



Regulator of
Social Housing



2026

Private registered provider social housing stock in England – rents profile

2025-2026

FINAL version 1.0

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Rent policy and standards



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Rent policy and our standards

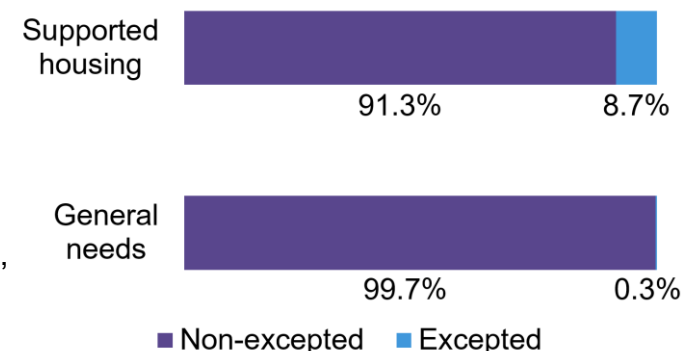
From 1 April 2020, rents have been set in accordance with the Government's Policy Statement on Rents for Social Housing (issued in 2020 and updated in December 2022) (hereafter the Policy Statement) <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>. Our Rent 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 2025 to 2026, where the limit of up to CPI+1% on annual rent increases was 2.7%.

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 2026.

Impact of units with exceptions

Average rent and service charge figures presented in each section of this briefing note are for all units in that stock category and include both excepted and non-excepted units. The presence of units with exceptions may affect the data presented due to outlier values skewing averages.

Not including those let on Affordable Rent terms, approximately 0.3% of general needs units held by PRPs with 1,000 or more social units were reported as having an exception from the Policy Statement in 2025. Supported housing units with exceptions increased to 8.7% in 2026, up from 8.2% in 2025 and 8.0% 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.

T2.1



Note that the Policy Statement linked on this page has been formally withdrawn and replaced with a new version which came into effect 1 April 2026. As the rents data reported on in this publication relates to the period before 1 April 2026, the prior version that applied at the time has been linked.



Service charges

In these statistics

These statistics consider net rent (exclusive of all service charges) and gross rent (including service charges eligible for universal credit or housing benefit) for social rent units. For Affordable Rent units, we present only the gross rent (which includes all service charges). The data tables accompanying this briefing note provide more granular information where this is available.

What are service charges?

While rents are generally taken to include all charges associated with the occupation of a property, service charges reflect the cost of additional services which may not be provided to every tenant, or which may be related to communal facilities rather than the direct occupation of a dwelling. Service charges are limited to the cost of services provided.

Providers are expected (as per the Government's Policy Statement on Rents for Social Housing) to set service charges in a reasonable and transparent way which reflects the service being provided. They are expected to supply tenants with clear information on how service charges are set, and, for social rent properties, identify these separately to the rent charge. For Affordable Rent properties, providers are expected to include all service charges within the gross rent (which, when including service charges, should be set at no more than 80% of the prevailing market rent for a comparable property).

The Policy Statement states that registered providers should endeavour to keep increases for service charges within the limit set for rent changes to help keep charges affordable. However, this is not a limit that registered providers must apply and, consequently, movements in service charges are not covered by our routine regulation of the Rent Standard.

Eligibility for universal credit or housing benefit

As per the Universal Credit Regulations 2013 (and previously the Housing Benefit Regulations 2006), service charges fall into two categories: those eligible for universal credit (or housing benefit) and those ineligible for universal credit (or housing benefit).

The SDR collects information on both types of service charge. However, we only include those eligible for universal credit (or housing benefit) in our calculations of gross rents. This is due to ineligible service charges covering tenant specific services, such as meal preparation, sports facilities (except child play areas), cleaning of rooms (not communal spaces), tenant transport, and provision of tenant specific care (including nursing and personal care). These charges will fluctuate greatly between tenants and over time periods as tenant needs change. Eligible service charges focus on property specific provisions, such as the maintenance and cleaning of communal facilities (including, but not limited to, general communal areas (lobbies, hallways, laundries), lift maintenance, secure building access, and child play areas).

Key facts



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2026

Average general needs net rent £121.72 per week

The average weekly net rent for general needs social rental stock (excluding Affordable Rent and intermediate rent) owned by PRPs in England with 1,000 or more units/bedspaces averages £121.72.

Average general needs net rent up by 3.0%

Almost all regions saw an increase in average weekly net rents for general need units between 2.9% and 3.1%.

Average supported housing net rent up by 4.4%

There was a wider range of regional variation in the annual increase in supported housing weekly net rent. This ranged from 3.5% in the North East and North West to 5.7% in the East Midlands.

Average Affordable Rent gross rents increase by 3.8%

The average gross rent for Affordable Rent general needs units is £174.53 per week this year, up from £168.09 in 2025.



General needs and supported housing figures for large PRPs only and exclude Affordable Rent units. Figures for Affordable Rent for all PRPs.

General needs (social rent) net rents



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2026

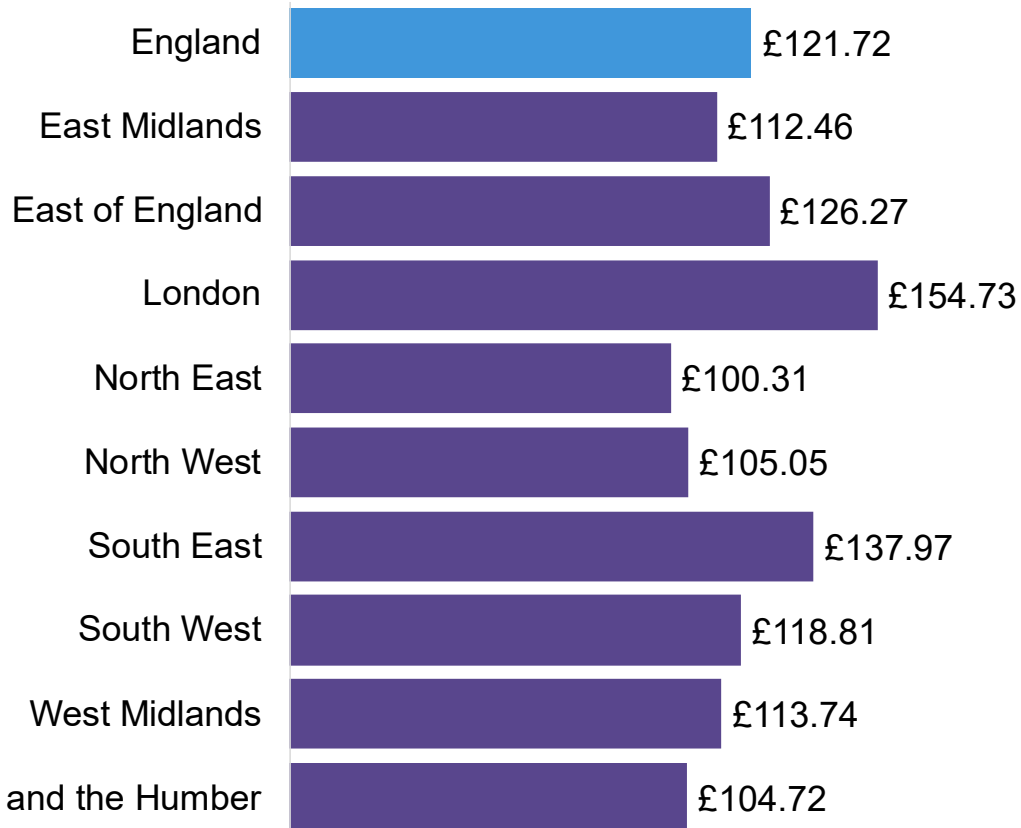
The average general needs (social rent) weekly net rent in England is £121.72.

London saw the highest weekly net rent of £154.73, £33.01 above the England average of £121.72.

2026 is the first year in which every region's average weekly net rent is above £100.

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

GN net rent



These regional totals suppress variation within each region and between PRPs within each region. Variation in rents below the regional levels presented will reflect variations in business models as well as differences in types of properties operated, for example, the mix between houses and flats.

As formula rent is the key determinant in rent setting, regional variations in net rents will be largely driven by differences in the factors used in that calculation. Historically high property values and county-level earnings (two factors in the formula introduced to set social rents in 2002) will be driving higher formula rents in London and the South East and, by extension, higher net rents. Conversely, lower historic values for these inputs into formula rent calculations will be driving the lower average net rents seen in other regions.

T2.2



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

General needs (social rent) gross rents



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2026

The average general needs (social rent) weekly gross rent in England is £128.09.

The average weekly universal credit/housing benefit eligible service charge across all regions is £10.10.

The region with the highest average weekly gross rent in England is London (£169.30 per week).

PRP general needs (social rent) gross rents by region (£/ week)



Service charges (eligible for universal credit/housing benefit) apply to 63% of all general needs units. Outside of London, service charges are below the England average in all regions, ranging from £6.55 in Yorkshire and the Humber to £9.60 in the South East. In London, they are more than twice as high at £19.08.

Between 2025 and 2026, average service charges increased across all regions by an average of 4.6% or £0.44. Two regions saw service charges increase by more than 5% between 2025 and 2026, including the South East where the highest regional increase of 9.6% (£0.84) was seen. The lowest increase in weekly service charges in 2026 of 1.4% (£0.12) was seen in the East of England.

! Average gross rents are not calculated by adding the average net rent and average service charge together. See **technical notes** for more information.

