



Regulator of
Social Housing



2025

Private registered provider social housing stock in England - stock profile



2024-25

Version 1.0 – October 2025

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Introduction	New data - DHS	New data – Decent Homes Standard  Regulator of Social Housing  
Key Facts		Building on the questions added in 2023 on the Decent Homes Standard (DHS) and Energy Performance Certificates (EPC) and stock condition survey activity in 2024 (see 2023 and 2024 releases respectively for more information), we have expanded the information collected around DHS in 2025. Large PRPs (those owning 1,000 or more social units) were asked to supply details of DHS failures by criterion that had been identified during their most recent stock condition surveys. These new questions provide additional insight into the work PRPs undertake throughout the year to identify and remediate non-decent properties. The analysis of data collected through these and other questions relating to DHS are included in this briefing note (see pages 13 to 25). 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.
Owned Stock		
Managed Stock		
Stock Information		
Notes		

Key Facts



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2025

**3.28 million units
owned by private
registered providers**

Private registered providers of social housing (PRPs) reported owning 3,284,294 units on 31 March 2025 (including social and non-social tenures).

**1.5% increase in
overall owned stock
(social and non-social)**

PRPs reported owning 1.5% or 50,059 more units in 2025 than in 2024. The majority of the increase is due to increases in general needs units (+27,162) and low cost home ownership units (+13,677).

**Almost 35,500 units
failing DHS remediated**

During the period 1 April 2024 to 31 March 2025, large PRPs completed remediation works in 35,428 homes which had been previously identified as having failed the DHS.

**75% of units have an
EPC rating of EPC-C or
above**

The percentage of units owned by large PRPs that have an EPC rating of EPC-C or above increased from 71% in 2024 to 75% in 2025.



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

Owned PRP stock in 2025



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2025

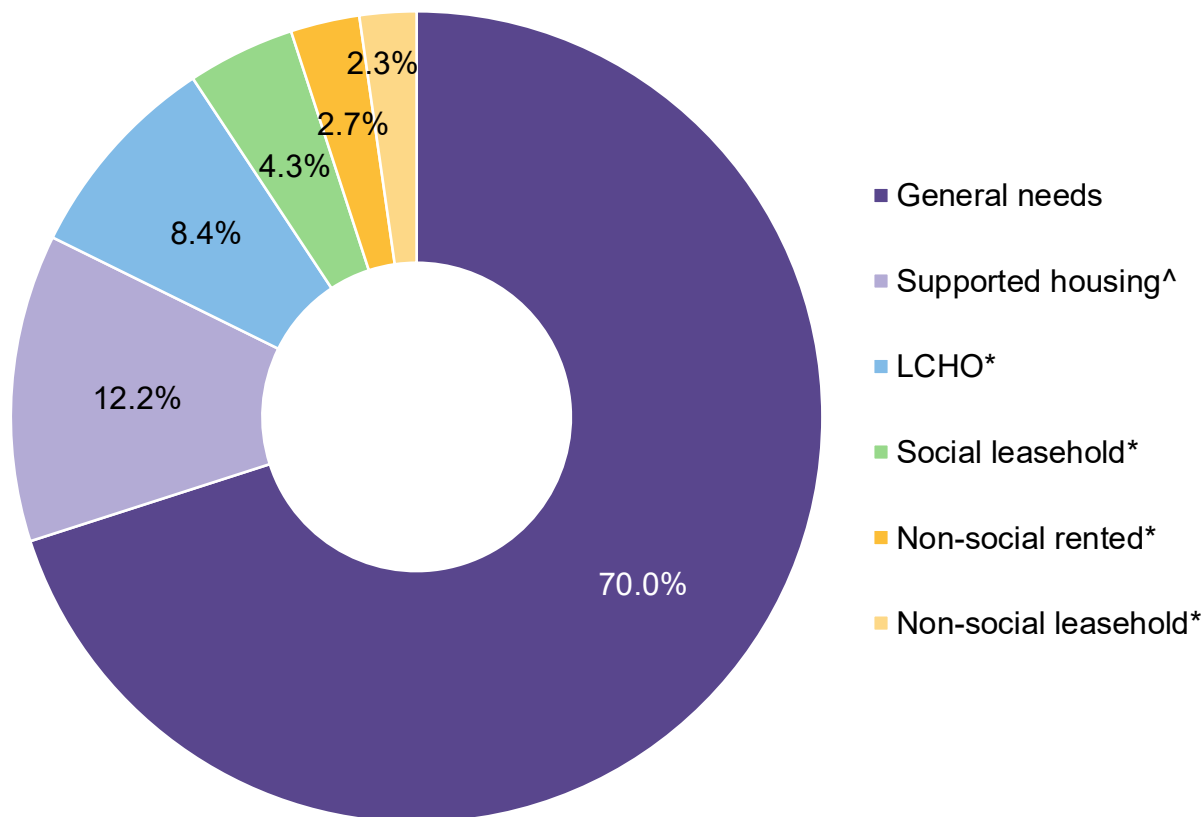
3.28 million units owned by PRPs on 31 March 2025.

70% is general needs low cost rental stock (including Affordable Rent).

12% is supported housing low cost rental stock (including Affordable Rent supported housing).

Owned stock by type 2025

All owned 2025



On 31 March 2025 PRPs reported owning 3,284,294 units of stock.

As in earlier years, the majority of the stock owned by PRPs (82% or 2,702,793) is recorded as low cost rental (including Affordable Rent and social rent general needs and supported housing). A further 8% (276,352) is low cost home ownership.

Non-social stock accounts for 5% of all stock owned in 2025 (164,453). This follows a slow steady upward trend from 2015 when it accounted for just over 3% of all stock owned (89,063).

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 2024



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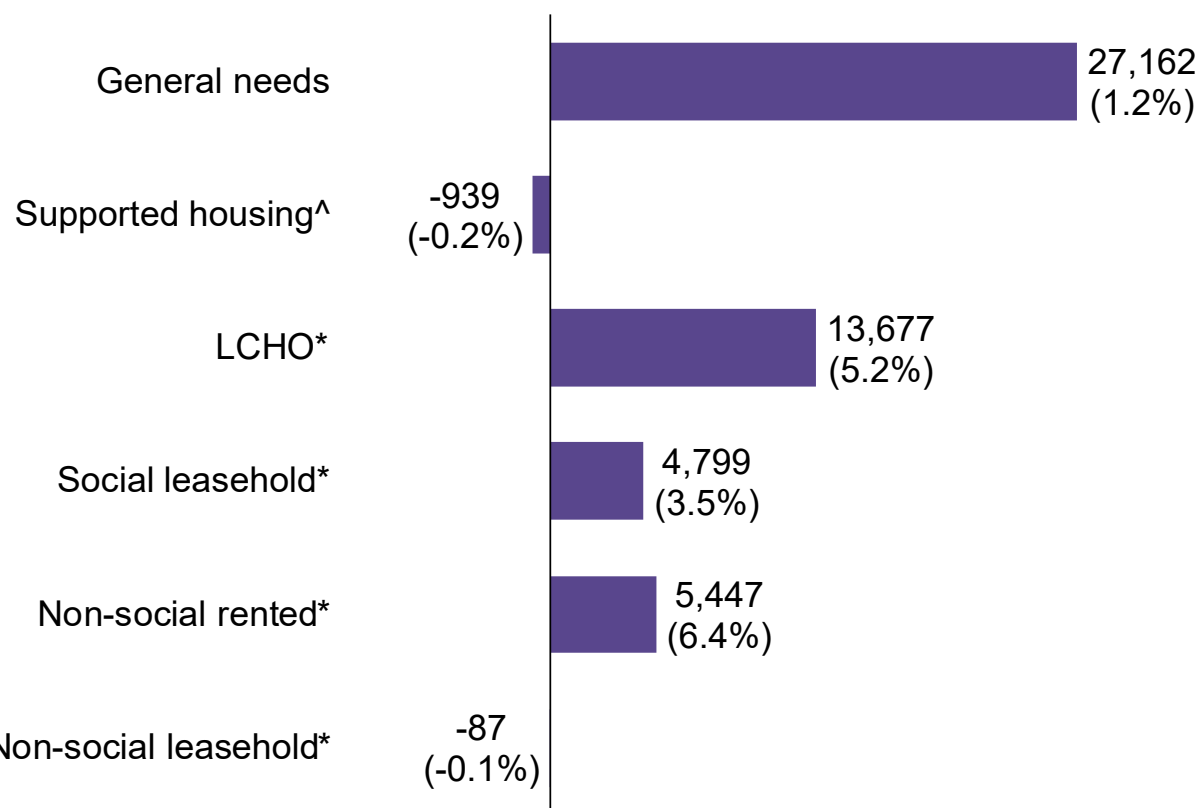
2025

An overall 1.5% increase in stock owned since 2024 (+50,059 units), driven by general needs and LCHO increases.

Low cost home ownership units (LCHO) owned increased by 5.2%.

Small (0.2%) annual decrease in total supported housing stock owned (including Affordable Rent).

Change (%) by stock type 2024 to 2025



General needs units increased from 2,273,307 units to 2,300,469 an increase of 27,162 units (1.2%). This is the same proportional increase as between 2022 to 2023 and 2023 to 2024.

LCHO continues to increase, with 5.2% (13,677) more units reported in 2025 than in 2024. This is a slightly smaller increase than between 2023 and 2024 (6.7% or 16,561).

Overall PRPs reported owning 1.5% or 50,059 more units in 2025 than in 2024. This was a smaller increase than observed between 2023 and 2024 (1.6%) but larger than 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 2015



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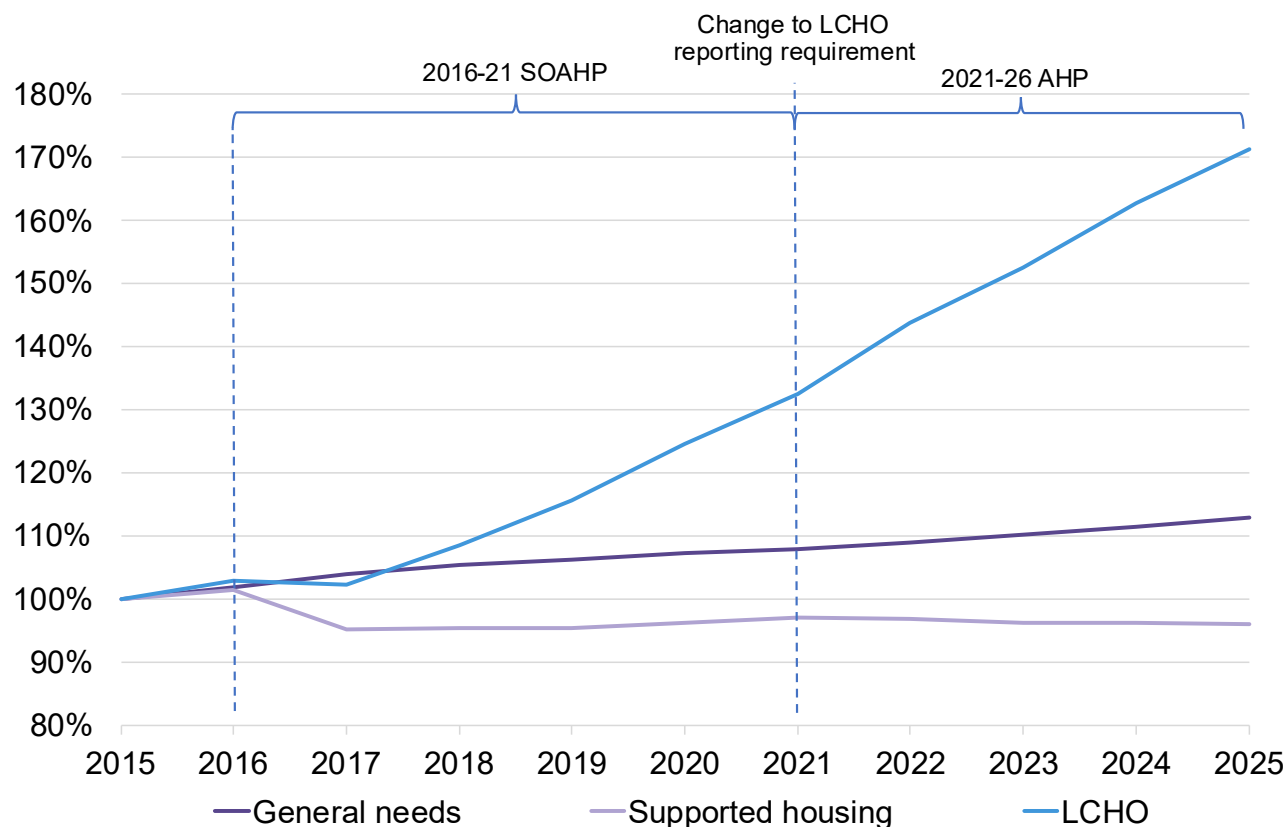
2025

Note the index change from 2014 to 2015 starting point.

