



Homes &
Communities
Agency



PRIVATE REGISTERED PROVIDER SOCIAL HOUSING STOCK IN ENGLAND

Statistical data return

2014-2015

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1.0 Summary

Key points

- Private registered providers of social housing (PRPs) reported 2,708,611 units/bedspaces owned at 31 March 2015, an increase of 1.6% on the total for 2014 (see Table 3).
- The rate of growth in the social housing sector had been slowing since 2011 but has now reversed this trend in the year to March 2015. This is largely due to the increased level of grant funded supply in the final year of the now completed 2011-15 Affordable Homes Programme, and to 2 large scale voluntary transfers of stock from local authorities (see Table 3).
- Affordable Rent stock has increased by 54% (from 79,815 units/bedspaces in 2014 to 123,264 in 2015), this growth being attributable to this being the main type of new social housing supply (see Table 6 and Table 28).
- The total vacancies rate for self-contained general needs stock was 1.4% at 31 March 2015, the same proportion as for all years since 2012 (see Table 11).
- Evictions increased slightly by 2.5% between 2013/14 and 2014/15, following an increase of 18.6% between 2012/13 and 2013/14 (see Table 21). Changes in some PRPs' rent and arrears collection processes (as described in the Sector Risk Profile¹ 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 £95.88 (see Table 22). This represented an increase of 3.9% since 2014 (see Table 24), reflecting a combination of new homes added to providers' stock, inflation-linked increases in target rents and convergence towards these target rents permissible as part of the rent standard in force when the rent levels recorded in the SDR were set².

¹ The HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>.

² 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) that collects comprehensive 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 for social housing in England. Information on stock ownership, location, development and transfers is 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) that 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 website³ (see also the related statistics section).

Coverage

- 2.4 This statistical release covers data from the 2014/15 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 2015, and data on sales and acquisitions made between 1 April 2014 and 31 March 2015. For the 2014/15 SDR, an overall response rate of 96%⁴ of PRPs was recorded. For large PRPs owning 1,000 or more units of social housing, the response rate was 100%.
- 2.5 As in 2014, following consultation with the National Statistician's Office (NSO) and DCLG statisticians, weighting was selected as the most appropriate method to use to account for non-responses to the survey, and to seek to give an accurate assessment of the true number of units. Data for the SDR survey 2012 to 2015 (inclusive) have been weighted. 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 provided⁵. 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 England⁶.
- 2.7 Some data in the SDR are collected at a LA level. More detailed unit or sub-LA geographical data are not available.

³ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

⁴ A more detailed breakdown of response rates is given in Table 35.

⁵ 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>

⁶ While the SDR data collection is focused on stock within English LAs, 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 framework⁷. 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 96% of all PRPs. The dataset is published to promote transparency and many users report finding 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.⁸ Further, data from the SDR are used by central and local government for a variety of purposes including policy development, for 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 2013/14 release and further add to transparency. These include additional exploration of general sector characteristics and additional trend analysis on vacancies. It should be noted that the section previously devoted to Decent Homes Standard (DHS) has been incorporated into section 4. Additional supplementary tables and maps are also available, providing additional information at a LA and PRP level¹¹.
- 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 HCA pages¹² and the statistics release page on the GOV.UK website¹³. Alongside this note, the SDR dataset and supplementary 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.

⁷ This approach is set out in more detail in Regulating the Standards document found at:

<https://www.gov.uk/government/publications/social-housing-regulation-regulating-the-standards>

⁸ See SDR user feedback available at <https://www.gov.uk/government/collections/statistical-data-return-statistical-release>

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 pages on GOV.UK: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹¹ These supplementary tables and maps are provided on the HCA pages on GOV.UK:

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

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

¹³ <https://www.gov.uk/government/statistics/announcements>

These may also be accessed via the HCA pages and statistics release page on GOV.UK.

- 2.13 The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for September/October 2016.
- 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.

3.0 Sector characteristics

3.1 This section explores the overall PRP sector, considering registration, density of housing provision and PRP ownership by LA.

PRP registrations

3.2 Each organisation completing the SDR return is a PRP. Table 1 shows which decade each responding PRP registered with the HCA.¹⁴ It shows that over 60% of PRPs responding to the SDR in 2015 have been registered with the HCA for over 25 years.

3.3 For-profit providers have only been able to register since the Housing and Regeneration Act (2008)¹⁵ came into effect on 1 April 2010.

Table 1: PRPs by type and year of registration; PRPs completing the 2014/15 SDR return only

Year of registration	Non-Profit	Profit	Total	% of PRP respondents ¹⁶
1970-1979	630		630	41%
1980-1989	306		306	20%
1990-1999	186		186	12%
2000-2009	203		203	13%
2010-2015 ¹⁷	169	25	194	13%
Grand Total	1,494	25	1,519	100%

3.4 PRPs registering with the HCA include those established for large scale voluntary transfers (LSVTs). The majority of these LSVTs (transferring stock from LAs to PRPs) occurred between 1990 and 2009 (with nearly 200 PRPs being involved in at least one LSVT in these 2 decades). These LSVTs transferred over 1.2 million units of social housing to PRP ownership.

3.5 However, it is worth noting that some providers registering with the HCA in each decade (particularly the more recent decades) may not be adding social housing units to the PRP population, as they were group parents or additional group subsidiaries to allow movement of owned and managed stock within a group framework (see below for more information on group structures).

Group structures

3.6 PRPs can operate on an individual basis or as part of a group structure. Group structures vary considerably, some comprising only registered providers and others comprising registered providers and non-registered entities. PRPs may enter into group structure arrangements for a variety of reasons. In some cases in order to undertake commercial activities within one or more subsidiaries or in others to merge operations (perhaps to share strengths, or complementary specialities or to become more efficient) while maintaining individual corporate identities within a group structure.

¹⁴ Or previous body (Housing Corporation (1964-2008) and Tenant Services Authority (2008-2012)). Whilst the HCA came into existence in 2008, the Tenant Services Authority was responsible for the regulation of social housing provision until April 2012.

¹⁵ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

¹⁶ Percentages may not total 100% due to rounding.

¹⁷ Note this is to 31 March 2015. New registrations taking place on or after 1 April are not counted.

3.7 Table 2 shows that 30% of all PRPs responding to the SDR in 2015 reported that they were in some type of group structure. In total these providers owned 88% of all social stock (2,309,847 units/bedspaces). Large PRPs are considerably more likely to be part of a group structure than small PRPs (with 84% of large PRPs reporting being part of a group in 2015 compared to 15% of small PRPs).

Table 2: PRPs in group structures on 31 March 2015 and total social stock owned¹⁸

	Total number of PRPs	% of PRPs in a group structure	% of PRPs not in a group structure	% of total social stock owned by PRPs in a group structure
Small PRPs ¹⁹	1,190	15.2%	84.4%	22.8%
Large PRPs	329	83.9%	16.1%	91.3%
All PRPs	1,519	30.1%	69.9%	88.4%

Owned social rented stock

3.8 The amount of PRP owned social rented stock²⁰ varies between LAs. Liverpool has the largest number of PRP owned social rented units (58,737), whilst the Isles of Scilly has just 61 units.²¹ Figure 1 shows the PRP owned social rented stock by LA.

3.9 However, once dwelling density is taken into consideration, Knowsley has the highest density of owned social rented stock (289 social rented units per 1,000 dwellings) and Castle Point has the lowest (15 social rented units per 1,000 dwellings). Figure 2 shows owned social rented stock per 1,000 dwellings.²²

3.10 All LA areas with over 200 social rented stock units per 1,000 dwellings are in areas classed by the Department for Environment, Food & Rural Affairs as either ‘urban with major conurbation’ or ‘urban with city and town’.²³

¹⁸ Total social stock owned includes all general needs (self-contained and non-self-contained), supported housing, housing for older people and social leased. Calculations include units outside of England and are not weighted.

¹⁹ Note, non-stock holding group parents are included in the small PRP classification.

