



Private registered provider social housing stock in England - rents profile

2023-24



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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.

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

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 2024 data release page.

Rent policy and standards

Rent policy and our standards

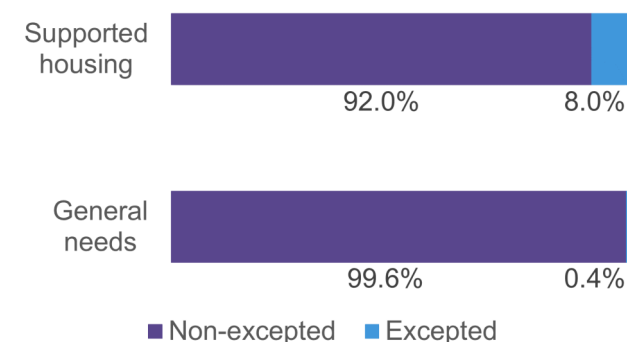
From 1 April 2020 rents have been set in accordance with the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement) <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>. Our Rent Standard is set with regard to the Policy Statement and applies to all registered providers (including local authorities). Data in this release covers data from 2023 to 2024, where the limit of up to CPI+1% (11.1% for 2023/24) on annual rent increases was replaced by a 7% 'ceiling' for general need social rent and Affordable Rent properties.¹ This 'ceiling' did not apply to initial rent setting or re-lets in general needs properties and did not apply at all to supported housing, formula rent or the rent caps. For supported housing rent and all formula rents an increase of CPI+1% was permissible and for rent caps the permissible increase was CPI+1.5%.

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 2024.

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 0.4% of general needs units and 8.0% 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 2024.



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 2024) 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 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 £109.44 per week

The 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 averages £109.44.

Average general needs net rent up by 7.2%

There was minimal regional variation in the annual increase in general needs average weekly net rent. The difference between the lowest and highest regional increase in net rents was less than 0.5%.

Average supported housing net rent up by 9.4%

Within the average increase of 9.4% there are regional differences. In London and the East of England the rent increase was below 8.0% whereas in the East Midlands and Yorkshire and the Humber the annual increase exceeded 10.0%.

Average Affordable Rent rents increase by 7.5%

The average gross rent for Affordable Rent general needs units is £154.41 per week this year, up from £143.68 in 2023.



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 £109.44.

The largest annual increase of 7.4% was in the North East, compared to the smallest of 7.1% in London and the South East.

Weekly net rents in the North East, North West, and Yorkshire and the Humber remain below £100.

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 £115.05 per week.

The average weekly universal credit/housing benefit eligible service charge across all regions is £9.03.

The region with the highest average weekly gross rent in England is London (£152.01 per week).

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. Excluding London, service charges are similar in value across the country, ranging from £5.94 to £8.63. In London they are more than twice as high at £16.41.

Between 2023 and 2024, average service charges increased across all regions by an average of 19.1% or £1.45. London and the South West saw service charges increase by more than 20% this year. In contrast, four regions saw increases below 15%. The lowest increase of 12.3% was seen in the North East. The increases seen in wider costs of living are likely to be key drivers in the increases to service charges as these charges reflect the costs of providing additional services. Due to their relatively low value, percentage increases are amplified.

⚠ 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

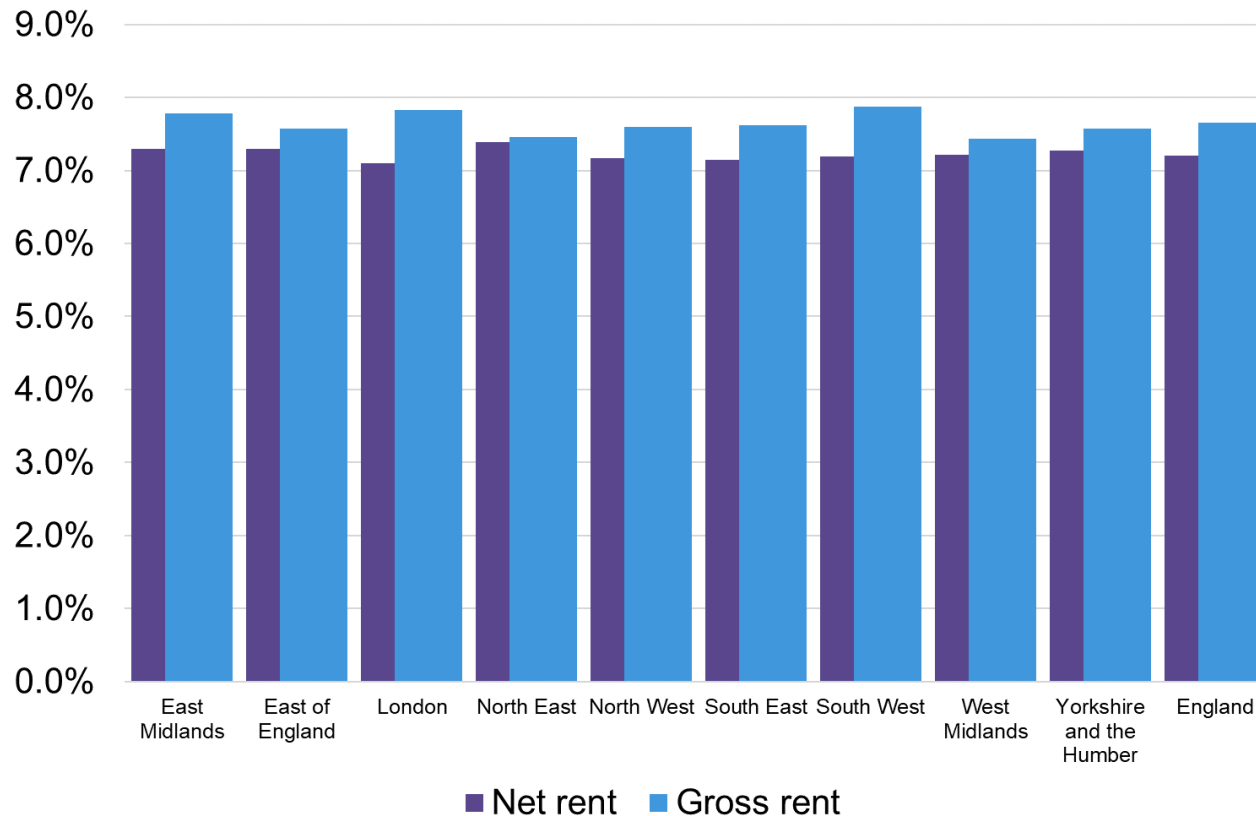
General needs (social rent) change

Weekly general needs (social rent) net and gross rents increased on average by 7.2% and 7.7% respectively from 2023 values.

The average weekly net rent increase was £7.35 in England but varied from £6.20 in the North East to £9.25 in London.

Similar regional changes were seen in weekly gross rent values, averaging £8.18 across England.

General needs (social rent) rent change (%) 2023^R to 2024



Increases in average weekly general needs net and gross rent were similar across the country. However, percentage increases do not necessarily reflect the value change between years. For example, the largest percentage increase represented the smallest value increase (7.4% and £6.20 in the North East) and the opposite was true for London (7.1% and £9.25).

Year-on-year changes in service charge values varied more across regions. They increased the most in London, both as a percentage (24.0%) and value (£3.18). As a result London's net rent increase was one of the smallest yet gross rents increased more than for most regions.

! R - Please see page 23 for details of the revisions made to 2023 rent data.