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

T2.2

General needs (social rent) change



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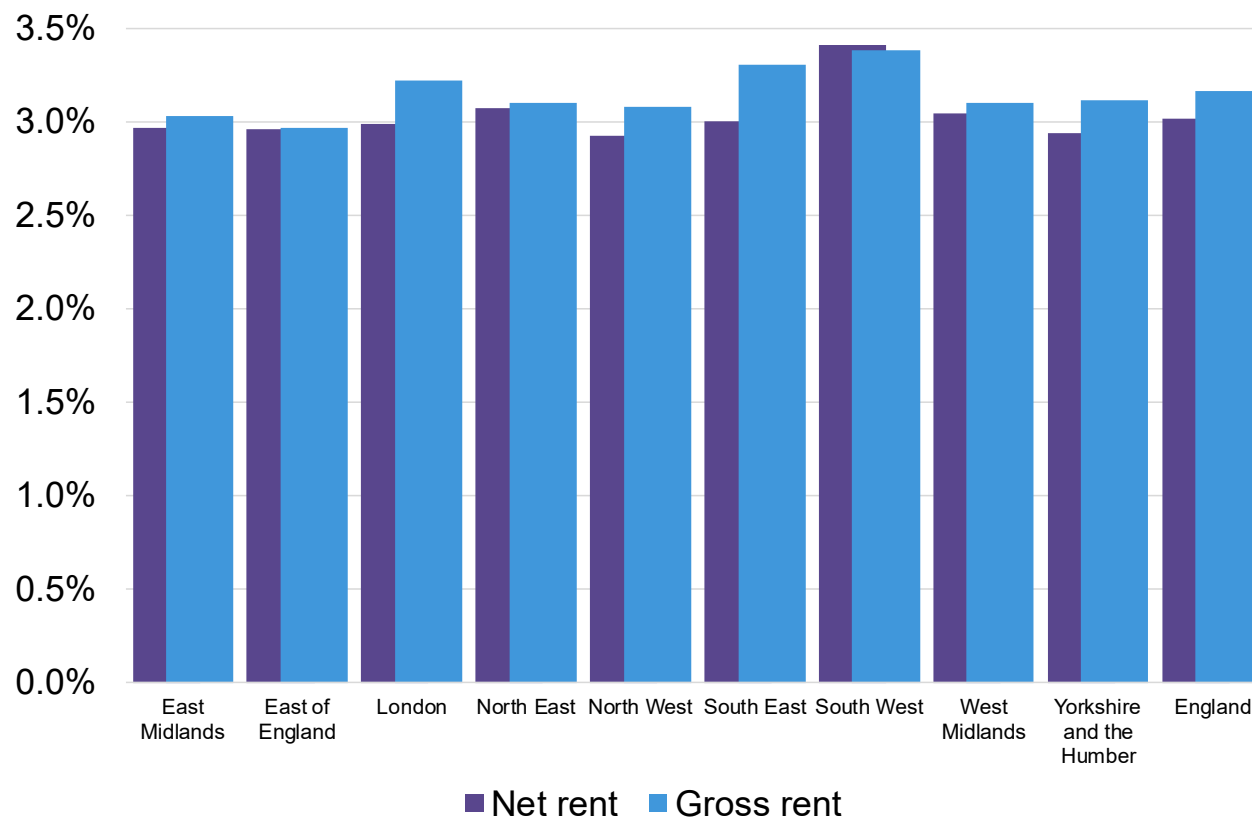
2026

Weekly general needs (social rent) net and gross rents increased, on average, by 3.0% and 3.2% respectively from 2025 values.

The average weekly net rent increase was £3.57 in England but exceeded £4.00 in London and the South East.

Regional changes in weekly gross rent values were close to the 3.2% England average, varying from 3.0% to 3.4%.

General needs (social rent) rent change (%) 2025 to 2026



Increases in average weekly general needs net and gross rent were similar across the country. For most regions, increases in gross rents were greater than or equal to increases in net rents. The regions with bigger differences between increases in net and gross rents saw higher than average increases in service charges between 2025 and 2026. For example, the average service charge in the South East increased by 9.6% between years, resulting in a higher increase in gross rents versus net rents (3.3% and 3.0% respectively).

Year-on-year changes in service charge values varied more across regions than net and gross rents. Four regions saw an increase in service charges of 5.0% or more since 2025, with the highest increase in the South East. Between 2025 and 2026, the East Midlands, East of England and South West regions saw increases in service charges of less than 2.0% (representing a value change of between £0.12 and £0.14).

T2.3
T2.4



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

General needs (social rent) net rent by size



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2026

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

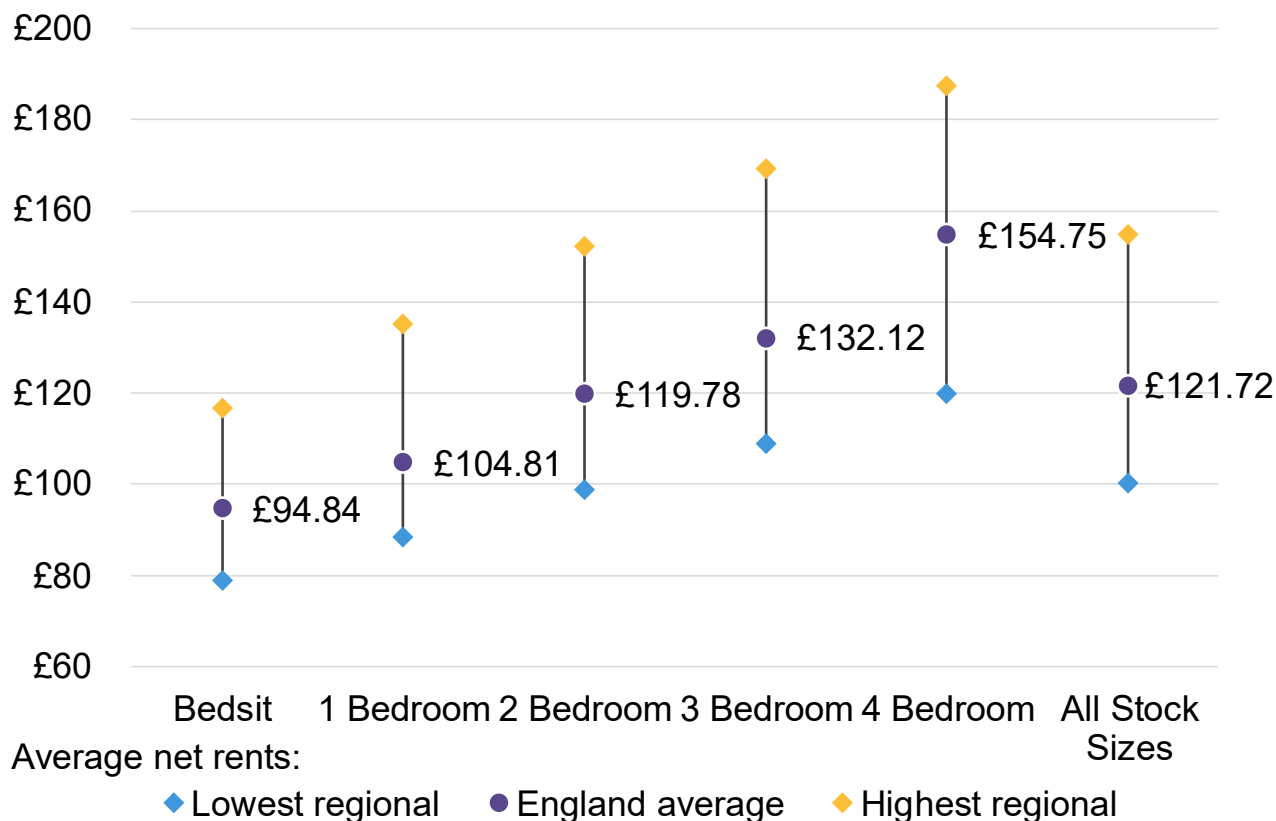
The range for two bedroom units average weekly net rent is the closest to the national average range.

95.1% of units have one, two or three bedrooms. One and two bedroom units each account for over a third of all units.

Between 2025 and 2026, average weekly general needs net rents increased across all bedsizes.

The increase was smallest for bedsits (2.7%) whereas the largest increase in net rents was for units with four bedrooms (3.2%). However, caution should be applied as bedsits represent less than 1.0% of general needs social rental stock.

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



Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: non-self-contained units, five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release.

