



Regulator of
Social Housing



2024

Private registered provider social housing stock in England - stock profile

2023-2024



Version 1.0 – October 2024

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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.

Accredited Official 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 an accredited official statistic (this designation replaces the former National Statistic designation). 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 2024 data release page.

New data - DHS

Following the introduction of questions relating to Decent Homes Standard (DHS) and Energy Performance Certificates (EPC) in 2023 (please see 2023 release for more information) we introduced further questions to the Statistical Data Return (SDR) collected from our large PRPs (those owning 1,000 or more social units) in 2024. These new questions provide additional information on PRPs stock condition survey activity and the work PRPs undertake throughout the year to identify and remediate non-decent properties.

The analysis of data collected through these questions is included in this briefing note (see pages 16 to 19). As this is the first year of collection, the statistics based on these questions should be viewed with caution as data quality may be less robust.

Stock condition survey

- **Year of most recent stock condition survey** (defined as a substantive survey, involving the physical inspection (see page 3) of units to assess compliance against all DHS criteria and which was sufficient to inform an assessment of stock condition at a provider level).
- **The number of units inspected** in the most recent stock condition survey.
- **The number of units identified as failing the DHS** as part of the most recent stock condition survey.

In year activity

- **The number of units reported as failing in the 2023 SDR** (opening balance).
- **The number of units identified as failing the DHS within the year** (added to balance).
- **The number of units identified as failing the DHS within the year excluded from reporting** (subtracted from balance).
- **The number of units remediated (made decent) within the year** (subtracted from balance).
- **The number of units lost for any reason which impacted on the total number of units being reported at year end** (subtracted from balance).
- **The number of units failing the DHS at year end** (closing balance).

Physical inspection of stock condition

As in 2023, we asked PRPs 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 PRPs to assess 100% of their stock in any given year and PRPs responded with a range of proportions across the five year period (see page 16). 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 PRPs to report the proportion of units subject to this physical inspection.

It should be noted that some PRPs 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 will also identify some properties which are non-decent, but are unlikely alone 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:

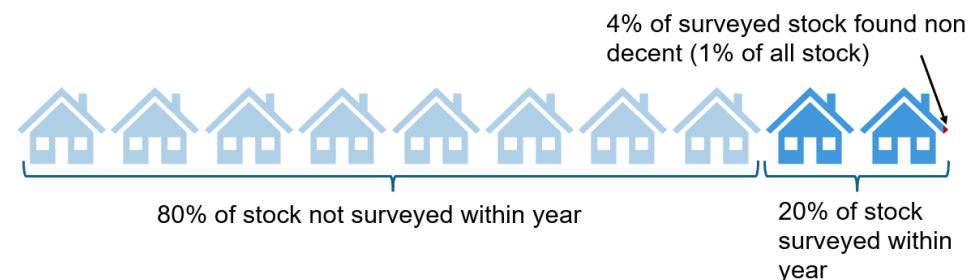
- there are a number of PRPs who have stock built since 2020 and for which a physical inspection may not be expected within the first few years,
- newly registered (or newly merged) PRPs may report only the number of units which they have physically inspected since their registration, meaning prior inspections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

Comparison to English Housing Survey

DHS 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. 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. The data collected on stock condition surveys in 2024 confirms that within the 2023/24 year, PRPs inspected approximately 20% of their stock. Of this sampled stock 4% failed to meet the DHS. This is equivalent to approximately 1% of all low cost rental stock. It is likely that PRPs are only reporting those units which are positively identified as failing and not extrapolating this number through the sample to all stock (reporting 1% and not 4%). The data presented on page 19 supports this, showing that PRPs identified 1.6% of stock as failing to meet the DHS within the year (which included those identified through substantive stock condition surveys and those identified by any other means).



Further, the new data on the work undertaken in year suggests that, of the units which are identified as not meeting DHS across a year (including those identified through stock condition surveys, those identified by other means and those brought forward from the previous year) some are excluded from DHS reporting as they meet relevant exclusion criteria and a significant number are remediated or disposed. This leaves just a residual portion which is reported at year end (see page 19 and 20 for more information).

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. The EHS does not take into account any subsequent reactive remediation and will record the estimate from the initial survey. Please see **technical notes** for more information.

It should be noted that while DHS data varies between the two returns, the figures for EPC ratings appear broadly consistent between the two (see page 25).

Key facts

3.23 million units owned by private registered providers

Private registered providers of social housing (PRPs) reported owning 3,234,235 units on 31 March 2024 (including social and non-social tenures).

1.6% increase in overall owned stock (social and non-social)

PRPs reported owning 1.6% or 51,777 more units in 2024 than in 2023. The majority of the increase is due to increases in general needs units (+26,581) and low cost home ownership units (+16,561).

Stock condition surveys undertaken on 20% of all low cost rental stock

Nearly 90% of PRPs undertook substantive stock conditions surveys in the year to 31 March 2024. Across the last five years, PRPs estimate they have physically inspected 68% of their stock to assess compliance against DHS criteria.

71% of units have an EPC rating of EPC-C or above

Over 1.8m units of social housing owned by large PRPs have an EPC rating of EPC-C or above (71% of the units requiring an EPC).



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

Owned PRP stock in 2024

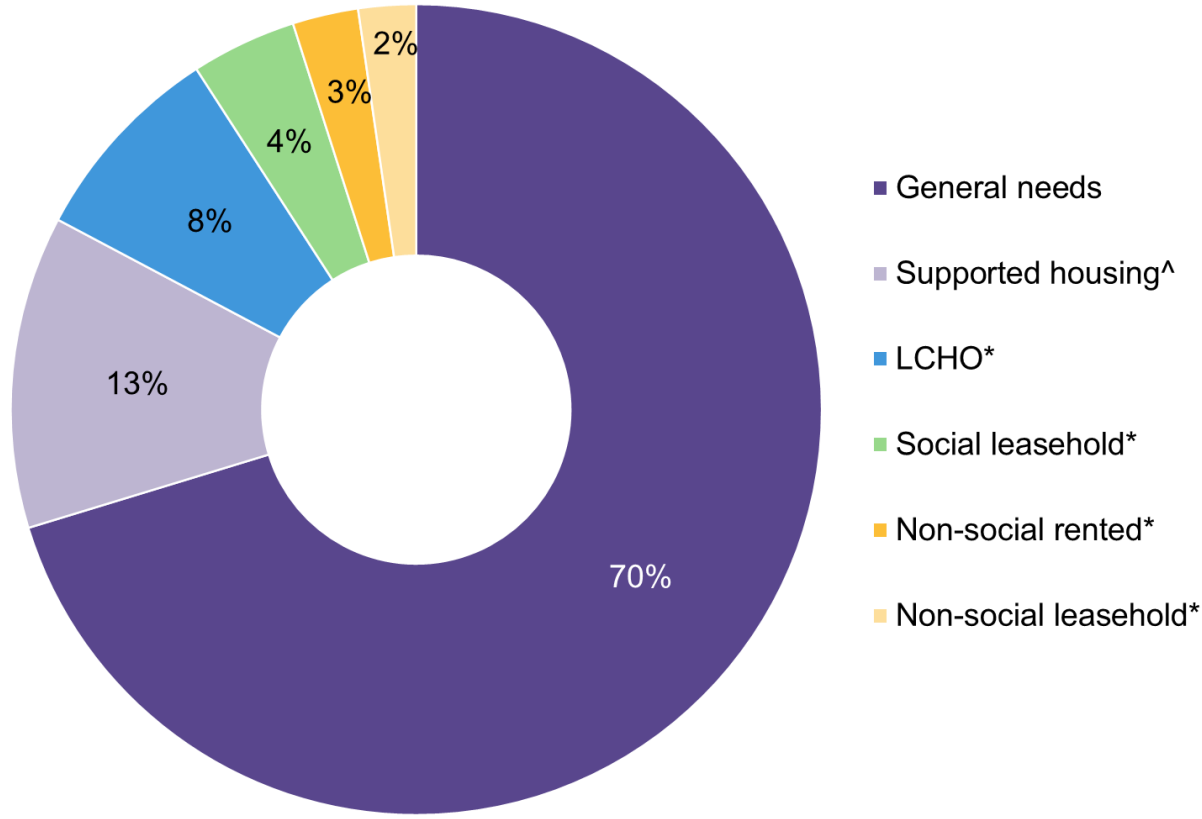
3.23 million units owned by PRPs on 31 March 2024.

70% 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 2024

All owned 2024



On 31 March 2024 PRPs reported owning 3,234,235 units of stock.

As in earlier years, the majority of the stock owned by PRPs (83% or 2,676,570) is recorded as low cost rental (including Affordable Rent and social rent general needs and supported housing). A further 8% (262,675) is low cost home ownership.

Non-social stock accounts for nearly 5% of all stock owned in 2024 (159,093). This follows a slow steady trend from 2014 where it accounted for just over 3% of all stock owned (90,497).

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.

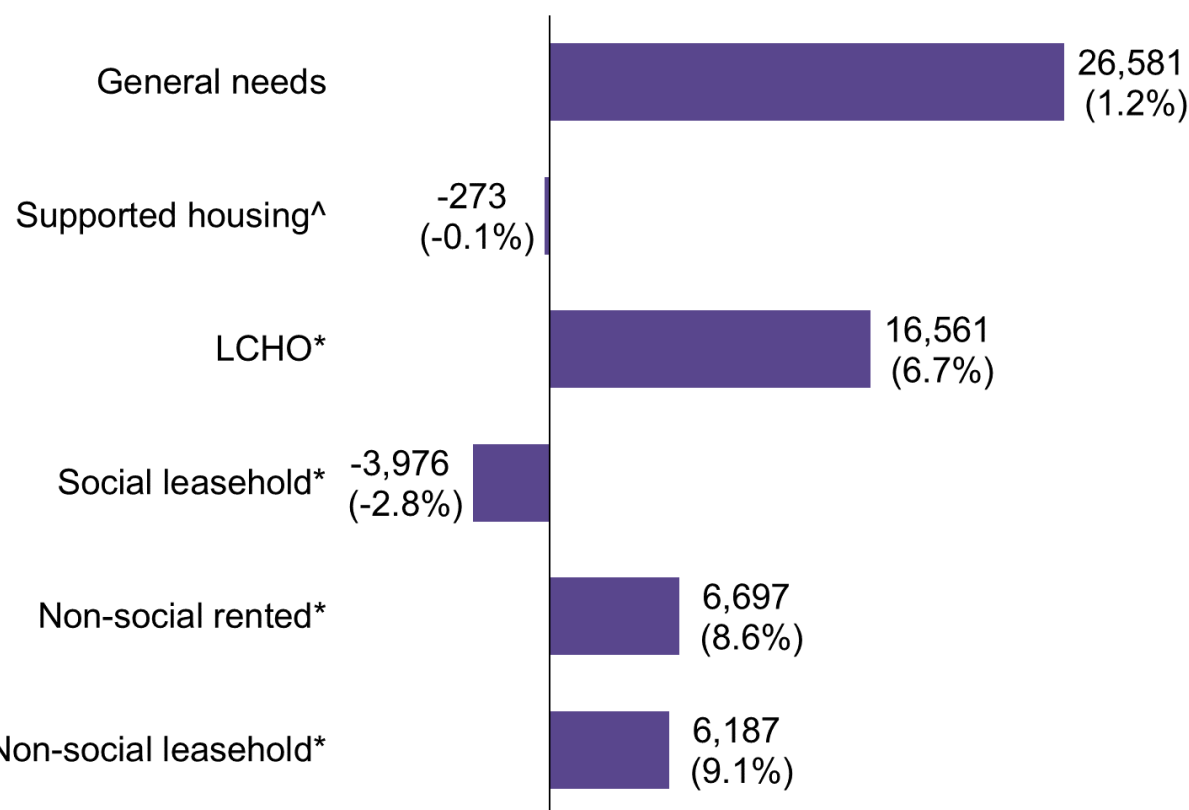
Owned stock change since 2023

An overall 1.6% increase in stock owned since 2023 (+51,777 units), driven by general needs and LCHO increases.

