



Regulator of
Social Housing



2024

Registered provider social housing in England - stock and rents

2023-2024



Version 1.0 – October 2024

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Introduction

Registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent levels across social housing owned by local authority registered providers (LARP) and private registered providers (PRP). These statistics are based on data we collect through the local authority data return (LADR) and statistical data return (SDR). Data from these collections are presented separately in our other statistics. For more information see our [statistics page](#).

This briefing note is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on the processes for producing these statistics; key limitations with the data and additional context for the statistics presented. Additional tables, data and tools allowing for the interrogation of the data at a local authority level, are also available.

Coverage

These statistics provide information on social housing owned by all registered providers at 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.

Accredited Official Statistics status

These statistics are drawn from our PRP and LARP social housing stock and rents in England statistics which have been designated as accredited official statistic (this designation replaces the former National Statistic designation) by the Office for Statistics Regulation (OSR). This briefing note provides additional insight, giving the fullest picture of stock and rent information for the social housing provision in England. 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).

T.X

Identify the table from which data is drawn. Tables are available from the 2024 data release page.

Collection and methodology

Registered providers (RPs)

On 31 March 2024 there were 1,592 providers registered with us. Of these, 226 were local authorities (LARPs) and 1,366 were private providers (PRPs). For more information on our registration processes please see our [website](#).

Data collections

We collect the data we present in these statistics from LARPs through our local authority data return (LADR) and from PRPs through our statistical data return (SDR). Through these collections we receive stock and rent information from all English RPs. We have collected the SDR from PRPs since 2012 and we first collected the LADR in 2020. Each return is collected annually. For more information on these individual collections please see our other statistical releases available from our [statistics page](#).

Year-on-year changes

This is the third year that we are able to undertake year-on-year comparisons for both LARP and PRP stock and rents from our own data collections (LADR and SDR). These comparisons use a count of bedspaces for non-self-contained units. Longer term trends (2019 and prior) for local authorities use data from the local authority housing statistic (LAHS) and use a count of dwelling equivalents. Please note that from 1 April 2022 the dwelling equivalent counts were no longer collected in the LADR. For more information please see our [LARP statistics](#).

Missing data

All questions in the LADR and SDR are mandatory and all RPs were expected to submit the relevant return in 2024. In 2024 there were no missing LADR returns or data items, but approximately 4% of PRPs did not submit an SDR. All of these were small providers (owning fewer than 1,000 units). Weighting has been applied to stock figures to account for these missing returns. Rent data is not weighted as it is only available for large PRPs (those owning 1,000 or more units). For more information please see our [PRP statistics](#).

Revisions

In 2024 we became aware that a single PRP was unable to provide assurance on the accuracy of their rent data. As such we took the decision to exclude their data from the publication of these statistics for both the 2023 (baseline) and 2024 (current) year. This allows for comparability in the year-on-year change analysis, but impacted the London regional figures and the England total for all rent types for 2023. The impact of this is shown in the table (right). For more details please see the PRP rent briefing note.

Impact of exclusion on 2023 published figures	London	England
General needs	-£0.07	-£0.04
Supported housing	-£0.03	-£0.02
AR general needs	-£0.11	-£0.10
AR supported housing	-£1.21	-£0.29

Rent policy and standards

Rent policy and our standards

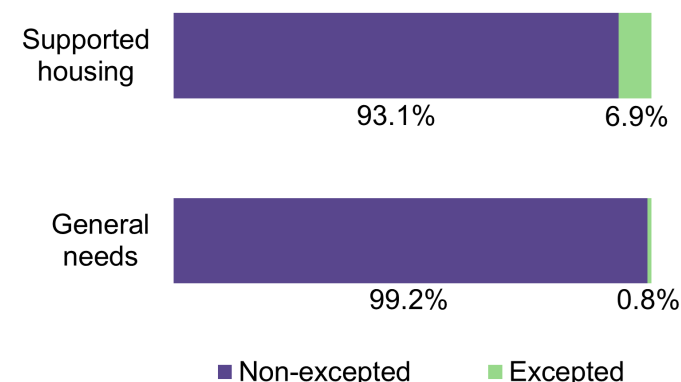
From 1 April 2020, rents have been set in accordance with the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement) <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>. Our Rent Standard is set with regard to the Policy 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

There are specific categories of stock which are excepted from the Policy Statement. The average rent 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 0.8% of general needs units and 6.9% of supported housing units held by LARPs or PRPs owning 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.

Key facts

4.5m units of social stock owned by RPs

PRPs own 2.9m units compared to 1.6m units owned by LARPs.

83% of social stock is general needs


Most social stock owned by RPs is general needs low cost rental (including Affordable Rent) (83% or 3.7 million units). Proportionally more LARP owned stock is general needs (93%) than PRP owned stock (77%).

1% increase in overall stock since 2023

This overall increase has been driven by the 24,756 unit increase in Affordable Rent units and the 17,275 unit increase in low cost home ownership units. There was also a smaller increase of 696 social rent units.

7.2% increase in average general needs (social rent) net rents since 2023

England general needs (social rent) average weekly net rents increased by 7.2% (or £7.06) between 2023 and 2024, while supported housing (social rent) average weekly net rents increased by 8.9% (or £8.50).

 LARP data presented in this release includes non-self-contained units counted as bedspaces rather than dwelling equivalents as reported in 2020 - see LARP social housing in England statistics for more details on the impact of this.

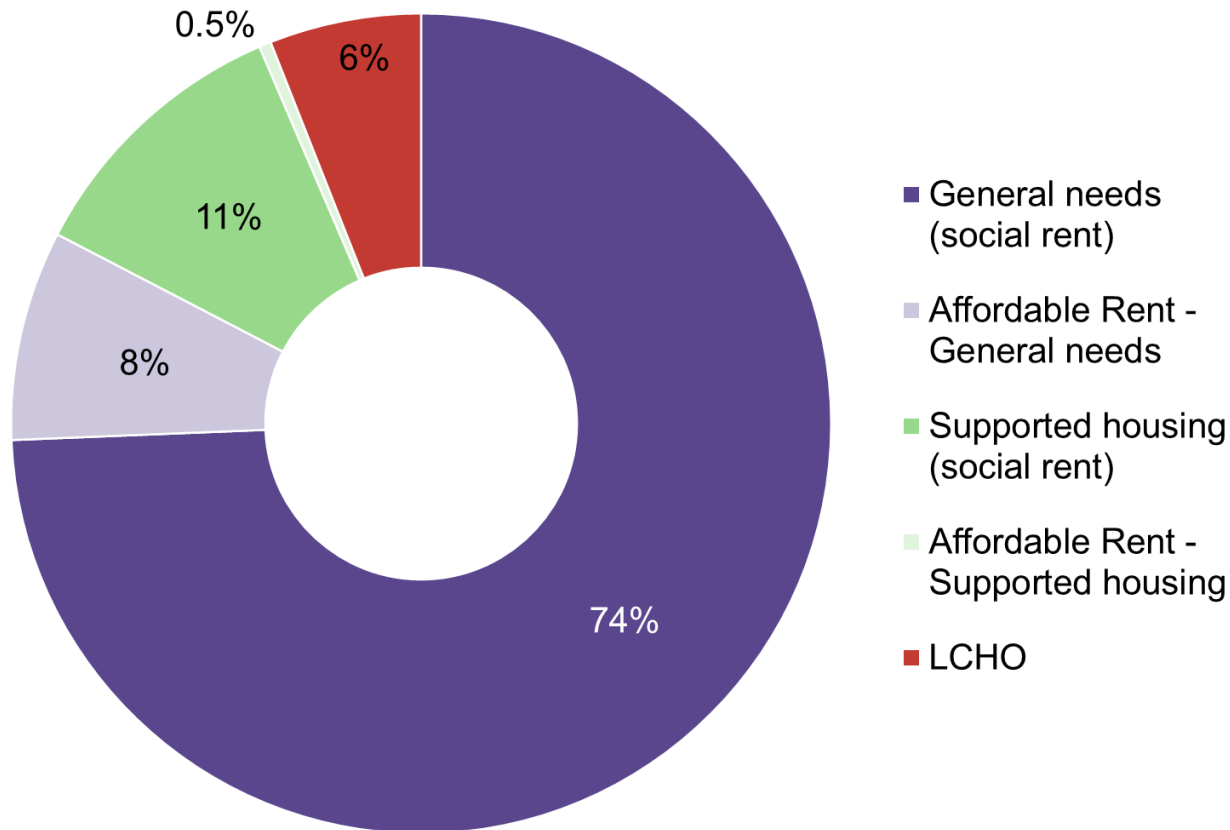
Owned RP social stock in 2024

RPs reported owning 4.5 million units of social housing on 31 March 2024.

The majority of social stock owned by RPs is general needs social rent (74%).

Low cost home ownership (LCHO) accounts for 6% of social units owned by RPs.

