



Homes &  
Communities  
Agency

The Social Housing Regulator

# STATISTICAL RELEASE

## Statistical Data Return 2012/13

August 2013  
(Version 1.1 - Revised February 2014)

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## 1.0 Summary

### Key data points

- Private registered providers of social housing (PRPs) reported 2,634,917 units/bedspaces owned at 31 March 2013, a 1.9% increase on the total for 2012. See Table 1.
- PRPs reported a total of 2,753,701 units/bedspaces managed (including management of properties owned by themselves, local authorities and other PRPs), a 3.7% increase on the total for 2012. See Table 3.
- The majority of PRPs are small, owning under 1,000 units/bedspaces but collectively these account for 4.2% of stock owned. PRPs owning over 10,000 units represent just 4.9% of PRPs but own 52.8% of stock within the sector. See Figure 1.
- The English region with the highest volume of PRP social housing stock is the North West (19.6% of total), with the East Midlands having the least (5.6%). See Table 5.
- 1.4% (27,551 units/bedspaces) of PRP general needs stock was vacant at 31 March 2013. This is unchanged from the 2012 proportion of stock (also 1.4%). Vacant supported housing and housing for older people stock reduced from 4.4% in 2012 to 4.2% in 2013. See Table 7.
- In 2012/13, 25,821 new social rented units/bedspaces were built and 5,551 were purchased by large<sup>1</sup> PRPs. See Table 9.
- In 2012/13, a total of 6,223 social rented units/bedspaces were sold to tenants, 4,672 were demolished and 3,908 were disposed of for non-social housing use by large PRPs<sup>2</sup>. See Table 9.
- The average<sup>3</sup> net rent for general needs stock owned by large PRPs was £88.40 per week at 31 March 2013. This represented a 6.3% increase from 2012. The average gross rent (including any service charges eligible for Housing Benefit) was £91.67 per week. See Table 14.
- A total of 284 PRPs reported owning Affordable Rent stock, with a total of 39,594 Affordable Rent units owned at March 31, 2013. Of these 37,755 were general needs units. The remaining 1,839 were supported housing/housing for older people Affordable Rent units. See Table 21.
- The average net rent for Affordable Rent general needs stock was £112.61 per week at 31 March 2013. This represented a 3.2% increase from 2012. The average gross rent was £114.89 per week. See Table 22.
- At 31 March 2013, 1.1% of social rental stock owned by PRPs did not meet the Decent Homes Standard. This was a reduction from the previous year, where 1.9% did not meet the standard. See Table 26.
- A total of 21 for-profit providers submitted a Statistical Data Return, accounting for a total of 237 social units owned. See Table 2.

<sup>1</sup> Classed as providers owning >999 units of social housing, see Section 12: Glossary of Terms.

<sup>2</sup> Note: these figures do not represent the total inflow/outflow for the sector (see Section 5.0: Stock Flow for more details).

<sup>3</sup> All averages relating to rents in this statistical release are fully weighted averages for the appropriate geography and/or sub-group.

## 2.0 Introduction

- 2.1 This statistical release covers the data from the 2012/13 Statistical Data Return (SDR), an annual online survey completed by all English private registered providers of social housing (PRPs). It collected data on stock size, types, location and rents at 31 March 2013, and data on sales and acquisitions made between 1 April 2012 and 31 March 2013. For the 2012/13 SDR, an overall response rate of 89%<sup>4</sup> of PRPs was recorded, equating to a minimum coverage of 93% (and an estimated coverage of 95%) of PRP social housing stock.
- 2.2 Unless otherwise stated, all figures in this document refer to stock located in England.
- 2.3 In addition to the measures reported in the 2011/12 Statistical Release, the following have been added:
- Data on numbers of for-profit PRPs and stock held (see Section 3.0: Total Stock)
  - Data on mutual exchanges and evictions by PRPs (see Section 5.0: Stock Flow)
  - Data on general needs and supported housing/housing for older people rent by unit size (see Section 6.0: Rents)
  - Data on Affordable Rent rents by unit size (see Section 7.0: Affordable Rent)
  - Data on Affordable Rent rents over time (2011/12 to 2012/13) (see Section 7.0: Affordable Rents)
  - Data on PRP stock meeting Decent Homes Standard over time by region (2005/06 to 2012/13) (see Section 8.0: Decent Homes Standard).
- 2.4 For common definitions used throughout, please refer to the Glossary of Terms (Section 12), located at the end of the document.
- 2.5 This publication is available from the UK National Statistics Publication Hub<sup>5</sup> and the HCA website<sup>6</sup>. Alongside this note, the SDR dataset has been published. The full dataset for SDR 2012/13 is released as an Excel spreadsheet, allowing for easier and more flexible access to the data. This may also be accessed via the UK National Statistics Publication Hub<sup>5</sup> and the HCA website<sup>6</sup>.
- 2.6 The focus of this statistical release is on social housing that is owned and managed by PRPs only. PRPs provide data to the Social Housing Regulator by virtue of their obligations under the Governance and Financial Viability standard in the Regulatory Framework for Social Housing in England. This data is used to by the Homes and Communities Agency (HCA) to support regulation of the economic standards set out in the Regulatory Framework. The HCA also regulates local authorities (LAs) who own and manage social housing stock. However economic standards, including the Governance and Financial Viability standard, do not apply to LA providers. Information on LA data sources, which are quoted in this analysis for contextual purposes only, can be found on the Department for Communities and Local Government section of GOV.UK website<sup>7</sup> (see also Section 10: Related Statistics).
- 2.7 For further information, please contact the HCA Referrals and Regulatory Enquiries Team on 0300 1234 500 or email [mail@homesandcommunities.co.uk](mailto:mail@homesandcommunities.co.uk).

<sup>4</sup> A more detailed breakdown of response rates is given in Table 29.

<sup>5</sup> <http://www.statistics.gov.uk/hub/index.html> .

<sup>6</sup> <http://www.homesandcommunities.co.uk/ourwork/publications>.

<sup>7</sup> <https://www.gov.uk/government/organisations/departments-for-communities-and-local-government> .

## 3.0 Total Stock

### Owned stock, by provision type

3.1 Table 1 shows the stock owned by PRPs from 2005 to 2013, by type of provision. Total stock has increased by 1.9% (48,795 units/bedspaces) since 2012, with increases in all types of housing owned. The largest percentage increase was for non-social leased housing, which increased by 21.6% (6,349 units/bedspaces).

Table 1: Owned stock, 31 March 2005-2013

All PRPs							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased <sup>2</sup>	Non-social rented <sup>1,2</sup>	Non-social leased <sup>1,2</sup>	Total
2005 <sup>3,4</sup>	1,523,318	101,053	257,592	94,705	34,631	2,086	2,013,385
2006 <sup>3,4</sup>	1,547,390	99,355	293,615	100,402	36,573	2,180	2,079,515
2007	1,620,476	98,773	306,303	112,024	38,562	2,085	2,178,223
2008	1,713,124	98,994	316,557	126,108	40,767	818	2,296,368
2009	1,776,095	99,368	320,662	135,218	45,208	3,177	2,379,728
2010	1,825,510	101,742	316,188	139,733	50,318	3,514	2,437,005
2011	1,896,253	103,207	320,846	146,618	56,683	3,032	2,526,639
2012 <sup>5,6,7</sup>	1,949,598 <sup>R</sup>	108,934 <sup>R</sup>	300,004 <sup>R</sup>	150,269 <sup>R</sup>	47,881	29,436 <sup>8</sup>	2,586,122 <sup>R</sup>
2013 <sup>9</sup>	1,979,874	109,935	302,315	158,307	48,701	35,785	2,634,917

1. From 2007 to 2011 inclusive non-social housing was not collected for small PRPs.
2. May include units outside of England (expected to be <0.1% of total stock based on total GN/SH/HOP stock reported outside of England).
3. Prior to 2007 the definition of small PRPs was owning/managing less than 250 social housing units/bedspaces. From 2007 to 2011 the threshold was increased to 1,000 social housing units/bedspaces.
4. Revised figures due to removal of invalid data returns.
5. Prior to 2012, intermediate rent was classified as non-social stock. In 2012, this changed to general needs.
6. Prior to 2012, non-English stock held by English-based PRPs was included in the figures; for 2012 non-English stock has been filtered out unless otherwise stated.
7. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents who were classified as large PRPs.
8. From 2012 onwards figure includes units where the purchaser has acquired 100% of the equity.
9. In 2013 the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.
10. Figures for 2012 revised due to subsequent amendments given by PRPs (indicated with <sup>R</sup>).

3.2 A breakdown of owned stock by English region is provided in the housing stock by region sub-section below. In addition, further contextual information on the age, quality, and location of PRP owned social housing stock compared to private and local authority owned stock is collected by the Department for Communities and Local Government (DCLG) (see Section 10: Related Statistics).

### For-profit private registered providers

3.3 Table 2 shows the number of for-profit PRPs that submitted a SDR and the amount of stock owned by these PRPs. Of the 237 units of stock owned, 100 were general needs units and 137 were designated as supported housing/housing for older people.

**Table 2: For-profit housing providers and owned stock, 31 March 2013**

All PRPs <sup>1</sup>		Units/bedspaces	
Number of providers	Total number of units/bedspaces owned	Of which General needs	SH/HOP
21	237	100	137

1. May include some stock not in England.

### Managed stock, by provision type

3.4 Table 3 shows data relating to stock managed by PRPs. This includes all stock managed by PRPs, whether the stock is owned by themselves, another PRP or a local authority. There has been an increase in the total number of units/bedspaces managed since 2012 (3.7%, 97,958 units/bedspaces).

**Table 3: Total managed stock, 31 March 2005-2013**

All PRPs <sup>1</sup>							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased <sup>2</sup>	Non-social rented <sup>2</sup>	Non-social leased <sup>2,3</sup>	Total
2005 <sup>4,5</sup>	1,583,629	76,638	254,556	93,180	45,280	8,738	2,062,021
2006 <sup>4,5</sup>	1,607,938	75,663	291,390	98,765	46,767	8,165	2,128,688
2007	1,673,045	75,673	306,151	111,090	47,621	9,416	2,222,996
2008	1,748,813	75,226	312,056	122,330	55,183	10,122	2,323,730
2009	1,809,470	75,742	317,834	130,023	58,503	14,553	2,406,125
2010	1,870,946	78,950	315,170	135,647	61,768	16,071	2,478,552
2011	2,001,585	81,541	319,130	142,136	65,408	18,674	2,628,474
2012 <sup>6</sup>	2,027,610 <sup>R</sup>	90,882 <sup>R</sup>	297,330 <sup>R</sup>	147,401 <sup>R</sup>	56,938	35,582	2,655,743 <sup>R</sup>
2013 <sup>7</sup>	2,085,287	93,322	301,978	164,059	63,813	45,242	2,753,701

1. May include some units not in England.

2. From 2007 to 2011 inclusive non-social housing was not collected for small PRPs.

3. Includes units where the purchaser has acquired 100% of the equity.

4. Prior to 2007 the definition of small PRPs was owning/managing less than 250 social housing units/bedspaces. From 2007 to 2011 the threshold was increased to 1,000 social housing units/bedspaces.

5. Revised figures due to removal of invalid data returns.

6. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents who were classified as large PRPs.

7. In 2013 the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.

8. Figures for 2012 revised due to subsequent amendments given by PRPs (indicated with <sup>R</sup>).

### Owned Affordable Rent stock

3.5 Table 4 shows the breakdown of Affordable Rent stock between the categories of social housing. There has been significant growth in both Affordable Rent general needs and supported housing/housing for older people units. The number of general needs units/bedspaces owned was 37,755 units, an increase of 30,790 compared to 2012. The number of supported housing/housing for older people units/bedspaces was 1,839 in 2013 compared to 389 in 2012.