Low cost home ownership (LCHO) units owned increased by 6.7%.

Small (0.1%) annual decrease in total supported housing stock owned (including Affordable Rent).

Change (%) by stock type 2023 to 2024



General needs units increased from 2,246,726 units to 2,273,307 an increase of 26,581 units (1.2%). This is the same proportional increase as between 2022 and 2023, which was the highest since 2017.

LCHO continues to increase with 6.7% (16,561) more units reported in 2024 than in 2023. This is slightly higher than between 2022 and 2023 (6.2% or 14,278) but still lower than the 8.3% increase seen between 2021 and 2022 (17,801).

Overall PRPs reported owning 1.6% or 51,777 more units in 2024 than in 2023. This was slightly higher than the percentage increase seen between 2022 and 2023 (1.3%).

! 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

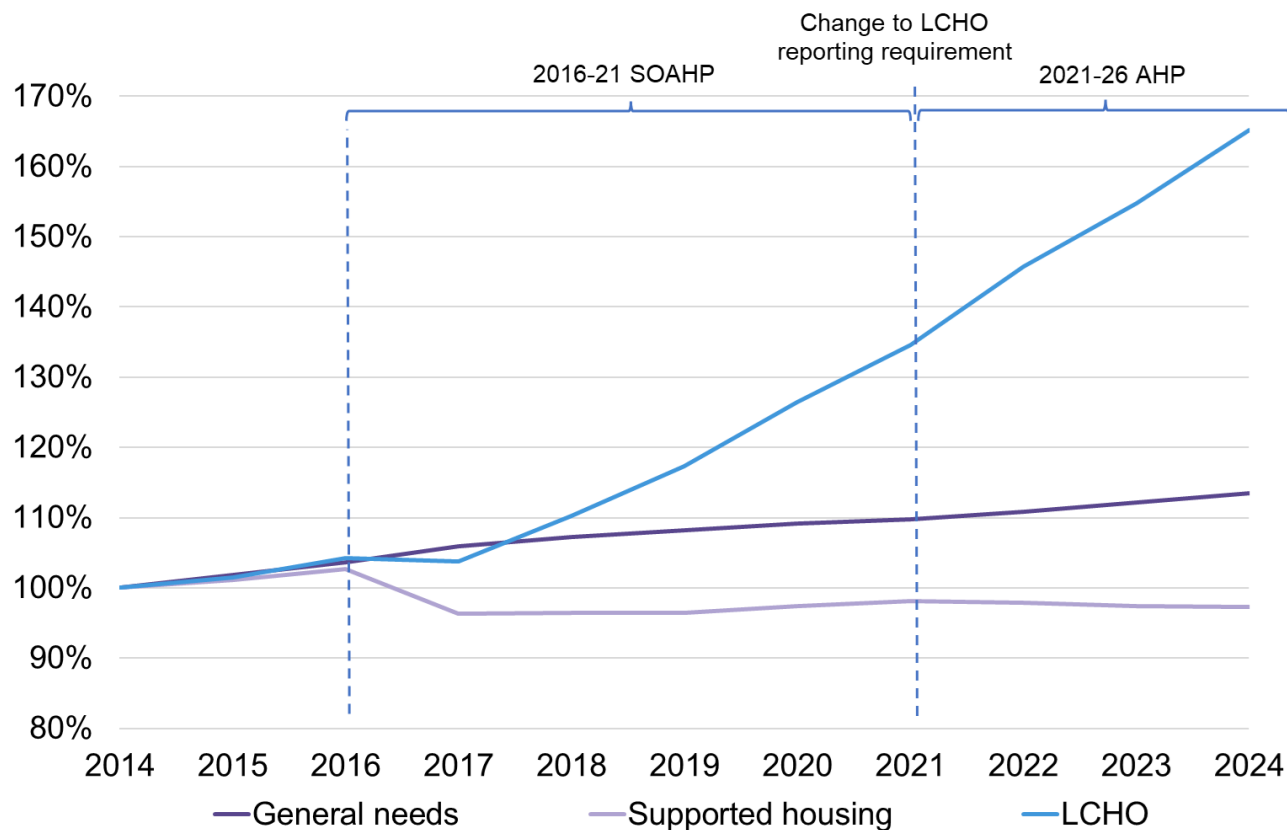
Owned social stock change since 2014

Note the index change from 2013 to 2014 starting point.

Largest overall social stock increase (general needs, supported housing and LCHO) since 2016.

2.7% decrease in supported housing units since 2014 (baseline in 2014 was 414,370).

Indexed social stock change 2014 to 2024 (2014=100%)



Since 2014 there has been a marked increase in LCHO (+65%). This increase accelerated after 2017 and is likely 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).

However, 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**.

T1.3

! Social leasehold stock is excluded.
Affordable Rent units are included.

! Section based on weighted data.

Owned social stock location 2024

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

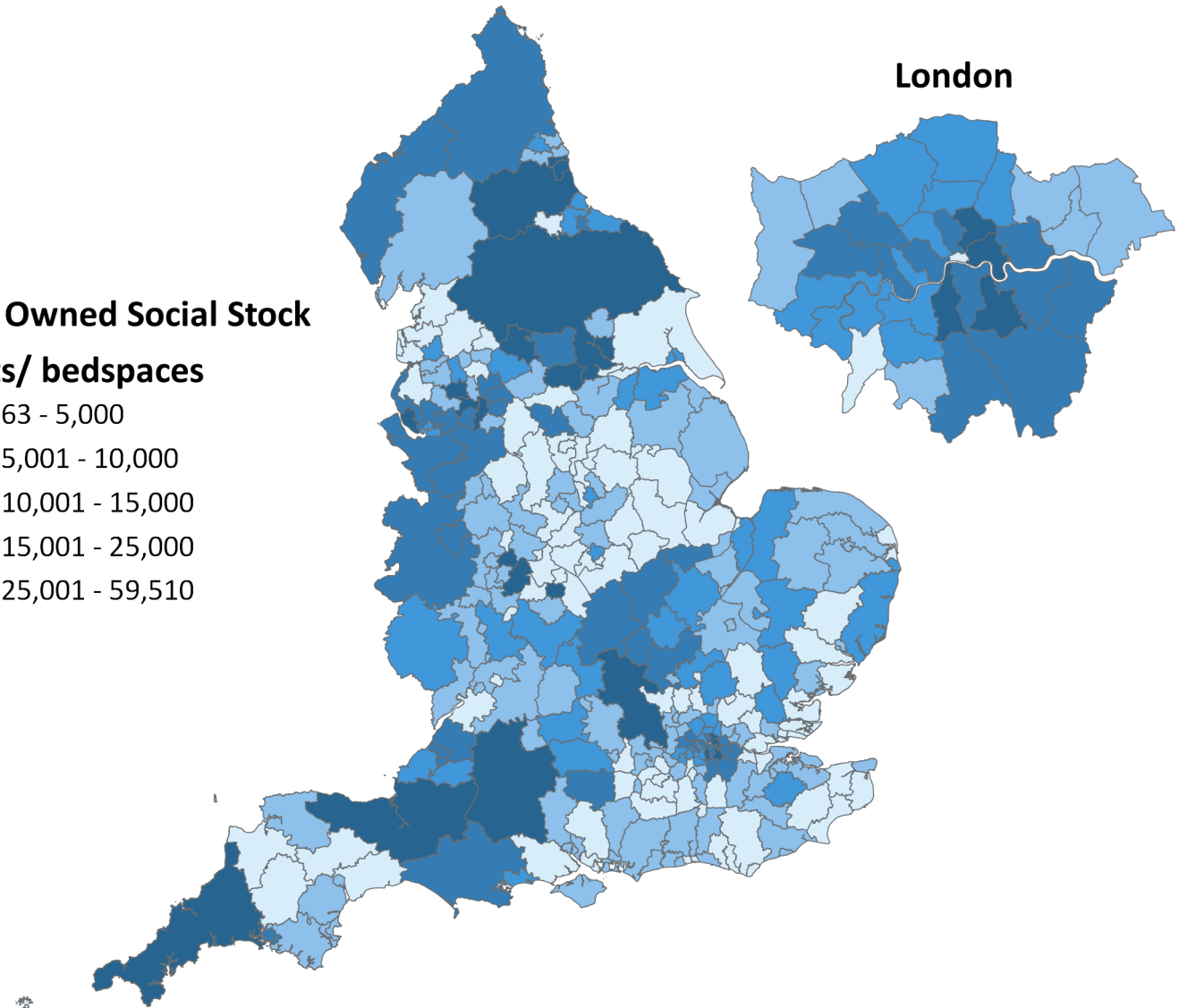
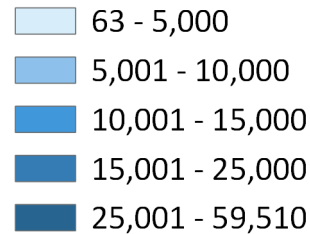
Liverpool has the greatest proportion of owned social stock with 2% of England's total owned social stock being in this local authority area.

The East Midlands has the fewest social units (174,676), accounting for 6% of all social stock in England.

All regions have seen an increase in social stock since 2023, with the largest increase in the East Midlands (+2.5%).

PRP Owned Social Stock

Units/ bedspaces



T1.4 -
T1.6a

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

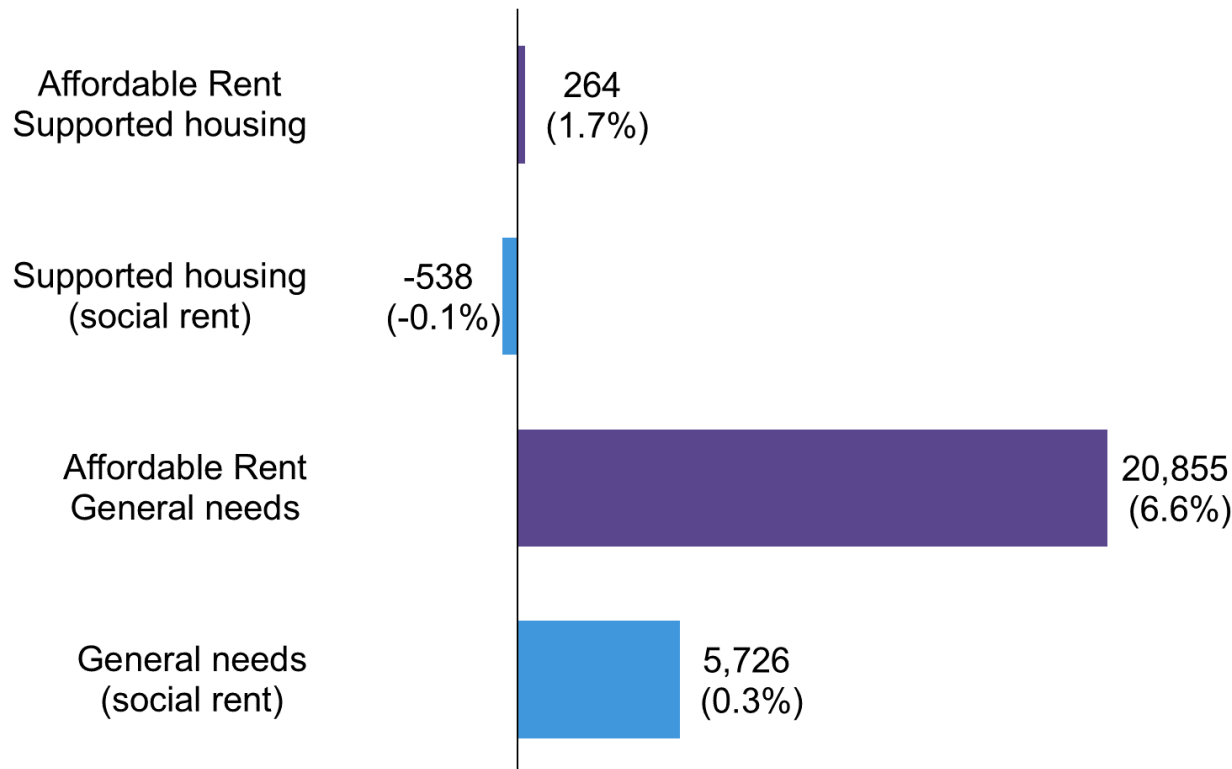
Owned low cost rental stock changes

An increase of 5,726 general needs social rent units since 2023, a similar number to the increase seen between 2022/23.