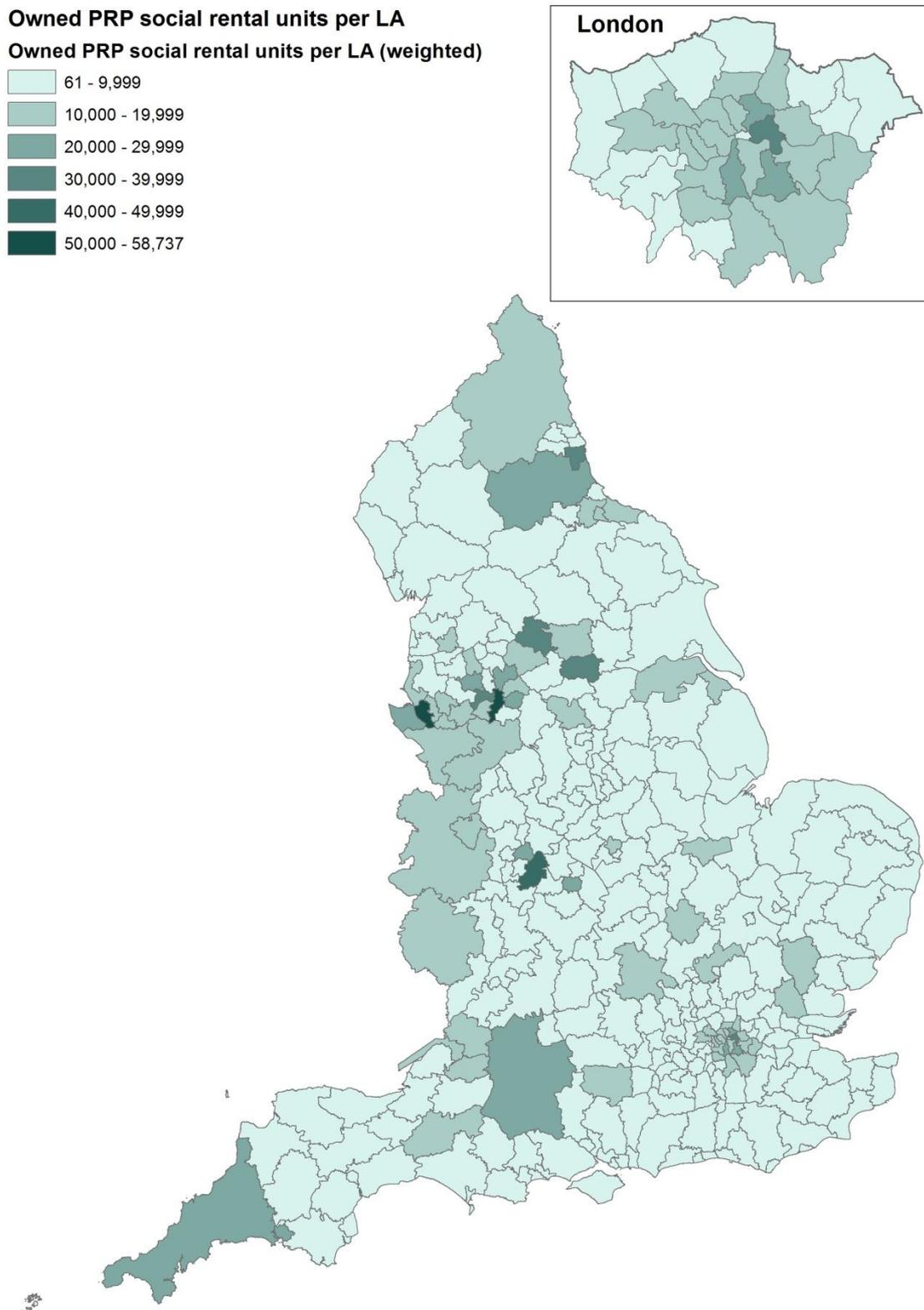
²⁰ Total owned social rented stock includes all general needs (self-contained and non-self-contained), supported housing, housing for older people. Calculations exclude units outside of England and are not weighted.

²¹ All stock figures in “Owned social rented stock” section are based on weighted figures.

²² Produced from Local Authority Housing Statistics, Live Table 100, as updated 23 April 2015; see the related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

²³ Rural-Urban classification taken from: <https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>. See 2014/15 supplementary tables for more information at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

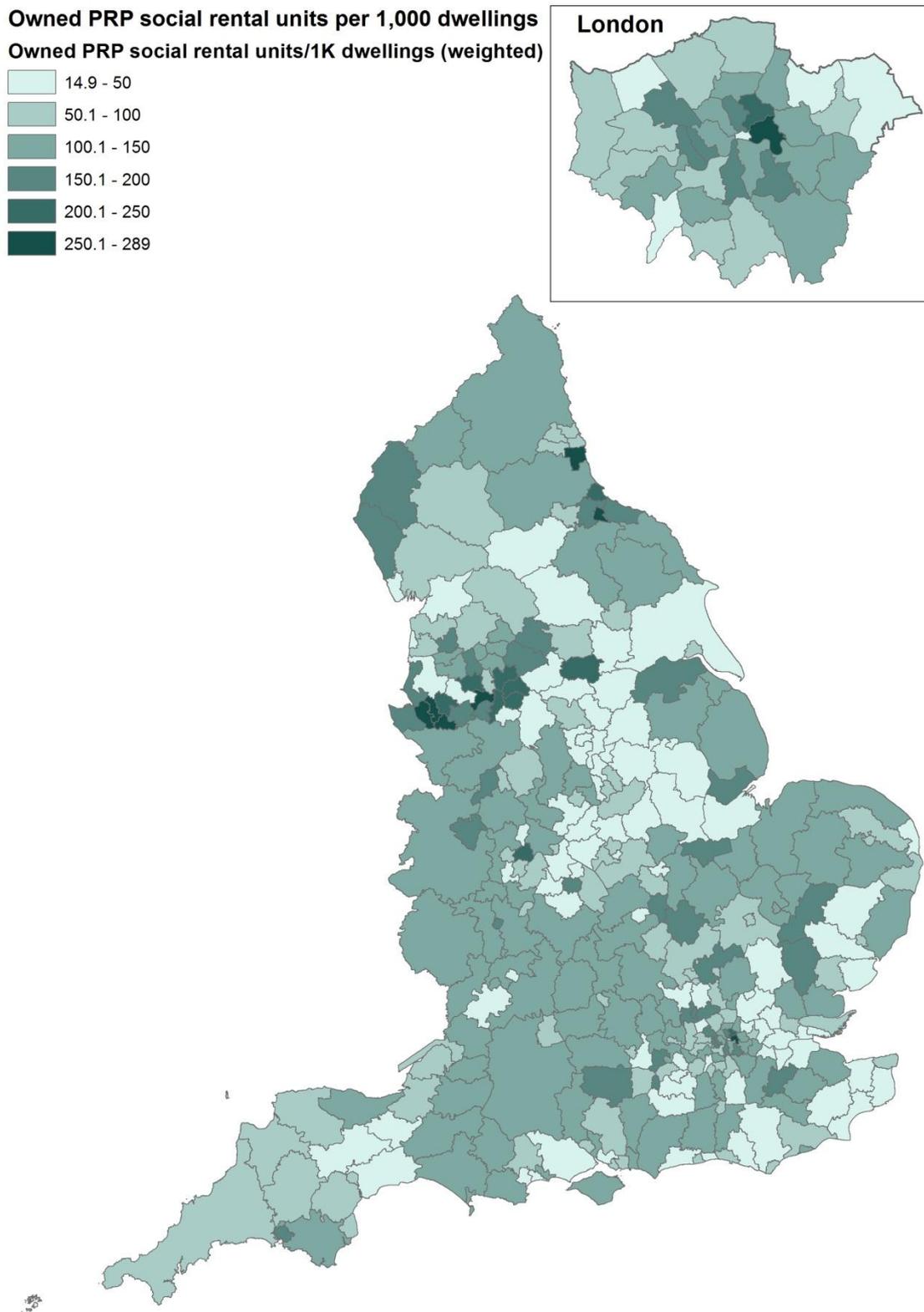
Figure 1: Owned PRP social rented stock by LA (weighted for non-response²⁴)



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²⁴ For further information on weighting see section 9.11.

Figure 2: Owned PRP social rented stock per 1,000 total dwellings, by LA (weighted for non-response²⁵)



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²⁵ For further information on weighting see section 9.11.

- 3.11 The number of PRPs owning social rented stock in each LA areas varies greatly. Broadly speaking, the areas with the greatest amount of owned social rented stock have the greatest number of PRPs operating in that area²⁶. For example, Birmingham has the greatest number of PRPs owning social rented stock within the area with 76 PRPs owning 42,311 units (unweighted) and Liverpool has 70 PRPs owning 58,556 units (unweighted)²⁷. For local authorities with large numbers of PRPs, many of these are likely to be small organisations with specific charitable objectives such as specialist supported housing providers. As shown in Figure 5 and supplementary tables, most PRPs own fewer than 100 social housing units in total. The City of London and Isles of Scilly both have just 3 PRPs that own social rented stock within the LA, owning 232 and 59 units (both unweighted) in these LAs respectively²⁸. Figure 3 shows the number of PRPs operating (owning social rented stock) in each LA area.²⁹
- 3.12 Examining the areas with the highest density of PRPs owning social rented stock shows that the majority of those areas are classified as ‘Urban with Major Conurbation’. The only exception is Wiltshire (classified within the rural-urban classification as ‘Largely Rural (rural including hub towns 50-79%)’³⁰.

