



# Private registered provider social housing stock in England - sector characteristics and stock movement

2022-2023



Version 1.0 – October 2023

Responsible statistician: Amanda Hall

Queries and feedback: [enquiries@rsh.gov.uk](mailto:enquiries@rsh.gov.uk) or 0300 124 5225

# Introduction

**Private registered provider social housing stock in England - sector characteristics and stock movement** 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 and data are also available along with tools allowing for the interrogation of the data at both a PRP and geographical level.

## 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.

# Key facts

## 96% of stock owned by large PRPs

The 230 large PRPs (those owning 1,000 or more units of social housing) represented 17% of the total PRP population in 2023 but owned 96% of all stock.

## For-profit providers increase owned social stock by over 40%

The 69 for-profit providers reported 29,272 units of social stock in 2023, over 40% more than in 2022 (20,831). The growth has been predominantly driven by a 53% increase in general needs stock and 35% increase in LCHO.

## Losses and gains returning to normal levels

There were just 0.2% more units gained in 2023 compared to 2022 but 8% fewer losses. This represents, at least in part, the sector returning to more normal levels of sales activity following a surge in right to buy sales after the pandemic.

## Evictions still below pre-pandemic levels

Total evictions are still lower than the levels seen in 2020 (4,861 in 2023 versus 10,311 in 2020), but have risen since 2022 as more normal activity returns following the lifting of the restrictions introduced during the pandemic.

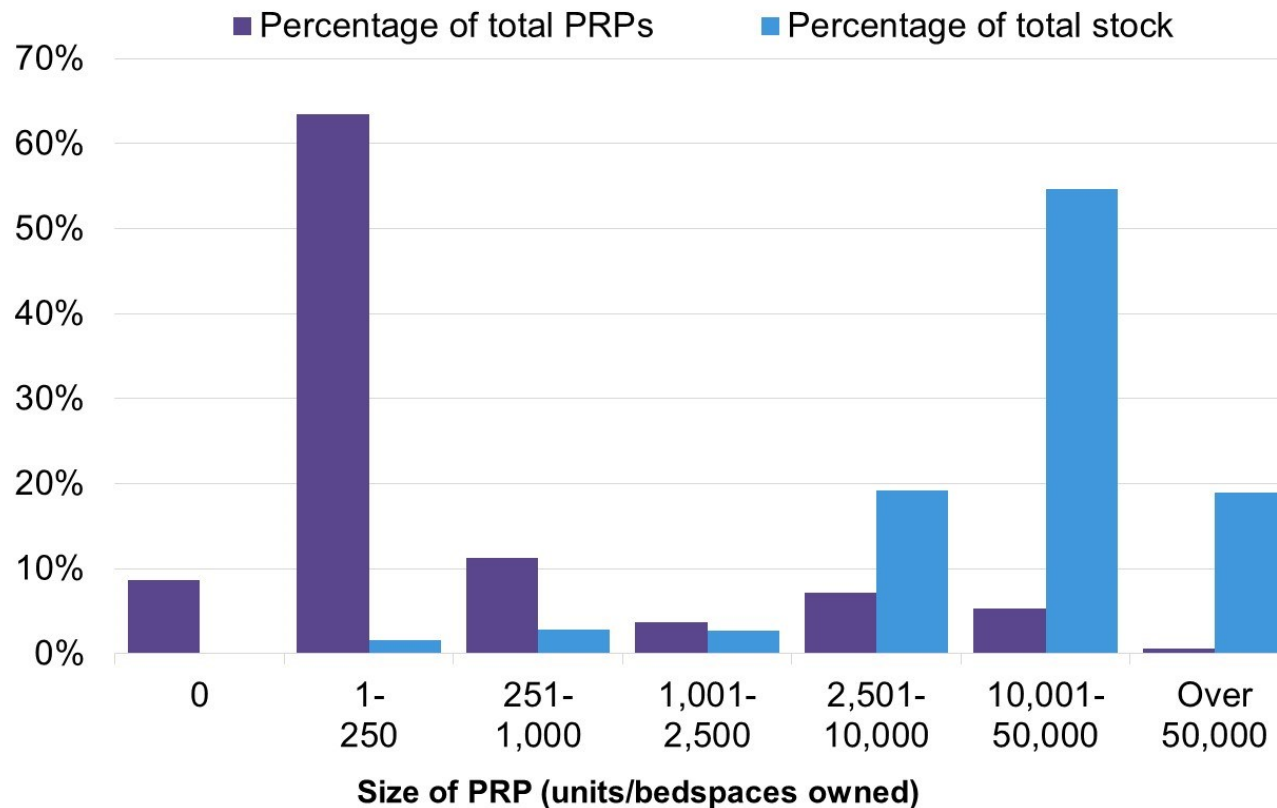
# Size of PRPs and social stock ownership

96% of social stock in the sector is owned by PRPs who own 1,000 or more units each.

83% of PRPs own fewer than 1,000 social units each.

Eight PRPs own 50,000 or more units of social stock each.

## Number of PRPs and stock owned by PRP size 2023



Just 6% of providers registered with us (81) own 74% of all social stock. These providers each own 10,000 or more units.

120 PRPs registered with us (9%) own no social housing. These providers are likely to be in the process of deregistering, be newly registered PRPs yet to gain stock or be a non-stock holding parent organisation of a group.

A number of PRPs operate in group structures and the total number of stock held within some of these groups will be higher than the individual PRPs presented here. Further information on the number of PRPs in group structures can be found later in this briefing note.

T3.1



Section based on weighted data.