Largest increase in low cost rental stock seen in general needs Affordable Rent (up by 6.6%).

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

Owned low cost rental stock change 2023 to 2024 (England only)




PRPs saw an increase of just over 26,000 low cost rental units between 2023 and 2024.

This growth was primarily driven by the increase in general needs Affordable Rent units (increasing by 20,855). However, this was the lowest level of increase in general needs Affordable Rent since 2021 (which had been impacted by coronavirus).

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 T1.1 and T1.2 due to rounding within weighting calculations (6 in for table 1.1 2024. 1 for table 1.2).

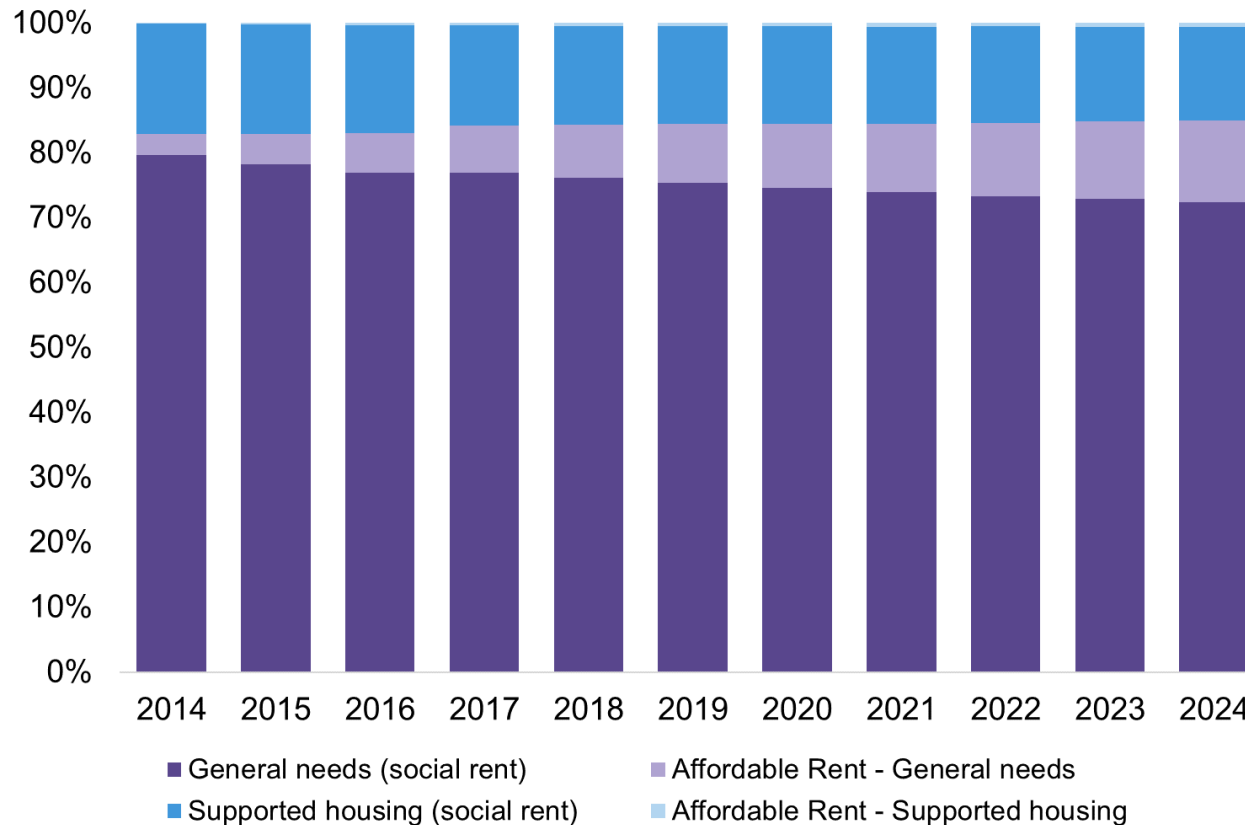
Owned low cost rental stock change trend

The number of Affordable Rent units has increased year on year, accounting for 13% of all low cost rental units in 2024.

Between 2014 and 2024 the proportion of general needs units which are Affordable Rent has increased from 4% to 15%.

The reduction in supported housing (social rent) has been partially offset by the increase in Affordable Rent supported housing.

Owned low cost rental stock change 2014 to 2024 (England only)



The increase in low cost rental stock since 2014 (260,013 units or 11%) has primarily been driven by a large increase in Affordable Rent general needs units (260,069). However, since 2014 there have also been increases in Affordable Rent supported housing (12,929) and general needs social rent (11,058) which combine to offset the reduction in supported housing social rent (24,043).

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



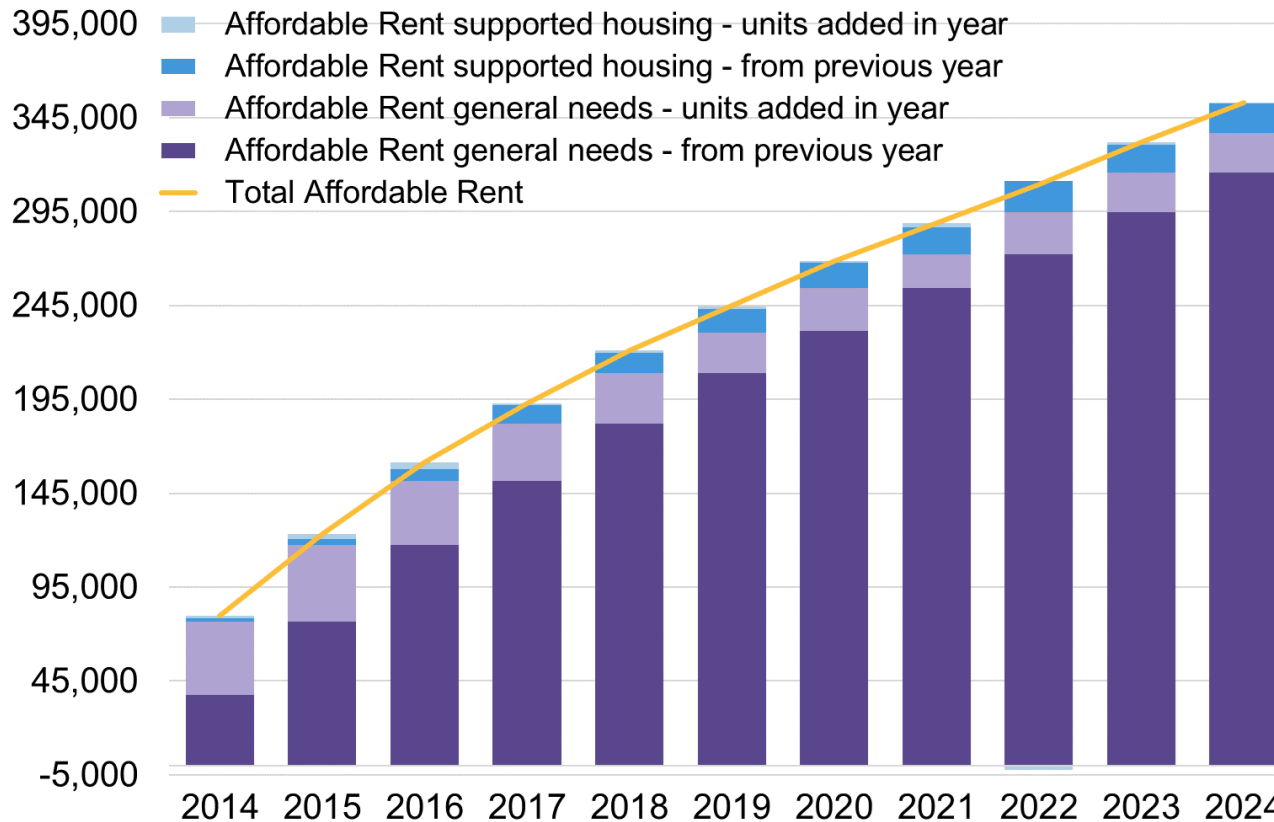
Section based on weighted data. Difference to figures in T1.2 due to rounding within weighting calculations (6 in 2024).

Owned Affordable Rent change

Since 2014, the number of Affordable Rent units has increased from 79,815 to 352,813 (342%).

Affordable Rent units have increased overall by 6.4% (21,119 units) since 2023.

Affordable Rent stock per year 2014 to 2024 (England only)



Since 2014, Affordable Rent units have increased year-on-year, with general needs units increasing from 76,643 in 2014 to 336,712 in 2024.

The highest number of Affordable Rent units added in a year was in 2015, when 43,449 units were added. Since then, there has been a steady slowing to the rate of increase, with less than half that number added in 2024 (21,119).

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**.

T1.8



Data is unweighted. SDR data collection began in 2012. The chart and analysis has been presented from 2014 data providing a 10year trend. See earlier releases for data prior to 2014.

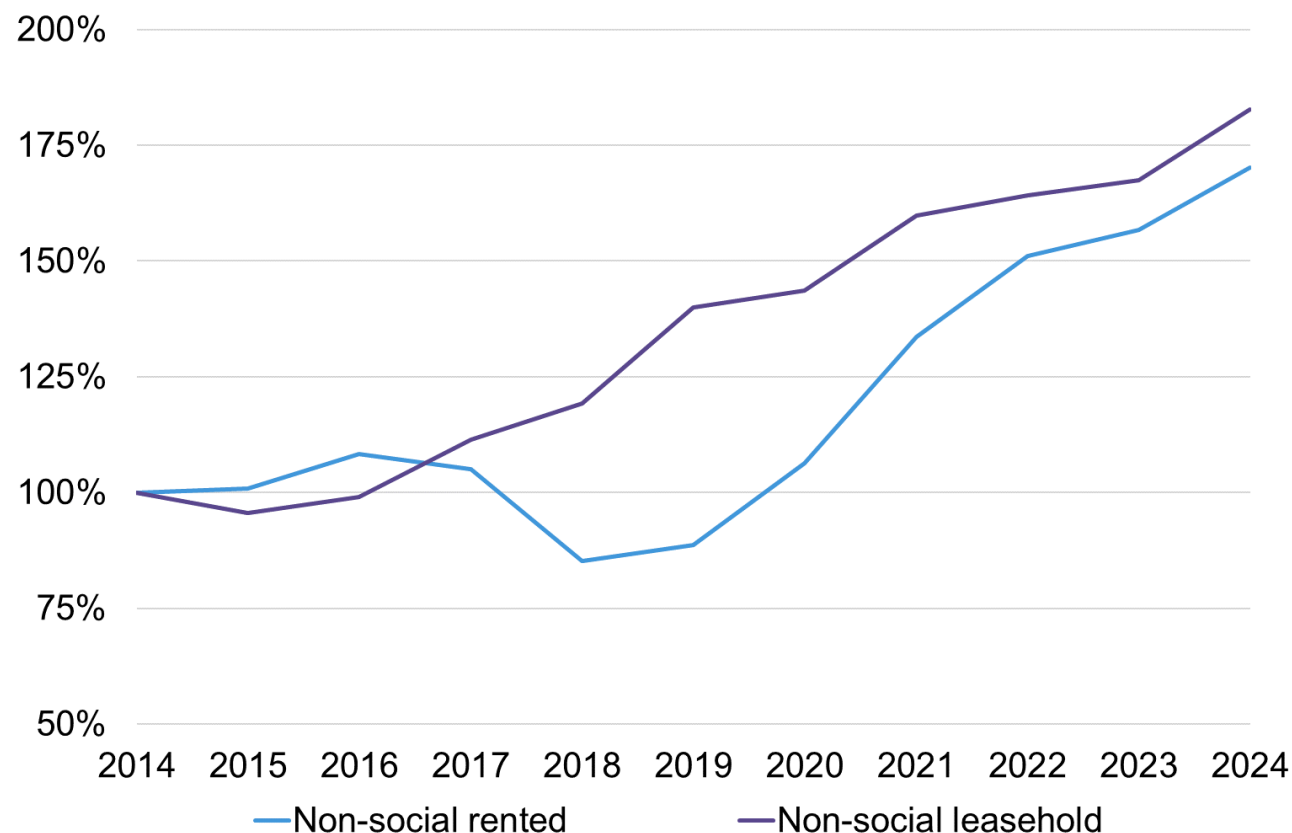
Non-social stock change

Note the index change from 2013 to 2014 starting point.

