



Homes &
Communities
Agency



PRIVATE REGISTERED PROVIDER SOCIAL HOUSING STOCK IN ENGLAND

Statistical Data Return 2013/14

September 2014 (version 1.1)
Responsible statistician: Amanda Hall

Contents

1.0 Summary	3
2.0 Introduction	4
Coverage	4
Purposes and uses	5
Further information	5
3.0 Total stock	6
Owned stock, by provision type	6
For-profit private registered providers	8
Managed stock, by provision type	8
Owned Affordable Rent stock	9
Size of PRPs and stock distribution	10
Housing stock by region	11
4.0 Vacancies	14
5.0 Stock flow	18
Mutual exchanges and evictions (optional questions)	20
Mutual exchanges	20
Evictions	21
6.0 Rents	24
Target rents and rent restructuring	24
Service charges	25
General needs rents	25
Supported housing/housing for older people	29
Comparisons with local authority rents data	32
7.0 Affordable Rent	33
Affordable Rent stock levels	33
Affordable Rent general needs	35
Affordable Rent supported housing/housing for older people	36
8.0 Decent Homes Standard	38
Decent Homes Standard achievement	38
9.0 Methodology and data quality	42
Data collection methodology	42
Data quality	42
Imputation and weighting	43

Data changes from previous surveys	45
Revisions policy	45
Revisions to previously published data	46
Rents methodology	48
10.0 Accompanying data.....	50
11.0 Related statistics	51
Related statistics – England.....	51
Related statistics – devolved administrations.....	52
12.0 Further information	54
Pre-release access	54
A brief history of the HCA	54
United Kingdom Statistics Authority	54
Future publication dates.....	54
Location of documents and data	54
Responsible statistician and enquiries	55
13.0 User engagement.....	56
14.0 Release history and revisions	57
15.0 Glossary of terms	58

1.0 Summary

Key data points

- Private registered providers of social housing (PRPs) reported 2,666,053 units/bedspaces owned at 31 March 2014, an increase of 0.6% on the total for 2013 (see Table 1). General needs units/bedspaces exceeded two million units for the first time (increasing by 0.7% since 2013 to a total of 2,002,180 units) (see Table 1).
- The rate of growth in the social housing sector has been slowing since 2011, potentially due to the reduction in stock transfer activity, the planned profile of grant funded supply under the 2011-15 Affordable Homes Programme and the continued low level of private housing building activity (see Table 1 and Table 11).
- Affordable Rent stock has increased by 102% (from 39,594 units/bedspaces in 2013 to 79,815 in 2014), this growth being attributable to this being the main type of new social housing supply (see Table 4 and Table 22).
- Stock sold to tenants under the Right to Buy (RTB), Preserved Right to Buy (PRTB) and Right to Acquire (RTA) schemes has increased by 78% (to a total of 4,835 units) since 2012/13 (see Table 11). The increases in tenant discounts offered to those qualifying for RTB or PRTB, part of the government's reinvigoration of these schemes¹, along with the associated advertising and publicity are likely drivers behind these rises.
- The total vacancies rate for self-contained general needs stock was 1.4% at 31 March 2014, the same proportion as for 2013. Within this total, there was a reduction in the number of vacancies in properties not currently available for letting but vacancies in general needs properties available for letting increased by 21.1% between 2013 and 2014 (see Table 8 and Table 9).
- Evictions increased by 18.6% between 2012/3 and 2013/14 (see Table 15). Changes in some PRPs' rent and arrears collection processes (as described in the Sector Risk Profile² as an approach to preparing for welfare reforms) could be an explanatory factor. However, because providing evictions data is optional, changes in how PRPs respond to this question cannot be ruled out as an influence on year-on-year changes.
- The average net rent for general needs stock owned by PRPs with more than 1,000 units/bedspaces was £92.30 (see Table 16). This represented an increase of 4.4% since 2013 (see Table 18), reflecting both inflation-linked increases in target rents and convergence towards these target rents permissible as part of the current rent standard³.

¹ Increases to Right to Buy discounts were set out as an ambition in *Laying the foundations: A Housing Strategy for England* (2011). Under this strategy, there is a commitment that, for each property sold under Right to Buy, a replacement new affordable rent home is provided in the social housing sector.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

² The 2013 HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>. A revised version is due to be published later in 2014.

³ The rent standard is set out in the Regulatory Framework for Social Housing in England from April 2012 available at <http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>.

2.0 Introduction

- 2.1 The Statistical Data Return (SDR) is the only annual survey of English private registered providers of social housing (PRPs) collecting data on the ownership and location of social housing stock.
- 2.2 These data are collected by the Homes and Communities Agency (HCA) to support regulation of the economic standards set out in the Regulatory Framework, with information on stock ownership, location, development and transfers used to help ensure a risk based and proportionate approach to regulation and to inform work on risk analysis and sector research.
- 2.3 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 (DCLG) section of GOV.UK website⁴ (see also the Related statistics section).

Coverage

- 2.4 This statistical release covers data from the 2013/14 SDR focusing on social housing that is owned and managed by PRPs only. It explores data on stock size, types, location and rents at 31 March 2014, and data on sales and acquisitions made between 1 April 2013 and 31 March 2014. For the 2013/14 SDR, an overall response rate of 94%⁵ of PRPs was recorded.
- 2.5 In order to correct for non-responses several methods were considered, including imputing from previous values, imputing from providers with similar characteristics and weighting based on response rates. Following consultation with the National Statistician's Office (NSO) and DCLG statisticians, weighting was selected as the most appropriate method to use. Data for the SDR survey (2012 – 2014) have been weighted to account for non-responses to the survey, and to seek to give an accurate assessment of the true number of units. These weighted figures are denoted by 'I' where they appear in tables. The data prior to 2012, which were collected as part of the Regulatory Statistical Return (RSR), the predecessor survey to the SDR, have not been weighted due to differences in methodology and available data which make this impracticable. Where applicable, the break in the time series between the SDR and the RSR has been denoted in tables by a dashed line between the relevant years, with changes to definitions and categorisations provided⁶. The weighting methodology used is covered in detail in the Methodology and data quality section.
- 2.6 Unless otherwise stated, all figures in this document refer to stock located in England⁷.
- 2.7 Some data in the SDR are collected at a local authority level. More detailed unit or sub-local authority geographical data are not available.

⁴ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

⁵ A more detailed breakdown of response rates is given in Table 32.

⁶ Definitional changes and probable impact on data due to the changes between SDR and RSR are also explored in previous SDR statistical releases available at <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁷ While the SDR data collection is focused on stock within English local authorities, some data are provided on a PRP basis. For example, where providers record total owned stock they include any stock they hold outside of England. This is believed to represent <0.1% of total stock.

Purposes and uses

- 2.8 Data from the SDR are used by HCA as part of the approach to regulating the economic standards set in the regulatory framework⁸. The SDR is used to better understand PRPs' stock holdings, business structure, activities and thereby to inform regulatory strategies. For example, SDR data are used as part of a data-driven model (along with other regulatory data submitted by providers) to assess the size, complexity and relative risks posed by each provider. SDR data are used in sector level profiling and data analyses to enable the regulator to identify and assess major risks and issues affecting PRPs as a whole. Data are also used to inform responses to parliamentary questions or queries from government departments on the PRP sector.
- 2.9 The SDR statistical release and the accompanying dataset are also useful primary sources of information for users interested in the social housing sector in England. The dataset underlying this release is the most comprehensive source of information on the stock related activities of PRPs in England, collecting stock data from 94% of all PRPs. Many users will find the geographical breakdowns of stock types and social rents particularly valuable, especially as these can potentially be compared to data on other tenure types collected by other surveys. Further, data from the SDR are used by central and local government for a variety of purposes including policy development and the production of statistics⁹ by non-governmental bodies such as individual PRPs (to inform business planning and bench marking), and by journalists and academics for research and understanding the social housing sector¹⁰.
- 2.10 A range of additional measures and tables have been added to this Statistical Release, to expand the coverage and analysis presented in the 2012/13 release. These include additional exploration of vacancies at a regional level and additional trend analysis on rents.
- 2.11 For common definitions used throughout, please refer to the Glossary of terms, located at the end of the document.

Further information

- 2.12 This publication is available from the UK National Statistics Publication Hub¹¹ and the HCA website¹². Alongside this note, the SDR dataset and additional tables, based on the analysis presented in this release, have been released in MS Excel and CSV formats, allowing for easier and more flexible access to the data. These may also be accessed via the UK National Statistics Publication Hub and the HCA website.
- 2.13 The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for September 2015.
- 2.14 The responsible statistician for this release is Amanda Hall. For further information, please contact the HCA Referrals and Regulatory Enquiries Team on 0300 1234 500 or email mail@homesandcommunities.co.uk.

⁸ This approach is set out in more detail in Regulating the Standards document found at: <http://www.homesandcommunities.co.uk/ourwork/regulating-standards-0>

⁹ For example, DCLG use the SDR data in the production of other housing statistics; available at <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics>

¹⁰ Further information as to the uses of SDR data can be found in the user engagement documentation provided on the HCA webpages: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹¹ <http://www.statistics.gov.uk/hub/index.html>

¹² <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

3.0 Total stock

3.1 Some figures presented in this section for 2012, 2013 and 2014 are based on weighted data (denoted by 'l' in the tables). Information on the weighting process can be found in the Methodology and data quality section.

Owned stock, by provision type

3.2 Table 1 shows the stock owned by PRPs from 2007 to 2014, by type of provision. It covers both stock owned by PRPs for use as social housing and non-social housing. For more explanation of the types of stock please refer to the Glossary of terms.

3.3 Overall, total stock owned by PRPs has increased by 0.6% (15,930 units/bedspaces) since 2013 to a total of 2,666,053 units. Increases have been seen in all types of housing owned (except for housing for older people), with owned general needs stock increasing to over two million units for the first time¹³.

3.4 The year-on-year increase in stock owned by PRPs reflects a continued focus on new supply, funded both by PRPs themselves and funding initiatives such as the 2011-15 Affordable Homes Programme, Care and Support Specialised Housing Fund, and Empty Homes Programme.

3.5 The annual rate of growth of stock owned by PRPs has however been slowing since 2011. A potential driver of the slowing growth rate is a reduction in the volume of stock transfer activity in recent years, with no large scale voluntary transfers (LSVTs) of stock having concluded since July 2012¹⁴. Additionally, the slowing growth should also be seen in the context of private house building activity¹⁵ still operating significantly below pre-downturn levels¹⁶ as this may potentially be limiting the supply of new units via Section 106 requirements¹⁷. The planned profile of grant funded supply under the 2011-15 Affordable Homes Programme may also be a factor, with the highest level of grant-funded properties not intended to complete until the final year of the programme in 2014-15. An overview of the separate schemes and progress to date can be found in the HCA corporate plan¹⁸.

¹³ Note that this figure is based on weighted data.

¹⁴ Further information on LSVTs and a full list of all transfers completed can be found at <http://webarchive.nationalarchives.gov.uk/20140805133148/http://www.homesandcommunities.co.uk/ourwork/existing-stock>

¹⁵ Further information on output in the construction industry can be found at: <http://www.ons.gov.uk/ons/rel/construction/output-in-the-construction-industry/august-2013/sty-construction-industry.html>

¹⁶ Construction started on 108,400 permanent dwellings by private enterprise in England during 2013/14, a 26% reduction on the 146,160 starts made in 2007/8. Data sourced from DCLG Live Table 208 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>. Figures for 2013/14 are currently provisional.

¹⁷ Section 106 of the Town and Country Planning Act 1990 enables local authorities to enter into planning obligations with developers as part of the process of granting planning permission. These agreements are often used to require a certain portion of a new development be given over to social housing (<http://www.legislation.gov.uk/ukpga/1990/8/section/106>).

¹⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/330867/corp_plan_14-18_full.pdf

Table 1: Owned stock, as at 31 March 2007-2014

All PRPs							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased ²	Non-social rented ^{1,2}	Non-social leased ^{1,2}	Total
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 ¹¹	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 ^{3,4,5}	1,962,601 ^{R,I}	113,385 ^{R,I}	304,157 ^{R,I}	151,226 ^{R,I}	48,359 ^{R,I}	29,891 ^{6, R,I}	2,609,619 ^{R,I}
2013 ⁷	1,987,641 ^{R,I}	113,117 ^{R,I}	305,138 ^{R,I}	158,998 ^{R,I}	48,954 ^{R,I}	36,275 ^{R,I}	2,650,123 ^{R,I}
2014	2,002,180 ^{R,I}	114,494 ^{R,I}	299,876 ^{R,I}	159,006 ^{R,I}	49,829 ^{R,I}	40,668 ^{R,I}	2,666,053 ^{R,I}

1. Non-social housing was not collected for small PRPs between 2007 and 2011 inclusive.
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 2012, intermediate rent was classified as non-social stock. In 2012, this changed to general needs.
4. 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.
5. 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.
6. From 2012 onwards figure includes units where the purchaser has acquired 100% of the equity.
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. 'R' indicates figures revised from the previous statistical release.
9. 'I' indicates weighted figures.
10. Dashed line indicates time series break between RSR and SDR.
11. The reported figure of 818 non-social leased units in 2008 has been audited and no errors have been found in the data collection or calculations used¹⁹.

3.6 The largest percentage increase was for non-social leased housing, which increased by 12.1% (4,393 units/bedspaces). This continued the trend seen in the previous year where non-social leased stock (which includes units for sale on the open market, with the PRP maintaining freehold of the property, but does not include Low Cost Home Ownership properties)²⁰ grew by 21.4% (6,384 units) from the levels observed in 2012. This year-on-year growth may be seen as indicative of PRPs diversifying into other, non-social housing activities.

3.7 However, there has only been minimal growth (875 units or 1.8%) between 2013 and 2014 in the non-social rented stock owned by PRPs (which includes units intended for rent on the open market). This would suggest that, if PRPs are diversifying their activities into non-social housing, the focus is on developing units for sale rather than rent²¹. PRPs may, however, be developing non-social rented units through unregistered subsidiaries or joint ventures whose activities are not captured in the SDR.

¹⁹ The change in non-social leased stock levels seen between 2007, 2008 and 2009 are due to providers' reporting. For example, a single PRP who owned almost 85% of all non-social leased units in 2007 did not report any units in 2008. They did, however, report owning non-social leased units again in 2009 when their units represented over 50% of this category. The reasons for this variation in reporting cannot be determined.

²⁰ See Glossary of Terms for further details on non-social leased stock.

²¹ It should be noted that the large increase in non-social leased units between 2011 and 2012 is due to classification changes between the RSR and SDR meaning that more PRPs are required to report their non-social housing activities.

- 3.8 The decrease of 1.7% (5,262 units) seen in the housing for older people stock is against the general trend of year-on-year increases across all stock types. This decrease may be linked to policy changes that have increased pressure on Supporting People funding used by many providers to fund housing for older people support services. Further details on this can be found in the HCA Sector Risk Profile²². However, it is worth noting that the housing for older people stock total is the most volatile of all the categories of social housing, recording three year-on-year decreases and four year-on-year increases since 2007.
- 3.9 A breakdown of owned stock by English region is provided in Table 5 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 DCLG (see the Related statistics section).

