



Private registered provider social housing stock in England - rents profile

2022-23



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Introduction

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).

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Identify the table from which data is drawn. Tables are available from the 2023 data release page.

Rent policy and standards

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) <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 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 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%).

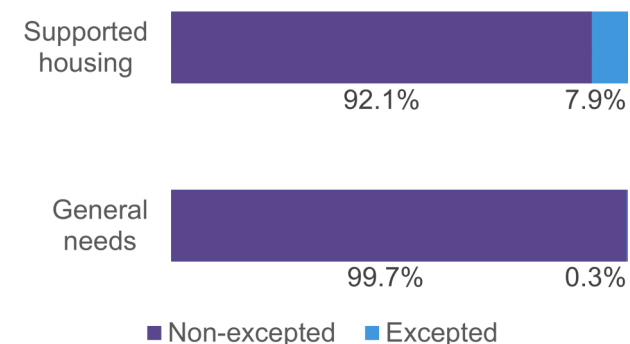
Aspects of the Policy Statement are detailed and there are exceptions to the policy. For example, the Policy Statement does not apply to certain categories of low cost rental accommodation, such as those designated as specialised supported housing or temporary social housing. We can also issue exemptions 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 2023.

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 0.3% of general needs units and 7.9% 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 2023.



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.

 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.

Service charges

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 2022) 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

Average general needs net rent £102.15 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 £102.15 per week in 2023.

Average general needs net rent up by 4.2%

General needs average weekly net rent increased by 4.2% from the previous year. The greatest increase was seen in London (4.4%) and the smallest increase was in the East of England (3.8%).

Average supported housing net rent up by 5.1%

Some regional variation was seen in supported housing rents. The North East, the region with the largest increase in 2022, saw the smallest increase this year (3.5%). In England, the average weekly rent was £100.43.

Average Affordable Rent rents increase by 5.2%

The average gross rent for Affordable Rent general needs units was £143.80 per week in 2023, an increase of 5.2% on the previous year. Excluding London, the difference between the lowest and highest regional increase in gross rents was less than 1%.



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 £102.15.

London saw the highest weekly net rent of £130.27 and the greatest year on year increase of 4.4%.

Weekly net rents in the North East, North West, and Yorkshire and the Humber remain below £90.

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



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).

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

General needs (social rent) gross rents

The average weekly general needs (social rent) gross rent in England is £106.83 per week.

The average weekly universal credit/ housing benefit eligible service charge is £7.58.

Weekly gross rents in the South West region saw the greatest increase in England of 4.5% on 2022.

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



Service charges (eligible for universal credit/ housing benefit) apply to 62% of all general needs units and are similar in value across the country, with the exception of London. In London they are two thirds higher than the average (£7.58) at £13.23 per week. Outside of London, average service charges range from £5.18 per week in the Yorkshire and the Humber and £7.27 per week in the South East.

Between 2022 and 2023, average service charges increased across all regions, except for London where they fell by -2.2%.

Four regions saw service charges increase by more than 9% between 2022 and 2023. The South West region, which had the lowest weekly service charge in 2022, saw the greatest increase of 11.5%.

⚠ 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.

T2.2

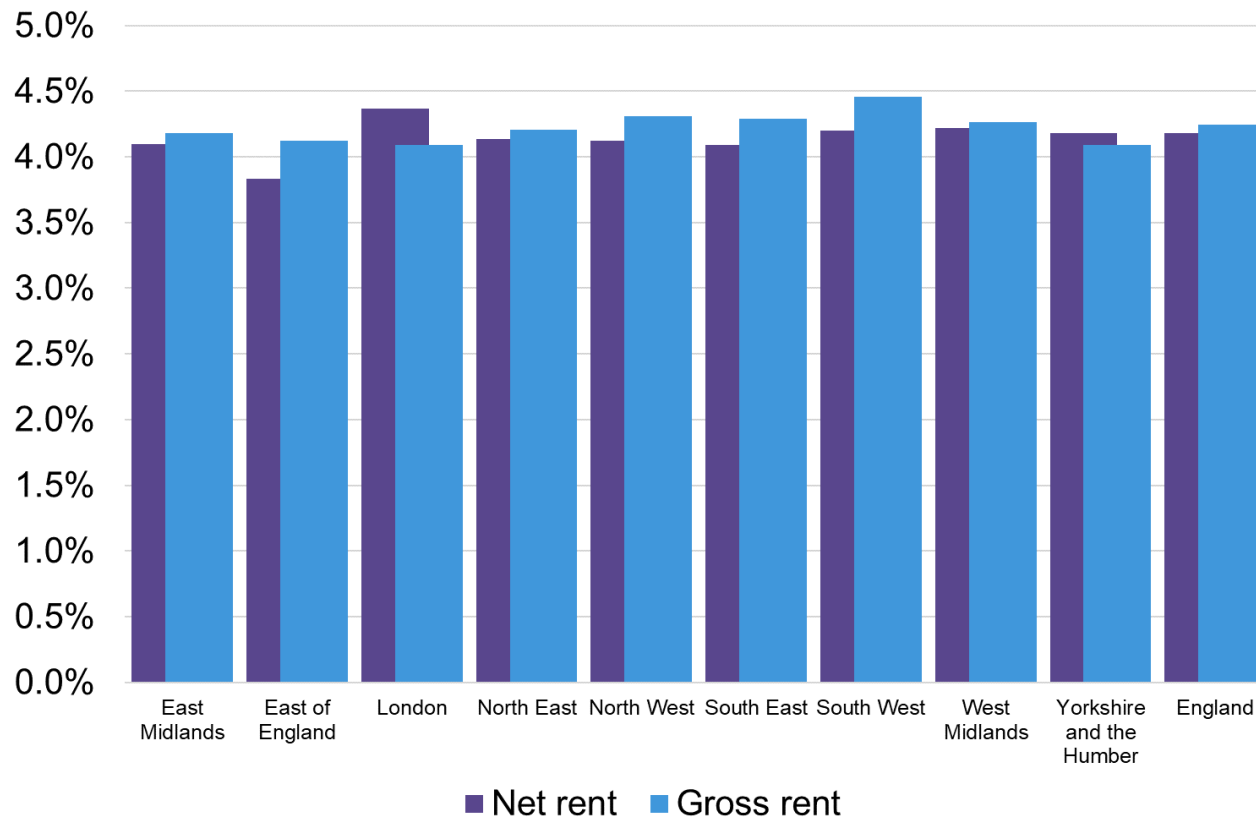
General needs (social rent) change

Between 2022 and 2023, average weekly general needs (social rent) net and gross rents increased on average by approximately 4.2%.