Note that the values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

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

T2.5

General needs (social rent) net rent by LA



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2026

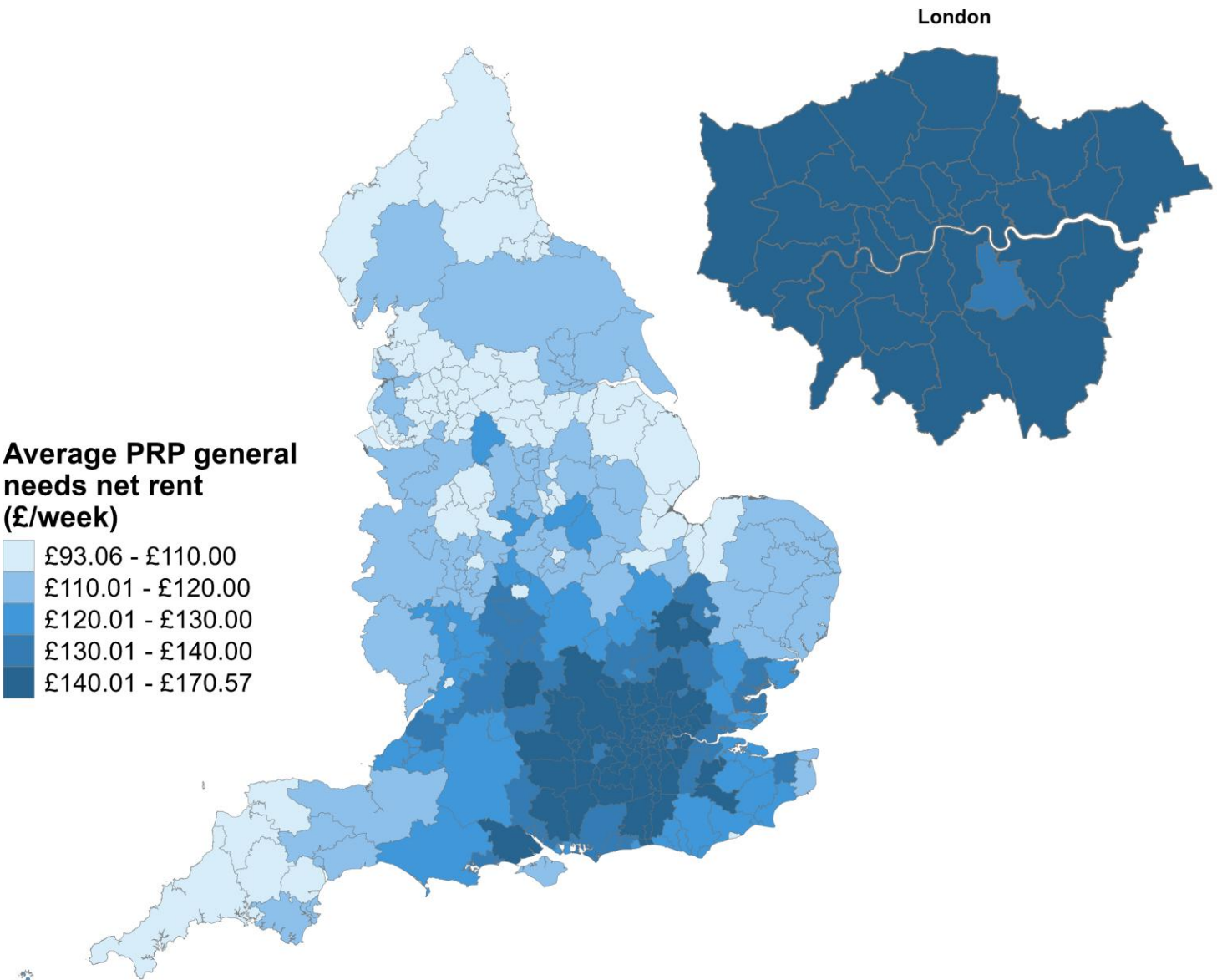
London and the South East have the highest average general needs (social rent) net rents in England, reflecting the higher private rent rates in these areas.

As in the last five years, Camden has the highest LA level net rent in 2026 of £170.57 per week. Wokingham continues to have the highest net rent outside of London of £165.85.

In 2026, the lowest LA level weekly net rent is in Pendle in the North West (£93.06 per week).

Average PRP general needs net rent (£/week)

£93.06 - £110.00
£110.01 - £120.00
£120.01 - £130.00
£130.01 - £140.00
£140.01 - £170.57



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

Supported housing (social rent) net rents



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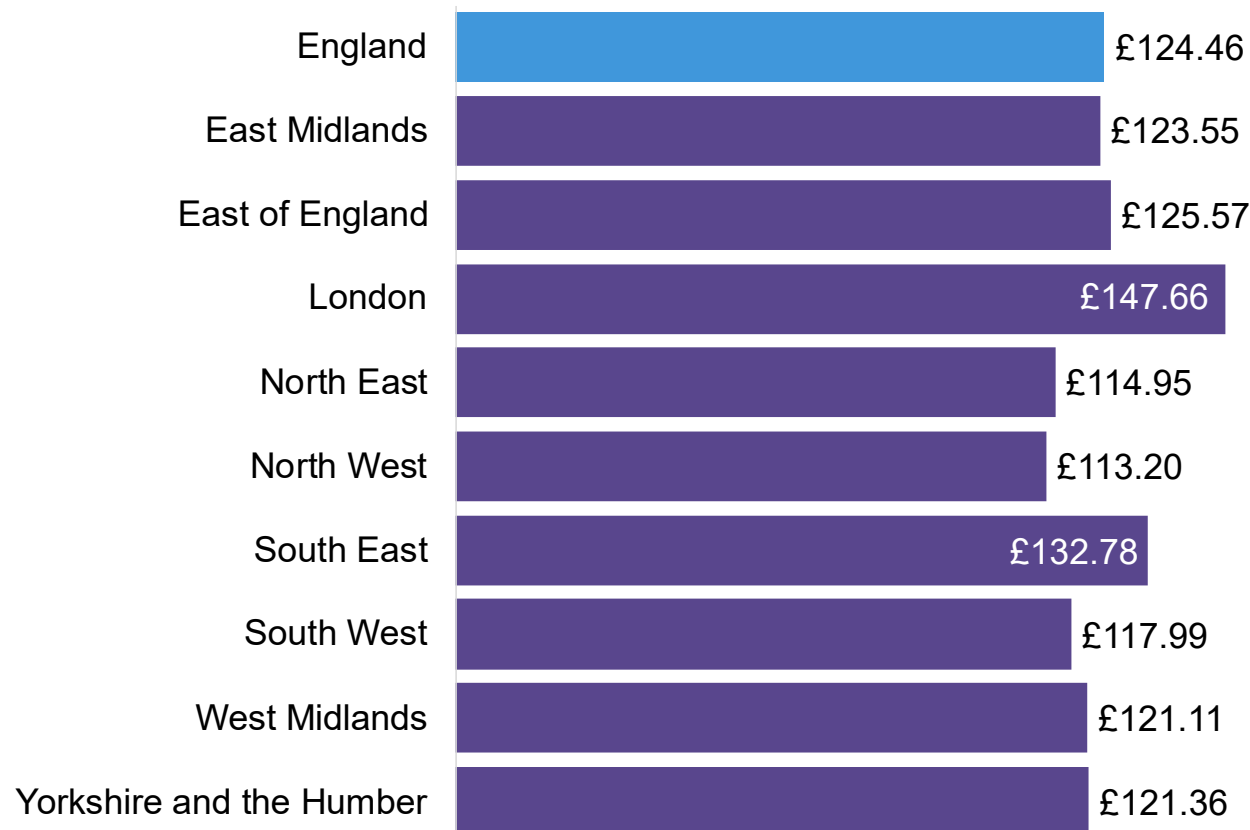
2026

In 2026, the average supported housing (social rent) net rent in England is £124.46 per week.

Six regions have average weekly net rents below the England average. Only London, the South East and East of England are higher.

Average weekly net rent is highest in London (£147.66). This is 29.0% above the lowest net rent of £113.20 in the North West.

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



These regional totals suppress variation within each region and between PRPs within each region.

Variation in rents below the regional levels presented will reflect variations in business models as well as differences in types of properties operated, for example, the mix between houses and flats. This variation is amplified in supported housing, as, in addition, the needs of different client groups vary between and within areas.

Between 2025 and 2026, average weekly supported housing net rents increased by 4.4% in England. Two regions, the East Midlands and West Midlands, saw an increase greater than 5.0%. The lowest regional increase in percentage terms was 3.5%, seen in both the North East and North West.

Caution should be employed when comparing rent values for supported housing units with those for general needs. Differences in the rent setting rules, the service offerings provided, and the client groups may mean that units are not strictly comparable.

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

T2.7

Supported housing (social rent) gross rents



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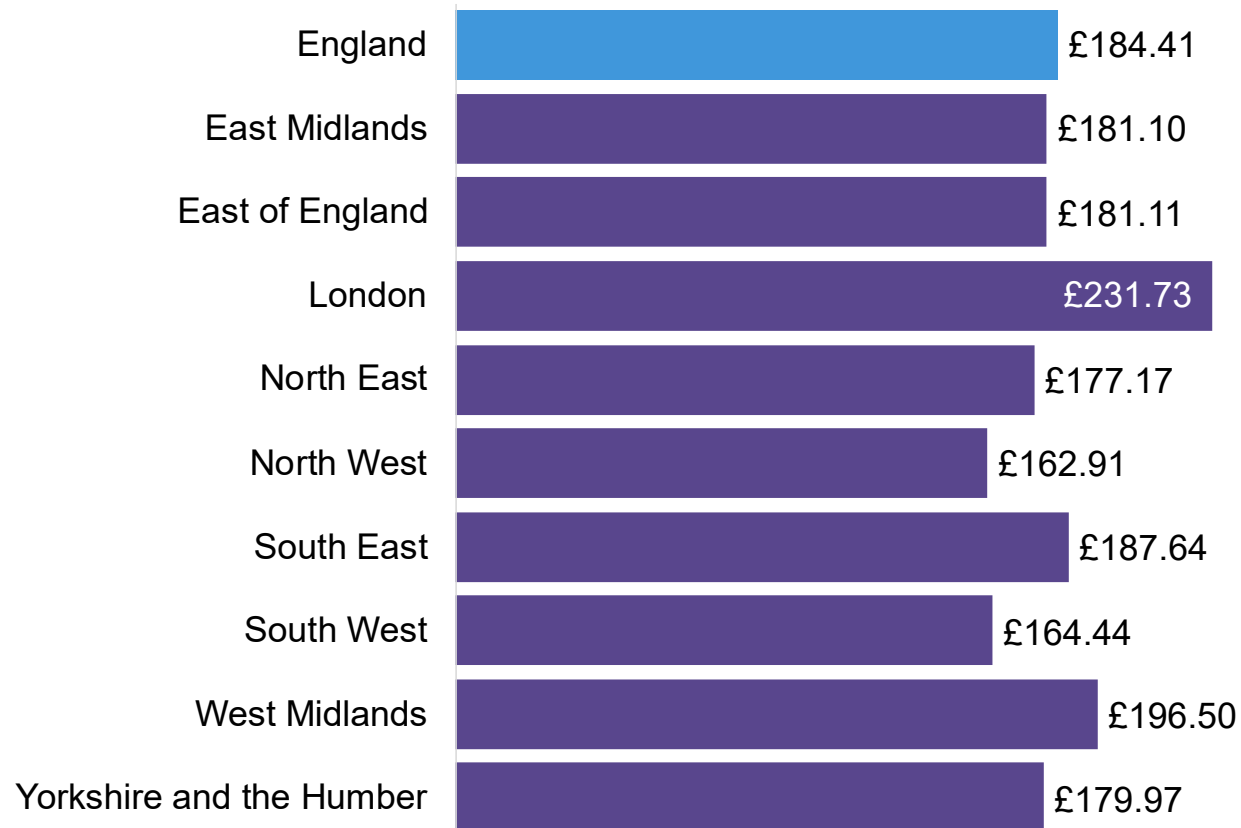
2026

The average supported housing (social rent) gross rent in England is £184.41 per week.