For-profit private registered providers

- 3.10 For-profit providers are a relatively new type of social housing provider, and were first permitted by the Housing and Regeneration Act 2008²³. A small number of for-profit providers are currently registered with the HCA²⁴. Table 2 shows the number of for-profit PRPs that submitted a SDR and the amount of stock owned by these PRPs in 2013 and 2014.

Table 2: For-profit housing providers and owned stock, as at 31 March 2014

All PRPs ¹			Units/bedspaces			
Year	Number of providers	Total number of units/bedspaces owned	General needs	Supported housing	Of which Housing for older people	Low cost home ownership
2013	21	237	100	137	0	0
2014	27	554	114	146	26	268

¹ May include some stock not in England (expected to be <0.1% of total stock based on total GN/SH/HOP stock reported outside of England).

- 3.11 In 2013/14 a further six for-profit providers registered with the HCA. In total the for-profit providers saw an increase of 317 units/bedspaces between 2013 and 2014. Of the 554 units of stock owned by for-profit providers in 2014, the largest category was low cost home ownership (LCHO) (268 units/bedspaces or 48% of all units owned). The majority of this LCHO stock (210 units) is owned by a single provider.

Managed stock, by provision type

- 3.12 Table 3 shows data relating to stock managed by PRPs. This includes all stock managed by PRPs, whether the stock is owned by them, another PRP or a local authority. There has been an increase in the total number of units/bedspaces managed since 2013 (0.5%, 12,450 units/bedspaces) to a total of 2,784,374 units.

²² The 2013 HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>. A revised version is due to be published later in 2014.

²³ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

²⁴ (<http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>). This framework implemented the amendments to the Housing and Regeneration Act 2008 introduced by the Localism Act 2011, and the Secretary of State's directions on specific standards for the Regulator and replaced the one which came into effect on 1 April 2010. It should be noted that the HCA is currently undertaking a statutory consultation on proposed changes to the Regulatory Framework for social housing in England. See <http://www.homesandcommunities.co.uk/ourwork/regulation> for more information.

3.13 It should be noted that the number of supported housing units managed by PRPs is lower than the total number of supported housing units owned by PRPs. This is due to PRPs contracting out the management of some properties to non-registered organisations.

3.14 All other categories of managed stock are higher than the corresponding owned stock totals, suggesting that PRPs manage properties for non-registered providers in addition to those which they own. Non-social leased stock shows this most markedly with 20% more stock managed by PRPs within this category than is owned by them (7,948 units).

Table 3: Total stock managed by PRPs, as at 31 March 2007-2014

All PRPs ¹							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased ²	Non-social rented ²	Non-social leased ^{2,3}	Total
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 ⁴	2,056,011 ^{R,I}	96,542 ^{R,I}	303,298 ^{R,I}	151,100 ^{R,I}	57,510 ^{R,I}	36,422 ^{R,I}	2,700,883 ^{R,I}
2013 ⁵	2,103,399 ^{R,I}	96,892 ^{R,I}	306,223 ^{R,I}	154,594 ^{R,I}	64,407 ^{R,I}	46,409 ^{R,I}	2,771,924 ^{R,I}
2014	2,119,178 ^{R,I}	100,924 ^{R,I}	303,043 ^{R,I}	159,095 ^{R,I}	53,518 ^{R,I}	48,616 ^{R,I}	2,784,374 ^{R,I}

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. 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. 'R' indicates figures revised from the previous statistical release.

7. 'I' indicates weighted figures.

8. Dashed line indicates time series break between RSR and SDR.

3.15 The overall trends seen in managed stock broadly reflect those trends seen in owned stock. The exception is managed non-social rented stock which decreased compared to the increase seen in the ownership of this type of stock.

Owned Affordable Rent stock

3.16 For PRPs Affordable Rent is the main type of grant funded new social housing supply. 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 local market rents. The Affordable Rent figures presented here cover both newly built units (with or without grant input) and conversions from existing social rented units to Affordable Rent units²⁵.

3.17 PRPs recorded 27,331 conversions of units to Affordable Rent (26,918 conversions from other forms of social rent and 413 conversions from other tenures) during 2013/14. This suggests that 67% of the Affordable Rent stock acquired in 2013/14 was converted from existing social rented stock and 1% was from other existing

²⁵ Where this forms part of a new supply agreement with the Homes and Communities Agency (HCA) or the Greater London Authority (GLA).

stock. The remaining additions to Affordable Rent stock (12,890) are a mixture of new build units, transfers and stock acquired through other means. It is not possible to distinguish between these acquisitions or to determine if any transfers were previously let as social rent by other PRPs²⁶.

3.18 Table 4 shows the breakdown of Affordable Rent stock between the categories of social housing. There has been significant growth with the total number of units owned more than doubling from last year in both Affordable Rent general needs and supported housing/housing for older people units. The number of Affordable Rent general needs units has increased by 103% from 37,755 in 2013 to 76,643 in 2014. Supported housing/housing for older people units increased by 72% from 1,839 in 2013 to 3,172 in 2014.

3.19 As Affordable Rent can only be offered by PRPs as part of a contractual agreement with the HCA or Greater London Authority (GLA), this level of growth is principally driven by the timing of the current funding and delivery programme through which new Affordable Rent units are developed; the 2011-15 Affordable Homes Programme (AHP)²⁷. The AHP aims to deliver up to 80,000 new Affordable Rent and Affordable Home Ownership units, as part of a wider target of 170,000 affordable homes. Further details of the number of housing units started and completed under the various funding schemes can be found on the HCA Housing Statistics website²⁸ and the GLA Housing Statistics website²⁹.

Table 4: Affordable Rent units/bedspaces owned, as at 31 March 2012-2014

All PRPs			Units/bedspaces		
Year	Number of PRPs	General needs	Supported housing/housing for older people ¹	Total	
2012	188	6,965	389	7,354	
2013	284	37,755	1,839	39,594	
2014	324	76,643	3,172	79,815	

¹ Affordable Rent supported housing/housing for older people stock figures are collected as a combined figure.

3.20 The completion of Affordable Rent units funded under the schemes outlined above is a significant contributory factor in the growth of Affordable Rent. However, due to the planned profile of the 2011-15 Affordable Homes Programme a substantial number of units are not yet completed. Large increases in the number of Affordable Rent stock are anticipated in subsequent years as the AHP continues and the construction of the units is completed.

Size of PRPs and stock distribution

3.21 Figure 1 shows how the social housing stock is distributed among PRPs. It demonstrates that the majority of PRPs (79%) are small (owning fewer than 1,000 units/bedspaces) but that they own 4.6% of total stock. This represents a slight change from last year, where 76% of providers were classed as small and owned 4.7% of the stock. PRPs with over 10,000 units represent just 4.6% of the PRP population but own 54.2% of stock within the sector, a slight increase from last year. The overall trend between 2012/13 and 2013/14 suggests that stock ownership has

²⁶ Further information about Affordable Rent is available in the Affordable Rent section and the Glossary.

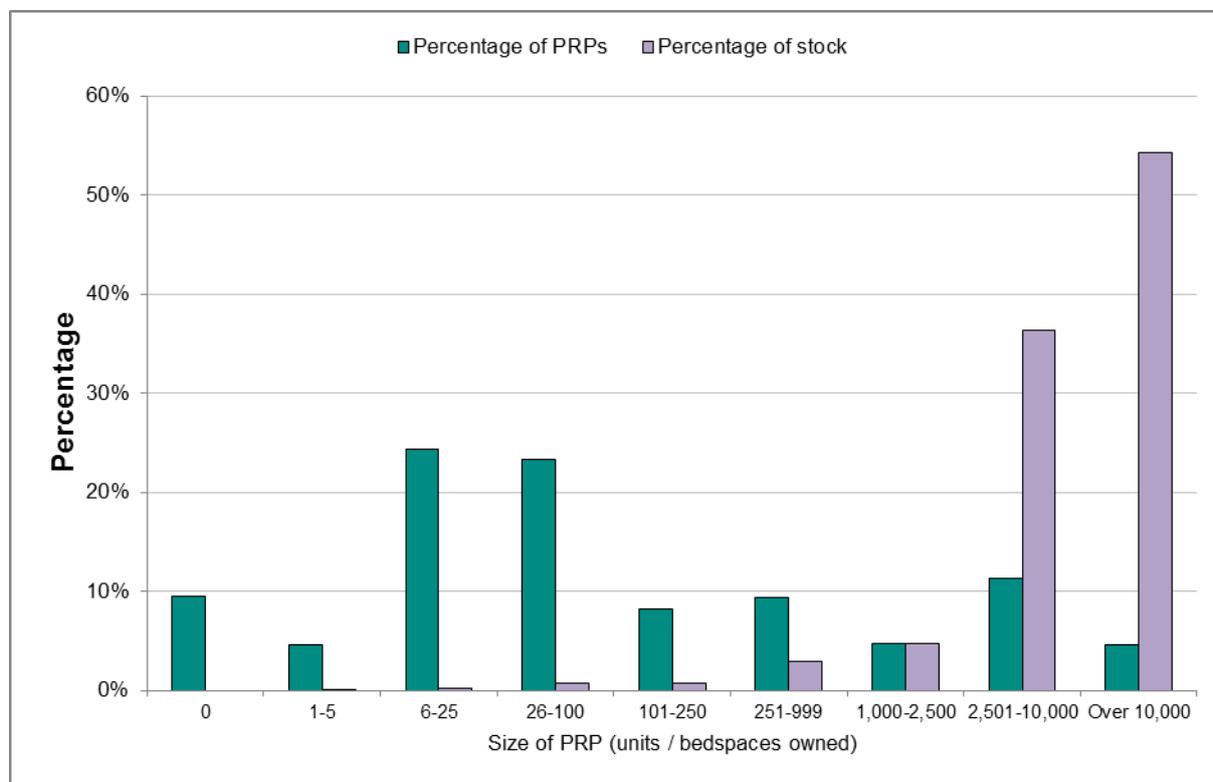
²⁷ In addition to Affordable Rent units, the AHP makes funding available for affordable home ownership, supported housing and, in some circumstances, social rent.

²⁸ <http://www.homesandcommunities.co.uk/housing-statistics>

²⁹ <https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/gla-affordable-housing-statistics>

moved very slightly away from the smallest providers (<1,000 units) towards the largest (>10,000 units) and continues the trend seen since 2007³⁰. These data are also available in the supplementary tables³¹.

Figure 1: Percentage of social housing stock owned vs. PRP size, as at 31 March 2014¹



¹ Non-asset owning parents who do not own any units of social housing are required to complete the SDR.

Housing stock by region

3.22 Table 5 shows the social housing stock owned by PRPs³², social housing stock owned by local authorities³³ and private sector stock³⁴, broken down by region. All 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 dwellings³⁵. In addition there are slightly differing time frames for PRP data (as at 31st March 2014) compared to LA and private sector stock data (as at 1st April 2013).

³⁰ For reference, in 2007 a total of 76.6% providers were classified as small, they owned 6.1% of total stock. Just 2.8% of providers held over 10,000 units, but they owning 34.5% of stock in the sector.

³¹ Supplementary tables available at <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

³² Produced from SDR 2014.

³³ Produced from Local Authority Housing Statistics, Live Table 100, as updated 27th February 2014; see the Related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

³⁴ 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 2013 SDR data and 2013 LA data totals. See Local Authority Housing Statistics, Live Table 100 at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

³⁵ 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.

Table 5: PRP social housing stock (as at 31st March 2014), compared to local authority social stock (as at 1st April 2013) and private sector stock (as at 1st April 2013) by region

Region	Units/bedspaces					
	PRP social stock 2014 units/bedspaces ^{1,2}	% of PRP total	LA social stock 2013 units ^{3,4}	% of LA total	Private sector 2013 units ⁴	% of private sector total
East Midlands	144,758 ¹	5.6 ¹	183,540	10.9	1,673,670	8.8
East of England	261,683 ¹	10.2 ¹	161,450	9.6	2,154,200	11.3
London	438,517 ¹	17.1 ¹	410,020	24.4	2,584,320	13.5
North East	162,007 ¹	6.3 ¹	112,850	6.7	914,950	4.8
North West	502,366 ¹	19.5 ¹	96,680	5.7	2,577,090	13.5
South East	364,520 ¹	14.2 ¹	172,430	10.3	3,219,850	16.9
South West	236,889 ¹	9.2 ¹	100,780	6.0	2,099,960	11.0
West Midlands	263,205 ¹	10.2 ¹	208,020	12.4	1,938,920	10.2
Yorkshire and The Humber	197,080 ¹	7.7 ¹	236,080	14.0	1,912,040	10.0
England	2,571,025¹	100¹	1,681,850	100	19,075,000⁵	100

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 2014. Figures as at 31st March 2014.
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, Live Table 100, as updated 27th February 2014. Figures as of 1st April 2013. Includes imputations where data are not available, and as privately owned units are estimates figures are given to the nearest 1,000. See the Related statistics section 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, Live Table 100, as updated 27th February 2014.
6. Due to rounding, column totals do not necessarily equal the sum of their parts.
7. '1' indicates weighted figures.

3.23 The distribution of PRP social stock between the regions is virtually unchanged from the previous year, with differences being of the order of 0.01% of the England total. Small changes can also be seen in the LA social stock and private sector stock, with the largest change being on the order of 0.04% (an increase in the proportion of LA stock in London). Such annual changes are expected to be small given the timescales required to substantially alter the regional distribution of housing. This is illustrated further in the constancy of the regional population estimates shown in Table 6.

3.24 Overall, the North West continues to have the highest percentage of PRP social stock (19.5%), and the lowest regional percentage of LA stock (5.7%)³⁶. London has by some distance the greatest percentage of LA social stock 24.4% and combined with PRP stock accounts for around 1/5th of all social stock in England.

3.25 Table 6 below shows the comparison between the population³⁷ 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 (70.7 units/bedspaces

³⁶ This is likely to be linked to the LSVT programme – further information on LSVTs and a full list of all transfers completed can be found at <http://webarchive.nationalarchives.gov.uk/20140805133148/http://www.homesandcommunities.co.uk/ourwork/existing-stock>

³⁷ Population data relates to 2013, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2013' data release (26th June 2014) available at: <http://www.ons.gov.uk/>

per 1,000 people), with the lowest in the East Midlands (31.5 units/bedspaces per 1,000 people). The proportions of PRP social stock and population per region are largely unchanged from last year, with the largest difference being a 0.2% increase in the percentage of the population living in London (up from 15.4% in 2013 to 15.6% in 2014).