**Table 4: Affordable Rent units/bedspaces owned, 31 March 2013**

All PRPs			Units/bedspaces
Year	General needs	Supported housing/housing for older people <sup>1</sup>	Total
2012	6,965 <sup>R</sup>	389 <sup>R</sup>	7,354 <sup>R</sup>
2013	37,755	1,839	39,594

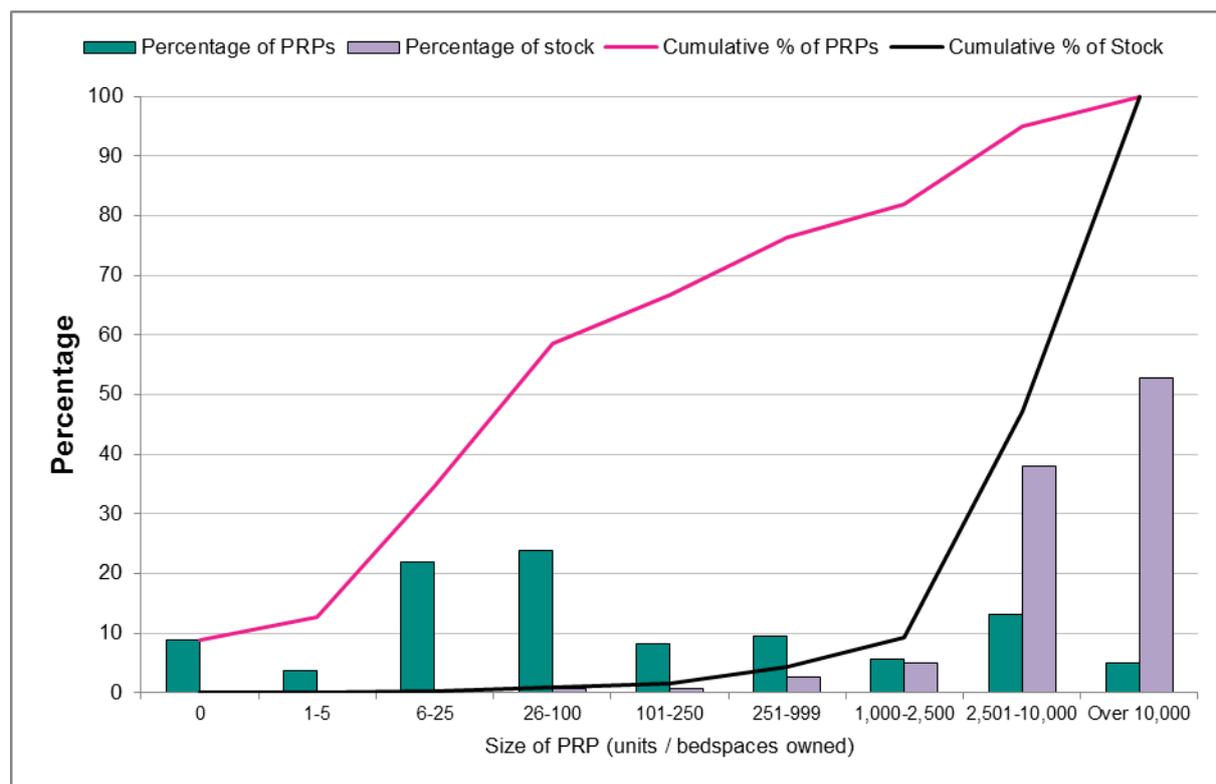
- Affordable Rent supported housing/housing for older people stock figures are collected as a combined figure.
- Figures for 2012 revised due to subsequent amendments given by PRPs (indicated with <sup>R</sup>).

3.6 A more detailed examination of Affordable Rents is provided in Section 7: Affordable Rent and a definition of the Affordable Rent scheme can be found in Section 12: Glossary of Terms.

### Size of PRPs and stock distribution

3.7 Figure 1 shows how the social housing stock is distributed among PRPs. It demonstrates that the majority of PRPs (76%) are small, owning under 1,000 units/bedspaces, but that these own 4.2% of total stock. A small proportion of PRPs own the majority of the social housing stock: PRPs with over 10,000 units represent just 4.9% of the PRP population but own 52.8% of stock within the sector.

**Figure 1: Percentage of social housing stock owned vs. PRP size, 31 March 2013<sup>1</sup>**



- Non-asset owning parents who do not own any units of social housing are required to complete the SDR.

## Housing stock by region

3.8 Table 5 shows the social housing stock owned by PRPs<sup>8</sup>, social housing stock owned by local authorities<sup>9</sup> and private sector stock<sup>9, 10</sup> broken down by region. This data is shown in Figure 2 overleaf. Note that PRP stock is listed by units and bedspaces (including non-self-contained), in comparison to LA and private sector stock data which shows the number of units or dwellings<sup>11</sup>, as well as the differing time periods for PRP data (2012/13) compared to LA and private sector stock data (2011/12).

**Table 5: Social housing stock (31 March 2013), compared to private sector stock by region**

Region	Units/bedspaces					
	PRP social stock 2013 units/bedspaces <sup>1,2</sup>	% of PRP total	LA social stock 2012 units <sup>3,4</sup>	% of LA total	Private sector 2012 units <sup>4</sup>	% of private sector total
East Midlands	142,393	5.6	184,450	10.9	1,663,000	8.8
East of England	258,964	10.2	159,110	9.4	2,147,000	11.3
London	433,346	17.0	412,830	24.4	2,573,000	13.5
North East	161,863	6.4	116,000	6.9	910,000	4.8
North West	499,824	19.6	96,360	5.7	2,575,000	13.6
South East	361,722	14.2	173,650	10.3	3,204,000	16.9
South West	232,465	9.1	101,240	6.0	2,087,000	11.0
West Midlands	258,979	10.2	209,100	12.4	1,930,000	10.2
Yorkshire and The Humber	195,564	7.7	236,750	14.0	1,903,000	10.0
<b>England</b>	<b>2,545,120</b>	<b>100</b>	<b>1,689,490</b>	<b>100</b>	<b>18,990,000<sup>5</sup></b>	<b>100<sup>6</sup></b>

1. Social leased housing owned by small PRPs is not collected on a geographical basis therefore figures shown in the table above do not match totals in Table 1.
2. Sourced from SDR 2012/13.
3. Shows dwellings owned in each LA area, either by the host LA itself or by another LA.
4. Private sector stock encompasses private rented and owner-occupied stock. Sourced from Local Authority Housing Statistics 2011/12, Live Table 100, as updated 30<sup>th</sup> November 2012. Includes imputations where data not available, and as privately owned units are estimates figures are given to the nearest 1,000. See Section 10: Related Statistics for further details.
5. Total privately owned units for England do not match the sum of the regional totals due to the rounding process used in the production of the figures – see Local Authority Housing Statistics 2011/12, Live Table 100, as updated 30<sup>th</sup> November 2012.
6. Due to rounding, column totals do not necessarily equal the sum of their parts.

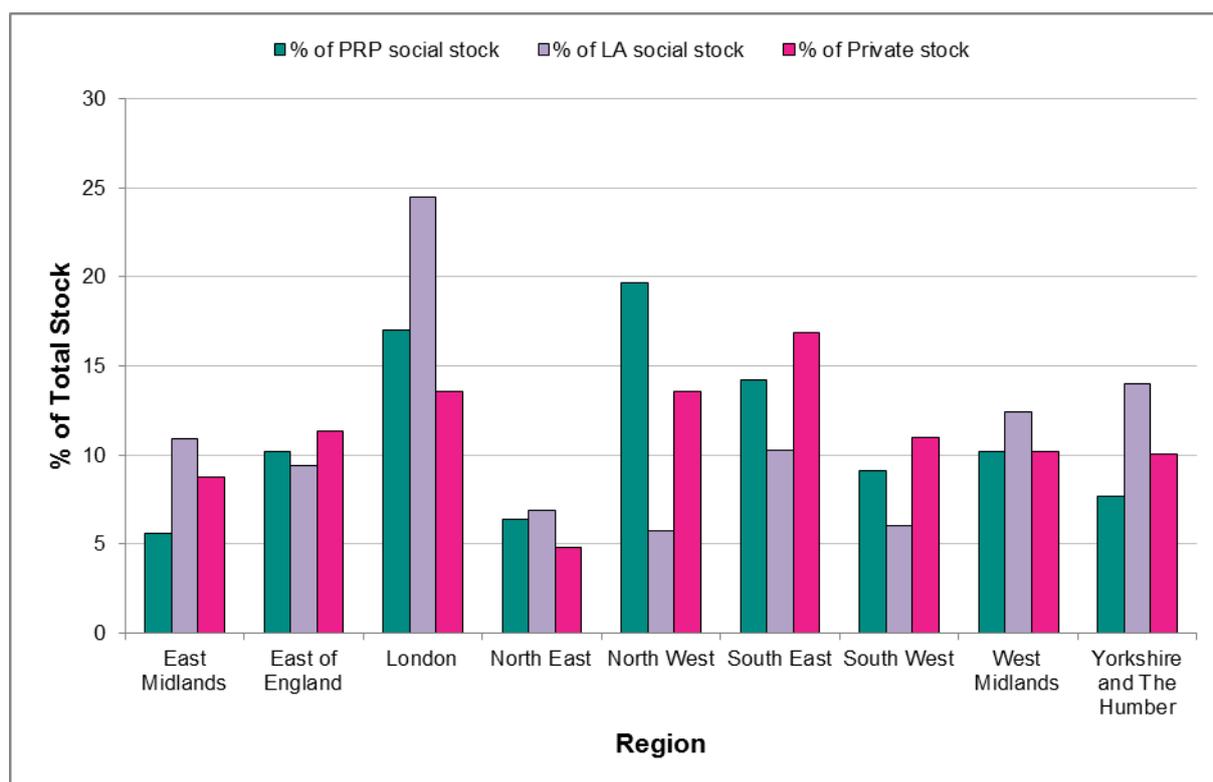
<sup>8</sup> Produced from SDR 2012-13.

<sup>9</sup> Produced from Local Authority Housing Statistics 2011/12, Live Table 100, as updated 30<sup>th</sup> November 2012; see Section 10: Related Statistics for further details.

<sup>10</sup> Private sector stock, encompassing private rented and owner-occupied stock, calculated as the residual between an estimate of total housing stock in England from the 2011 census (modified annually using information on annual net supply of housing), and the 2011/12 SDR data and 2012 LA data totals. See Local Authority Housing Statistics 2011/12, Live Table 100 at [www.gov.uk](http://www.gov.uk)

<sup>11</sup> Properties where bathrooms, toilets etc. are shared between tenants are counted as a single unit. LA and private landlord data are therefore expected to show a comparatively lower total compared to the PRP data.

Figure 2: Housing stock by region, 31 March 2013



3.9 Table 6 below shows the comparison between the population<sup>12</sup> and the volume of PRP social housing stock in each region. It can be seen that the highest ratio of units/bedspaces per head of population is in the North West (70.8 units/bedspaces per 1,000 people), with the lowest in the East Midlands (31.4 units/bedspaces per 1,000 people).

Table 6: Social stock (31 March 2013) and population by region

All PRPs						
Region	PRP social stock 2013 units/bedspaces <sup>1</sup>	% of PRP total	Population (Est., 000's) <sup>2</sup>	% of population total	Number of PRP social stock per 1,000 head of population	
East Midlands	142,393	5.6	4,537.4	8.5	31.4	
East of England	258,964	10.2	5,862.4	11.0	44.2	
London	433,346	17.0	8,204.4	15.4	52.8	
North East	161,863	6.4	2,596.4	4.9	62.3	
North West	499,824	19.6	7,056.0	13.3	70.8	
South East	361,722	14.2	8,652.8	16.3	41.8	
South West	232,465	9.1	5,300.8	10.0	43.9	
West Midlands	258,979	10.2	5,608.7	10.6	46.2	
Yorkshire and The Humber	195,564	7.7	5,288.2	10.0	37.0	
<b>England</b>	<b>2,545,120</b>	<b>100.0</b>	<b>53,107.2</b>	<b>100.0</b>	<b>47.9</b>	

1. Social leased housing owned by small PRPs is not collected on a geographical basis therefore figures shown in the table above do not match totals in Table 1.

<sup>12</sup> Population data relates to 2011, as reported by the Office for National Statistics in the 'Population Estimates for England and Wales, Mid-2002 to Mid-2010 Revised (Subnational)' data release (30th April 2013) available at: <http://www.ons.gov.uk/>.

2. Population data relates to 2011, as reported by the Office for National Statistics in the 'Population Estimates for England and Wales, Mid-2002 to Mid-2010 Revised (Subnational)' data release (30<sup>th</sup> April 2013) available at: <http://www.ons.gov.uk/>.
3. Due to rounding, column totals do not necessarily equal the sum of their parts.

## 4.0 Vacancies

4.1 Table 7 shows the total vacancies at 31 March each year for general needs and supported housing/housing for older people stock owned by PRPs. General needs vacancies as a percentage of stock have generally decreased over time. Supported housing/housing for older people vacancies have reduced to 4.2% of stock in 2013 and are at the lowest percentage of stock since 2005.

**Table 7: Vacant stock, 31 March 2005-2013**

All PRPs (Pre-2012), large PRPs (2012 onwards)							Units/bedspaces
Year	General needs <sup>1</sup>			Supported housing/housing for older people <sup>1</sup>			
	Stock	Vacancies	Vacancies %	Stock	Vacancies	Vacancies %	
2005	1,523,318 <sup>2</sup>	36,312	2.4	358,645	16,518	4.6	
2006	1,547,390 <sup>2</sup>	32,491	2.1	392,970	17,896	4.6	
2007	1,620,476	33,875	2.1	405,076	19,294	4.8	
2008	1,713,124	31,935	1.9	415,551	21,145	5.1	
2009	1,776,095	35,242	2.0	420,030	22,296	5.3	
2010	1,825,510	29,044	1.6	417,930	22,077	5.3	
2011	1,896,253	28,372	1.5	424,053	21,594	5.1	
2012 <sup>3,4</sup>	1,896,393 <sup>R</sup>	26,156	1.4	374,178 <sup>R</sup>	16,613	4.4	
2013 <sup>5</sup>	1,920,301	27,551	1.4	370,850	15,730	4.2	

1. May include units outside of England.
2. Revised figures due to removal of invalid data returns.
3. From 2012 figures include data from large PRPs only.
4. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents who were classified as large PRPs.
5. In 2013 the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.
6. the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces.
7. Figures for 2012 revised due to subsequent amendments given by PRPs (indicated with <sup>R</sup>).