RP social housing stock owned (as at 31 March 2024)



On 31 March 2024, most of the 4,503,526 units of social housing owned by RPs were low cost rental units (94%).

Low cost home ownership units make up 6% of total social stock in 2024.

There are 393,670 Affordable Rent units owned by RPs in 2024, nearly 25,000 more than in 2023.

These stock changes reflect the focus of recent funding programmes, particularly the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP) and 2021-26 Affordable Homes Programme (AHP).

⚠ In 2024, LARP data presented in this release includes non-self-contained units counted as bedspaces - see LARP social housing in England statistics for more details on the impact of this.

⚠ PRP data is weighted to account for missing data.

⚠ *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

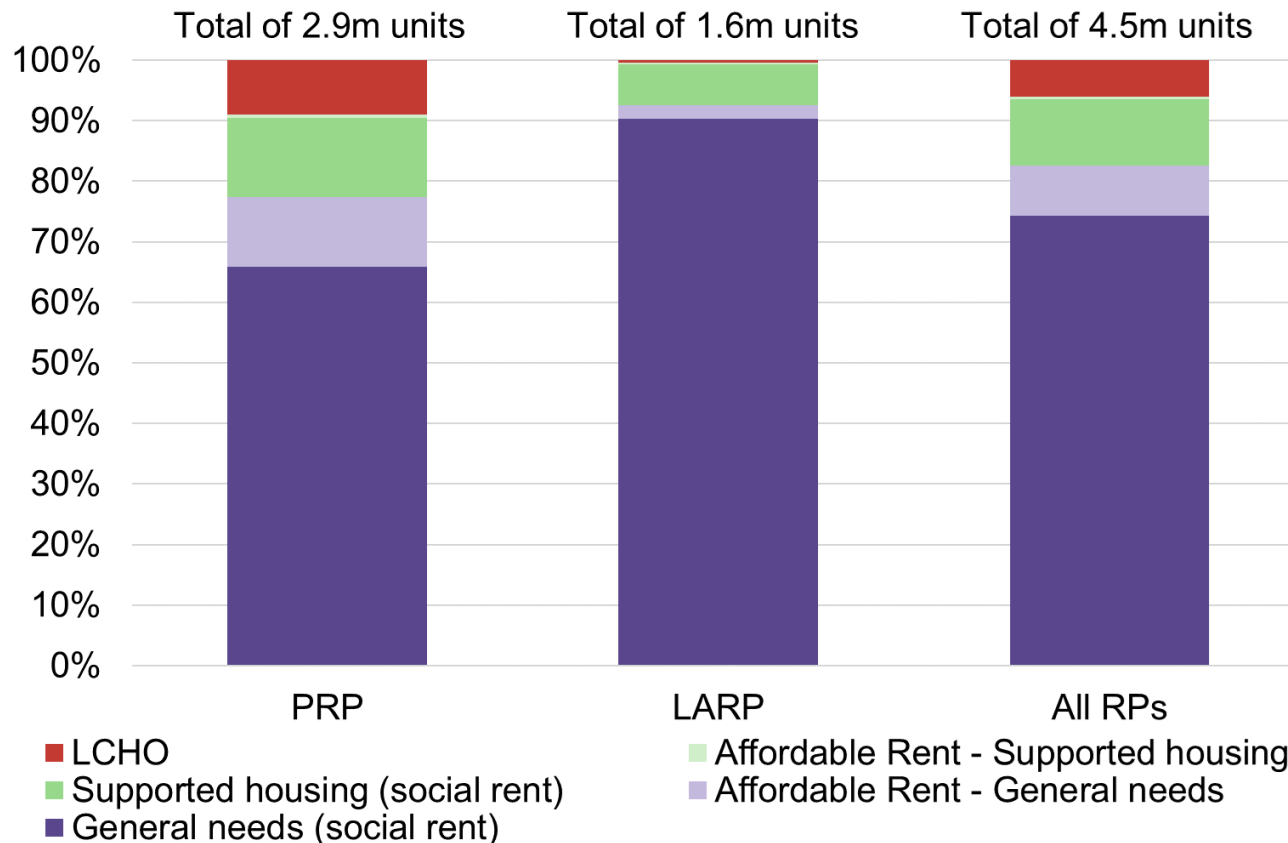
T1.1

RP owned social stock by provider type

97% of LARP owned social stock is social rental stock (general needs and supported housing) compared to 79% of PRP owned social stock.

PRPs own 61% of all low cost rental units, and 98% of all LCHO units.

RP social stock owned by provider type 2024



LARP stock is focused on the provision of general needs low cost rental (with 93% of stock being either social or Affordable Rent general needs units). This compares to 77% of PRP stock.

Just 3% of LARP units are Affordable Rent (general needs or supported housing) compared to 12% of PRP units.

Low cost home ownership units have increased in number for both PRPs and LARPs but have retained the same proportion of overall units (8.9% of PRP owned social stock but just 0.4% of LARP owned social stock)*.

74% of social stock owned by RPs is general needs social rent, with a further 8% being general needs Affordable Rent. Supported housing accounts for 11% and LCHO for 6%.

T1.1

! PRP data is weighted to account for missing data.

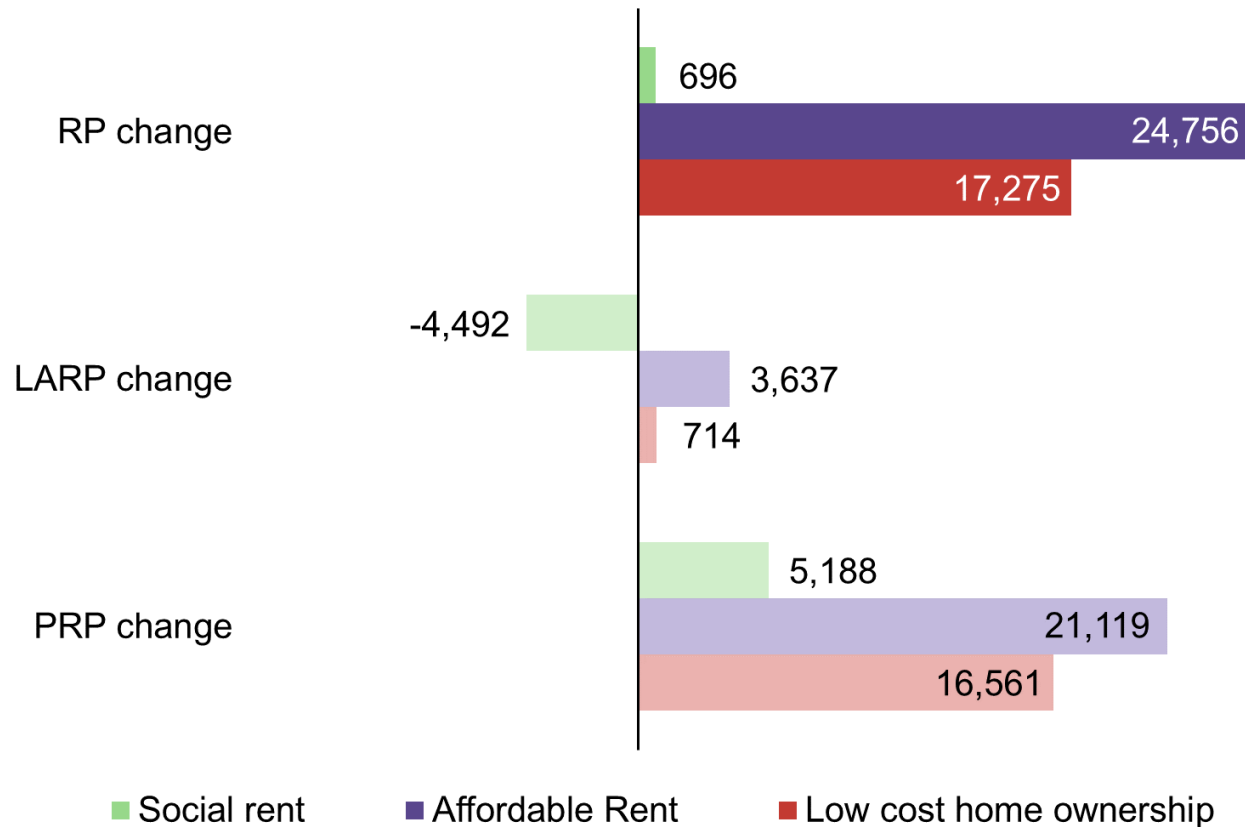
! *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

Social stock change since 2023

Since 2023, the number of low cost rental units (including Affordable Rent) owned by all RPs has increased by 25,452 units (0.6%).

Both PRPs and LARPs increased the number of low cost home ownership units owned between 2023 and 2024, with a total of 17,275 (7%) more units in 2024 than in 2023.

Change by provider and stock by type 2023 to 2024



The increases in Affordable Rent and LCHO are driven by PRPs, who reported 85% of the total increase in Affordable Rent and 96% of the total LCHO increase.