LCHO continues to grow faster than general needs or supported housing with 71% more units in 2025 than 2015.

4% decrease in supported housing units since 2015 (baseline in 2015 was 419,132).

Indexed social stock change 2015 to 2025 (2015=100%)



Since 2015 there has been a marked increase in LCHO (+71%). 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 stock is included



Section based on weighted data.

Owned social stock location 2025



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2025

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

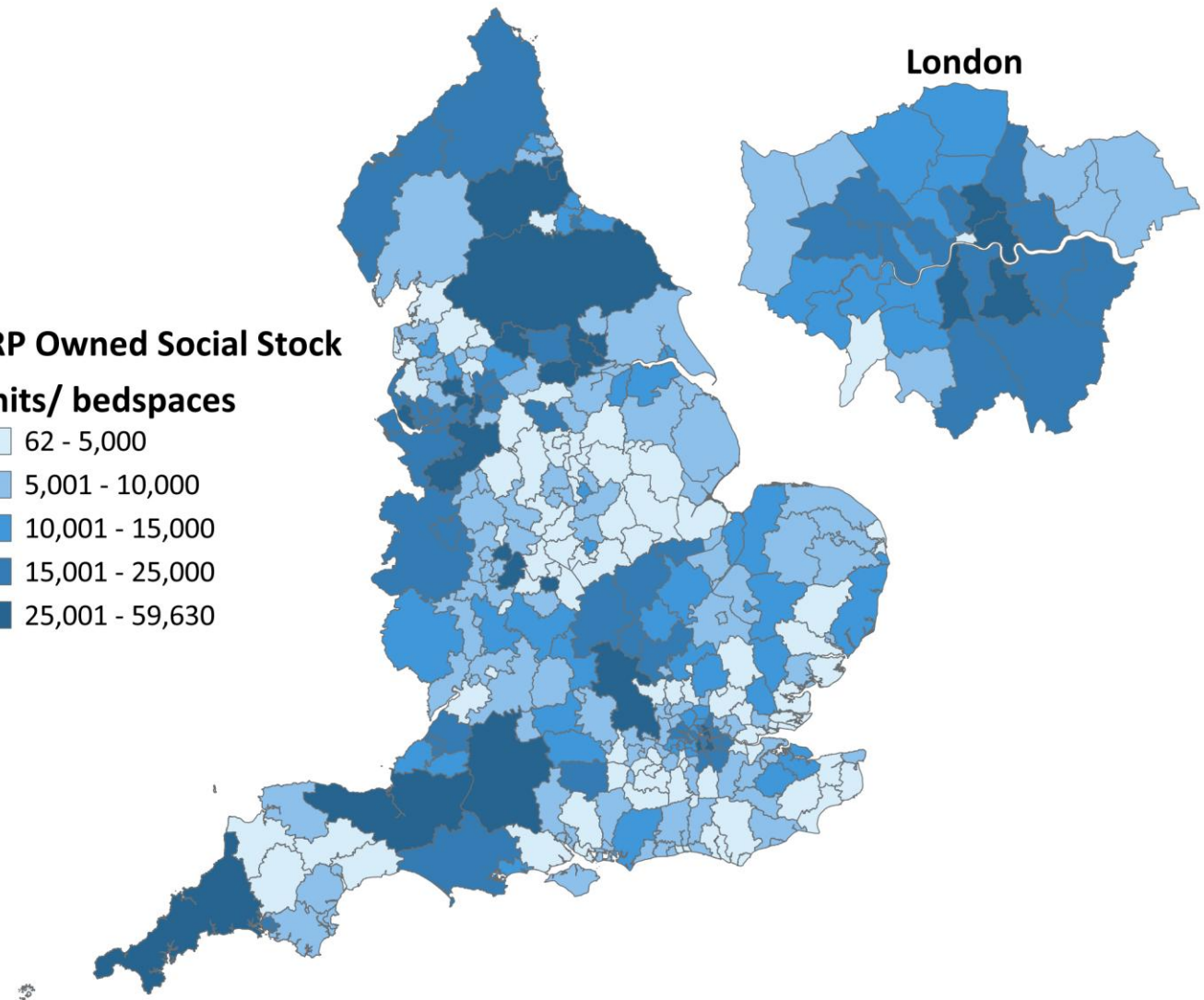
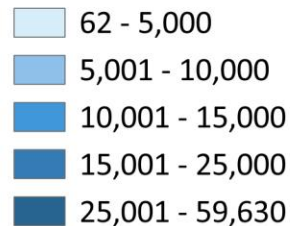
Liverpool has the greatest proportion of owned social stock with 2% of England's total owned social stock being in this local authority area.

The East Midlands has the fewest social units (179,819), accounting for 6% of all social stock in England.

All regions have seen an increases in social stock since 2024, with the largest increase in the East Midlands (+2.9%).

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



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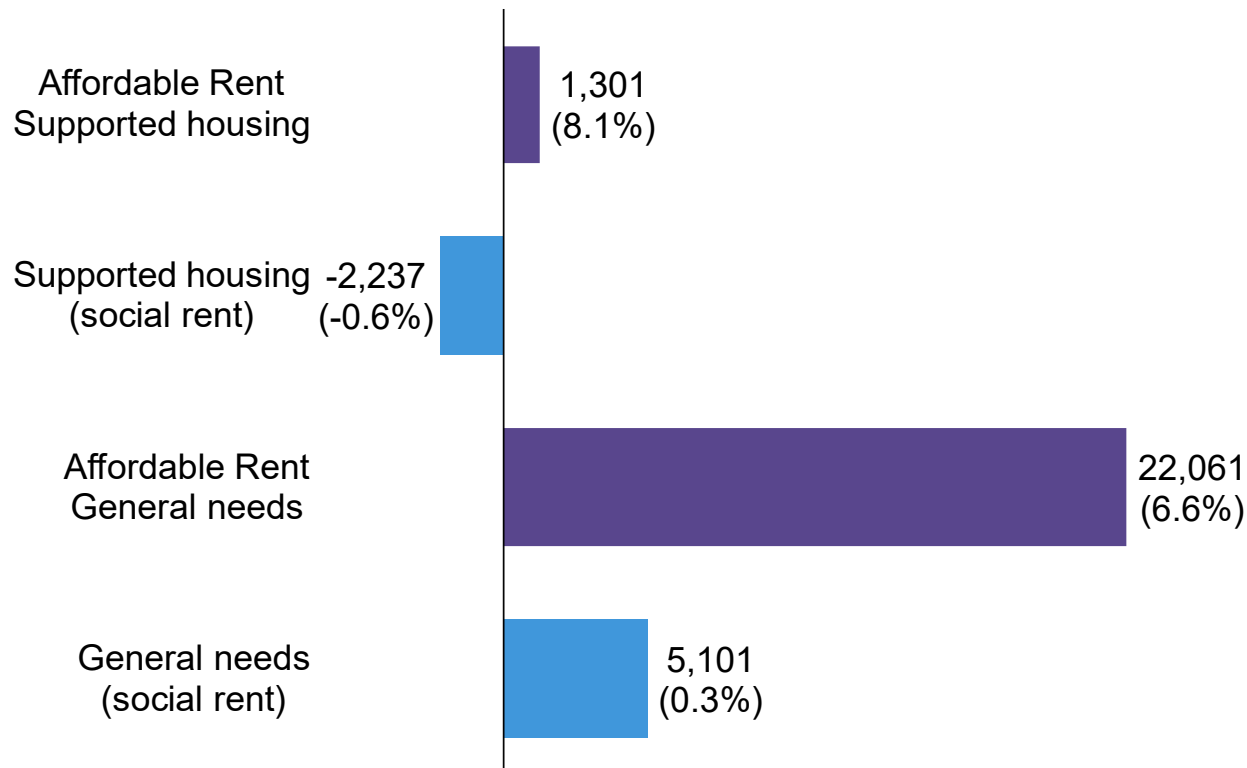
2025

An increase of 5,101 general needs social rent units since 2024, a slightly smaller number compared to the increase seen between 2023/24.

Largest increase in low cost rental stock seen in general needs Affordable Rent (up by 22,061 units).

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

Owned low cost rental stock change 2024 to 2025 (England only)



PRPs saw an increase of 26,226 low cost rental units between 2024 and 2025.

This growth was primarily driven by the increase in general needs Affordable Rent units (increasing by 22,061). This was a larger increase in units than has been seen in the previous two years.

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 units in 2025).

Owned low cost rental stock change trend



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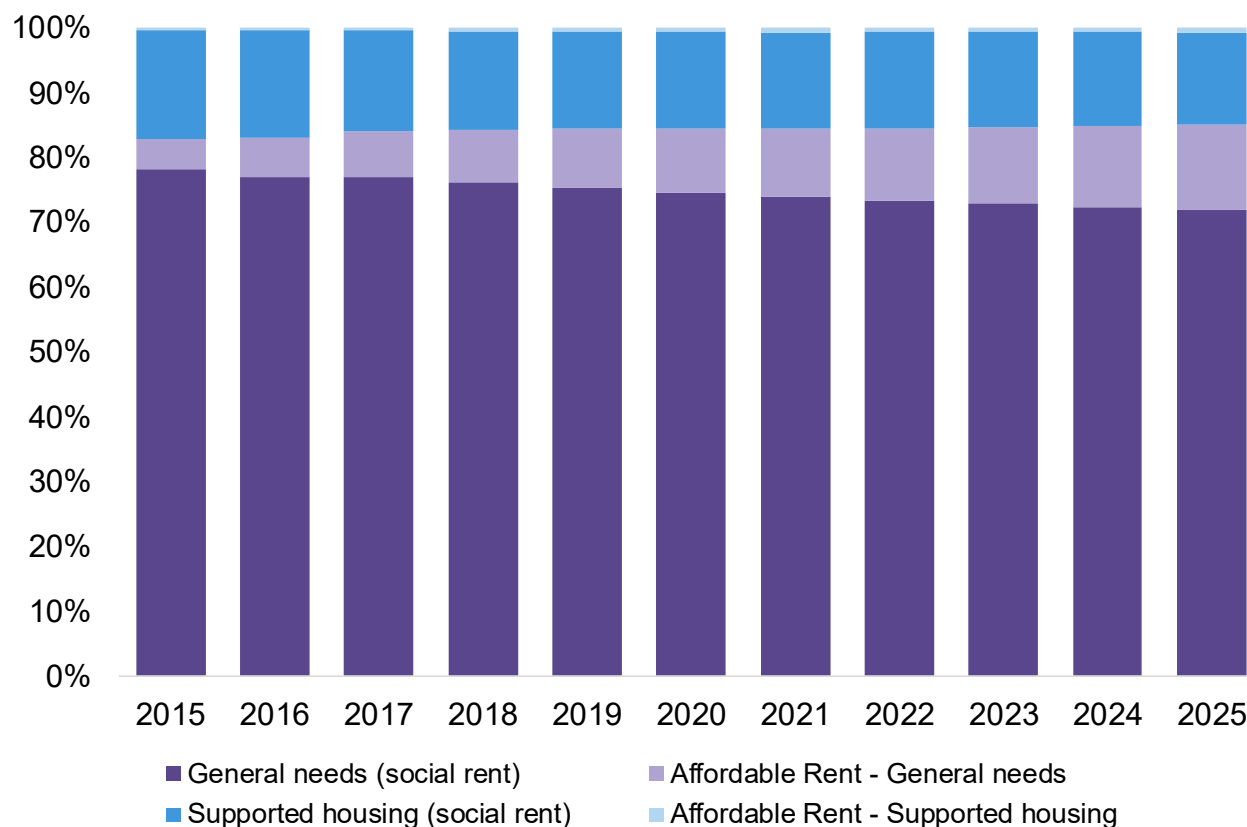
2025

The number of Affordable Rent units has increased year on year, accounting for 13% of all low cost rental units in 2025.