The average weekly universal credit/ housing benefit eligible service charge is £62.95.

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

PRP supported housing (social rent) gross rents by region (£/ week)



Service charges for supported housing vary significantly between PRPs and across properties, depending on the nature and level of services provided.

The proportion of supported housing units that have some level of universal credit/ housing benefit eligible service charge (95%) is greater than for general needs units (63%). This means the impact of service charge increases is more noticeable on gross rents for supported housing than for general needs.

Average supported housing service charges are lowest in the South West at £47.89. They are highest in London at £91.55. In 2026, the highest supported housing service charges outside of London are in the West Midlands, at £77.77. Regional variations are likely to be heavily influenced by the costs associated with support provision, including labour costs.

⚠ Average gross rents are not calculated by adding the average net rent and average service charge together. See **technical notes** for more information.

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

T2.7

Supported housing (social rent) change



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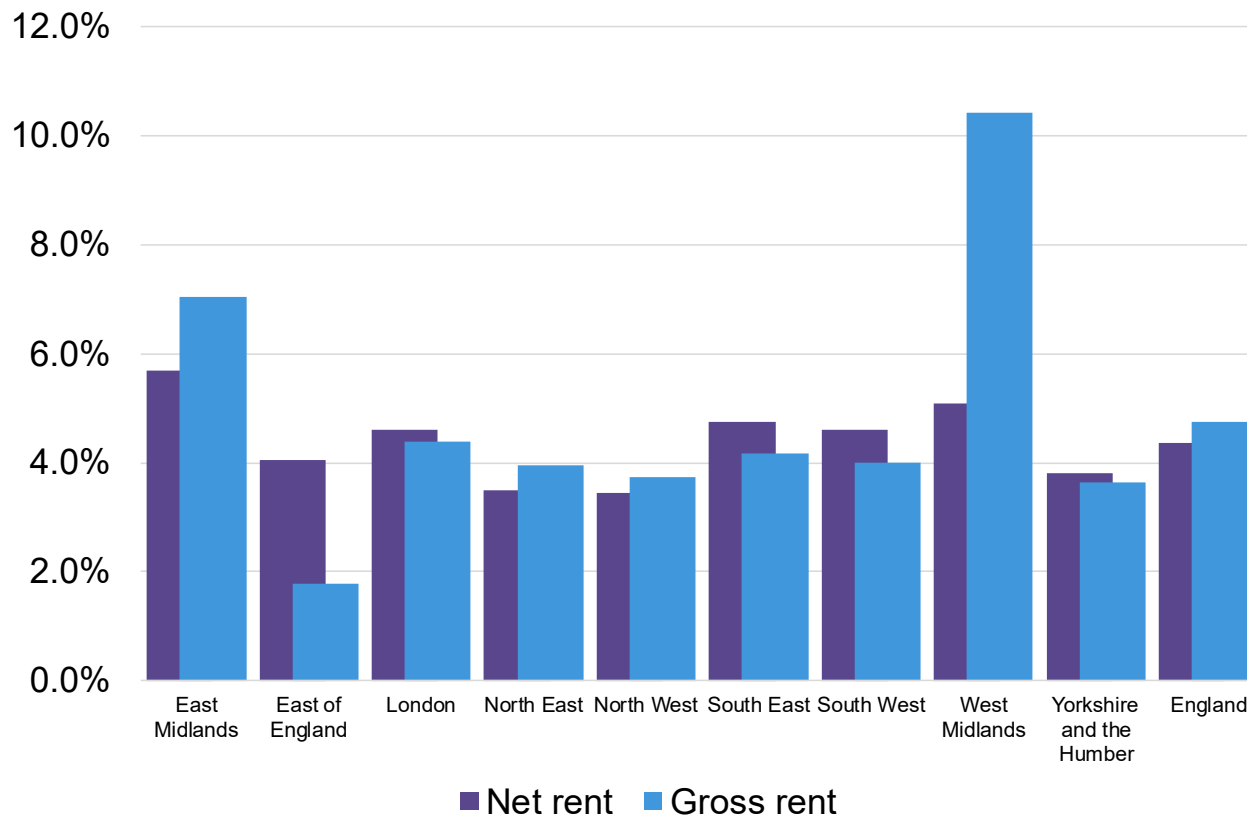


2026

Supported housing (social rent) net rents increased by 4.4% between 2025 and 2026, while average gross rents increased across all regions by an average of 4.7%.

Large regional variations exist in the percentage gross rent changes with the lowest being 1.8% in the East of England and the largest being 10.4% in the West Midlands.

Supported housing (social rent) rent change (%) 2025 to 2026



It should be noted that substantial regional differences in the cost of delivering services, driven in part by wage costs, will be having a large impact on changes in service charges between years.

Further analysis of year-on-year changes to gross rents in the East of England and West Midlands suggests that a small number of providers are having a large impact on the figures. For the East of England, excluding the top three PRPs reporting reductions in gross rents results in an average service charge increase of 3.8% year-on-year. Two of these PRPs fell below the 1,000 unit threshold prior to 31 March, so did not supply LA level supported housing rents in 2026. In the West Midlands, excluding one new large PRP reduces the increase in gross rents to 4.1%.

It should be noted that service charge rates can vary substantially between providers even within the same region and will be heavily influenced by the different client groups being served by each provider.

T2.8
T2.9



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

Supported housing net rent by size



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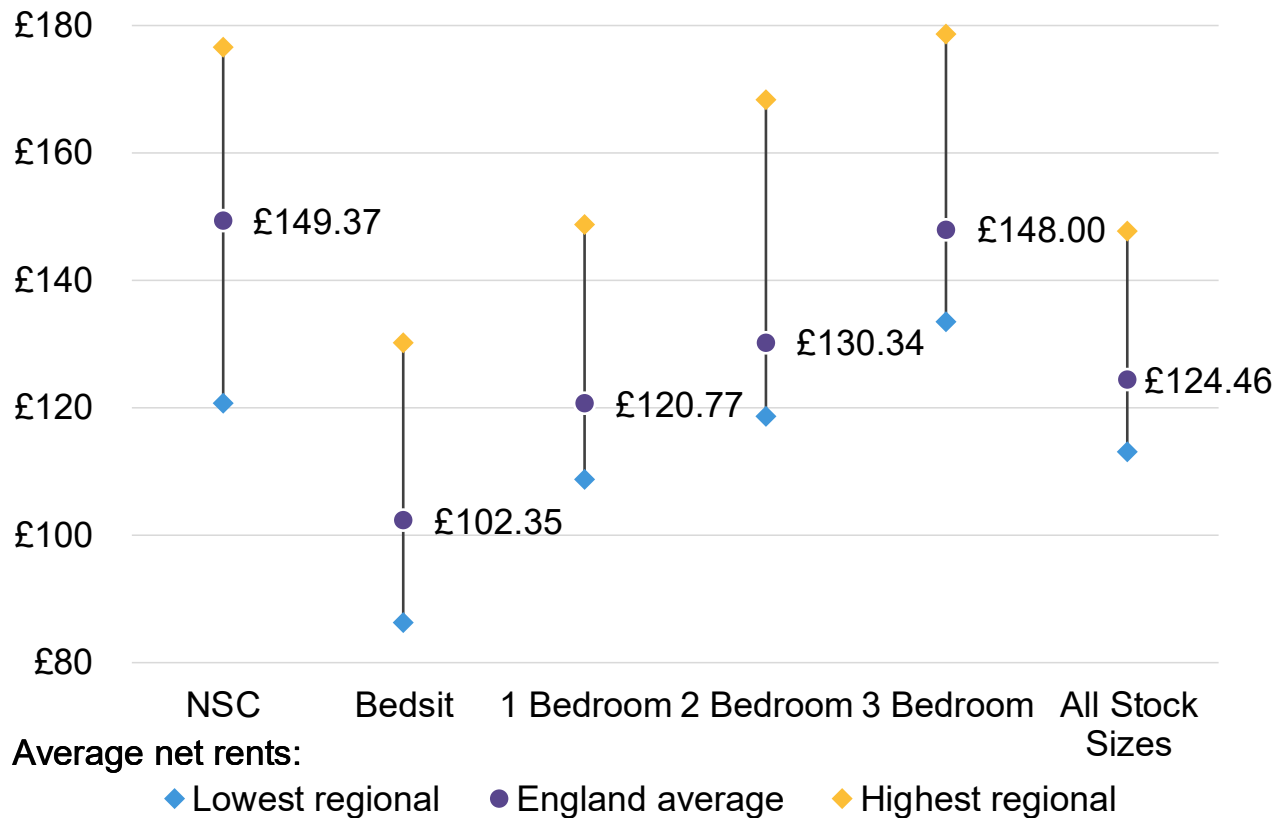


2026

Non-self-contained units have the largest range of average net rents at regional level with a spread of £55.95 between the highest (East Midlands) and the lowest (West Midlands).

Smaller units make up the majority of supported housing stock. Non-self-contained, bedsit, and one bedroom units account for 84.7% of all units. In contrast, they account for just under a quarter of general needs stock.