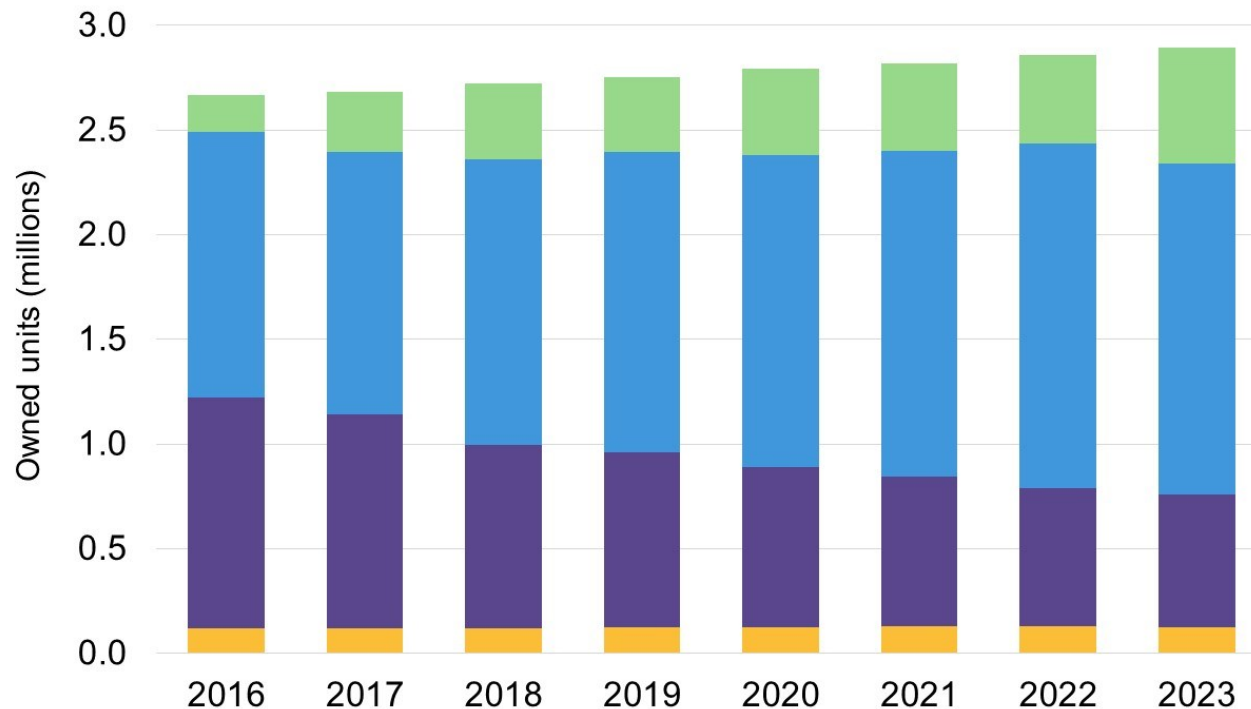
# Stock distribution 2016-2023

Since 2016 social stock is increasingly owned by providers each owning 10,000 or more units of stock.

Group consolidation and transfer activity has meant that social stock is increasingly concentrated in providers who own 10,000 or more units.

PRP trend

## Proportion of stock owned by PRPs of different sizes (2016-2023)



Since 2016, there has been a steady shift of social stock ownership towards providers each owning a larger number of units.

Stock is increasingly concentrated in those providers owning 10,000 units or more, with a reduction in both the number of and proportion of stock owned by those owning 1,000 to 10,000 units of social stock.

Providers who own fewer than 1,000 units each have consistently maintained ownership of approximately 4.5% of all social housing units since 2016.

Number of units owned by PRPs each owning:

■ <1,000 units   
 ■ 1,001 - 10,000 units   
 ■ 10,001 - 50,000 units   
 ■ >50,000 units

T3.1b



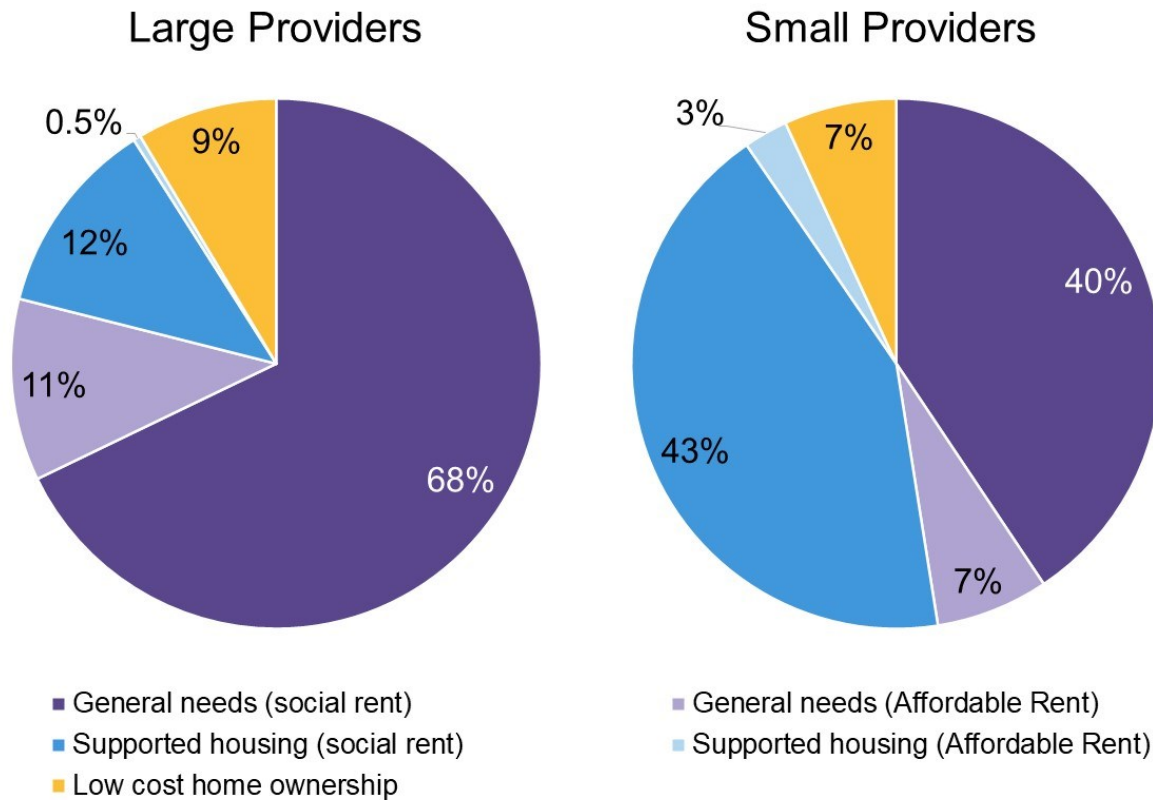
Section based on weighted data.

# Social stock by provider size

Large providers' stock is proportionally more general needs (79% combining Affordable Rent and social rent), compared to small providers' stock (47%).

Small providers own proportionally more supported housing than large providers (45.6% combining Affordable Rent and social rent compared to 12.5%).

## Social stock owned by provider size



In 2023 small providers (those owning fewer than 1,000 units each) owned just over 4% of all social stock.

However, the profile of the stock owned by them is different to the profile of stock owned by large providers (those owning 1,000 or more units each).

Supported housing accounted for almost half (43%) of the stock owned by small providers compared to (11%) of the stock owned by large providers.

T3.1c



Section based on unweighted data.