Table 6: Social stock (as at 31st March 2014) and population by region

All PRPs

Region	PRP social stock 2014 units/bedspaces ¹	% of PRP total	Population 2013 (Est., 000's) ²	% of population total	Number of PRP social stock per 1,000 head of population
East Midlands	144,758 ¹	5.6 ¹	4,598.7	8.5	31.5 ¹
East of England	261,683 ¹	10.2 ¹	5,954.2	11.1	43.9 ¹
London	438,517 ¹	17.1 ¹	8,416.5	15.6	52.1 ¹
North East	162,007 ¹	6.3 ¹	2,610.5	4.8	62.1 ¹
North West	502,366 ¹	19.5 ¹	7,103.3	13.2	70.7 ¹
South East	364,520 ¹	14.2 ¹	8,792.6	16.3	41.5 ¹
South West	236,889 ¹	9.2 ¹	5,377.6	10.0	44.1 ¹
West Midlands	263,205 ¹	10.2 ¹	5,674.7	10.5	46.4 ¹
Yorkshire and The Humber	197,080 ¹	7.7 ¹	5,337.7	9.9	36.9 ¹
England	2,571,025¹	100¹	53,865.8	100.0	47.7¹

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. Population data relates to 2013, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2013' data release (26th June 2014) available at: <http://www.ons.gov.uk/>.
3. Due to rounding, column totals do not necessarily equal the sum of their parts.
4. 'I' indicates weighted figures.

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. It shows that vacancies as a percentage of general needs stock have decreased over time (falling from 2.1% of stock in 2007 to 1.4% in 2012) but have remained at a broadly constant level in recent years (2012-2014).

4.2 Supported housing and housing for older people vacancies have also seen an overall decrease in percentage vacancies, with a flattening out of this trend in the last two years. It should be noted that from 2012, the figures include stock for large PRPs only, as separate general needs, supported housing and housing for older people vacancy data are not collected for small PRPs³⁸.

Table 7: Vacant stock, as at 31 March 2007-2014

Year	General needs ¹			Supported housing/housing for older people ¹		
	Stock	Vacancies	Vacancies %	Stock	Vacancies	Vacancies %
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 ^{2,3}	1,896,360	26,156	1.4	374,202	16,613	4.4
2013 ⁴	1,920,301	27,551	1.4	370,850	15,730	4.2
2014	1,934,389	27,893	1.4	367,096	15,460	4.2

1. May include units outside of England.

2. From 2012 figures include data from large PRPs only.

3. 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.

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

4.3 Table 8 splits vacancies by region and by properties available or unavailable for letting. Across the regions between 30% and 54% of vacancies were due to properties being unavailable for letting, for example due to them awaiting demolition or undergoing extensive repairs. Vacancies in properties available for letting are associated with the turnover of stock between tenancies and, in some instances, lower demand for certain properties.

4.4 Figure 2 below illustrates self-contained general needs vacancies at an individual local authority level. These vacancies include those both available and unavailable for letting.

4.5 Considered as a proportion of total general needs stock, the three regions in the North of England have the highest vacancies rates of 1.9% to 2.0%. The lowest vacancy rate is in the South East (0.9%) (see Table 8). Vacancies rates for properties available for letting for the three northern regions are similarly high compared to other regions. Yorkshire and Humber has the highest rate (1.4%) compared to 0.5% in the South East and South West (see Table 9). Relative housing market demand is likely to explain much of this regional variation.

³⁸ As there were no missing data from large PRPs the figures here are actual and not weighted.

Table 8: Vacant self-contained general needs per region, as at 31 March 2014

Large PRPs						Units
Region	Total general needs self-contained Stock	Vacant and available for letting	Vacant and not available for letting	Total general needs self-contained Vacancies	% of Total Vacant	% of Total Stock not available for letting
East Midlands	99,146	1,131	484	1,615	1.6	0.5
East of England	197,712	1,159	834	1,993	1.0	0.4
London	312,700	1,958	2,335	4,293	1.4	0.7
North East	130,003	1,559	1,081	2,640	2.0	0.8
North West	399,684	4,418	3,355	7,773	1.9	0.8
South East	266,178	1,432	916	2,348	0.9	0.3
South West	168,136	883	928	1,811	1.1	0.6
West Midlands	198,657	1,105	890	1,995	1.0	0.4
Yorkshire and The Humber	154,578	2,097	905	3,002	1.9	0.6
England	1,926,794	15,742	11,728	27,470	1.4	0.6

- 4.6 While the overall level of vacant general needs properties has not changed significantly between 2013 and 2014, the balance between those properties available and unavailable for letting has altered as shown in Table 9. Vacancies of properties available for letting increased by 2,744 units or by 21.1% between 2013 and 2014 (or by 20.3% when measured as a proportion of total units each year). In terms of units, this increase in vacancies was highest in the North West and the North East. Although the cause of this increase is not certain, it should be noted that the Removal of the Spare Room Subsidy (RSRS) introduced in April 2013. This may have contributed to increased vacancies in some areas, either through increased stock turnover through 'down-sizing' of affected tenants or potentially lowering demand for certain larger properties in some localities³⁹.
- 4.7 In contrast, those properties vacant and unavailable for letting fell by 1,745 units between 2013 and 2014. This is likely to be associated with a reduction in the scale of programmes of extensive major repairs or demolition by PRPs as a whole, potentially associated with a slow-down in stock transfer and Decent Homes Programme activity in recent years.

³⁹ For more information, see 'Evaluation of Removal of the Spare Room Subsidy – Interim Report', Department for Work and Pensions / Government Social Research, July 2014, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/329948/rr882-evaluation-of-removal-of-the-spare-room-subsidy.pdf

Table 9: Total vacant self-contained general needs and vacant and available for letting self-contained general needs stock per region, 2013-2014

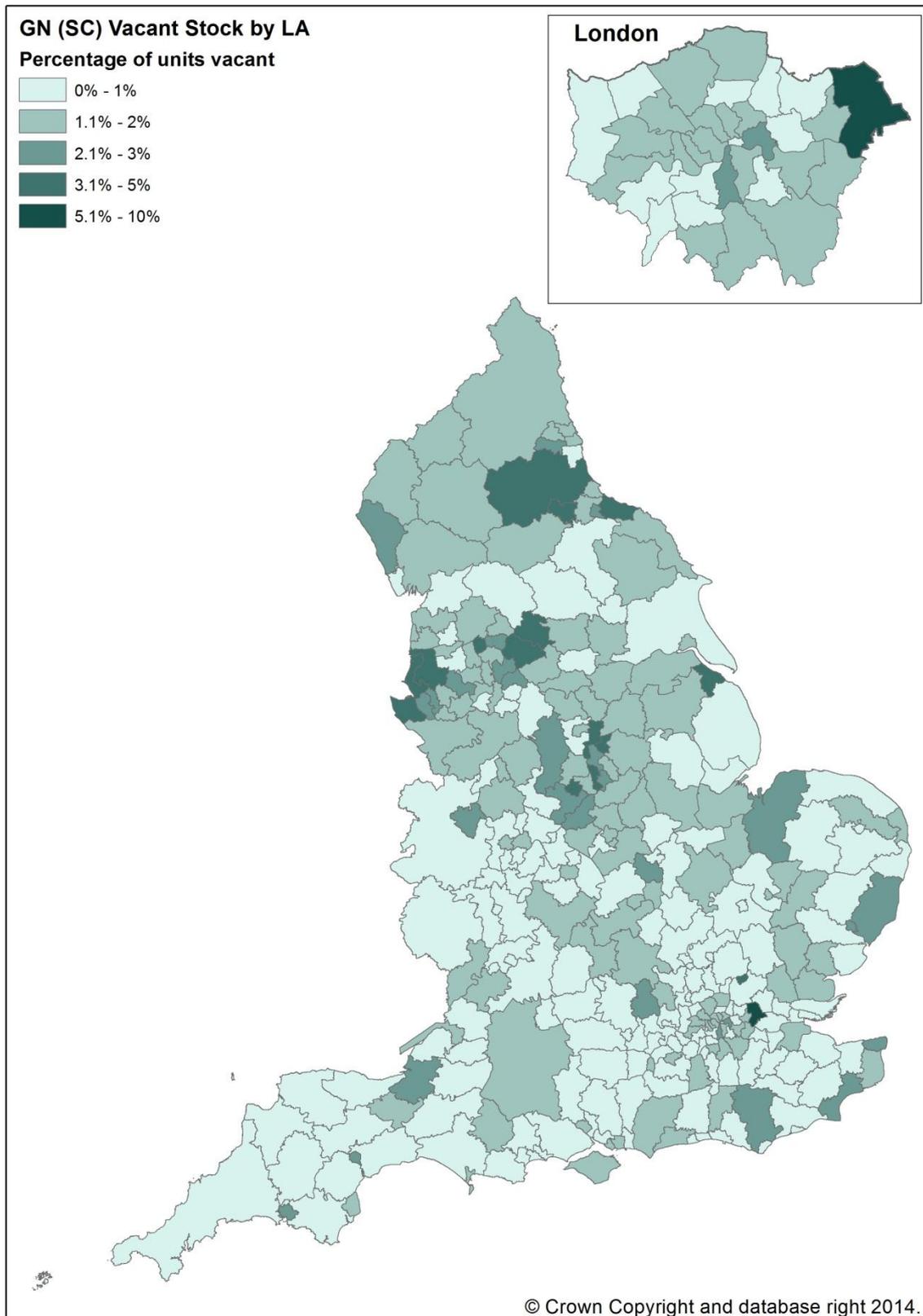
Large PRPs						Units
Region	Vacant			Vacant and available for letting		
	2013 % of total	2014 % of total	Unit change 2013 - 2014	2013 % of total	2014 % of total	Unit change 2013 - 2014
East Midlands	1.4	1.6	274	0.9	1.1	296
East of England	0.9	1.0	234	0.4	0.6	286
London	1.5	1.4	-363	0.6	0.6	155
North East	1.9	2.0	177	0.9	1.2	371
North West	1.7	1.9	894	0.8	1.1	1,273
South East	0.9	0.9	-33	0.4	0.5	252
South West	1.0	1.1	80	0.4	0.5	145
West Midlands	1.1	1.0	-185	0.7	0.6	-274
Yorkshire and The Humber	2.0	1.9	-79	1.2	1.4	240
England	1.4	1.4	999	0.7	0.8	2,744

4.8 Table 10 below details total vacancy levels (including both available and not available for letting) for general needs stock and the estimated population per region. The North West and North East have more than twice the amount of vacant stock per head of population than the lowest region, the East Midlands. These patterns partly reflect the levels of PRP general needs stock relative to the population in each region.

Table 10: Vacant self-contained general needs per regions by head of population at 31 March

Large PRPs				
Region	Total general needs self- contained Stock	Total general needs self- contained Vacancies	Population Est. 000's	Vacant stock per 1,000 head of population
East Midlands	99,146	1,615	4,598.70	0.4
East of England	197,712	1,993	5,954.20	0.3
London	312,700	4,293	8,416.50	0.5
North East	130,003	2,640	2,610.50	1.0
North West	399,684	7,773	7,103.30	1.1
South East	266,178	2,348	8,792.60	0.3
South West	168,136	1,811	5,377.60	0.3
West Midlands	198,657	1,995	5,674.70	0.4
Yorkshire and The Humber	154,578	3,002	5,337.70	0.6
England	1,926,794	27,470	53,865.80	0.5

Figure 2: Percentage of self-contained PRP general needs stock vacant by local authority, as at 31 March 2014



5.0 Stock flow

- 5.1 Large PRPs were required to report on the way in which they acquired and lost stock from their ownership during the year from 1 April 2013 to 31 March 2014 in the 2014 SDR. Table 11 shows a summary of these transactions. In this period 23,527 new social rented units/bedspaces were built and 5,943 were purchased by large PRPs. These figures include Affordable Rent units.
- 5.2 Units of low cost home ownership (LCHO) stock acquired by large PRPs have not been included in Table 11. LCHO acquisitions are captured in the SDR as a single figure that may include LCHO units which have been transferred to the PRP from other sources and/or are units that have been converted to LCHO from other tenures, including new build and purchased units originally intended for other uses. Due to the way in which the data are collected it is not possible to determine the extent to which LCHO is acquired through transfer or conversion. As such the figures for LCHO are not considered to show entirely new acquisitions to the social housing stock in England. For information, in the year to 31 March 2014, large PRPs recorded 7,426 additions to their LCHO stock. This is an 8.4% decrease in additions from the 8,107 LCHO additions recorded in the year to 31 March 2013.
- 5.3 Table 11 does not capture transfers of stock or conversions of stock. This is due to units transferred being captured as a single consolidated figure in the SDR, recording the total number of units received by a provider, regardless of their origin, and includes transfers of stock from both local authorities and other PRPs (including those in the same group structure). As the transfer source is not recorded, it is not possible to split the figure between units being newly transferred into the sector and pre-existing units that are being moved between providers, hence their exclusion from the stock flow in Table 11. 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.
- 5.4 Transfers of social rented units into large PRPs have been separated from the main data set and reported in Table 12. Transfer data may also include a small amount of stock from outside of England. However, as units outside of England represent <0.1% of the total stock reported in the SDR, the expected effect is minimal.

Table 11: Addition and loss of social rented stock for large PRPs, in financial year ending 31 March 2013 and 31 March 2014

Large PRPs			Units/bedspaces		
Additional PRP social rented stock ¹			Lost PRP social rented stock ¹		
	2013 ²	2014		2013 ²	2014
Newly built	25,821	23,527	Stock sold to tenants:		
Purchased	5,551	5,943	RTB/PRTB/RTA ³	2,715	4,835
			Social HomeBuy and other sales to tenants ⁴	3,508	5,004
			Demolitions	4,672	5,061
			Disposals ⁵	3,908	3,407
Total	31,372	29,470	Total	14,803	18,307

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

3. Includes both Freehold and Leasehold sales.

4. Includes staircasing to 100% from social leased housing.

5. Disposals to other PRPs, the private sector, and other organisations for non-social housing use.

5.5 The most noticeable change in the data is the increase in the proportion of stock being sold to tenants, with sales under the Right to Buy (RTB), Preserved Right to Buy (PRTB) and Right to Acquire (RTA) schemes increasing by 78% since 2013. This continues the trend seen in previous years, with a marked acceleration in sales under these schemes from the historically low levels seen in 2011 and 2012.

5.6 The increases in tenant discounts offered to those qualifying for RTB or PRTB, part of the government's reinvigoration of these schemes set out as an ambition in Laying the foundations: A Housing Strategy for England (2011)⁴⁰, along with the associated advertising and publicity is likely a driver behind these rises. Further, the general recovery from the financial crisis in 2007/08 may also have contributed to the increases in the other categories of sales to tenants which have been seen over the same period. More information on the government's changes to the RTB scheme can be found on the GOV.UK website⁴¹.

5.7 The total newly built and purchased stock has gradually declined from 2011 onwards. This may be partly due to the timing of government initiatives and funding rounds which aim to supply home builders with capital to construct new units. New housing units funded under the main previous scheme, the National Affordable Housing Programme (which ran from 2008-2011) have now mostly been completed with a subsequent tailing off in the number of new units delivered.