Average weekly net rent increases ranged from £3.33 per week in the North East to £5.45 per week in London.

London saw the greatest value increase in average weekly gross rent (£5.51).

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



Increases in average weekly gross rents were greater than increases in net rents for most regions. However, Yorkshire and the Humber saw a slightly lower increase in gross rents (4.1%) due to the small change in service charges (+£0.04). Average weekly service charges in London decreased by -£0.30 between 2022 and 2023, resulting in an increase in gross rent of 4.1%, compared to 4.4% for net rent.

Due to regional variation in levels of rents charged, the percentage increases are not necessarily representative of the actual value of the increase. For example, both the North East and South East saw their net rents increase by 4.1% despite this percentage increase representing different values in each region (£3.33 and £4.55 respectively).

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

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T2.4

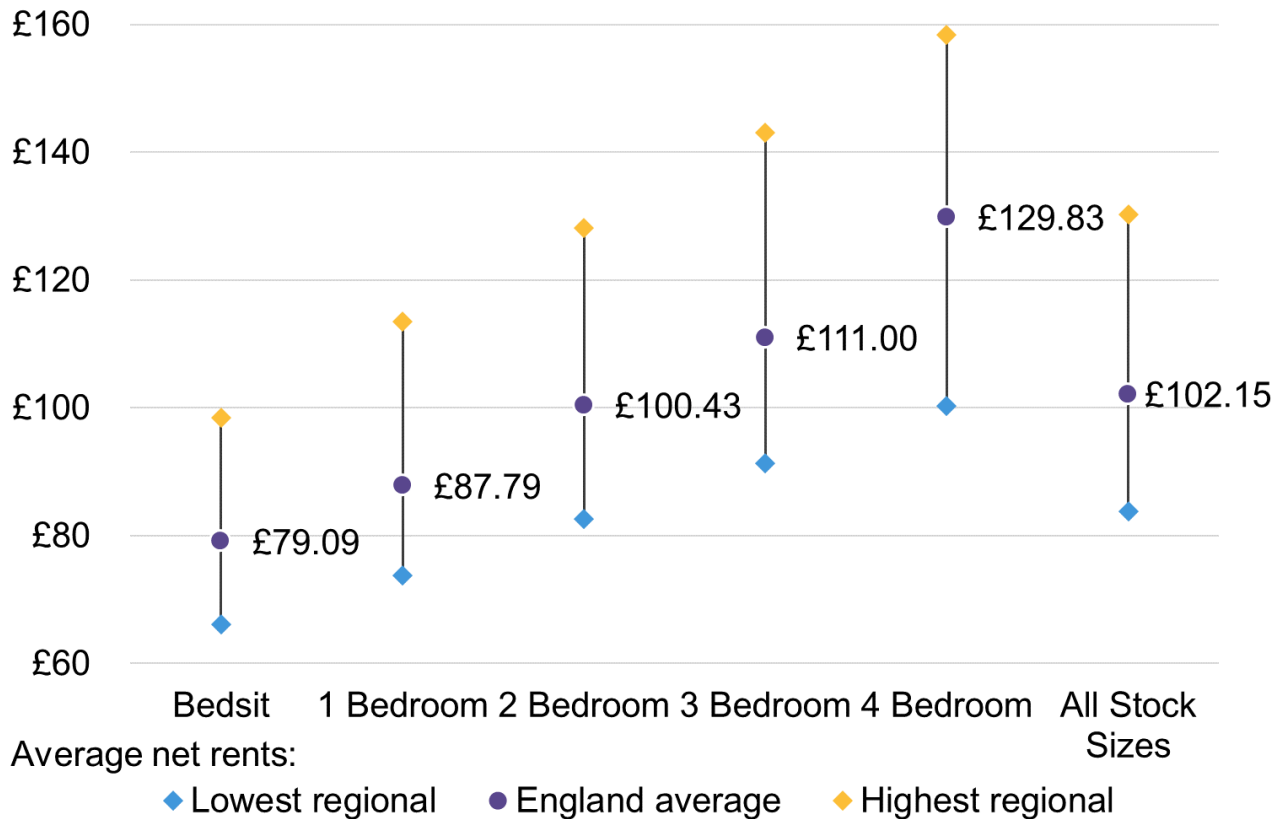
General needs net rent by size

Four bedroom units have the largest range of regional average weekly net rents. Those in London are £58.03 more than in the North East.

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

Two and three bedroom units account for over 70% of stock whereas bedsit units make up just 1%.

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



Two, three, and four bedroom units all saw an increase in rents of around 4.2% when compared to 2022, in line with the England average.

Greater variation is shown amongst other stock sizes that represent much smaller proportions of total stock. Non-self contained units saw the largest increase in rents (4.7%), whereas rents of bedsit units increased the least (3.4%).

⚠ 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.

T2.5

General needs net rent by LA

London and the South East have the highest average general needs (social rent) net rents in England reflecting the higher social rent rates in these areas.