# Group membership

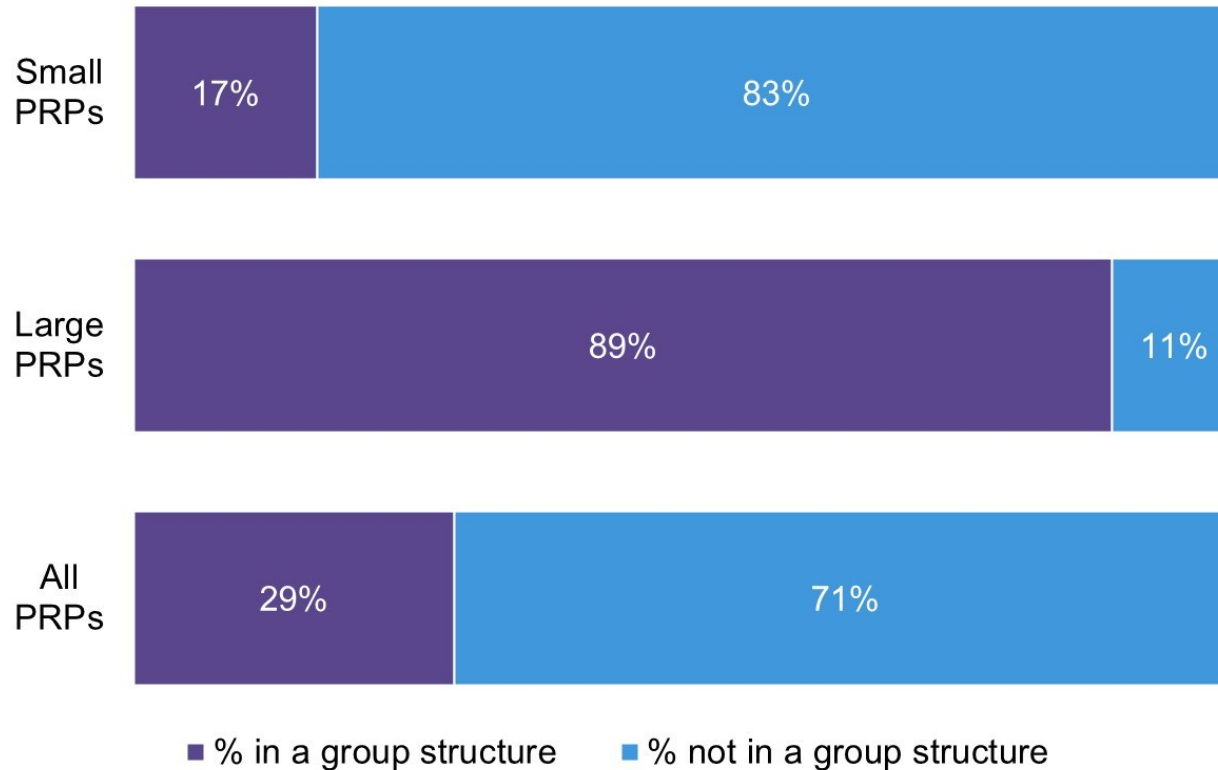
Overall group membership has increased slightly since 2022, with 29% of PRPs in a group structure.

The number of large providers in a group structure increased to 89% (from 86% in 2022).

PRPs in groups own 95% of all social stock in 2023. This is more than in 2022 (92%).

## Group membership by PRP size 2023

Group



PRPs can operate on an individual basis or as part of a group structure. Group structures vary considerably, some comprising only registered providers and others comprising registered providers and non-registered entities.

PRPs may enter into group structure arrangements for a variety of reasons. Group structures may be established to undertake commercial activities within one or more subsidiaries; in others it may be to merge operations (perhaps to share strengths and complementary specialities or to become more efficient) while maintaining individual corporate identities within a group structure.

T3.2



Section based on weighted data.



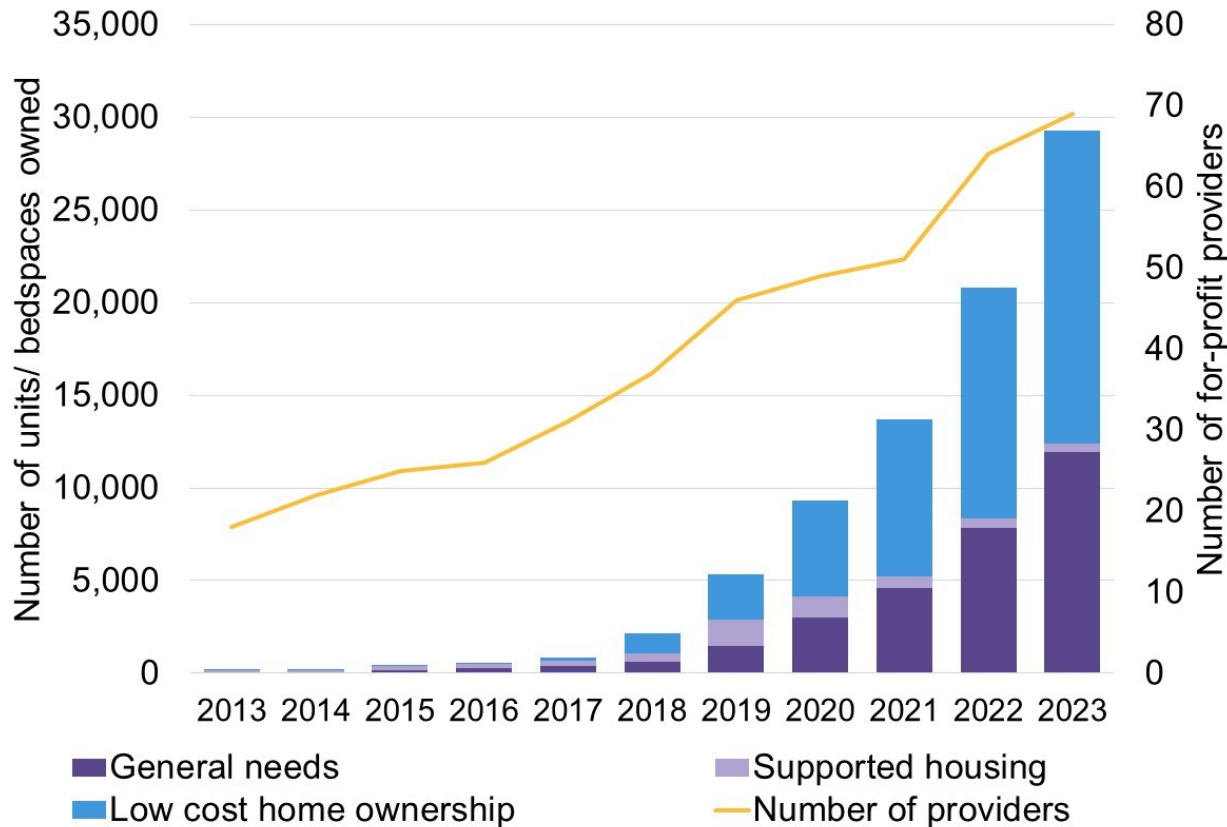
# For-profit providers

For-profit providers owned 29,272 units of social stock in 2023, over 40% more than in 2022 (20,831 units).