5.8 The planned profile of grant funded supply under the 2011-15 Affordable Homes Programme will also be a factor, with the highest level of grant-funded properties not intended to complete until the final year of the programme in 2014-15. Further details of the number of housing units started and completed under the various

⁴⁰ Under this strategy, there is a commitment that, for each property sold under Right to Buy, a replacement new affordable rent home is provided in the social housing sector.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

⁴¹ <https://www.gov.uk/government/policies/helping-people-to-buy-a-home>

funding schemes can be found on the HCA Housing Statistics website⁴² and the GLA housing statistics website⁴³ (see section 3 for more information on AHP).

- 5.9 Table 12 shows the number of units transferred to large PRPs. Please note that this table records the total number of unit transfers and not the number of unique units/bedspaces that have been transferred. Therefore, if the same unit is transferred more than once within a given period it will be recorded multiple times. This table covers units transferred from all sources (including those transferred within and those transferred in from outside the existing PRP social housing stock, for example from local authorities).

Table 12: Social rented units transferred to PRPs from all sources, in the financial years ending 31 March 2013 and 31 March 2014

Large PRPs	Number of social rented units transferred	
	2013	2014
Total social rented units transferred ¹	8,214	4,261

¹: May include units outside of England.

Mutual exchanges and evictions (optional questions)

- 5.10 Large PRPs are invited to optionally report the number of mutual exchanges and evictions made during the year⁴⁴. PRPs were directed to leave these questions blank if they chose not to answer them. Therefore, the response rates recorded in Table 13 and Table 14 should be treated as the lower bounds of the true sector total.

Mutual exchanges

- 5.11 Mutual exchange is the term used to describe the process of two or more social housing tenants moving home by swapping the tenancies on their properties. The exchange can happen between tenants who share a landlord or between tenants of different social landlords. Exchanges are subject to landlord approval and often require tenants to meet criteria such as not being in arrears on rents or subject to evictions proceedings.
- 5.12 Table 13 below shows a summary of mutual exchanges reported by large PRPs during the year, broken down by stock type. A percentage response rate for each question is included. Weighted results, based on the question response rates, are shown for mutual exchanges in Table 13 and for evictions in Table 15 and Figure 3.
- 5.13 Caution should be used when viewing these weighted results, as they are based on the assumption that trends in mutual exchanges and evictions seen in those who responded to the question are the same in those who chose not to respond. However, given the optional nature of the questions this may not be the case, for example those with high rates of evictions may be more likely to choose not to disclose that information in an optional question or those with low rates may feel it unnecessary. There is no available information on how these behavioural issues may affect the data, and for this reason the unweighted results and response rates

⁴² <http://www.homesandcommunities.co.uk/housing-statistics>

⁴³ <https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/gla-affordable-housing-statistics>

⁴⁴ For more information on the recording of mutual exchanges in the SDR please see SDR Guidance available at: <https://nroshplus.homesandcommunities.co.uk/>

are given alongside the weighted results. Results for 2012 have not been weighted as an accurate response rate cannot be determined due to the way in which non-responses were recorded.

- 5.14 Further details on the weighting methodology are given in the Methodology and data quality section.

Table 13: Number of mutual exchanges with response rates for large PRPs, in financial year ending 31 March 2014

Large PRPs			Mutual exchanges	
Stock type	Number of exchanges	No. of responses to question	% response rate	
General needs	24,170			
Supported housing	51			
Housing for older people	311			
Total	24,532	287	87.8	
Total (weighted)	27,941¹			

¹ 'I' indicates weighted figures.

Evictions

- 5.15 For the purposes of the SDR, 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 warrant⁴⁵.
- 5.16 Table 14 shows a summary of evictions by reason, broken down according to stock type for large PRPs during the year. Weighted results are given in Table 15.

Table 14: Number of evictions with response rates for large PRPs by stock type, in financial year ending 31 March 2014

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	7,389	626	8,015		
ASB ¹	730	809	1,539		
Both	97	145	242		
Other	556	437	993		
Total	8,772	2,017	10,789	297	90.8

¹ Anti-Social Behaviour.

- 5.17 Table 15 shows evictions from PRP stock by reason for the period 2008 through to 2014 inclusive. For 2012 onwards, questions on evictions became optional and therefore care needs to be taken in comparing data across years, especially for 2012 where the response rate cannot be accurately determined due to the way in which non-responses were recorded.

⁴⁵ For more information on the recording of evictions in the SDR please see SDR Guidance available at: <https://nroshplus.homesandcommunities.co.uk/>

Table 15: Evictions by reason, in financial year ending 31 March (2008 to 2014)

Large PRPs		Number of evictions				
Year	Total evictions	Reason for eviction				
		Arrears	ASB ³	Both	Other	
2008	11,354	8,391	1,626	455	882	
2009	11,230	8,456	1,518	250	1,006	
2010	9,905	7,535	1,309	214	847	
2011	9,735	7,188	1,364	255	928	
2012 ^{1, 2}	9,243	6,808	1,277	234	977	
2013	10,018 ^{R,I}	7,324 ^{R,I}	1,329 ^{R,I}	352 ^{R,I}	1,013 ^{R,I}	
2014	11,881 ^I	8,825 ^I	1,695 ^I	267 ^I	1,094 ^I	

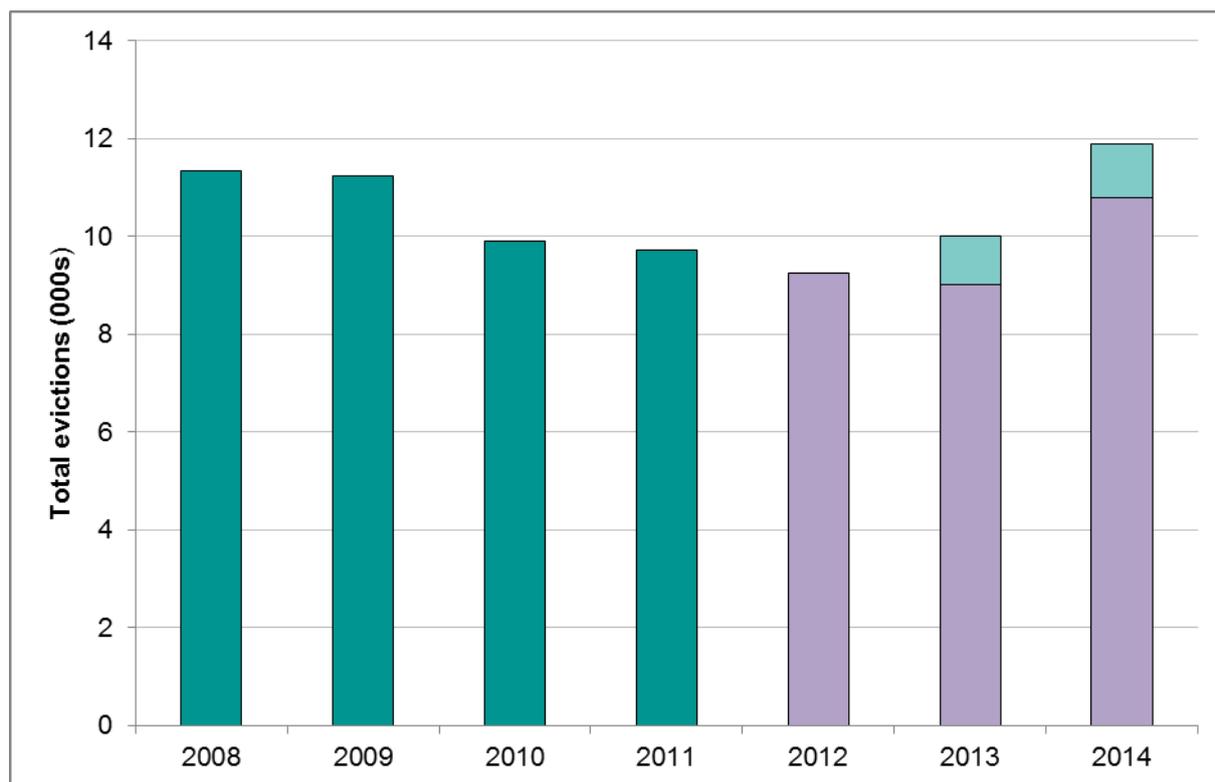
1. Prior to 2012, questions on evictions were mandatory whereas from 2012 onwards they are optional. Therefore caution should be applied in comparing data across years.
2. The response rate for 2012 could not be determined, and should be seen as indicative only.
3. Anti-Social Behaviour.
4. 'R' indicates revised figures
5. 'I' indicates weighted figures

5.18 While the numbers of evictions are low compared to total PRP stock, SDR data indicate an increase in evictions from an estimated 10,018 in 2012/13 to 11,881 in 2013/14, an increase of 18.6%. Changes in some PRPs' rent and arrears collection processes, described in the Sector Risk Profile⁴⁶ as an approach to preparing for welfare reforms, could be an explanatory factor. However, because providing evictions data is optional, changes in how PRPs respond to this question cannot be ruled out as an influence on year-on-year changes. For this reason, any apparent trends since 2012 should be viewed with a degree of caution.

5.19 Total evictions data from Table 15 is illustrated below in Figure 3. This also shows the effect of weighting on the 2013 and 2014 results.

⁴⁶ The 2013 HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>. A revised version is due to be published later in 2014.

Figure 3: Total evictions, in financial year ending 31 March (2008 to 2014)



1. Prior to 2012, questions on evictions were mandatory whereas from 2012 onwards they are optional. Therefore caution should be applied in comparing data across years.
2. The response rate for 2012 could not be determined, and should be seen as indicative only.
3. The effect of weighting in years 2013 and 2014 is denoted by shading at the top of the bars for 2013 and 2014.

6.0 Rents

6.1 This section covers rents for social housing units owned by large PRPs in England. As units let under the Affordable Rent regime are subject to different rules covering rent setting, those units are completely excluded from this analysis. For details of rent levels for Affordable Rent properties, please see section 7.

Target rents and rent restructuring

6.2 In April 2002, the government introduced the rent restructuring framework with the aim of harmonising net rents across the social housing sector. A key element to this programme was the introduction of target rents⁴⁷.

6.3 PRPs were required to calculate and attribute a target rent (using a formula based on average rents, property values, size and regional earnings) to each of their social housing properties⁴⁸. They were also required to produce, and maintain, a rent plan setting out the phasing of actual net rents over the ten year implementation period, so that actual net rents would be no more than 5% above target for general needs properties by 31 March 2012 and no more than 10% above target for supported housing and housing for older people properties by 31 March 2013.

6.4 Not all social housing units are covered by target rents. Under the current rent standard, the regulator can issue extensions to the deadline for convergence where this could cause PRPs to be unable to meet other standards, particularly financial viability. This includes cases where there is a risk that a reduction in overall rental income might cause a PRP to be unable to meet existing commitments such as banking or other covenants. Additionally, some units, typically non-self-contained bedspaces, are not covered by the rent restructuring framework.

6.5 Annual increases in social housing net rent levels are governed by the rent restructuring programme and are part of the mechanism by which actual rents move towards target rent. At present, the weekly target rent figure increases by the Retail Price Index (RPI⁴⁹) +0.5% per year with the RPI value being taken from September in the previous year. To allow for convergence toward targets, under the current restructuring regime actual weekly net rents can be increased by up to RPI+0.5% plus £2 each year.

6.6 As the majority of PRPs increase rents from 1 April each year and the rents data collected in the SDR reflects the position as at 31 March 2014, the net rent increases in this report were largely dictated by the RPI value for September 2012. RPI was 2.6% in September 2012⁵⁰ so in general the increase in target rents for most properties would have been 3.1% (2.6% + 0.5%) during this year.

6.7 The mechanisms for increasing social housing rents will be changing from 1 April 2015, following the issuing of a new direction to the regulator by the Secretary of State, and will switch to weekly rent increases of the Consumer Price Index (CPI⁵¹) +1% per year. The optional additional £2 per week increase for units below target thresholds is being removed under the revised mechanics (unless the Regulator

⁴⁷ Target rents are comparable to the net rent of a property and exclude any service charges (where applicable).

⁴⁸ Full details on the method used to calculate target rents can be found in Annex 2 of The Regulatory Framework For Social Housing In England From April 2012: <http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>

⁴⁹ Further information on RPI and CPI, including historic rates can be found at <http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/index.html>

⁵⁰ Source: ONS Consumer Price Inflation Reference Tables, June 2014.

⁵¹ Further information on RPI and CPI, including historic rates can be found at <http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/index.html>

agrees to waive specific requirements of the Rent Standard for a period of time, in the exceptional circumstances when compliance with the standard could threaten a provider's continued financial viability)⁵².

- 6.8 It should be noted that, as rent restructuring applies to individual properties, the aggregate figures presented in this release should be seen as indicative of the general trend in the sector. Any aggregation will mask variation in rent data at the level of individual social housing providers and units.

Service charges

- 6.9 The figures quoted in this statistical release only relate to service charges covered by Housing Benefit in order to provide a consistent analytical baseline. Housing Benefit eligible service charges constitute the majority of service charges in the social housing sector⁵³.

General needs rents

- 6.10 Table 16 shows the average weekly rent and service charge for non-Affordable Rent 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 £96.00 and £116.09 per week. The North East, Yorkshire and The Humber and the North West regions show the lowest net rents on average, ranging between £78.56 and £80.46 per week. The average net rent for general needs properties in England is £92.30.

Table 16: Average general needs rents per region, as at 31 March 2014

Large PRPs				£ per week	
Region	Net rent	Target rent	Service charge ^{1,2}	Gross rent ¹	
East Midlands	84.59	85.43	4.39	87.16	
East of England	96.00	96.95	5.11	98.28	
London	116.09	120.93	9.98	122.73	
North East	78.56	77.00	6.21	80.92	
North West	80.46	81.21	4.57	82.61	
South East	104.48	104.33	5.28	107.43	
South West	88.79	87.58	4.21	91.26	
West Midlands	85.96	85.77	5.16	89.27	
Yorkshire and The Humber	78.60	79.45	5.43	81.50	
England	92.30	93.24	5.96	95.54	

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.

- 6.11 Service charges are not payable on all properties as they are only applicable to those properties where additional services are provided by the landlord (such as the

⁵² Full details of the revised mechanics can be found in the Direction on the Rent Standard published by DCLG: <https://www.gov.uk/government/publications/direction-on-the-rent-standard-2014>. This is also included in the HCAs consultation on the regulatory framework (see <http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>). Further guidance can be found at <https://www.gov.uk/government/publications/guidance-on-rents-for-social-housing>

⁵³ The Housing Benefit (General) Regulations 2006 (S.I.2006/2013) and subsequent amendments provide general guidance on what costs are eligible and ineligible for Housing Benefit. See <http://www.legislation.gov.uk/ukSI/2006/213/contents/made>

operation of communal areas or other specialised services such as wardens or caretakers). In order to give an indication of the average service charge applicable to these types of properties, the figures presented above are based only on stock where these charges are payable.

6.12 Service charges are similar across the country, with the exception of London where they are slightly higher (£9.98 per week compared to the average of £5.96 per week for England).