Supported housing (social rent) range of net rents by size (£/ week)



The average net rent for non-self-contained units (NSC) is £149.37, 20.0% above the England average for all stock sizes (£124.46).

It is likely that NSC rents are higher than those for some self-contained units due to the highly specialised nature of these units. This will also mean that many of these units have an exception from the requirements of the rent policy statement.

! Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The only size category suppressed in this chart is four or more bedrooms. Data for this size categories is provided in the data tables document accompanying this release.

Note that the values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

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

T2.10

Supported housing (social rent) net rent by LA



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2026

SH by LA

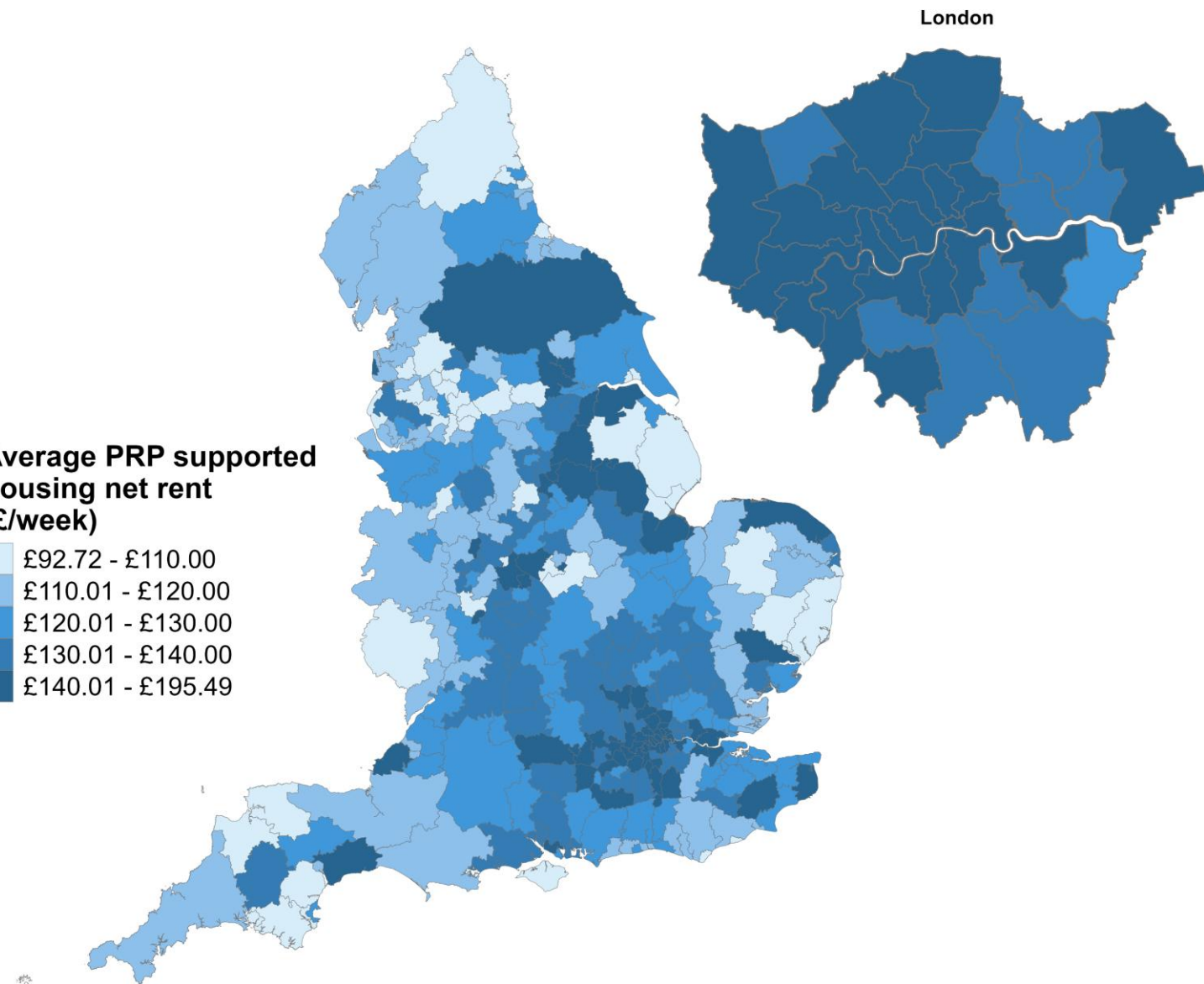
There is comparatively more variation in average supported housing net rent (social rent) by LA area than with general needs stock, possibly reflecting the wider range of services offered.

As in 2025, North Kesteven is the LA with the highest level of net rent (£195.49 per week), 57.1% higher than the England average.

Hastings continues to be the LA with the lowest level of net rent at £92.72. Seven other LA areas have a supported housing net rent level below £100.00 per week in 2026.

Average PRP supported housing net rent (£/week)

£92.72 - £110.00
£110.01 - £120.00
£120.01 - £130.00
£130.01 - £140.00
£140.01 - £195.49



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

Net and gross social rent change 2016-2026



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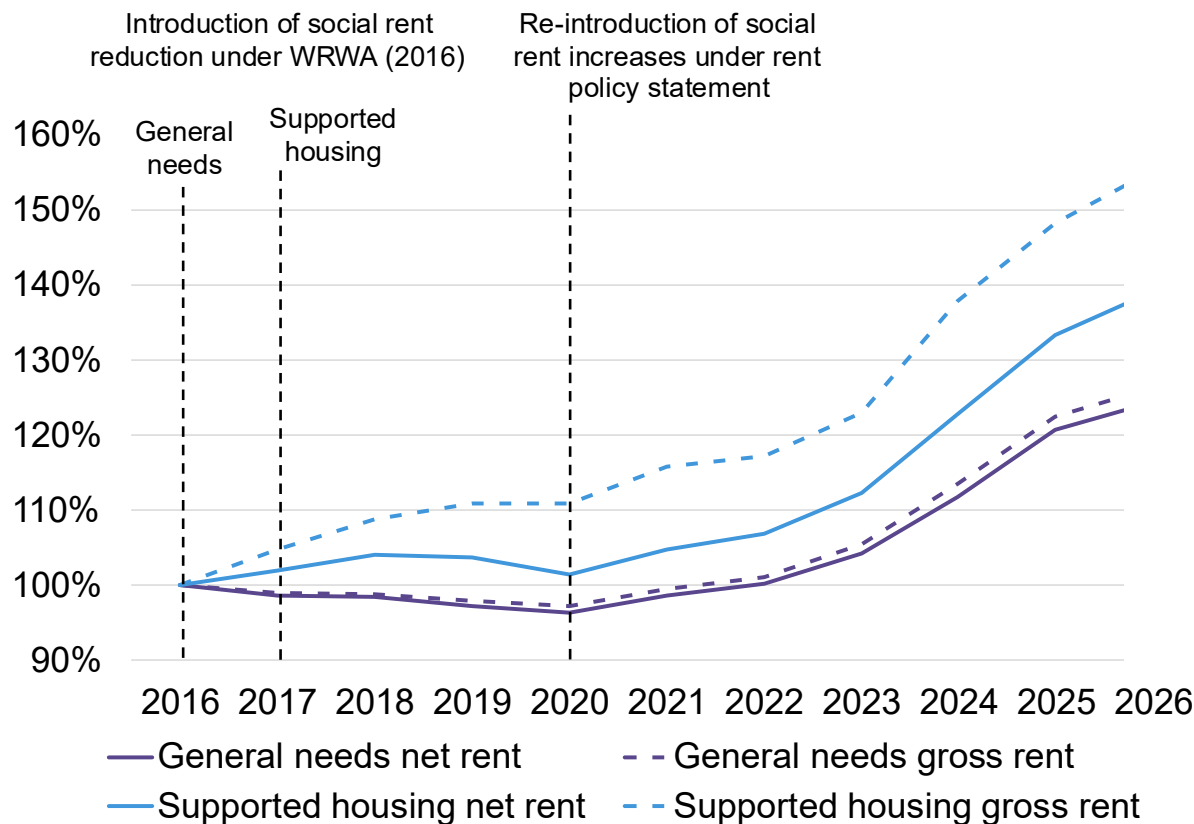


2026

General needs net rents decreased 3.7% between 2016 and 2020 (the period of the WRWA coverage). By 2022, rents had risen back to 2016 levels. Since then, rents increased further to 24.4% above 2016 levels.

Supported housing net rents fell slightly between 2017 and 2020 (the period of the WRWA coverage). 2026 net rents are now 39.2% above 2016 levels.

Indexed net and gross rent change 2016 to 2026 (2016=100)



The Welfare Reform and Work Act (2016) (WRWA) introduced a period of rent reductions for social rented properties. This was in force between 2016 and 2020 for general needs units and 2017 and 2020 for supported housing units. For more details, see previous releases.

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

Supported housing average gross rents have seen a far greater percentage increase since 2016 (55.3%) compared to net rents (39.2%). This is partly due to average service charges increasing since 2016, compounded by an increase in the number of units attracting a service charge (from 90% of units in 2016 to 95% in 2025).

⚠ Average gross rents are not calculated by adding the average net rent and average service charge together. See technical notes for more information.