83% increase in non-social leasehold stock since 2014 (baseline in 2014 was 40,668).

70% increase in non-social rented units since 2014 (baseline in 2014 was 49,829).

Indexed non-social stock change 2014 to 2024 (2014=100%)



There are just under 160,000 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 PRPs 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

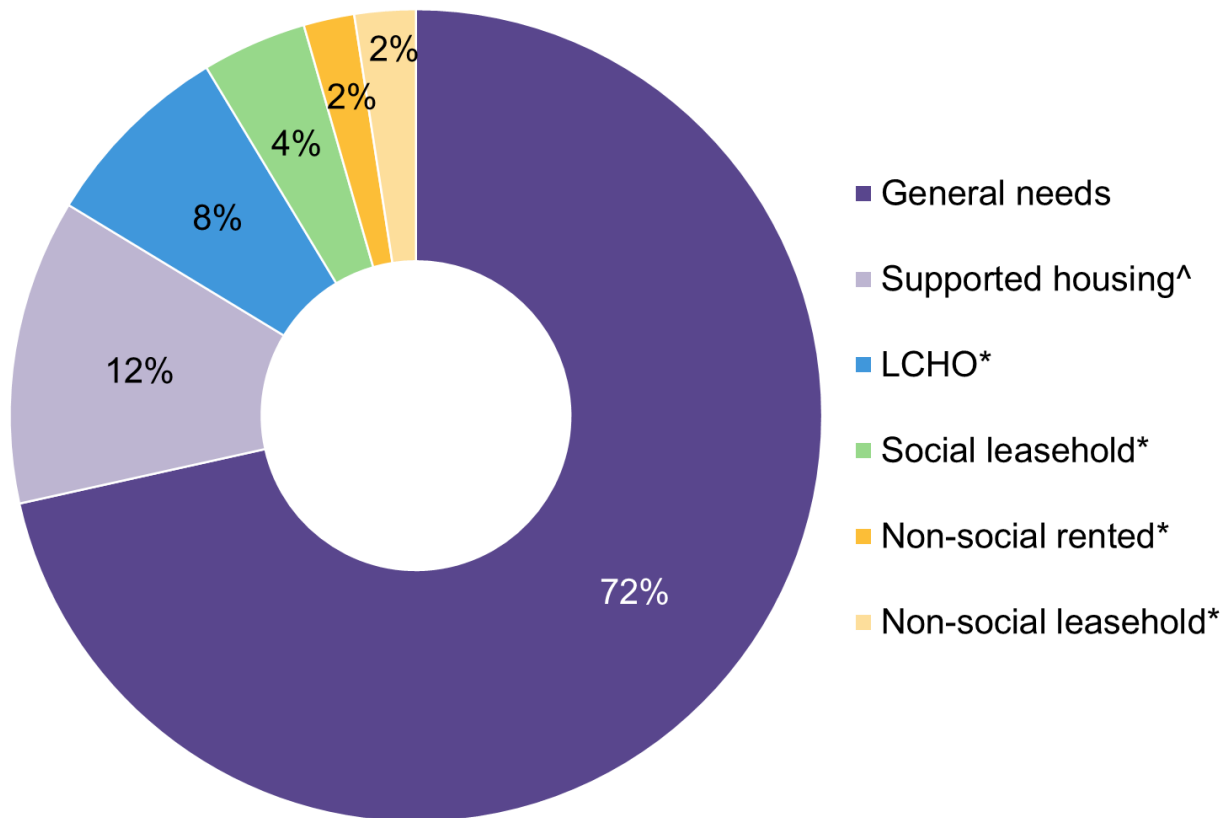
Stock managed by PRPs in 2024

PRPs reported managing just over 3.25 million units on 31 March 2024 (including social and non-social tenures).

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 2024



PRPs reported managing 3,252,159 units/bedspaces on 31 March 2024. 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.

As in previous years, low cost rental stock (including social rent and Affordable Rent) was the most prevalent type of stock managed, accounting for 84% of all units in 2024. The vast majority of this being general needs 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.

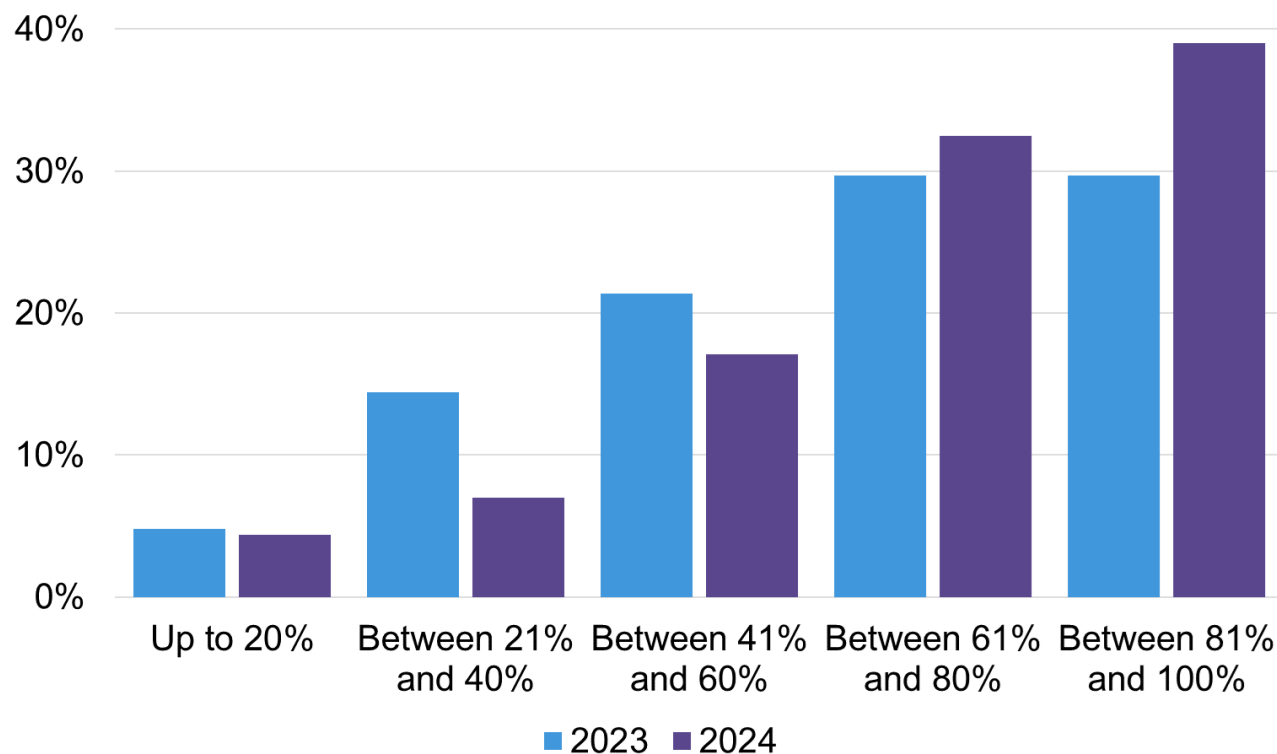
! Section based on weighted data.

Physical inspection of stock over 5 years

71% of large PRPs reporting having physically inspected at least 60% of their stock within the last five years (an increase from 59% of large PRPs in 2023).

Based on PRP estimates, a total of 68% of all low cost rental stock has been physically inspected over the last five years.

Large PRP stock physically inspected in last 5 years



Since 2023 we have asked large PRPs to confirm the proportion of low cost rental stock they had physically inspected over the last five years.

The data collected suggests an upward trend in the proportion of stock inspected within five years between 2023 and 2024.

Some of this upward trend may be due to PRPs returning to their planned inspection schedules following reduced activity during coronavirus, and some is likely to be in anticipation of the introduction of our consumer standards and the increased scrutiny of PRPs understanding of stock condition.

Please see page 3 and **technical notes** for more information.

! **Data from large PRPs only.** Data collection first introduced in 2023. Changes reported between 2023 and 2024 may be partially influenced by improvements in data quality. Two PRPs who own low cost rental stock have not undertaken a stock condition survey due to the stock they own being of very recent construction, they have been omitted from these data.

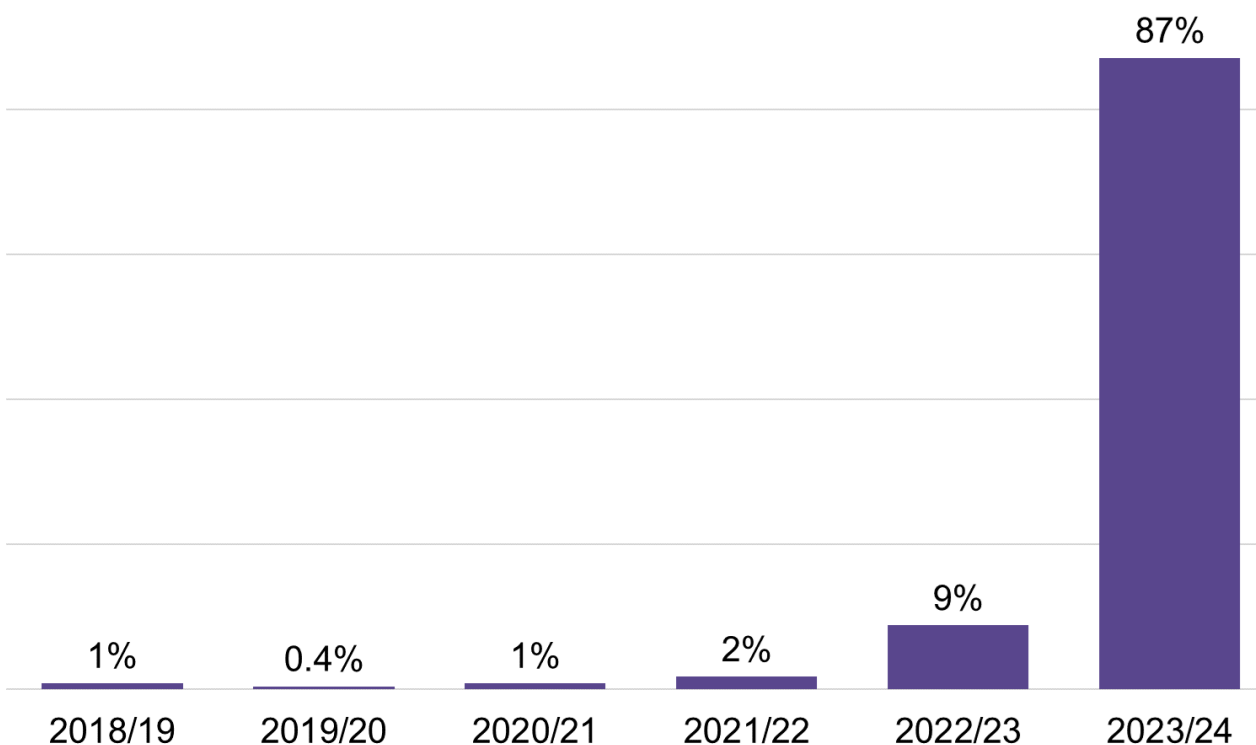
T1.19

Timing of stock condition surveys

 This section is based on new data collected in the 2024 SDR.