Between 2015 and 2025 the proportion of general needs units which are Affordable Rent has increased from 4% to 18.5%.

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 2015 to 2025 (England only)



The increase in low cost rental stock since 2015 (244,625 units or 10%) has primarily been driven by a large increase in Affordable Rent general needs units (241,485). However, since 2015 there have also been increases in Affordable Rent supported housing (11,426) and general needs social rent (19,952) which combine to offset the reduction in supported housing social rent (28,238).

Not all of the increase in Affordable Rent units will have been the result of new supply. During the earliest years of this period, a proportion of the stock growth will have been the conversion of existing social rent units to Affordable Rent, which will have contributed to the reduction in social rent units. This activity will have substantially decreased over time as new supply came online under changing Affordable Homes Programmes.

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 T1.1 and T1.2 due to rounding within weighting calculations (4 units in 2025).

Owned Affordable Rent change



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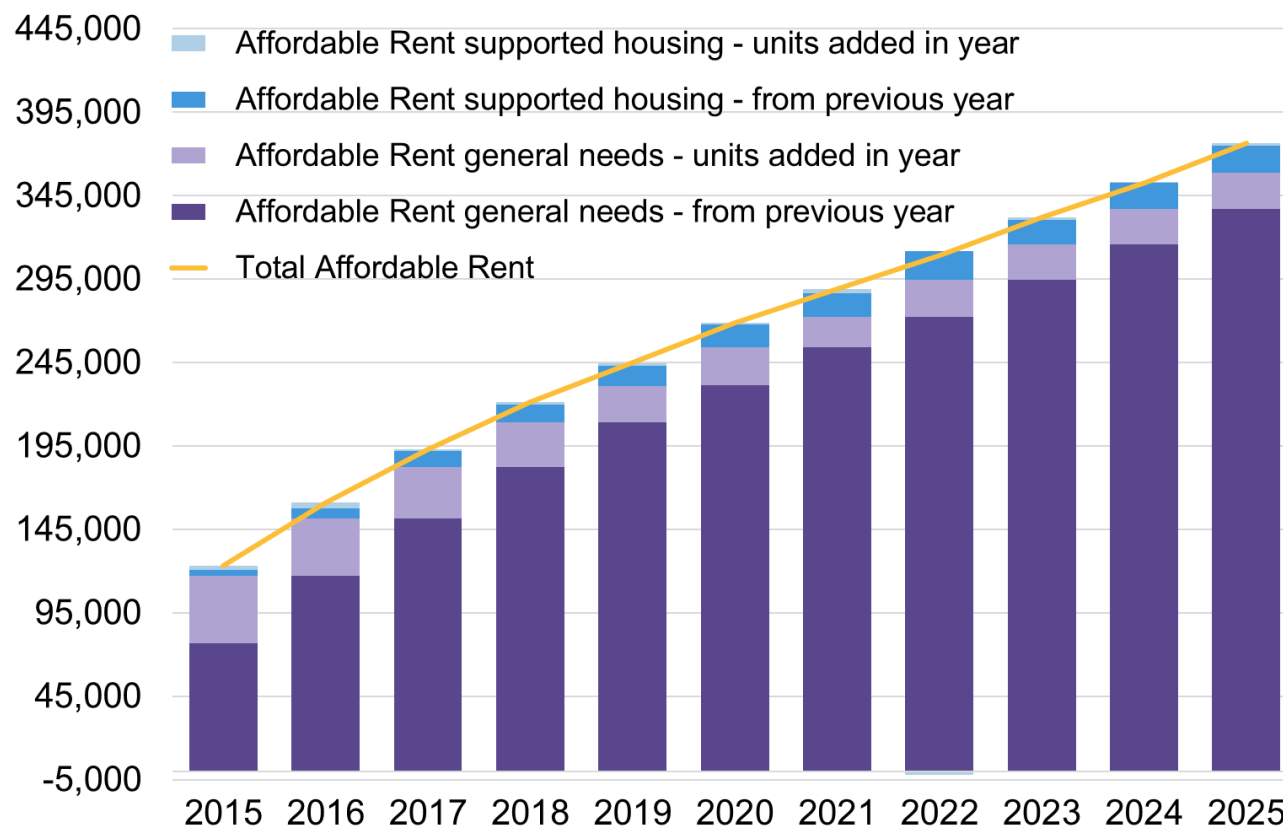


2025

Since 2015, the number of Affordable Rent units has increased from 123,264 to 376,175 (205%).

Affordable Rent units have increased overall by 6.6% (23,362 units) since 2024.

Affordable Rent stock per year 2015 to 2025 (England only)



Since 2015, Affordable Rent units have increased year-on-year, with general needs units increasing from 132,264 in 2015 to 376,175 in 2024.

2015 represented the highest number of Affordable Rent units to be added in a single year when 43,449 units were added. There was a gradual decrease in the number added each year following that which then settled into between around 20,000 to 24,000 units being added each year.

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 2015 data providing a 10 year trend. See earlier releases for data prior to 2015.

Non-social stock change



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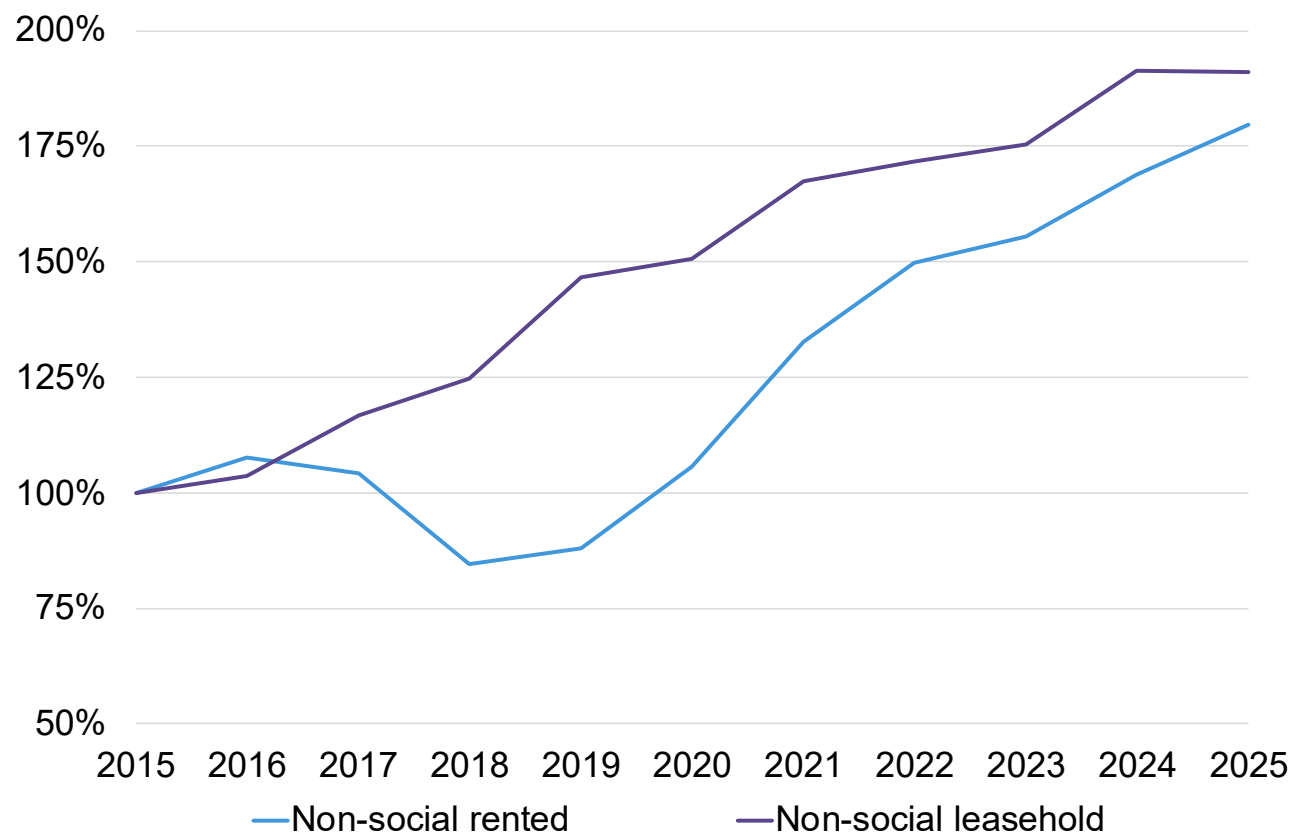
2025

Note that the starting point for the indexed change has changed from 2014 to 2015.

91% increase in non-social leasehold stock since 2015 (baseline in 2015 was 50,216).

80% increase in non-social rented stock since 2015 (baseline in 2015 was 38,847).

Indexed social stock change 2015 to 2025 (2015=100%)



There are almost 165,000 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 rented stock 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 2025



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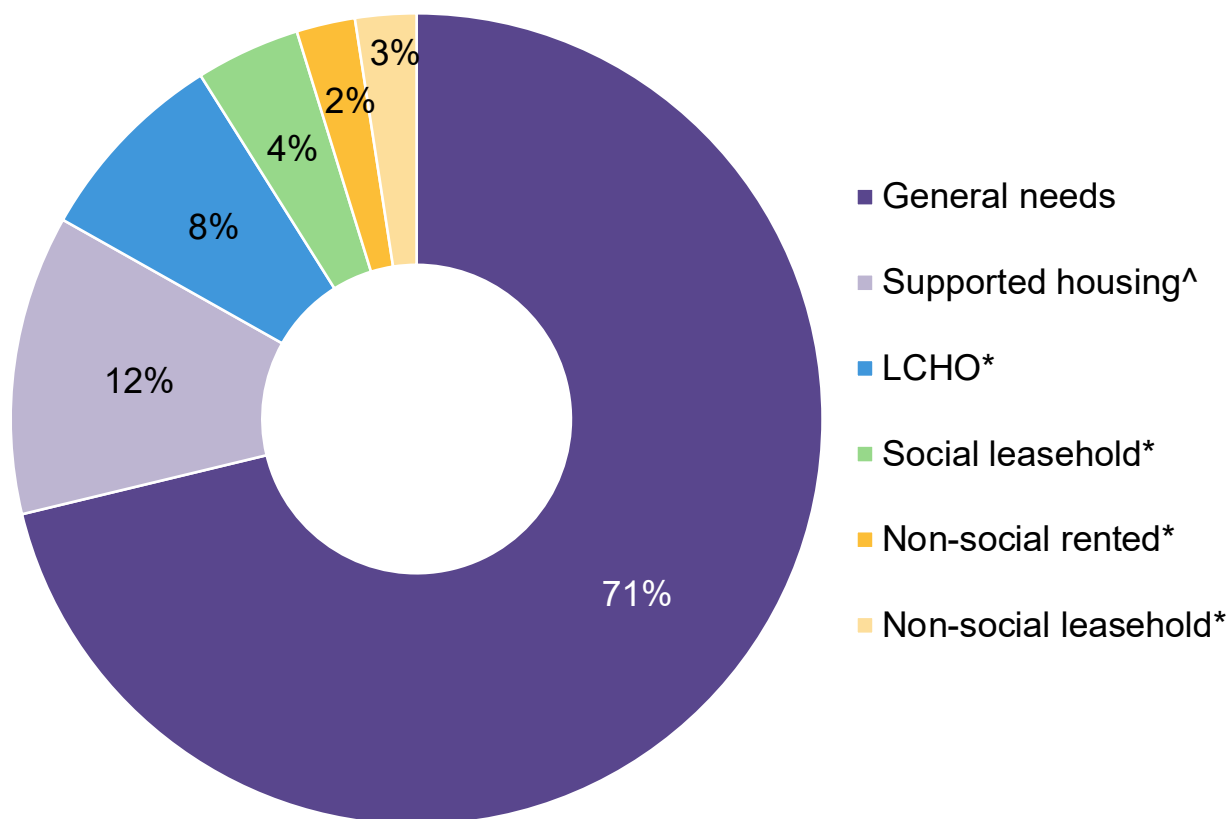
2025

PRPs reported managing just over 3.3 million units on 31 March 2025 (including social and non-social tenures).