²⁶ In this instance operating refers to owning social rented stock only.

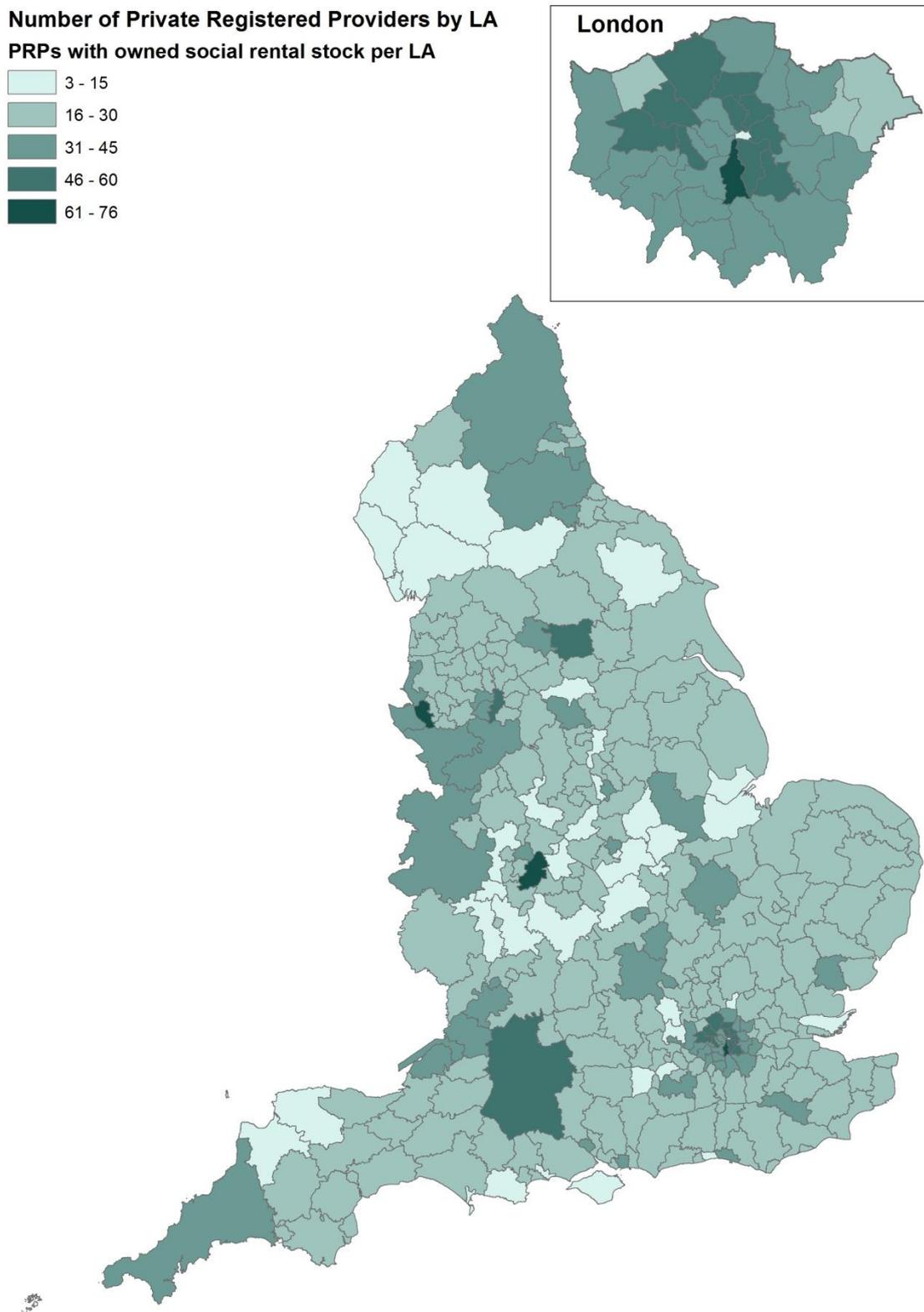
²⁷ Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – for Birmingham = 42,621 and Liverpool = 58,737). For further information on weighting see section 9.11.

²⁸ Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – City of London = 234 and Isles of Scilly = 61). For further information on weighting see section 9.11.

²⁹ It is important to note that in some areas multiple PRPs belonging to the same group may operate.

³⁰ Rural-Urban classification taken from: <https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>. See 2014/15 supplementary tables for more information at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Figure 3: Number of PRPs owning social rented stock in each LA



4.0 Total stock

4.1 Some figures presented in this section for 2012 to 2015 (inclusive) are based on weighted data (denoted by 'I' in the tables). Information on the weighting process can be found in the methodology and data quality section.

Owned stock, by provision type³¹

4.2 Table 3 shows the stock owned by PRPs from 2008 to 2015, 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.

4.3 Overall, total stock owned by PRPs has increased by 1.6% (42,558 units/bedspaces) since 2014 to a total of 2,708,611 units.³² Increases have been seen in all types of housing owned (except for non-social leased which saw a 4.5% decrease (-1,821 units)). The growth in the numbers of owned general needs stock (36,852 units) is over double of that experienced between 2013 and 2014 (where the growth was just over 14,500 units).

4.4 The year-on-year increase in stock owned by PRPs largely reflects new supply, funded both by PRPs themselves and funding initiatives such as the 2011-15 Affordable Homes Programme, the Mayor's Housing Covenant and the Care and Support Specialised Housing Fund.³³

4.5 The annual rate of growth of stock owned by PRPs had been slowing between 2011 and 2014, with a likely driver being the reduction in the volume of stock transfer activity (with no LSVTs of stock having concluded between July 2012 and the end of March 2014). During 2014/15 two LSVTs occurred, with stock moving from LAs to PRPs (from Salford City Council to Salix Housing Limited and from Gloucester City Council to Gloucester City Homes). These LSVTs are likely to be responsible for approximately 30% of the overall growth in general needs accommodation.³⁴

4.6 Additionally, the increased growth should also be seen in the context of private house building activity³⁵, which, whilst below pre-downturn levels³⁶ has seen a slight increase between 2013/14 and 2014/15. Further, the planned profile of grant funded supply under the 2011-15 Affordable Homes Programme (AHP) will be a factor, with the highest level of grant-funded properties from that programme completed during the final year of the programme (2014/15). DCLG statistics show an increase in the number of completions by housing associations between 2013/14 and 2014/15, and the increase in private housebuilding over this period is also likely to have increased

³¹ Figures presented are based on weighted data unless otherwise specified.

³² Note, this is net growth, disposals from the sector are considered further in section 6 – stock flow.

³³ See <https://www.gov.uk/topic/housing/funding-programmes> and <https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply> for more information.

³⁴ Data collected in the SDR does not provide full details on the source of stock, and in the case of one of the LSVT providers their return is based on a period of less than the full year and does not confirm the transfer of properties.

³⁵ 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/index.html>

³⁶ Construction started on 106,750 permanent dwellings by private enterprise in England during 2013/14 (revised) and on 115,410 during 2014/15. This is equivalent to an increase of 8,660 dwellings (5%). Data sourced from DCLG Live Table 208 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>. Figures for 2014/15 are currently provisional.

opportunities for PRPs to acquire newly built stock from private housebuilders as part of s106 agreements³⁷.

Table 3: Owned stock, as at 31 March 2008-2015

All PRPs							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased ²	Non-social rented ^{1,2}	Non-social leased ^{1,2,6}	Total
2008	1,713,124	98,994	316,557	126,108	40,767	818 ¹⁰	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 ¹	113,385 ¹	304,157 ¹	151,226 ¹	48,359 ¹	29,891 ¹	2,609,619 ¹
2013 ⁷	1,987,641 ¹	113,117 ¹	305,138 ¹	158,998 ¹	48,954 ¹	36,275 ¹	2,650,123 ¹
2014	2,002,180 ¹	114,494 ¹	299,876 ¹	159,006 ¹	49,829 ¹	40,668 ¹	2,666,053 ¹
2015	2,039,032 ¹	117,602 ¹	301,530 ¹	161,384 ¹	50,216 ¹	38,847 ¹	2,708,611 ¹

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 which 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. 'I' indicates weighted figures.
9. Dashed line indicates time series break between RSR and SDR.
10. 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 used³⁸.