In total RPs saw an increase of 24,756 units of Affordable Rent between 2023 and 2024, with 97% of this increase being general needs units.

The small increase in social rent units is due to a reduction of 4,492 units between 2023 and 2024 for LARPs, being offset by an increase of 5,188 units over the same period for PRPs.

The losses are likely to be primarily driven by sales to tenants through the various right to buy and other sales schemes.

T1.3



PRP data is weighted to account for missing data.



*LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

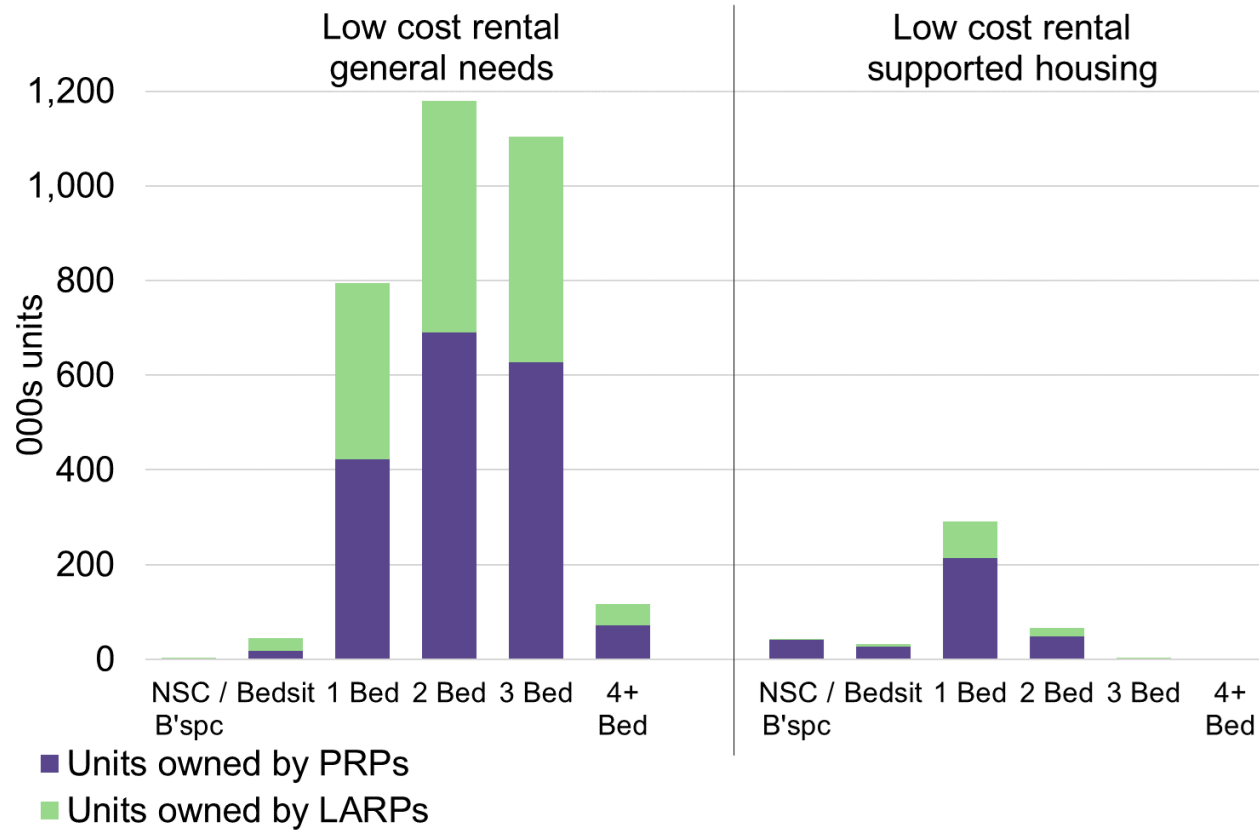
Owned low cost rental by size of unit

The most common size general needs unit is a 2 bedroom unit, while the most common size supported housing unit is a 1 bedroom unit.

84% of low cost rental units owned by RPs are general needs units with between one and three bedrooms.

Bedspaces make up a far greater proportion of supported housing (10%) than general needs (0.1%).

Units by type (general needs/ supported housing), bed size and RP type



There are more supported housing bedspaces than general needs bedspaces (43,073 compared to 3,730). In total 10% of supported housing units are bedspaces, compared to just 0.1% of general needs units.

RPs report more units with 4 or more bedrooms, with just over 117,000 (3%) of general needs units having 4 or more bedrooms compared to just 255 (0.1%) of supported housing units.

These differences are likely to be due to the needs being met by supported housing. These units are targeted at those who need additional support to live independently and therefore provide for those tenants who do not have access to support elsewhere (such as from a partner or family).



PRP data is for large PRPs only.



Units of 5 and 6+ bedrooms have been combined into a 4+ bedrooms figure as this is the highest size category for PRP supported housing.

T1.2

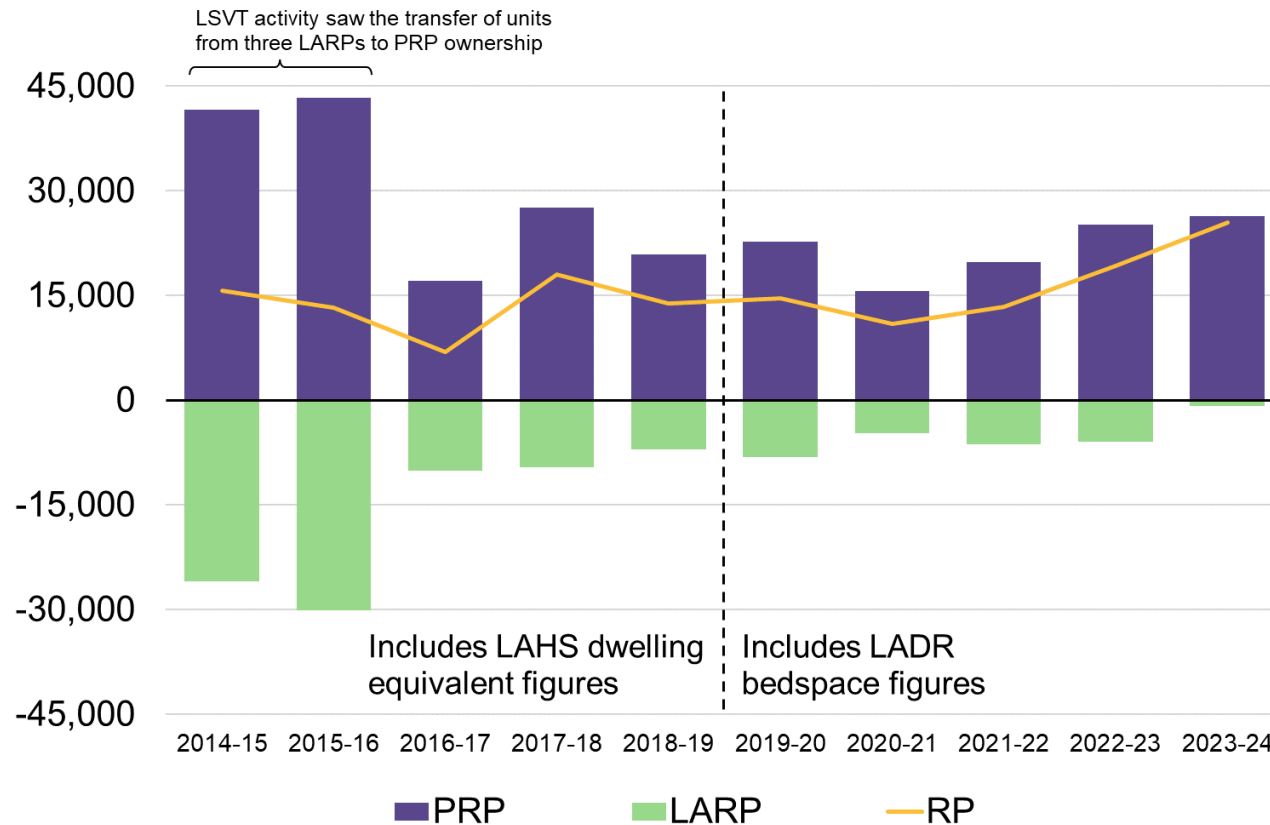
Low cost rental change since 2014

The number of LARP owned low cost rental units has decreased every year since 2014.

The decreases in LARP owned stock are due to right to buy sales to tenants and LSVT activity.

PRPs have increased the number of owned low cost rental stock every year since 2014.

Year-on-year low cost rental stock change 2014 to 2024



Each year LARPs have reported a net loss in the number of low cost rental units owned, while PRPs have reported a net gain.

The levels of net loss in the LARP sector have been slowing across the timeseries and 2024 saw the lowest level of LARP net loss since 2014, with a fewer than 5,000 unit net loss.