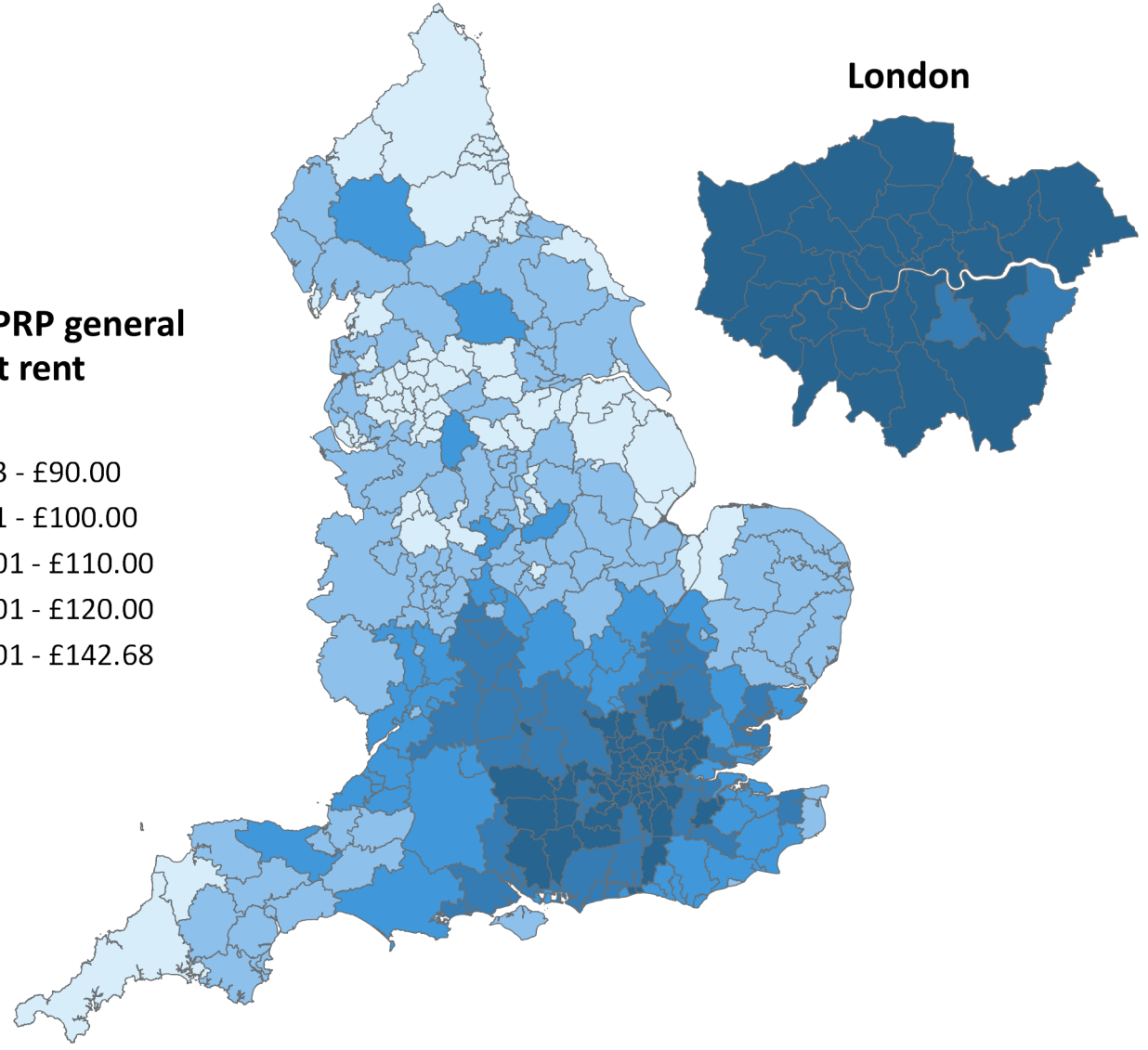
As in 2021 and 2022, Camden continues to have the highest LA level net rent in 2023 (£142.68 per week). Outside of London, Wokingham has the highest net rent of £139.30.

The lowest LA level weekly net rent remains in County Durham (£77.73 per week).

Average PRP general needs net rent

(£/week)

- £77.73 - £90.00
- £90.01 - £100.00
- £100.01 - £110.00
- £110.01 - £120.00
- £120.01 - £142.68



London

T2.6

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

Supported housing (social rent) net rents

The average supported housing (social rent) net rent in England is £100.43 per week.

The North East saw the lowest rent increase, both in value (£3.16) and percentage increase (3.5%).

The difference in net rent between the regions with the highest rent and lowest rent has increased by £2.63 on 2022.

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



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.

T2.7

Supported housing gross rents

The average supported housing (social rent) gross rent in England is £146.16 per week.

The average weekly universal credit/ housing benefit eligible service charge £48.03.

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)



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

The proportion of supported housing units that have some level of universal credit/ housing benefit eligible service charge (95%) is greater than for general needs units (62%). This means the impact of service charge increases is more noticeable on gross rents for supported housing than for general needs.

Excepting the South West, average supported housing service charges exceed £40 per week in all regions in England. They are highest in London at £64.44, 34% above the England average.

T2.7

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

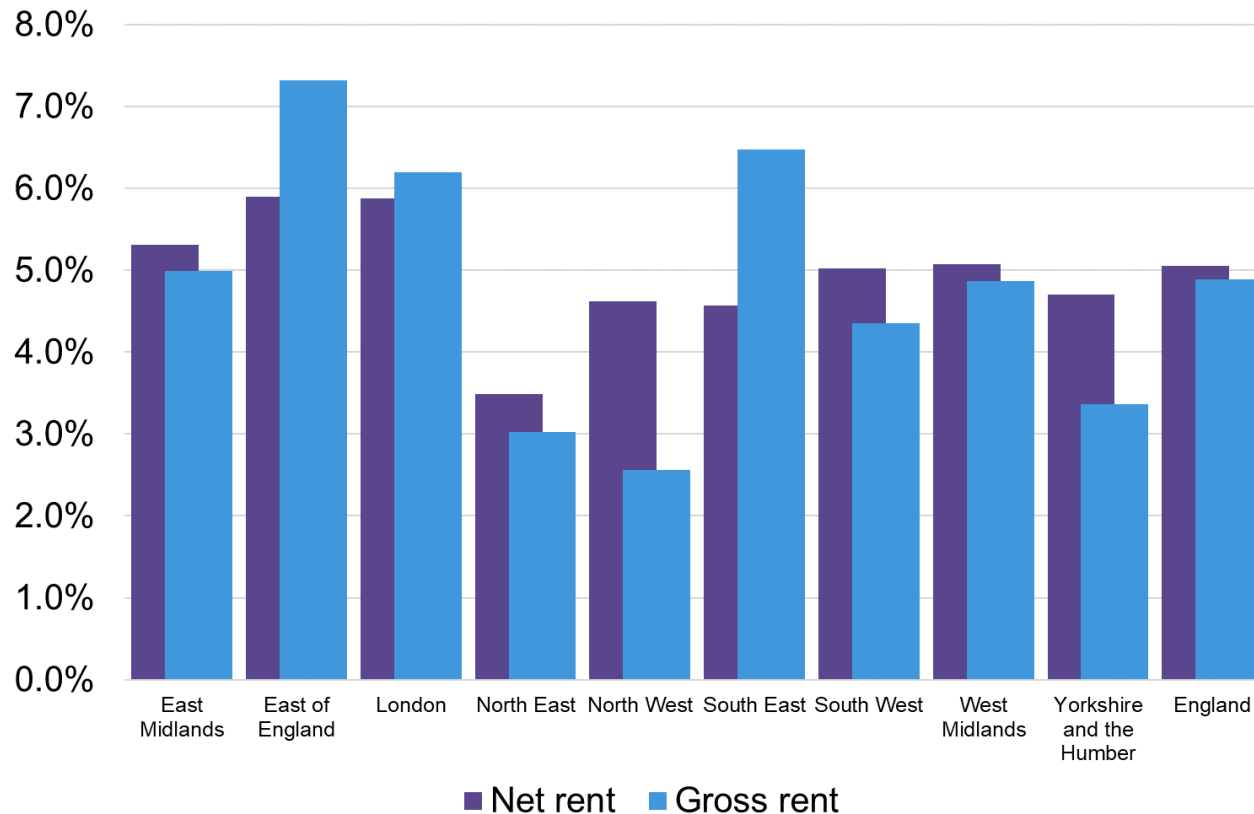
⚠ Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing (social rent) change