87% of large PRPs (197) report undertaking a stock condition survey between 1 April 2023 and 31 March 2024.

Percentage of large PRPs reporting most recent stock condition survey being undertaken in each year




In 2024, we asked large PRPs to confirm the timing of the most recent, substantive, stock condition survey and the number of units included in that survey.

Nearly all large PRPs confirmed they had undertaken a stock condition survey exercise since 1 April 2022 (96% or 217 PRPs) with most (87% or 197 PRPs) having done so in the most recent financial year (1 April 2023 to 31 March 2024).

A minority of PRPs (4% or 9 PRPs) report not having undertaken a stock condition survey since before 1 April 2022. This may mean these PRPs have more limited information on the quality of their stock, as they have not physically inspected a substantive volume of their stock against all criteria of the Decent Homes Standard for a number of years.

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

 **Data from large PRPs only.** Two PRPs have not undertaken a stock condition survey, due to their owned stock being of very recent construction; as a result, they have been omitted from these data.

T1.20

Stock inspected at most recent stock condition survey

 This section is based on new data collected in the 2024 SDR.

50% of large PRPs report physically inspecting more than 20% of their low cost rental stock during their most recent stock condition survey.

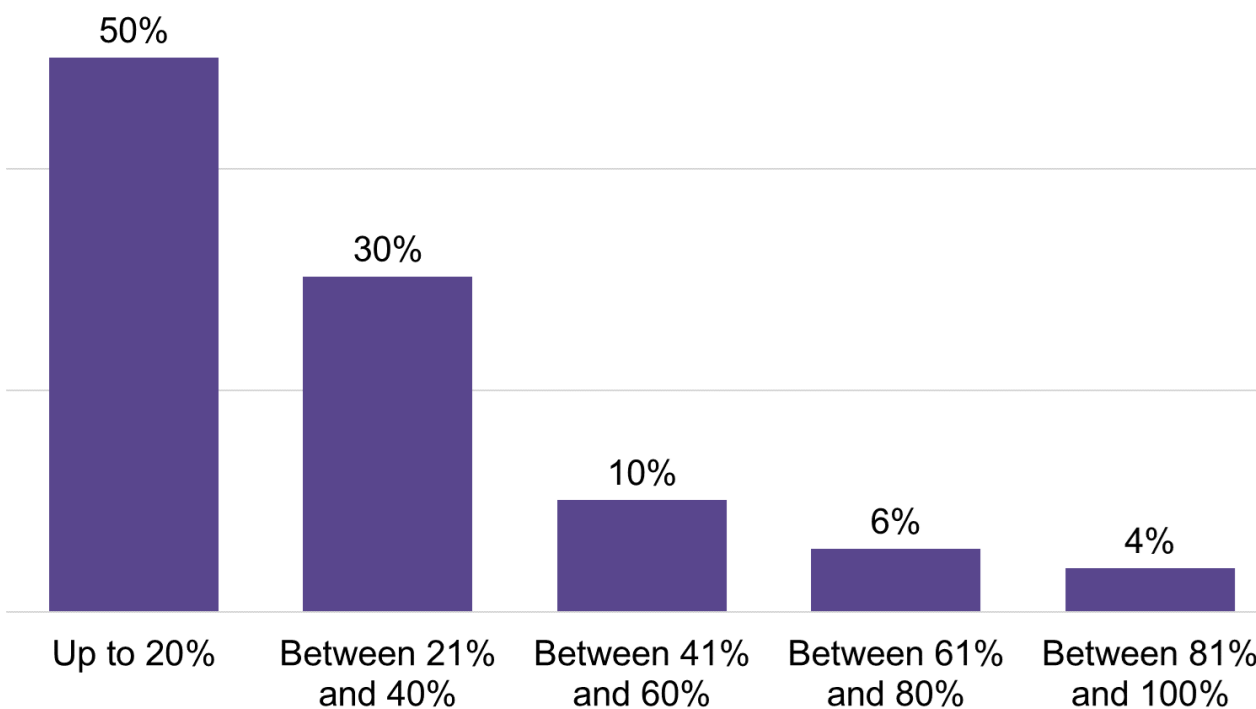
Stock physically inspected during most recent stock condition survey

It is not common, nor generally practical, for PRPs to assess 100% of their stock in a single survey round.


In 2024, PRPs report an average of 20% of stock being physically inspected in a substantive stock condition survey. However, this varies across PRPs, from those reporting less than 20% (50% of PRPs) to those reporting more than 80% (4% of PRPs).

A low proportion of physically inspected units during a single stock condition survey does not mean a provider is not meeting their responsibilities. PRPs frequently undertake a rolling programme of surveys over a number of years (see our data on physical inspections over five years) and some may reasonably exclude newly constructed stock.

Please see page 3 and **technical notes** for more information.



T1.21

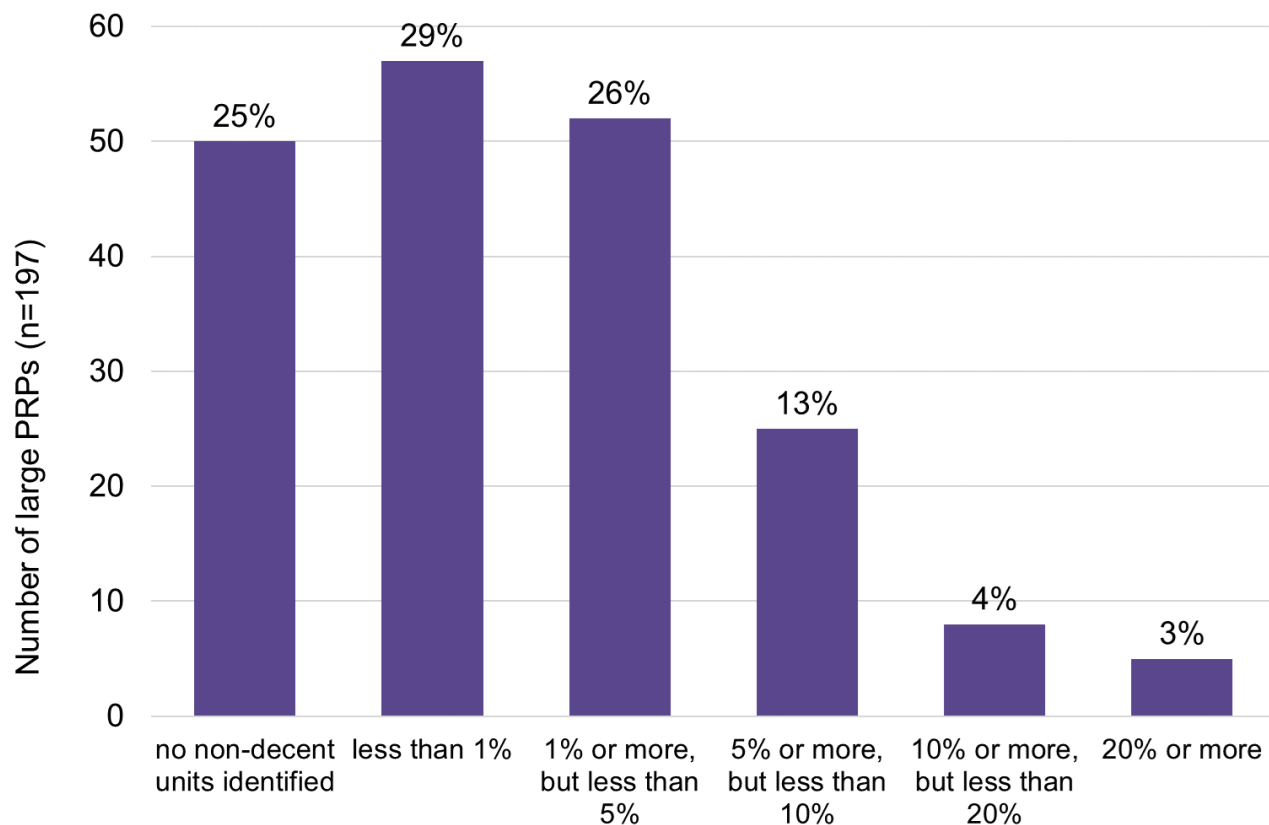
 **Data from large PRPs only.** Two PRPs have not undertaken a stock condition survey, due to their owned stock being of very recent construction; as a result, they have been omitted from these data.

2023/24 stock condition survey results

! This section is based on new data collected in the 2024 SDR.

Large PRPs report having surveyed 20% of units between 1 April 2023 and 31 March 2024.

PRPs and the proportion of stock found not to meet the DHS (2024)



T1.22

New data collected through the SDR survey in 2024 provided additional information on the level of coverage of stock condition surveys and the level of non-decent units identified through the surveys.

197 large PRPs surveyed 511,086 units in the year to 31 March 2024. This was equivalent to surveying 20% of all low cost rental units to which DHS applies.

Through these stock condition surveys PRPs identified 21,508 units as failing to meet the DHS. This is equivalent to 4.2% of all stock surveyed (but only 1% of all stock owned). However, the proportion of stock identified as failing to meet DHS varied significantly between PRPs, with 50 (25%) reporting no units as failing and eight (3%) reporting more than 20% of their stock as failing.

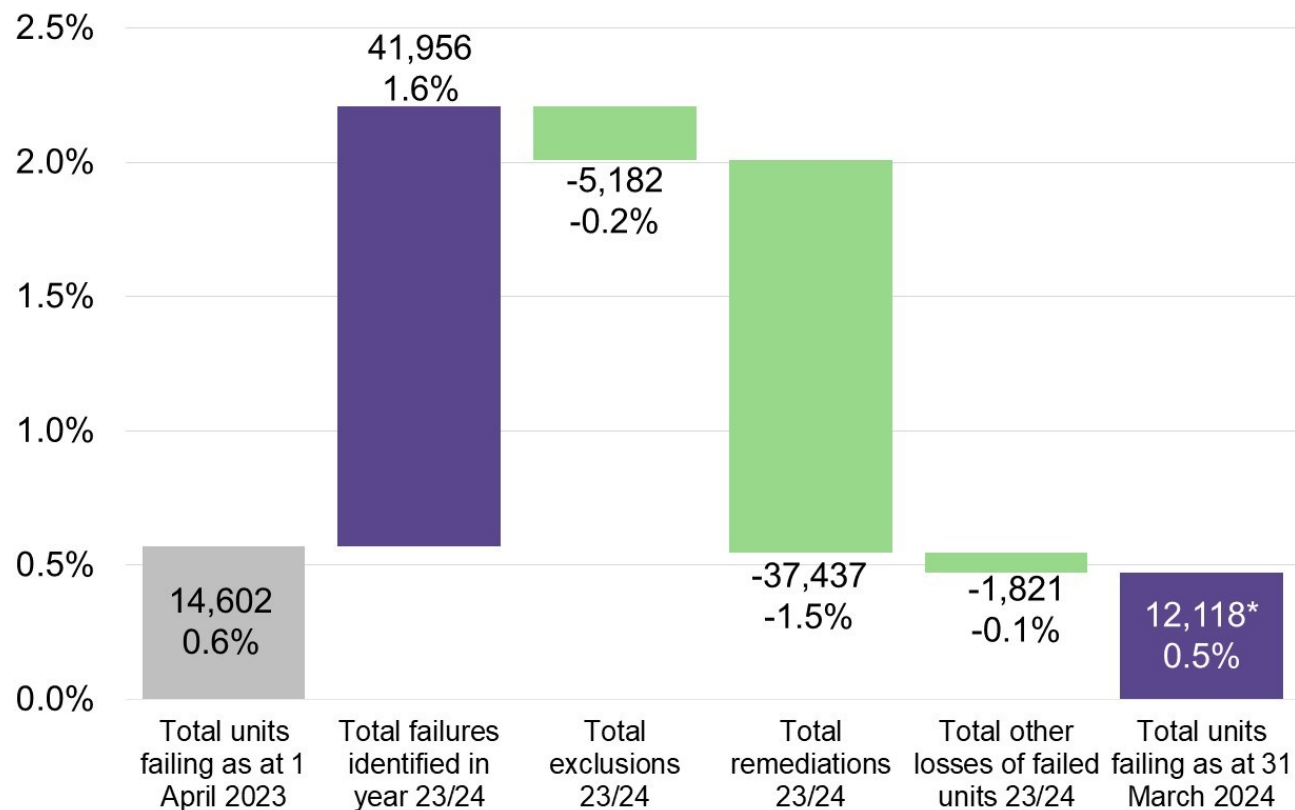
! **Data from large PRPs who undertook a stock condition survey in 2023/24.** The representativeness of the stock included in the stock condition surveys is not known. Some providers may focus surveys on a particular type of unit/ geographic area or prioritise surveys on units where other intelligence has highlighted issues, while others may take a random sample approach. This is likely to be a key driver in the variation of stock identified as non-decent between PRPs.