83% of all stock managed by PRPs is recorded as low cost rental.

12% of managed stock is some form of supported housing low cost rental stock (including Affordable Rent supported housing).

Managed stock by type 2025



PRPs reported managing 3,295,668 units/bedspaces on 31 March 2025. 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 83% of all units in 2025. 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 condition

As in 2023 and 2024, 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 15). 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 23). 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 COVID-19 Pandemic restricted activity for PRPs and may have resulted in fewer physical inspections than originally planned over this period.

Comparison to English Housing Survey



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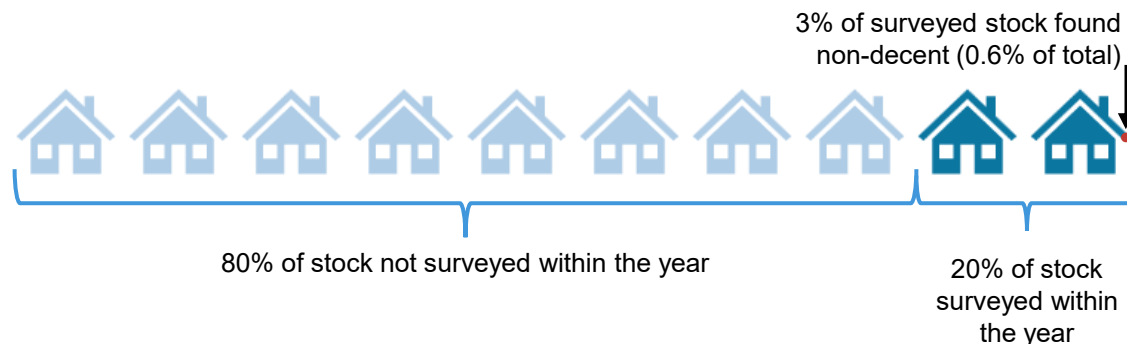
2025

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 2025 confirms that within the 2024/25 year, PRPs inspected approximately 20% of their stock. Of this sampled stock 3% failed to meet the DHS. This is equivalent to approximately 0.6% 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 0.6% and not 3%). 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 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 26).

Physical inspection of stock over 5 years



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2025

85% of large PRPs reported having physically inspected at least 60% of their stock within the last five years (an increase from 71% of large PRPs in 2024).

More than half (57.4%) of all large PRPs say they have physically inspected between 81% and 100% of their low cost rental stock in the last five years.

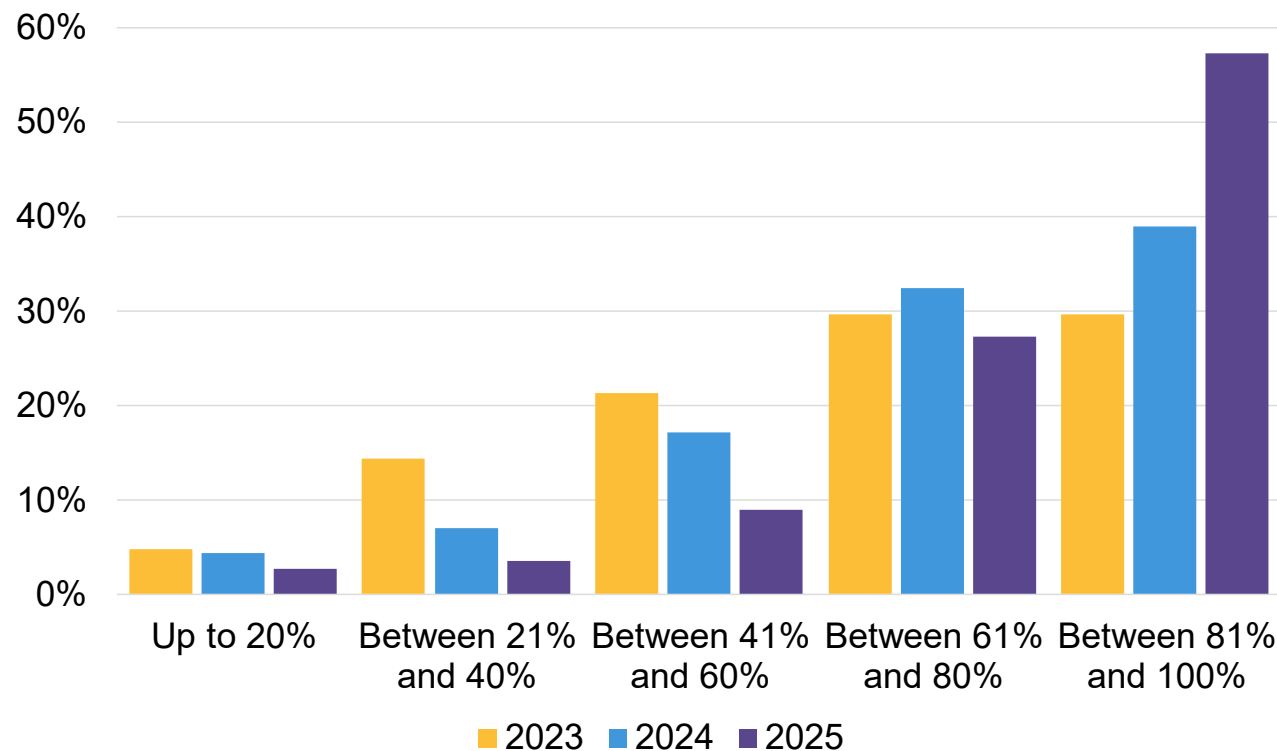
Large PRP stock physically inspected in the last 5 years, 2023 to 2025

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

The data collected in 2025 reinforces the upward trend in the proportion of stock inspected within five years that was suggested in last year's release.

The introduction of our consumer standards and the increased scrutiny of PRPs understanding of stock condition is likely to be a driver of increased stock inspection levels. Some of this upward trend may also be due to PRPs returning to their planned inspection schedules following reduced activity during the COVID-19 pandemic.

Please see page 13 and **technical notes** for more information.



T1.19



Data from large PRPs only. Data collection first introduced in 2023. Changes reported between 2023, 2024 and 2025 may be partially influenced by improvements in data quality.

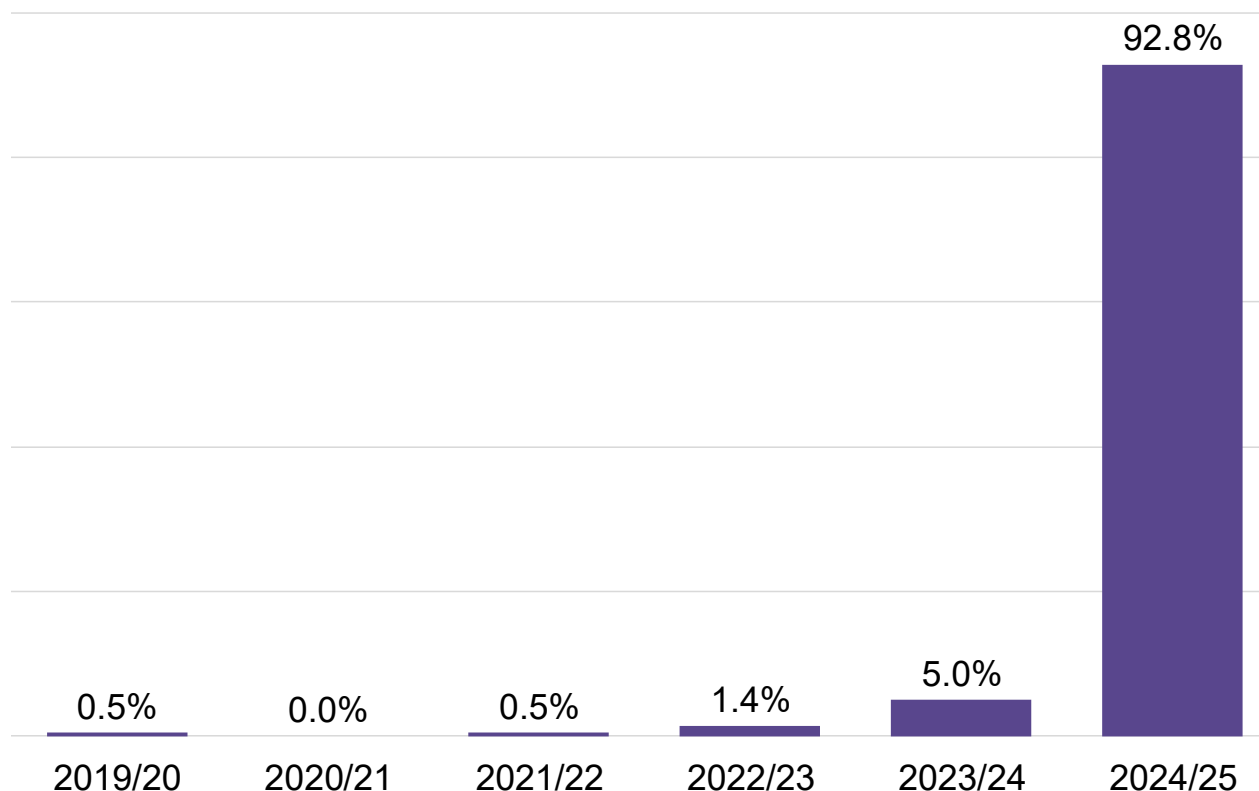


Timing of stock condition surveys

92.8% of large PRPs (206) report having undertaken a stock condition survey between 1 April 2024 and 31 March 2025

Only 16 large PRPs reported not undertaking a stock condition survey in the most recent financial year. This may be due to completing major surveys in the prior year or holding new build stock not yet requiring a survey.

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 2023 (97.7% or 217 PRPs) with most (93.2% or 206 PRPs) having done so in the most recent financial year (1 April 2024 to 31 March 2025).

A minority of PRPs (2.3% or 5 PRPs) report not having undertaken a stock condition survey since before 1 April 2023. 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 surveys information.

T1.20



Data from large PRPs only.