4.7 General needs properties saw the largest increase in terms of properties (36,852 more, equivalent to a 1.8% increase). The increase in general needs properties between 2014 and 2015 was over double the increase seen between 2013 and 2014 (14,539 or 0.7%). The increase in general needs stock accounted for 87% of the total increase in owned stock between 2014 and 2015.

4.8 Whilst changes in categories other than general needs were small in terms of units, the largest percentage increase between 2014 and 2015 was for supported housing, which increased by 2.7% (3,108 units/bedspaces). This continued the general upward trend seen over the last 3 years. The increase of 0.6% (1,654) units seen in housing for older people partially reverses the decrease of 1.7% (5,262 units) seen in this stock category between 2013 and 2014. Year-on-year changes in supported housing and housing for older people reflect several factors. New supply of supported housing and housing for older people is the focus of the Care and Support Specialised Housing Fund and is an important part of the Affordable Homes Programme. However, as described in the HCA Sector Risk Profile³⁹, pressures on local authority funding for housing-related support services – commonly known as

³⁷ Housing associations completed 27,040 dwellings in 2014/15, compared to 21,790 dwellings in 2013/14 an increase of 5,250 dwellings. DCLG Live Table 209: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

³⁸ The change in non-social leased stock levels seen between 2008 and 2009 is due to providers' reporting. See previous release for more details.

³⁹ The HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>.

Supporting People Funding – has meant that many PRPs are reconfiguring their services and reducing their stock holdings in some cases. 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 five year-on-year increases since 2007.

- 4.9 Non-social leased stock was the only type of stock which saw a decrease between 2014 and 2015 (-1,821 units or -4.5%). This decrease comes after several years of increase in 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)⁴⁰. The reason for this decrease is not clear and these figures should be viewed with caution. They may be indicative of a reduction in PRPs' engagement in other, non-social housing activities. However, the decrease may be due to increased use of non-registered entities within group structures being used as the owning body for non-social leased properties. Further, there may be underlying reporting errors due to non-social stock not being directly regulated by the HCA and data on non-social housing in the SDR being limited. Providers may differ in their interpretation of what property types should be recorded within the non-social stock categories differently and the lack of stock movement data means it is not possible to track and validate changes.
- 4.10 Further, there has only been minimal growth (387 units or 0.8%) between 2014 and 2015 in the non-social rented stock owned by PRPs (which includes units intended for rent on the open market). Whilst information pertaining to the types of non-social rented stock within this category is unavailable via the SDR, it is likely that it reflects the pattern of stock types as reported in the RSR in 2011 (key worker accommodation, student accommodation and market rental stock). As with non-social leased stock, changes in non-social rented stock should be viewed with caution as stock may be being developed in non-registered entities within group structures and reporting errors may be present (as in non-social leased (see above)).
- 4.11 A breakdown of owned stock by English region is provided in Table 7 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 LA owned stock is collected by DCLG (see the related statistics section).

For-profit private registered providers

- 4.12 For-profit providers are a relatively new type of social housing provider, and were first permitted by the Housing and Regeneration Act 2008⁴¹. A small number of for-profit providers are currently registered with the HCA⁴². None of these providers individually own more than 150 units of stock.
- 4.13 Table 4 shows the number of for-profit PRPs that submitted a SDR and the amount of stock owned by these PRPs in each year from 2013 to 2015.⁴³

⁴⁰ See glossary of terms for further details on non-social leased stock.

⁴¹ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

⁴² <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.

⁴³ Note previous years have been revised due to provider self-reporting errors. Providers' responses were cross referenced against internal HCA information and a number of self-reporting errors were noted in each year, data

Table 4: For-profit housing providers and owned stock, as at 31 March each year

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	18 ^r	187 ^r	40 ^r	133 ^r	0 ^r	14 ^r
2014	22 ^r	246 ^r	54 ^r	118 ^r	14 ^r	60 ^r
2015	25	395	169	196	2	28

^{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).

^{2.} 'r' indicates figures revised from the previous statistical release.

4.14 Between 2013 and 2015 there has been a slight increase in the overall number of for-profit organisations registered with the HCA and a corresponding increase in their total stock ownership. Of the 395 units of stock owned by for-profit providers in 2015, the largest category was supported housing (196 units or 50% of all units owned). Supported housing has been the largest category in all 3 years.

Managed stock, by provision type

4.15 Table 5 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 LA. There has been an increase in the total number of units/bedspaces managed by PRPs since 2014 (2%, 43,912 units/bedspaces) to a total of 2,828,286 units. This follows the upward trend from the previous year (where a 0.5% increase was seen).

4.16 It should be noted that, similarly to 2013/14, the number of supported housing units managed by PRPs is lower than the total number of supported housing units owned by PRPs. This is likely to be due to PRPs contracting out the management of some properties to non-registered organisations. The number of managed social leased properties is also lower than the number of social leased properties owned, perhaps indicating a similar outsourcing of management.⁴⁴

4.17 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. Like 2013/14, non-social leased stock shows this most markedly with 23% more stock managed by PRPs within this category than is owned by them (8,999 units).

presented in Table 4 reflects the information held by the regulator. See also section 3.3. Details of the impact of revision on prior year data are provided in section 9.

⁴⁴ In 2014 the number of social leased properties owned exceeded the number managed.

Table 5: Total stock managed by PRPs, as at 31 March 2008-2015

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
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 ¹	96,542 ¹	303,298 ¹	151,100 ¹	57,510 ¹	36,422 ¹	2,700,883 ¹
2013 ⁵	2,103,399 ¹	96,892 ¹	306,223 ¹	154,594 ¹	64,407 ¹	46,409 ¹	2,771,924 ¹
2014	2,119,178 ¹	100,924 ¹	303,043 ¹	159,095 ¹	53,518 ¹	48,616 ¹	2,784,374 ¹
2015	2,164,886 ¹	105,209 ¹	306,369 ¹	153,416 ¹	50,560 ¹	47,846 ¹	2,828,286 ¹

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 which 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. 'Y' indicates weighted figures.

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

4.18 The overall trends seen in total managed stock broadly reflect those in total owned stock (an increase of 1.6%). However, changes within categories are different to those seen within owned stock. Indeed a 4.2% increase in managed supported housing (4,285 units) and decreases in managed social leased (3.6%, 5,679 units), non-social rented (5.5%, 2,958 units) and non-social leased (1.6%, 770 units) were seen.

4.19 The reasons for these changes are not clear, although the use of non-registered entities within a group structure or the commissioning out of non-social rental property management activities to another third party are a potential driver behind the reductions seen in social leased and non-social (rented and leased) stock management. As well as reflecting new supply, the increases in managed supported housing could be driven by changes to the way in which some providers have reconfigured their supported housing, with the support element being contracted out whilst the management of stock is maintained rather than having the management of units undertaken by the support provider.

Owned Affordable Rent stock

4.20 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, inclusive of service charges. 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 units⁴⁵.

4.21 Table 6 shows the breakdown of Affordable Rent stock between the categories of social housing. It shows there has been continued growth in the total number of Affordable Rent units owned, with an additional 43,449 units reported in 2015

⁴⁵ Where this forms part of a new supply agreement with the Homes and Communities Agency (HCA) or the Greater London Authority (GLA).

compared to 2014 (an increase of 54%). This increase was greater in terms of units than that seen between 2013 and 2014 (40,223). Whilst the majority of this growth has been seen within the general needs category (40,645 units or 94% of all Affordable Rent growth), supported housing/housing for older people units also saw an increased from 3,172 units in 2014 to 5,976 units in 2015 (equivalent to 88% year on year, but only 6% of the total Affordable Rent increase between 2014 and 2015).

4.22 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 funding and delivery programme current in 2014/15 through which new Affordable Rent units were developed; the 2011-15 Affordable Homes Programme (AHP)⁴⁶. The completion of Affordable Rent units funded under the programmes outlined is a significant contributory factor in the growth of Affordable Rent. Further details of the number of housing units started and completed under the various funding schemes can be found on the HCA Housing Statistics website⁴⁷ and the GLA Housing Statistics website⁴⁸.

4.23 In 2014/15, there were 23,277 additions to the Affordable Rent stock from a mixture of new build units, transfers and stock acquired through other means. It is not possible to determine if any transfers were previously let as social rent by other PRPs⁴⁹. PRPs also recorded 20,172 conversions of units to Affordable Rent (19,607 conversions from other forms of social rent and 565 conversions from other forms of rent) during 2014/15. This suggests that 45% of the Affordable Rent stock increase in 2014/15 was converted from existing social rented stock and 1% was converted from other existing stock. This is less than in 2013/14 where 67% of the Affordable Rent stock was acquired via conversion from existing social rented stock and 1% was from other existing stock. This change is likely to reflect the funding structure of the 2011-15 Affordable Homes Programme. As the conversion of existing property is intended to generate the financial capacity for investment in new development, it can be expected that conversions of existing stock will tend to pre-date newly built Affordable Rent additions.