Stock condition changes within year

! This section is based on new data collected in the 2024 SDR.

New data collected in the SDR suggests that while reporting of non-decent units at year-end is relatively low, there is significant activity to identify and remediate non-decent units with the year.

Stock condition reporting flow from 1 April 2023 to 31 March 2024



The number of units reported by PRPs at being non-decent on 31 March each year has remained fairly stable (0.6% in 2023 and 0.5% in 2024).

However, this year-end reporting obscures the level of non-decency identified within year and suggests that year-end reported data underestimates non-decency.

PRPs report having identified nearly 42,000 units (1.6%) of additional non-decent units between 1 April 2023 and 31 March 2024, with approximately half of these accounted for by those identified through substantive stock condition surveys delivered within the year.

However, PRPs also report having completed remediation work on over 37,000 (1.5%) and having lost from their stock nearly 2,000 non-decent units (0.1%). This suggesting significant within year activity relating to non-decency, which results in only a small residual element of non-decent units reported at year end.

T1.23

* 62 unit variance to year end figures at an LA level due to PRP data quality. Work to improve data quality ongoing over 2024/25.

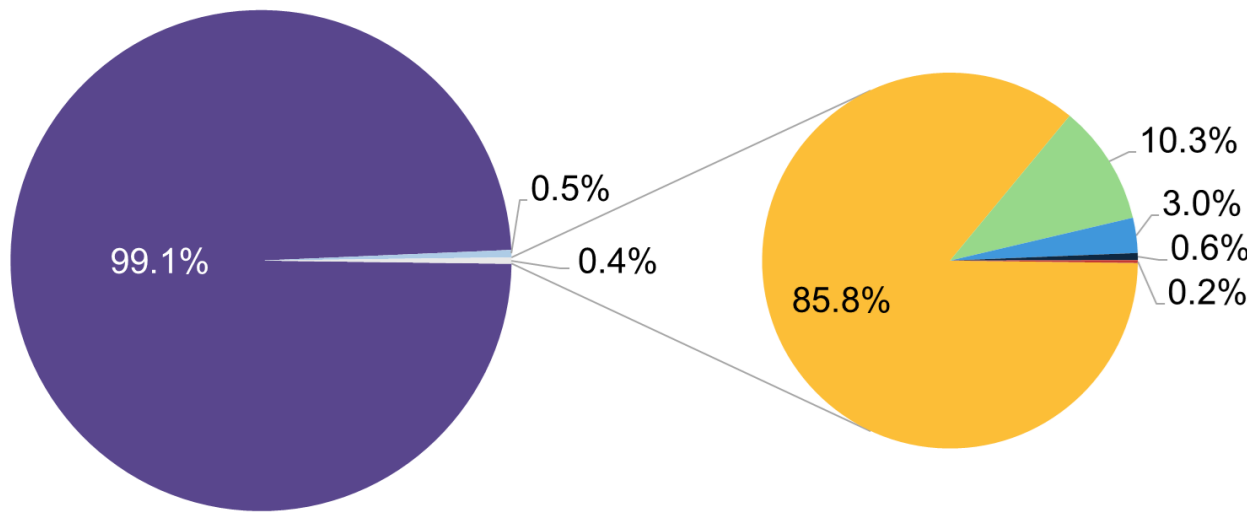
! Data from large PRPs only and relates to only those who completed the SDR in 2024. Changes to underlying PRP numbers will mean the 2023 data will differ from that published in 2023.

Decent Homes Standard exclusions

86% of units excluded from the DHS requirements or reporting are excluded due to tenant's refusal to allow remediation works.

PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes.

Stock meeting, not meeting and excluded from DHS requirements



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

The DHS allows for some units to be excluded from the requirements or reporting of DHS compliance due to specific circumstances (see DHS guidance 2006).

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 2024 suggest that in addition to the 12,180 units reported by large PRPs as failing to meet DHS requirements (0.5% of all stock covered), a further 10,464 (0.4% of all stock covered) are excluded from the requirements and reporting due to their circumstances.

Considering those which are excluded, the majority (86% or 8,977 units) are excluded as the tenant has refused remediation works, while a further 10% (1,082 units) are already scheduled for demolition so work to remediate is not required.

T1.24

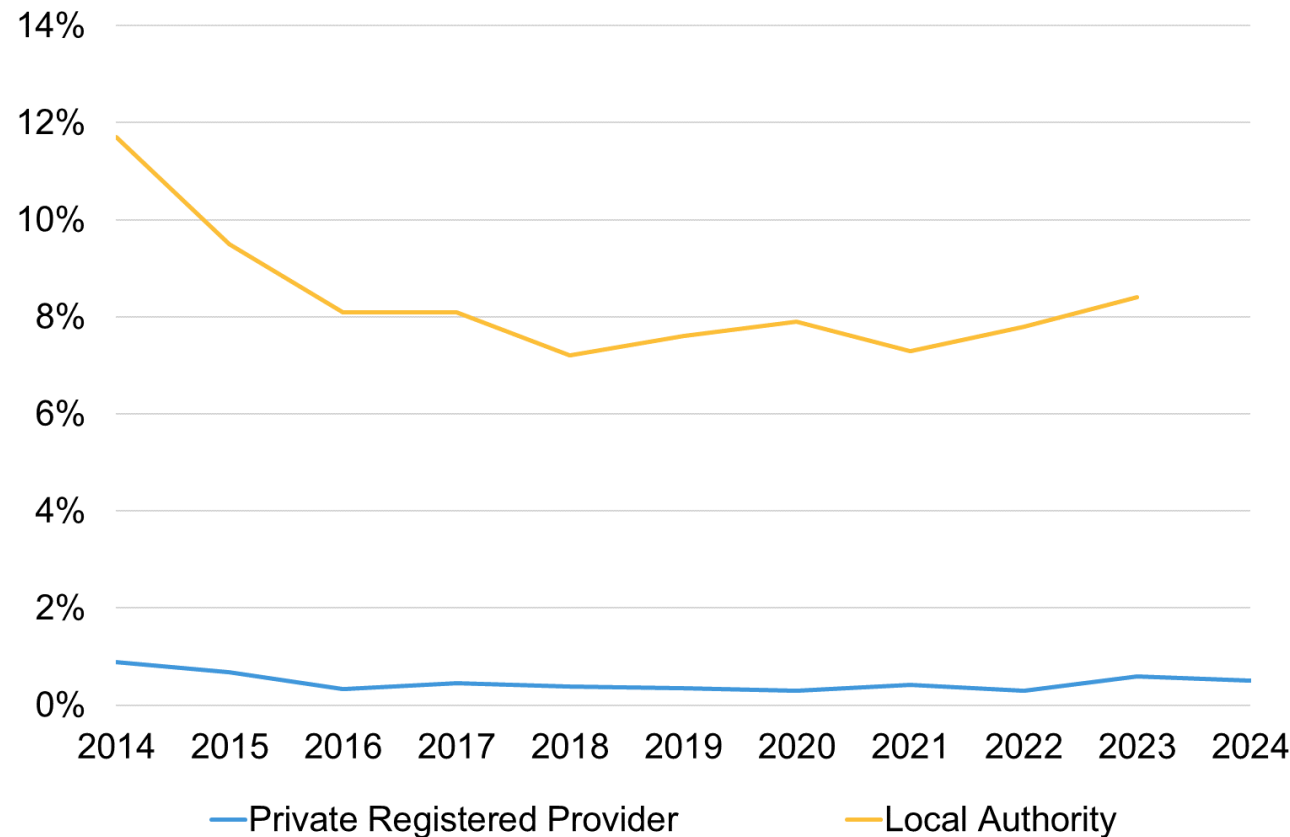
! Data from large PRPs only. Data collection first introduced in 2023.

Overall reported levels of stock condition

PRPs report 0.5% of stock (13,339 units) as failing to meet the Decent Home Standard on 31 March 2024. (weighted data, includes small PRPs)

PRP non-decent homes have consistently been a lower percentage of stock than LA non-decent homes.

% Low cost rental stock failing to meet DHS 2014 to 2024



PRPs report a slight reduction in the number of units which are considered non-decent at year end (with 2,237 fewer units reported in 2024 than in 2023).

It is highly likely that PRPs are reporting only units which have been positively confirmed to have failed to meet DHS (either through stock condition survey or other means) in the SDR. The figures presented here are likely to be an underestimate of the level of non-decent units across the sector.

Please see page 4 and **technical notes** for more information.

T1.11

LA data source: DLUHC live table 119

! 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.**

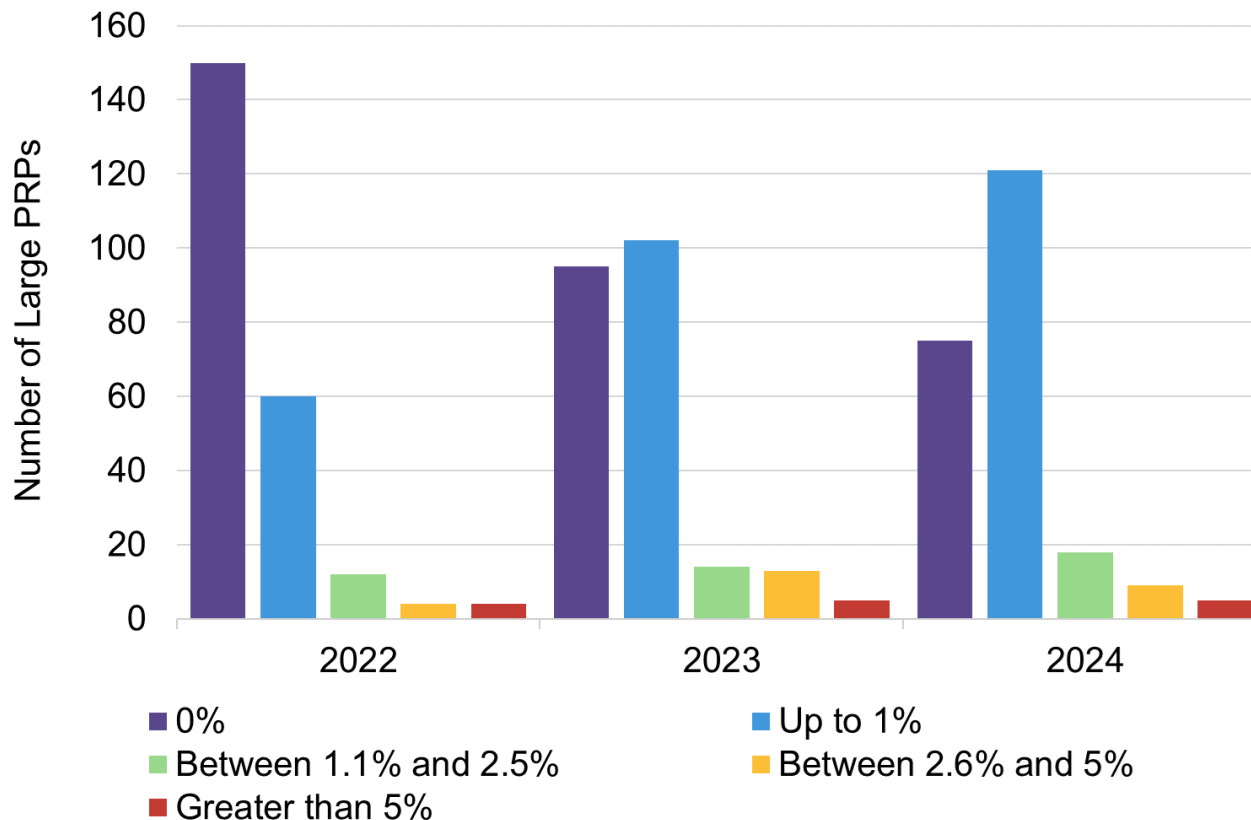
! R - 2019 to 2022 LA data have been revised in live table 119 (see technical notes). 2024 data not available at publication.