Stock inspected at most recent stock condition survey



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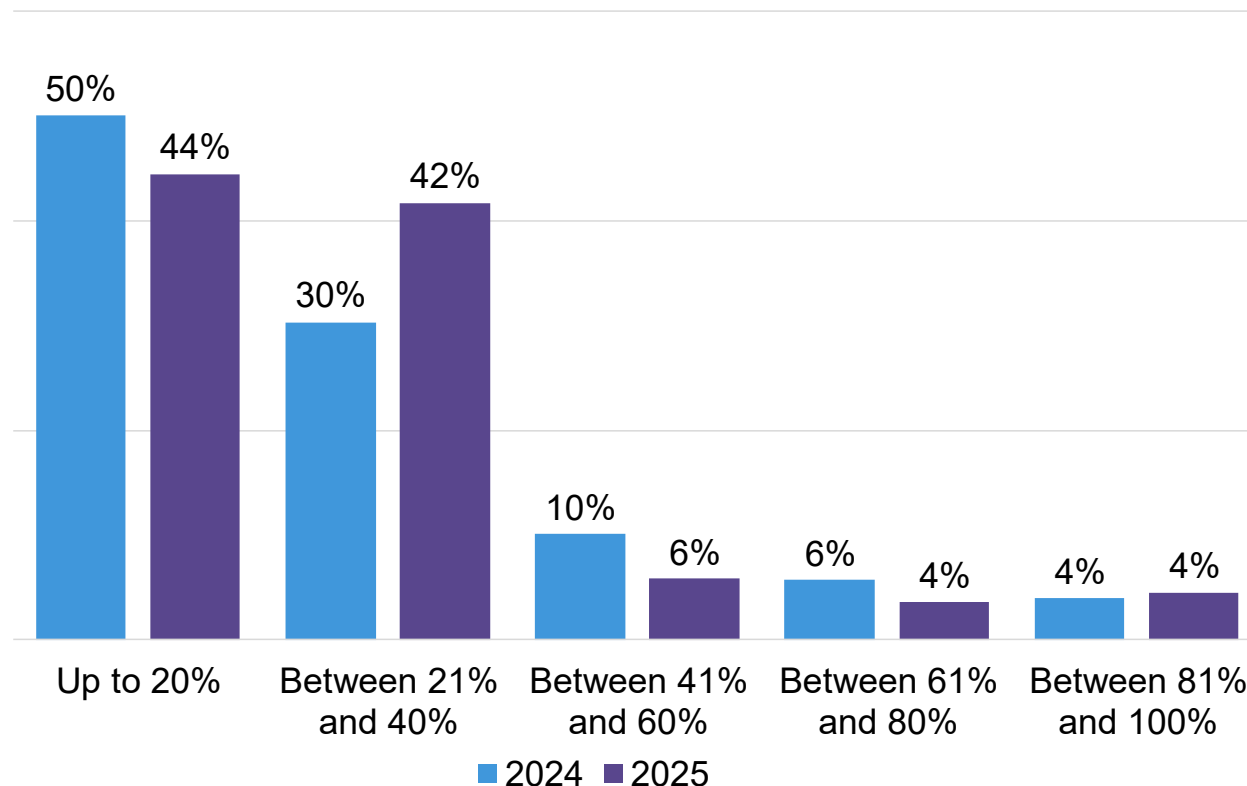


2025

56% of large PRPs report physically inspecting more than 20% of their low cost rental stock during their most recent stock condition survey.

There has been a shift towards surveying a larger proportion of stock with surveys of between 21% and 40% of stock increased by 12% year on year.

Stock physically inspected during most recent stock condition survey, 2024 to 2025



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

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.

The practice of rolling programmes of inspections is reflected in the data with the largest categories for percentage of stock having been inspected being 'Up to 20%' and 'Between 21% and 40%'. A rolling programme that inspected these percentages of stock each would normally lead to all stock having been surveyed within a five year period.

Please see page 13 and **technical notes** for more information.

T1.21



Data from large PRPs only.

Stock condition survey results



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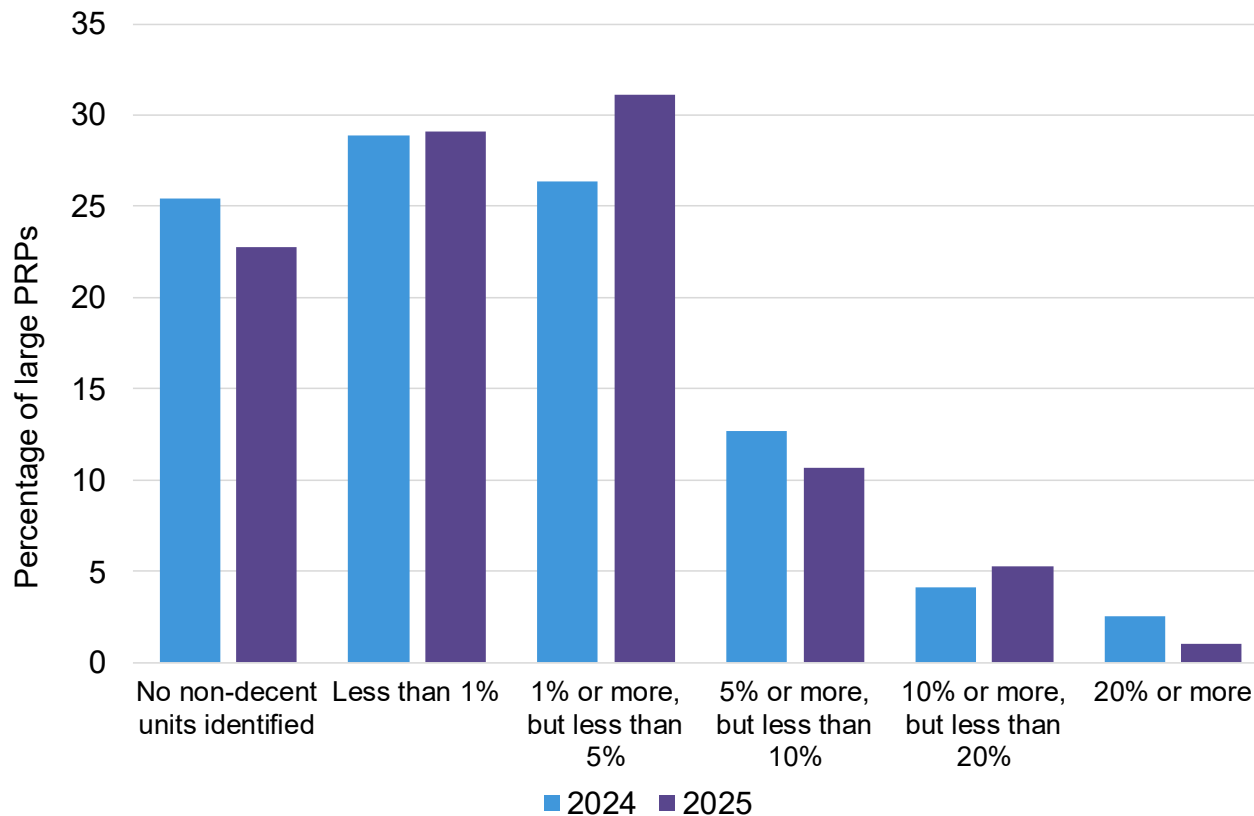


2025

Large PRPs report having surveyed 537,485 units between 1 April 2024 and 31 March 2025. This is a 5% increase from the 511,086 units surveyed in the year to 31 March 2024.

2.9% of stock surveyed between 1 April 2024 and 31 March 2025 was identified as failing to meet the Decent Homes Standard.

PRPs and the proportion of stock found not to meet the DHS, 2024 to 2025



Large PRPs (206 providers) surveyed 537,485 units in the year to 31 March 2025. This was equivalent to surveying 21% of all low cost rental units to which DHS applies.

Through these stock condition surveys PRPs identified 15,494 units as failing to meet the DHS. This is equivalent to 2.9% of all stock surveyed, a reduction from the 4.2% of stock surveyed that was identified as failing in 2024.

However, the proportion of stock identified as failing to meet DHS varied significantly between PRPs, with 47 (23%) reporting no units as failing and two (1%) reporting more than 20% of their stock as failing.



Data from large PRPs who undertook a stock condition survey in 2024/25. 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.

T1.22

Stock condition changes within year



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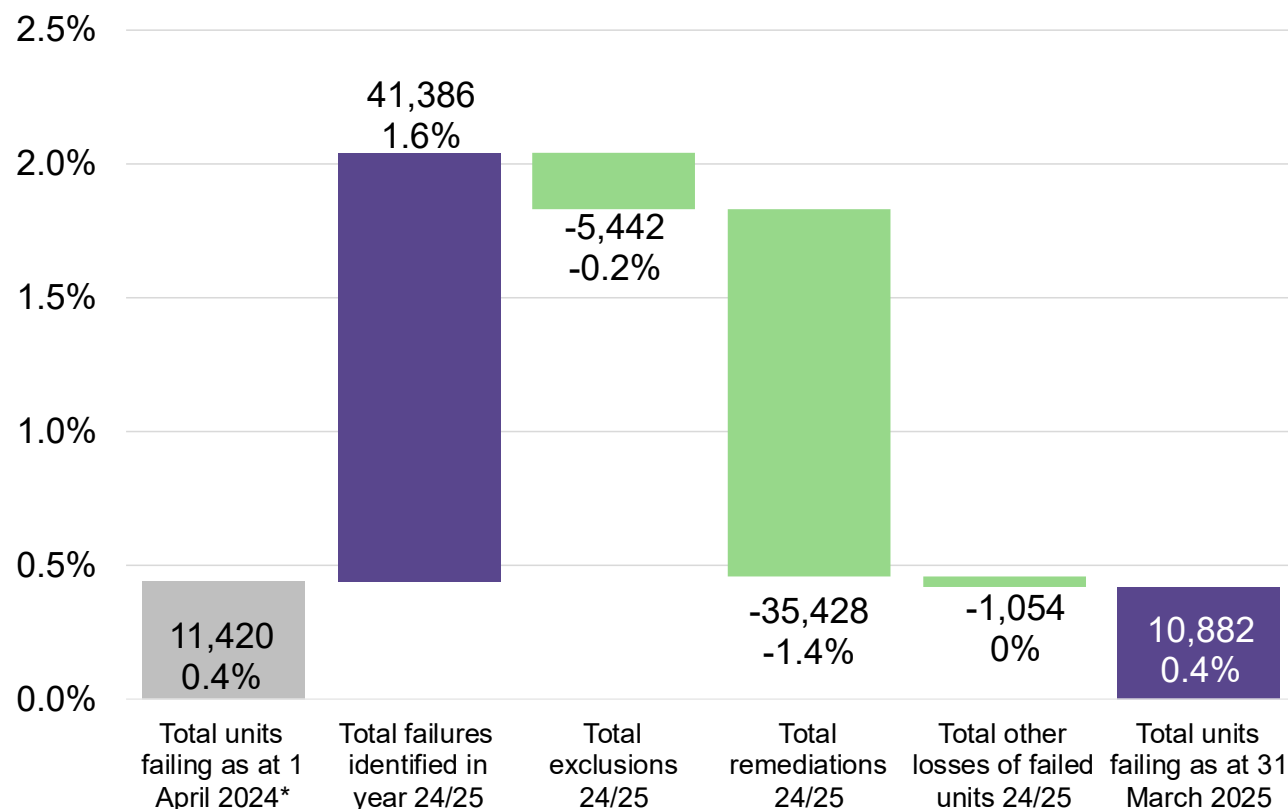


2025

Reporting of non-decent units at year-end is relatively low but there is significant activity to identify and remediate non-decent units within the year.

During the period 1 April 2024 to 31 March 2025, large PRPs completed remediation works in 35,428 homes which had been previously identified as having failed the DHS.

Stock condition reporting flow from 1 April 2024 to 31 March 2025



The number of units reported by PRPs at being non-decent on 31 March each year has remained fairly stable (0.4% in 2024 and 0.4% in 2025). 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 just over 41,000 units (1.6%) of additional non-decent units between 1 April 2024 and 31 March 2025, with around 15,500 of those identified through substantive stock condition surveys delivered within the year.

However, PRPs also report having completed remediation work on over 35,000 (1.4%) and having lost from their stock just over 1,000 non-decent units. 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.

! * Figure for 1 April 2024 incorporates PRP supplied revisions to 2024 data will not match published data from 2024 release. This resulted in 461 fewer units being reported.

! Data from large PRPs only and relates to only those who completed the SDR in 2025.