The growth has been predominantly driven by a 53% increase in general needs stock and 35% increase in LCHO.

For-profit providers only own 1% of all social stock, although this is slightly more than in 2022 (0.7%).

## For-profit providers and owned units 2013 to 2023



58% of the social units owned by for-profit providers are low cost home ownership (LCHO) and 41% are general needs low cost rental.

In terms of unit numbers, LCHO continues to be the fastest growing stock type for the for-profit providers in unit terms, with a further increase of 4,404 units added since 2022. This growth also accounts for nearly a third of the total LCHO growth in the PRP sector between 2022 and 2023.

General needs accommodation (including general needs Affordable Rent) was the fastest growing stock type in percentage terms. For-profit providers added 4,117 units of this type between 2022 and 2023.

For-profit providers were first permitted by the Housing and Regeneration Act 2008. The first for-profit provider was registered with us in 2010. In 2023, 69 for-profit providers submitted SDR data (up from 64 in 2022).

T3.3



Section based on unweighted data.

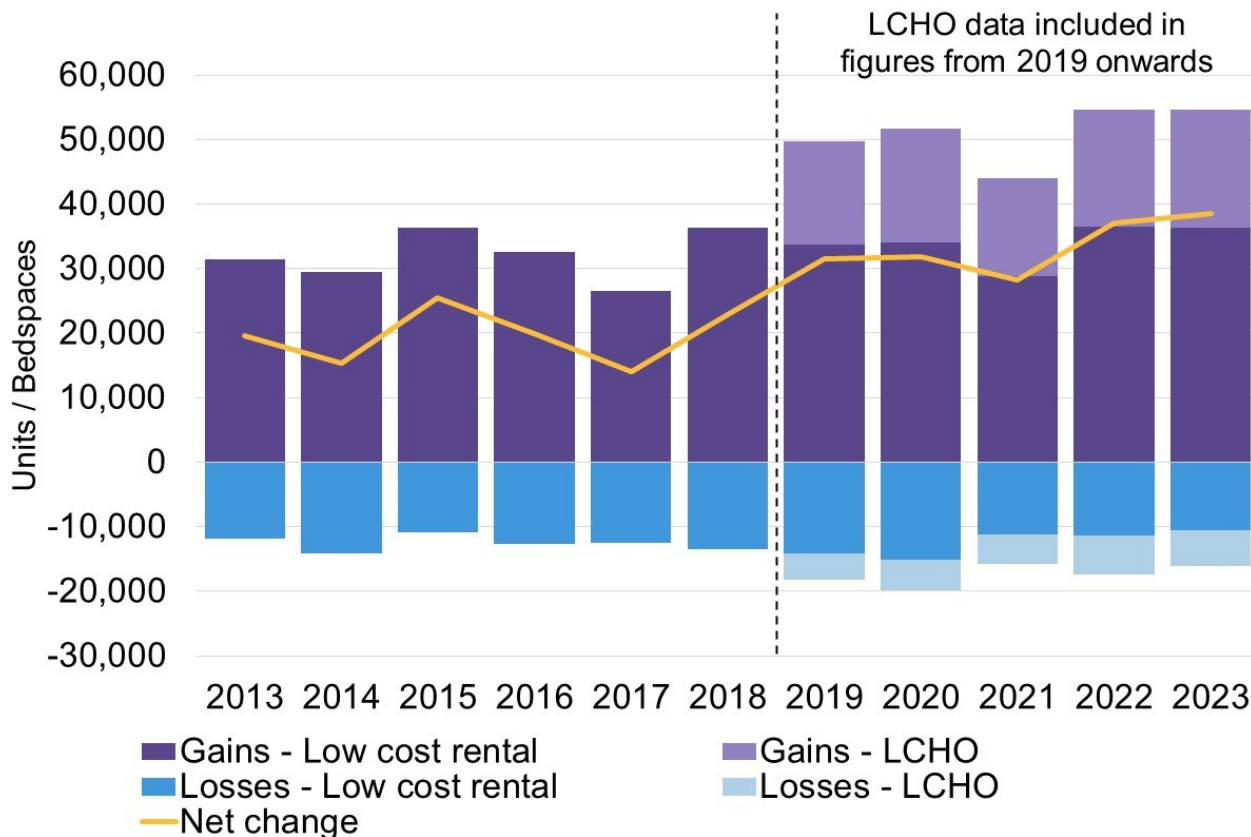


# Social housing stock gains and losses

Large PRPs reported a net gain of 38,539 units of social housing stock in 2023.

There are cycles in the gains of low cost rental units due to the phasing of funding and delivery priorities under various funding programmes.

## Social stock movement 2013 to 2023 (units)



Gains were almost identical to those in 2022 with those in 2023 being only 99 units higher. Losses were lower by approximately 1,300 units in 2023 leading to an increase in the net gain of units by 3.8% year on year.

The phasing of funding and delivery priorities under the 2021-2026 Affordable Homes Programme, the Shared Ownership and Affordable Homes Programme 2016-2021 (SOAHP) and precursor programmes are the key drivers behind this pattern.

**Note** that this section has been revised since the 2021 release. Gains and losses for LCHO stock are included from 2019 onwards (the first year capturing LCHO stock gains). Earlier data has been revised to remove LCHO losses as no corresponding gains were present. Figures in this section are lower than the year-on-year change in low cost rental stock reported in the **stock profile** as they only cover large PRPs. These figures do not include stock transferred to PRPs during the year.

Section based on data from large PRPs only. Includes intermediate and Affordable Rent units.