Right to buy sales are likely to be the key driver behind the net loss to LARP stock in most years. However, the transfer of units from LARPs to PRPs has also occurred, with the relatively large losses in LARP stock seen between 2014 and 2016 corresponding to a number of large scale voluntary transfers (LSVTs).

Overall, a net gain of low cost rental stock is seen in every year since 2014.

! Data for 2014-2019 taken from LAHS and uses dwelling equivalent counts for non-self-contained units. Data for 2020 to 2024 taken from LADR and uses bedspace counts. See **technical notes** for more information on differences between collections. PRP data is weighted.

T1.4

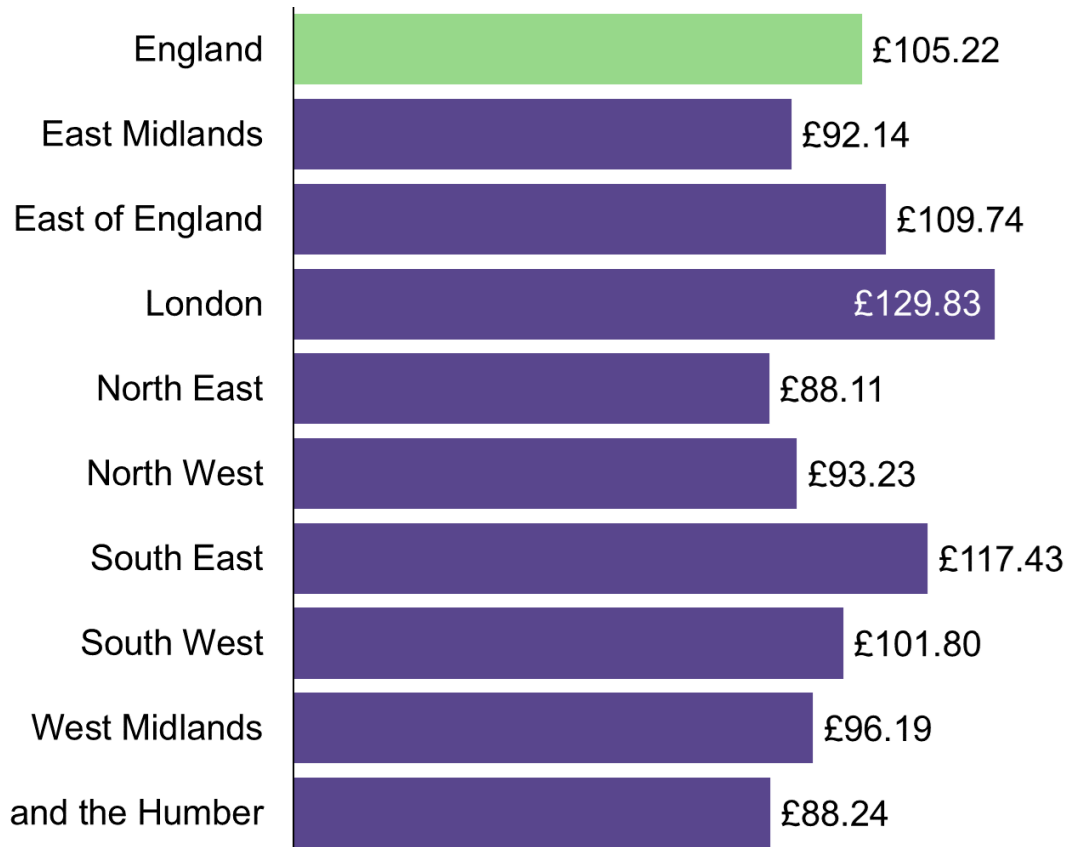
General needs (social rent) net rents

The average weekly general needs (social rent) net rent in England is £105.22.

London, the South East, the South West and the East of England all have average weekly net rents over £100 per week.

The North East has the lowest average weekly net rent of £88.11.

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



These averages are calculated using data from two separate data collections (LADR and SDR). The averages are weighted to reflect the different unit numbers owned by LARPs and PRPs in each area. Users should note that large PRPs own 1.83m units of general needs (social rent) stock and LARPs own 1.41m units. As such, these averages should be viewed with caution as they will be skewed towards the PRP average rents.

It is worth noting that across all regions LARP average rents for these units are lower than PRP average rents.

For more details about LARP and PRP general needs rents please see our other statistical releases.



Service charges are excluded from these data as they are not captured in the LADR.



Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

T1.5

General needs (social rent) net rents by LA

Not all local authorities own social housing stock; only those that do are LARPs. In areas where local authorities do not own stock, all units will be PRP owned.

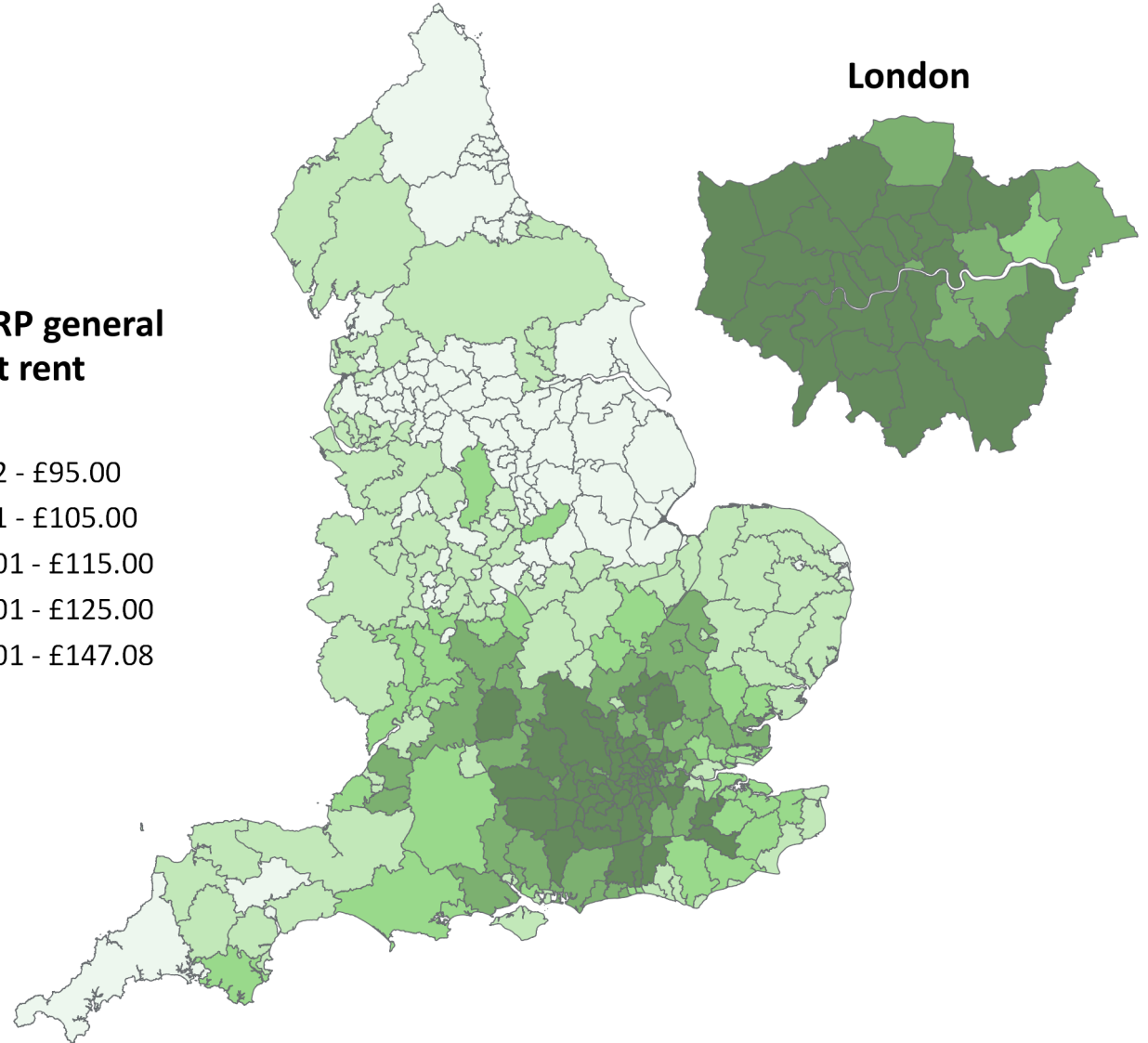
Average general needs (social rent) net rents across England are highest in London and the South East. This reflects the higher formula rent in these areas.

Westminster has the highest average net rent (£147.08 per week), which is nearly twice that of the lowest local authority average (£79.82) in Lincoln.

Average RP general needs net rent

(£/week)

- £79.82 - £95.00
- £95.01 - £105.00
- £105.01 - £115.00
- £115.01 - £125.00
- £125.01 - £147.08



GN social rent by LA

T1.6

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PRP data is for large PRPs only. Excludes Affordable Rent units.