Supported housing (social rent) net rents increased by 5.1% between 2022 and 2023, while average gross rents increased across all regions by on average 4.9%.

Stock gains and losses as well as re-let activity will have impacted on rent levels. These factors help to explain the slightly higher increase in average net rents than the permitted property level annual rent increase (4.1%).

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



Net rents for supported housing units increased more than gross rents for most regions. This is due to relatively small changes to service charges of around £3 or less since 2022.

In the North West, the average service charge fell by -1.8%. As a result, the average gross rent increased by 2.6% compared to an increase in weekly net rent of 4.6%.

Three regions saw higher service charge increases than the rest of England: London, the East of England, and the South East. The latter two regions saw average weekly service charge increases in excess of £4.50, representing a percentage increase since 2022 of 11.2%. This has resulted in gross rents increasing more than net rents in these regions between 2022 and 2023.

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T2.9



The limit on annual rent increases between 2022 and 2023 was 4.1% (see also page 3).



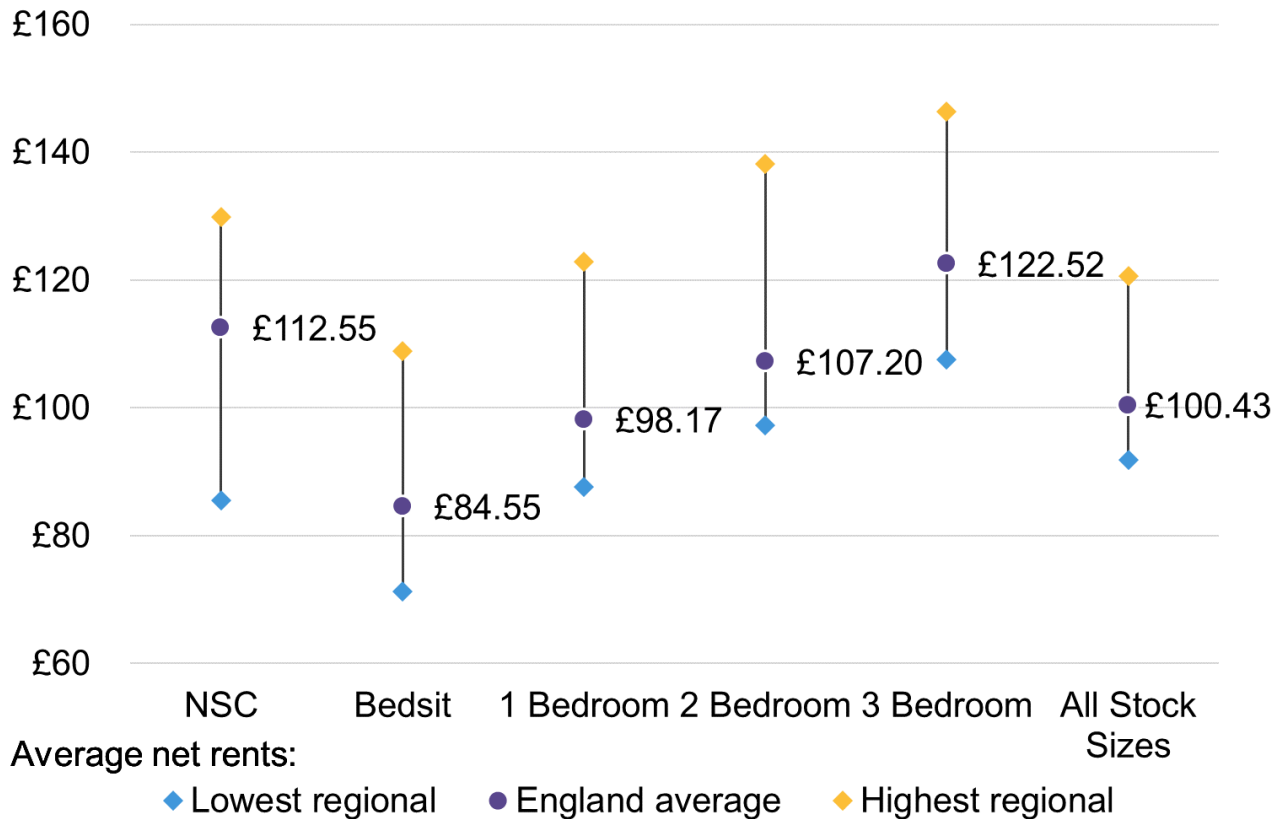
Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing net rent by size

Bedsit units have the lowest regional average net rent (£71.31 in Yorkshire in the Humber) whereas the highest net rent is for three bedroom units in London at £146.42.

Smaller units make up the majority of supported housing stock. Non-self-contained, bedsit, and one bedroom units account for 85% of all units. In contrast, they account for just a quarter of general needs stock.

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



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 category 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.