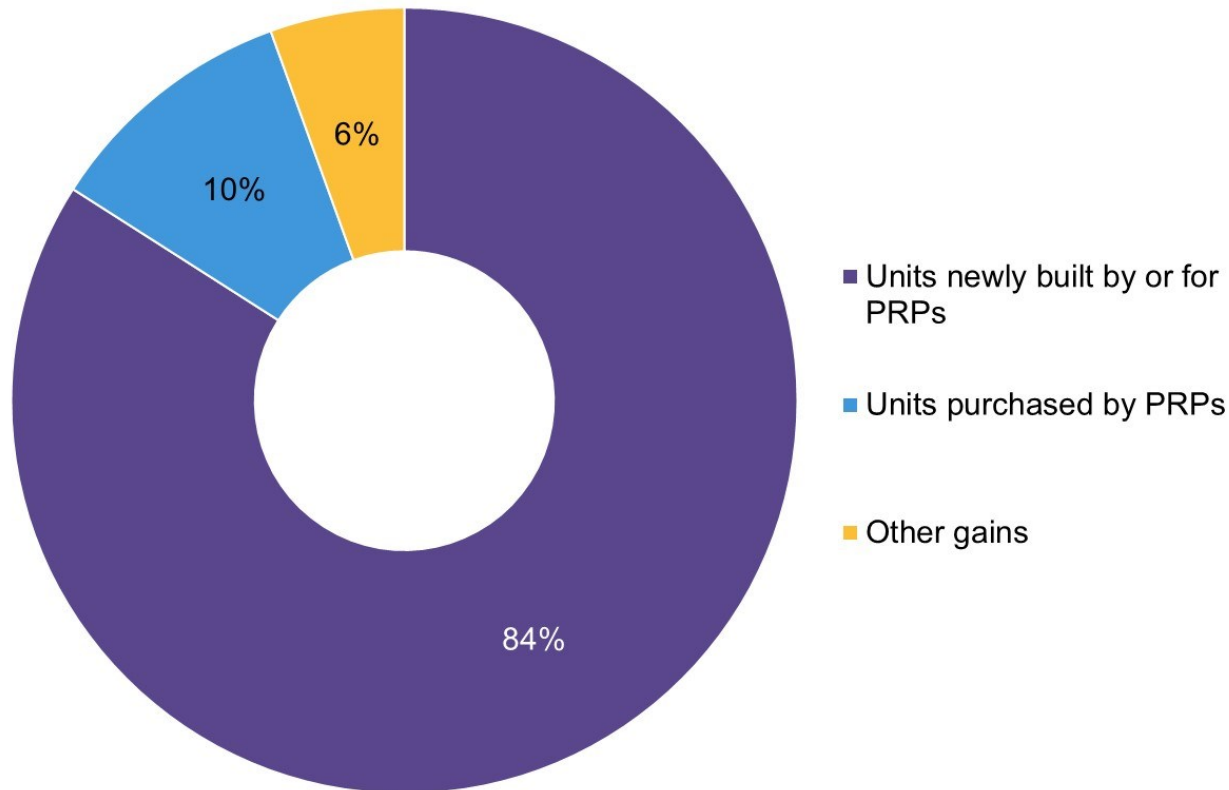
T3.4

# Social housing stock gains 2023

Large PRPs built 45,939 units of social housing stock in 2023, a 3% increase on the 44,551 units built in 2022.

Social housing stock purchased by large PRPs decreased to 10% of gains (from 12% in 2022).

## Low cost rental stock gains by source 2023 (%)




Providers reported just 0.2% more units gained in 2023 than in 2022 (54,662 compared to 54,563). New build activity and other gains were both down by 12.5% and 13.5% respectively.

It is likely that the relatively flat overall gains represents a return to normal activity following the coronavirus pandemic.

It should be noted that some new stock built under section 106 requirements may be classed as 'purchased' in the SDR data, due to providers purchasing these units from developers once they are completed.

T3.5

 Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. PRPs only record gains directly made during the year. Where a merger of PRPs takes place within a year, some unit gains (including new builds) are shown in the SDR as a transfer. See **technical notes** for more information.

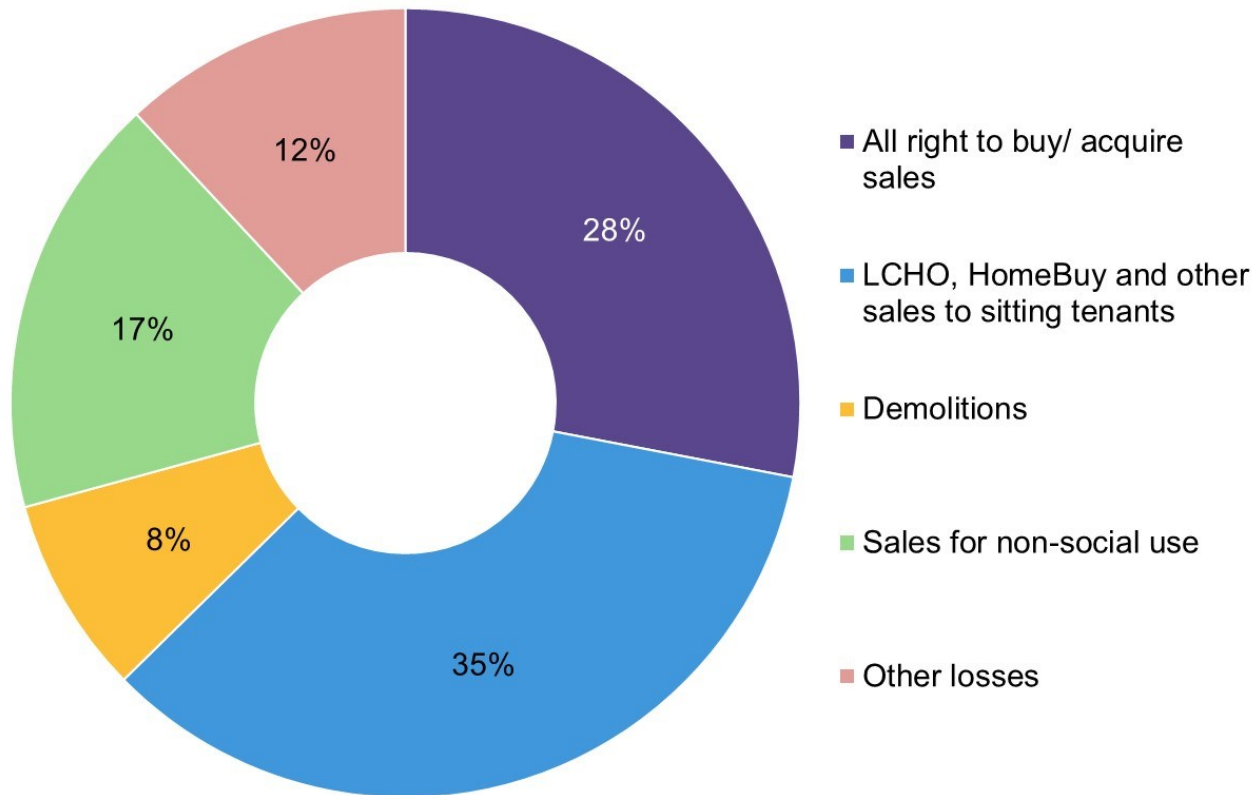
# Social housing stock losses 2023

Losses to social housing stock decreased by 8% to 16,123 (from 17,451 in 2022).

Right to buy/ acquire sales fell by 3% to 4,516 units.

LCHO, HomeBuy and other sales to sitting tenants decreased by 9% to 5,584 units.

## Social housing stock losses by type 2023 (%)




Losses in all categories decreased from the levels seen in 2022. This is likely due to a return to more normal activity levels following a post-pandemic surge in sales activity in 2022 as restrictions were lifted.

Right to buy or acquire sales decreased slightly on the previous year (down 3.3%) and continue to remain lower than the levels seen in the years preceding the coronavirus pandemic (sales of this type peaked in 2020 with 5,908 units).

