC-C or above. This is broadly in line with the English Housing Survey estimates, which suggests 70% of all dwellings (which will include PRP stock) are EPC-C or above.



T1.18

! PRPs were asked to report an EPC rating for each unit where EPC or equivalent performance had been assessed. Where possible this was expected to be the rating from a valid EPC. However, we accepted expired EPC ratings, or where a provider did not have these, other measures of energy efficiency could be used in order to calculate or map an EPC rating. Please see **technical note** for more information.

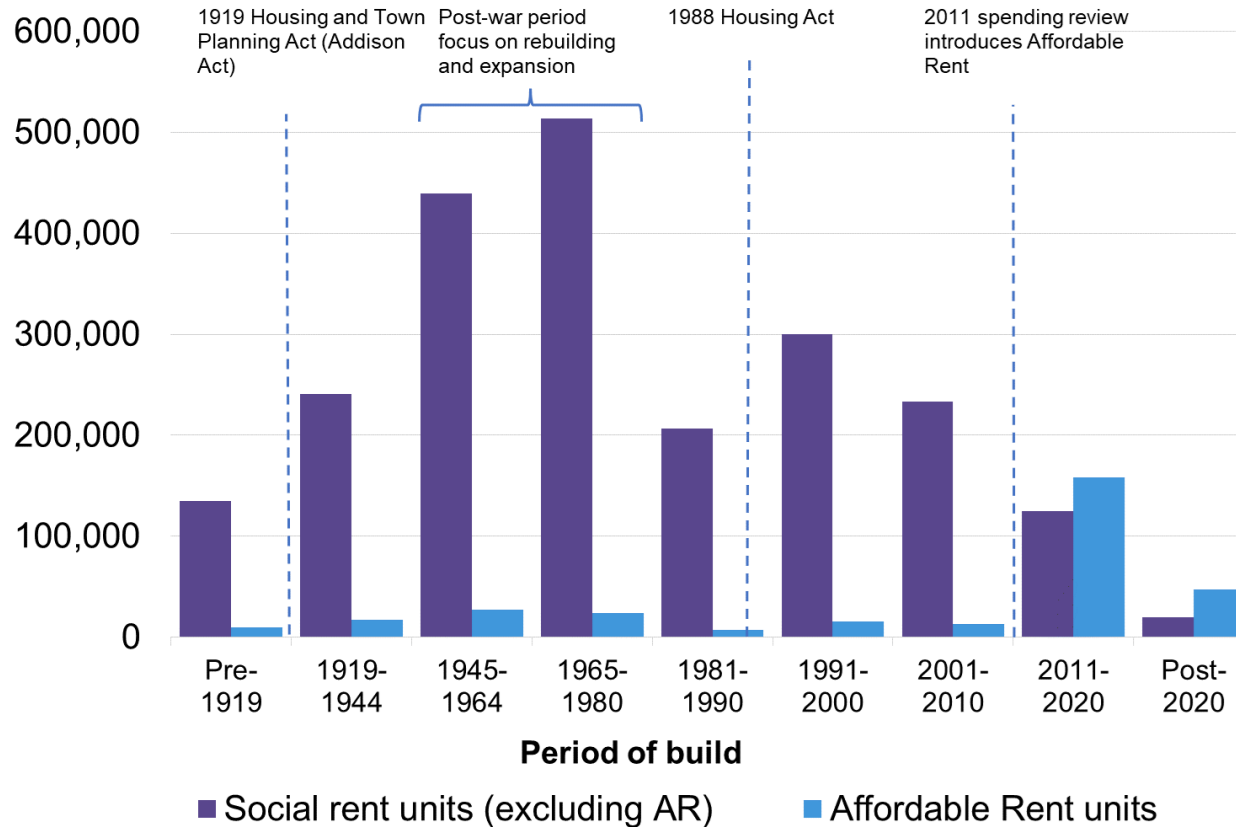
! Data from large PRPs only. New data please view with caution.

Stock age

Most Affordable Rent units (64%) have been built since 2010, due to the way in which funding for this type of unit has been made available.

60% of social rent units owned by PRPs were built before 1981, with 43% built between 1945 and 1980.

Build period of social rent and Affordable Rent units



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

The 2023 data suggests, as in previous years, that 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.