! The limit on annual general needs rent increases between 2023 and 2024 was 7.0%. Additions to stock, units with exceptions and PRPs setting 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

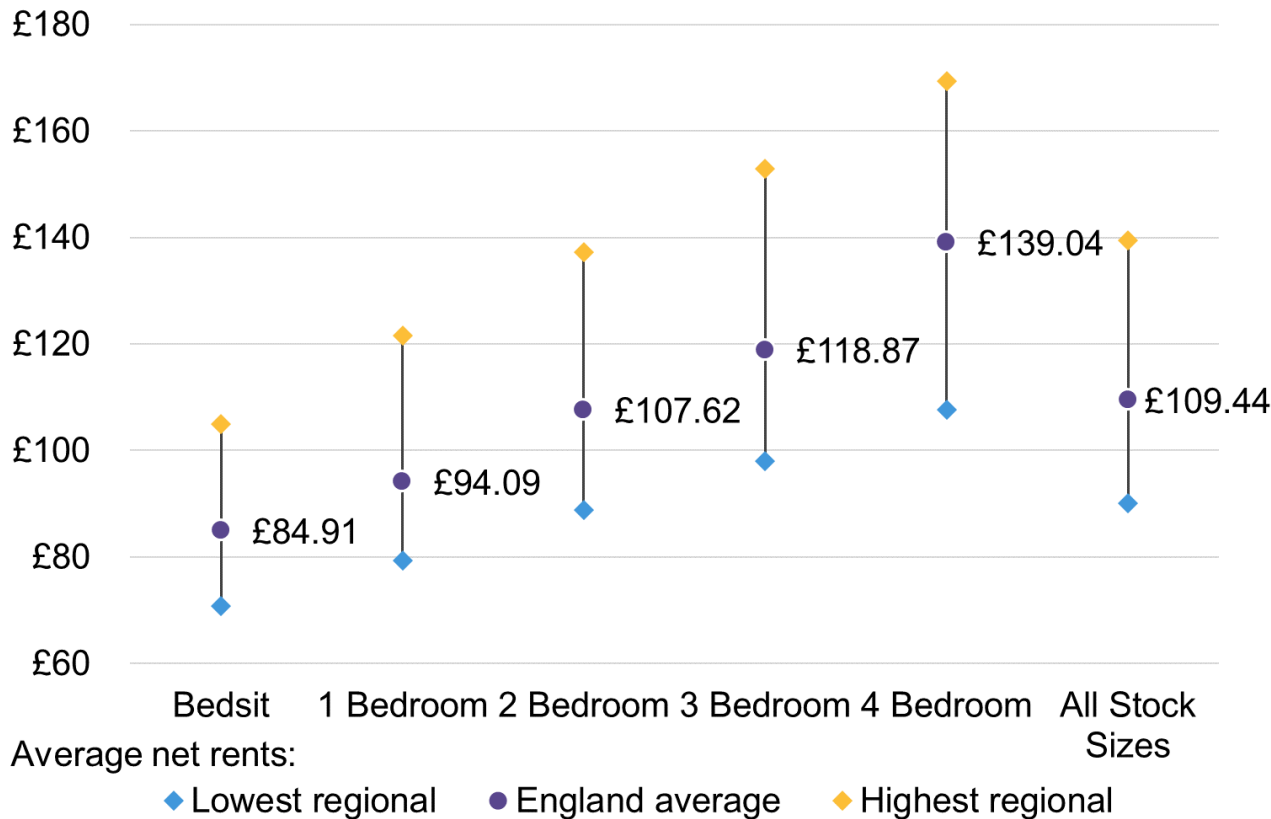
General needs (social rent) net rent by size

Regional variation in average weekly net rents increases with bedsize: it is smallest for bedsits and largest for four bedroom units.

The average weekly net rent for four bedroom units is 63.8% higher than for bedsits.

Over 95.0% of units have two, three or four bedrooms. Two bedroom units account for over a third of all units.

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



All unit sizes saw an increase in rents when compared to 2023, on average it was 7.2% for all stock sizes shown in the chart.

The increase was smallest for units with three or four bedrooms (~7.1%) whereas the largest increase in net rents was for bedsits (7.8%). However, caution should be applied as bedsits represent less than 1.0% of general needs social rental stock.

! 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 (social rent) net rent by LA

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

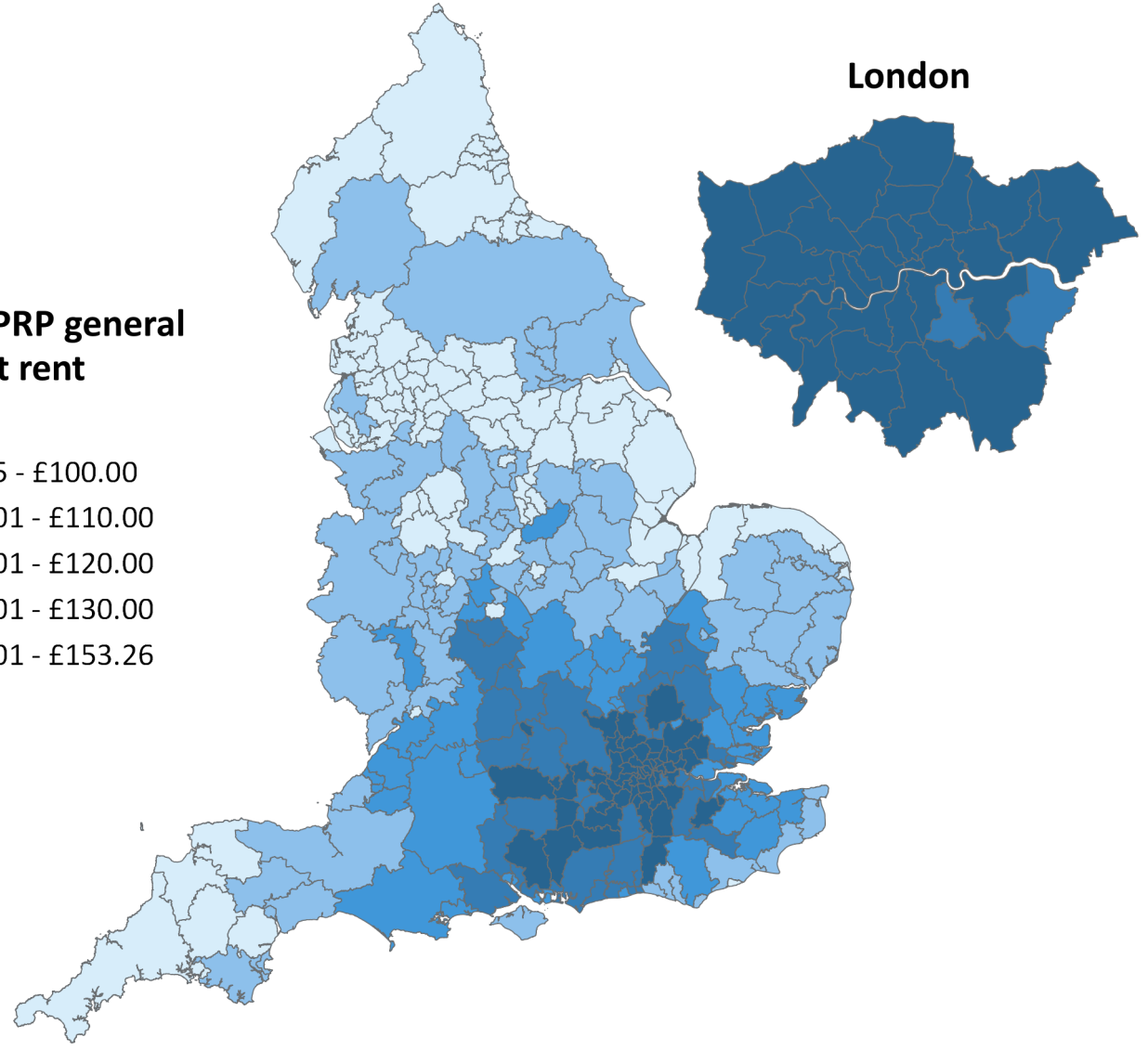
As in 2023, Camden has the highest LA level net rent in 2024 of £153.26 per week. Wokingham continues to have the highest net rent outside of London of £149.25.

The lowest LA level weekly net rent remains in County Durham (£83.45 per week).