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

T2.17

Net and formula rent change



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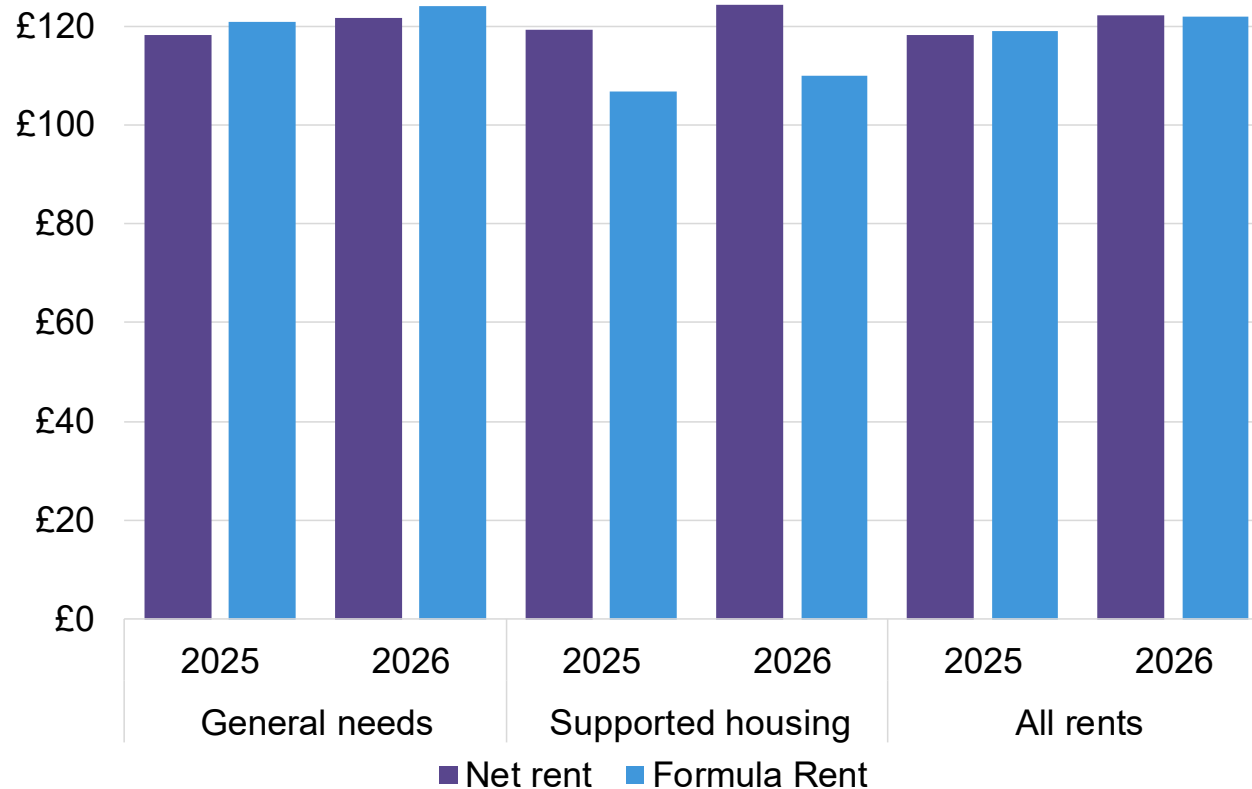


2026

General needs net rent increased by 3.0% in 2026, while general needs formula rent increased by 2.6%. Net rent remained below formula rent, as in 2024 and 2025.

Supported housing net rent increased by 4.4% in 2026, while supported housing formula rent increased by 2.8%. This resulted in the net rents being £14.60 higher than formula rent (they were £12.43 higher in 2025).

Net and formula rent change 2025 to 2026



A key driver in net rents rising faster than formula rents will be re-let activity. New lettings will typically have rents set at or around formula rent. This will be closing the gap between net and formula rents that had opened up during the period that rent caps were in place due to formula rent continuing to rise by CPI+1%.

Average supported housing net rents are 13.3% above average formula rents. Whilst this is higher than the flexibility provided in the Policy Statement on Rent that allows net rents to be 10% higher than the formula rent level, this does not inherently indicate non-compliance by providers as some units may have exceptions under the rent policy.

8.7% of supported housing units have an exception from the Policy Statement and this will be having a greater effect on the average net rents than with general needs units where only 0.3% of units have exceptions. Units with exceptions are likely to attract higher rents due to the client groups served and these outliers will be skewing the averages.

T2.19



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



Average gross rents are not calculated by adding the average net rent and average service charge together. See technical notes for more information.

Affordable Rent general needs gross rent



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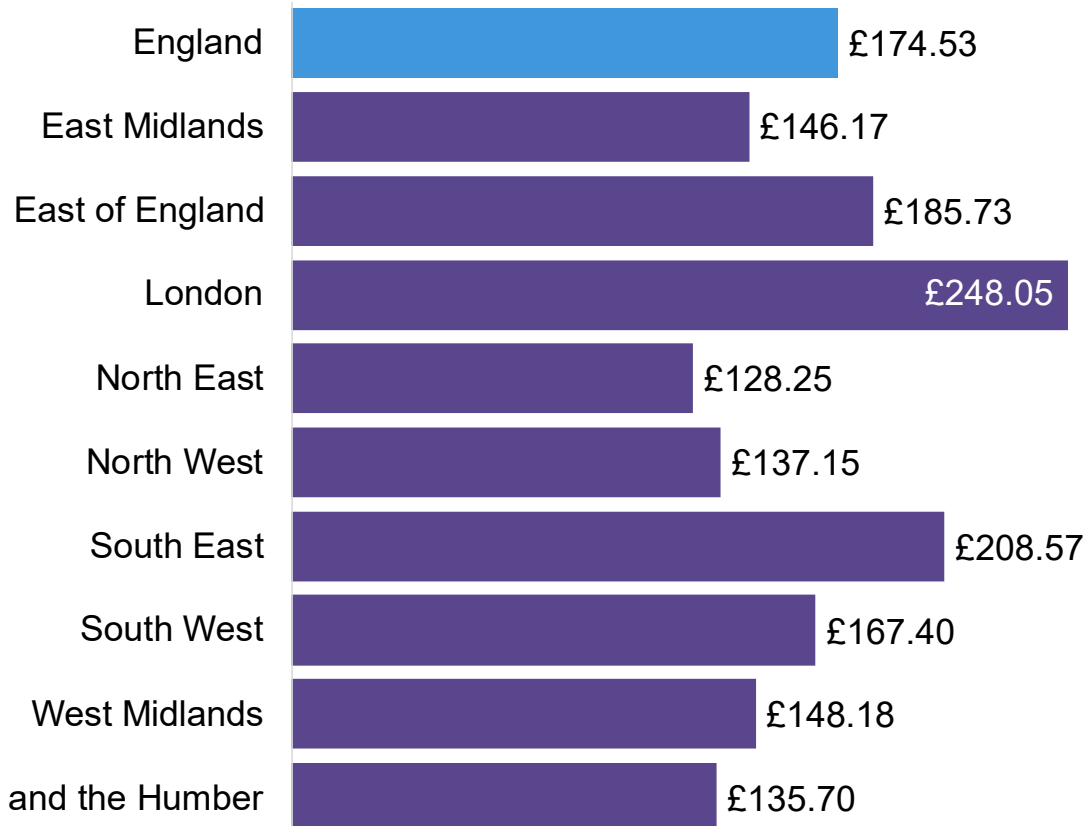


2026

The average weekly gross rent for Affordable Rent general needs units in England is £174.53 in 2026.

Gross rents in London (£248.05) are over £100 higher than the average rent in all regions except for the East of England, the South East and the South West.

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



Affordable Rent rates are set with regard to local market rents. This will be the primary driver for the large variation in average rent levels between regions.

Affordable Rent units are made available by providers, to households that are eligible for social rented housing, at a rent level of no more than 80% of the market rent of an equivalent property, inclusive of service charges *.

Affordable Rent units cover both newly built homes (with or without grant input) and conversions from existing social rented units to Affordable Rent units (see technical notes for more information).



* London Affordable Rent is included here and set differently. See glossary for more information.



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

T2.12

Affordable Rent general needs change



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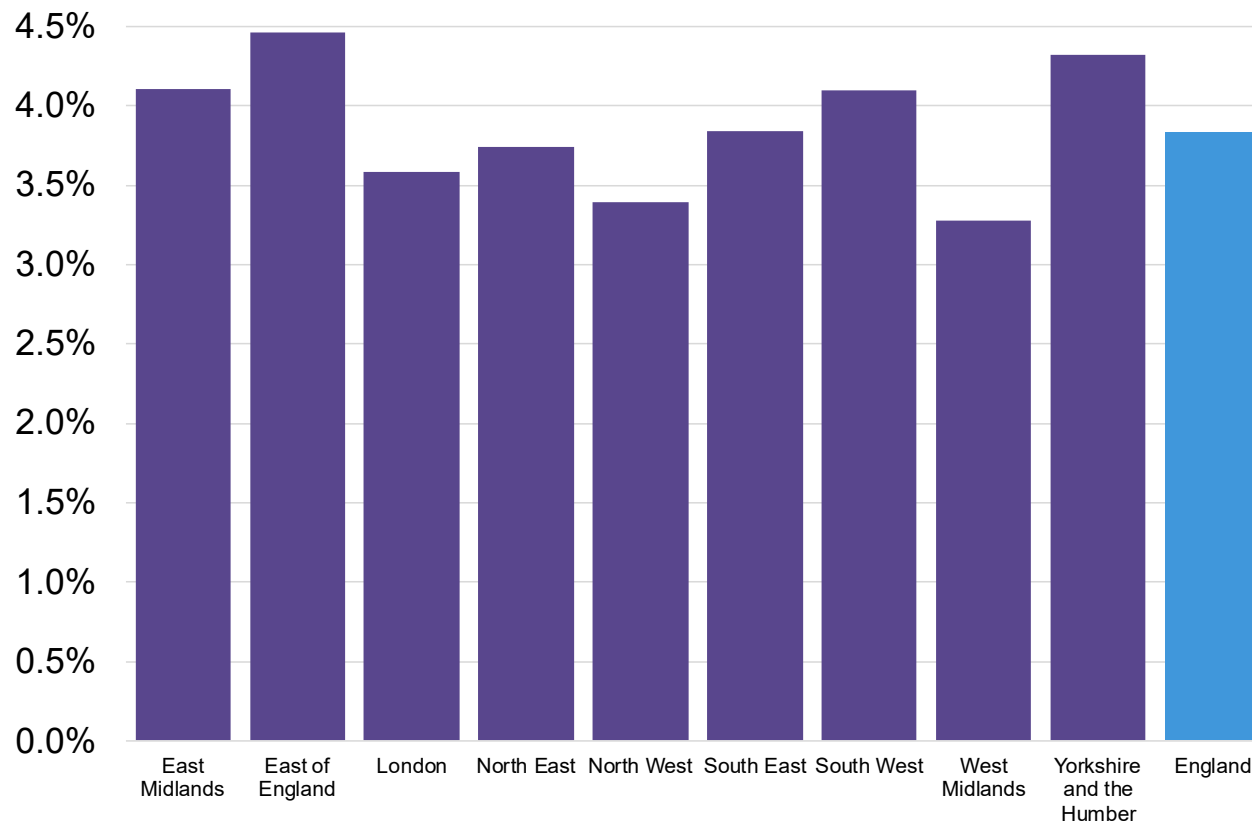


2026

Affordable Rent general needs gross rents in England increased by 3.8% between 2025 and 2026.