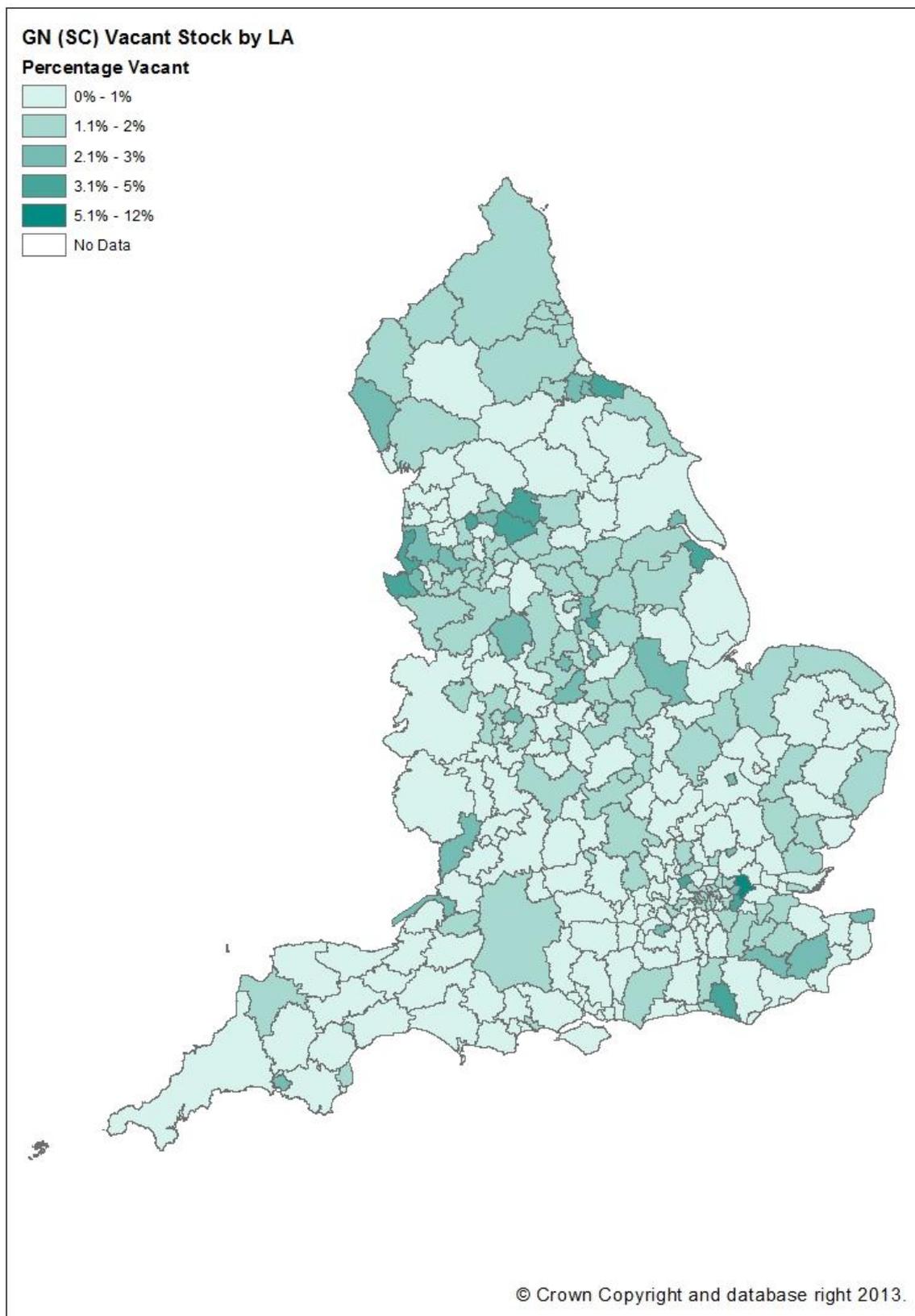
4.2 Table 8 shows that the number of vacant self-contained general needs units in England was broadly similar in each region. While the North West and London had higher total vacancies than other regions, as a proportion of total stock Yorkshire and The Humber had the highest vacancy rate (2.0%). The lowest rate recorded was in both the South East and the East of England, with 0.9% of self-contained general needs units reported vacant.

**Table 8: Vacant self-contained general needs per region, 31 March 2013**

Large PRPs					Units	
Region	Total GN SC stock	Vacant and available for letting	Vacant and not available for letting	Total GN SC vacancies	% of total vacant	
East Midlands	96,403	835	506	1,341	1.4%	
East of England	195,829	873	886	1,759	0.9%	
London	311,522	1,803	2,853	4,656	1.5%	
North East	130,359	1,188	1,275	2,463	1.9%	
North West	398,707	3,145	3,734	6,879	1.7%	
South East	265,555	1,180	1,201	2,381	0.9%	
South West	166,084	738	993	1,731	1.0%	
West Midlands	197,052	1,379	801	2,180	1.1%	
Yorkshire and The Humber	151,629	1,857	1,224	3,081	2.0%	
<b>England</b>	<b>1,913,140</b>	<b>12,998</b>	<b>13,473</b>	<b>26,471</b>	<b>1.4%</b>	

4.3 Figure 3 below illustrates self-contained general needs vacancies at an individual local authority level.

Figure 3: Percentage of self-contained PRP GN stock vacant by LA, 31 March 2013



## 5.0 Stock Flow

- 5.1 Large PRPs were required to report on new stock, acquisitions, sales and disposals during the year from 1 April 2012 to 31 March 2013 in the 2012/13 SDR. Table 9 shows a summary of these transactions for large PRPs during the year. In 2012/13, 25,821 new social rented units/bedspaces were built and 5,551 were purchased by large PRPs. These figures include Affordable Rent units and exclude low cost home ownership units.
- 5.2 Transfers of social rented units into large PRPs have been separated from the main data set and reported in Table 10. Units transferred are collected as a consolidated figure regardless of origin, and include transfers of stock from both local authorities and other PRPs (including those in the same group structure). In part because the transfer source is not determined, the data presented cannot be expected to match the net inflow / outflow of social housing stock in the sector. Transfer data may also include a small amount of stock from outside of England. As units outside of England represent <0.1% of the total stock reported in the SDR, the expected effect is minimal.

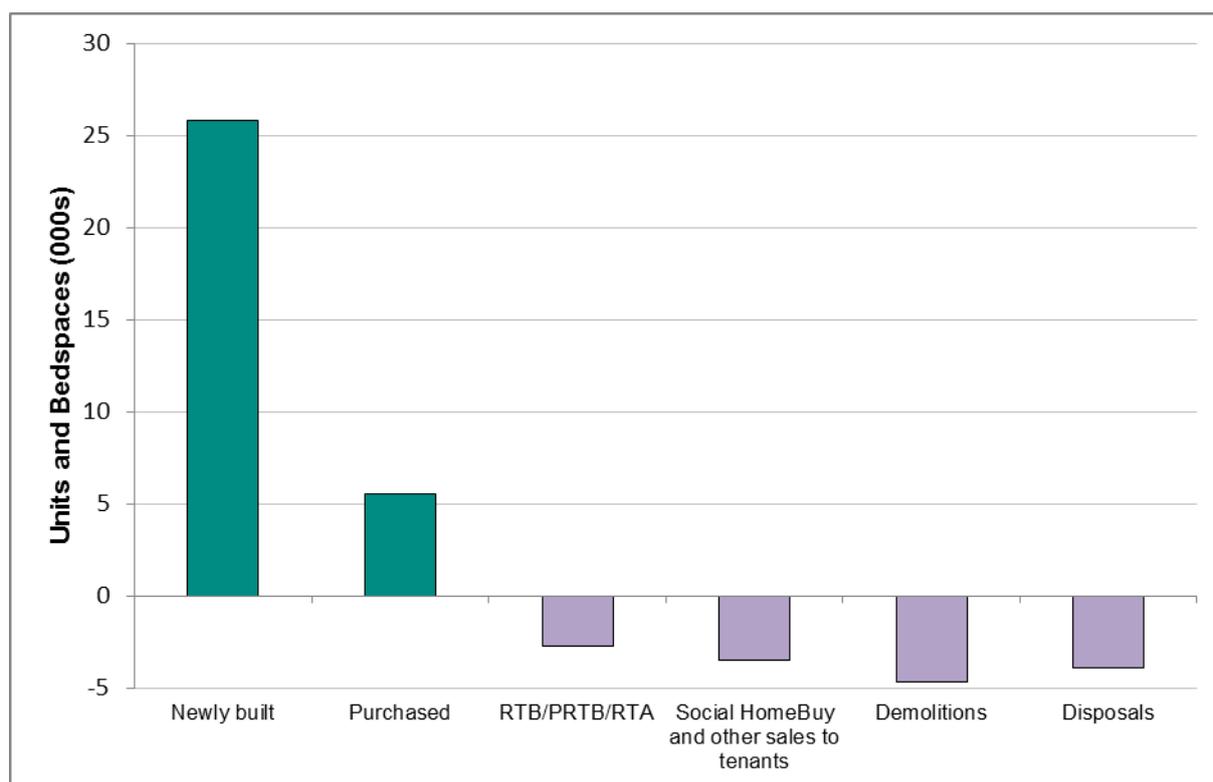
**Table 9: Addition and loss of social rented stock for large PRPs, 2011/12 and 2012/13**

Large PRPs			Units/bedspaces		
Additional PRP social rented stock <sup>1</sup>			Lost PRP social rented stock <sup>1</sup>		
	2011/12 <sup>2</sup>	2012/13 <sup>3</sup>		2011/12 <sup>2</sup>	2012/13 <sup>3</sup>
Newly built	33,226 <sup>R</sup>	25,821	Stock sold to tenants:		
Purchased	6,332	5,551	RTB/PRTB/RTA <sup>4</sup>	1,279	2,715
			Social HomeBuy and other sales to tenants <sup>5</sup>	2,835	3,508
			Demolitions	3,989	4,672
			Disposals <sup>6</sup>	3,463	3,908
<b>Total</b>	<b>39,558<sup>R</sup></b>	<b>31,372</b>	<b>Total</b>	<b>11,566</b>	<b>14,803</b>

1. Additional social rented stock includes Affordable Rent units but excludes low cost home ownership units built or purchased by PRPs. Additional stock may include units outside of England.
2. For 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents who were classified as large PRPs.
3. In 2013, the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.
4. Includes both Freehold and Leasehold sales.
5. Includes staircasing to 100% from social leased housing.
6. Disposals to other PRPs, the private sector, and other organisations for non-social housing use.
7. Figures for 2011/12 revised due to subsequent amendments given by PRPs (indicated with <sup>R</sup>).

- 5.3 This data is illustrated in Figure 4.

Figure 4: Addition and loss of social rented stock for large PRPs, 2012/13



5.4 Table 10 shows the number of units transferred<sup>13</sup> to large PRPs.

Table 10: Social rented units transferred into large PRPs, 2011/12 and 2012/13

Large PRPs	Number of social rented units transferred	
	2011/12 <sup>1</sup>	2012/13 <sup>1</sup>
Total social rented units transferred into large PRPs	44,049	8,214

1. May include units outside of England.

### Mutual exchanges and evictions (optional questions)

5.5 Large PRPs are invited to optionally report the number of mutual exchanges and evictions during the year in the SDR. PRPs were directed to leave these questions blank if they chose not to answer them. Therefore, the response rates recorded in Table 11 and Table 12 should be treated as the lower bounds of the true sector total.

5.6 Table 11 below shows a summary of mutual exchanges for large PRPs during the year, broken down by stock type. A percentage response rate for each question is included.

<sup>13</sup> This table records the number of times a unit has been transferred and not the number of unique units/bedspaces transferred as the same unit may be transferred more than once within a given period. This table covers units transferred from all sources.

Table 11: Number of mutual exchanges with response rates for large PRPs, 2012/13

Large PRPs			Mutual exchanges
Stock type	Number of exchanges	No. of responses to question	% response rate
General needs	21,944		
Supported housing	70		
Housing for older people	313		
<b>Total</b>	<b>22,327</b>	<b>296</b>	<b>89.7</b>

5.7 Table 12 shows a summary of evictions by reason, broken down according to stock type for large PRPs during the year.

Table 12: Number of evictions with response rates for large PRPs by stock type, 2012/13

Large PRPs				Number of evictions	
Reason for eviction	General needs	Supported housing/housing for older people	Total	No. of responses to question	% response rate
Arrears	6,130	461	6,591		
ASB <sup>1</sup>	659	537	1,196		
Both	179	137	316		
Other	498	413	911		
<b>Total</b>	<b>7,466</b>	<b>1,548</b>	<b>9,014</b>	<b>297</b>	<b>90.0</b>

1. Anti-Social Behaviour.

5.8 Table 13 shows evictions from PRP stock by reason for the period 2005/6 through to 2012/13 inclusive. For 2011/12 onwards, questions on evictions became optional and therefore care needs to be taken in comparing data across years, especially for 2011/12 where the response rate could not be determined.