Average PRP general needs net rent

(£/week)

- £83.45 - £100.00
- £100.01 - £110.00
- £110.01 - £120.00
- £120.01 - £130.00
- £130.01 - £153.26



London

T2.6

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

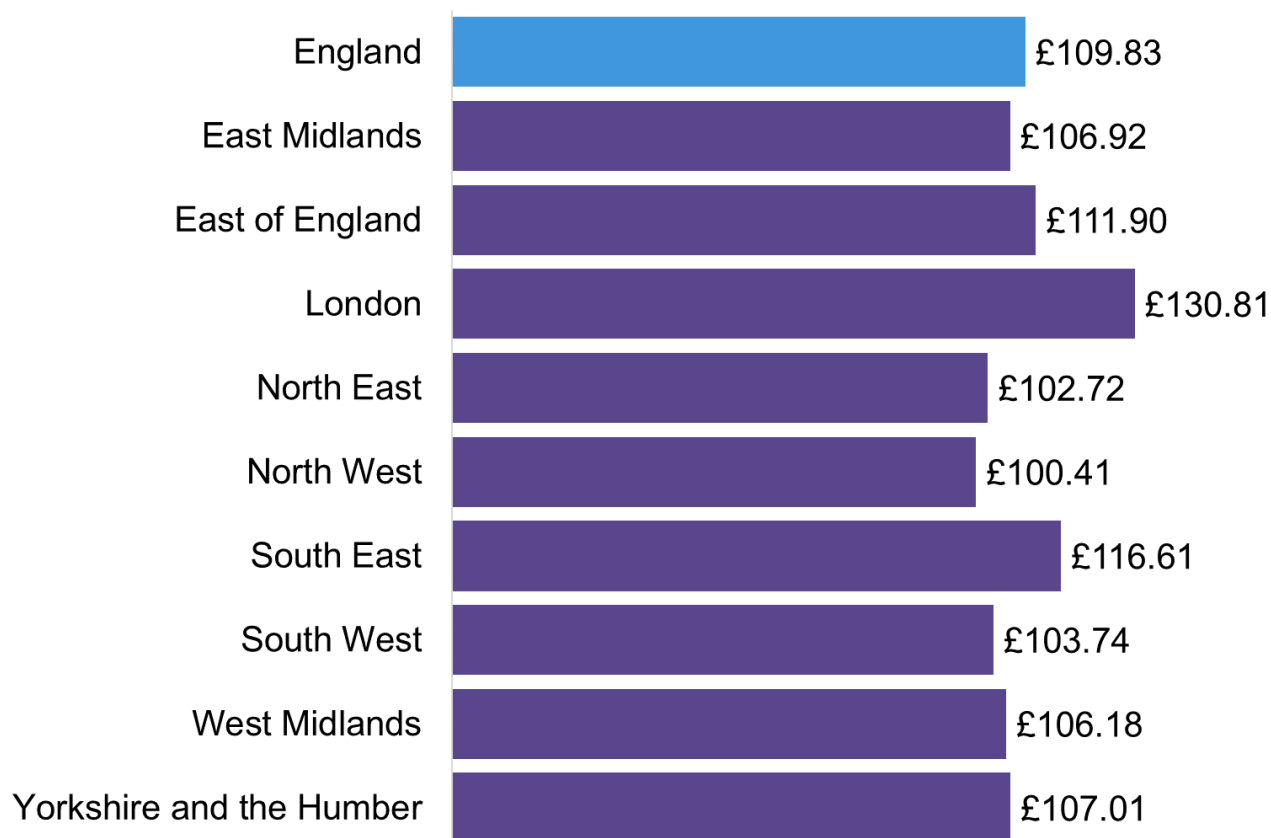
Supported housing (social rent) net rents

In 2024, the average supported housing (social rent) net rent in England is £109.83 per week.

Both Yorkshire and the Humber and East Midlands had rent increase of over 10.0% annually.

Average weekly net rent is highest in London (£130.81). This is 30.3% above the lowest net rent of £100.41 in the North West.

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.

2024 is the first year that supported housing net rents are higher than general needs net since 2014 (£109.83 compared to £109.44 for general needs). This is likely due to the permissible increases in the two stock types varying over the last year (see page 2).

⚠ 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 (social rent) gross rents

The average supported housing (social rent) gross rent in England is £163.87 per week.

The average weekly universal credit/ housing benefit eligible service charge £56.69.

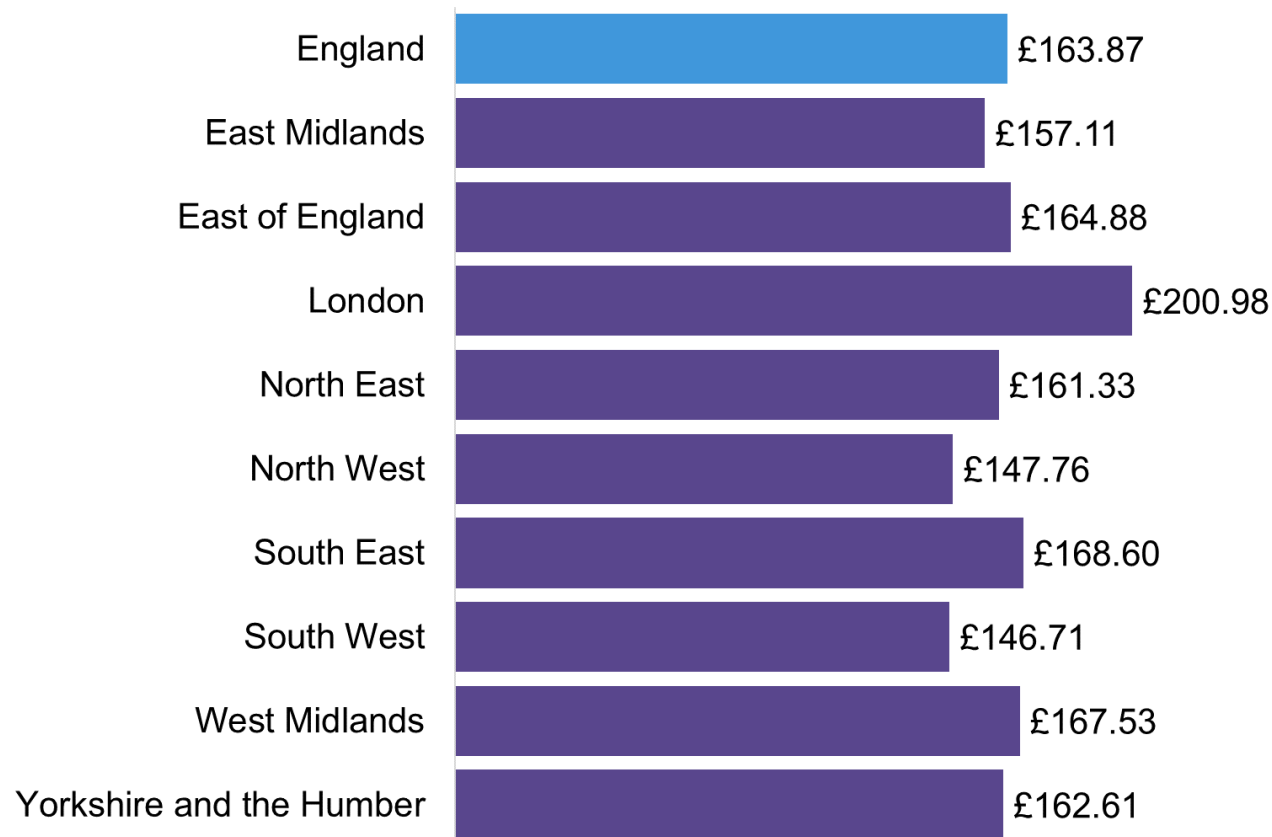
Universal credit/ housing benefit eligible service charges apply to 95% of all supported housing units.

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.

Average supported housing service charges are lowest in the South West at £44.24. They are highest in London at £75.17, and exceed £60.0 in two other regions: West Midlands and the North East.



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.