The largest percentage increase (4.5%) was seen in the East of England. The region also saw the second largest value increase at £7.93, after London at £8.59.

Affordable Rent general needs gross rent change (%) 2025 to 2026



In 2026, the difference between the lowest and highest increase in gross rents was 1.2%. The West Midlands saw the smallest percentage point increase of 3.3%. Caution should be taken when comparing changes to Affordable Rent units in London to other regions as rents are set differently.

The supply of new Affordable Rent units will have an impact on year-on-year rent changes. New units will be at rents established at up to 80% of the current market rent of an equivalent property, inclusive of service charges.

! Due to the property-specific nature of the rent setting rules for Affordable Rent units (which also govern rent-setting when units are re-let), users of this report should exercise caution when looking at average changes in rent levels between years. While PRPs are allowed to set rents at up to 80% of market rent of an equivalent property, they are not obliged to use this maximum level (see also London Affordable Rent in glossary).

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

T2.13

Affordable Rent supported housing gross rent



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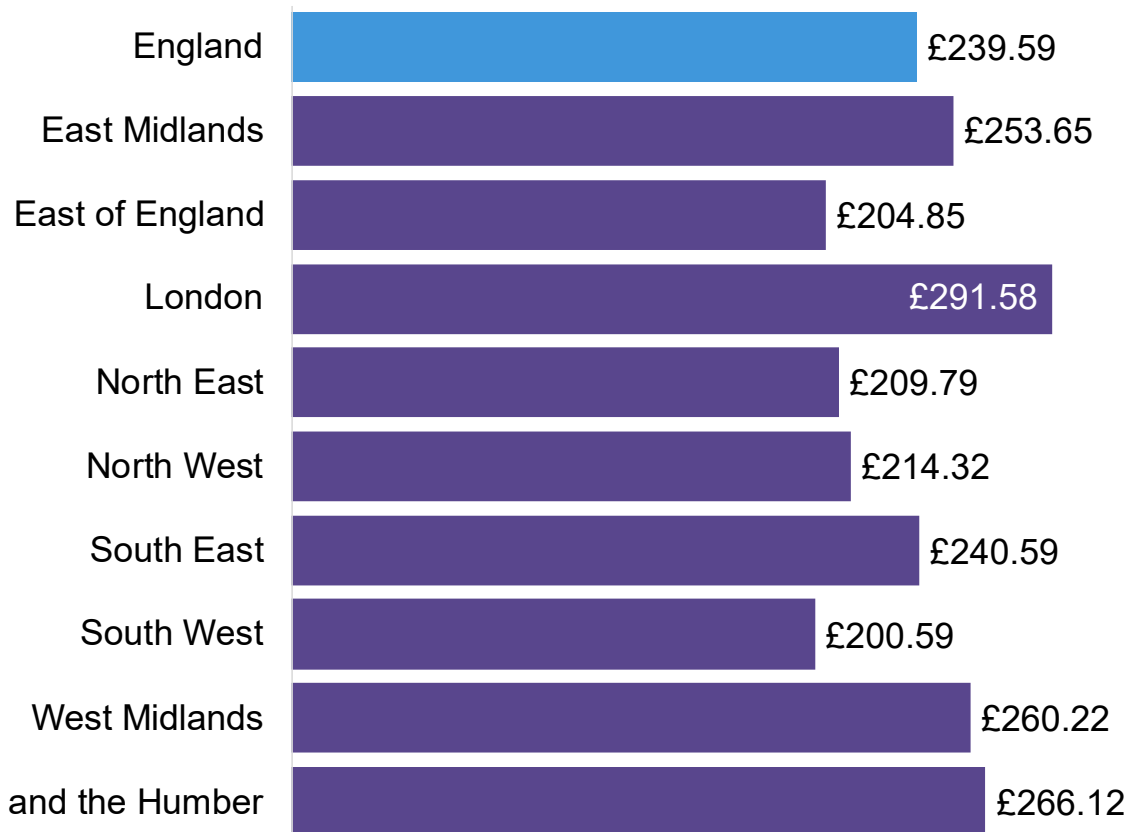


2026

The average weekly gross rent for Affordable Rent supported housing units in England is £239.59 in 2026.

Four regions have gross rents exceeding £250 this year, compared to just London and Yorkshire and the Humber in 2025.

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



Affordable Rent supported housing units in England account for only 4.7% of all Affordable Rent units and only 0.7% of all low cost rental units.

For most of these units, the gross rents are likely to include some level of service charge based on client needs.

Analysis of year-on-year changes for Affordable Rent supported housing is considered unreliable due to the low volume of stock and is not presented here.

For further information on Affordable Rent stock levels, please see the Private registered provider social housing stock in England - stock profile.

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

Comparison with private rental sector



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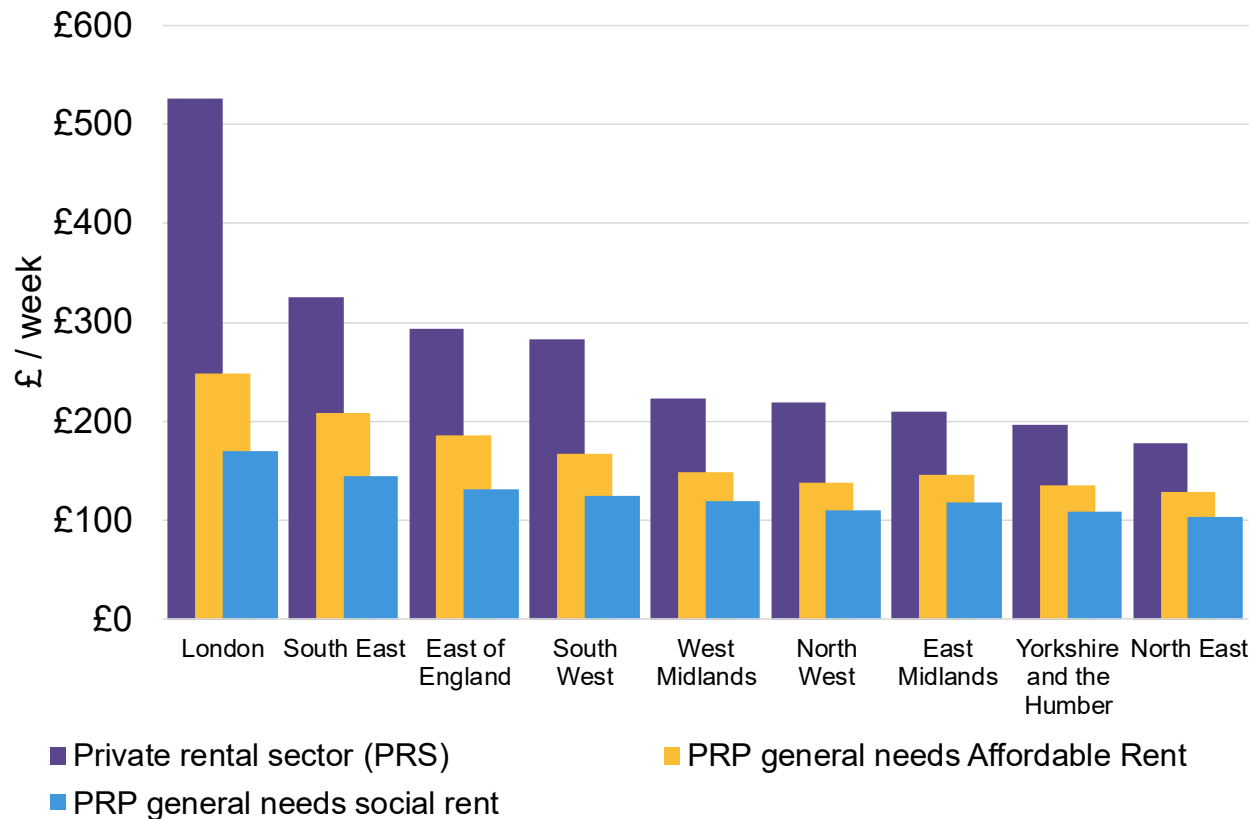


2026

London remains the region where the difference between the average private sector rent (£526.15) and the average gross rent for Affordable Rent general needs (£248.05) is greatest.

Rents in the North East are closest to market rents, with general needs social rent gross rents at 57.7% of market rent and Affordable Rent general needs at 72.0% of market rent.

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



In England, gross social rent (£128.09) is on average 38.7% of average private sector rent (£330.92).

General needs social rent gross rents range from 32.2% (London) to 57.7% (North East) of private sector rents. General needs Affordable Rent gross rents range from 47.1% (London) to 72.0% (North East) of private sector rents.