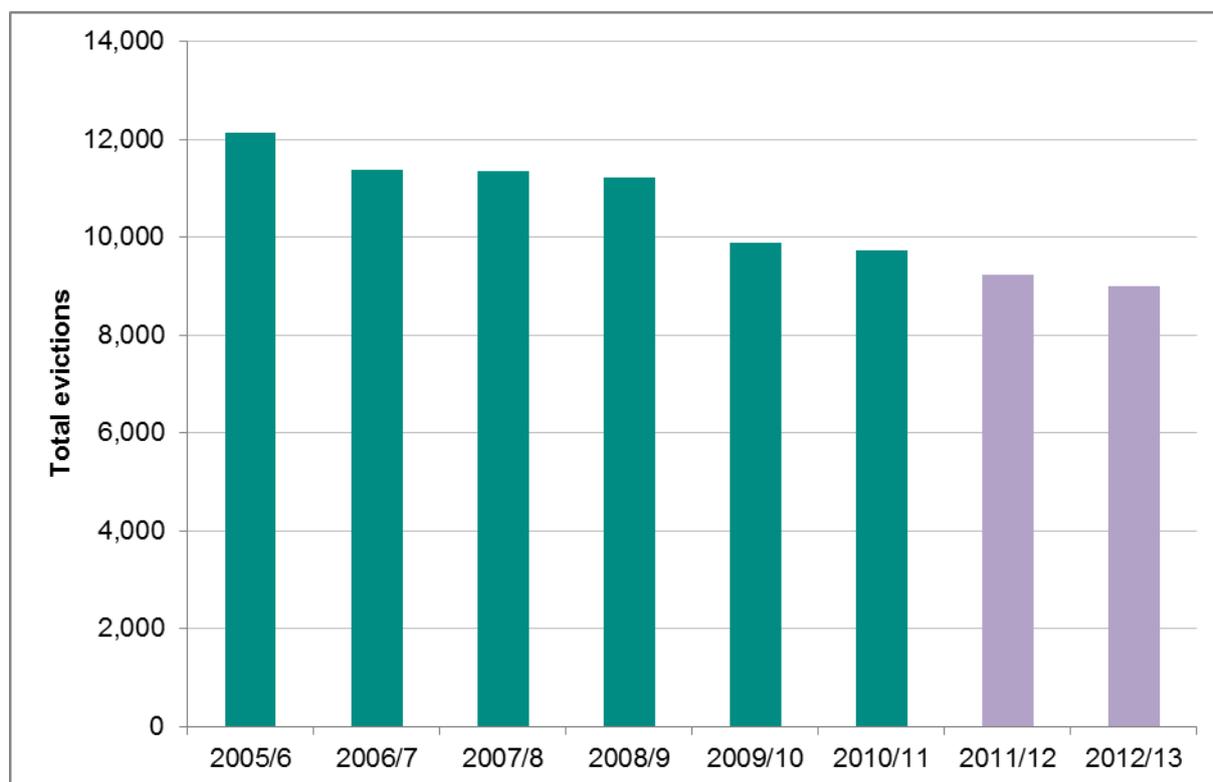
Table 13: Evictions by reason, 2005/6 to 2012/13

Large PRPs		Number of evictions			
Year	Total evictions	Reason for eviction			
		Arrears	ASB <sup>4</sup>	Both	Other
2005/6 <sup>1</sup>	12,145	9,194	1,495	346	1,110
2006/7	11,384	8,661	1,421	274	1,028
2007/8	11,354	8,391	1,626	455	882
2008/9	11,230	8,456	1,518	250	1,006
2009/10	9,905	7,535	1,309	214	847
2010/11	9,735	7,188	1,364	255	928
2011/12 <sup>2,3</sup>	9,243	6,808	1,277	234	977
2012/13	9,014	6,591	1,196	316	911

- 2005/6 figures have been rebased to exclude PRPs who owned/managed between 250 and 1,000 units for consistency with later years.
- Prior to 2011/12, questions on evictions were mandatory whereas from 2011/12 onwards they are optional. Therefore caution should be applied in comparing data across years.
- The response rate for 2011/12 could not be determined, and should be seen as indicative only.
- Anti-Social Behaviour.

5.9 Data from Table 13 is illustrated below in Figure 5.

Figure 5: Total evictions, 2005/6 to 2012/13



1. 2005/6 figures have been rebased to exclude PRPs who owned/managed between 250 and 1,000 units for consistency with later years.
2. Prior to 2011/12, questions on evictions were mandatory whereas from 2011/12 onwards they are optional. Therefore caution should be applied in comparing data across years.
3. The response rate for 2011/12 could not be determined, and should be seen as indicative only.

## 6.0 Rents

### General needs

6.1 Table 14 shows the average weekly rent and service charge for general needs stock owned by large PRPs in each region of England. London, the South East and the East of England have the highest net rents on average, ranging between £92.49 and £110.84 per week. The North East, North West and Yorkshire and The Humber regions show the lowest net rents on average, ranging between £74.53 and £76.91 per week. Service charges are roughly equivalent across the country, with the exception of London at £10.11 per week compared to the average of £5.99 per week for England.

6.2 For England, average weekly net rents are £88.40 compared to average target rents of £89.56. Average net rents are lower than average target rents in all regions of England with the exception of the South West. The difference is greatest in London where net rents are 5% below target rents on average.

Table 14: Average general needs rents per region, 31 March 2013

Large PRPs				£ per week	
Region	Net rent	Service charge <sup>1 2</sup>	Gross rent <sup>1</sup>	Target rent	
East Midlands	81.05	4.35	83.64	81.40	
East of England	92.49	5.19	94.69	93.97	
London	110.84	10.11	117.77	116.33	
North East	74.53	5.66	76.86	75.84	
North West	76.91	4.65	79.02	78.23	
South East	100.84	5.33	103.90	100.89	
South West	85.40	4.19	87.82	84.28	
West Midlands	81.94	5.07	85.23	83.16	
Yorkshire and The Humber	75.33	5.35	78.19	76.46	
<b>England</b>	<b>88.40</b>	<b>5.99</b>	<b>91.67</b>	<b>89.56</b>	

1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.
3. Includes assured and secure stock.

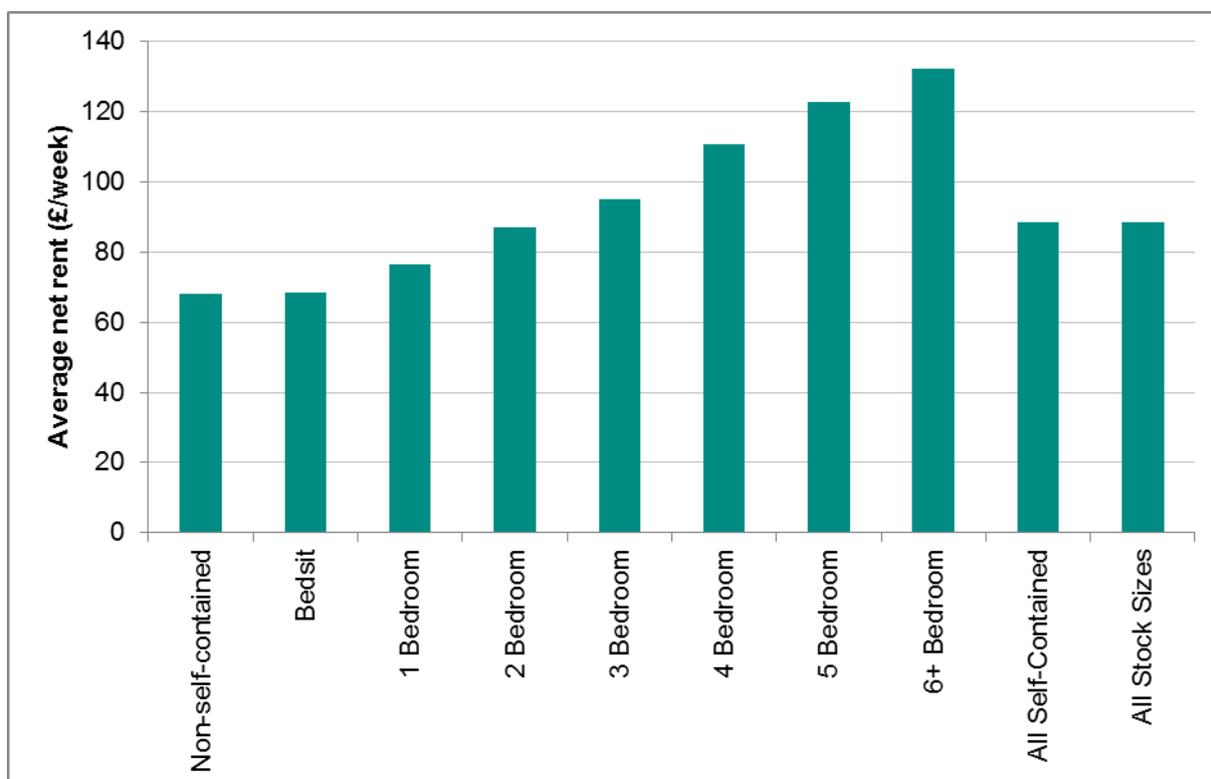
6.3 Table 15 shows the average net rent, service charge, gross rent and target rent for general needs stock owned by large PRPs in England by unit size. The data for average net rents by property size is illustrated in Figure 6 below.

Table 15: Average general needs rents by unit size, 31 March 2013

Large PRPs				£ per week	
Unit size	Net rent	Service charge <sup>1 2</sup>	Gross rent <sup>1</sup>	Target rent	
Non-self-contained	68.08	20.82	84.56	68.83	
Bedsit	68.64	8.87	76.12	69.57	
1 Bedroom	76.42	7.38	81.91	77.34	
2 Bedroom	86.94	6.39	90.64	87.69	
3 Bedroom	95.16	3.71	96.61	96.79	
4 Bedroom	110.90	4.72	113.17	112.91	
5 Bedroom	122.81	5.03	125.32	127.93	
6+ Bedroom	132.19	4.50	134.51	137.57	
All self-contained	88.41	5.98	91.67	89.58	
<b>All stock sizes</b>	<b>88.40</b>	<b>5.99</b>	<b>91.67</b>	<b>89.56</b>	

1. The average service charge relates only to the stock that has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.
3. Includes assured and secure stock.

Figure 6: Average general needs rents by unit size, 31 March 2013



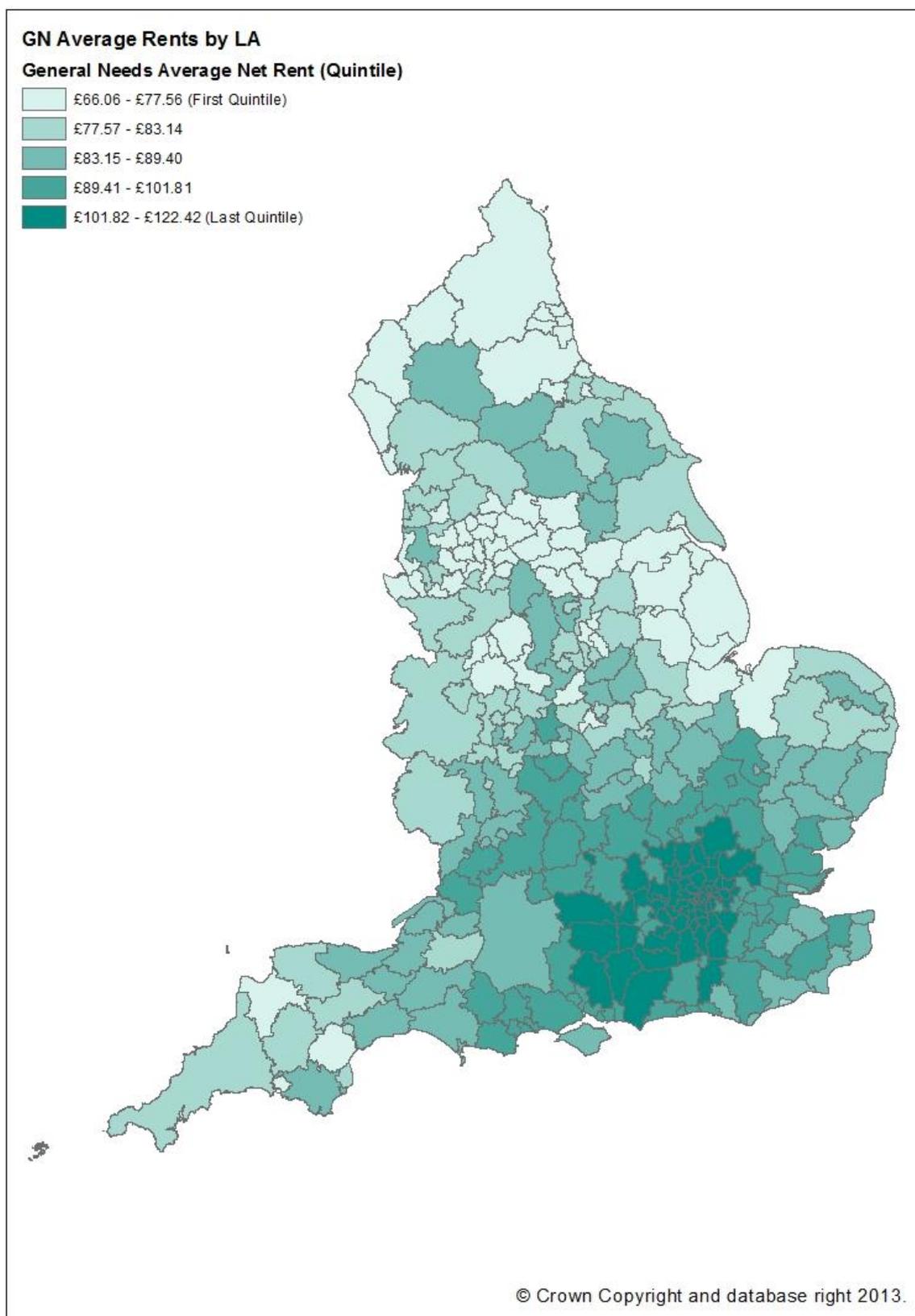
6.4 Table 16 shows that average net rents increased by a similar amount in most regions of England. The largest material and percentage increase, £7.22 and 7.0%, was in London and the smallest (in terms of both material and percentage change), £3.45 or 4.9%, was in the North East. Figure 7 below illustrates average net rents for two bedroom general needs properties, the most common property size, at a local authority level.