Table 6: Affordable Rent units/bedspaces owned, as at 31 March 2012-2015

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	37,753	1,839	39,592	
2014	324	76,643	3,172	79,815	
2015	362	117,288	5,976	123,264	

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

4.24 As Figure 4 shows, the amount of Affordable Rent stock gained (from additional units to the sector) has seen increases year on year between 2012 and 2015 (as anticipated by the profile of completions through the AHP programme). In total between 2012 and 2015 a total of 76,259 units have been converted to Affordable

⁴⁶ In addition to Affordable Rent units, the AHP makes funding available for affordable home ownership, supported housing and, in some circumstances, social rent.

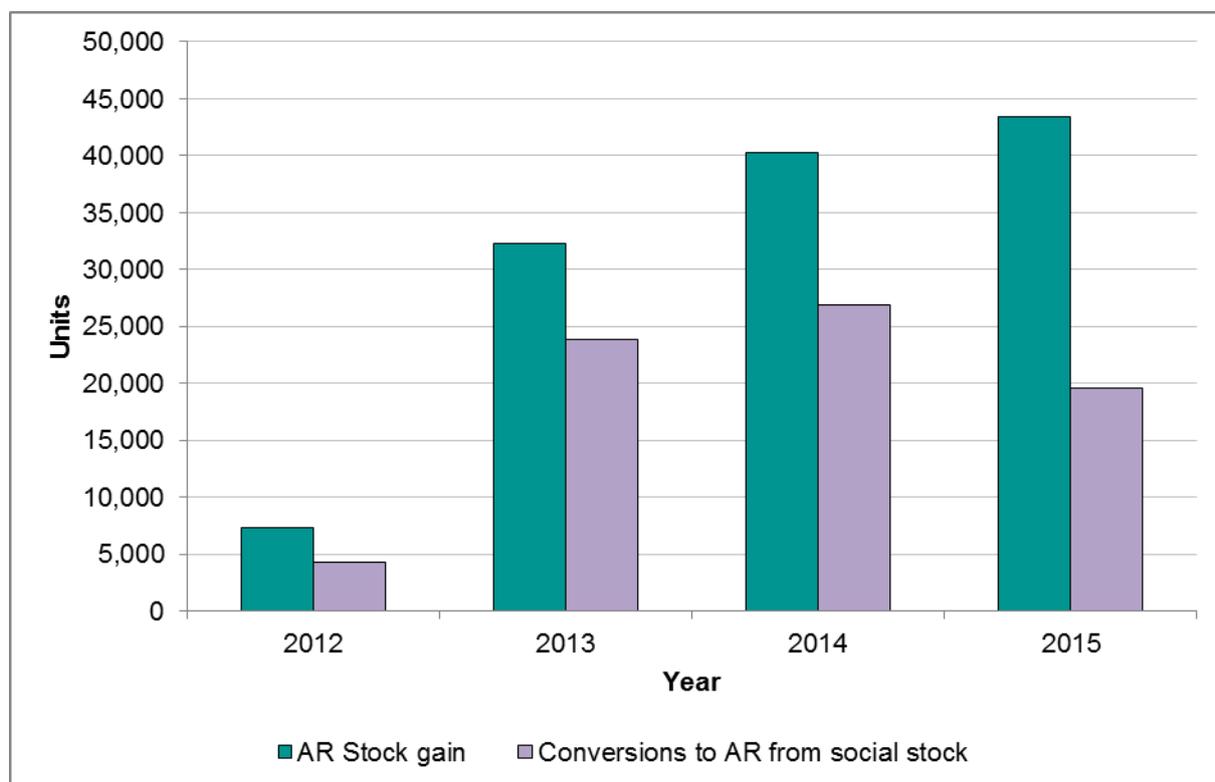
⁴⁷ <http://www.homesandcommunities.co.uk/housing-statistics>

⁴⁸ <https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/gla-affordable-housing-statistics>

⁴⁹ Further information about Affordable Rent is available in the Affordable Rent section and the Glossary.

Rent from social and other stock types whilst 47,005 have been added through other routes such as new build.

Figure 4: Affordable Rent stock gains and conversions from social units, 2012-2015



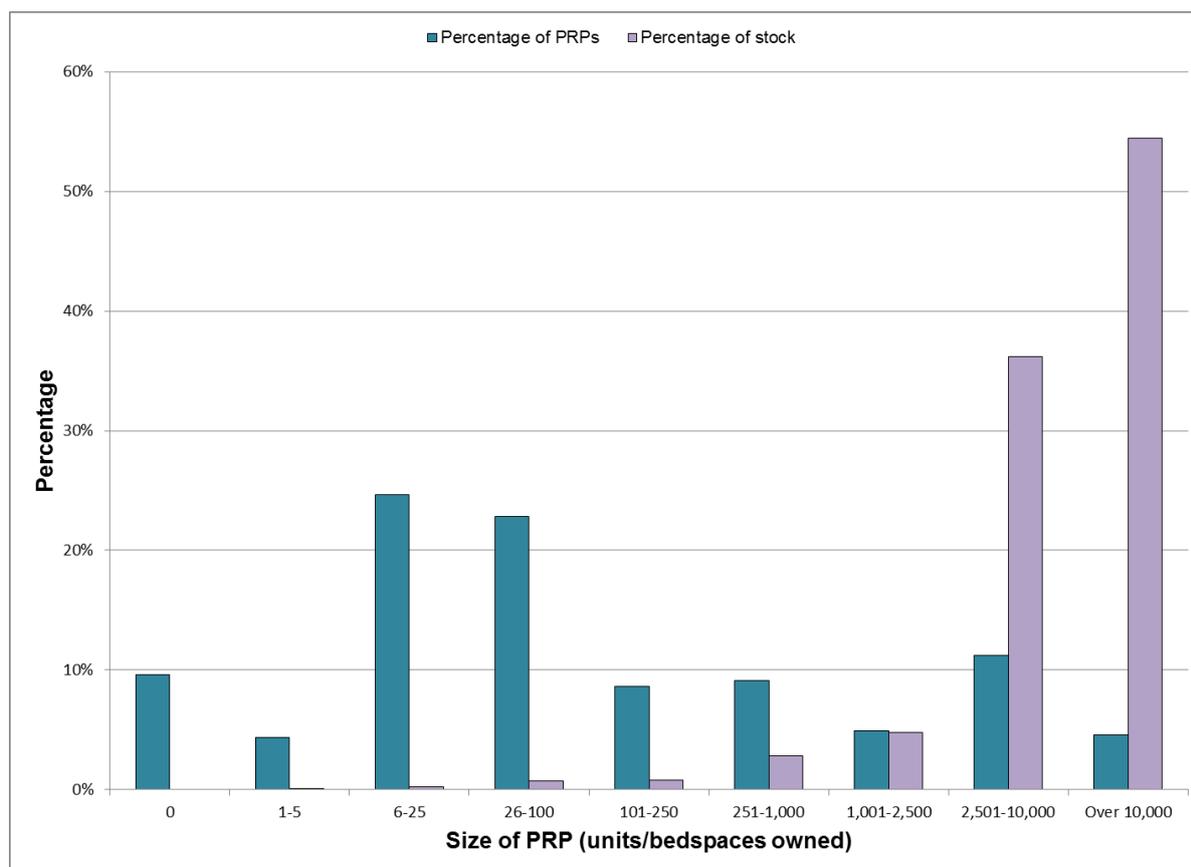
Size of PRPs and stock distribution

4.25 Figure 5 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 is the same as in 2014. PRPs with over 10,000 units represent just 4.5% of the PRP population but own 54.5% of stock within the sector. This represents a very slight change from 2014, where PRPs with over 10,000 units represented 4.6% of the PRP population and owned 54.2% of stock within the sector). Overall, since 2007 stock ownership appears to have moved away from the smallest providers (<1,000 units) towards the largest (>10,000 units)⁵⁰. These data are also available in the supplementary tables⁵¹.

⁵⁰ 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.

⁵¹ Supplementary tables available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Figure 5: Percentage of social housing stock owned vs. PRP size, as at 31 March 2015 (weighted for non-response⁵²)



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

Housing stock by region

4.26 Table 7 shows the social housing stock owned by PRPs⁵³, social housing stock owned by LAs⁵⁴ and private sector stock⁵⁵, 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 dwellings⁵⁶. There are slightly differing time frames for PRP data (as at 31st March 2015) compared to LA and private sector stock data (as at 1st April 2014).