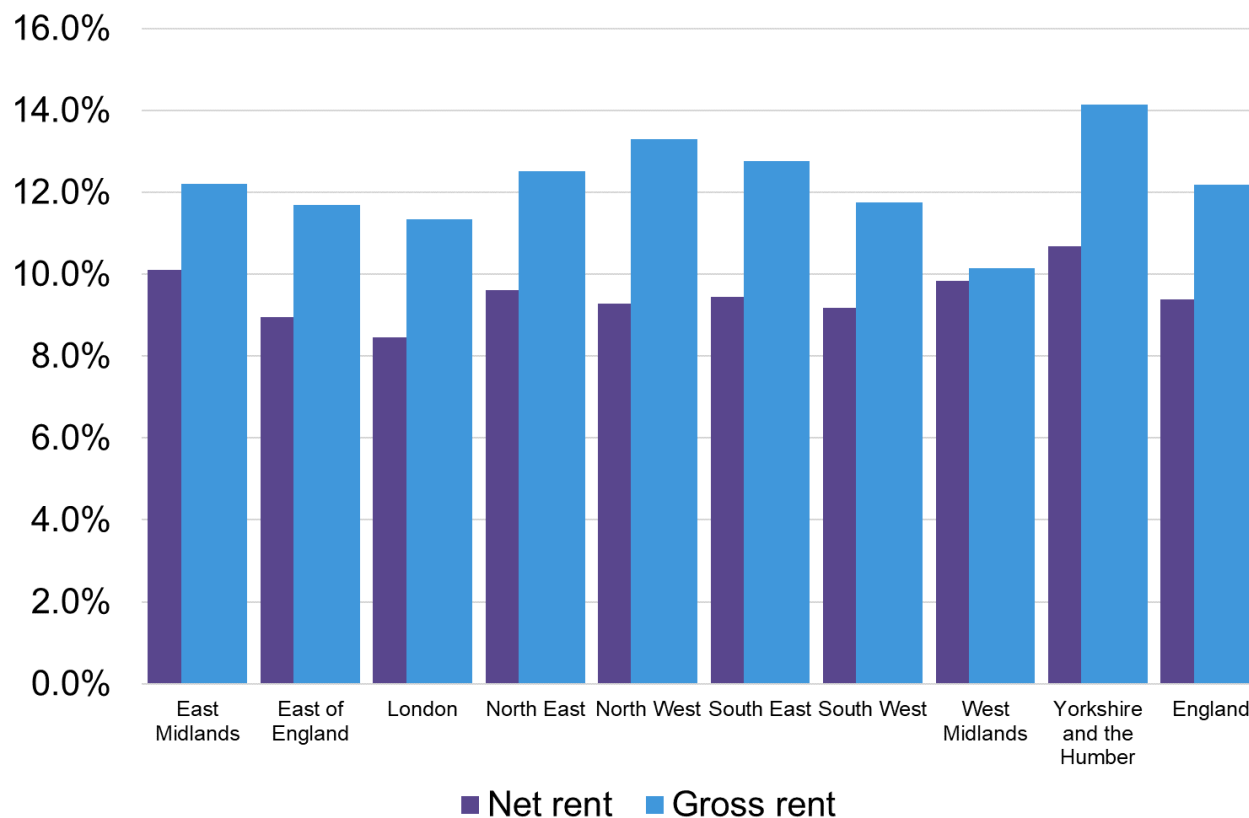
⚠ Section based on data from large PRPs only. Excludes Affordable Rent units.

Supported housing (social rent) change

Supported housing (social rent) net rents increased by 9.4% between 2023 and 2024, while average gross rents increased across all regions by on average 12.2%.

The percentage supported housing net rent increase was lowest in London (8.5%) and highest in Yorkshire and the Humber (10.7%).

Supported housing (social rent) rent change (%) 2023^R to 2024



Landlords were able to increase net rents for supported housing by CPI+1% in 2024 (11.1%). However, many landlords reported that they chose to limit the rent increase for some supported housing units below this level. These decisions are the likely driver behind the England average net rent increase of 9.4% between 2023 and 2024 (1.7 percentage points below the limit).

The increases varied across regions, with the greatest percentage and value increase in Yorkshire and the Humber (10.7% or £10.32).

Gross rents for supported housing units increased more than net rents for all regions. This is due to an increase in service charges of £8.65 or 18.0% since 2023.

! R - Please see page 23 for details of the revisions made to 2023 rent data.

! The limit on supported housing annual net rent increases between 2023 and 2024 was 11.1% (see also page 3).

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

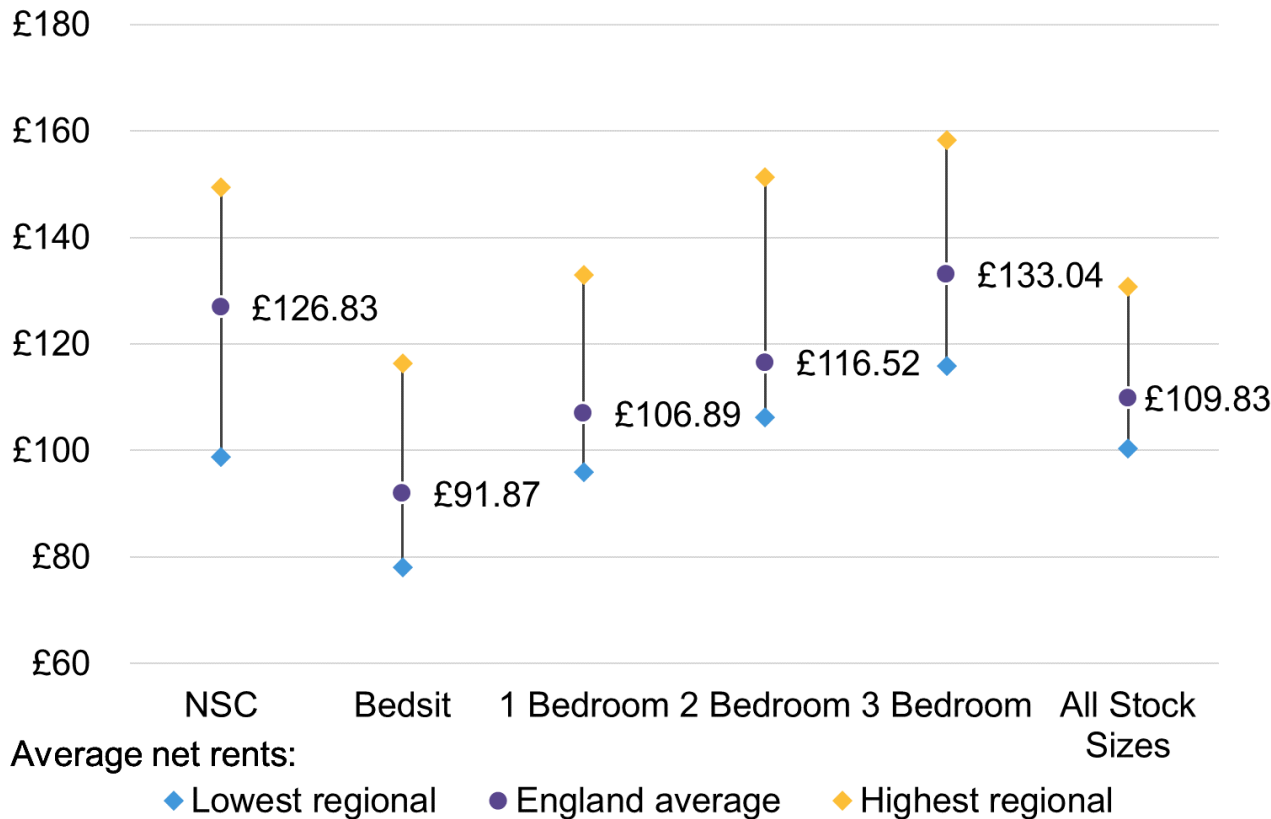
T2.8
T2.9

Supported housing net rent by size

Bedsit units have the lowest average net rent (£91.87) in Yorkshire in the Humber) whereas the highest net rent is for three bedroom units at £133.04.