T2.10

Supported housing net rent by LA

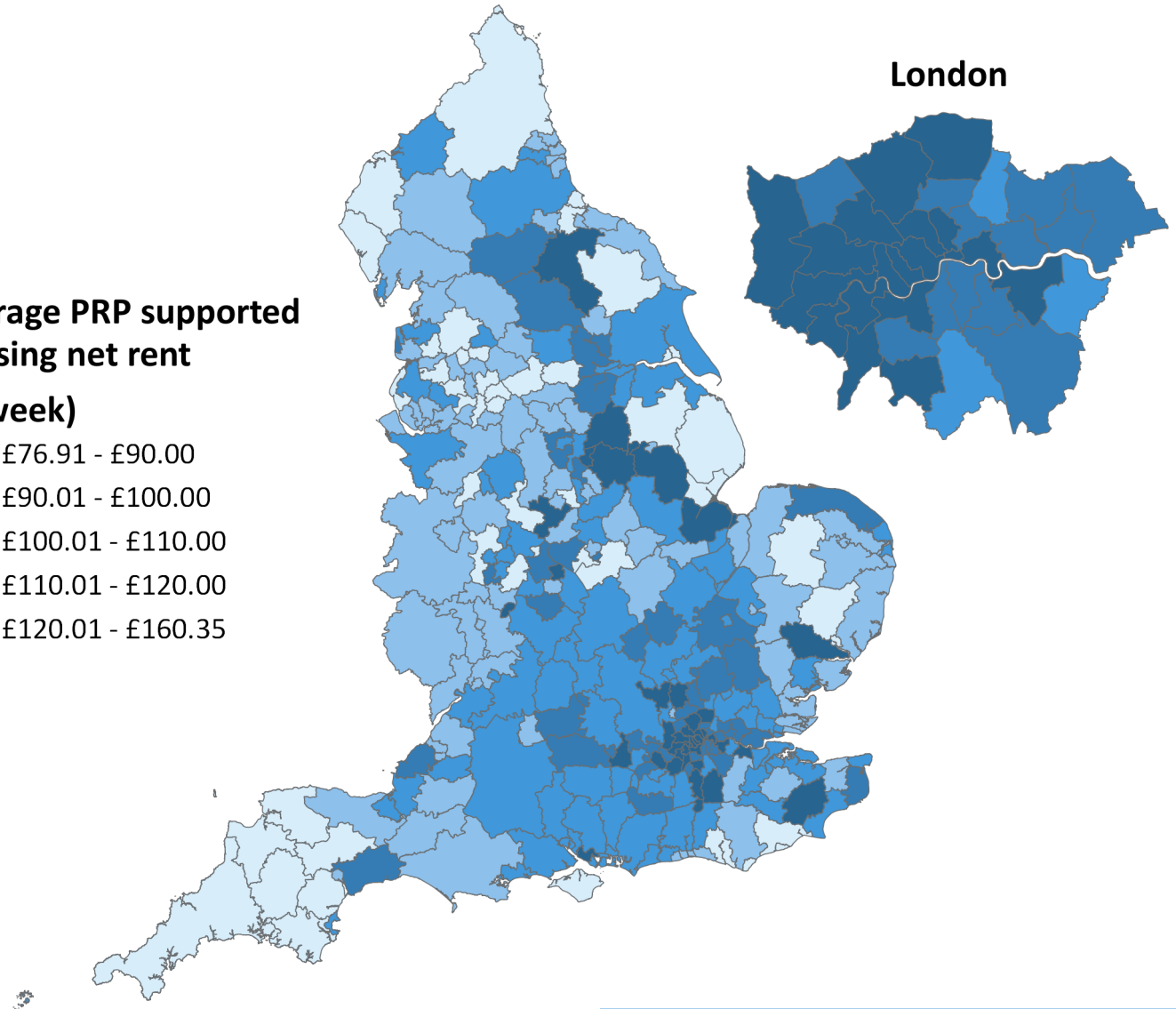
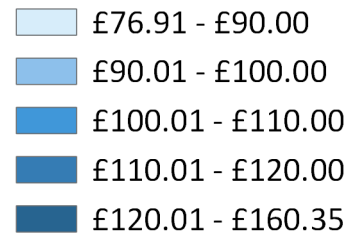
There is comparatively more variation in average supported housing net rent (social rent) by LA area than with general needs stock, possibly reflecting the wider range of services offered.

As in the last two years, Tandridge is the LA with the highest level of net rent (£160.35 per week), up 4.5% since 2022.

This year, the LA with the lowest level of net rent is Hastings at £76.91. This is £23.52 below the England average.

Average PRP supported housing net rent

(£/week)



London

T2.11

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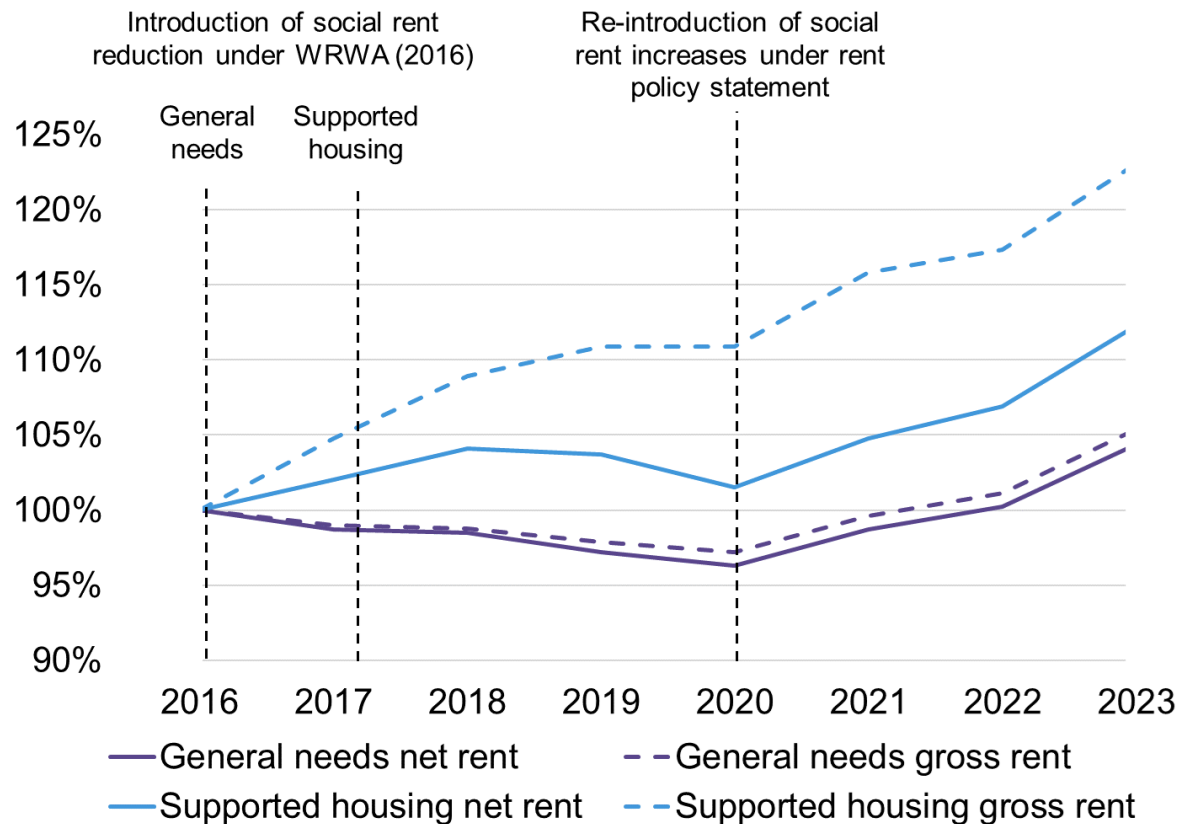
Section based on data from large PRPs only.
Excludes Affordable Rent units.