**Table 16: Year-on-year change in average general needs net rents per region, 2012/13**

Large PRPs				£ per week	
Region	2012 <sup>1</sup>	2013 <sup>2</sup>	Change £	Change %	
East Midlands	76.24	81.05	4.81	6.3	
East of England	87.63	92.49	4.86	5.5	
London	103.62	110.84	7.22	7.0	
North East	71.08	74.53	3.45	4.9	
North West	72.87	76.91	4.04	5.5	
South East	94.74	100.84	6.10	6.4	
South West	80.05	85.40	5.35	6.7	
West Midlands	77.07	81.94	4.87	6.3	
Yorkshire and The Humber	70.50	75.33	4.83	6.9	
<b>England</b>	<b>83.20</b>	<b>88.40</b>	<b>5.20</b>	<b>6.3</b>	

1. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents who were classified as large PRPs.
2. In 2013, the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.

Figure 7: Average net rent for two bedroom general needs stock owned by large PRPs by local authority area, 31 March 2013



## Supported housing/housing for older people

- 6.5 Table 17 shows average weekly rents for supported housing and housing for older people stock. Due to the different stock profile and types of services provided, these figures are not strictly comparable with the general needs rents presented in Table 14.
- 6.6 Table 17 shows that average weekly rents are highest in London, the South East and East of England, with average net rents ranging between £83.05 and £101.60. Average net rents are lowest in the North East, at £72.27. Average service charges are highest in London, at £40.24 per week (44% higher than the average service charge in England). There is, however, more variation across the country than with general needs stock.
- 6.7 For England, average weekly net rents are £80.82 compared to average target rents of £79.18. Average net rents were higher than average target rents in all regions of England with the exception of London.

**Table 17: Average supported housing/housing for older people rents per region, 31 March 2013**

Large PRPs				£ per week	
Region	Net rent	Service charge <sup>1 2</sup>	Gross rent <sup>1</sup>	Target rent	
East Midlands	75.81	24.48	97.16	73.98	
East of England	83.05	29.44	109.04	81.88	
London	101.60	40.24	138.39	102.56	
North East	72.27	31.53	96.77	71.59	
North West	75.10	24.45	96.82	72.07	
South East	86.21	27.06	111.53	84.20	
South West	77.30	22.12	98.10	75.82	
West Midlands	77.44	28.32	101.71	76.98	
Yorkshire and The Humber	74.41	26.00	99.43	70.85	
<b>England</b>	<b>80.82</b>	<b>27.94</b>	<b>105.88</b>	<b>79.18</b>	

1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.

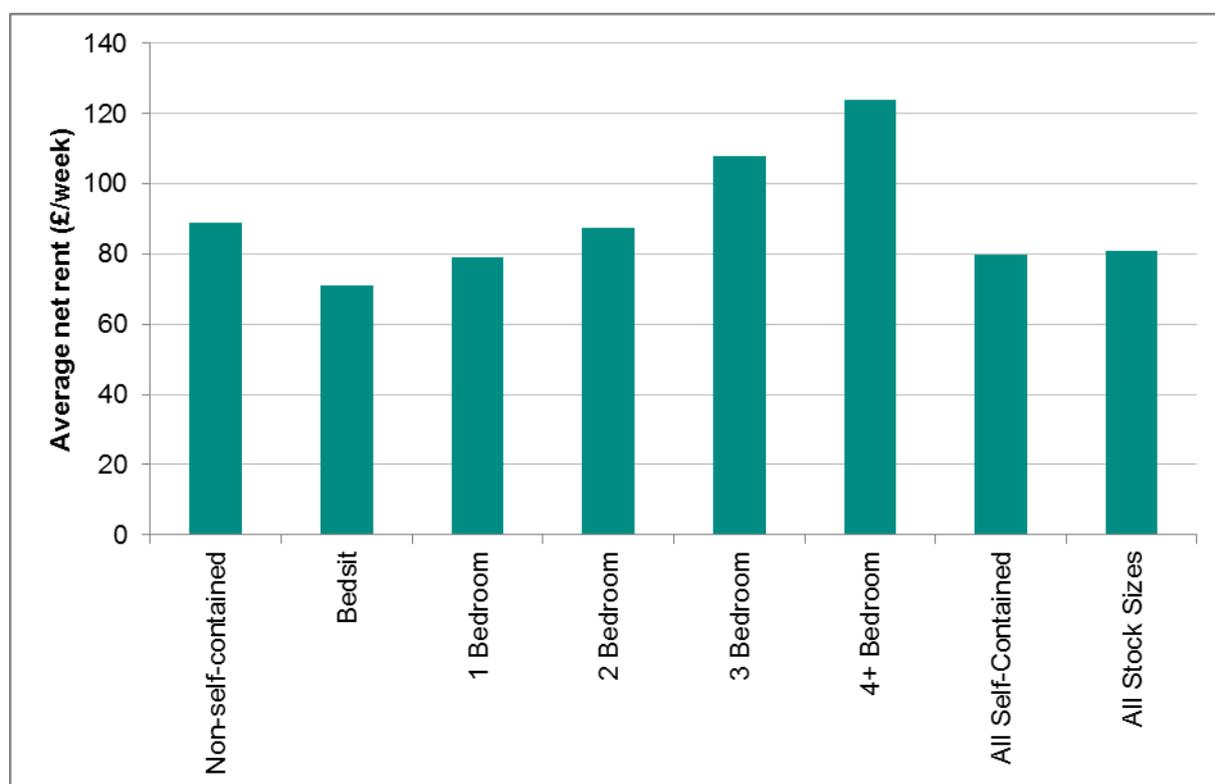
- 6.8 Table 18 shows the average net rent, service charge, gross rent and target rent for supported housing and housing for older people stock owned by large PRPs in England by unit size. The data for average net rents by property size is illustrated in Figure 8 below.

Table 18: Average supported housing/housing for older people rents by unit size, 31 March 2013

Large PRPs				£ per week	
Unit size	Net rent	Service charge <sup>1 2</sup>	Gross rent <sup>1</sup>	Target rent	
Non-self-contained	88.83	61.71	142.58	76.56	
Bedsit	70.98	34.66	103.69	69.55	
1 Bedroom	78.98	23.74	100.83	78.42	
2 Bedroom	87.45	18.89	102.60	88.11	
3 Bedroom	107.91	26.58	127.08	107.84	
4+ Bedroom	123.92	44.29	149.02	115.89	
All self-contained	79.90	24.21	101.69	79.44	
<b>All stock sizes</b>	<b>80.82</b>	<b>27.94</b>	<b>105.88</b>	<b>79.18</b>	

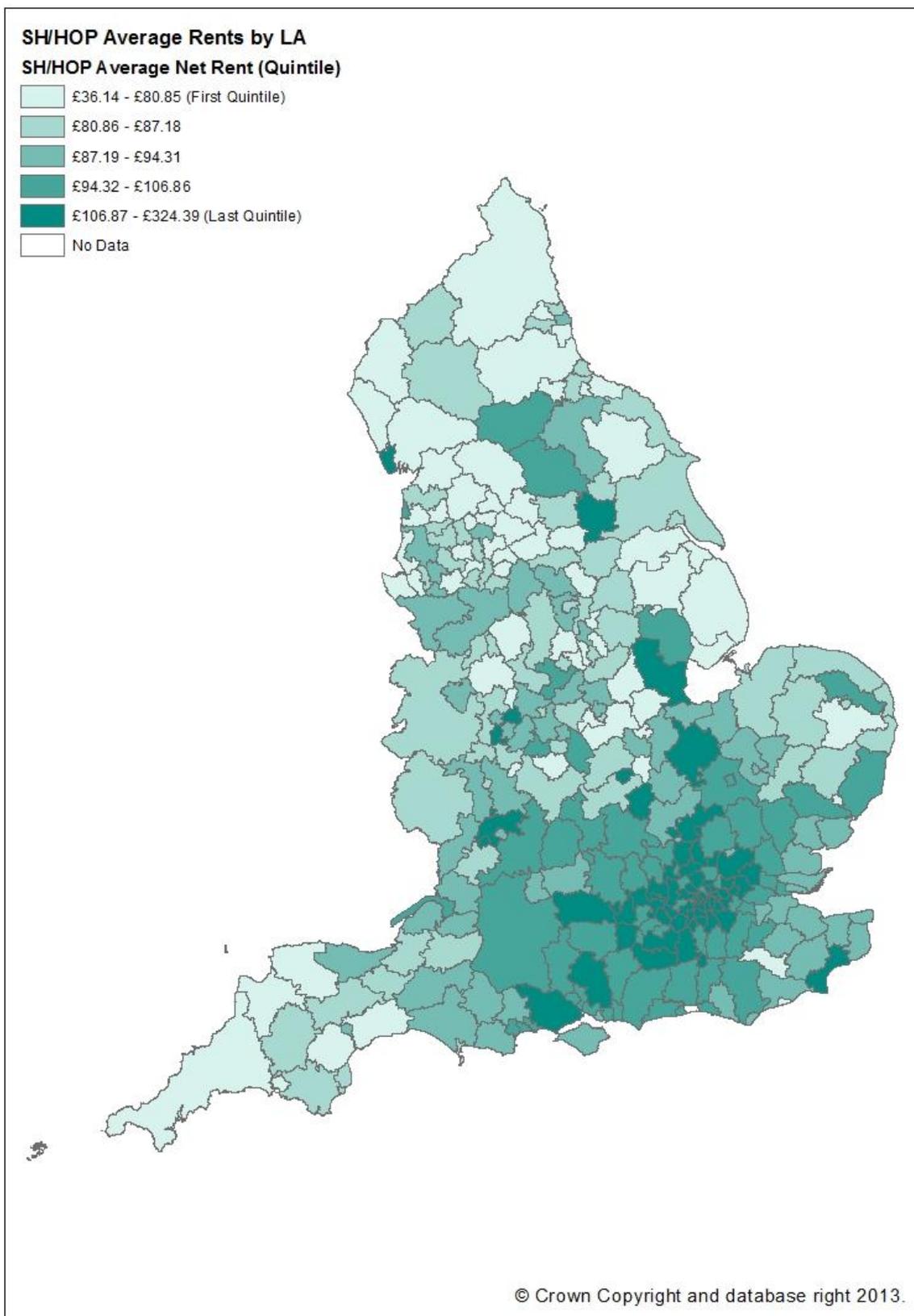
1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.
3. Includes assured and secure stock.

Figure 8: Average supported housing/housing for older people rents by unit size, 31 March 2013



6.9 Figure 9 below illustrates average net rents for two bedroom supported housing and housing for older people properties, the most common property size, at a local authority level.

Figure 9: Average net rent for two bedroom supported housing/housing for older people stock owned by large PRPs by local authority area, 31 March 2013



6.10 Table 19 shows that the average increase in net rents in England during 2012/13 was between 5% and 7% by region. The largest material increase, £6.46, was in London; the largest percentage increase, 7%, was in the North West and the South East. The smallest material and percentage change, £3.47 or 5%, was in the North East.