It should be noted that this peak was heavily driven by the Voluntary Right to Buy pilot scheme in the West Midlands that has now concluded.

T3.7

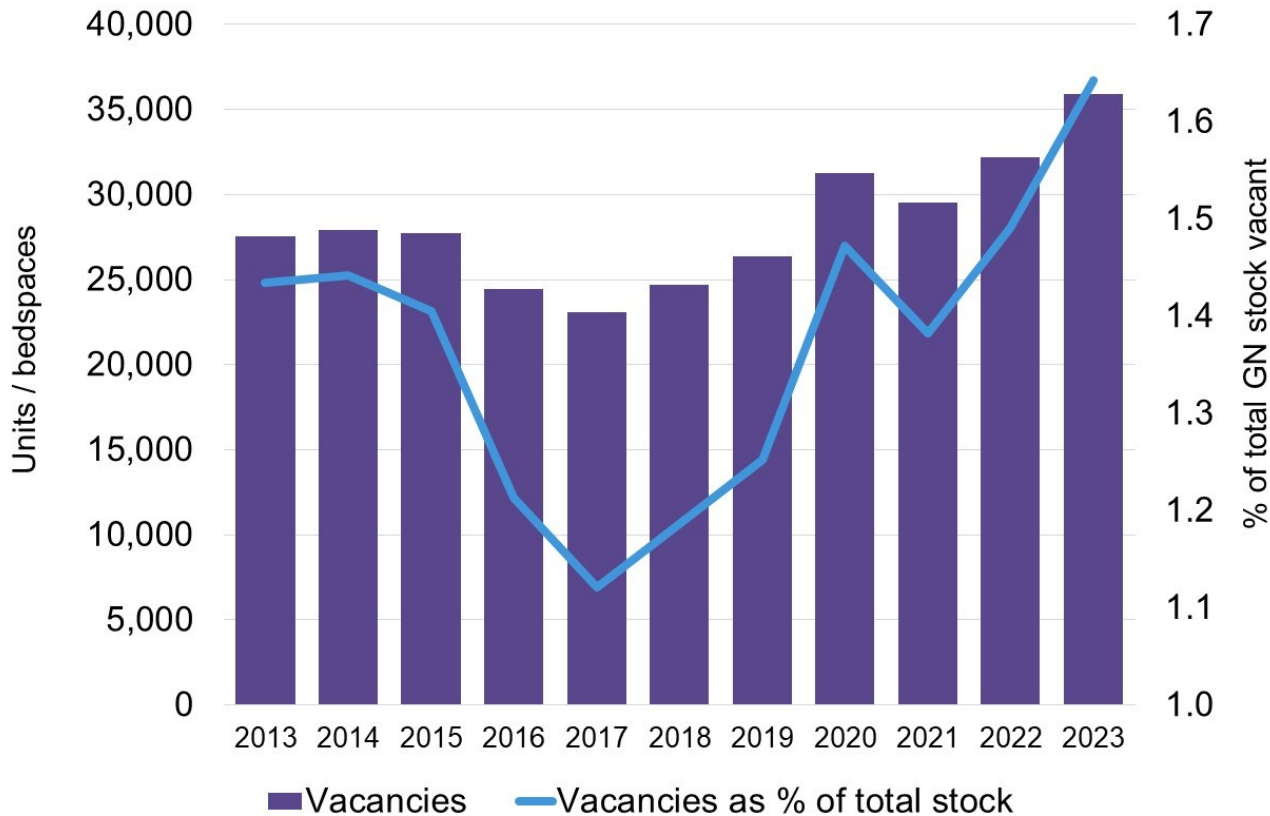
 Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. PRPs only record losses directly made during the year. If a merger of PRPs takes place within a year, units lost by a PRP that has deregistered or which became a small PRP will not be captured. See **technical notes** for more information.

# General needs vacancies

Large PRPs reported 35,911 general needs low cost rental vacancies, an increase of 3,736 units from 2022.

The percentage of total general needs stock vacant on 31 March increased marginally when compared to the same date in 2022 (from 1.5% to 1.6%).

## General needs low cost rental vacancies 2012 to 2023



The vacancy data reported in the SDR relates to units vacant on 31 March each year. As such, in year fluctuations are not visible.

The marginal increase in the percentage of total general needs stock may be influenced by factors relating to resumption of more normal activity following the coronavirus pandemic. There could be increased stock churn in the sector now that coronavirus pandemic restrictions have been removed. It is also possible that some units are temporarily vacant due to works delayed by the pandemic now being carried out.

For more information on recording of vacancies see earlier releases.



The chart and analysis has been presented from 2013 data providing a 10 year trend.



Section based unweighted data from all PRPs and includes intermediate and Affordable Rent units.