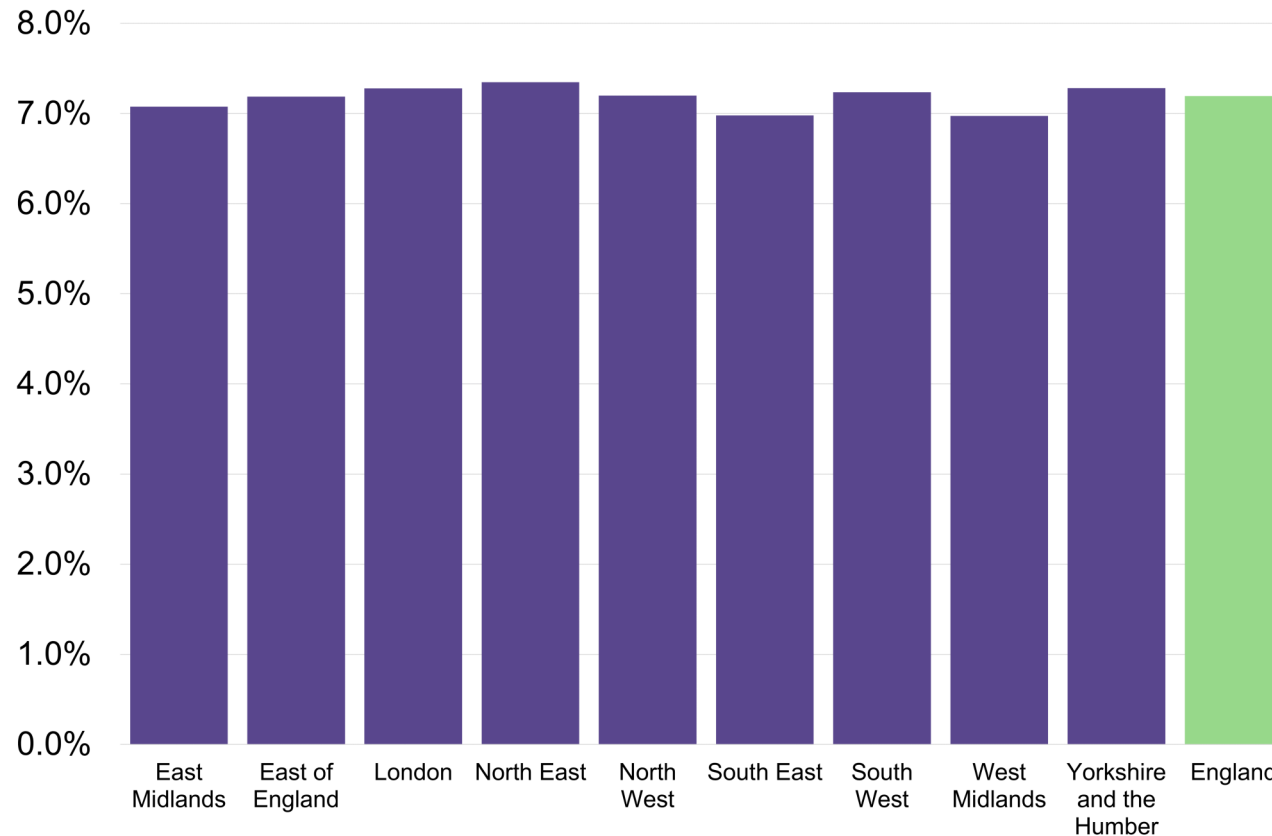
General needs (social rent) net rent change

General needs (social rent) average weekly net rents in England increased by 7.2% between 2023 and 2024.

The lowest value increase was seen in Yorkshire and the Humber (£5.99 per week). This was equivalent to a 7.3% increase since 2023.

The highest value increase was seen in London (£8.81 per week). This was also equivalent to a 7.3% increase since 2023.

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



The limit on annual net rent increases between 2023 and 2024 was 7% (see page 3 for more details).

Overall, the annual net rent increase in general needs social rent units was 7.2% between 2023 and 2024, but there was some regional variation (ranging from a 7% increase in the West Midlands and the South East to 7.3% increase in London, the North East and Yorkshire and the Humber)

Changes in stock levels, units with exceptions and RPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units can all lead to the average year-on-year change being higher than might otherwise be expected.

T1.15

! R - exclusion of one PRP rent data from 2023 year (baseline) see page 2.

! Service charges are excluded from these data as they are not captured in the LADR.

! Large PRP data only. Excludes Affordable Rent units.

Supported housing (social rent) net rents

The average weekly supported housing (social rent) net rent in England is £104.47 for RP owned supported housing (social rent) units.

London has the highest average weekly net rent (£123.65), nearly 30% higher than the average weekly net rent in East Midlands (£95.96).

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



SH social rent by region

LARPs own approximately 100,000 supported housing social rent units compared to the approximately 330,000 units owned by large PRPs. As such, the overall RP averages will be driven by the profile of PRP stock (which in turn is driven by different client groups with varying degrees of support needs).

These averages should be viewed with caution due to the nature of supported housing and the profile across PRPs and LARPs.

For more details about LARP and PRP supported housing rents please see our other statistical releases.

⚠ Service charges are excluded from these data as they are not captured in the LADR.

⚠ 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.

⚠ Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

T1.7

Supported housing (social) net rents by LA

There are only 142 LA areas where LARPs report owning supported housing.

PRPs own 76% of all RP supported housing. As such, average net rents are closer to the average for PRPs.

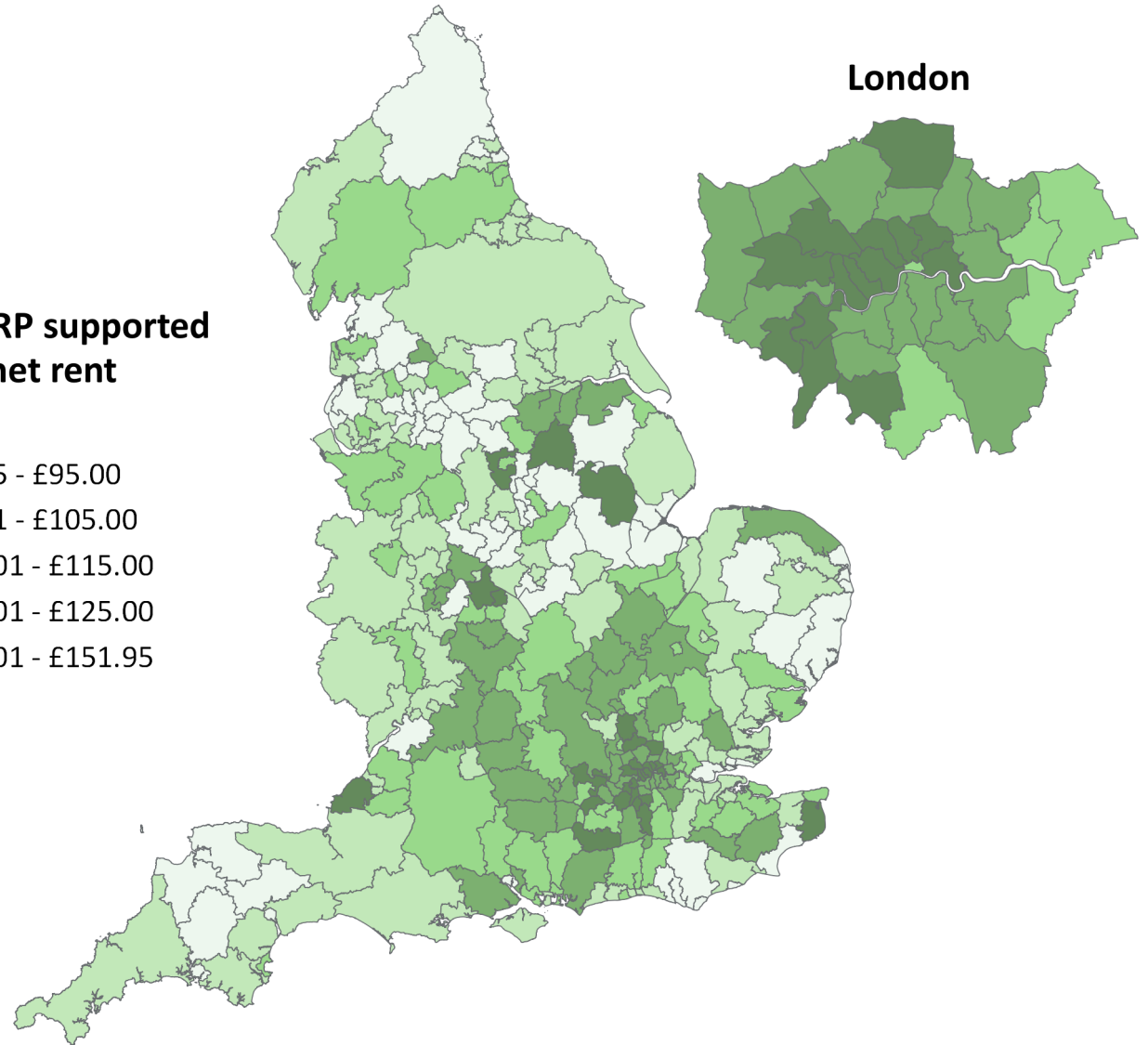
London and the South East tend to have higher average weekly net rents, reflecting the higher formula rent in these areas.