**Table 19: Year-on-year change in average supported housing/housing for older people net rents per region, 2012/13**

Large PRPs				£ per week	
Region	2012 <sup>1</sup>	2013 <sup>2</sup>	Change £	Change %	
East Midlands	71.60	75.81	4.21	5.9	
East of England	78.37	83.05	4.68	6.0	
London	95.14	101.60	6.46	6.8	
North East	68.80	72.27	3.47	5.0	
North West	70.19	75.10	4.91	7.0	
South East	80.57	86.21	5.64	7.0	
South West	73.19	77.30	4.11	5.6	
West Midlands	72.86	77.44	4.58	6.3	
Yorkshire and The Humber	69.78	74.41	4.63	6.6	
<b>England</b>	<b>76.03</b>	<b>80.82</b>	<b>4.79</b>	<b>6.3</b>	

1. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents who were classified as large PRPs.
2. In 2013 the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.

### Comparisons with local authority rents data

6.11 Table 20 provides a comparison between PRP average weekly net rents and local authority rents. Note that the local authority rents data is for the 2011/12 financial year (the most recent available) and is considered provisional at this stage. Additionally, local authority rents data do not separate general needs stock from supported housing/housing for older people stock.

**Table 20: PRP net rents (31 March 2013) compared to local authority rents data**

LAs and large PRPs			£ per week	
Region	GN net rent <sup>1</sup>	SH/HOP net rent <sup>1</sup>	LA net rent <sup>2,3</sup>	
East Midlands	81.05	75.81	62.94	
East of England	92.49	83.05	75.26	
London	110.84	101.60	89.17	
North East	74.53	72.27	59.38	
North West	76.91	75.10	62.63	
South East	100.84	86.21	78.70	
South West	85.40	77.30	67.06	
West Midlands	81.94	77.44	67.40	
Yorkshire and The Humber	75.33	74.41	60.55	
<b>England</b>	<b>88.40</b>	<b>80.82</b>	<b>72.30</b>	

1. Data for GN and SH/HOP average net rents is for large PRPs only.
2. Local authority average net rents sourced from DCLG Live Table 701. Data covers 2011/12 financial year and is provisional.
3. DCLG local authority rents data does not separate GN and SH/HOP stock.

## 7.0 Affordable Rent

7.1 There were 284 PRPs that reported owning a total of 39,594 Affordable Rent units on March 31 2013, of which 37,755 were general needs units. The remaining 1,839 were supported housing/housing for older people Affordable Rent units (see Section 3.0: Total Stock).

7.2 Table 21 shows that there has been significant growth in the number of Affordable Rent units between 2012 and 2013. The number of Affordable Rent general needs units has increased by 442% to 37,755 in 2013 from 6,965 in 2012. Supported housing/housing for older people units increased by 372% to 1,839 in 2013 from 389 in 2013.

**Table 21: Owned Affordable Rent stock by type, 31 March 2012 and 2013**

All PRPs			Units
Year	General needs	Supported housing/housing for older people	Total
2012	6,965	389	7,354
2013	37,755	1,839	39,594

### Affordable Rent general needs

7.3 Table 22 shows the average rents for general needs units let under Affordable Rent at 31 March 2013. The highest average net rent was £156.92 in London and the lowest, £87.07, was in the North East.

**Table 22: Average Affordable Rent general needs rents per region, 31 March 2013**

All PRPs			£ per week
Region	Net rent	Service charge <sup>1,2</sup>	Gross rent <sup>1</sup>
East Midlands	96.84	2.23	98.27
East of England	114.05	5.28	116.42
London	156.92	8.88	161.36
North East	87.07	6.37	88.85
North West	95.32	4.70	97.09
South East	132.24	5.05	134.28
South West	108.97	4.82	111.08
West Midlands	99.45	3.74	100.74
Yorkshire and The Humber	89.64	4.63	92.20
<b>England</b>	<b>112.61</b>	<b>5.41</b>	<b>114.89</b>

1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.

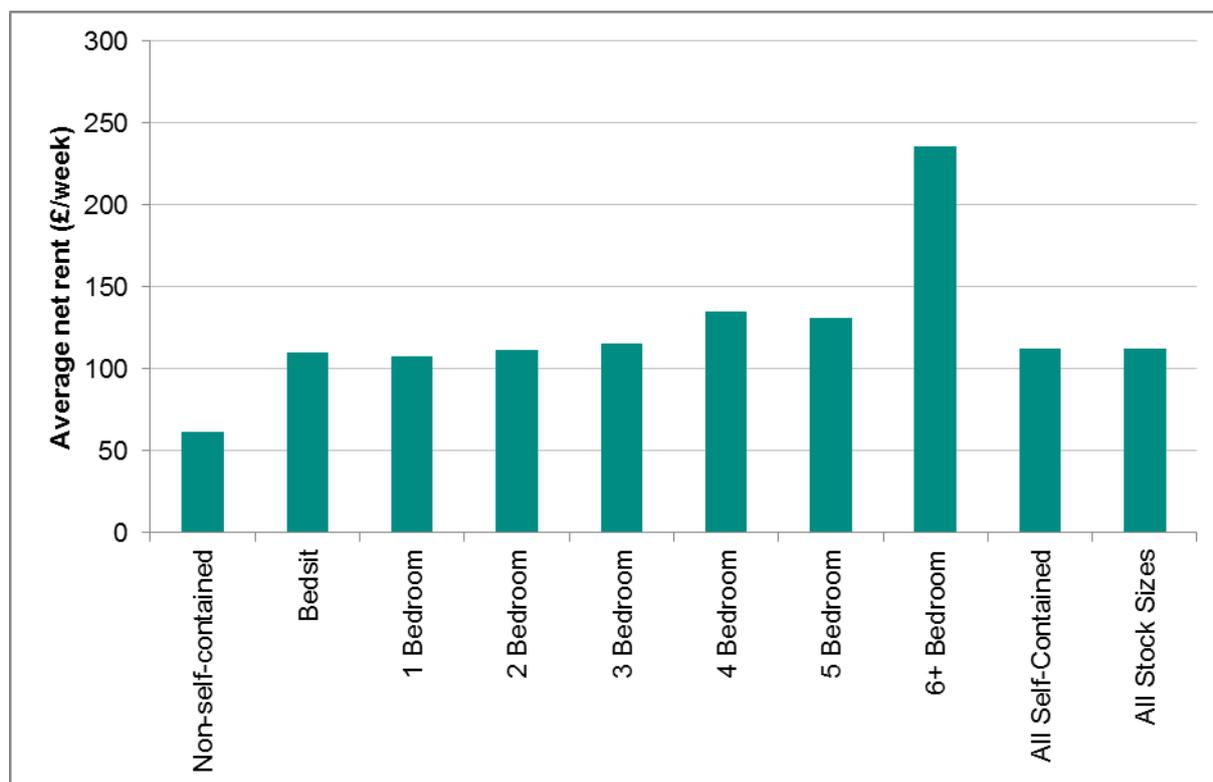
7.4 Table 23 shows the average net rent, service charge and gross rent for Affordable Rent general needs stock owned by large PRPs in England by unit size. The data for average net rents by property size is illustrated in Figure 10 below.

Table 23: Average Affordable Rent general needs rents by unit size, 31 March 2013

Large PRPs			£ per week
Unit size	Net rent	Service charge <sup>1 2</sup>	Gross rent <sup>1</sup>
Non-self-contained	61.57	23.37	80.69
Bedsit	110.22	5.99	114.02
1 Bedroom	107.97	6.84	111.42
2 Bedroom	111.37	5.93	113.97
3 Bedroom	115.36	3.13	116.43
4 Bedroom	135.32	3.16	136.48
5 Bedroom	131.47	3.62	132.68
6+ Bedroom	235.73	1.91	235.97
All self-contained	112.63	5.40	114.90
<b>All stock sizes</b>	<b>112.61</b>	<b>5.41</b>	<b>114.89</b>

1. The average service charge relates only to the stock which has a service charge (i.e. zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.

Figure 10: Average Affordable Rent general needs rents by unit size, 31 March 2013



7.5 Table 24 shows that the increase of average rent for Affordable Rent general needs unit in the PRP sector was 3.2% between 2012 and 2013. It should be noted that most of these properties from which rents are measured in 2013 were introduced as Affordable Rent properties during 2012/13. The average rent level for Affordable Rent properties increased in every region in England between 2012 and 2013.

Table 24: Year-on-year change in average Affordable Rent general needs net rents per region, 2012/13

All PRPs				£ per week	
Region	2012	2013	Change £	Change %	
East Midlands	87.60	96.84	9.24	10.5	
East of England	108.84	114.05	5.21	4.8	
London	142.21	156.92	14.71	10.3	
North East	82.01	87.07	5.06	6.2	
North West	93.34	95.32	1.98	2.1	
South East	126.58	132.24	5.66	4.5	
South West	105.81	108.97	3.16	3.0	
West Midlands	97.57	99.45	1.88	1.9	
Yorkshire and The Humber	87.87	89.64	1.77	2.0	
<b>England</b>	<b>109.11</b>	<b>112.61</b>	<b>3.50</b>	<b>3.2</b>	

### Affordable Rent supported housing/housing for older people

7.6 Table 25 shows the average rents for supported housing/housing for older people units let under Affordable Rent. The highest average net rent was in the North West at £156.81 and the lowest, £77.57, was in the East Midlands.

Table 25: Average Affordable Rents supported housing/housing for older people rents per region, 2012/13

All PRPs			£ per week	
Region	Net Rent	Service Charge <sup>1,2</sup>	Gross Rent <sup>1</sup>	
East Midlands	77.57	31.19	108.77	
East of England	101.80	47.07	141.02	
London	142.96	42.51	182.19	
North East	84.82	44.80	109.08	
North West	156.81	23.14	167.50	
South East	121.08	38.33	147.67	
South West	121.44	32.99	149.58	
West Midlands	117.29	39.37	152.28	
Yorkshire and The Humber	88.28	10.44	97.70	
<b>England</b>	<b>117.55</b>	<b>30.66</b>	<b>140.80</b>	

1. The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.
2. Service charges ineligible for Housing Benefit are not included in this table.

7.7 Analysis of Affordable Rent supported housing/housing for older people stock by unit size and year-on-year changes have been omitted because the low volume of stock in both 2012 and 2013 does not permit reliable analysis.

## 8.0 Decent Homes Standard

8.1 At 31 March 2013, 26,551 units/bedspaces (1.1%) of social rental stock owned by PRPs did not meet the Decent Homes Standard (DHS). Overall, this was a reduction of 0.8 percentage points from the 2012 figure of 1.9%.

Table 26: Stock not meeting Decent Homes Standard, 31 March 2005-2013

LAs and all PRPs						Units/bedspaces		
Year	PRP social rented stock			PRP %		LA stock owned <sup>1</sup>		LA % <sup>1</sup>
	Total owned	Not meeting DHS	No upgrade due to tenant refusal <sup>2</sup>	Not meeting DHS	No upgrade due to tenant refusal <sup>2</sup>	Total owned ('000s)	Not meeting DHS ('000s)	Not meeting DHS
2005	1,881,963	343,747	...	18.3	...	2,156	889	41.2
2006	1,940,360	296,816	14,480	15.3	0.7	2,058	746	36.2
2007	2,025,552	254,263	17,349	12.6	0.9	1,974	618	31.3
2008	2,128,675	224,585	22,947	10.6	1.1	1,861	492	26.4
2009	2,196,125	182,463	24,806	8.3	1.1	1,804	397	22.0
2010	2,243,440	120,185	24,826	5.4	1.1	1,780	292	16.4
2011	2,320,306	54,813	31,487	2.4	1.3	1,721	217	12.6
2012	2,358,536 <sup>R</sup>	45,312	...	1.9	...	1,700	214	12.6
2013	2,392,124	26,551	...	1.1	...	...	...	...

1. LA Data is sourced from Live Table 119, part of the DCLG local authority Housing Statistics series (previously the Business Plan Statistical Index from 2004 to 2011), where it is presented as a rounded figure to the nearest 1,000 units. Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>.
2. Tenant refusals not collected from 2012.
3. "..." indicates data not available.
4. Figures for 2012 revised due to subsequent amendments given by PRPs (indicated with <sup>R</sup>).

8.2 Table 27 below shows DHS data for each English region. The region with the highest proportion of PRP social rented stock not meeting DHS at 2.1%. The region with the lowest proportion of stock not meeting DHS is West Midlands, at 0.2%.