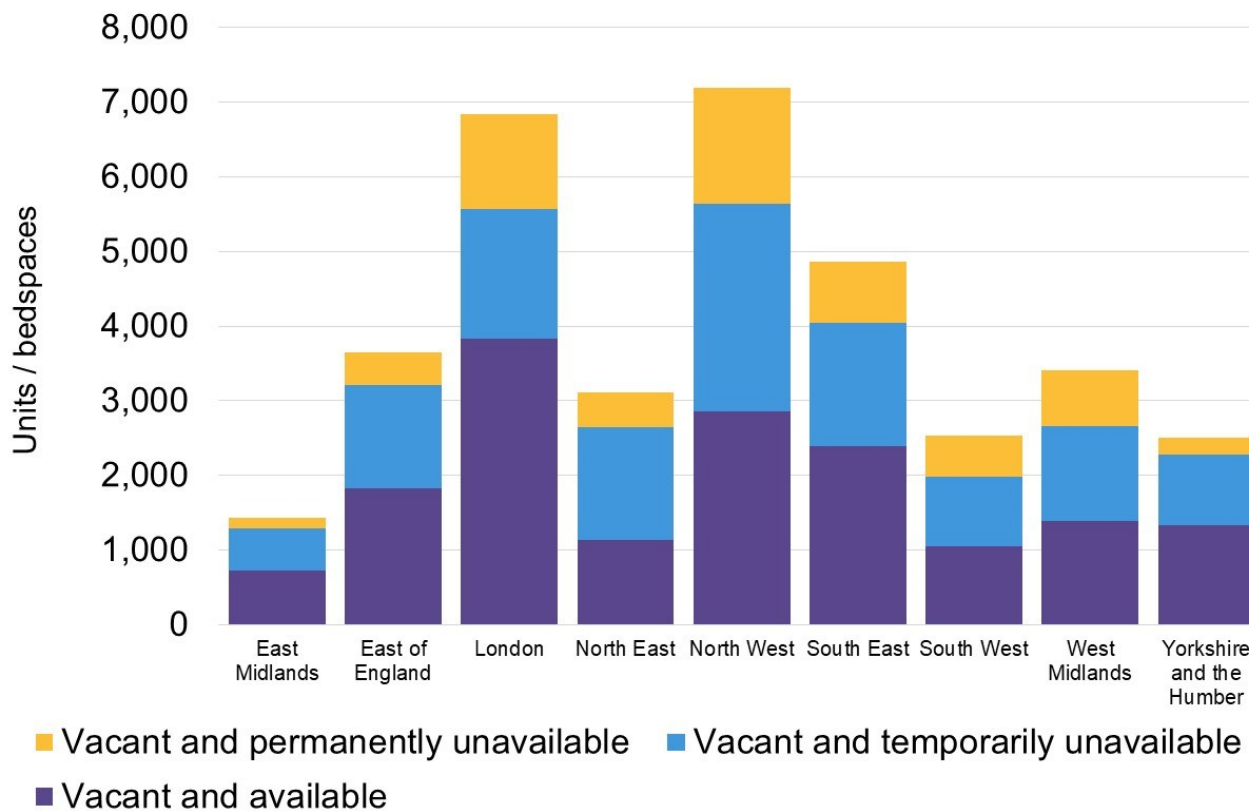
T3.8

# General needs vacancies by region

The North West had the most vacant self-contained general needs low cost rental units in 2023.


Overall vacancies increased in all regions when comparing figures from 31 March 2022 and 31 March 2023.


## Vacant self-contained general needs low cost rental units by region 2023



Most regions have either 0.5% or 0.6% of self-contained general needs stock being temporarily unavailable. The exception to this is the North East that has 1%.

The larger variation in the number of permanently unavailable units will be driven by multiple factors such as re-development programmes and individual PRP approaches to asset management around units that are planned for disposal. Some PRPs continue to record these units as housing until the point of disposal but others remove them from their housing stock as soon as they are vacated.

 The split of unavailable units into those permanently and temporarily unavailable was introduced in the 2023 SDR collection. Prior year data is not available for comparison.

 Section based on data from large PRPs. Includes intermediate and Affordable Rent units. Figures in this section are lower than the total vacancies for 2023 listed earlier in the report as those contain both self-contained and non-self-contained units. See **technical notes** for more information.

T3.9

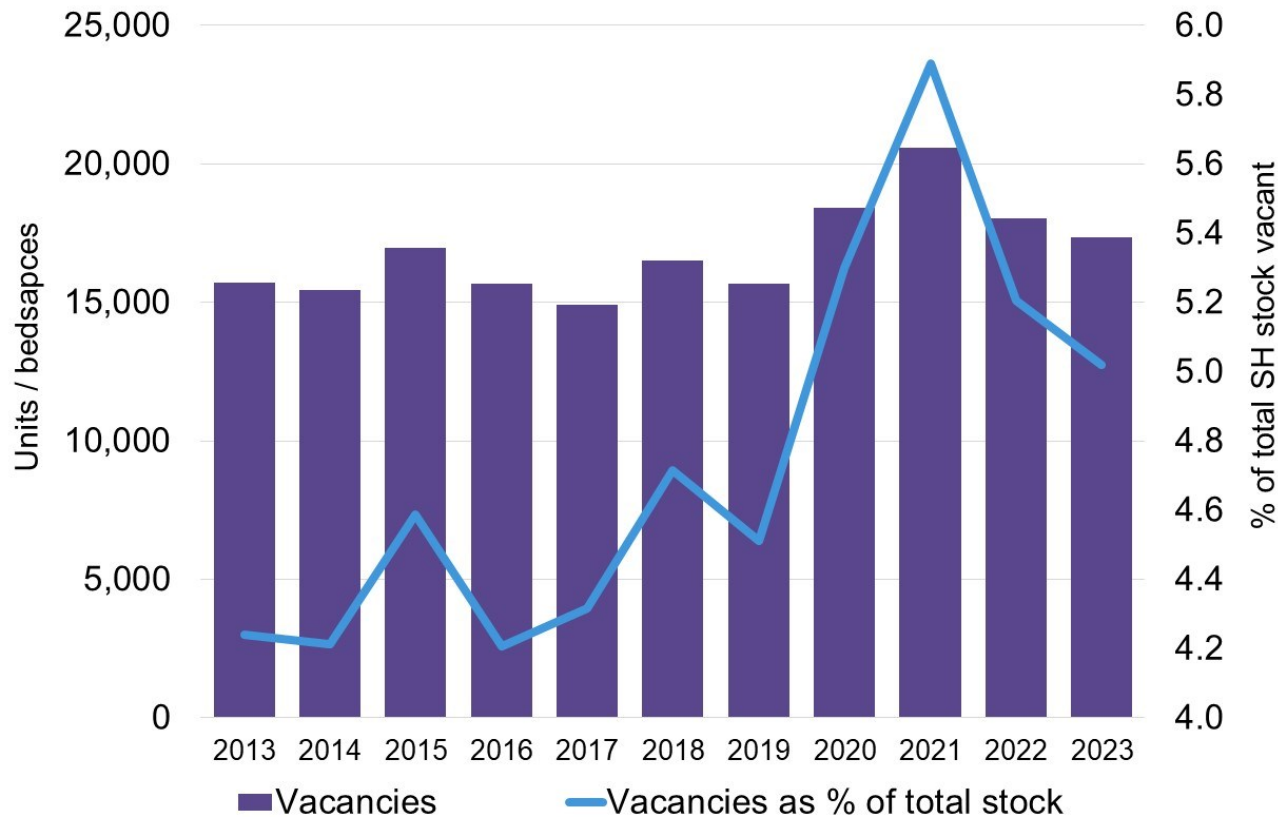


# Supported housing vacancies

5.0% of supported housing low cost rental units owned by large PRPs were vacant on 31 March 2023. This was a small reduction on the 5.2% vacancy rate seen on 31 March 2022.

There were 17,368 units of supported housing low cost rental reported as vacant. This was a reduction of 681 units from 2022.

## Supported housing low cost rental vacancies 2012 to 2023



The higher percentage of supported housing vacancies compared to general needs vacancies within each year may be due to some supported housing units being reserved for (and awaiting letting to) specific client groups. This may also explain the volatility in the absolute number of vacant supported housing units.

The large reduction seen between 2021 and 2022 was likely related to the relaxation of restrictions linked to the coronavirus pandemic. The smaller reduction in vacant units reported on 31 March 2023 is also likely to be a continuation of that trend back to a per-pandemic level.

T3.10



The chart and analysis has been presented from 2013 data providing a 10 year trend.