North Kesteven has the highest average net rent (£151.95) and Broxtowe the lowest (£80.85).

Average RP supported housing net rent (£/week)

(£/week)

- £80.85 - £95.00
- £95.01 - £105.00
- £105.01 - £115.00
- £115.01 - £125.00
- £125.01 - £151.95



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PRP data is for large PRPs only. Excludes Affordable Rent units.

T1.8

Supported housing (social) net rent change

Average supported housing (social rent) weekly net rents in England increased by 8.9% between 2023 and 2024.

The largest percentage increase was seen in Yorkshire and the Humber (9.4% equivalent to £8.55).

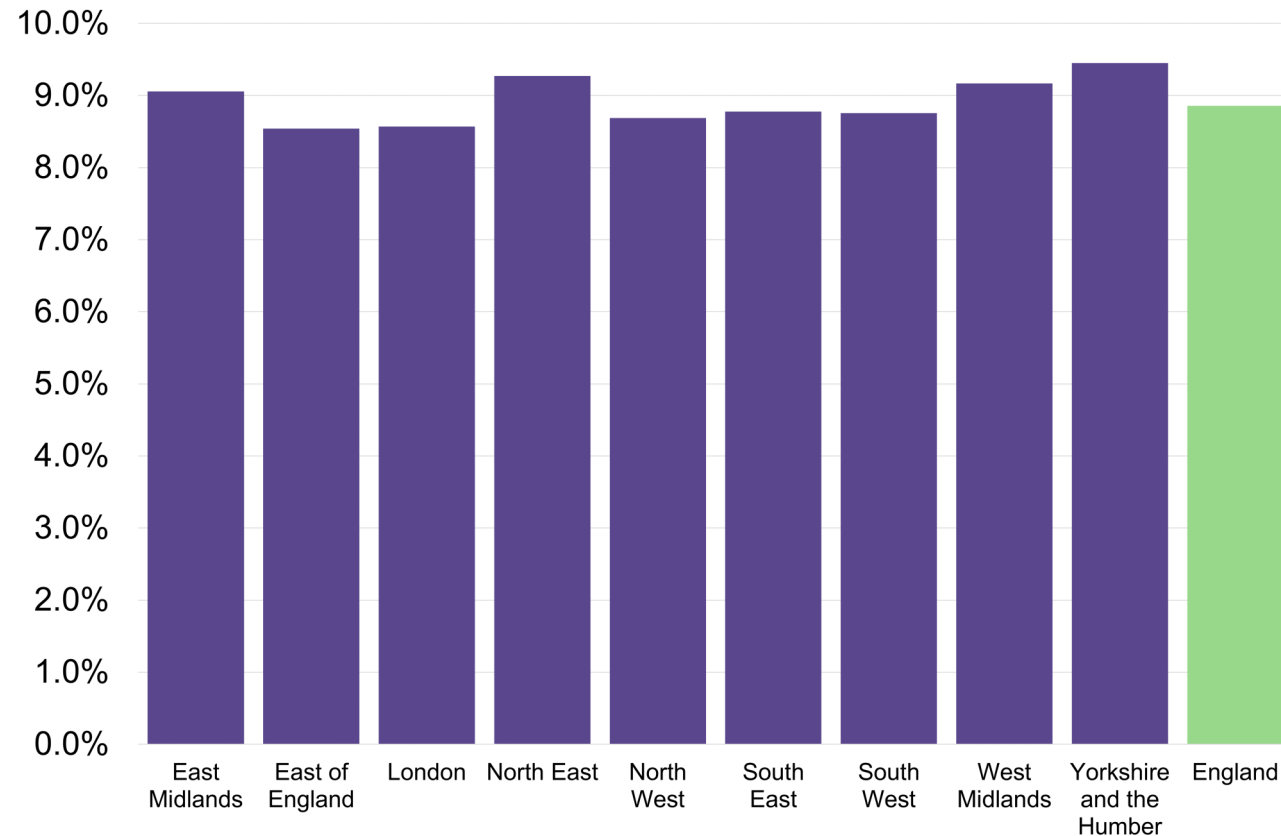
The largest value increase was in London (£9.76 equivalent to 8.6%).

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

The limit on annual net rent increase between 2023 and 2024 was 11.1% for supported housing units (see page 3 for more details).

However, many landlords reported that they chose to limit the rent increase for some supported housing units below the permitted 11.1%. These decisions are the likely driver behind the England level average net rent increase of 8.9% (+£8.50) between 2023 and 2024 (2.2 percentage points below the limit).

There were regional variations, ranging from an 8.5% (or £8.36) increase in the East of England to a 9.4% (or £8.55) increase in Yorkshire and the Humber. The smallest value increase was seen in the North West (£7.85) and the largest in London (£9.76).



T1.16



R - exclusion of one PRP rent data from 2023 year (baseline) see page 2.



Service charges are excluded from these data as they are not captured in the LADR.



Large PRP data only. Excludes Affordable Rent units.

Affordable Rent general needs gross rent

The average weekly gross rent for an Affordable Rent general needs unit in England is £154.01.

London, the South East and the East of England all have average weekly gross rents greater than the England average.

The RP average weekly gross rent in London is greater than £200 (based on reported rents for approximately 50,000 units).

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



RPs make Affordable Rent* units available 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.

The link to local market rents will be the primary driver for the large variation in average rent levels between regions.

There were 371,982 Affordable Rent general needs units in 2024 (8% of total social stock). Of these 90% are owned by PRPs. As such, the overall average rents are heavily skewed towards PRP average rents.

For more details about LARP and PRP Affordable Rents please see our other statistical releases.

T1.9



*London Affordable Rent, which is included here, is set differently. Users should see glossary for more information.

Affordable Rent general needs rent change

In England average general needs Affordable Rent weekly gross rents increased by 7.6% between 2023 and 2024.

London saw the smallest percentage increase (6.1%), but this was the second largest value increase (£12.67).

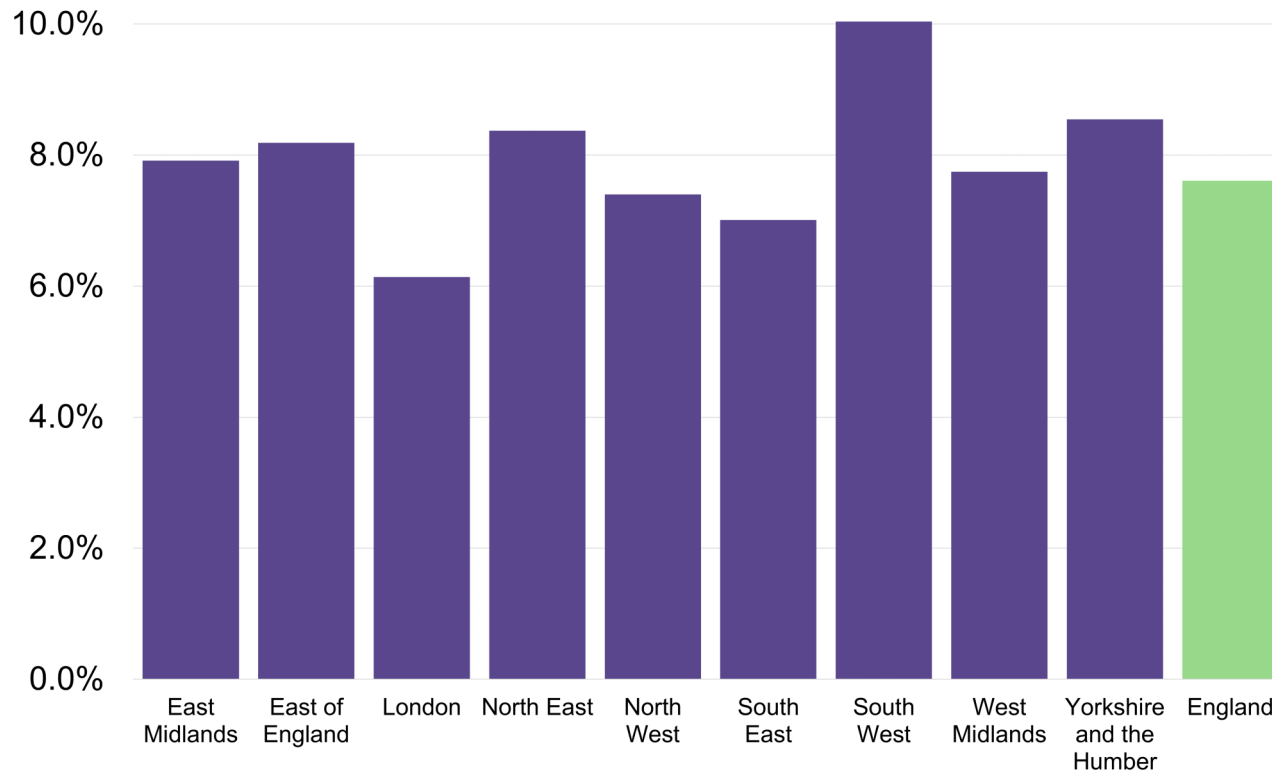
The largest value increase was seen in the South West (£13.54), with this being equivalent to a 10% increase.