Table 27: Stock not meeting Decent Homes Standard by English region, 31 March 2013

All PRPs		Units/bedspaces	
Region	PRP social rental stock owned	Units not meeting DHS	% not meeting DHS
East Midlands	131,994	995	0.8
East of England	242,166	1,018	0.4
London	390,773	8,330	2.1
North East	158,063	1,479	0.9
North West	486,788	7,156	1.5
South East	328,523	1,817	0.6
South West	218,527	4,175	1.9
West Midlands	245,757	511	0.2
Yorkshire and The Humber	189,534	1,070	0.6
<b>England</b>	<b>2,392,124</b>	<b>26,551</b>	<b>1.1</b>

8.3 Table 28 shows that, during the period 2005/06 to 2012/13, the proportion of stock not meeting the DHS has reduced in all regions. The largest percentage declines in stock not meeting DHS were in Yorkshire and The Humber, which fell from 22.8% in

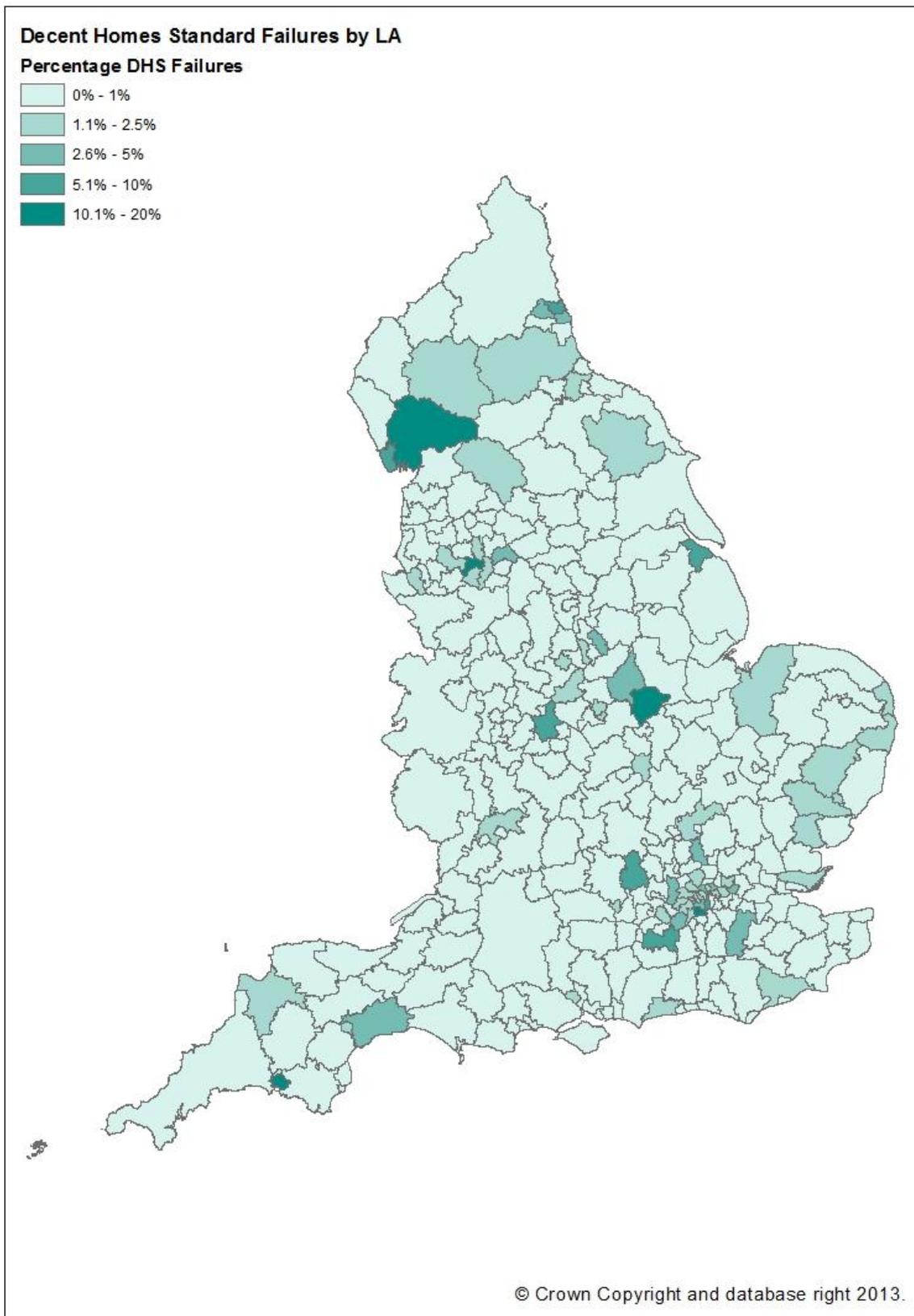
2006 to 0.6% in 2013, followed by the North West, which fell from 19.3% in 2006, to 1.5% in 2013.

**Table 28: Proportion of stock not meeting DHS by region over time, 31 March 2006 – 2013**

All PRPs	Units/bedspaces							
Region	% PRP social rental stock owned not meeting DHS							
	2006	2007	2008	2009	2010	2011	2012	2013
East Midlands	10.5	10.0	9.4	9.5	6.1	2.6	2.1	0.8
East of England	12.9	11.3	11.7	8.9	5.7	2.6	0.9	0.4
London	14.8	10.9	10.1	8.7	6.0	1.8	1.8	2.1
North East	14.3	11.8	11.9	10.9	5.7	2.4	1.5	0.9
North West	19.3	16.8	14.6	12.6	7.7	4.2	4.1	1.5
South East	10.9	8.5	6.1	4.4	3.2	0.8	0.8	0.6
South West	14.3	12.4	8.9	5.3	7.2	4.6	2.9	1.9
West Midlands	15.2	9.5	5.0	2.9	1.0	0.4	0.3	0.2
Yorkshire and The Humber	22.8	20.7	17.2	10.6	5.1	0.9	1.0	0.6
<b>England</b>	<b>15.3</b>	<b>12.6</b>	<b>10.6</b>	<b>8.3</b>	<b>5.4</b>	<b>2.4</b>	<b>1.9</b>	<b>1.1</b>

8.4 Figure 11 illustrates the percentage of units not meeting the DHS by local authority area.

Figure 11: Percentage of social rented stock owned by PRPs not meeting Decent Homes Standard by local authority area in 2012/13



## 9.0 Methodology and Data Quality

### Data collection methodology

- 9.1 The Statistical Data Return (SDR) collection is carried out electronically, using a web-based system (NROSH+), with individual PRPs completing their own entries. Data is captured covering the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013.
- 9.2 The responsibility for completing accurate returns lies with each PRP. Notwithstanding this, there are extensive automatic validations built into the system which check for both inconsistent and unlikely data entries. For example, validations check total stock is consistent between questions, and that rents are within a reasonable range. Following submission, manual consistency checks are also carried out and anomalous figures and results (e.g. unexpectedly high service charges) queried with individual PRPs and amended as required.
- 9.3 For large PRPs, all queries of potentially anomalous data were followed up and a definitive answer obtained from the provider. For small PRPs, as many queries as possible were followed up in the timescale of the survey; where a reply to a query could not be attained in this timescale, an internal assessment of the likely accuracy of the data was conducted based upon population averages, data provided by comparable providers and data submitted in SDR 2011/12. Any data which could not be reconciled with these measures were excluded from the final dataset.
- 9.4 Upon production of the final data set internal consistency checks were conducted, including:
- Row / column-total checks
  - Comparison of frequency distributions for the population to identify outliers
  - Inter-year checks on rent and stock levels
  - Detailed spot-checks on individual PRP information.

### Data quality

- 9.5 The SDR is designed to be a complete census of PRPs, and therefore no sampling errors should be present in the final dataset. However, there is inevitably a degree of inaccuracy, driven primarily by non-responses and reporting errors by individual providers.
- 9.6 Measurement of the first source of error is relatively straightforward. There was an overall response rate of 89% (1,387 returns, see Table 29 below for a breakdown of response rates).

Table 29: PRP response rates, SDR 2012/13

All PRPs		
PRP Size <sup>1</sup>	Number of PRPs	Response Rate
Large	330	100%
Small	1,057	85%
<b>Total</b>	<b>1,387</b>	<b>89%</b>

1. Size classification based upon categorisation within NROSH+ system.

- 9.7 Assuming that providers are classified correctly, i.e. that small providers own a maximum of 999 social units/bedspaces, it is estimated that a minimum of 93% of the social stock held by PRPs is captured within the SDR. Whilst it cannot be known for certain how much stock is owned by those providers who did not return an SDR

survey (15% of small providers did not supply a return), if it is assumed that they own the average amount of stock for a small provider, then 95% of social stock owned by PRPs is captured within the SDR.

- 9.8 There are no overarching numerical measures of mis-reporting of SDR data by PRPs, however following the publication of the 2012 data set (which had been through a series of automatic and manual checks to identify contradictory and improbable data values) 18 PRPs reported errors in their submissions.

### **Data changes from previous surveys**

- 9.9 There is a single definitional change between the 2012/13 and 2011/12 versions of the SDR: the categorisation of group parents that own less than 1,000 units has changed from large PRP to small PRP. The overall size of effect is expected to be small: applying the 2012/13 criteria to the 2011/12 dataset results in 1,792 units of social housing being removed from the large PRP data tables and added to the small PRPs, equivalent to 0.07% of the social housing owned by PRPs in 2011/12. This change, and its expected effects, are summarised below in Table 30.
- 9.10 A summary of the more extensive definitional changes between the 2011/12 SDR and the 2010/11 RSR is set out in Table 31.

Table 30: 2012/13 SDR definition changes (compared to 2011/12 SDR)

Data Change	SDR 2011/12 Definition / Data	SDR 2012/13 Definition / Data	SDR Affected Data Items	Expected Effect between SDR 2011/12 and SDR 2012/13
Definition of large and small PRPs	Large PRPs are those who own 1,000 or more units/bedspaces of social housing, or who are group parents (regardless of the amount of stock owned). All others classed as small PRPs	Large PRPs are those owning 1,000 or more units/bedspaces of social housing. All others classed as small PRPs	Vacancies	Decrease in vacancies (all categories)
			Stock flow	Decrease in stock flow (all categories)
			Transfers	Decrease in transfers
			GN rents and service charges	Reduced sample size, exact effect cannot accurately be determined (expected no observable difference based upon 2011/12 data)
			SH/HOP rents and service charges	Reduced sample size, exact effect cannot accurately be determined (expected no observable difference based upon 2011/12 data)
			Social leased stock broken down by LA / region	Decrease

Table 31: 2011/12 SDR definitional changes (compared to 2010/11 RSR)

Data Change	RSR 2011 Definition / Data	SDR Definition / Data	SDR Affected Data Items	Expected Effect between RSR 2011 / SDR
Definition of ownership	Units held freehold or on a lease of 21 years or more (original term). Units on a shorter term recorded as Managed	Units held freehold or on a lease of any duration	No. units owned	Increase in owned units
			No. units managed	Decrease in managed units
Definition of large PRPs	Large PRPs are those who own 1,000 or more units/bedspaces of social housing, or who are group parents (regardless of the amount of stock owned). All others classed as small PRPs	PRPs owning 1,000 or more units/bedspaces of social housing classified as a large PRP. Note: in the 2012 SDR group parents were also classified as large PRPs, regardless of the amount of stock owned	Vacancies	Decrease in vacancies (all categories)
			Stock flow	Decrease in stock flow (all categories)
			Transfers	Decrease in transfers
			GN rents and service charges	Reduced sample size, exact effect cannot accurately be determined (expected negligible difference based upon 2011/12 data)
			SH/HOP rents and service charges	Reduced sample size, exact effect cannot accurately be determined (expected negligible difference based upon 2011/12 data)
			Social leased stock broken down by LA / region	Decrease
			Evictions	Decrease (all categories)

			No. GN units	Increase in reported GN units
Definition of Intermediate rent	Non-social stock	Social stock (General needs)	GN rents	Increase in GN rents
			No. Non-social units	Decrease in reported non-social units
Addition of Affordable Rent category	No analogous data	Homes made available by PRPs to households that are eligible for social rented housing at a rent level of no more than 80% of local market rents	No. Affordable Rent units	Addition of AR data
Removal of Tenant Satisfaction data	Large PRPs required to carry out a tenant satisfaction survey once in every three year period, using the STATUS methodology, and report these results through the RSR form	No analogous data due to change in regulatory framework	None	
Removal of tenant refusal of Decent Homes Standard works	Data gathered on the number of social housing units failing to meet the Decent Homes Standard due to tenant refusal to carry out the necessary works	No data gathered	No. units failing to meet the DHS	No visibility of units failing to meet the DHS because of tenant choice as opposed to PRP inaction
Removal of Staff data	Data gathered on number, gender, ethnicity and employment type of paid staff	No data gathered	None	
Removal of Capital Investment data	Data gathered on projected and actual capital expenditure	No data gathered	None	No visibility of PRP capital investment
Removal of breakdown on Non-social housing by category	Data gathered on non-social housing by keyworker, student, asylum seeker, specialist, market rented and other non-social accommodation	Total non-social housing units, broken down by leased and rented	None	No visibility of breakdown of non-social housing

Removal of non-social housing as proportion of gross turnover and employed capital data	Data gathered on the percentage of gross PRP income derived from, and capital employed on, non-social housing	No data	None	No visibility of the exposure of PRPs to non-social housing in terms of turnover / capital expended
Removal of mortgage / secured loan data	Data gathered on mortgages and secured loans provided by the PRP	No data	None	No visibility of the exposure of PRPs to mortgage / secured loan markets
Removal of accessible general housing or wheelchair-user conversions	Data on the number of units converted to meet accessible general housing or wheelchair-user conversions	No data	None	No visibility of number of units meeting these standards
Removal of supported housing / housing for older people client data	Data gathered on the client groups using Support housing/housing for older people	Total supported housing / housing for older people units	None	No visibility of breakdown of supported housing / housing for older people client groups
Removal of Repossessions and Arrears data	Shared ownership repossessions, rent and service charge arrears	None	None	No visibility of PRP exposure to arrears and repossessions

## Revisions policy

- 9.11** This policy has been developed in accordance with the National Statistician's Guidance on the UK Statistics Authority Code of Practice<sup>14</sup>.
- 9.12** In the case of a significant error, i.e. one which materially changes the data presented, a correction notice to the Statistical Release and accompanying dataset will be issued.
- 9.13** Errors reported by private registered providers on their submitted figures after the survey has closed, including late submissions, will be validated and added to the internal dataset. However, these values will not be externally published until the following year's Statistical release and accompanying dataset are released, where the updated values will be incorporated with an explanatory note detailing where

<sup>14</sup> Edition 1.0, 2009.

values have changed from previously published material. Revisions will normally only be made to one year prior to the year that is being published.