Net and gross social rent change 2016-2023

General needs net rents decreased 3.7% between 2016 and 2020 (the period of the WRWA coverage). By 2022 rents had risen back to 2016 levels.

Supported housing net rents fell slightly between 2017 and 2020 (the period of the WRWA coverage). Since 2020 they have increased each year, with 2023 rents sitting 12.3% above 2016.

Indexed net and gross rent change 2016 to 2023 (2016=100)



General needs average gross rents (inclusive of service charges eligible for universal credit/ housing benefit) have increased marginally more than average net rent each year since 2016. This is due to increases in service charges exceeding net rent growth (rising from £6.24 per week in 2016 to £7.58 per week in 2023 (21.5%)).

Supported housing average gross rents have seen a far greater percentage increase since 2016 (23.1%) compared to net rents (12.3%). This is partly due to average service charges increasing by almost 50% since 2016, compounded by an increase in the number of units attracting a service charge (from 90% of units in 2016 to 95% in 2023).

! The limit on annual rent increases between 2021 and 2022 was 4.1% (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.

T2.17

Affordable Rent general needs gross rent

The average weekly gross rent for an Affordable Rent general needs property in England is £143.80.

London has the highest average gross rent of £208.93, almost double the rent in the North East (£105.24).

Gross rents across all regions exceed £105 per week this year. Two regions were below that level in 2022.

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



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.

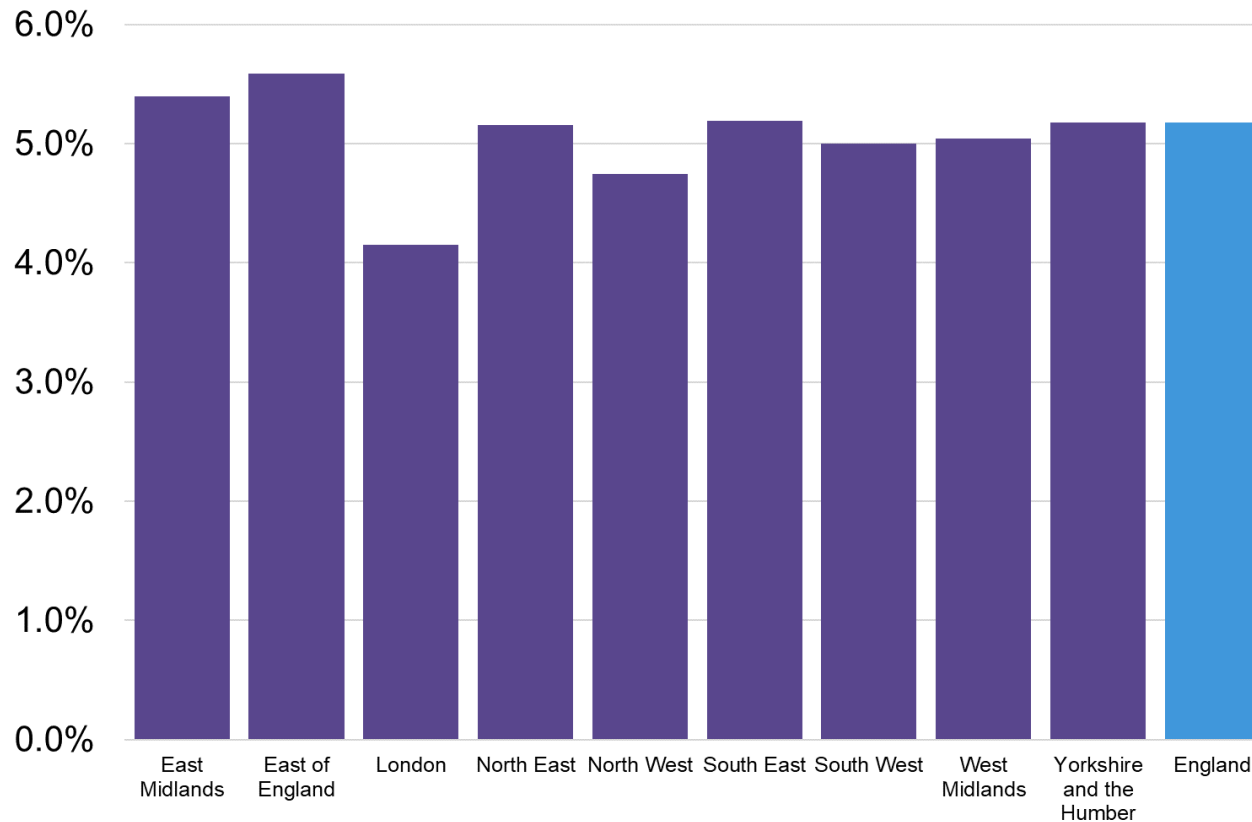
T2.12

Affordable Rent general needs change

Affordable Rent general needs gross rents in England increased by 5.2% between 2022 and 2023.

As in 2022, the East of England had the largest percentage increase of 5.6% this. The largest value increase of £8.52 was seen in the South East.