⁵² For further information on weighting see section 9.11.

⁵³ Produced from SDR 2015.

⁵⁴ Produced from Local Authority Housing Statistics, Live Table 100, as updated 23 April 2015; see the related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁵⁵ 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 2015 SDR data (as at 31 March 2015) and LA data totals (as at 1 April 2014). See Local Authority Housing Statistics, Live Table 100 at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁵⁶ 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 7: PRP social housing stock (as at 31st March 2015), compared to LA social stock (as at 1st April 2014) and private sector stock (as at 1st April 2014) by region

Region	Units/bedspaces					
	PRP social stock 2015 units/bedspaces ^{1, 2}	% of PRP total	LA social stock 2014 units ^{3, 4}	% of LA total	Private sector 2014 units ⁴	% of private sector total
East Midlands	147,085 ¹	5.6 ¹	181,910	10.9	1,687,420	8.8
East of England	265,336 ¹	10.1 ¹	160,370	9.6	2,170,970	11.3
London	442,324 ¹	16.9 ¹	406,390	24.4	2,617,570	13.6
North East	163,683 ¹	6.3 ¹	112,010	6.7	919,340	4.8
North West	513,626 ¹	19.6 ¹	95,740	5.7	2,595,750	13.5
South East	370,291 ¹	14.2 ¹	171,220	10.3	3,243,700	16.9
South West	245,663 ¹	9.4 ¹	100,320	6.0	2,122,840	11.0
West Midlands	267,624 ¹	10.2 ¹	206,110	12.4	1,950,310	10.1
Yorkshire and The Humber	199,316 ¹	7.6 ¹	234,660	14.1	1,924,320	10.0
England	2,614,948¹	100¹	1,668,730	100	19,232,220⁵	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 3
2. Sourced from SDR 2015. Figures as at 31st March 2015.
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 23 April 2015. Figures as of 1st April 2014. 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 23 April 2015.
6. Due to rounding, column totals do not necessarily equal the sum of their parts.
7. '1' indicates weighted figures.

4.27 The distribution of PRP social stock between the regions is virtually unchanged from the previous year, with the largest differences being of the order of 0.2% in London (decrease) and the South West (increase). PRP social stock has, however, increased in absolute terms in all regions. Very small changes can also be seen in the LA social stock and private sector stock, with the largest change being of the order of 0.1% (a decrease in the proportion of private rental stock in the West Midlands). 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 8.

4.28 Overall, the North West continues to have the highest percentage of PRP social stock (19.6%), and the lowest regional percentage of LA stock (5.7%). London has by some distance the greatest percentage of LA social stock 24.4% and combined with PRP stock accounts for around a fifth of all social stock in England.

4.29 Table 8 below shows the comparison between the population⁵⁷ 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 (72 units/bedspaces per 1,000 people) up from 70.7 units/bedspaces per 1,000 people in 2014, with the

⁵⁷ Population data relates to 2014, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2014' data release (25 June 2015) available at: <http://www.ons.gov.uk/>.

lowest in the East Midlands (31.7 units/bedspaces per 1,000 people) up from 31.5 units/bedspaces per 1,000 people in 2014.

4.30 The proportions of estimated population per region have changed slightly between 2013 and 2014, with the largest difference being a 1.5% increase in the percentage of the population living in London (up from c.8.4 million in 2013 to c.8.5 million in 2014).⁵⁸

4.31 Overall, the proportions of PRP social stock per 1,000 population per region are similar to those seen in 2014. In all areas, with the exception of London (which experienced the greatest population increase over the period), the number of PRP social stock units per 1,000 people has increased (with increases ranging from 0.2 units per 1,000 population (East Midlands, East of England and South East) to 1.3 units per 1,000 population (North West where recent LSVT activity may account for some of this increase).

Table 8: Social stock (as at 31st March 2015) and population by region

All PRPs					
Region	PRP social stock 2015 units/bedspaces ¹	% of PRP total	Population 2014 (Est., 000's) ²	% of population total	Number of PRP social stock per 1,000 head of population
East Midlands	147,085 ¹	5.6 ¹	4,637	8.5	31.7 ¹
East of England	265,336 ¹	10.1 ¹	6,018	11.1	44.1 ¹
London	442,324 ¹	16.9 ¹	8,539	15.7	51.8 ¹
North East	163,683 ¹	6.3 ¹	2,619	4.8	62.5 ¹
North West	513,626 ¹	19.6 ¹	7,133	13.1	72.0 ¹
South East	370,291 ¹	14.2 ¹	8,874	16.3	41.7 ¹
South West	245,663 ¹	9.4 ¹	5,423	10.0	45.3 ¹
West Midlands	267,624 ¹	10.2 ¹	5,713	10.5	46.8 ¹
Yorkshire and The Humber	199,316 ¹	7.6 ¹	5,360	9.9	37.2 ¹
England	2,614,948¹	100¹	54,317	100	48.1¹

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 3.

2. Population data relates to 2014, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2014' data release (25 June 2015) 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.

Decent Homes Standard

4.32 The Decent Home Standard (DHS) was originally introduced by the government in 2001 as a minimum standard for housing owned by social landlords (PRPs, LAs 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 website⁵⁹.

⁵⁸ Population data for both years based on the mid-year estimates (released on 26 June 2014 and 25 June 2015) available at: <http://www.ons.gov.uk/>.

⁵⁹ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

- 4.33 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)
- 4.34 Under the Decent Homes Programme, the vast majority of social landlords were expected to ensure all homes were decent by 2010. A Decent Homes Backlog Programme was established for 2011-15 administered by the HCA for LA landlords (including those with stock managed by ALMOs), to tackle the backlog of homes not meeting the DHS⁶⁰. An extension to this programme was announced in 2013, covering 2015-16, targeted on those areas with the largest number of non-decent homes.
- 4.35 It should be noted that criteria for decent homes contains a number of ‘aged’ elements (for example, bathrooms and kitchens) and it may be as time goes by that some stock improvements undertaken in the early years of the DHS programme will start to age beyond that required by DHS. This could result in a potential increase in stock not meeting DHS if works have not been on-going.
- 4.36 Some figures presented in this section (2012 to 2015 inclusive) 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. Table 9 shows that at 31 March 2015, a total of 16,576 units/bedspaces (0.7%) 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 2014 and continues the trend of an overall decline in failure rates. It should be noted that DHS failures are concentrated in a small number of PRPs with 55.2% of all failures (9,100 units) being held by just 10 PRPs.
- 4.37 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 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 9: Stock not meeting Decent Homes Standard, as at 31 March 2008-2015

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
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	:	1,693	214	12.6
2013	2,405,896 ¹	26,757 ¹	:	1.1 ¹	:	1,682	184	10.9
2014	2,416,550 ¹	21,578 ¹	:	0.9 ¹	:	1,669	146	8.7
2015	2,458,164 ¹	16,576 ¹	:	0.7 ¹	:	:	:	:

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 units⁶¹.

2. Tenant refusals not collected from 2012.

3. ":" indicates data not available.

4. 'I' indicates weighted figures.

4.38 PRP non-decent homes have been at a consistently lower percentage of stock than LA non-decent homes (with just 0.9% non-decent PRP stock compared to 8.7% non-decent LA stock in 2014). Data covering non-decent LA stock for 2015 are not currently available.

4.39 Table 10 below shows DHS data for each English region. The region with the lowest proportion of PRP social rented stock not meeting DHS in 2015 is West Midlands, at 0.1% (also lowest in 2014 (0.2%)). London has the highest proportion of stock not meeting DHS at 1.8% (slightly higher than in 2014 (1.7%)).

⁶¹ Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

Table 10: Stock not meeting Decent Homes Standard by English region, as at 31 March 2015⁶²

All PRPs Region	PRP social rental stock owned	Units/bedspaces	
		Units not meeting DHS	% not meeting DHS
East Midlands	136,401 ¹	555 ¹	0.4 ¹
East of England	247,953 ¹	652 ¹	0.3 ¹
London	399,359 ¹	7,313 ¹	1.8 ¹
North East	160,405 ¹	1,149 ¹	0.7 ¹
North West	501,080 ¹	3,843 ¹	0.8 ¹
South East	335,627 ¹	1,377 ¹	0.4 ¹
South West	230,470 ¹	985 ¹	0.4 ¹
West Midlands	253,706 ¹	358 ¹	0.1 ¹
Yorkshire and The Humber	193,163 ¹	344 ¹	0.2 ¹
England	2,458,164¹	16,576¹	0.7¹

¹. '1' indicates weighted figures.