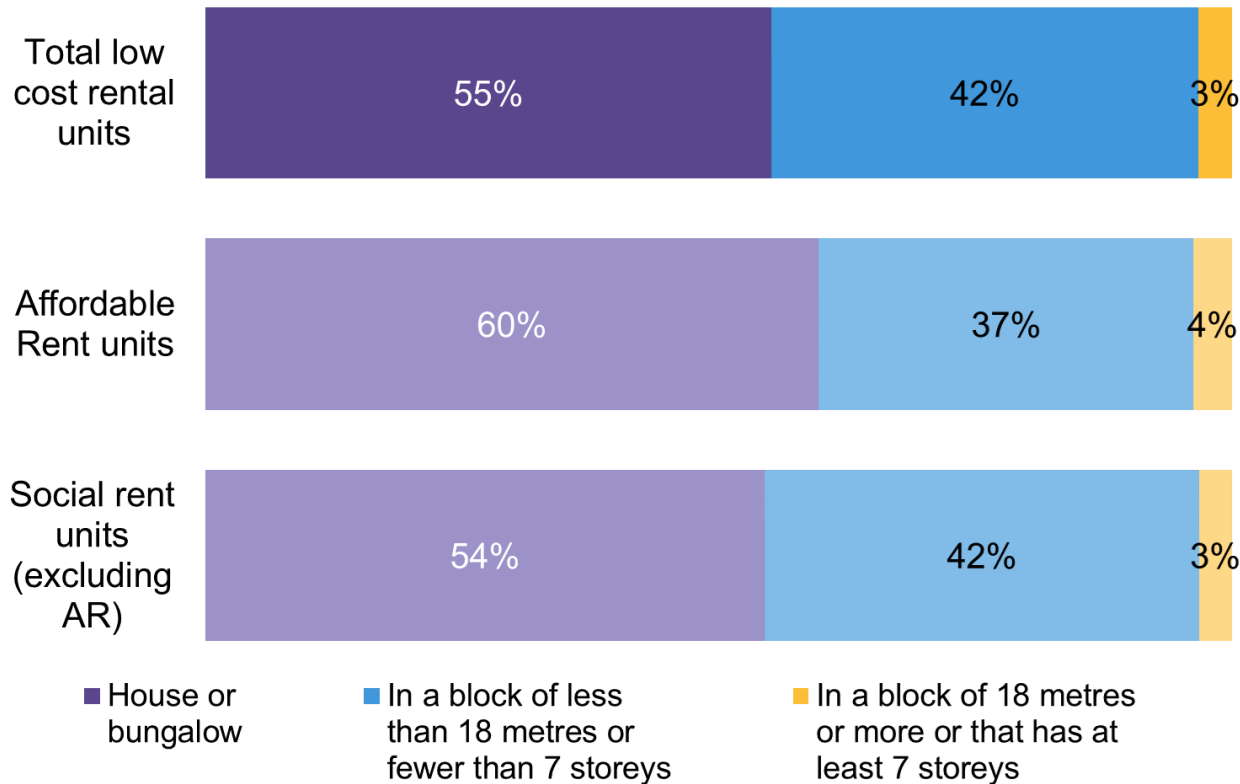
T1.13

Stock height

! This section is based on revised height categories which were introduced to align with the definition of a “higher risk building” introduced by the Building Safety Act 2022.

Just 3% of low cost rental units are in blocks of 18 metres or more (or which have at least 7 storeys).

Height of Affordable Rent and social rent units



The height distribution of units across Affordable Rent and social rent units is broadly similar, although Affordable Rent units are slightly more likely to be houses or bungalows (60%) compared to 54% of social rent units.

Units in blocks of 18 metres or more or with 7 or more storeys are least common, with just 3% (82,803) of combined low cost rental units being 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

! New data categories mean that a level of misreporting may be present, we expect the impact of this to be minimal.

! 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 2023 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 95.8% in 2023.

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 Decent Homes Standard (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.

Energy Performance Certificate

An Energy Performance Certificate (EPC) is a report providing the energy efficiency rating of a building on a scale from A to G. It is required whenever a property is built, sold or rented, and is valid for 10 years. More information on EPCs, including situations where an EPC is not required, can be found at: <https://www.gov.uk/government/publications/energy-performance-certificates-for-the-construction-sale-and-let-of-dwellings/a-guide-to-energy-performance-certificates-for-the-marketing-sale-and-let-of-dwellings>. For the purpose of the 2023 SDR, valid EPCs were expected to be reported where possible, however, expired EPCs and EPC ratings calculated or mapped from other energy efficiency calculation methods were accepted as EPC ratings.

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.

Notes – glossary of terms

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).

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

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%

Notes – glossary of terms

share of a shared ownership property or repaid an equity loan on a shared equity property in full.

From 2022 PRPs have been 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.

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.

Notes – glossary of terms

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.

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).

Notes – glossary of terms

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.

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.

Notes – version history

Version history

1.0 Original release.

Why not have your say on our statistics in 2023/24?

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



All needs met



Some needs met



No needs met

OGL

© RSH copyright 2023

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 124 5225.

or write to:

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

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.