6.13 The rent restructuring framework requires net rents for general needs social housing to be no more than 5% higher than the target rent for a given property. For England, average weekly net rents are £92.30 compared to average target rents of £93.24. At a regional and national level⁵⁴, average net rents are all within this range, although the aggregate nature of the data masks variation in rents data at the level of individual properties.

Table 17 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 high net rent and service charge figures for non-self-contained⁵⁵ units compared to other size categories is largely due to their more specialised nature. Many non-self-contained units are intended for short-term lets and/or provide additional services not commonly found in other general needs units (such as specialised wardens or caretakers). In addition to this, many non-self-contained are exempt from target rent convergence so the gap between average net rents and target rents should not necessarily be seen as evidence of PRP rents operating outside of the targets set by the rent restructuring framework. As a result of this, rent data for these units is not directly comparable to those for self-contained units.

Table 17: Average general needs rents by unit size, as at 31 March 2014

Large PRPs				£ per week
Unit size	Net rent	Target rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	91.36	78.52	16.75	102.99
Bedsit	72.34	72.56	8.93	79.81
1 Bedroom	79.67	80.36	7.33	85.16
2 Bedroom	90.70	91.21	6.36	94.36
3 Bedroom	99.53	100.88	3.66	100.94
4 Bedroom	115.85	118.71	4.47	117.99
5 Bedroom	128.45	135.01	5.05	130.96
6+ Bedroom	137.77	145.75	4.35	139.93
All Self-Contained	92.30	93.25	5.94	95.53
All Stock Sizes	92.30	93.24	5.96	95.54

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.

6.14 Table 18 shows that average net rents increased by a broadly similar amount in most regions of England. The largest absolute increase, £5.25, was in London and the smallest, £3.27, was in Yorkshire and The Humber. In England the average absolute increase was £3.90, a 4.4% increase on the 2013 levels. This is higher than the annual percentage growth of target rents determined by the rent

⁵⁴ National level refers to England only.

⁵⁵ For the definition of non-self-contained units used in the SDR please see the Glossary of terms.

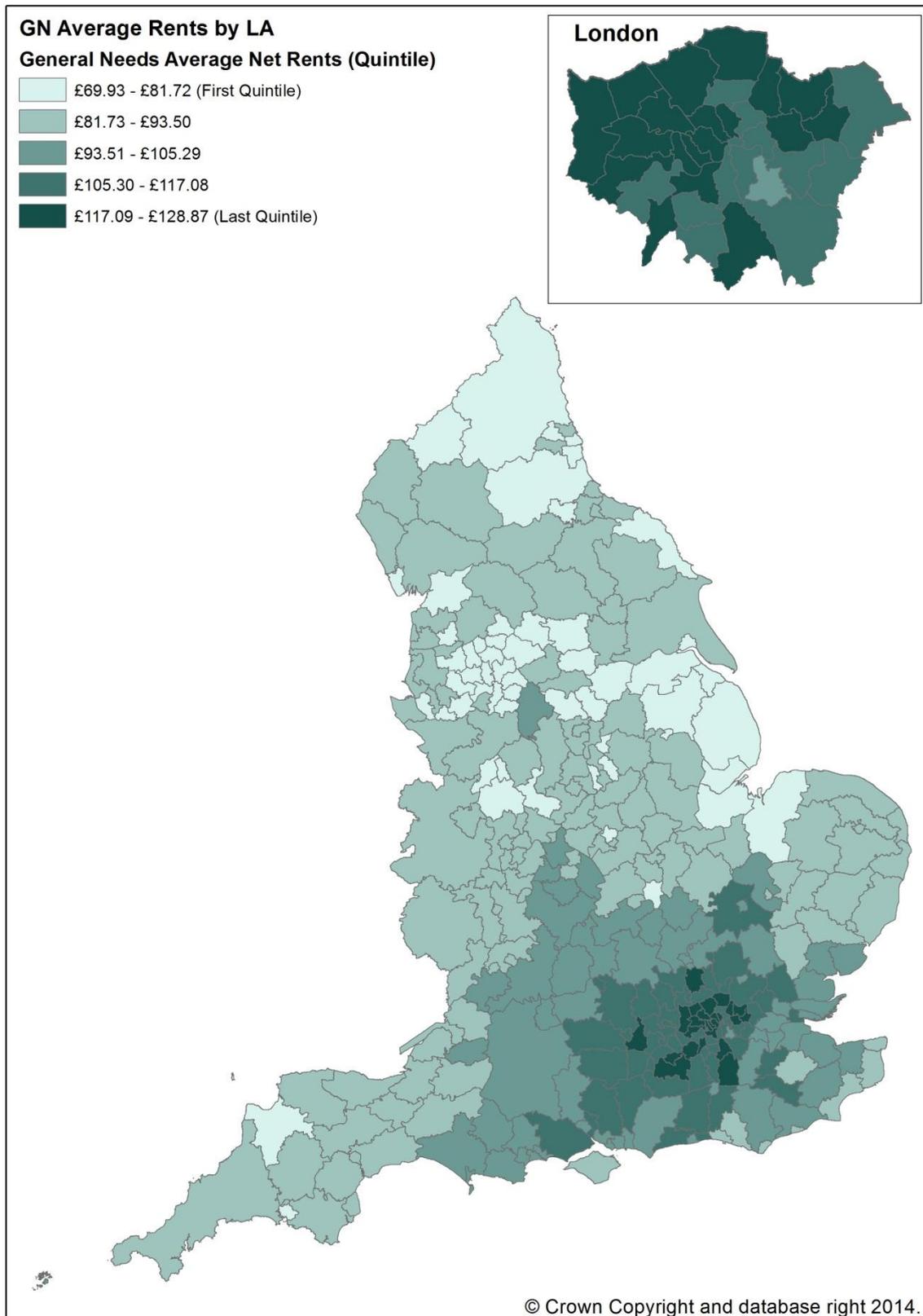
restructuring framework and is likely to be due to PRPs applying the additional £2 per week increase for convergence purposes.

Table 18: Year-on-year change in average general needs net rents per region, 2013 to 2014

Large PRPs				£ per week	
Region	2013	2014	Change £	Change %	
East Midlands	81.05	84.59	3.54	4.4	
East of England	92.49	96.00	3.51	3.8	
London	110.84	116.09	5.25	4.7	
North East	74.53	78.56	4.03	5.4	
North West	76.91	80.46	3.55	4.6	
South East	100.84	104.48	3.64	3.6	
South West	85.40	88.79	3.39	4.0	
West Midlands	81.94	85.96	4.02	4.9	
Yorkshire and The Humber	75.33	78.60	3.27	4.3	
England	88.40	92.30	3.90	4.4	

6.15 Figure 4 below shows average general needs net rent for each local authority in England.

Figure 4: Average general needs net rent for stock owned by large PRPs by local authority, 31 March 2014



Supported housing/housing for older people

- 6.16 Table 19 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 16.
- 6.17 Table 19 shows that average weekly net rents are highest in London, the South East and East of England, with average net rents ranging between £85.41 and £104.79. Average net rents are lowest in the North East, at £75.61. Average service charges are highest in London, at £43.56 per week (48% higher than the average service charge in England). There is, however, more variation across the country than with general needs stock.
- 6.18 The rent restructuring framework requires net rents for supported housing and housing for older people stock to be no more than 10% higher than the target rent for any given property. In England overall, average net rents were 2.3% above the average target rent (£83.90 compared to £81.98). Across all regions average net rents were higher than the corresponding average target rent, but did not exceed the rent restricting programme bounds. However, the aggregate nature of the data masks variations in rents at the individual property level.

Table 19: Average supported housing/housing for older people rents per region, as at 31 March 2014

Large PRPs Region	Net rent	Target rent	Service charge ^{1 2}	£ per week
				Gross rent ¹
East Midlands	80.17	78.55	27.00	103.54
East of England	85.41	83.87	29.12	111.48
London	104.79	105.20	43.56	143.96
North East	75.61	73.93	32.28	100.90
North West	77.32	74.10	25.86	100.47
South East	88.91	87.11	28.61	115.08
South West	80.25	77.93	23.48	102.40
West Midlands	81.06	79.64	28.41	107.17
Yorkshire and The Humber	77.73	73.66	29.01	104.62
England	83.90	81.98	29.47	110.39

^{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.

- 6.19 Table 20 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.

Table 20: Average supported housing/housing for older people rents by unit size, as at 31 March 2014

Large PRPs				£ per week
Unit size	Net rent	Target rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	89.49	79.09	67.71	148.83
Bedsit	73.37	71.84	34.21	105.99
1 Bedroom	82.17	81.12	24.74	104.94
2 Bedroom	91.17	91.19	19.32	106.75
3 Bedroom	111.07	109.84	25.83	130.94
4+ Bedroom	128.33	125.12	44.65	159.72
All self-contained	83.21	82.28	24.88	105.64
All stock sizes	83.90	81.98	29.47	110.39

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.

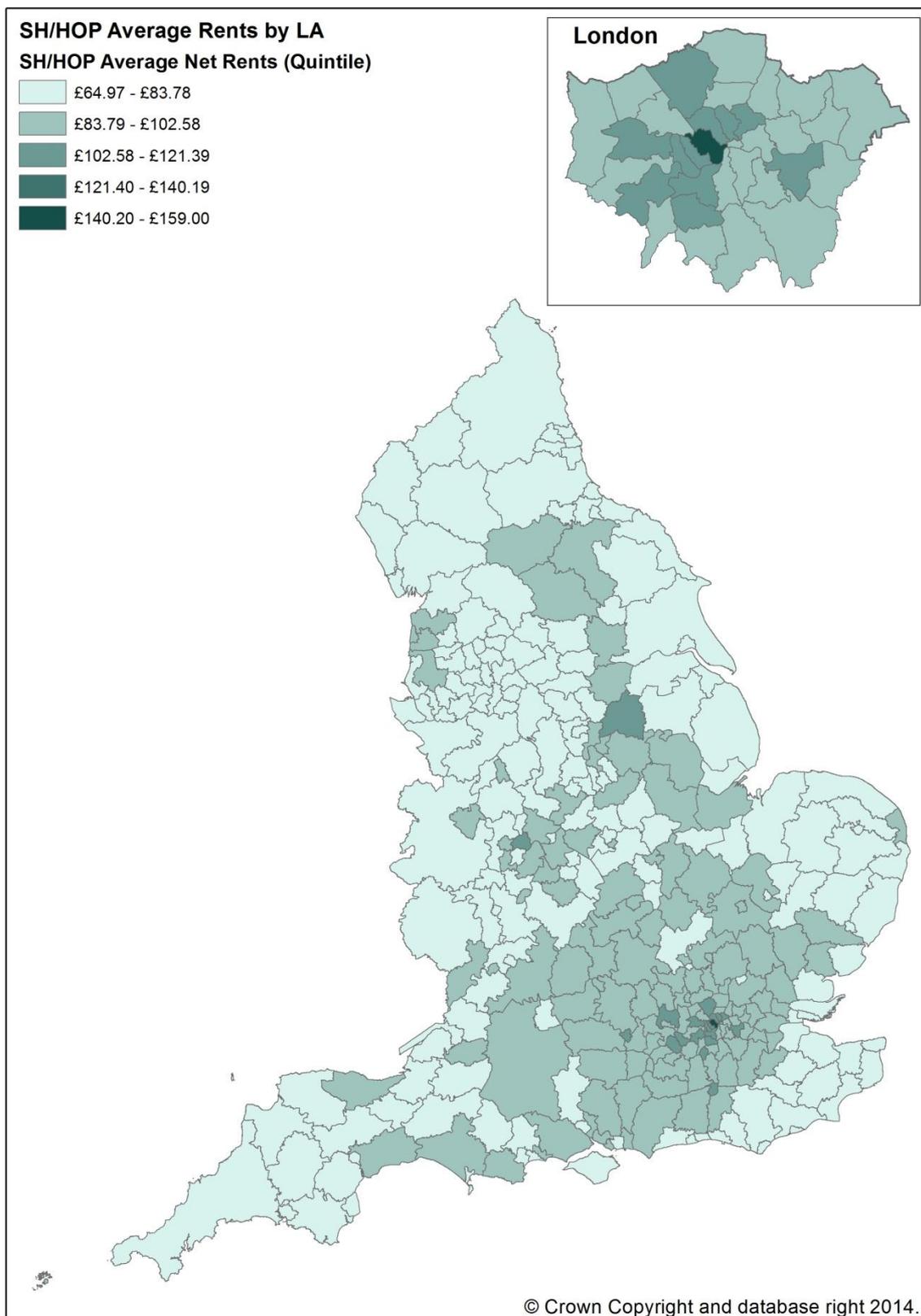
6.20 Figure 5 below shows average supported housing and housing for older people net rent for each local authority in England.

6.21 Table 21 shows that the average increase in net rents in England between 2013 and 2014 was 3.8%. The largest increase, both in absolute and percentage terms, was in the East Midlands which had increases of £4.36 (5.8% year on year.) The smallest absolute change was £2.22 in the North West and smallest percentage change (2.8%) was in the East of England.