4.40 Figure 6 illustrates the percentage of units not meeting the DHS by LA area.⁶³ Only 2 areas have more than 10% of their stock failing to meet the DHS (Merton and Bexley). In both areas this is driven by a single provider indicating that a large percentage of stock does not meet the DHS. It is likely that these shortfalls have been identified as part of planned major repairs and regeneration programmes.

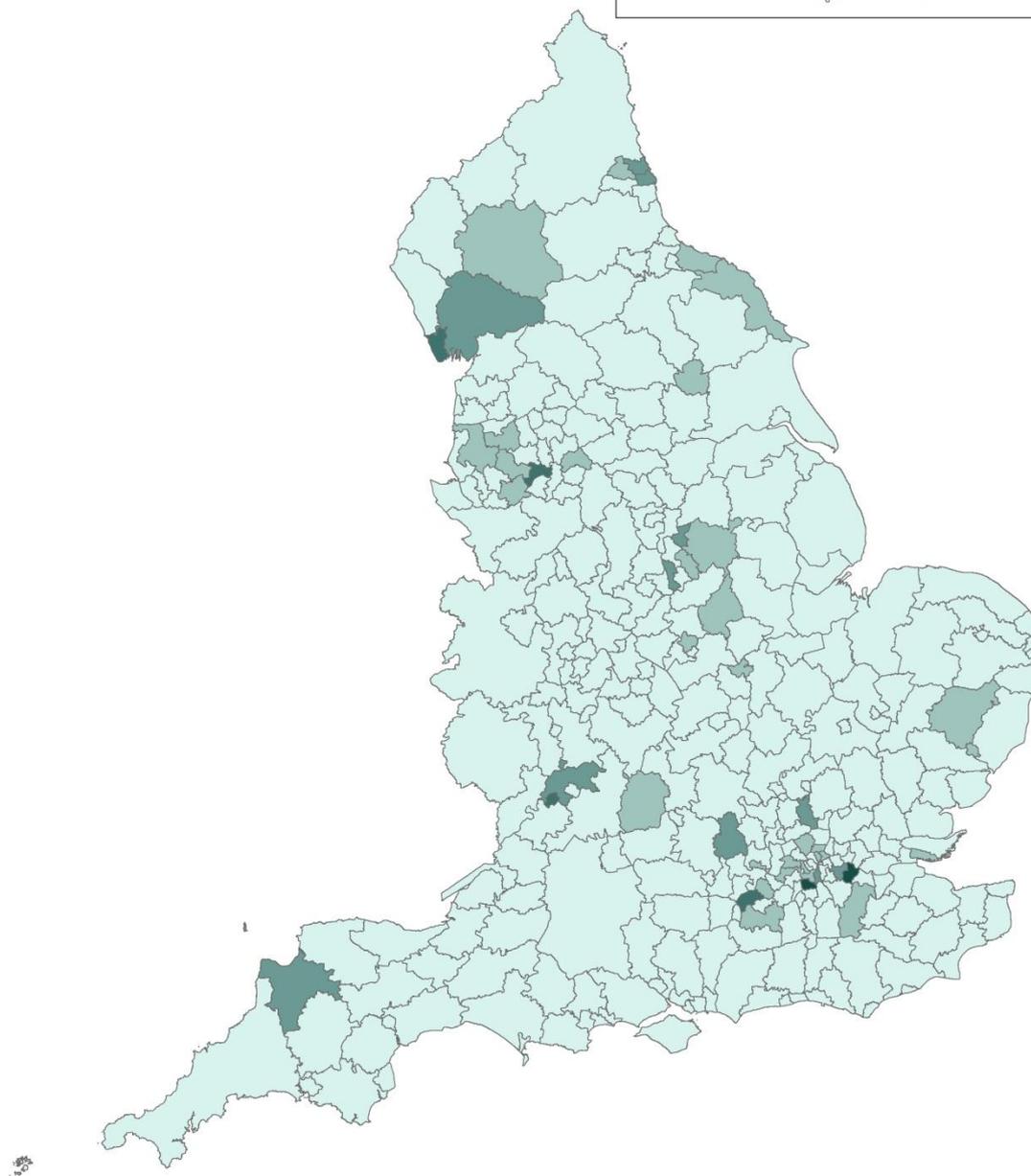
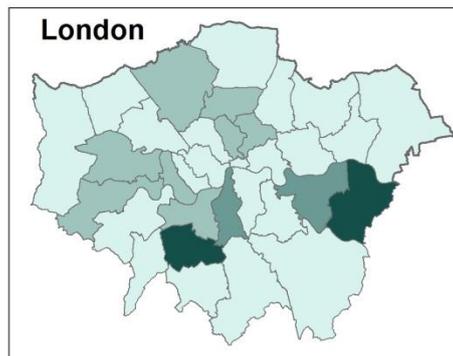
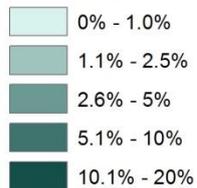
⁶² See additional tables for table showing proportion of stock not meeting DHS by region over time (2008 to 2015).

⁶³ For underlying data for Figure 7 see additional tables available at:

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

Figure 6: Percentage of social rented stock owned by PRPs not meeting the Decent Homes Standard by LA, 31 March 2015 (weighted for non-response⁶⁴)

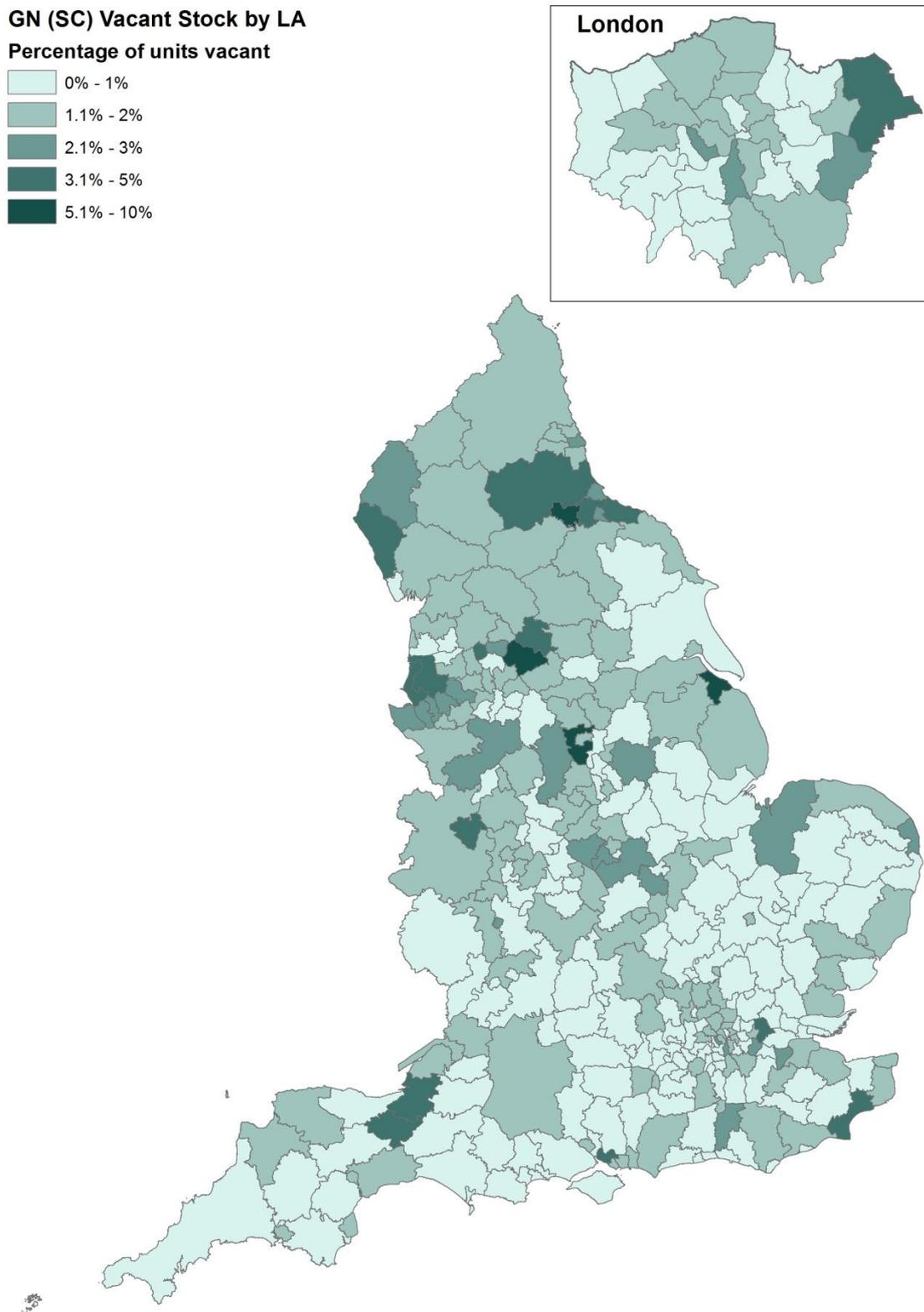
Decent Homes Standard Failures by LA
Percentage of units failing DHS (weighted)



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⁶⁴ For further information on weighting see section 9.11.