Smaller units make up the majority of supported housing stock. Non-self-contained, bedsit, and one bedroom units account for 84.7% 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 average net rent for non-self-contained units (NSC) is £126.83, 15.5% above the England average for all stock sizes (£109.83). The reason NSC rents are higher 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 three years, Tandridge is the LA with the highest level of net rent (£172.88 per week), 57.4% higher than the England average.

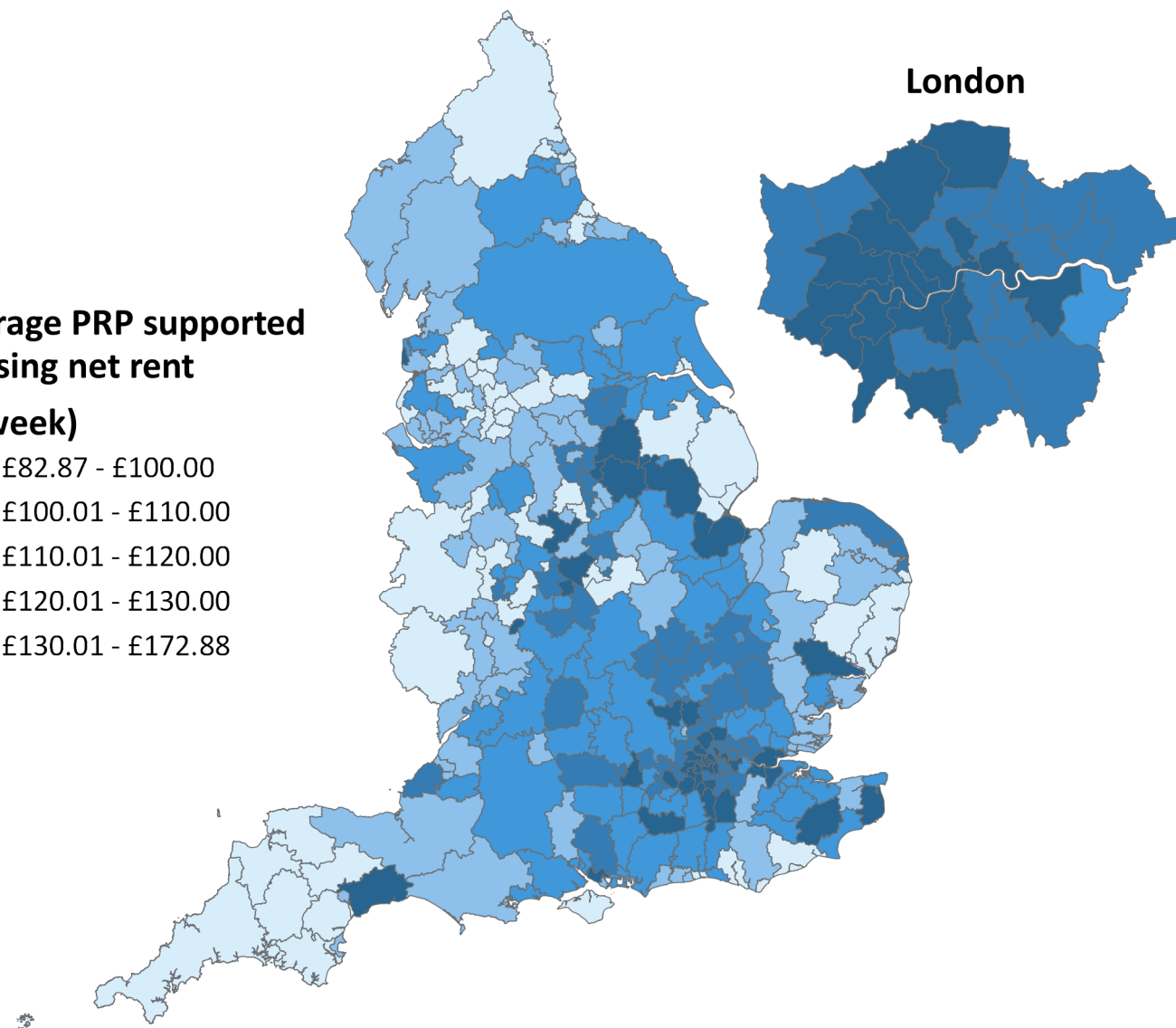
Hastings continues to be the LA with the lowest level of net rent is at £82.87, up 7.75% on 2023.

T2.11

Average PRP supported housing net rent

(£/week)

£82.87 - £100.00
£100.01 - £110.00
£110.01 - £120.00
£120.01 - £130.00
£130.01 - £172.88



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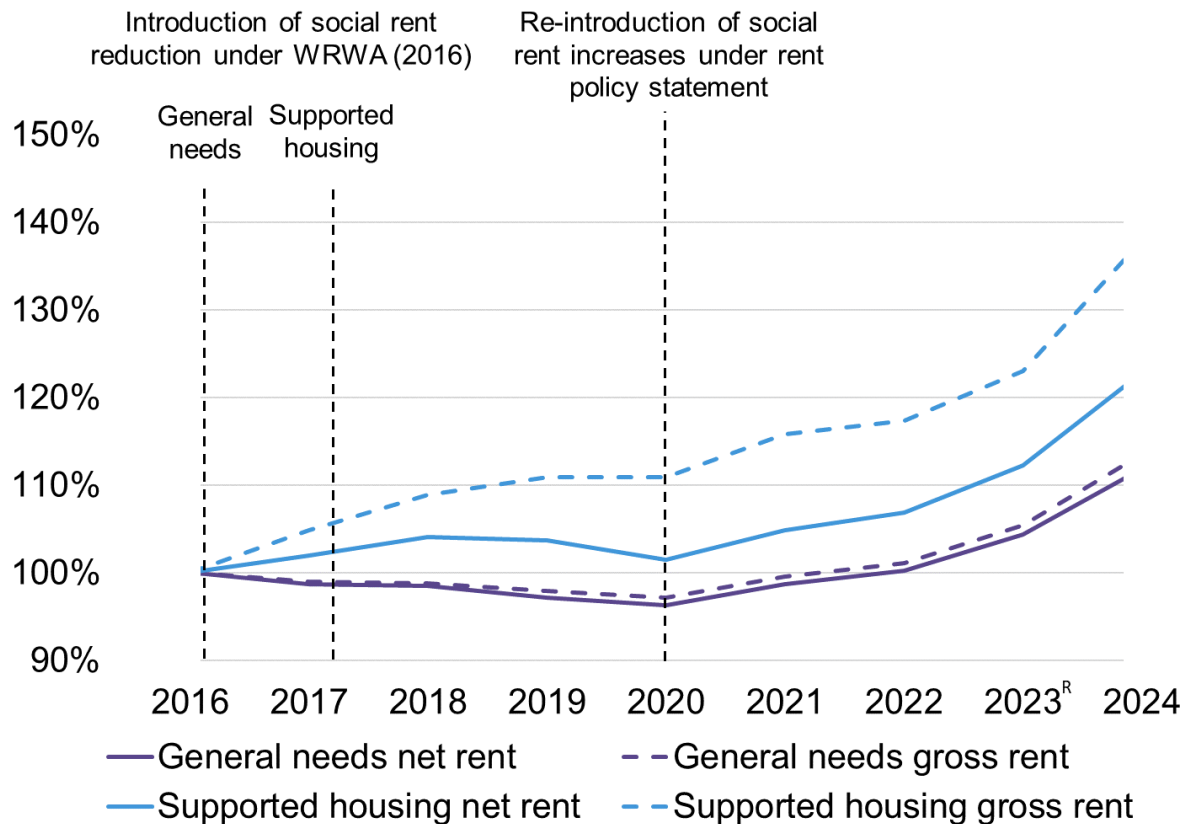
Section based on data from large PRPs only.
Excludes Affordable Rent units.

Net and gross social rent change 2016-2024

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. Since then rents increased further to 11.9% above 2016 levels.