T1.23

Decent Homes Standard exclusions



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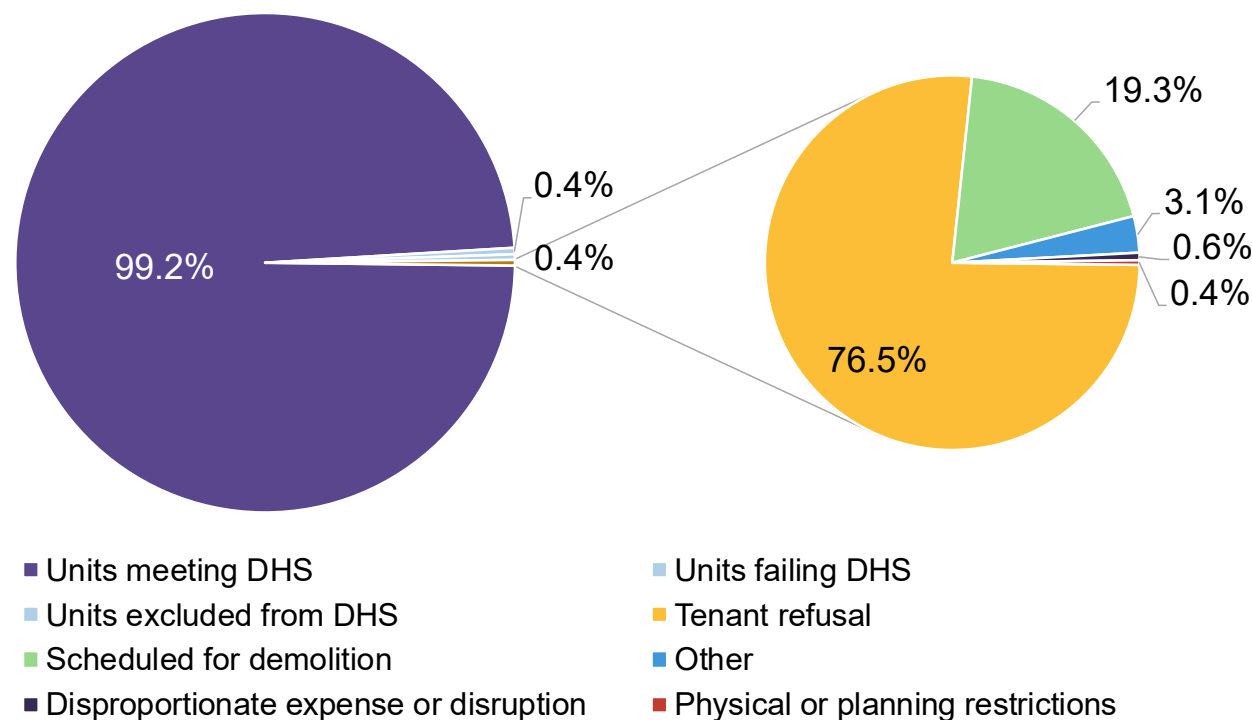


2025

77% of units excluded from the DHS requirements or reporting are excluded due to tenant's refusal to allow remediation works.

Scheduled demolitions as a reason for exclusion increased from 10% of exclusions in 2024 to 19% in 2025.

Stock meeting, not meeting and excluded from DHS requirements



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 2025 suggest that in addition to the 10,822 units reported by large PRPs as failing to meet DHS requirements (0.4% of all stock covered), a further 9,335 (0.4% of all stock covered) are excluded from the requirements and reporting due to their circumstances.

Considering those which are excluded, the majority (76.5% or 7,142 units) are excluded as the tenant has refused remediation works, while a further 19% (1,802 units) are already scheduled for demolition so work to remediate is not required.

T1.24
T1.17



Data from large PRPs only.

Overall reported levels of stock condition



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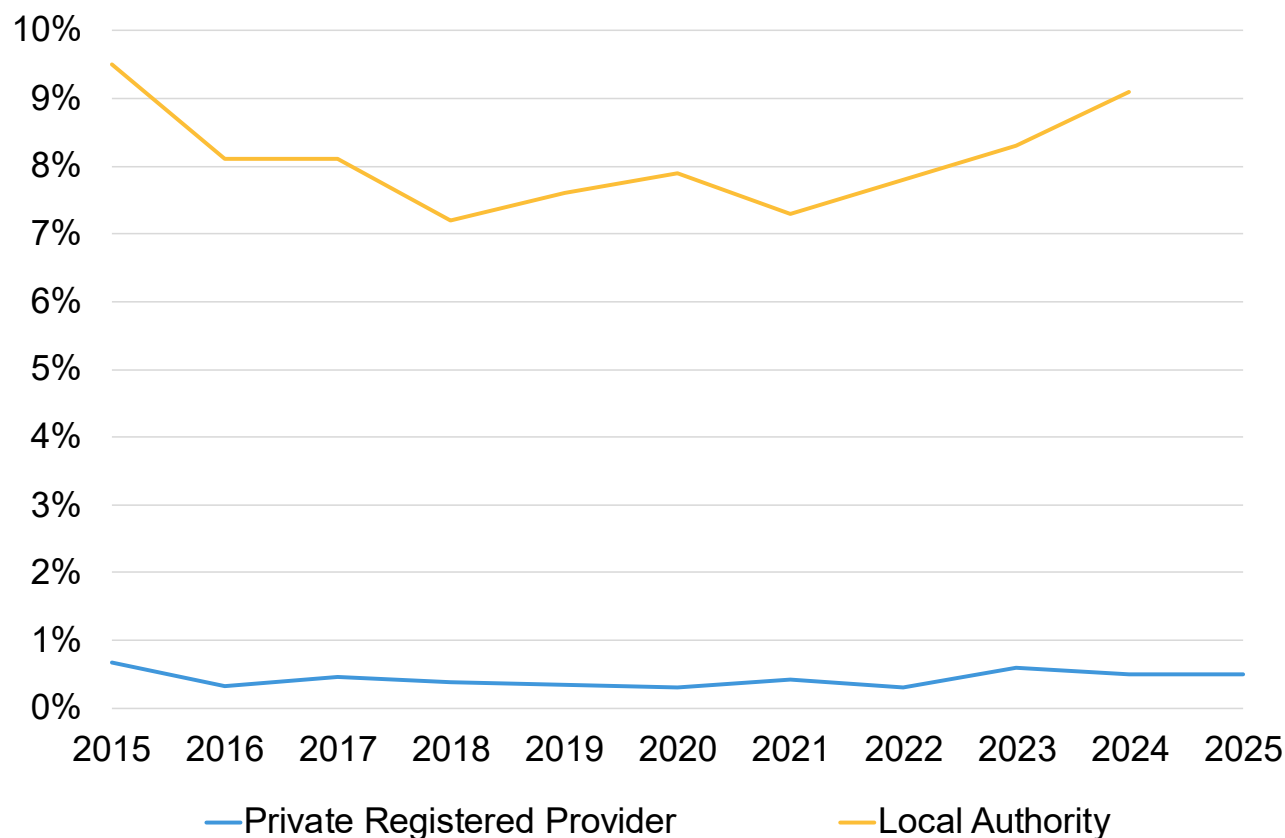


2025

PRPs report 0.5% of stock (12,264 units) as failing to meet the Decent Home Standard on 31 March 2025. (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 2015 to 2025



PRPs report a slight reduction in the number of units which are considered non-decent at year end (with 1,075 fewer units reported in 2025 than in 2024).

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 14 and **technical notes** for more information.

! DHS failure rate differs from slide 19 due to inclusion of small providers in this slide.

! 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.

! LA data source: DLUHC live table 119

T1.11

Proportion of non-decent stock reported



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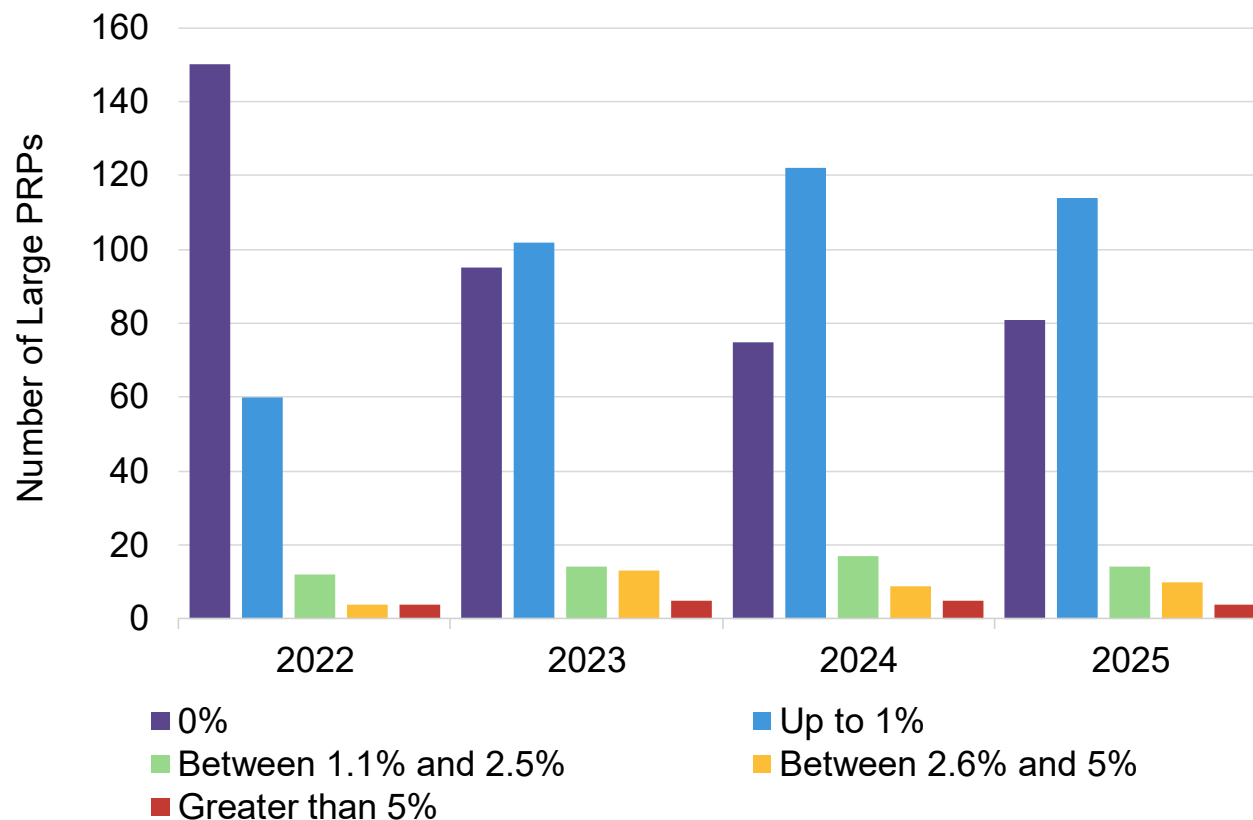


2025

The total number of large PRPs reporting non-decent stock fell slight from 2024 (142 compared to 153).

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 2025) 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 2025, the majority of large PRPs are reporting up to 1% of their stock as failing (114 PRPs). However, four 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 they 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



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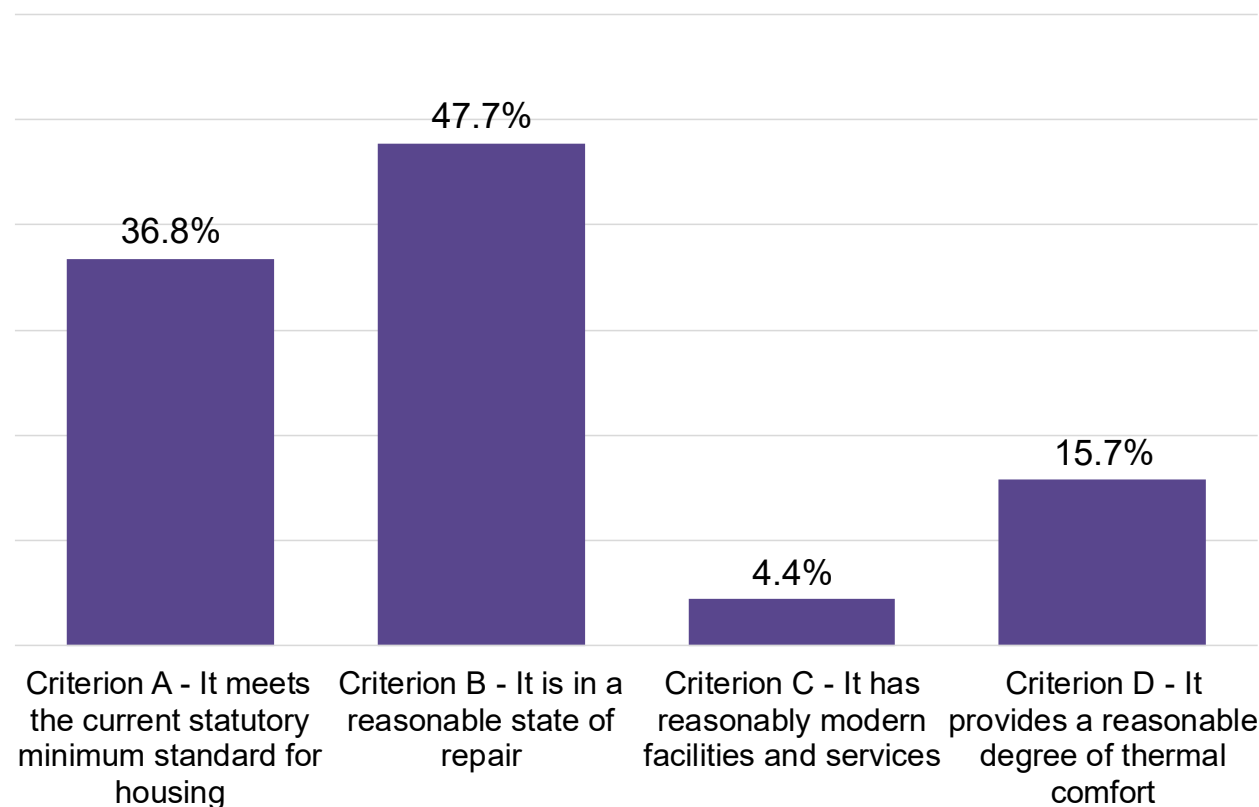


2025

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 47.8% 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 36.8% 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 4.2% of social rented units (including both local authority and PRP stock) had category 1 hazards in 2023).