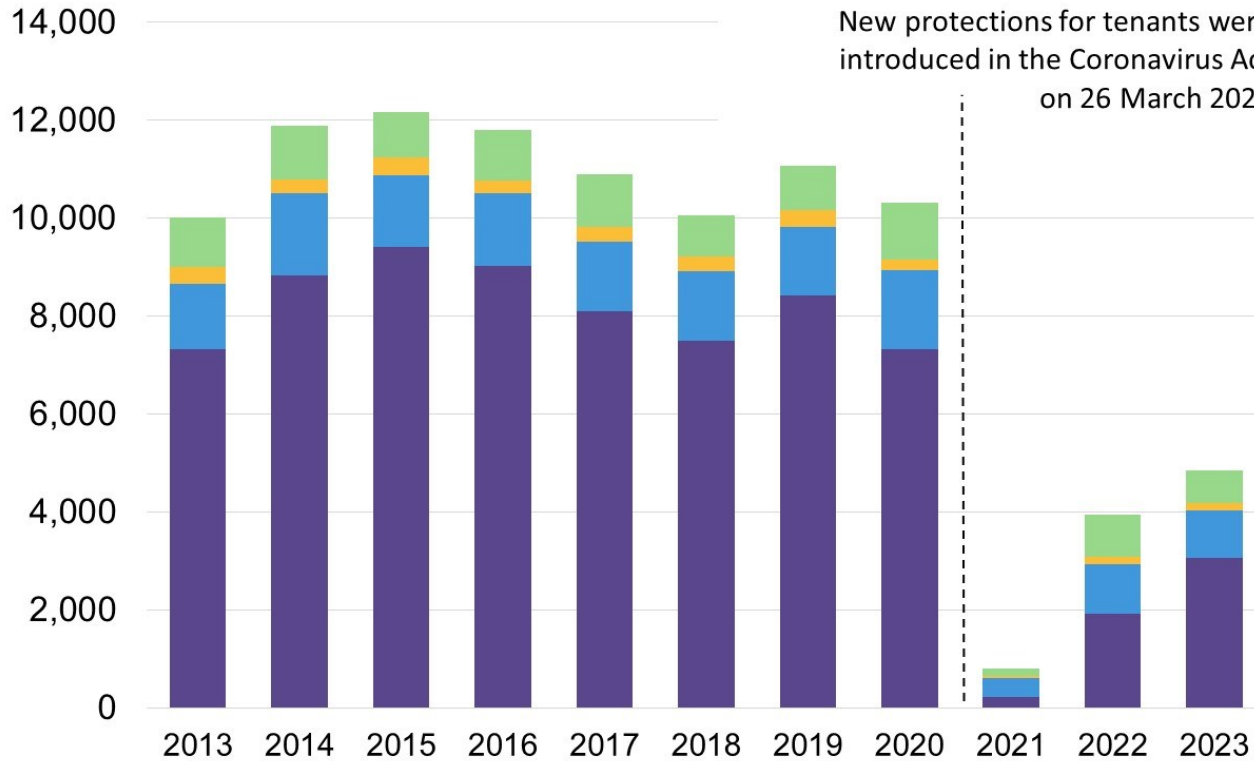
Section based unweighted data from all PRPs and includes intermediate and Affordable Rent units.

# Evictions

Total evictions have risen slightly since 2022 but are still a long way below the levels seen in 2020 (4,861 in 2023 versus 10,311 in 2020).

In 2023 evictions for arrears are the most common form of eviction. This represents a continued reversion to long-term trends following the lifting of coronavirus related restrictions on evictions.

## Evictions by PRPs 2012 to 2023



New protections for tenants were introduced in the Coronavirus Act on 26 March 2020

The increase in evictions activity by providers from 2022 represents a gradual move back towards long-term trends although total eviction numbers remain well below pre-pandemic levels.

It should be noted that eviction figures in the SDR only count warrants of possession that have been executed by court bailiffs. Therefore, backlogs in the court system will have a significant impact on the number of evictions that providers can carry out. This will be a key driver in explaining why evictions have not yet returned to pre-pandemic levels following the removal of restrictions.

For more information see **technical notes and definitions**.

Evictions

Weighted data for 2013 to 2019

■ Arrears ■ ASB ■ Both ■ Other

T3.11  
T3.12

! The chart and analysis has been presented from 2013 data providing a 10 year trend.

! Section based on data from large PRPs only. Includes intermediate and Affordable Rent units. Submission of eviction data was optional until 2020. Weighting applied between 2013 and 2019. See **technical notes** for more information.



## 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](http://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](#).

## Evictions

A tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant. All evictions effected during the year are included, regardless of the year in which the possession order or warrant of possession itself was obtained, the type of tenancy to which it relates, or whether the original possession order was an outright, postponed or suspended possession order. Evictions from immediate licenses are also included.

Evictions that have not been effected during the year, regardless of the date of the possession order or warrant of possession, are excluded.

## For profit providers

A provider whose objects may not contain a reference to the provision of social housing or whose constitution allows it to trade for a profit (this might be expressed as an ability to distribute dividends to shareholders, or pay out its surpluses to other organisations etc.) or whose objects allow it to carry out activities that are not linked to housing provision, or any combination of these. There are no standard regulatory requirements in relation to the constitutions of for-profit providers – although specific requirements may be necessary as assessed at the point of registration.

## 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.

# Notes – glossary of terms

## Group parent

An entity defined as the parent body of another organisation where it: (a) owns more than half the nominal value of the share capital in that other organisation; or (b) has the power to appoint or remove all or some of the board members of the governing body of that other organisation.

## Group structure

For the purpose of the SDR and this release, PRPs are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

## Housing for older people

Properties made available exclusively to older people and that fully meet the definition of supported housing specified in the Rent Policy Statement. In these statistics housing for older people units are presented within supported housing units.

## Large PRPs

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

## 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 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% 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.

## 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.

# Notes – glossary of terms and version history

## 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.

## Self-contained unit

A self-contained unit is one in which all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door which only that household can use and therefore allows that household exclusive use of them. Some self-contained units, especially flats, may have some common areas (such as a shared entrance hall) or services (such as a central boiler for heating and/ or hot water).

## Small PRPs

These are PRPs that own fewer than 1,000 social housing units/ bedspaces and that complete the 'short SDR form'.

## Social housing

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

## Social 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.

# Notes – glossary of terms and version history

## Transfers

PRPs are directed to include all properties that another organisation (including PRPs or LAs) have transferred to them for social rent, where the ownership has been transferred from one organisation to another by lease or transfer of the freehold. This includes properties transferred within a group structure.

The SDR records the number of times a unit has been transferred and not the number of unique units/ bedspaces transferred as the same unit may be transferred more than once within a given period.

## Version history

1.0 Original release.

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

Email feedback to [enquiries@rsh.gov.uk](mailto: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](https://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](http://www.gov.uk/rsh)

Any enquiries regarding this publication should be sent to us via [enquiries@rsh.gov.uk](mailto: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.**