Supported housing net rents fell slightly between 2017 and 2020 (the period of the WRWA coverage). 2024 rents are 22.8% above 2016 levels, however over 10.0% of this increase happened between 2023 and 2024.

Indexed net and gross rent change 2016 to 2024 (2016=100)



General needs average gross rents (inclusive of service charges eligible for universal credit/housing benefit) have increased marginally more than net rent each year since 2016 due to increases in service charges exceeding net rent growth.

Supported housing average gross rents have seen a far greater percentage increase since 2016 (38.0%) compared to net rents (22.8%). This is partly due to average service charges increasing 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).

! R - Please see page 23 for details of the revisions made to 2023 rent data.

! The limit on annual rent increases between 2023 and 2024 was 7% for GN and 11.1% for SHHOP (see also page 2).

! 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.

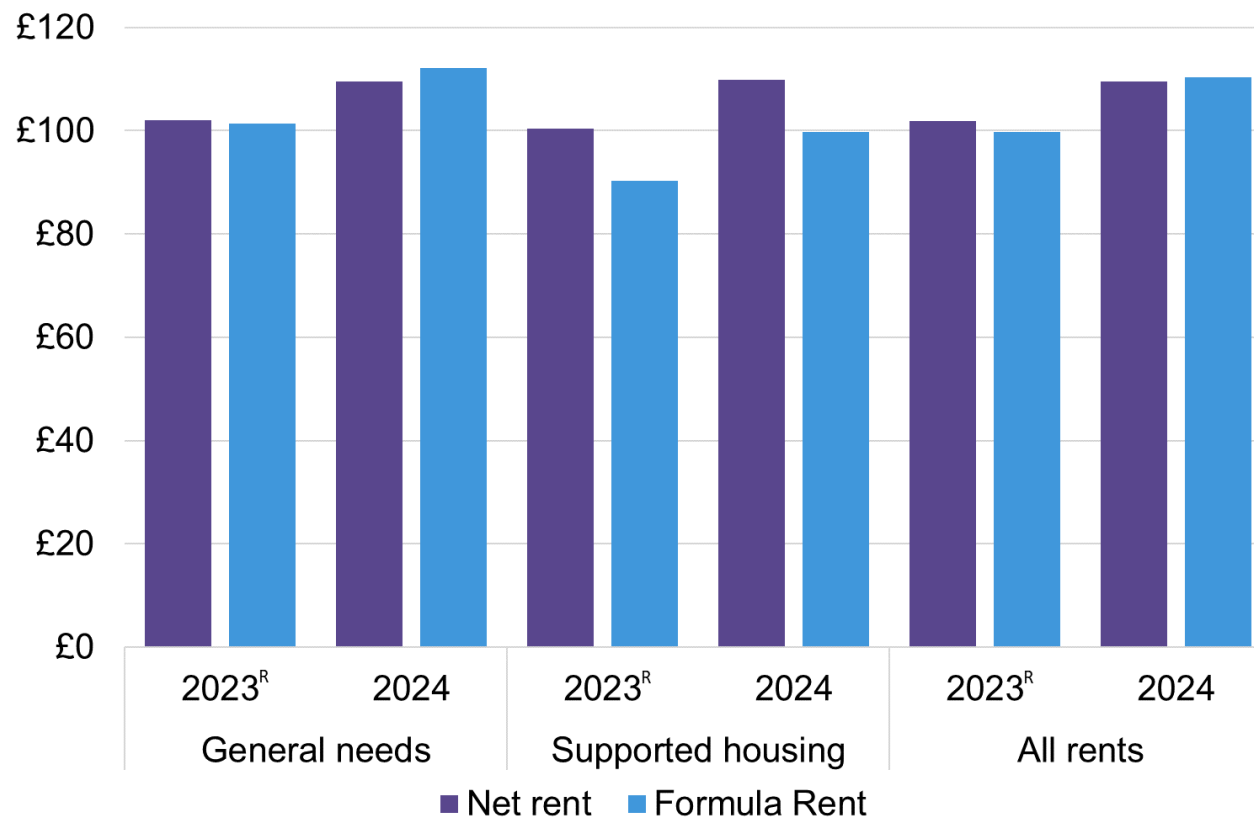
T2.17

Net and formula rent change

General needs net rent increased by 7.2% in 2024, while general needs formula rent increased by 10.5%. This caused net rent to go from being £0.66 above formula rent in 2023 to -£2.67 below it in 2024.

Supported housing net rent increased by 9.4% in 2024, while supported housing formula rent increased by 10.5%. This resulted in the gap between net and formula rent to fall slightly from £10.18 to £10.17.

Net and formula rent change 2023^R to 2024



For 2023/2024, the CPI+1% limit on annual rent increases was replaced by a 7% 'ceiling'. However, initial rent setting and re-lets, supported housing and formula rent were excepted from this rule.

This explains the divergence between general needs net rent and formula rent in 2024 as the former had a 7% cap whereas the latter was subject to the CPI+1% (11.1%) instead.

As the 11.1% limit to annual rent increase applied to both supported housing net rent and formula rent, the two values did not diverge in the same way as general needs net rents and formula rents.

! R - Please see page 23 for details of the revisions made to 2023 rent data.

! The limit on annual rent increases between 2023 and 2024 was 7% for general needs and 11.1% for supported housing and formula rent (see also page 3).

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

T2.19

Affordable Rent general needs gross rent

Average weekly gross rent for Affordable Rent general needs in England is £154.41 in 2024.

London and the South East have the highest average gross rent. This reflects higher local market rents.

Gross rents in London (£221.65) are over £100.00 higher than the average rent in the North East (£113.96).

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 is included here and set differently. See glossary for more information.



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

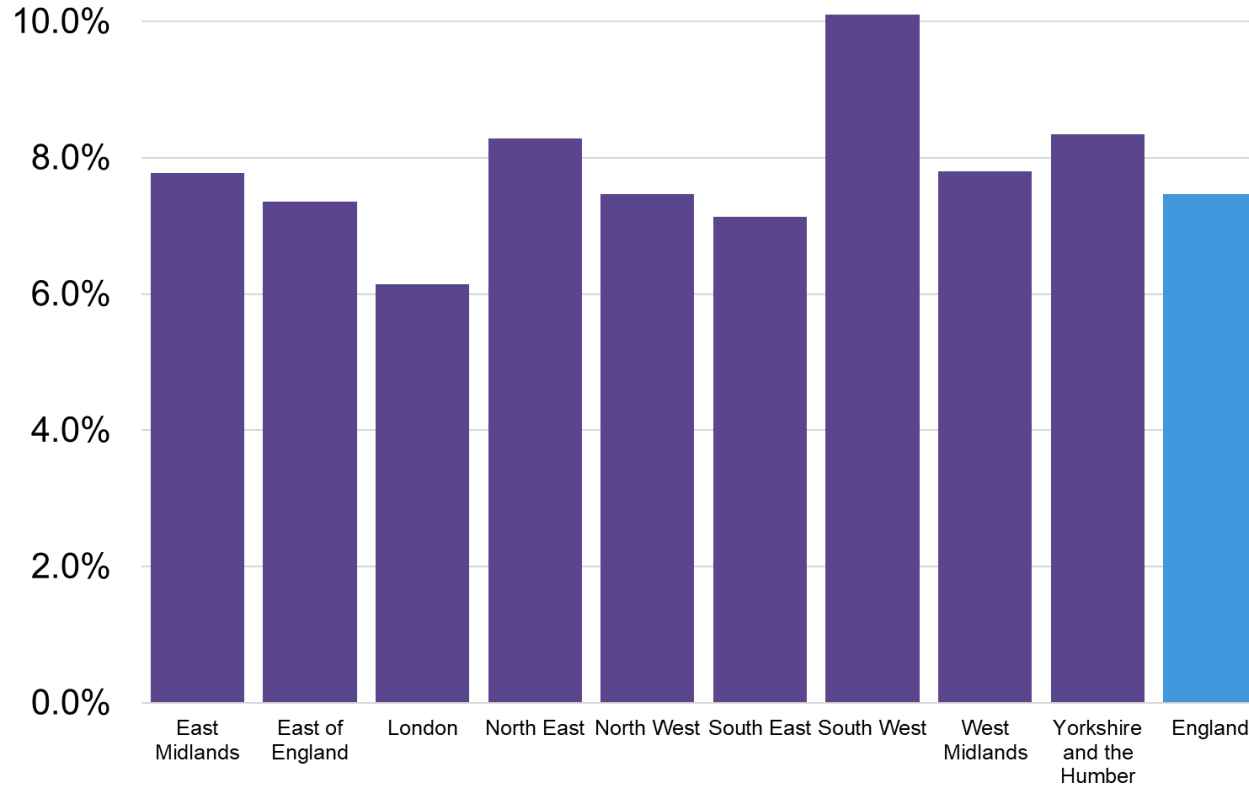
T2.12

Affordable Rent general needs change

Affordable Rent general needs gross rents in England increased by 7.5% between 2023 and 2024.