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

The average increase in Affordable Rent general needs gross rent in England was 7.6%, representing an increase of £10.89 per week.

It should be remembered that the number of general needs Affordable Rent units increased by 24,756 units (7%) over the period and this will have impacted on the year-on-year average gross rent changes.

Market rents are not tied to inflation so can increase by more than CPI+1%. This means that when these additional Affordable Rent units are let at rents established at up to 80% of the current market rent of an equivalent property, inclusive of service charges, larger than CPI+1% increases can be seen in the average rents also.



T1.17



R - exclusion of one PRP rent data from 2023 year (baseline) see page 2.

Affordable Rent supported housing gross rent

The average weekly gross rent for an Affordable Rent supported housing unit in England is £202.46.

London has the highest average weekly gross rent (£254.42), and the East Midlands the lowest (£176.17).

Affordable Rent supported housing units are relatively few, with just over 21,000 units in total. No single region has over 4,000.

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



Affordable Rent supported housing is a very niche product. The profile of unit size and spread across regions will impact heavily on these averages.

The extremely low number of Affordable Rent supported housing units owned by LARPs (5,041) means that these averages are more closely aligned to PRP averages (based on 16,031 units).

The number of Affordable Rent supported housing units owned by RPs (just 21,072) and the changes in RP stock totals since 2023 (3%) mean that further breakdowns and data on year-on-year change are not presented in this note.

For more details about LARP and PRP Affordable Rents, please see our other statistical releases.

T1.11



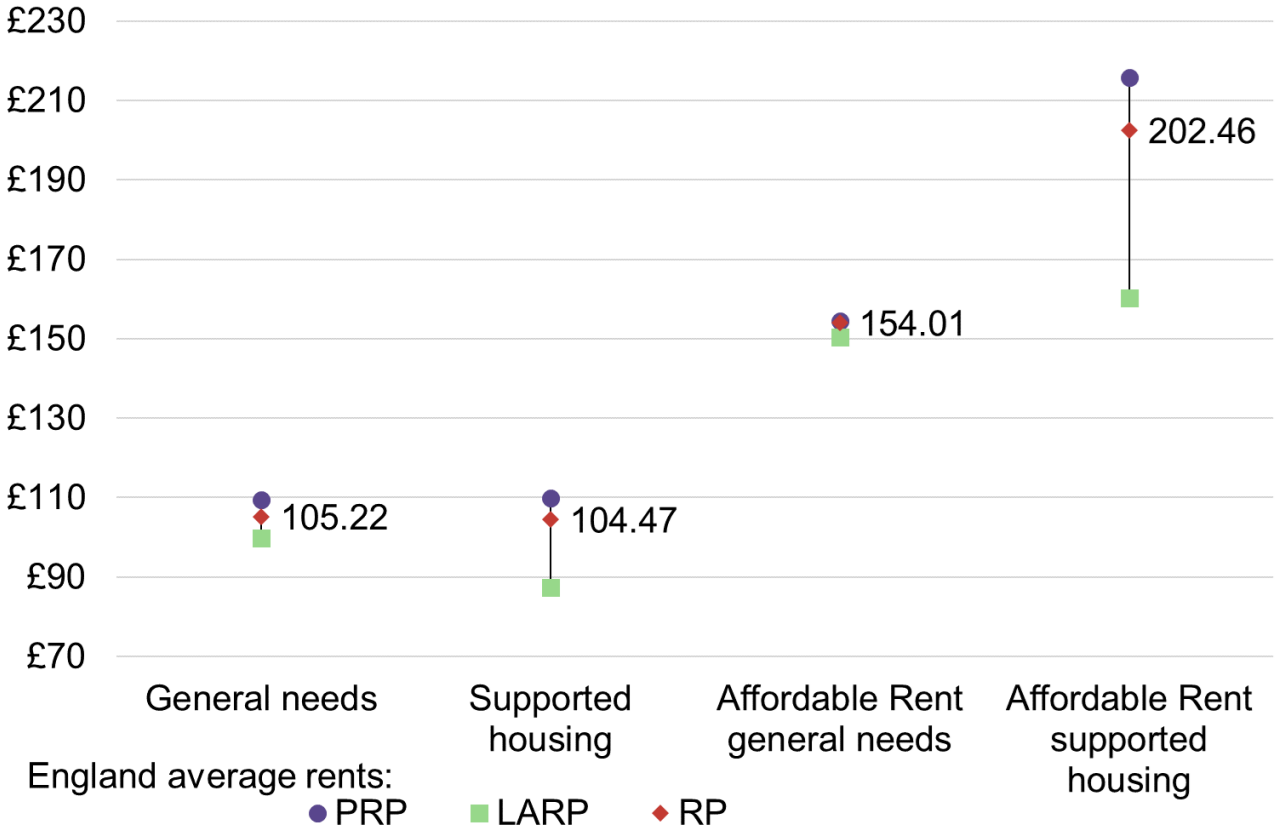
Data presented here are based on relatively small unit numbers (just 0.5% of total RP owned low cost rental stock).

Average rents by provider type

Across all unit types, the average rent for all RP units is closer to the average rent for a PRP unit because PRPs own more units.

The greatest difference in average weekly rent for PRPs and LARPs is seen in Affordable Rent supported housing.

Average weekly rents by tenure by provider (£/ week)



The large range in Affordable Rent supported housing is due to the low number of units in ownership and the size of unit distribution across LARP and PRP owned stock.

The small range in general needs (social and Affordable Rent) unit average rents reflects the overall higher number of units and the more even distribution of unit sizes for both LARPs and PRPs.

Rents by provider type

T1.13

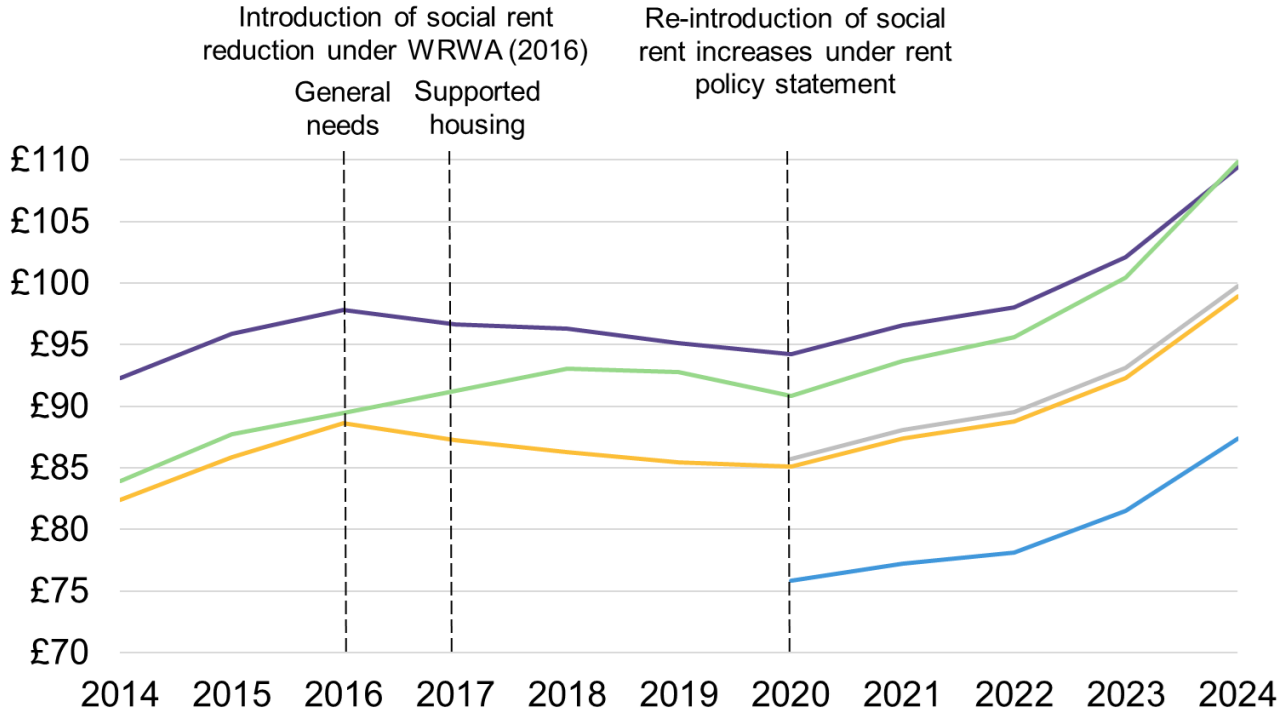
! Affordable Rent values are gross rent; general needs and supported housing values are net rent.