England's market rent increased by 3.5% since 2025, which is in between the increase of social gross rent (3.0%) and Affordable Rent (3.8%). Growth in private sector rents has varied across regions between 2025 and 2026, ranging from 1.6% in London to 6.5% in the North East.



Weekly mean private rental sector (PRS) rents derived from ONS Price Index of Private Rents (August 2026 release).

General needs social rent gross rents based on data for large PRPs only excluding Affordable Rent units.

Affordable Rent general needs gross rents based on data for all PRPs with Affordable Rent stock.

Gross rents used for all values to enable comparability.

T2.16

Private rental sector trend comparison



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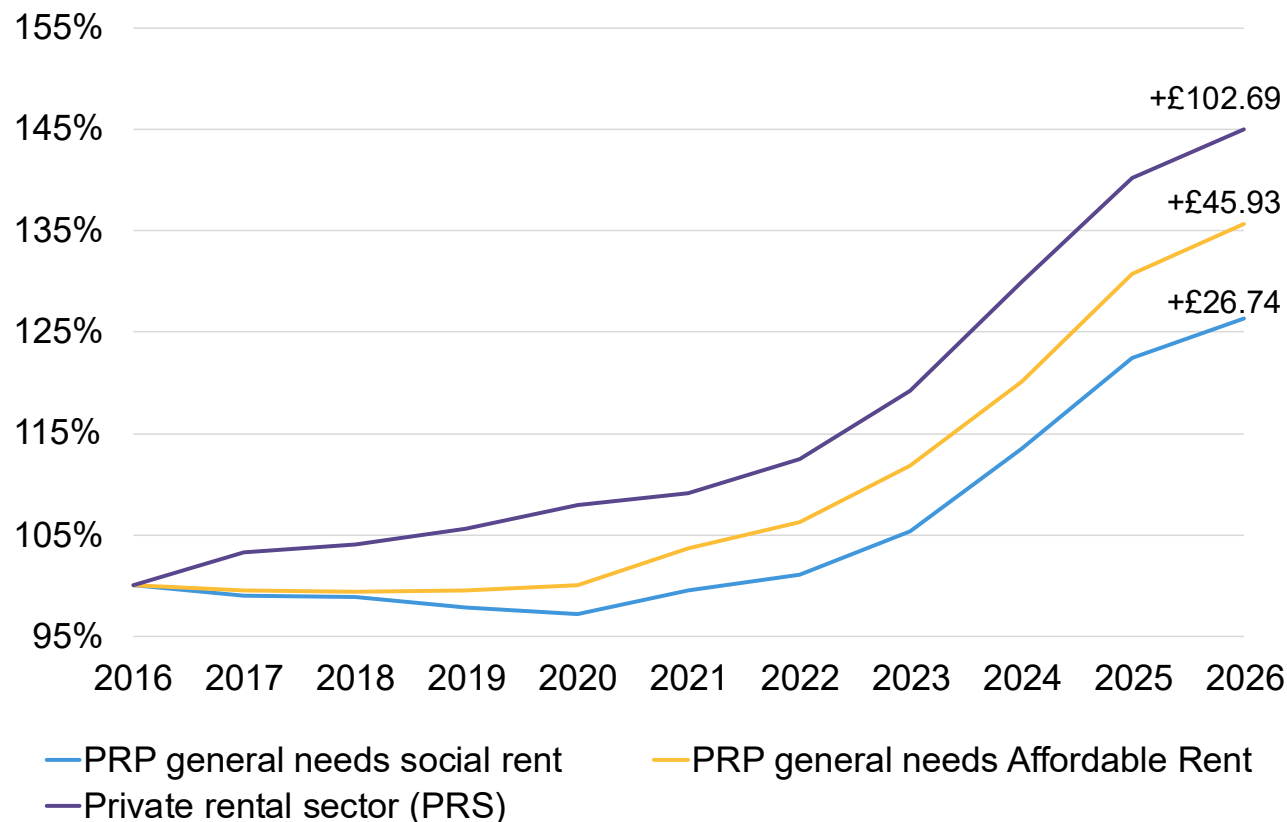


2026

Average weekly PRS rents have increased by 45.0% since 2016 (from £228.23 per week to £330.92 per week). This is an increase of £102.69 per week.

Average weekly general needs social rent gross rents have increased by 26.4% since 2016 (from £101.35 per week to £128.09 per week). This is an increase of £26.74 per week.

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



There has been an overall increase in both private rental sector (PRS) and PRP average gross rents since 2016. However, the rate of increase in PRS average rents is higher both in percentage and actual terms (+45.0% or +£102.69) than that of PRP general needs social rent (+26.4% or +£26.74) and PRP Affordable Rent (+35.7% or +£45.93).

PRS year-on-year rent changes are impacted by supply and demand and other external influences more readily than PRP rent changes, which are governed by the prevailing rent policy. However, Affordable Rent will also be affected by the PRS rent changes as PRPs are allowed to set rents at up to 80% of market rent of an equivalent property.



Weekly mean private rental sector (PRS) rents derived from ONS Price Index of Private Rents (August 2026 release).

General needs social rent gross rents based on data for large PRPs only excluding Affordable Rent units.

Affordable Rent general needs gross rents based on data for all PRPs with Affordable Rent stock.

Gross rents used for all values to enable comparability.

T2.18

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).

Data coverage

The rent and service charge data presented in these statistics are for low cost rental housing that is owned by PRPs on 31 March.

General needs and supported housing (including housing for older people) rent and service charge figures for stock considered 'social rent' in this release are calculated using data supplied by large PRPs (those owning 1,000 or more units of social housing) only. PRPs with fewer than 1,000 units are not required to submit detailed rent data on these units only aggregate average weekly values.

Rent data for Affordable Rent stock are required from all PRPs regardless of their total stock ownership.



Notes – glossary of terms

Affordable Rent

Affordable Rent homes are those made available (to households eligible for low cost rental housing) at a rent level of no more than 80% (inclusive of service charges) of local market rents. Affordable Rent homes can be either newly built, acquired from other PRPs or converted from existing low cost rented homes, but only where they form part of an agreement with Homes England or the Greater London Authority. They can be either general needs or supported housing. See also London Affordable Rent.

Average service charges and gross rents

The average service charges presented in the rent sections relate only to the stock where there is a Universal Credit or Housing Benefit eligible service charge present. Therefore, zero service charges are excluded from this calculation. However, gross rents presented in this briefing note do include stock without a service charge. Because of this, the sum of the average net rent and average service charge will not equal the average gross rent.

Formula Rent

Formula rent is used in the setting of social rent levels to ensure a consistent approach across similar properties and locations. Providers letting social rent properties will generally be expected to set rent levels relative to the formula rent for the property. Further details on formula rent, the calculation method and exceptions to rent setting rules can be found in the Policy Statement on Rents for Social Housing.

General needs housing

General needs housing covers the bulk of housing stock for rent. It includes both self-contained units and non-self-contained bedspaces. General needs housing is stock that is not designated for specific client groups.

Housing for older people

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

London Affordable Rent

London Affordable Rent (LAR), was introduced in 2016 by the Mayor of London. LAR units are Affordable Rent units in London let at or below the weekly rent benchmarks set by the GLA. They are included in Affordable Rent figures in the SDR collection. For more information see [Homes for Londoners: Affordable Homes Programme](#).



Notes – glossary of terms

Low cost rental accommodation

The term low cost rental is used in these statistics to denote any stock which meets the definition of low cost rental accommodation in the Housing and Regeneration Act 2008. It must be available for rent, with a rent below market value, and in accordance with the rules designed to ensure that it is made available to people whose needs are not adequately served by the commercial housing market.

Non-self-contained unit (bedspace)

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, house in multiple occupation or similar entity) which is/ are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities. When counting non-self-contained units, PRPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. All non-self-contained units are recorded in the SDR as bedspaces.

Owned stock

A PRP owns property when it: (a) holds the freehold title or a leasehold interest (of any length) in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord). No non-residential properties should be reported in the SDR. In earlier data collections (RSR), a minimum period of lease (21 years) was stated. Stock held on shorter leases will have been counted as stock managed but not owned in these earlier collections.

Private registered providers (PRPs)

PRPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and are not local authorities. This is the definition of PRP in the Housing and Regeneration Act 2008. For the purposes of the SDR release large PRPs are those that own 1,000 or more social housing units/ bedspaces and that complete the 'long SDR form' and small PRPs are PRPs that own fewer than 1,000 social housing units/ bedspaces and that complete the 'short SDR form'.

Rent Policy Statement

The Rent Policy Statement refers to the Government Policy Statement on Rents for Social Housing (issued in 2020 and updated in December 2022). This was the primary set of rules covering definition of stock types and the setting of rents for social housing, please see www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020 . Note that the Policy Statement linked on this page has been formally withdrawn and replaced with a new version which came into effect 1 April 2026. As the rents data reported on in this publication relates to the period before 1 April 2026, the prior version that applied at the time has been linked.

Notes – glossary of terms



Regulator of
Social Housing



2026

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)

Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. See <https://www.legislation.gov.uk/ukpga/2008/17/part/2/chapter/1/crossheading/social-housing>

Social rent

In these statistics, social rent refers to all low cost rental units that are general needs or supported housing (excluding Affordable Rent and intermediate rent units). This includes units with exceptions from the Rent Standard.

Social stock

Social stock is used in these statistics to denote the total number of low cost rental and low cost home ownership units. Social stock figures do not include social leasehold units or any other stock type. Total social stock figures represent the number of self-contained units and bedspaces.

Notes – glossary of terms and version history



Regulator of
Social Housing



2026

Supported housing

Units can only be classified as supported housing if they meet the definition of supported housing specified in the Rent Policy Statement. The fact that a tenant receives support services in their home does not make it supported housing.

WRWA

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

Version history

1.0 – October 2026 – Original release



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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.