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



Excluding London, the difference between the lowest and highest increase in gross rents was less than 1%. London saw the smallest percentage increase of 4.2%. Caution should be taken when comparing changes to Affordable Rent units in London to other regions as rents are set differently.

The relatively large increases in the number of general needs Affordable Rent units (7.2% between 2022 and 2023) 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.

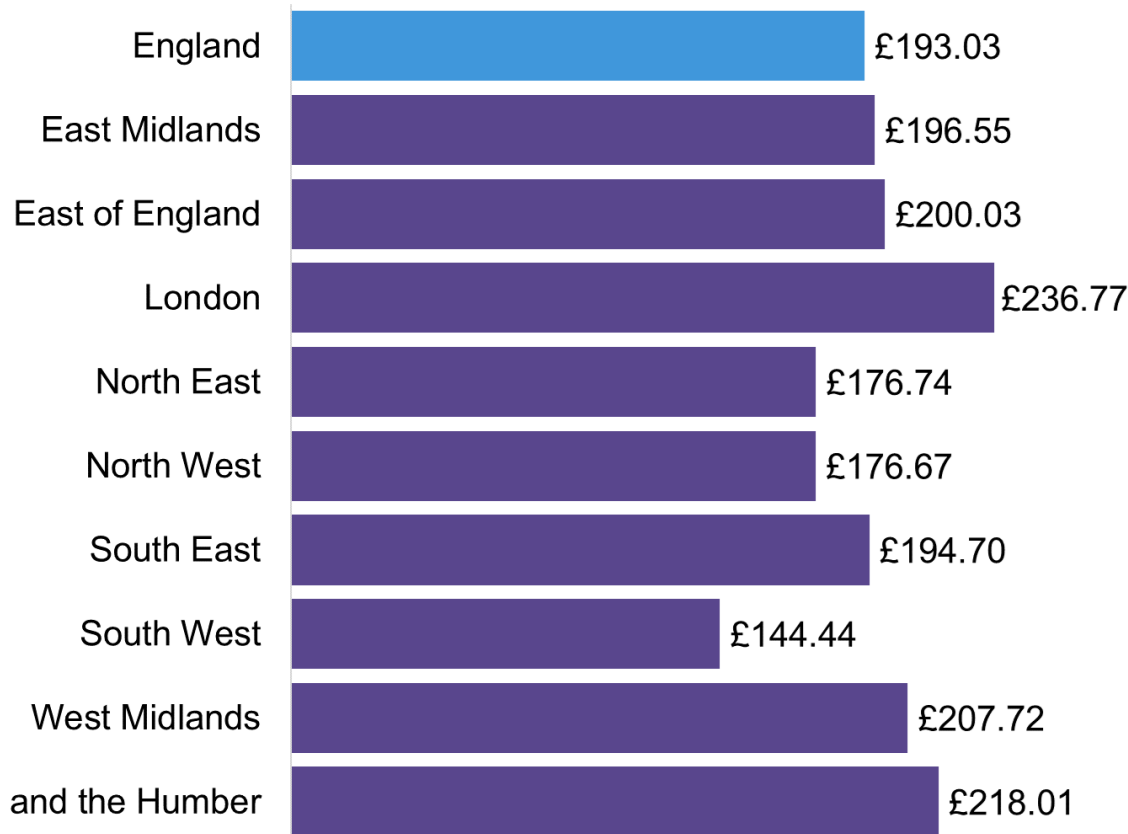
T2.13

Affordable Rent supported housing gross rent

The average weekly gross rent for an Affordable Rent supported housing property in England is £193.03.

Four regions have gross rents exceeding £200 this year, compared to just London in 2022.

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



Affordable Rent supported housing units in England account for only 5% of all Affordable Rent 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**.

T2.14



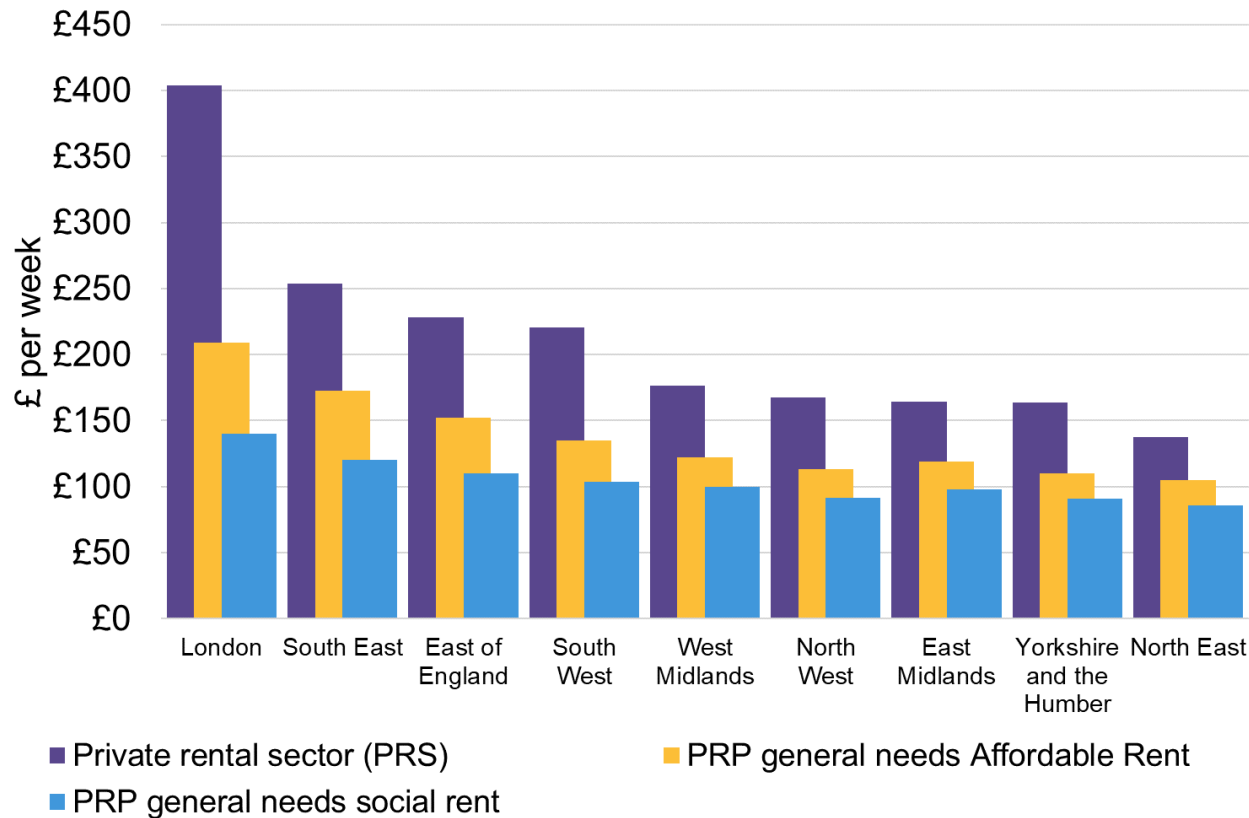
Section based on data from all PRPs with Affordable Rent stock.