Table 21: Year-on-year change in average supported housing/housing for older people net rents per region, 2013 to 2014

Large PRPs				£ per week	
Region	2013	2014	Change £	Change %	
East Midlands	75.81	80.17	4.36	5.8	
East of England	83.05	85.41	2.36	2.8	
London	101.60	104.79	3.19	3.1	
North East	72.27	75.61	3.34	4.6	
North West	75.10	77.32	2.22	3.0	
South East	86.21	88.91	2.70	3.1	
South West	77.30	80.25	2.95	3.8	
West Midlands	77.44	81.06	3.62	4.7	
Yorkshire and The Humber	74.41	77.73	3.32	4.5	
England	80.81	83.90	3.09	3.8	

Figure 5: Average supported housing (SH) and housing for older people (HOP) net rent for stock owned by large PRPs by local authority, 31 March 2014

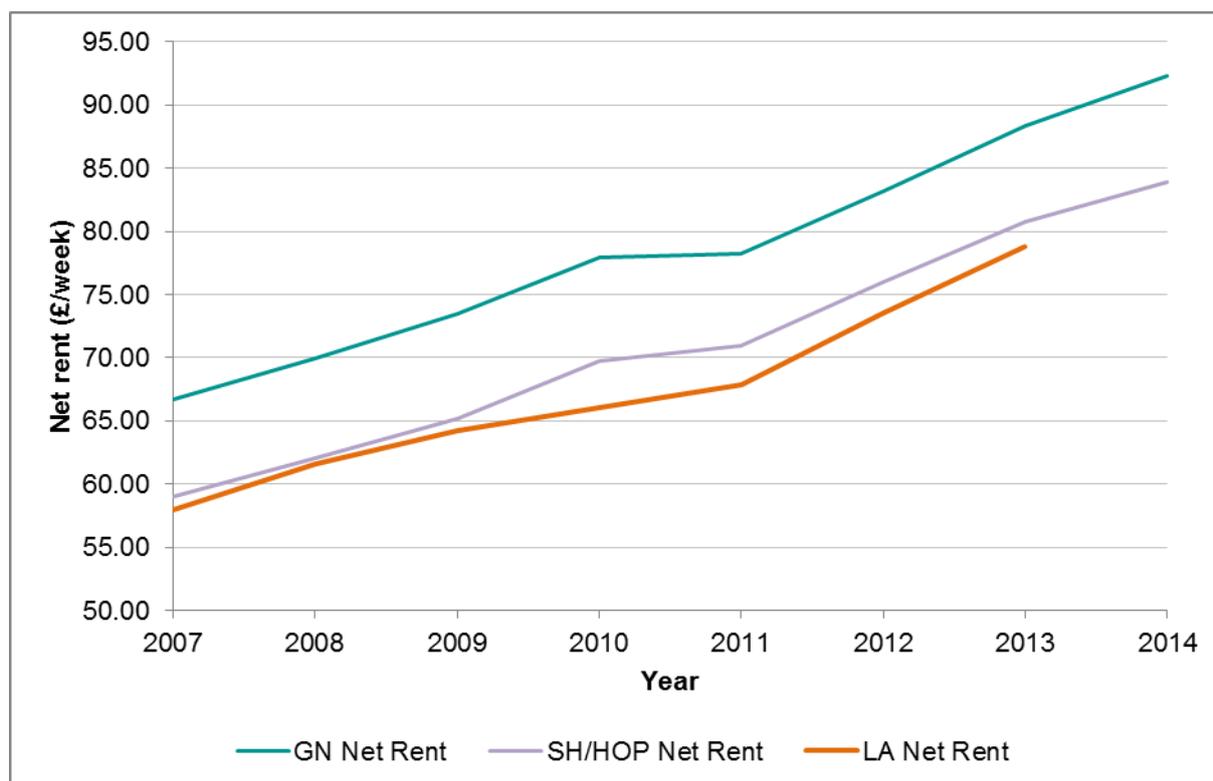


Comparisons with local authority rents data

6.22 Figure 6 shows a comparison between PRP average weekly net rents and local authority rents for the period 2007 to 2014. It should be noted that local authority rents data do not separate general needs stock from supported housing/housing for older people stock. Data from this figure is also provided as a supplementary table.⁵⁶

6.23 Between 2007 and 2013⁵⁷, PRP general needs and supported housing/housing for older people rents showed total rent increases of 33% and 37% respectively and local authority rents showed an increase of 36%. This shows that, whilst PRP general needs rents are higher each year, they have been increasing at a rate slightly below those associated with other social tenures.

Figure 6: Average PRP net rents compared to local authority rents data, as at 31 March 2007-2014



1. Data for GN and SH/HOP average net rents is for large PRPs only.
2. The average LA rent for England is directly sourced from DCLG Live Table 702 for the years 2006 to 2013.
3. DCLG local authority rents data does not separate GN and SH/HOP stock.
4. '...' indicates data not available.

⁵⁶ Supplementary tables available at <http://www.homesandcommunities.co.uk/ourwork/sdr-statistical-releases>

⁵⁷ Data for average LA rent for England is not currently available.

7.0 Affordable Rent

- 7.1 For PRPs, Affordable Rent is the main type of new social housing supply. 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 local market rents. Affordable Rent units cover both newly built (with or without grant input) and conversions from existing social rented units to Affordable Rent units, but only where this forms part of a new supply agreement with the Homes and Communities Agency or the Greater London Authority. Further information on Affordable Rent is provided in section 3 and can be found on the HCA website⁵⁸.
- 7.2 When setting rent levels, PRPs are expected to determine the market rent for the property using a RICS⁵⁹ recognised method that takes into account factors such as property size and location. Due to the property specific nature of the rent setting, users are advised against comparing Affordable Rent to local authority level market rent data.
- 7.3 Once the initial rent has been set, further rent increases are determined by the rent standard as detailed in the section on rents earlier in this release. At present, this means that weekly Affordable Rents can increase by no more than RPI+0.5% per year. As with other social rents, this will be changing to CPI+1% from 1 April 2015.
- 7.4 Unlike other social units, Affordable Rent units are not subject to target rents and therefore do not have the additional £2 per week increase available. Additionally, PRPs are required to re-set the rent based on a new valuation whenever a new tenancy is issued for the property to ensure that it remains at no more than 80% of the relevant market rent. This requirement overrides the current RPI+0.5% limit. However, where the accommodation is re-let to the same tenant as consequence of a probationary tenancy coming to an end, the provider is not required to re-set the rent.

Affordable Rent stock levels

- 7.5 There were 324 PRPs that reported owning a total of 79,815 Affordable Rent units on 31 March 2014, of which 76,643 were general needs units. The remaining 3,172 were supported housing/housing for older people Affordable Rent units.
- 7.6 Table 22 shows that there has been significant growth in the number of Affordable Rent units year on year. The number of Affordable Rent general needs units has increased by 103% from 37,755 in 2013 to 76,643 in 2014. Supported housing/housing for older people units increased by 72% from 1,839 in 2013 to 3,172 in 2014. The primary drivers of growth in the number of Affordable Rent units are likely to be the current programmes and available funding, which are discussed earlier in the report in paragraphs 3.16 to 3.20.

⁵⁸ <http://www.homesandcommunities.co.uk/ourwork/affordable-rent>

⁵⁹ Royal Institute of Chartered Surveyors.

Table 22: Affordable Rent units/bedspaces owned, as at 31 March 2012-2014

All PRPs				Units/bedspaces	
Year	Number of PRPs	General needs	Supported housing/housing for older people ¹	Total	
2012	188	6,965	389	7,354	
2013	284	37,755	1,839	39,594	
2014	324	76,643	3,172	79,815	

¹: Affordable Rent supported housing/housing for older people stock figures are collected as a combined figure.

7.7 Table 23 shows the year on year growth in Affordable Rent general needs units between 2013 and 2014 for each region in England. All regions saw significant growth in unit numbers in percentage terms with the lowest being a 94% increase and highest being a 123% increase. Examined on a unit basis, the slowest growing region was the East Midlands with 1,125 units being added. The fastest growing region in unit terms was the North West which added 8,016 units. The North West was also the region with the largest volume of Affordable Rent units in both 2013 and 2014.

Table 23: Year-on-year change in Affordable Rent general needs units per region, 2013 to 2014

All PRPs				Units	
Region	2013	2014	Change Units	Change %	
East Midlands	975	2,100	1,125	115.4	
East of England	4,125	8,153	4,028	97.6	
London	5,047	10,330	5,283	104.7	
North East	2,729	6,008	3,279	120.2	
North West	8,541	16,557	8,016	93.9	
South East	6,397	12,849	6,452	100.9	
South West	3,834	7,718	3,884	101.3	
West Midlands	3,251	7,257	4,006	123.2	
Yorkshire and The Humber	2,856	5,671	2,815	98.6	
England	37,755	76,643	38,888	103.0	

7.8 Table 24 details the year on year growth in Affordable Rent supported housing and housing for older people units between 2013 and 2014 for each region in England. Growth in this field has been significantly slower in unit terms than for Affordable Rent general needs units with the largest annual increase being 367 units in the South East. The South East is also the region with the highest number of Affordable Rent supported housing and housing for older people units with 801. The East of England has the lowest number of units with only 71 being recorded at 31 March 2014.

Table 24: Year-on-year change in Affordable Rent supported housing and housing for older people units per region, 2013 to 2014

All PRPs				Units
Region	2013	2014	Change Units	Change %
East Midlands	51	105	54	105.9
East of England	12	71	59	491.7
London	169	285	116	68.6
North East	144	463	319	221.5
North West	262	286	24	9.2
South East	434	801	367	84.6
South West	259	416	157	60.6
West Midlands	162	383	221	136.4
Yorkshire and The Humber	346	362	16	4.6
England	1,839	3,172	1,333	72.5

Affordable Rent general needs

7.9 Table 25 shows the average rents for general needs units let under Affordable Rent at 31 March 2014. The highest average net rent was £162.90 in London and the lowest, £92.95, was in Yorkshire and The Humber.

Table 25: Average Affordable Rent general needs rents per region, 31 March 2014

All PRPs			£ per week
Region	Net rent	Service charge ^{1,2}	Gross rent ¹
East Midlands	101.33	3.16	103.06
East of England	119.95	5.42	122.64
London	162.90	10.07	167.78
North East	94.15	6.90	95.86
North West	99.21	4.57	100.75
South East	136.95	5.79	139.02
South West	109.99	4.14	111.76
West Midlands	102.49	3.84	104.06
Yorkshire and The Humber	92.95	4.39	95.34
England	116.92	5.67	119.23

^{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.

7.10 Table 26 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.

Table 26: Average Affordable Rent general needs rents by unit size, 31 March 2014

Large PRPs			£ per week
Unit size	Net rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	100.48	7.87	101.35
Bedsit	114.44	6.07	117.01
1 Bedroom	111.51	7.99	115.23
2 Bedroom	114.27	6.21	116.94
3 Bedroom	121.16	3.13	122.25
4 Bedroom	140.87	3.38	142.10
5 Bedroom	144.05	3.80	145.45
6+ Bedroom	197.41	3.06	198.51
All self-contained	116.93	5.67	119.24
All stock sizes	116.92	5.67	119.23

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.

7.12 Table 27 shows that the year on year increase in average net rent for Affordable Rent general needs across England was 26.7% between 2013 and 2014. The average net rent level for Affordable Rent properties increased in every region in England between 2013 and 2014. It should be stressed that the large increases in net rent levels shown in Table 27 are most likely due to the rapid growth in unit numbers having a significant distorting effect. It is expected that, as the Affordable Rent programme matures and the pace of growth slows, increases will stabilise at a lower level.

Table 27: Year-on-year change in average Affordable Rent general needs net rents per region, 2013 to 2014

All PRPs				£ per week
Region	2013	2014	Change £	Change %
East Midlands	84.59	101.33	16.74	19.8
East of England	96.00	119.95	23.95	24.9
London	116.09	162.90	46.81	40.3
North East	78.56	94.15	15.59	19.8
North West	80.46	99.21	18.75	23.3
South East	104.48	136.95	32.47	31.1
South West	88.79	109.99	21.20	23.9
West Midlands	85.96	102.49	16.53	19.2
Yorkshire and The Humber	78.60	92.95	14.35	18.3
England	92.30	116.92	24.63	26.7

Affordable Rent supported housing/housing for older people

7.13 Table 28 shows the average rents for supported housing/housing for older people units let under Affordable Rent. The highest average net rent was in London at £144.19 and the lowest, £82.29, was in the East Midlands.

Table 28: Average Affordable Rents supported housing/housing for older people rents per region, 2014

All PRPs			£ per week
Region	Net Rent	Service Charge^{1 2}	Gross Rent¹
East Midlands	82.29	33.22	101.59
East of England	118.30	35.19	140.60
London	144.19	47.87	189.71
North East	91.41	35.79	108.42
North West	101.18	27.41	117.28
South East	136.29	34.63	161.93
South West	113.86	30.96	135.44
West Midlands	108.31	33.57	137.23
Yorkshire and The Humber	90.18	23.75	110.26
England	113.51	33.68	137.76

^{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.

7.14 Analysis of Affordable Rent supported housing/housing for older people stock by unit size and regional year-on-year rent changes have been omitted because the low volume of stock does not permit reliable analysis. Details of the unit numbers by region can be found in Table 24.

8.0 Decent Homes Standard

8.1 The Decent Home Standard (DHS) was originally introduced by the government in 2001 as a minimum standard for housing owned by social landlords (PRPs, local authorities and Arm's Length Management Organisations (ALMOs)). It applies to low cost rental social housing including general needs, sheltered housing, non-self-contained and supported housing but excluding care homes. Further information on the DHS policy and guidance can be found on the GOV.UK website⁶⁰.

8.2 A decent home is defined as one which meets the following criteria :

- meets the current statutory minimum standard for housing
- be in a reasonable state of repair
- has reasonably modern facilities (kitchens, bathrooms, boilers and insulation)
- provides a degree of thermal comfort (effective heating and insulation)

8.3 Under the Decent Homes Programme, the vast majority of social landlords were expected to ensure all homes were decent by 2010. However, the HCA now administers the Decent Homes Backlog Programme for local authority landlords (including those with stock managed by ALMOs), to tackle the backlog of homes not meeting the DHS⁶¹.

8.4 Some figures presented in this section for 2012, 2013 and 2014 are based on weighted data. Information on the weighting process can be found in the Methodology and data quality section. Weighted figures are denoted by 'I' in tables.

Decent Homes Standard achievement

8.5 Table 29 shows that at 31 March 2014, a total of 21,579 units/bedspaces (0.9%) of social rented stock owned by PRPs did not meet the required Decent Homes Standard. This was a reduction of 0.2 percentage points from 2013 and continues the trend of an overall decline in failure rates.

8.6 Data on stock not upgraded due to tenant refusal is no longer collected from PRPs since the introduction of the SDR in 2012. In the SDR return PRPs are explicitly instructed not to count those units as having failed the DHS.

⁶⁰ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

⁶¹ For further information on DHS and the Backlog Programme, see: <http://webarchive.nationalarchives.gov.uk/20140805133148/http://www.homesandcommunities.co.uk/ourwork/existing-stock>

Table 29: Stock not meeting Decent Homes Standard, as at 31 March 2007-2014

LAs and all PRPs						Units/bedspaces		
Year	PRP social rented stock			PRP %		LA stock owned ¹		LA % ¹
	Total owned	Not meeting DHS	No upgrade due to tenant refusal ²	Not meeting DHS	No upgrade due to tenant refusal ²	Total owned ('000s)	Not meeting DHS ('000s)	Not meeting DHS
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	2,380,143 ¹	45,603 ¹	...	1.9	...	1,693	214	12.6
2013	2,405,896 ¹	26,757 ¹	...	1.1	...	1,682	184	10.9
2014	2,416,550 ¹	21,578 ¹	...	0.9

1. LA Data is sourced from Live Table 119, part of the DCLG local authority Housing Statistics series, where it is presented as a rounded figure to the nearest 1,000 units⁶².

2. Tenant refusals not collected from 2012.

3. "..." indicates data not available.

4. 'I' indicates weighted figures.

8.7 PRP non-decent homes have been at a consistently lower percentage of stock than LA non-decent homes (with just 1.1% non-decent PRP stock compared to 10.9% in 2013).

8.8 Table 30 below shows DHS data for each English region. The region with the lowest proportion of PRP social rented stock not meeting DHS in 2014 is West Midlands, at 0.2%. London and the South West had the joint highest proportion of stock not meeting DHS, with both at 1.7%.