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

! Data from large PRPs only.

T1.16

Change in DHS failure by criterion



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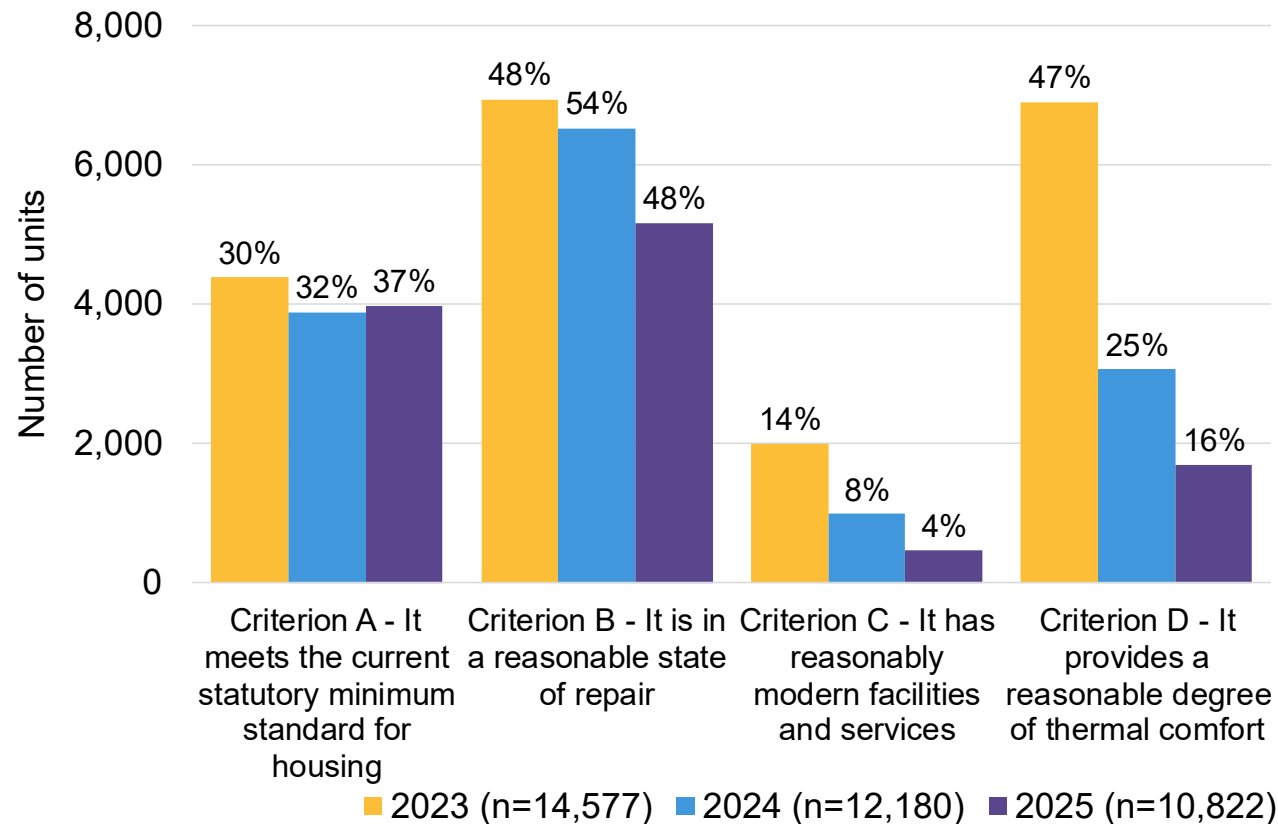


2025

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 all years was criterion B (reasonable state of repair).

Number of units failing each DHS criterion, 2023 to 2025



The total number of units reported as failing DHS has continued to fall (from 12,180 in 2024 to 10,822 in 2025).

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) increased slightly.

A continued large reduction 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 and increase EPC-C ratings as explored on page 26.

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

T1.16



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



Data from large PRPs only.

Stock condition surveys and year-end reporting



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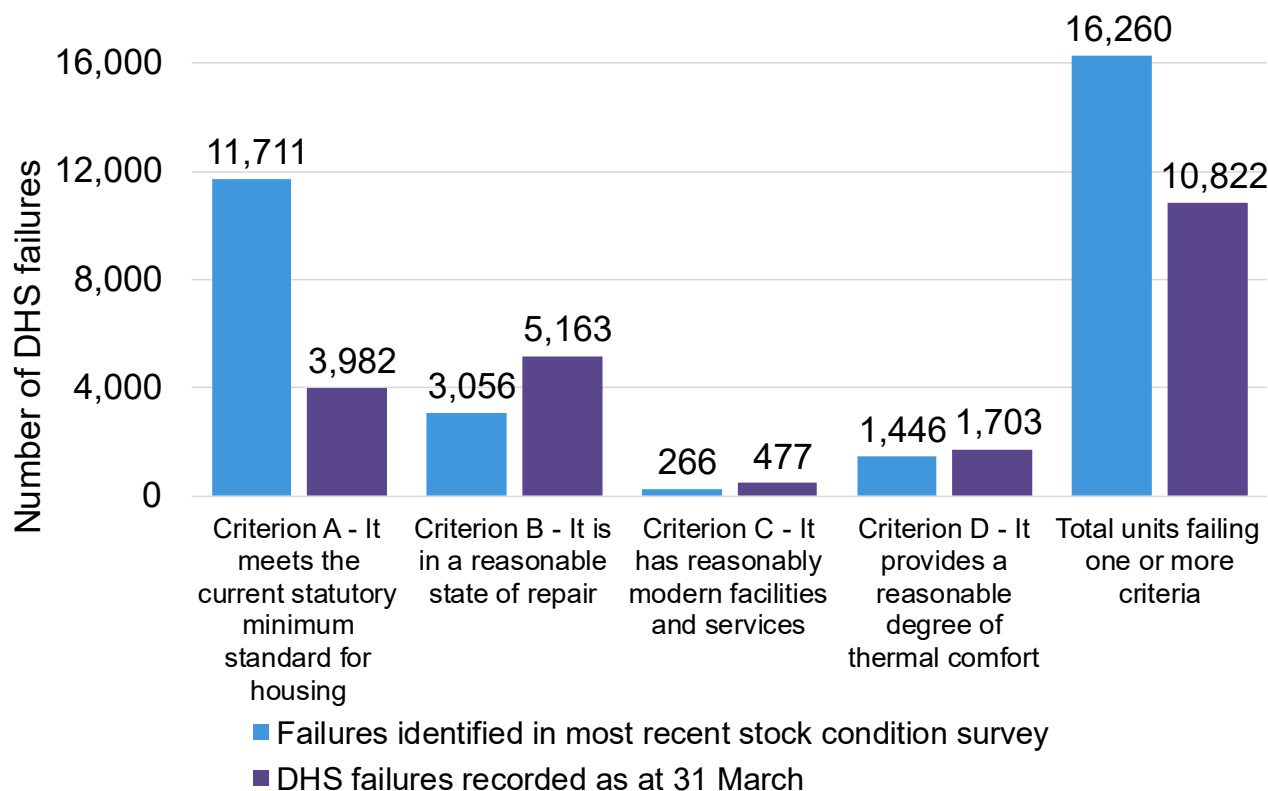


2025

Providers identified almost three times as many Criterion A hazards in their most recent stock condition survey than were reported at year end.

Providers identified 16,260 units as failing DHS on one or more criteria through their most recent stock condition surveys.

DHS failures by criterion, most recent stock condition survey and year end



Comparisons of DHS failures by criterion identified in providers' most recent stock condition surveys against those reported at year-end suggest that providers are taking rapid action to remediate Criterion A failures (those containing one or more hazards assessed as serious ('Category 1') under the HHSRS).

It should be noted that the total number of units identified as failing DHS through their most recent stock condition surveys is expected to be lower than the total number of units identified as failing DHS during the year (see page 19). The majority of DHS failures will be identified outside of substantive stock condition surveys by other means such as tenants reporting issues or routine maintenance.

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

T1.27



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



Data from large PRPs only.

EPC ratings



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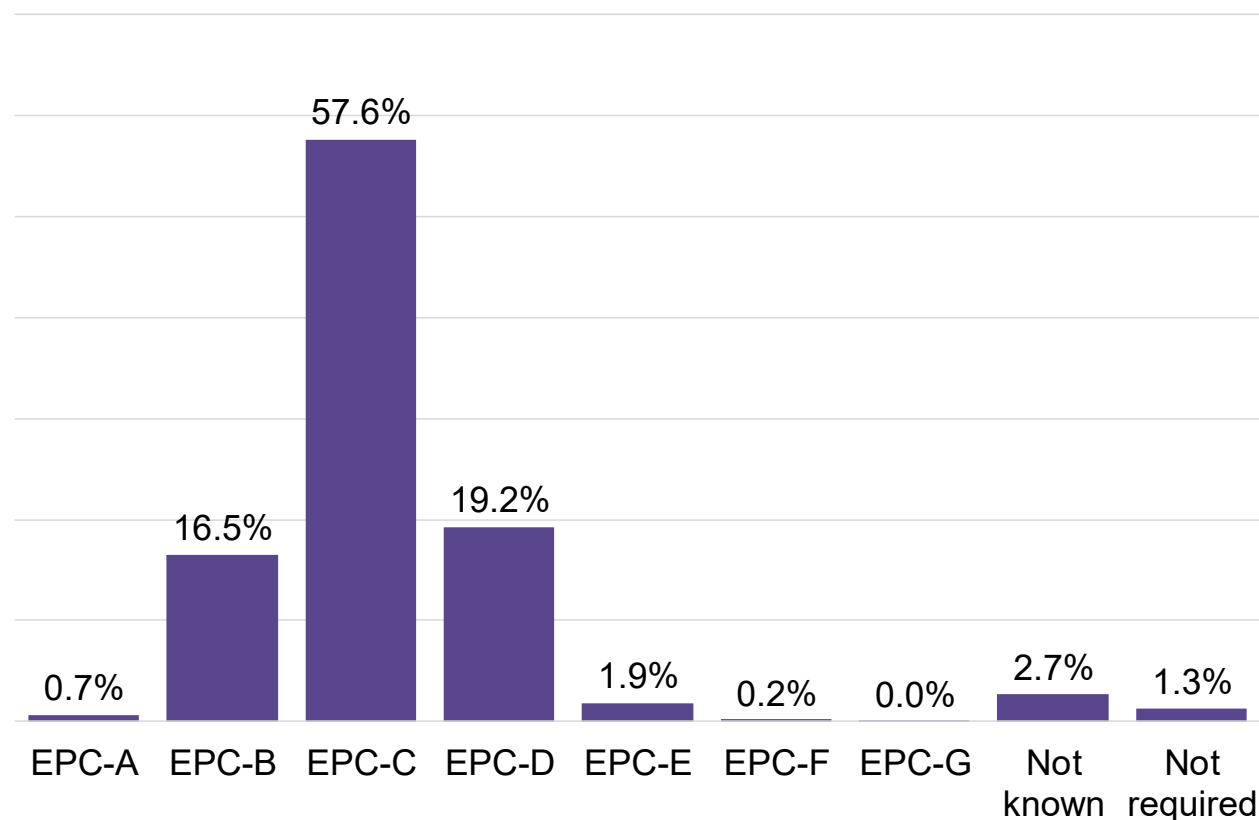


2025

75% of stock held by large PRPs had an EPC rating of EPC-C or above in 2025, with a further 19% having a rating of EPC-D.