Proportion of non-decent stock reported

Since 2022 there has been an increase in the number of large PRPs reporting non-decent stock (153 compared to 80).

The proportion of large PRPs reporting more than 5% of units as non-decent has remained fairly stable across the three year period.

Proportion of stock reported as not meeting DHS



While overall reporting of non-decent units at 31 March remains low (0.5% in 2024) far more large PRPs are reporting at least some units as failing DHS. This is likely due to the increased stock condition survey activity, as highlighted in previous slides.


In 2024, the majority of large PRPs are reporting up to 1% of their stock as failing (121 PRPs). However, five PRPs each reported more than 5% as failing DHS.

While it is likely the majority of PRPs report only units which have been positively confirmed to fail the DHS, some reporting the highest levels of non-decency confirm they are reporting all units for which they have no positive assurance of compliance. These PRPs expect to see a reduction in non-decent units as the conduct further physical inspections to provide that assurance.

! 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). **Data from large PRPs only.**

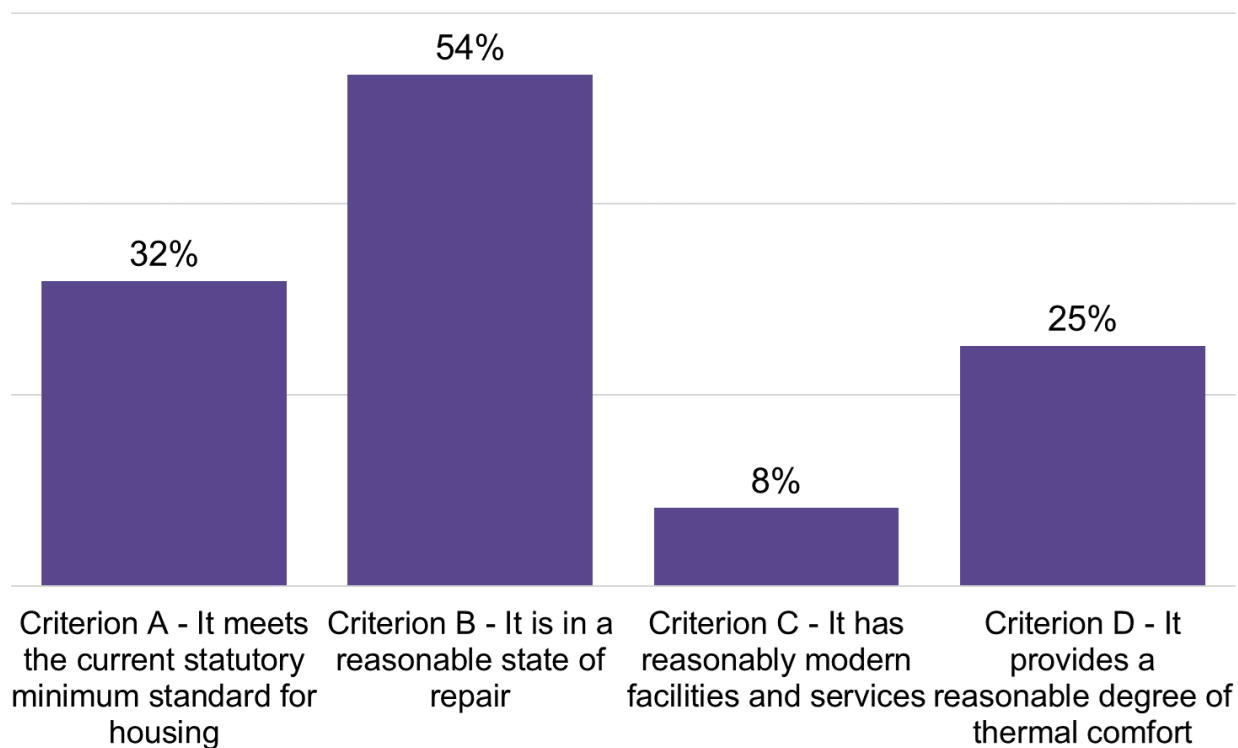
T1.25

DHS failure by criterion

 This data reflects information about the units reported as failing DHS at year-end, it does not represent the results of stock condition surveys undertaken within the year.

The most frequently reported DHS criterion for units to fail was criterion B (reasonable state of repair) with 54% 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 32% 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. Data collection first introduced in 2023.

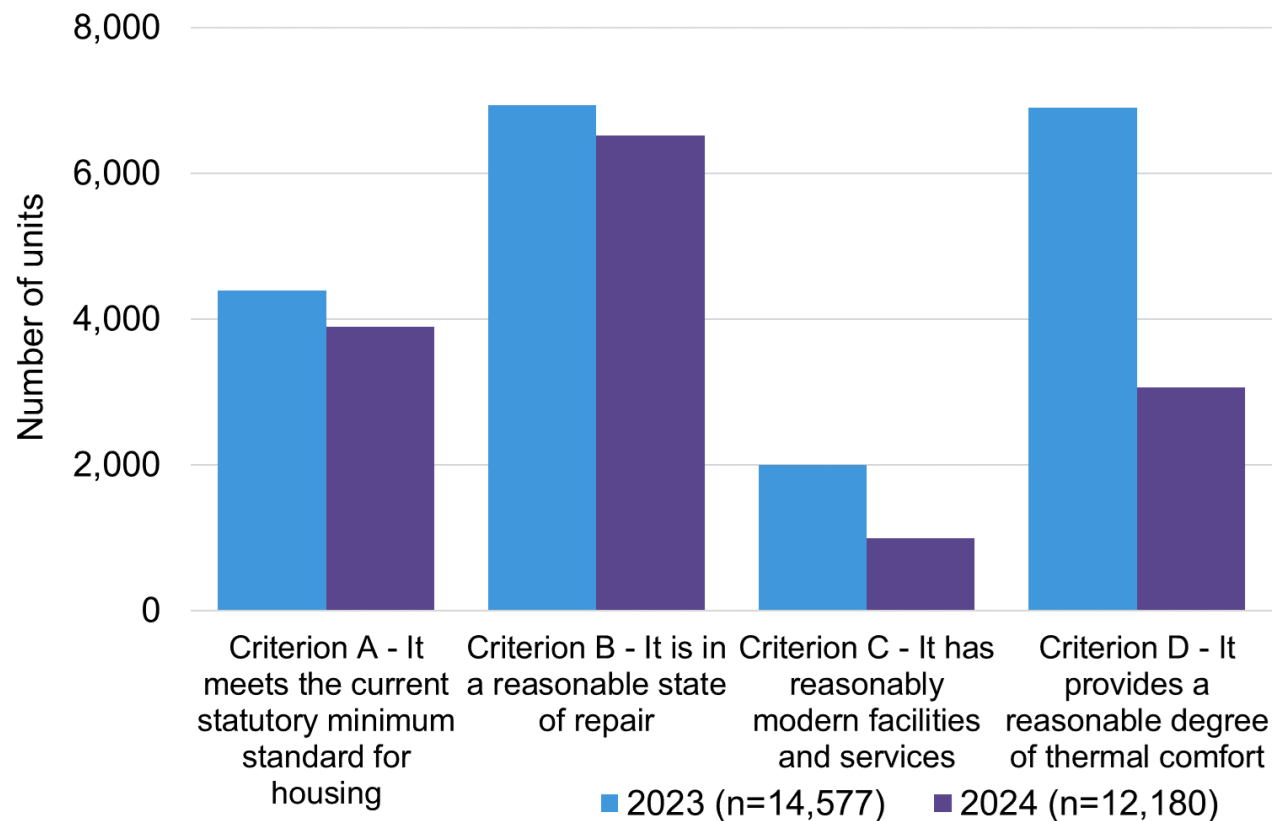
T1.16

Change in DHS failures by criterion

! This data reflects information about the units reported as failing DHS at year-end, it does not represent the results of stock condition surveys undertaken within the year.

The most frequently reported DHS criterion for units to fail in both 2023 and 2024 was criterion B (reasonable state of repair).

Number of units failing each DHS criterion in 2023 and 2024



The total number of units reported as failing DHS reduced between 2023 and 2024 (from 14,577 to 12,180).

Despite the overall decrease, the proportion of units reported as being non-decent due to failing to meet criteria A (those containing one or more hazards assessed as serious ('Category 1') under the HHSRS) remained relatively similar (30% in 2023 and 32% in 2024).

A much larger reduction in both absolute numbers (6,902 to 3,063) and proportion (47% to 25%) was seen in units reported to have failed to meet criterion D (thermal comfort). It is likely that some of reduction here is linked to work undertaken by PRPs to improve energy efficiency (see page 26).

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

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

! Data from large PRPs only. Data collection first introduced in 2023.

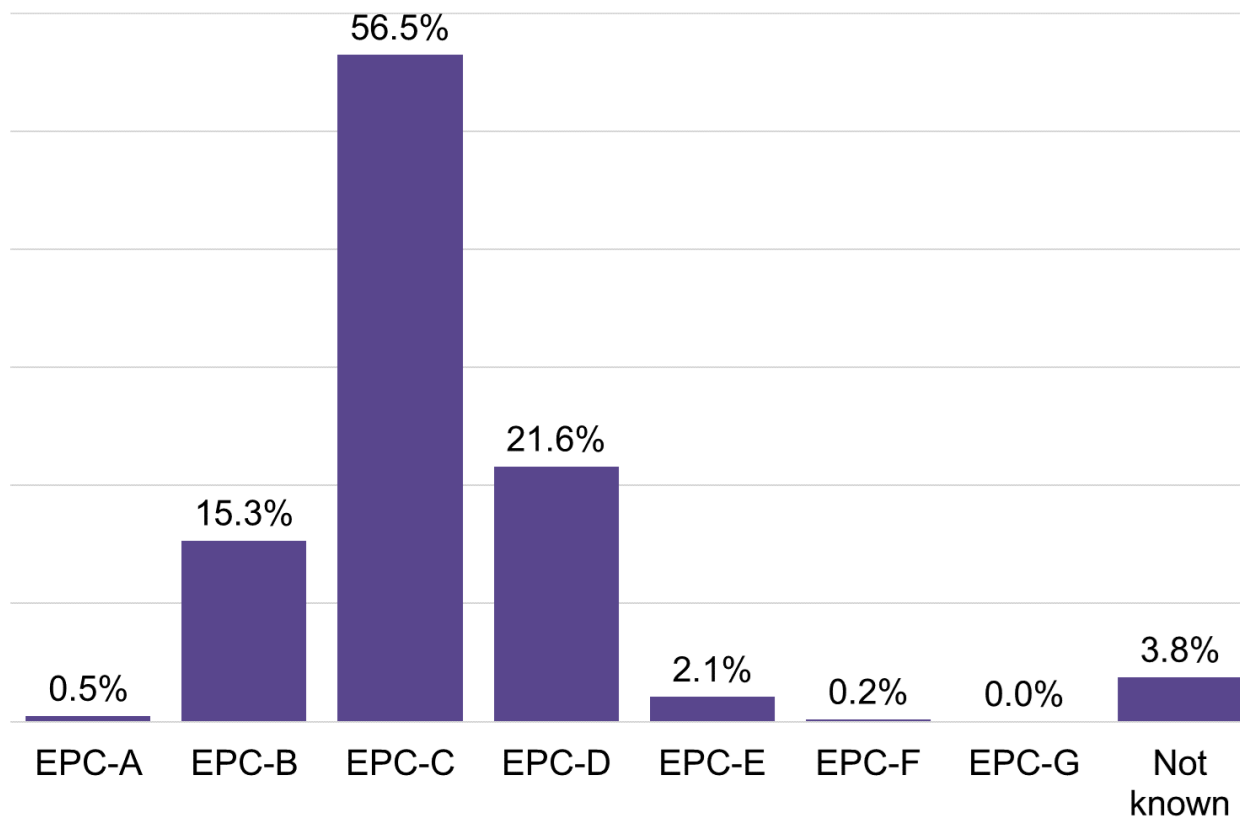
T1.16

EPC ratings

Of the units requiring an EPC in 2024, 71% have a rating of EPC-C or above, with a further 22% having a rating of EPC-D.