The largest percentage increase (10.1%) and value increase (£13.62) was seen in the South West. London saw the smallest percentage increase of 6.1%.

Affordable Rent general needs gross rent change (%) 2023 to 2024



Excluding London and the South West, the difference between the regions with the lowest and highest increase in gross rents was less than 1.5%. 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 (6.6% between 2023 and 2024) 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 £215.76.

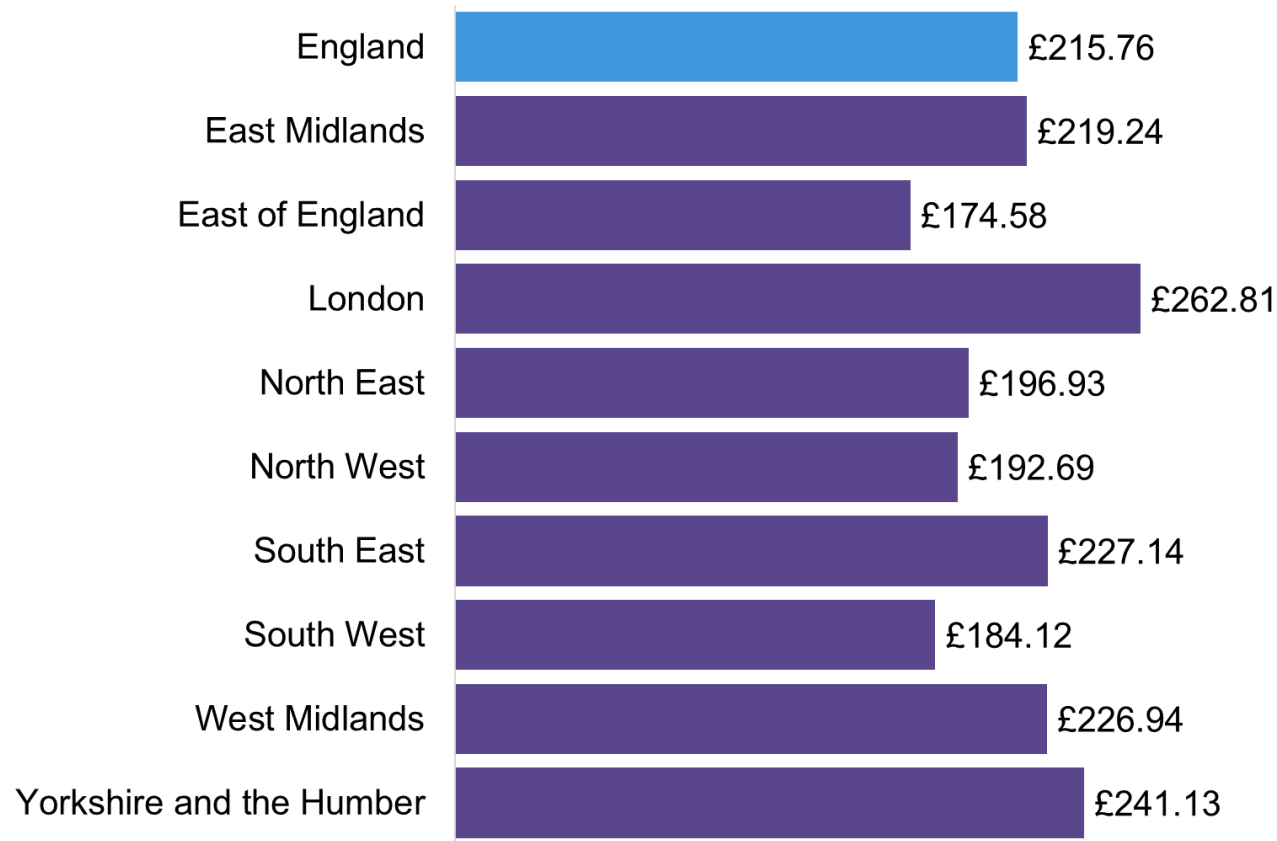
Gross rents in London increased to £262.81 in 2024, 21.8% above the England average.

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



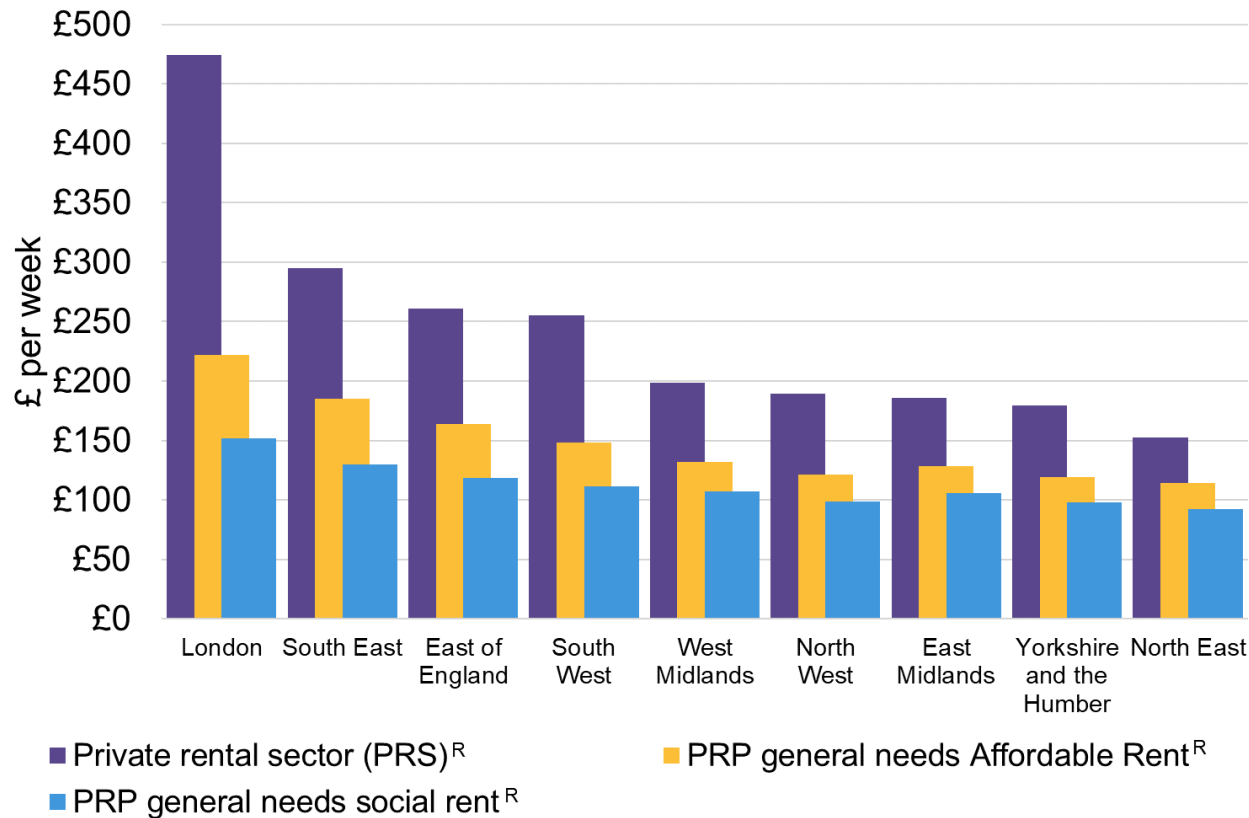
Section based on data from all PRPs with Affordable Rent stock.