Social rent change since 2014

After the reduction seen in average social rent net rents following the introduction of WRWA, a steady increase has been seen since the introduction of the Policy Statement.

PRP general needs average net rents were £9.69 higher than LARP general needs average net rents in 2024 (compared to £8.99 in 2023).

Average low cost rental rents by PRP and LARP 2014 to 2024



England average rents:

— PRP GN — PRP SH — LARP GN — LARP SH — LARP (GN and SH)

T1.14

The change in general needs and supported housing average net rents is now possible due to the breakdown of rent information in the LADR. However, as this was not possible using LAHS data a combined figure is still presented.

The overall LARP average net rent is much closer to the LARP general needs average net rent due to 93% of all LARP social rental stock being general needs.

2024 is the first year that PRP supported housing net rents are higher than general needs net since 2014. This is likely due to permissible increases in the two stock types varying over the last year (see page 3).

! PRP values based on data from large PRPs only. LARP data is presented as a combined social rent figure for all years and as separate general needs and supported housing figures in since 2020. This is due to a change in the way rent data has been captured from LARPs. Affordable Rent is excluded.

! LA data from 2020 from LADR; previous years from LAHS statistics. See **technical notes** for more on the differences between LAHS and LADR data collections.

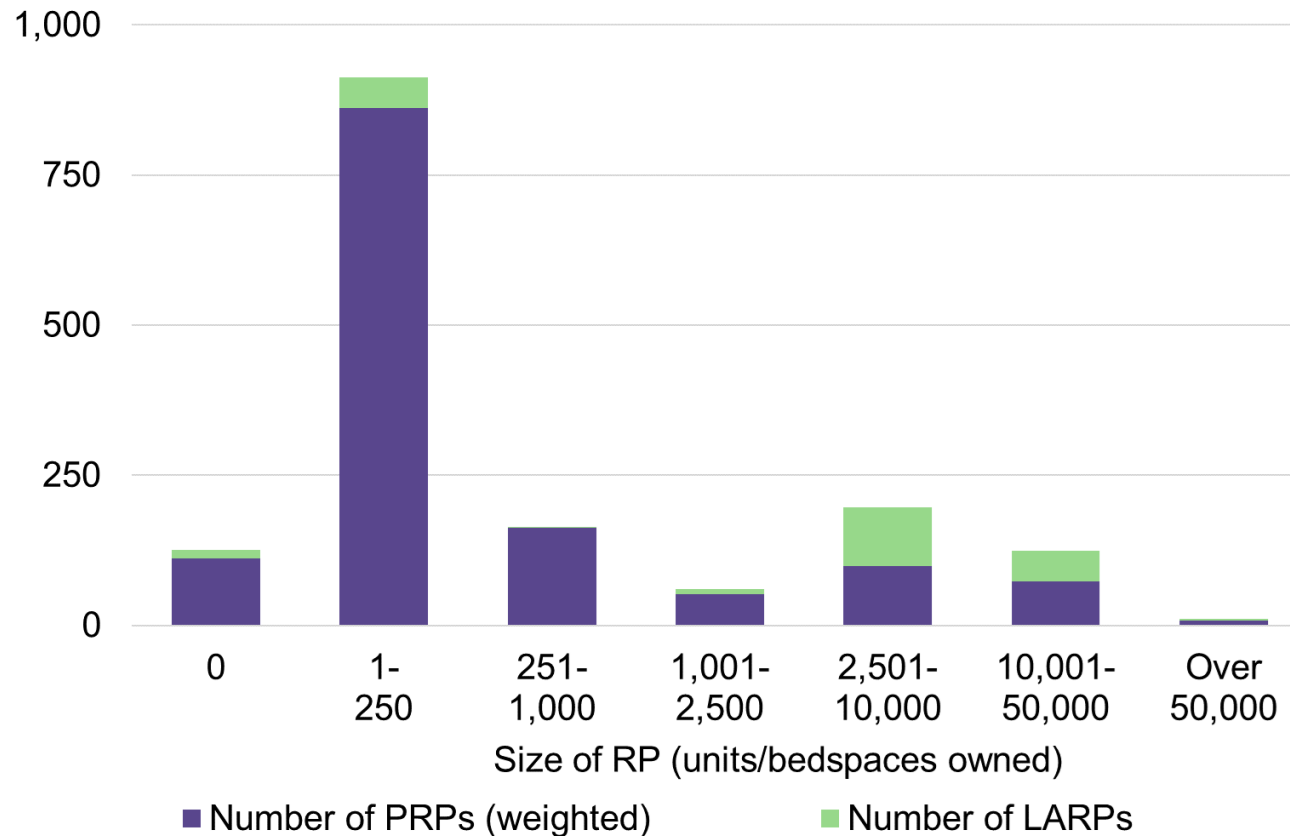
Registered providers

On 31 March 2024 there were 1,592 providers registered with us (1,366 PRPs and 226 LARPs).

Approximately a quarter of LARPs own fewer than 1,000 units, and another quarter own 10,000 or more units each.

Just over 83% of PRPs own fewer than 1,000 units, while 6% own more than 10,000 units.

RP type and stock ownership



Registration of bodies that are private providers is voluntary. However, organisations who are seeking financial assistance from Homes England or from the Greater London Authority (GLA) to provide low cost rental accommodation and who intend to be the landlord of those homes when they are let, must register with us to receive that assistance. All local authorities that provide social housing are subject to compulsory registration under section 114A of the HRA 2008.

Once a provider is on our register they must comply with our standards (please see <https://www.gov.uk/guidance/regulatory-standards-procedures-and-guidance>). However, it should be noted that not all of our economic standards apply to LARPs. For more information on registration please see our website (www.gov.uk/rsh).

T1.19



Data includes low cost rental and LCHO.

Background

These statistics are based on data gathered in the LADR and SDR survey.

We use the LADR and SDR data extensively as a source of administrative data to inform our operational approach to regulation (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 and 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 LADR and SDR data collections and the cleansing of incoming data; working with RPs to directly address anomalies within the data submissions and producing the final data set and statistics.

All 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 (RP level data is accessed by our staff as part of operational work). Further information on the data quality assurance processes we employ is provided in the **data quality and methodology note**.

Contact information submitted by RPs 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 data presented in these statistics are for low cost rental housing which is owned by LARPs and PRPs at 31 March.

Rent data for both social rent and Affordable Rent stock are required from all LARPs. PRPs are all required to report rent data for Affordable Rent stock, but only providers owning 1,000 or more units of social stock are required to provide detailed rent data for social rent units.

Notes – glossary of terms

Affordable Rent

Affordable Rent housing means accommodation that is (a) provided by a registered provider pursuant to an agreement between that provider and the Homes and Communities Agency (now Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent; (b) provided by a registered provider pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or (c) provided by a local authority and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent.

The rent for affordable rent housing (inclusive of property related service charges) must not exceed 80% of gross market rent of an equivalent property. See also [London Affordable Rent](#).

Exceptions/excepted categories of units

The [Policy Statement on rents for Social Housing](#) does not apply to certain categories of low cost rental accommodation. During the LADR and SDR collection providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. For more information on exceptions please refer to Chapter 5 of the Policy Statement.

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 or delivered under specific investment programmes.

Local authority registered provider

LARPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that are local authorities.

Notes – glossary of terms

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. For more information see [Homes for Londoners: Affordable Homes Programme](#).

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.

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.

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, RPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. Non-self-contained units are recorded in the SDR and LADR as bedspaces.

Private registered provider

PRP refers in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that are not local authorities (this is the definition of PRP in the Housing and Regeneration Act 2008).

Rent Policy Statement

Notes – glossary of terms

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).

Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rental, LCHO and accommodation owned by RPs 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. This use of the term 'social rent' reflects common language use and aligns the presentation of these data with those published in the PRP and LARP social housing stock and rents in England.

Notes – glossary of terms

Social stock

Social stock is used to denote the total number of low cost rental and LCHO 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 plus bedspaces.

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Policy Statement. As detailed in the Policy Statement, supported housing means low cost rental accommodation (including Affordable Rent) provided by a registered provider that: (a) is made available only in conjunction with the supply of support; (b) is made available exclusively to households including a person who has been identified as needing that support; and (c) falls into one or both of the following categories (i) accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and (ii) accommodation that has been designated as being available only to individuals within an identified group with specific support needs.

WRWA

References to the WRWA are references to the Welfare Reform and Work Act (2016).

Version history

1.0 Original release.

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All needs met



Some needs met



No needs met

OGL

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The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver and maintain homes of appropriate quality that meet a range of needs.