Comparison with private rental sector

London remains the region where the difference between the average private sector rent (£404.08) and the average gross rent for Affordable Rent general needs (£208.93) is greatest, with market rent almost double Affordable Rent.

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 76% of market rent.

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



T2.16

In England, gross social rent is (£106.83) on average 48.2% of average private sector rent (£221.54).

General needs social rent gross rents range from 35% (London) to 62% (North East) of private sector rents. General needs Affordable Rent gross rents range from 53% (London) to 75% (North East) of private sector rents.

England's market rent increased by 3.7% since 2022, less than social gross rent (4.2%) and Affordable Rent (5.2%). However, growth in private sector rents has varied more across regions.

! 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 2022 to March 2023.

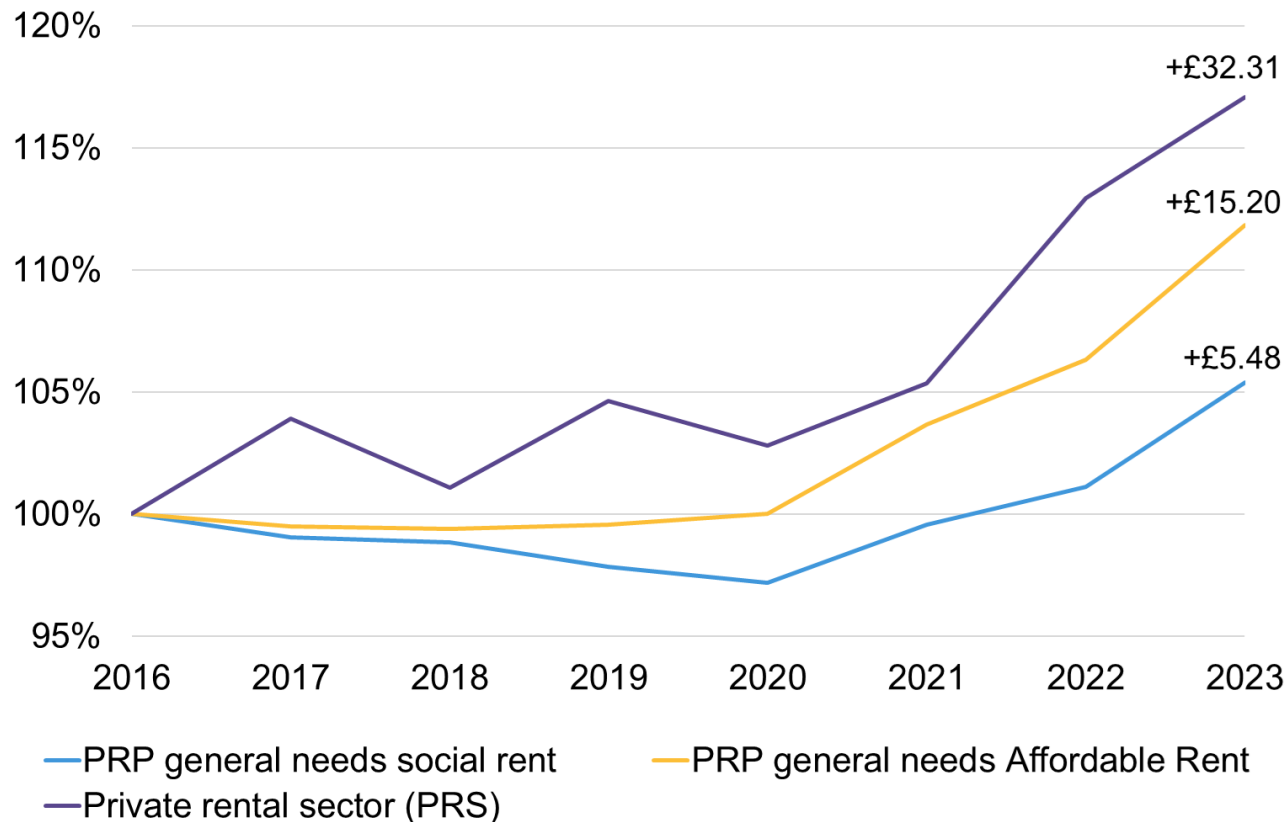
! Gross rents used for all values to enable comparability.

Private rental sector trend comparison

Average weekly PRS rents have increased by 17% since 2016 (from £189.23 per week to £221.54 per week). This is an increase of £32.31 per week.

Average weekly general needs social rent gross rents have increased by 5% since 2016 (from £101.35 per week to £106.83 per week). This is an increase of £5.48 per week.

PRS and PRP average gross rents by tenure type (£/ week) since 2016




T2.18

There has been an overall increase in both private rental sector (PRS) and PRP average gross rents since 2016. The rate of increase in PRS average rents is considerably higher both in percentage and actual terms (+17% or +£32.31) than that of PRP general needs social rent (+5% or +£5.48) and PRP Affordable Rent (+12% or +£15.20).

PRS year-on-year rent changes are impacted by supply and demand and other external influences more readily than PRP rent changes, which are governed by the prevailing rent policy.

However, Affordable Rent will also be affected by the PRS rent changes as PRPs are allowed to set rents at up to 80% of market rent of an equivalent property.

 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 2015 to March 2023.

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).

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 only aggregate average weekly values.

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

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](#).

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

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) which was updated in December 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>.

Notes – glossary of terms

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, 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.

Notes – glossary of terms and version history

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).

Version history

1.0 Original release.

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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.