Table 30: Stock not meeting Decent Homes Standard by English region, as at 31 March 2014

All PRPs			Units/bedspaces	
Region	PRP social rental stock owned	Units not meeting DHS	% not meeting DHS	
East Midlands	134,027 ¹	1,624 ¹	1.2 ¹	
East of England	244,831 ¹	1,096 ¹	0.4 ¹	
London	395,011 ¹	6,909 ¹	1.7 ¹	
North East	158,968 ¹	1,015 ¹	0.6 ¹	
North West	489,826 ¹	2,696 ¹	0.6 ¹	
South East	330,839 ¹	2,589 ¹	0.8 ¹	
South West	222,372 ¹	3,734 ¹	1.7 ¹	
West Midlands	249,647 ¹	555 ¹	0.2 ¹	
Yorkshire and The Humber	191,029 ¹	1,361 ¹	0.7 ¹	
England	2,416,550¹	21,579¹	0.9¹	

1. 'I' indicates weighted figures.

8.9 Table 31 shows that, during the period 2007 to 2014, the proportion of stock not meeting the DHS has reduced across all regions from 12.6% in 2007 to 0.9% in 2014. The largest percentage decline within this period was in Yorkshire and The

⁶² Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

Humber, which fell from 20.7% in 2007 to 0.7% in 2014. A large proportion of this fall was driven by one provider which reduced the proportion of its stock not meeting DHS from over 40% to 0% during this period.

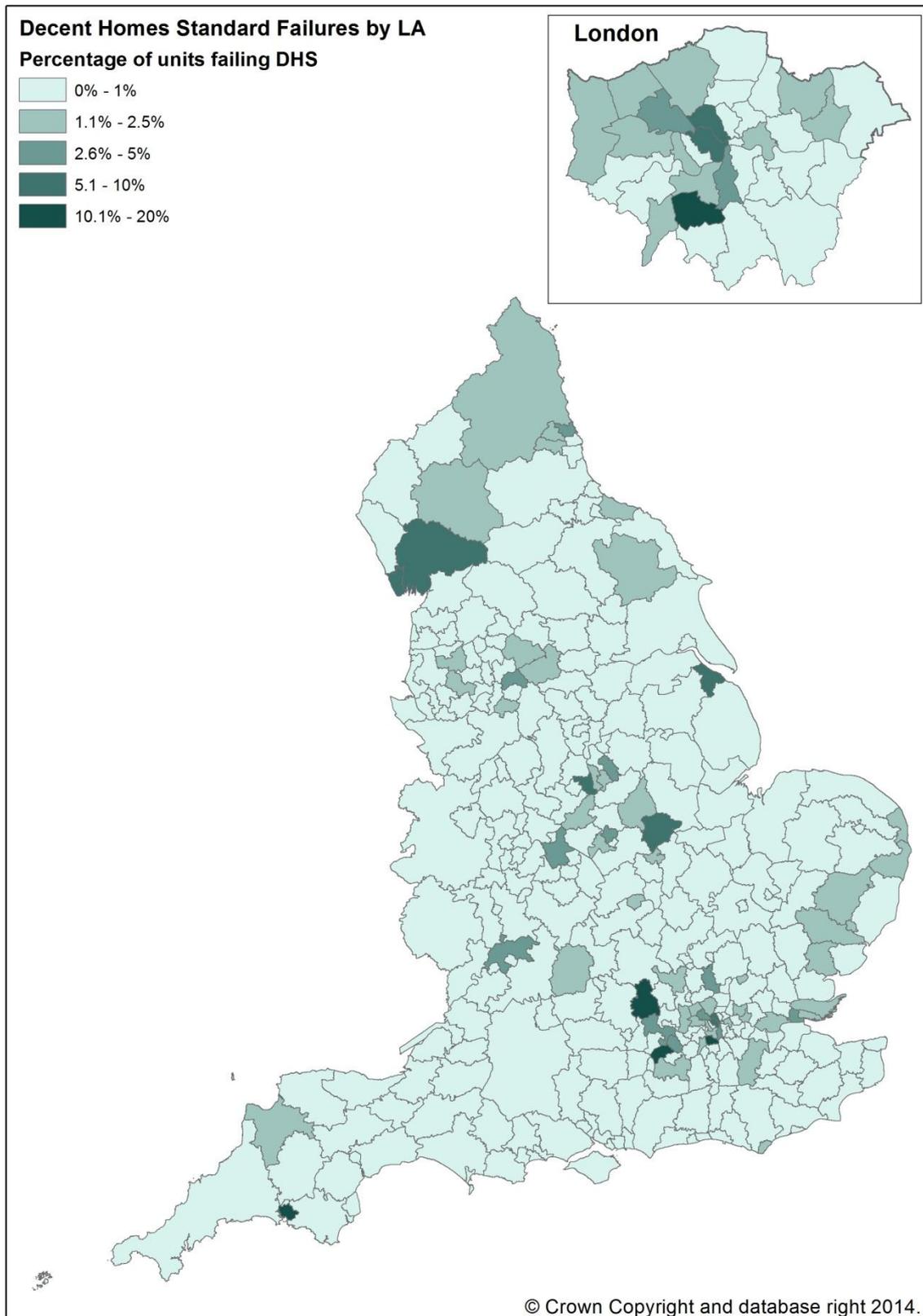
Table 31: Proportion of stock not meeting DHS by region over time, as at 31 March 2007 – 2014

All PRPs Region	Units/bedspaces % PRP social rental stock owned not meeting DHS							
	2007	2008	2009	2010	2011	2012	2013	2014
East Midlands	10.0	9.4	9.5	6.1	2.6	2.1 ¹	0.8 ¹	1.2 ¹
East of England	11.3	11.7	8.9	5.7	2.6	0.9 ¹	0.4 ¹	0.4 ¹
London	10.9	10.1	8.7	6.0	1.8	1.8 ¹	2.1 ¹	1.7 ¹
North East	11.8	11.9	10.9	5.7	2.4	1.5 ¹	0.9 ¹	0.6 ¹
North West	16.8	14.6	12.6	7.7	4.2	4.1 ¹	1.5 ¹	0.6 ¹
South East	8.5	6.1	4.4	3.2	0.8	0.8 ¹	0.6 ¹	0.8 ¹
South West	12.4	8.9	5.3	7.2	4.6	2.9 ¹	1.9 ¹	1.7 ¹
West Midlands	9.5	5.0	2.9	1.0	0.4	0.3 ¹	0.2 ¹	0.2 ¹
Yorkshire and The Humber	20.7	17.2	10.6	5.1	0.9	1.0 ¹	0.6 ¹	0.7 ¹
England	12.6	10.6	8.3	5.4	2.4	1.9¹	1.1¹	0.9¹

¹: '1' indicates weighted figures.

8.10 Figure 7 illustrates the percentage of units not meeting the DHS by local authority area.

Figure 7: Percentage of social rented stock owned by PRPs not meeting the Decent Homes Standard by local authority, 31 March 2014



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 1st April 2013 to 31st March 2014.
- 9.2 The responsibility for completing accurate returns lies with each PRP and they are responsible for categorising their stock in an appropriate and consistent manner. Detailed guidance is provided for each survey specifying how to record particular stock types or schemes. Helpdesk support is also available for providers who need additional advice on stock categorisation or collation. 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. All SDR returns are subject to these automated checks.
- 9.3 Following submission to NROSH+ 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. The level of manual checking performed on each return is based on the complexity of the provider and the number of LAs the provider operates in. These criteria were selected as they directly affect the complexity of the SDR form, therefore increasing the probability of error, and were found to have a bearing on the number of errors found in SDR returns in previous years. Random spot checks on 10% of returns are also undertaken to ensure that the testing regime is robust.
- 9.4 For large PRPs (those owning 1,000 or more units of social housing) 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 2013. Any data which could not be reconciled with these measures were excluded from the final dataset. When examining the returns of large PRPs, a tolerance of +/- 50 unit discrepancy in stock changes between years was used as a cut-off for excluding anomalies in total stock and stock flow data. The maximum possible effect of this tolerance is that stock flows would be inaccurate by +/- 16,350 units if all 327 large PRPs had uniform +/- 50 discrepancies.
- 9.5 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

- 9.6 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.

- 9.7 There are no overarching numerical measures of mis-reporting of SDR data by PRPs. However following the publication of the 2013 data set (which had been through a series of automatic and manual checks to identify contradictory and improbable data values) six PRPs reported errors in their submissions.
- 9.8 Measurement of the response rate is straightforward. There was an overall response rate of 94% (or 1,472 returns). Table 32 provides a breakdown of response rates.

Table 32: PRP response rates, SDR 2014

All PRPs		
PRP Size ¹	Number of PRPs	Response Rate
Large	327	100%
Small	1,243	92%
Total	1,570	94%

¹ Size classification based upon categorisation within NROSH+ system.

Imputation and weighting

Overview

- 9.9 Following consideration of alternative methods and discussions with the National Statistician's Office and DCLG, weighting was selected as the preferable solution to account for the small proportion of census respondents who did not submit any data given the sparsity of prior data and the relative simplicity of the data set.
- 9.10 Weighting has been applied to all years of SDR data (2012 – 2014), and is highlighted in the relevant tables throughout the release by use of an uppercase 'I'. Data prior to this (which was collected as part of the predecessor to the SDR, the Regulatory Statistical Return (RSR)) has not been weighted due to differences in methodology, classification and data storage which makes this impractical.
- 9.11 Using administrative data it has been identified that all of the non-respondents in the 3 years of the SDR data set are small providers, i.e. those which own less than 1,000 social housing units/bedspaces. It is possible to segregate the information supplied by large and small providers in the dataset, and therefore weighting has only been applied to the data submitted by small providers (with the exception of the optional SDR questions mutual exchanges and evictions, which are expanded upon below). The categories of data which have been weighted in this release are shown in Table 33.

Table 33: Weighted data by type

All PRPs		
Stock Type	Large PRPs	Small PRPs
General needs		✓
Supported housing		✓
Housing for older people		✓
Social leased		✓
Non-social rented		✓
Affordable Rent (all categories)	not weighted	not weighted
Evictions (all categories) ¹	✓	N/A
Mutual exchanges	✓	N/A
No. of for-profit providers	not weighted	not weighted
No. of DHS failures		✓

¹. Excepting 2012 data, where an accurate response rate for this question cannot be determined.

Basic method

9.12 The stock types highlighted above have had straightforward weighting applied to them based on the response rate to the SDR, and assuming that the trends in the non-respondents follow the same trends of those who did respond (e.g. that the proportion of social housing stock owned in each region of England is the same for the small providers who did not respond as it is for the small providers who did).

9.13 The general formula used to conduct this weighting was as shown:

$$\text{Weighted result} = \text{Unweighted result} \times \frac{1}{\text{Response rate}}$$

9.14 For regional and national totals⁶³, weighting was carried out at the local authority level and aggregated upwards. Due to the discrete nature of the data (number of units), all data were rounded up, i.e. a weighted result of 10.1 units would be recorded as 11 units as it represented a figure greater than 10 units.

Exceptions

9.15 The number of Affordable Rent stock was not weighted, as to own Affordable Rent stock PRPs must be signed up to the Affordable Homes Programme⁶⁴ which requires additional reporting and active engagement with the regulator. The likelihood that any Affordable Rent stock has not been captured in the SDR is therefore considered to be very small. Accordingly Affordable Rent units were removed from the dataset before weighting occurred, then added back in.

9.16 Some Affordable Rent data could not readily be split by stock type; for example, the number of supported housing and housing for older people Affordable Rent stock is recorded as a single consolidated figure rather than separately for each stock type. Here it was assumed that the distribution of Affordable Rent stock followed the distribution of non-Affordable Rent stock. For example, supported housing and housing for older people Affordable Rent stock was assumed split between the two component stock types in the same proportion as the non-Affordable Rent supported housing and housing for older people stock was divided between supported housing and housing for older people.

⁶³ National refers to England only.

⁶⁴ Currently the 2011-15 Affordable Homes Programme

- 9.17 In addition, the optional questions answered by large PRPs on mutual exchanges and evictions were weighted based on response rate using the same formula as weighting of small provider data. However caution should be used when viewing these results, as they are based on the assumption that trends in mutual exchanges and evictions seen in those who responded to the question are the same in those who chose not to respond. However, given the optional nature of the questions this may not be the case. Indeed it may be that those with high rates of evictions may be more likely to choose not to disclose that information in an optional question or those with a low rate may feel it unnecessary. There is no available information on how these behavioural issues may affect the data.
- 9.18 Exchanges and evictions data for 2012 have not been weighted in this way as an accurate response rate cannot be determined due to the way in which non-responses were recorded in 2012.

Overall effect

- 9.19 Table 34 to Table 39 show the cumulative changes which have been made to the SDR 2012, 2013 and 2014 data in this release. The overall effect of weighting on the final totals is relatively minor, which is as expected given that small providers own a minority of stock and that the response rate has been over 80% in all years. The largest change seen is a 6.2% increase in managed supported housing stock in 2012 (where the response rate was the lowest), and the largest change to the overall stock total was also seen in this year (an increase of 1.7%).

Data changes from previous surveys

- 9.20 There have been no definitional changes between the 2013 and 2014 versions of the SDR. Changes have occurred in previous years (notably the break in time series between the RSR in 2011 and the SDR in 2012), details of which are contained in previous statistical releases.
- 9.21 The single change which has occurred in the SDR time series was the change in categorisation of group parents that own less than 1,000 social housing units from a large PRP in 2012 to a small PRP in 2013. The overall size of effect is expected to be small: applying the 2013 criteria to the 2012 dataset resulted 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 2012. The definition of what constitutes a group parent is contained in the Glossary of Terms section.

Revisions policy

- 9.22 The HCA has adopted the revisions policy developed by DCLG⁶⁵. This policy covers two types of revisions. A list of revisions made to this document is included in the Release History and Revisions to previously published data section.

Scheduled revisions

- 9.23 These statistics are drawn from data submissions made by PRPs in England and do not contain provisional data. As such, there are no scheduled revisions planned for this release.
- 9.24 Errors reported by PRPs 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

⁶⁵ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

Statistical release and accompanying dataset are released, where the updated values will be incorporated with an explanatory note detailing where values have changed from previously published material. Revisions will normally only be made to one year prior to the year that is being published.

Non-scheduled revisions

- 9.25 If a substantial error occurs as a result of the production process, the statistical release and accompanying tables will be updated with a correction notice as soon as is practical.

Revisions to previously published data

- 9.26 A list of amendments made to the SDR 2012 and 2013 tables in this report are contained in Table 34 to Table 39 below. These revisions are primarily due to weighting to account for non-responses, but also include misclassifications and errors reported by providers after the survey has closed. 2014 data, although not previously published, are also included to illustrate the effects of weighting on the data.