Just 4% of units which require an EPC do not have a known EPC rating in 2024.

Percentage of units requiring an EPC meeting each rating 2024





T1.18

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 (99%) in 2024.

Of those requiring an EPC, 71% (1,826,964) are EPC-C or above. This is in line with the English Housing Survey estimates, which suggests approximately 70% of social rented dwellings (which will include PRP stock) are EPC-C or above.

 PRPs are 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.

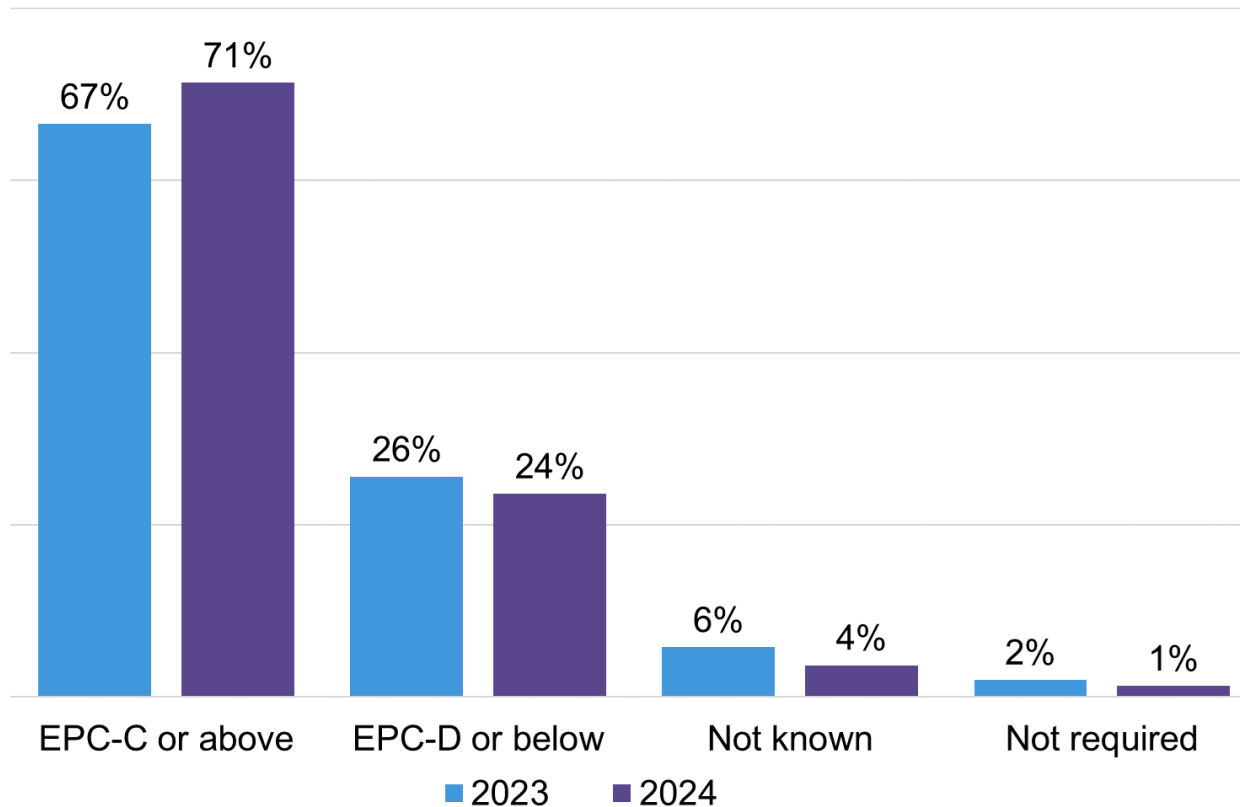
 Data from large PRPs only. Data collection first introduced in 2023. English Housing Survey data from headline report 2022 to 2023.

EPC ratings change 2023 to 2024

67% of units (1.69m) were rated as EPC-C or above in 2023, in 2024 this had risen to 71% of units (1.83m).

The number of units where the EPC rating was unknown fell from nearly 150,000 to approximately 95,000 between 2023 and 2024.

Percentage of units reported as above or below EPC-C (2023 to 2024)



T1.26

PRPs report an increase in the number of units which have an EPC rating of C or above between 2023 and 2024.

At the same time, they also report fewer units where the EPC rating is not known (-51,603) and fewer units where an EPC rating is not required (-17,654).

This suggests that work to assess and improve the energy performance of units is being undertaken by large PRPs. This work may, in turn, have contributed to the reduction of units reported as non-decent due to failure to meet criterion D (thermal comfort) (see page 24).



See also note on page 25 relating to how providers are asked to report EPC ratings.



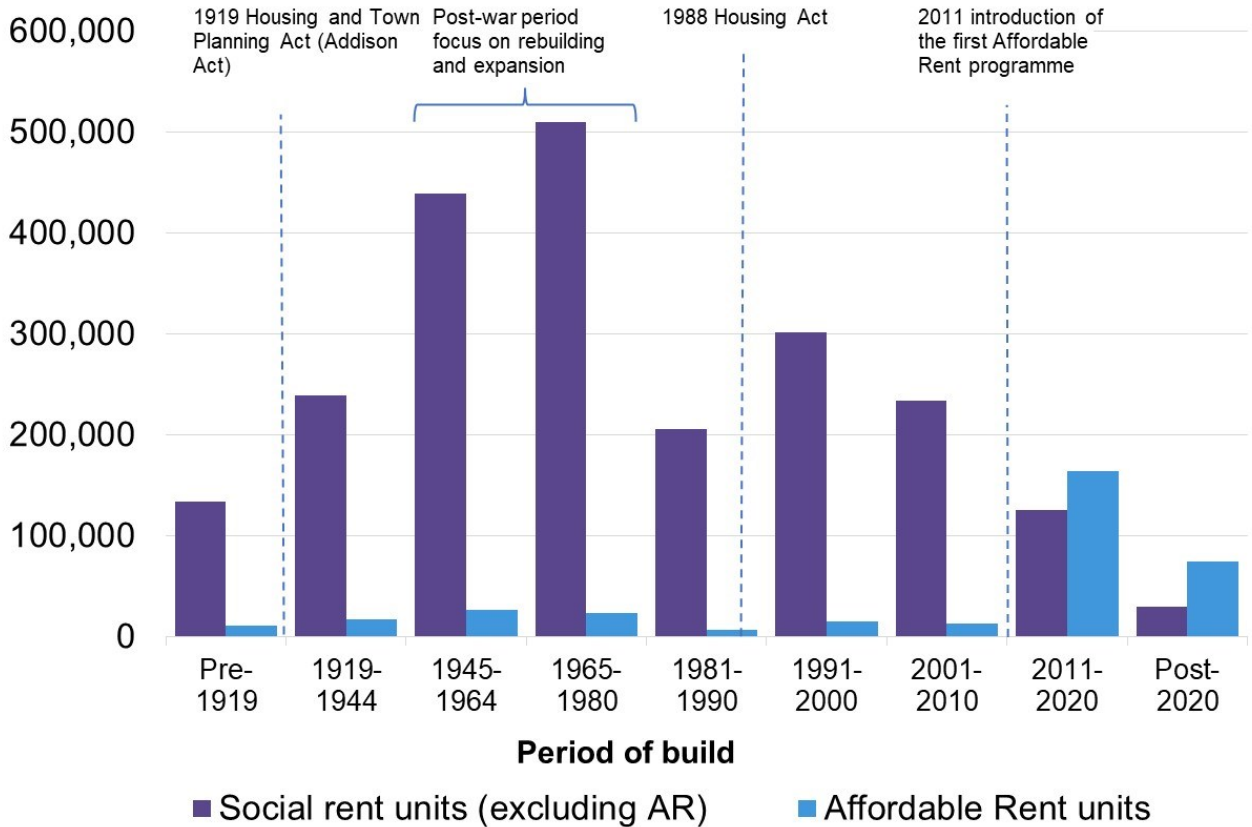
Data from large PRPs only. Data collection first introduced in 2023. Changes reported between 2023 and 2024 may be partially influenced by improvements in data quality.

Stock age

15% of low cost rental units (including both social rent and Affordable Rent) have been built since 2010. The majority of these are Affordable Rent (60%).

Over half of all low cost rental units were built before 1981, with 60% of social rent units and 22% of Affordable Rent units built before this date.

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 2024 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.

T1.13

! Period of build based on original property build date.

! Period of build are not consistent time ranges; some are longer than others.

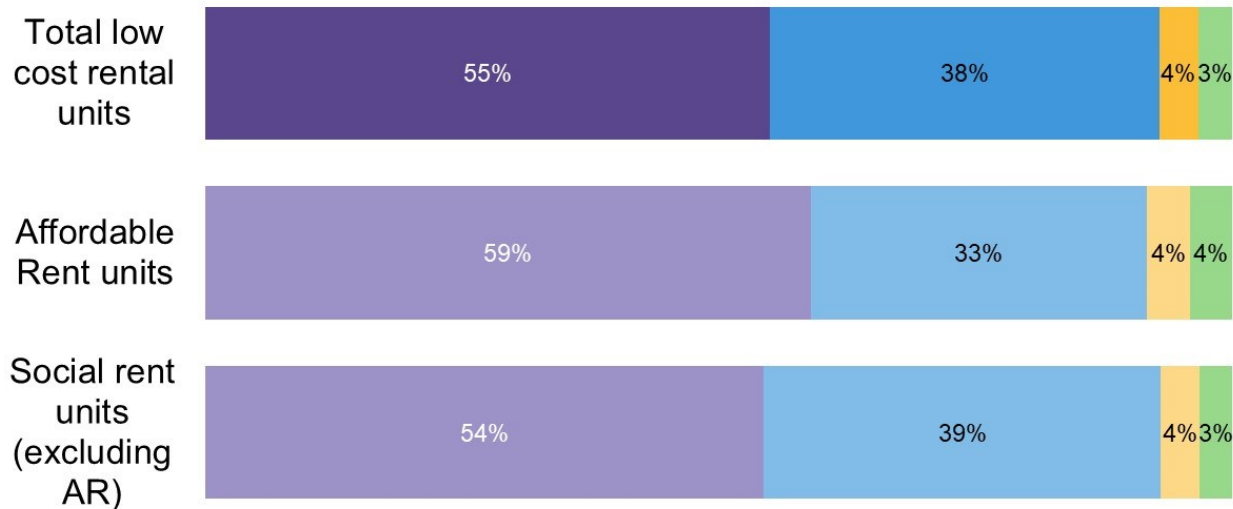
! Social rent units for small PRPs are not included as data is not collected.

Stock height

! This section is based on revised categories. These align with the definitions of a “relevant building” and 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 (59%) 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% (85,347) 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.

- House or bungalow
- In a building less than 11 metres high AND has fewer than 5 storeys
- In a building at least 11 metres high OR has at least 5 storeys and is less than 18 metres in height AND has fewer than 7 storeys
- In a building that is at least 18 metres in height OR that has at least 7 storeys

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 as part of the survey submission 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 Ministry for Housing, Communities and Local Government (MHCLG), we selected weighting to account for the small proportion of missing data. The impact of weighting on data for the 2024 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 95.7% in 2024.

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 2024 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](#).

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 2024/25?

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

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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.