- 9.14 A list of amendments made to the SDR 2012 data in this report are contained in Table 32 below.

**Table 32: Revisions to SDR 2012 Data**

	<b>Data fields</b>	<b>Original value</b>	<b>Change</b>	<b>Revised value</b>
<b>Owned stock<sup>1</sup></b>	General needs	1,949,565	33	1,949,598
	Supported housing	109,021	-87	108,934
	Housing for older people	299,941	63	300,004
	Social leased	150,271	-2	150,269
	<b>Total</b>	<b>2,586,115</b>	<b>7</b>	<b>2,586,122</b>
<b>Managed stock<sup>2</sup></b>	General needs	2,027,577	33	2,027,610
	Supported housing	90,962	-80	90,882
	Housing for older people	297,280	50	297,330
	Social leased	147,403	-2	147,401
	<b>Total</b>	<b>2,655,742</b>	<b>1</b>	<b>2,655,743</b>
<b>Owned Affordable Rent stock<sup>3</sup></b>	General needs	7,407	-442	6,965
	Supported housing	482	-93	389
	<b>Total</b>	<b>7,889</b>	<b>-535</b>	<b>7,354</b>
<b>Stock flow<sup>4</sup></b>	Newly built stock	34,907	-1,681	33,226
	<b>Total</b>	<b>41,239</b>	<b>-1,681</b>	<b>39,558</b>

1. Revisions present in Table 1, Table 7 and Table 26. Note that Table 7 and Table 26 utilise a subset of the categories presented here and revised tables will not match these totals.

2. Revisions present in Table 3.

Revisions present in

3. Table 4.

4. Revisions present in Table 9.

## Rents methodology

### *Coverage*

9.15 General needs, supported housing and housing for older people rental figures in this release are calculated using data supplied by large PRPs only, as small providers are not required to submit detailed rental data.

9.16 All PRPs with Affordable Rent stock are required to submit rental information for that stock regardless of the total number of units owned.

### *Submission methodology*

9.17 Large PRPs are required to submit the following information for each size category of unit in every English local authority area that they operate in:

- Total number of units
- Average weekly rent
- Number of units with service charges eligible for Housing Benefit
- Average service charge eligible for Housing Benefit
- Number of units with service charges not eligible for Housing Benefit
- Average service charge not eligible for Housing Benefit
- Total number of units for which target rents are applicable (not applicable to Affordable Rent or Intermediate rent submissions)
- Average target rent calculated as per guidance in the rent standard (not applicable to Affordable Rent or intermediate rent submissions).

9.18 The size categories collected are as follows:

**Table 33: Unit sizes for which rent data are collected**

<b>General needs and Affordable Rent</b>	<b>Supported housing/housing for older people</b>
Bedspace/Non-self-contained	Bedspace/Non-self-contained
Bedsit	Bedsit
One bedroom	One bedroom
Two bedroom	Two bedroom
Three bedroom	Three bedroom
Four bedroom	Four or more bedroom
Five bedroom	
Six or more bedroom	

#### *Calculation of target rents*

9.19 PRPs are required to follow the guidance set out in ‘The Regulatory Framework for Social Housing in England from April 2012 Annex A: Rent Standard Guidance’ when calculating target rents. The guidance can be found at: <http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>

9.20 Target rents are not applicable to homes let under the Affordable Rent program or intermediate rent properties.

#### *Calculation of averages*

9.21 All averages relating to rents in this statistical release are fully weighted by stock owned by PRPs for the appropriate geography and/or sub-group.

#### *Average service charges and gross rents*

9.22 The average service charges presented in the rent sections relate only to the stock where there is a Housing Benefit eligible service charge present. Therefore, zero service charges are excluded from this calculation.

9.23 However, gross rents presented in these tables 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.

## 10.0 Related Statistics

10.1 A selection of complimentary data sets to the SDR, gathered and maintained by external organisations, is presented below.

### Related statistics – England

10.2 The Department for Communities and Local Government publishes annual surveys of social housing, rents and lettings held by local authorities in the form of the local authority Housing Statistics release<sup>15</sup>, available at:  
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/local-authority-housing-data>

10.3 In addition, the English Housing Survey (EHS) provides information on the quality and quantity of both social and non-social stock in England based upon a sample of households. The 2011-12 report can be found at:  
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>

### Related statistics – Scotland, Wales, Northern Ireland

10.4 Information on social housing in the rest of the UK is available from the respective devolved administrations. It should be noted that, due to differences in collecting period, methodology and terminology, direct comparisons should be made with care. Details of the data collected and methodologies used can be obtained from the following sources:

- **Northern Ireland.** Northern Ireland Housing Statistics (includes both social and non-social housing), produced by the Department for Social Development. The latest figures, for 2011-12 and previous returns can be found at:  
[http://www.dsdni.gov.uk/housing\\_stats](http://www.dsdni.gov.uk/housing_stats)
- **Scotland.** Housing Statistics for Scotland (includes both social and non-social housing), produced by the Scottish Government. Key Trend Summary for 2011-12 and further publications can be found at:  
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>
- **Wales.** Multiple publications, produced by the Welsh Assembly, the Department for Communities and Local Government and others. Data for 2012 can be found at: <http://wales.gov.uk/topics/statistics/headlines/housing2012/120726/?lang=en>

<sup>15</sup> In previous years these statistics were collected separately as the Housing Strategy Statistical Appendix (HSSA), Business Plan Statistical Appendix (BPSA) and the local authority housing sales monitoring (P1B) returns.

## 11.0 Further Information

- 11.1 This publication and other statistical publications from the SDR survey are available from the UK National Statistics publication hub<sup>16</sup> and the HCA website<sup>17</sup>.
- 11.2 In addition, previous RSR forms and guidance notes, and the full dataset for the last years of the RSR survey, are available for free download from the National Archives<sup>18</sup>.
- 11.3 For further information please contact the HCA Referrals and Regulatory Enquiries Team on 0300 1234 500 or email at [mail@homesandcommunities.co.uk](mailto:mail@homesandcommunities.co.uk)
- 11.4 Important note: The focus of this statistical release is on social housing that is owned and managed by PRPs only. PRPs provide data to the Social Housing Regulator by virtue of their obligations under the Governance and Financial Viability standard in the Regulatory Framework for Social Housing in England. This data is used to by the HCA to support regulation of the economic standards set out in the Regulatory Framework. The HCA also regulates local authorities (LAs) who own and manage social housing stock. The Regulator's economic standards, including the Governance and Financial Viability standard, do not apply to LA providers. Information on LA data sources, which are quoted in this analysis for contextual purposes only, can be found on the Department for Communities and Local Government section of the GOV.UK website<sup>19</sup> (see also Related Statistics).

<sup>16</sup> <http://www.statistics.gov.uk/hub/index.html>.

<sup>17</sup> <http://www.homesandcommunities.co.uk/ourwork/publications>.

<sup>18</sup> <http://webarchive.nationalarchives.gov.uk/20120419011320/http://www.tenantservicesauthority.org/server/show/nav.15039>.

<sup>19</sup> <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>.

## 12.0 Glossary of Terms

### 12.1 Affordable Rent

Affordable Rent is the main type of new housing supply. Affordable Rent homes are made available by providers to households that are eligible for social rented housing at a rent level of no more than 80% of local market rents. Affordable Rent homes cover both newly built (with or without grant input) and conversions from existing social rented homes to Affordable Rent homes, but only where this forms part of a new supply agreement with the Homes and Communities Agency.

Affordable Rent homes may be for general needs, supported housing or housing for older people.

Homes let on Affordable Rent terms fall within the definition of social housing, but are exempt from the full requirements of rent restructuring. Additional details on the requirements which apply are provided in the Rent standard and associated guidance in the HCA's Regulatory Framework.

### 12.2 Decent Homes Standard

The guidance on the Decent Homes Standard is set out in A Decent Home: Definition and Guidance for Implementation, published by the Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document:

<https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

### 12.3 Evictions

An eviction is defined as a tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant.

All evictions effected during the year are included, regardless of the year in which the possession order or warrant of possession itself was obtained, the type of tenancy to which it relates, or whether the original possession order was an outright, postponed or suspended possession order. Evictions from immediate licenses are also included.

Evictions that have not been effected during the year, regardless of the date of the possession order or warrant of possession, are excluded.

### 12.4 General needs housing

The majority of housing stock for rent. It includes both self-contained and non-self-contained housing units and bedspaces. This is stock that is not designated for specific client groups requiring support or does not have the special design features that are specific to supported housing and housing for older people (see glossary definitions below).

### 12.5 Housing for older people

Defined as stock intended for older people (regardless of the actual characteristics of each tenant) and it either incorporates a range of basic facilities and special design features or is specially designated supported housing for older people.

### 12.6 Intermediate rent

Intermediate rent is social housing provided to tenants at rent levels which are above social rent (target) levels and below market rent levels. This housing may

have been funded with or without Social Housing Grant (SHG), or other public subsidy, and includes (but is not restricted to) key worker accommodation and the intermediate rent housing funded by the HCA and its predecessor bodies. Typically levels of rent for these properties are set at no more than 80% of the comparative market level and therefore the rent setting aspects of target rent and rent caps do not apply.

**12.7 Large PRPs**

Providers that complete the 'long SDR form'. These are PRPs that own at least 1,000 social housing units/bedspaces (note: PRPs owning almost 1,000 properties may be classified as large on a case by case basis).

**12.8 Managed stock**

Refers to stock managed by PRPs, whether the stock is owned by themselves, another PRP or a local authority.

**12.9 Owned stock**

Stock which is held freehold or on a lease of any duration, and where 100% of the equity is held by the PRP; in earlier data collections, 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.

**12.10 Private registered providers (PRPs)**

PRPs refer in this document to private registered providers of social housing in England that are registered with the Social Housing Regulator. This term excludes local authority registered providers.

**12.11 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 services such as a central boiler for heating and/or hot water. Households which share a common entrance hall, but otherwise have all their accommodation behind their own front door are self-contained.

**12.12 Small PRPs**

Providers that complete the 'short SDR form'. These are PRPs that own less than 1,000 social housing units/bedspaces.

**12.13 Social housing**

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rented housing, low cost home ownership housing and 'legacy' stock owned by social landlords that were registered prior to 1 April 2010.

**12.14 Stock figures**

Stock figures are reported as at 31 March each year. Some sections of the SDR cover activities and flows over the year: these are from 1 April to 31 March, and referred to as 2009/10, 2010/11 etc.

Stock figures do not include leased housing where the purchaser owns 100% of the equity, care homes, or staff accommodation unless otherwise stated.

All stock figures are represented in terms of the number of self-contained units plus the number of individually let non-self-contained housing bedspaces. This represents the number of tenancies.

**12.15 Supported housing**

Applies to purpose designed or designated supported housing. The delivery of support under the Supporting People framework does not necessarily result in the categorisation of housing as supported if the property is not purpose designed or designated for a particular client group; in the absence of either of these two conditions, housing is general needs. The fact that a tenant receives support services in their home does not make it supported housing.

**12.16 Transfers**

PRPs are directed to include all properties that another organisation (including PRPs or local authorities) have transferred to them for social rent, where the ownership has been transferred from one organisation to another by lease or transfer of the freehold. This includes properties transferred within a group structure.

The SDR records the number of times a unit has been transferred and not the number of unique units/bedspaces transferred as the same unit may be transferred more than once within a given period.

## 13.0 Release history/Revisions

13.1 Corrected discrepancy between commentary in paragraph 3.7 and figure 1.

Table 34: Revision to this document

<b>Version Number</b>	<b>Date</b>	<b>Change</b>
1.0	August 2013	Original Release
1.1	February 2014	Corrected discrepancy between commentary in paragraph 3.7 and figure 1. 91% in original commentary altered to 76%.

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