Table 34: Revisions and weighting to owned stock (shown in Table 1)

All PRPs		Units/bedspaces						
	Year	General needs	Supported housing	Housing for older people	Social leased	Non-social rented	Non-social leased	Total
Original value	2012	1,949,598	108,934	300,004	150,269	47,881	29,436	2,586,122
	2013	1,979,874	109,935	302,315	158,307	48,701	35,785	2,634,917
	2014	1,996,846	112,459	297,976	158,648	49,573	40,335	2,655,837
Revised value	2012	1,962,601	113,385	304,157	151,226	48,359	29,891	2,609,619
	2013	1,987,641	113,117	305,138	158,998	48,954	36,275	2,650,123
	2014	2,002,180	114,494	299,876	159,006	49,829	40,668	2,666,053
Change	2012	0.7%	4.1%	1.4%	0.6%	1.0%	1.5%	0.9%
	2013	0.4%	2.9%	0.9%	0.4%	0.5%	1.0%	0.6%
	2014	0.3%	1.8%	0.6%	0.2%	0.5%	0.8%	0.4%

Table 35: Revisions and weighting to managed stock (shown in Table 3)

All PRPs		Units/bedspaces						
	Year	General needs	Supported housing	Housing for older people	Social leased	Non-social rented	Non-social leased	Total
Original value	2012	2,027,610	90,882	297,330	147,401	56,938	35,582	2,655,743
	2013	2,085,287	93,322	301,978	164,059	63,813	45,242	2,753,701
	2014	2,105,132	98,452	300,848	158,208	53,094	47,901	2,763,365
Revised value	2012	2,056,011	96,542	303,298	151,100	57,510	36,422	2,700,883
	2013	2,103,399	96,892	306,223	154,594	64,407	46,409	2,771,924
	2014	2,119,178	100,924	303,043	159,095	53,518	48,616	2,784,374
Change	2012	1.4%	6.2%	2.0%	2.5%	1.0%	2.4%	1.7%
	2013	0.9%	3.8%	1.4%	-5.8% ¹	0.9%	2.6%	0.7%
	2014	0.7%	2.5%	0.7%	0.5%	0.8%	1.5%	0.8%

¹ Large negative change due to error in 2013 data rather than weighting.

Table 36: Impact of weighting on 2014 regional owned stock (shown in Table 5 and Table 6)

All PRPs	Units/bedspaces								
	East Midlands	East of England	London	North East	North West	South East	South West	West Midlands	Yorkshire and The Humber
Original value	144,248	261,016	435,940	161,707	500,992	363,212	235,838	262,201	196,602
Revised value	144,758	261,683	438,517	162,007	502,366	364,520	236,889	263,205	197,080
Change	0.4%	0.3%	0.6%	0.2%	0.3%	0.4%	0.4%	0.4%	0.2%

Table 37: Impact of weighting on 2014 mutual exchange data (shown in Table 13)

Large PRPs	Mutual exchanges
Total exchanges	
Original value	24,532
Revised value	27,941
Change	13.9%

Table 38: Revisions and weighting to evictions data (shown in Table 15)

Large PRPs	Year	Total evictions	Reason for eviction			
			Arrears	ASB	Both	Other
Original value	2013	9,014	6,591	1,196	316	911
	2014	10,789	8,015	1,539	242	993
Revised value	2013	10,018	7,324	1,329	352	1,013
	2014	11,881	8,825	1,695	267	1,094
Change	2013	11.1%	11.1%	11.1%	11.4%	11.2%
	2014	10.1%	10.1%	10.1%	10.3%	10.2%

Table 39: Revisions and weighting to stock not meeting DHS (shown in Table 29, Table 30 and Table 31)

All PRPs	Units/bedspaces	
	Year	Units not meeting DHS
Original value	2012	45,312
	2013	26,551
	2014	21,471
Revised value	2012	45,603
	2013	26,757
	2014	21,579
Change	2012	0.6%
	2013	0.8%
	2014	0.5%

Rents methodology

Coverage

- 9.27 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.
- 9.28 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

- 9.29 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)

- 9.30 The size categories collected are as follows:

Table 40: Unit sizes for which rent data are collected

General needs and Affordable Rent	Supported housing/housing for older people
Bedspaces/Non-self-contained	Bedspaces/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

- 9.31 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>
- 9.32 Target rents are not applicable to homes let under the Affordable Rent program or intermediate rent properties.

Calculation of averages

- 9.33 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

- 9.34 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.
- 9.35 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 Accompanying data

- 10.1 The full dataset for SDR 2013/14 is released as an MS Excel spreadsheet and CSV files, allowing for easier and more flexible access to the data. This may also be accessed via the UK National Statistics Publication Hub⁶⁶ and the HCA website⁶⁷.
- 10.2 In addition to the full dataset, additional tables have been provided which detail the local authority level data used in the production of the maps featured in this statistical release. These are also available from the HCA website.

⁶⁶ <http://www.statistics.gov.uk/hub/index.html>

⁶⁷ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

11.0 Related statistics

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

Related statistics – England

- 11.2 The Department for Communities and Local Government (DCLG) publishes the annual Local Authority Housing Statistics for England each December. This presents information on housing stock, lettings, average rents, waiting lists, decent homes delivery and evictions by local authority landlords in England. The 2012/13 release can be found at: <https://www.gov.uk/government/publications/local-authority-housing-statistics-for-england-2012-to-2013>

This release covers social housing stock owned and managed by local authorities, as opposed to stock owned and/or managed by PRPs in the SDR.

- 11.3 DCLG also collect data through CORE (the continuous recording of lettings and sales in social housing in England). This system records information on all new social housing lettings and sales (for both PRP and local authority properties), along with the characteristics of new social housing tenants and the homes they rent and buy. All providers delivering Affordable Rent units are obliged to update CORE.

Information on lettings from CORE is available in the DCLG release on Social Housing Lettings 2012/13: <https://www.gov.uk/government/publications/social-housing-lettings-in-england-april-2012-to-march-2013>

Information on sales from CORE is available in the DCLG release on Social Housing Sales 2012/13: <https://www.gov.uk/government/publications/social-housing-sales-in-england-2012-to-2013>

Whereas the SDR covers both new and existing tenancies, CORE statistics relate only to new tenancies.

- 11.4 The Homes and Communities Agency's other main statistical publication is the Housing Statistics Release (produced each June and November). This details the supply of new stock, through housing starts on site and completions made for each programme managed by the HCA, by local authority and tenure. This is available from: <https://www.homesandcommunities.co.uk/housing-statistics>

This release relates only to new stock, with the SDR covering both existing and new stock. Except for the Get Britain Building programme, London is excluded from the affordable housing starts and completions in the Housing Statistics release.

The Greater London Authority (GLA) publishes data relating to other London housing delivery, with monthly and annual Affordable Housing statistics. DCLG combines data from the HCA and GLA to publish six-monthly affordable housing starts and completions, which can be found here:

https://www.gov.uk/government/collections/affordable-housing-supply#group_174

- 11.5 The English Housing Survey is also published by DCLG. This survey is comprised of two parts. The first covers household profiles (including tenure trends, demographic and economic characteristics, rents and housing benefit). The second covers housing stock (age, size and type, energy efficiency, decent homes and homes affected by damp). The 2012 to 2013 report and tables can be accessed from:

<https://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report>

The report covers all dwellings in England, so includes stock from both the private (free market) and social housing sectors, though stock figures covering the social sector do separate local authority and housing association dwellings.

- 11.6 The Valuations Office Agency releases statistics on the average rents paid for private properties in England (private rental market) twice yearly (May and December):
<http://www.voa.gov.uk/corporate/statisticalReleases/PrivateRentalMarketStatistics.html>

Whilst average rents are provided by unit sizes comparable to the SDR and by local authority location, all figures are on a monthly, rather than a weekly basis as with the SDR and other releases mentioned in this section. The underlying data set is not drawn from a statistical sample, so the statistics should be treated as indicative only.

Related statistics – devolved administrations

- 11.7 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.** The Northern Ireland Housing Statistics is produced annually by the Department for Social Development. It contains information on supply, energy, social renting demand, private renting demand, owner occupier demand and household characteristics:
http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

Whilst the report covers all homes in Northern Ireland, the Social Renting Demand section focuses more on applications / allocations / homelessness, though it does also provide comparable overall average weekly rents for housing associations.

- **Scotland.** The Scottish Government produce a range of statistics with the annual Housing Statistics for Scotland. These include information on new housing supply, public sector stock and house sales, local authority housing management, supported housing, houses in multiple occupation and right to buy entitlement: <http://scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

The social housing tables contain a selection of statistics that offer some coherence with the SDR, such as stock counts, average weekly rents, sales and vacancies. Most of these measures are available by individual local authority location, with some available by landlord type (registered social provider versus local authorities).

- **Wales.** The Welsh Government produces the Social Housing Stock and Rents statistical release on an annual basis, running across the financial year. The report includes information on the number of dwellings, bedsits and bedspaces owned or partly owned by local authorities and registered social landlords, along with breakdowns location of stock at local authority level
<http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en#/statistics-and-research/social-housing-stock-rents/?lang=en>

This release provides unit counts and average weekly rents, split by provision type and by local authority location for registered social landlords' stock, which are comparable with the equivalent SDR statistics.

12.0 Further information

Pre-release access

- 12.1 Details of officials who received pre-release access to this release up to 24 hours before publication are available from the HCA SDR Statistical Releases webpage⁶⁸.

A brief history of the HCA

- 12.2 The HCA was created on 1 December 2008 by bringing together regeneration body English Partnerships (including the Property and Regeneration programme), the investment arm of the Housing Corporation (including the National Affordable Housing Programme), the Academy for Sustainable Communities and a number of housing and regeneration programmes from the DCLG. In October 2011, the HCA took responsibility for the land and property assets of eight of England's nine Regional Development Agencies, ahead of their operational closure in March 2012. On 1 April 2012, the HCA's former London operating area transferred to the GLA and, as a result of the Localism Act which came into force on 15 November 2011, the HCA became the Social Housing Regulator. The regulator issued a new regulatory framework in April 2012⁶⁹.

United Kingdom Statistics Authority

- 12.3 The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- Meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

Future publication dates

- 12.4 The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for September 2015.
- 12.5 No revisions are planned for this document. Other revisions will be carried out in accordance with the Revisions policy set out in the Methodology and data quality section.

Location of documents and data

- 12.6 This publication and other statistical publications from the SDR survey are available from the UK National Statistics publication hub⁷⁰ and the HCA website⁷¹.

⁶⁸ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁶⁹ <http://www.homesandcommunities.co.uk/ourwork/regulatory-framework>

⁷⁰ <http://www.statistics.gov.uk/hub/index.html>

⁷¹ <https://www.gov.uk/government/organisations/homes-and-communities-agency>

- 12.7 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 Archives⁷².
- 12.8 The guidance notes issued to PRPs when completing the SDR can be found on the NROSH+ website⁷³. The guidance notes provide additional background information and applicability of the questions asked in the survey.

Responsible statistician and enquiries

- 12.9 The designated responsible statistician for this release was Amanda Hall.
- 12.10 For further information please contact the HCA Referrals and Regulatory Enquiries Team on 0300 1234 500 or email at mail@homesandcommunities.co.uk
- 12.11 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 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 website⁷⁴ (see also the Accompanying data section)

⁷²<http://webarchive.nationalarchives.gov.uk/20120419011320/http://www.tenantservicesauthority.org/server/show/nav.15039>

⁷³<https://nroshplus.homesandcommunities.co.uk/Documents/Documents>

⁷⁴<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>.

13.0 User engagement

- 13.1 Users are encouraged to provide comments and feedback on how these statistics are used and how they meet user needs.
- 13.2 There is a short survey located on the data collection page of the HCA website⁷⁵. It contains questions about your use of the data and their usefulness to you. We would appreciate your time in completing this survey.
- 13.3 If you would rather not complete the survey but would like to contribute your views, then please send a response entitled "SDR Feedback" to the HCA Referrals and Regulatory Enquiries Team on 0300 1234 500 or email at mail@homesandcommunities.co.uk
- 13.4 Feedback from users on the value and use of this release and the accompanying data was obtained in early 2014. Analysis of this feedback can be found on the data collection web page of the HCA website.
- 13.5 Any future consultations regarding potential changes to the SDR data collection and the outputs from the collections will also be highlighted on our webpages.

⁷⁵ <https://www.gov.uk/government/statistics/statistical-data-return-2013-to-2014>

14.0 Release history and revisions

- 14.1 This document has been revised following the designation as National Statistics (see additional section 12.3). No change to the data or figures presented has been made.

Table 41: Revisions to this document

Version Number	Date	Change
1.0	September 2014	Original Release
1.1	November 2014	Rereleased with National Statistics designation (no change to data contained).

15.0 Glossary of terms

15.1 Affordable Rent

For PRPs Affordable Rent is the main type of new social 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 or the Greater London Authority.

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.

15.2 Arm's Length Management Organisations

An Arm's Length Management Organisation (ALMO) is a company set up by a local authority to manage all or part of its existing stock.

15.3 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>

15.4 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.

15.5 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).

15.6 Group parent

For the purposes of the SDR, an entity is defined as the parent body of another organisation where it: (a) owns more than half the nominal value of the share capital

in that other organisation; or (b) has the power to appoint or remove all or some of the Board Members of the Governing Body of that other organisation.

If another registered or unregistered entity in the group structure has the power to appoint or remove (not just nominate) members of the board of the provider for whom the form is being completed, then that entity is the parent, even if the provider for whom this form is being completed has registered or unregistered subsidiaries of its own.

15.7 Housing for older people

Although the purpose of this housing is primarily to accommodate older people, the age of tenants is not a defining feature. Properties should be described as housing for older people if they are intended for older people and they either incorporate a range of basic facilities and special design features (over and above lifetime homes adaptations to general needs properties) or are specially designated as supported housing for older people.

Social rented housing for older people will therefore fall into one of three categories: (a) having all special design features; (b) some special design features or (c) been designated as supported housing for older people.

15.8 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.

15.9 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).

15.10 Managed stock

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

15.11 Non-self-contained unit

A non-self-contained dwelling will consist of a room or rooms (within a block of flats, sheltered scheme, hostel, 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. In this case the size of the dwelling will be measured by the number of rooms, bedspaces, floorspace etc. of the area for which the occupant has exclusive use.

15.12 Non-Social leased

This category includes all leasehold properties belonging to PRPs that do not meet the definition of social leased housing below.

15.13 Non-Social rented

This category encompasses all rented properties belonging to PRPs that do not meet the definition of social housing below. This will include properties developed by PRPs for rental on the open market.

15.14 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.

15.15 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.

15.16 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.

15.17 Small PRPs

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

15.18 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.

15.19 Social leased housing (Low Cost Home Ownership/Affordable Home Ownership)

Low Cost Home Ownership/Affordable Home Ownership accommodation is defined in the Housing and Regeneration Act 2008 as being that occupied or made available for occupation in accordance with shared ownership arrangements, equity percentage arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market.

The landlord retains the freehold interest in the property where the purchaser has not acquired 100% of the equity in the property. The purchaser may have the right to staircase their ownership of equity over time but has not yet staircased to 100%. It also includes properties where the maximum equity share is restricted to below 100%.

15.20 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 20012/13, 2013/14 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.

15.21 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.

15.22 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.

homesandcommunities.co.uk
mail@homesandcommunities.co.uk
0300 1234 500



Homes & Communities Agency

Homes and Communities Agency
Fry Building
2 Marsham Street
London SW1P 4DF

The Homes and Communities Agency is committed to providing accessible information where possible and we will consider providing information in alternative formats such as large print, audio and Braille upon request.