Just 3% of units which require an EPC do not have a known EPC rating in 2025.

Percentage of units meeting EPC each rating 2025



Nearly all low cost rental units owned by PRPs are reported as requiring an EPC (99%) in 2025. 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).

Units with an EPC-C or above are 75% (1,933,068) of all stock. This is slightly above the English Housing Survey estimates from 2024 (the most recent available at the time of publication), which suggests approximately 72% of social rented dwellings (which will include PRP stock) are EPC-C or above although the difference is likely due to the difference in survey timings.



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. English Housing Survey data from headline report 2023 to 2024.

T1.18

EPC ratings change 2023 to 2025



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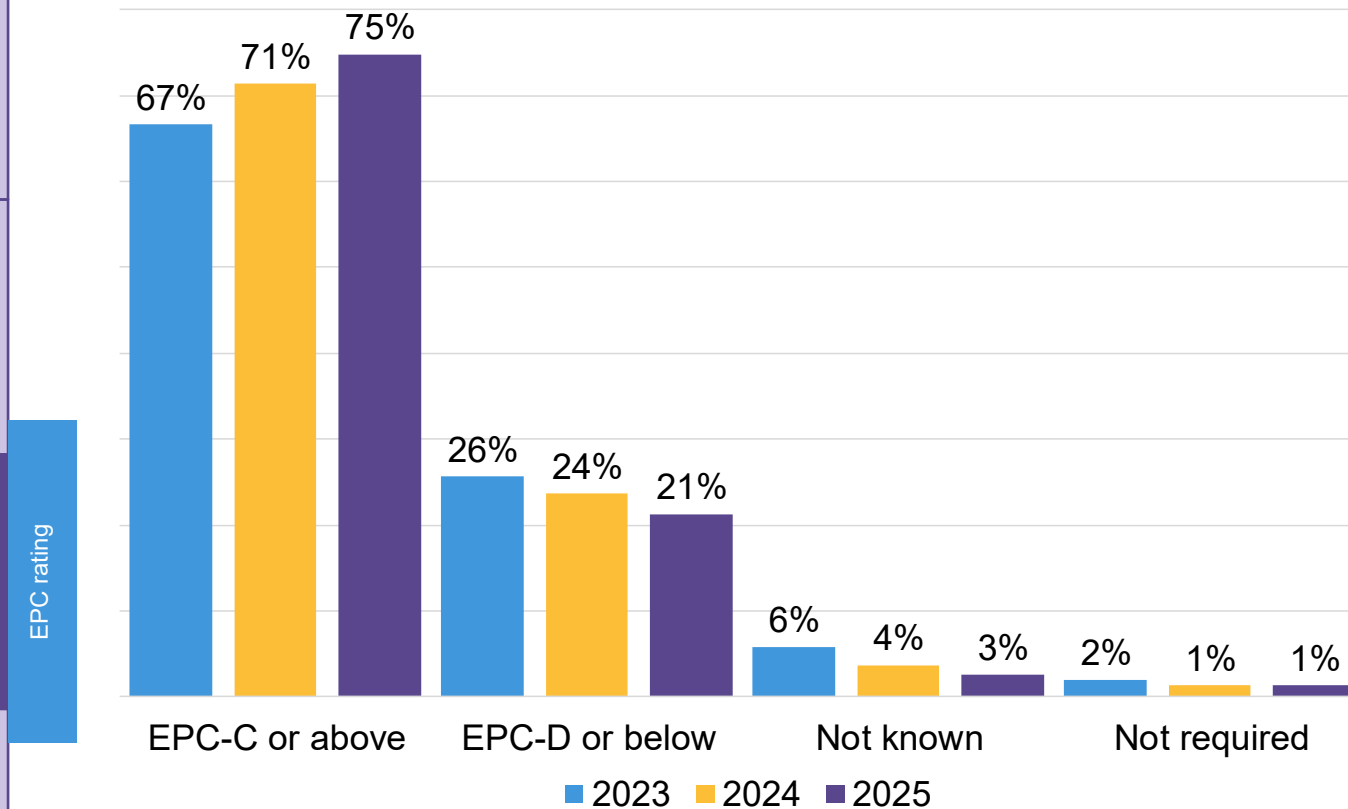


2025

The number of that were rated as EPC-C or above continues to rise from 67% of units (1.69m) in 2023 to 75% of units (1.93m) in 2025.

The number of units where the EPC rating was unknown fell from nearly 147,000 to approximately 69,000 between 2023 and 2025.

Percentage of units reported as above or below EPC-C (2023 to 2025)



PRPs reported an increase in the number of units which have an EPC rating of C or above between 2023 and 2025.

At the same time, they also report fewer units where the EPC rating is not known with the number of units more than halving between 2023 and 2025.

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 23).

T1.26



See also note on page 26 relating to how providers are asked to report EPC ratings.



Data from large PRPs only. Changes reported between years may be partially influenced by improvements in data quality.

Stock age



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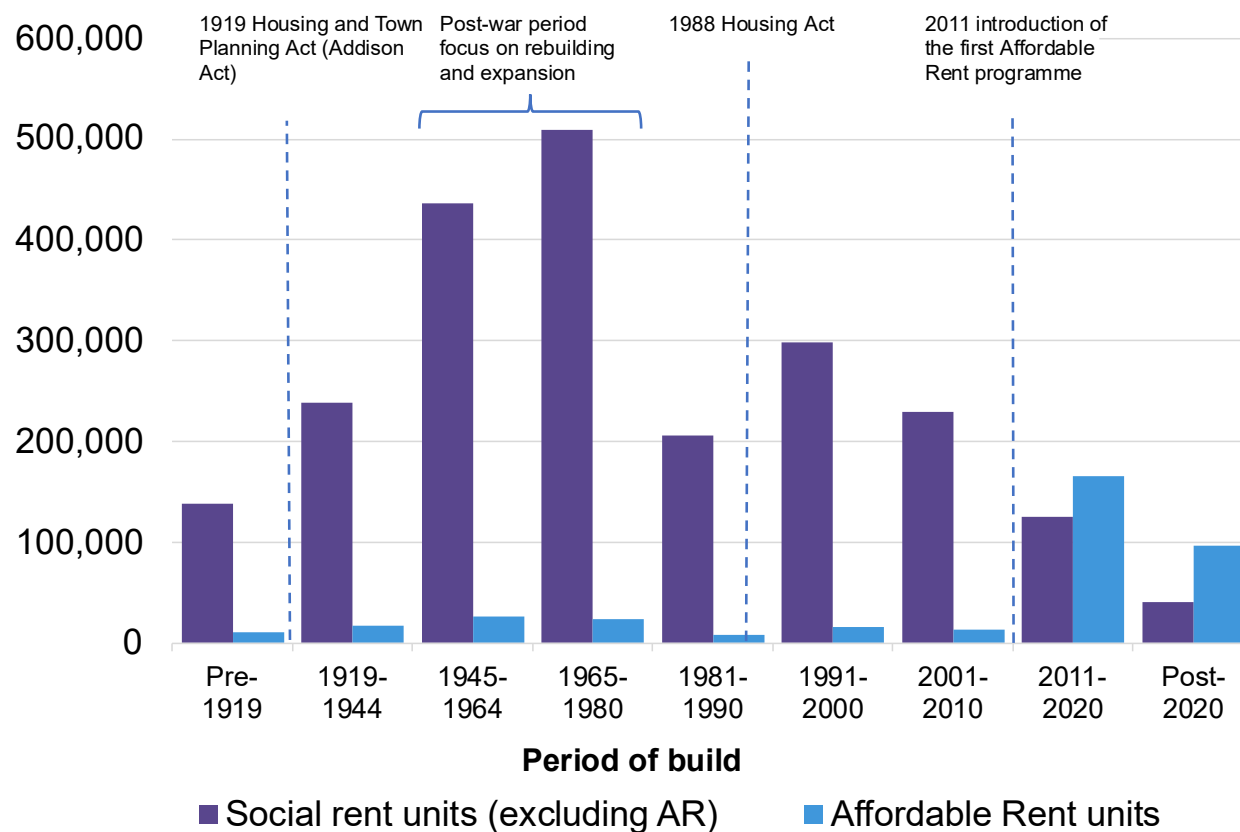


2025

17% of low cost rental units (including both social rent and Affordable Rent) have been built since 2010. The majority of these are Affordable Rent (61%).

Over half of all low cost rental units were built before 1981, with 60% of social rent units and 21% 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 2025 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.

! 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.

T1.13

Stock height



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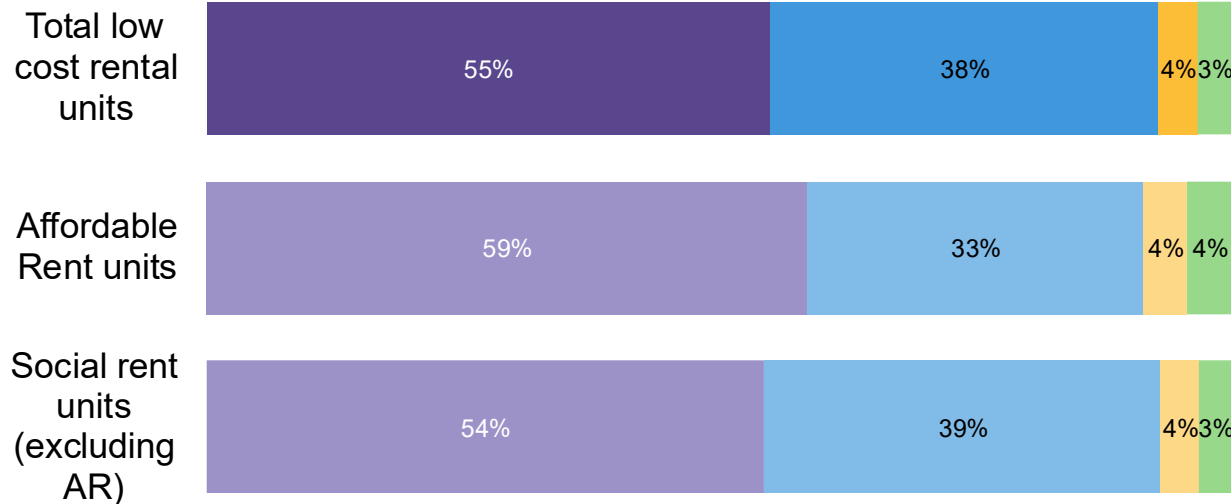


2025

Just 3% of low cost rental units are in blocks of 18 metres or more (or which have at least 7 storeys).

Houses and bungalows make up the majority of all social housing.

Height of social rent and Affordable Rent units



- 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

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 than social rent units (59% compared to 54%).

Units in blocks of 18 metres or more or with 7 or more storeys are least common, with just 3% (87,196) 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.

T1.14

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

Notes



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2025

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 and consumer 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 2025 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 96.3% in 2025.



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2025

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 2025 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% 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.

Notes – glossary of terms



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2025

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.

Non-social stock

Stock to which the definition of social housing (see below for definition of **social housing**) does not apply.

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.



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2025

Notes – glossary of terms

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. 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).

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.

Notes – glossary of terms and version history



Regulator of
Social Housing



2025

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.

Version history

1.0 – October 2025 – Original release



Email feedback to enquiries@rsh.gov.uk or rate how this document meets your needs.



All needs met



Some needs met



No needs met

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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.