Comparison with private rental sector

London remains the region where the difference between the average private sector rent (£474.23) and the average gross rent for Affordable Rent general needs (£221.65) 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 60.5% of market rent and Affordable Rent general needs at 74.6% of market rent.

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



T2.16

In England, gross social rent is (£115.05) on average 38.8% of average private sector rent (£296.54).

General needs social rent gross rents range from 32.1% (London) to 60.5% (North East) of private sector rents. General needs Affordable Rent gross rents range from 46.7% (London) to 74.6% (North East) of private sector rents.

England's market rent increased by 9.1% since 2024, higher than social gross rent (7.7%) and Affordable Rent (7.5%). However, growth in private sector rents has varied more across regions.

! R - Weekly mean private rental sector (PRS) rents derived from ONS Price Index of Private Rents (April 2024 release). Previous releases used Valuation Office Agency dataset (now discontinued). 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. Please also see page 23 for details of the revisions made to 2023 rent data.

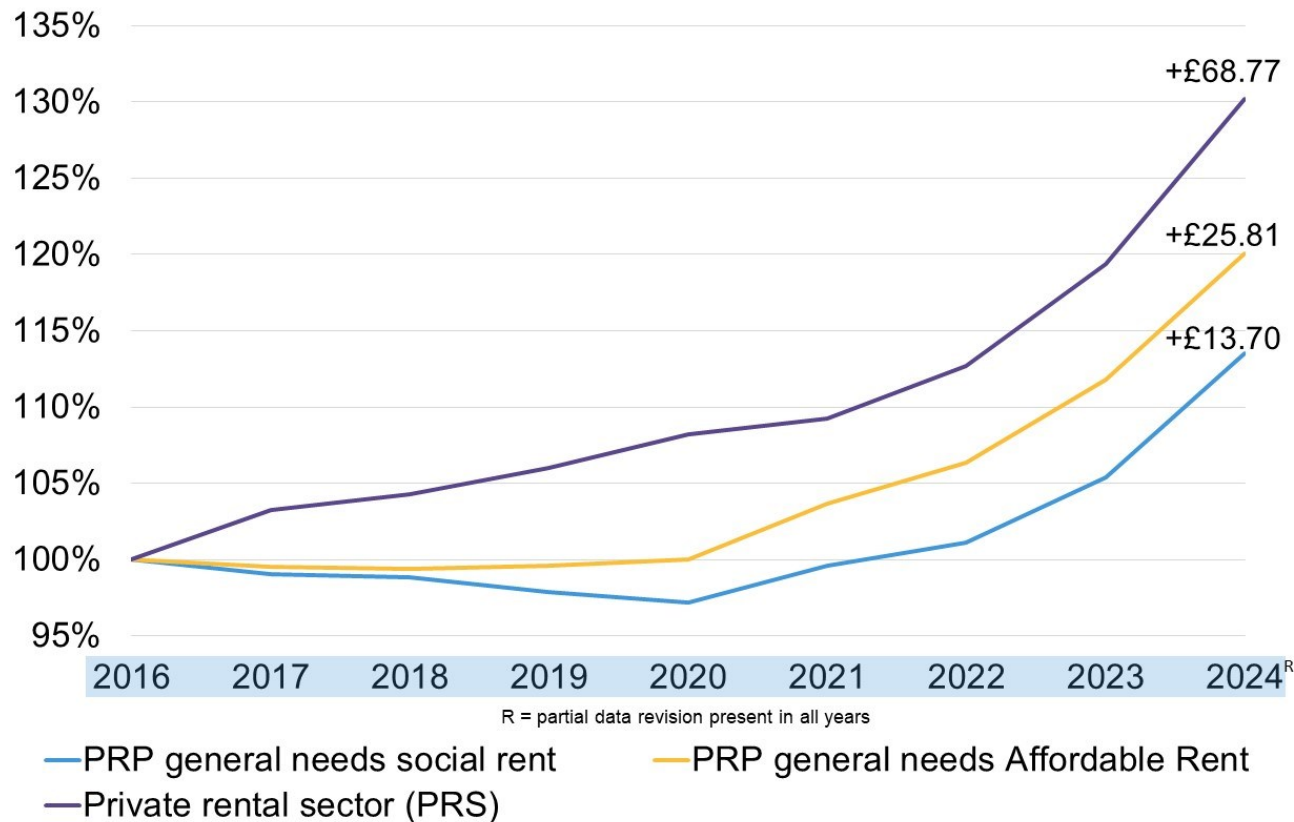
! Gross rents used for all values to enable comparability.

Private rental sector trend comparison

Average weekly PRS rents have increased by 30% since 2016 (from £227.77 per week to £296.54 per week). This is an increase of £68.77 per week.

Average weekly general needs social rent gross rents have increased by 14% since 2016 (from £101.35 per week to £115.05 per week). This is an increase of £13.70 per week.

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



There has been an overall increase in both private rental sector (PRS) and PRP average gross rents since 2016. However, the rate of increase in PRS average rents is higher both in percentage and actual terms (+30.2% or +£68.77) than that of PRP general needs social rent (+13.5% or +£13.70) and PRP Affordable Rent (+20.1% or +£25.81).

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.

! R - Weekly mean private rental sector (PRS) rents derived from ONS Price Index of Private Rents (April 2024 release). Previous releases used Valuation Office Agency dataset (now discontinued). 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.

Please also see page 23 for details of the revisions made to 2023 rent data.

T2.18

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).

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.

Revisions to rent data

Revision to 2023 rent data

Following engagement with a large PRP, it was identified that revisions were needed to the service charge data as well as to a small number of formula rent figures reported in their 2023 SDR. The resulting impact of the revision to the published 2023 rent data is summarised in the table to the right.

	Impact of revision on 2023 published figures					
	General Needs			Supported housing		
	Service Charge	Gross Rent	Formula Rent	Service Charge	Gross Rent	Formula Rent
England	£0.18	£0.11	£0.00	£0.03	-£0.05	-£0.01
England % change	2.4%	0.1%	0.0%	0.1%	0.0%	0.0%

Rent data exclusion

Rents data for one large PRP has been excluded as we were unable to secure sufficient assurance on the accuracy of their rent data in time for this release. To allow comparability between years, their data has also been excluded from 2023 figures. The impact is a small change in all rent and service charge values for the London region and England. Net and gross rent values for general needs and supported housing units changed by less than £0.10. General needs formula rent and Affordable Rent values were impacted the most by the revision, with Affordable Rent supported housing gross rent for London decreasing by £1.20 with the exclusion of the PRP due to the small number of overall units.

		Impact of exclusion on revised 2023 figures									
		General Needs				Supported Housing				AR General Needs	AR Supported Housing
		Net rent	Service charges	Gross rent	Formula Rent	Net rent	Service charges	Gross rent	Formula Rent	Gross rent	Gross rent
England	Value change	-£0.06	£0.00	-£0.07	-£0.12	-£0.02	-£0.02	-£0.04	£0.00	-£0.12	-£0.33
	% change	-0.1%	0.0%	-0.1%	-0.1%	-0.0%	-0.0%	-0.0%	0.0%	-0.1%	-0.2%
London	Value change	-£0.07	£0.09	-£0.05	-£0.42	£0.02	-£0.02	-£0.04	£0.00	-£0.10	-£1.20
	% change	-0.1%	0.6%	-0.0%	-0.3%	0.0%	-0.0%	-0.0%	0.0%	-0.1%	-0.5%

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](#).

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 2024. 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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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.