Figure 7: Percentage of self-contained PRP general needs stock vacant by LA, as at 31 March 2015



- 5.4 Considered as a proportion of total general needs stock, the 3 regions in the North of England (North East, North West and Yorkshire and The Humber) have the highest vacancies rates of 1.7% to 2.4%. The lowest vacancy rates are in the South East and East of England (both 0.9%) (see Table 12). Both the North East and Yorkshire and The Humber have a high proportion of units that are vacant and available for letting (62% and 60% respectively).
- 5.5 This regional variation is likely to reflect relative housing market demand, and may be sharpened by the impact of welfare reforms such as the Removal of the Spare Room Subsidy (RSRS). The Quarterly Survey is used by the regulator to track the impact of welfare reforms on PRPs. While Quarterly Survey data to March 2015⁶⁶ suggest that the vast majority of providers have remained within or out-performed business plan assumptions on voids since the introduction of RSRS, regulatory intelligence has identified significant issues of voids for a minority of providers with larger units in lower demand locations in the North of England.
- 5.6 The percentage of self-contained general needs stock that is vacant and unavailable for letting remains unchanged at 0.6% of all stock, with no region reporting more than 1% of stock being unavailable for letting. The northern regions show the highest level of unavailable stock in percentage terms (0.8% to 0.9%).

Table 12: Vacant self-contained general needs per region, as at 31 March 2015

Large PRPs							Units
Region	Total general needs self-contained stock	Vacant and available for letting	Vacant and unavailable for letting	Total general needs self-contained vacancies	% of total Stock Vacant	% of total Stock unavailable for letting	
East Midlands	100,833	781	560	1,341	1.3	0.6	
East of England	201,484	1,123	743	1,866	0.9	0.4	
London	317,692	1,699	2,347	4,046	1.3	0.7	
North East	130,902	1,959	1,185	3,144	2.4	0.9	
North West	410,100	3,458	3,313	6,771	1.7	0.8	
South East	270,526	1,390	1,086	2,476	0.9	0.4	
South West	176,364	1,105	770	1,875	1.1	0.4	
West Midlands	202,879	1,401	889	2,290	1.1	0.4	
Yorkshire and The Humber	156,746	2,152	1,454	3,606	2.3	0.9	
England	1,967,526	15,068	12,347	27,415	1.4	0.6	

- 5.7 Table 13 shows that the total number of self-contained vacancies in England has decreased very slightly (55 units) from 2014 having increased by 999 units between 2013 and 2014. There were larger changes between 2014 and 2015 at the regional level - the North West saw the largest annual fall in vacancies (1,002 units) but still remains the region with the highest number overall. Increases in vacancies were seen in 5 of the 9 regions ranging from a small increase in the South West (64 units) to a relatively large increase in Yorkshire and The Humber (604 units).

⁶⁶ <https://www.gov.uk/government/collections/quarterly-survey-of-private-registered-providers>

Table 13: Total vacant self-contained general needs per region, 2013-2015

Region	Vacant			Vacant units 2013	Vacant units 2014	Units Vacant units 2015
	2013 % of total	2014 % of total	2015 % of total			
East Midlands	1.4	1.6	1.3	1,341	1,615	1,341
East of England	0.9	1.0	0.9	1,759	1,993	1,866
London	1.5	1.4	1.3	4,656	4,293	4,046
North East	1.9	2.0	2.4	2,463	2,640	3,144
North West	1.7	1.9	1.7	6,879	7,773	6,771
South East	0.9	0.9	0.9	2,381	2,348	2,476
South West	1.0	1.1	1.1	1,731	1,811	1,875
West Midlands	1.1	1.0	1.1	2,180	1,995	2,290
Yorkshire and The Humber	2.0	1.9	2.3	3,081	3,002	3,606
England	1.4	1.4	1.4	26,471	27,470	27,415

5.8 Table 14 shows self-contained general needs units that are vacant and available for letting by region between 2013 and 2015. Total units vacant and available for letting reduced by 674 units (4.3%) in England in 2015, having increased by 2,744 units (21%) in year to March 2014. Although the cause of these trends is not certain, it should be noted that the Removal of the Spare Room Subsidy (RSRS) was introduced in April 2013. This may have contributed to increased vacancies in some areas between 2013 and 2014, either through increased stock turnover through 'down-sizing' of affected tenants or potentially lowering demand for certain larger properties in some localities⁶⁷.

5.9 The largest regional reduction in vacant units available for letting was seen in the North West (960 units), bringing the region's total back down to almost the same level seen in 2013 (3,458 in 2015, 3,145 in 2013). Whilst the North West remains the region with the highest level of vacant and available self-contained general needs units, the very large increase seen in 2014 (1,273 units) has largely been reversed.

⁶⁷ 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 14: Total vacant self-contained general needs vacant and available for letting per region, 2013-2015

Large PRPs						
Region	Vacant and available for letting			Vacant units		Units
	2013 % of total	2014 % of total	2015 % of total	2013	2014	2015
East Midlands	0.9	1.1	0.8	835	1,131	781
East of England	0.4	0.6	0.6	873	1,159	1,123
London	0.6	0.6	0.5	1,803	1,958	1,699
North East	0.9	1.2	1.5	1,188	1,559	1,959
North West	0.8	1.1	0.8	3,145	4,418	3,458
South East	0.4	0.5	0.5	1,180	1,432	1,390
South West	0.4	0.5	0.6	738	883	1,105
West Midlands	0.7	0.6	0.7	1,379	1,105	1,401
Yorkshire and The Humber	1.2	1.4	1.4	1,857	2,097	2,152
England	0.7	0.8	0.8	12,998	15,742	15,068

5.10 Table 15 shows that the region with the largest increase (549 units) in self-contained general needs units that are vacant but unavailable for letting was Yorkshire and The Humber. The lowest number of units unavailable for letting was the East Midlands (560 units) although this had increased by 76 units on the level observed in 2013/14.

Table 15: Total vacant self-contained general needs vacant and unavailable for letting per region, 2013-2015

Large PRPs						
Region	Vacant and unavailable for letting			Vacant units		Units
	2013 % of total	2014 % of total	2015 % of total	2013	2014	2015
East Midlands	0.5	0.5	0.6	506	484	560
East of England	0.5	0.4	0.4	886	834	743
London	0.9	0.7	0.7	2,853	2,335	2,347
North East	1.0	0.8	0.9	1,275	1,081	1,185
North West	0.9	0.8	0.8	3,734	3,355	3,313
South East	0.5	0.3	0.4	1,201	916	1,086
South West	0.6	0.6	0.4	993	928	770
West Midlands	0.4	0.4	0.4	801	890	889
Yorkshire and The Humber	0.8	0.6	0.9	1,224	905	1,454
England	0.7	0.6	0.6	13,473	11,728	12,347

5.11 Previous Statistical Releases featured a table covering vacant self-contained general needs properties per 1,000 head of population per region. This is now available as a supplementary table⁶⁸.

⁶⁸ The supplementary tables document can be found at: <https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015>

6.0 Stock flow

- 6.1 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 2014 to 31 March 2015 in the 2015 SDR. Table 16 shows a summary of acquisitions by PRPs and Table 17 summarises stock lost by PRPs. In this period 32,446 new social rented units/bedspaces were built and 3,872 were purchased by large PRPs. These figures include Affordable Rent units.
- 6.2 Units of low cost home ownership (LCHO) stock acquired by large PRPs have not been included in Table 16. 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 2015, large PRPs recorded 10,245 additions to their LCHO stock. This is a 37.9% increase in additions from the 7,426 LCHO additions recorded in the year to 31 March 2014. The completion of the 2011-2015 AHP will have been the primary factor in the large increase in LCHO additions.
- 6.3 Table 16 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 LAs 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 16. 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.
- 6.4 Transfers of social rented units into large PRPs have been separated from the main data set and reported in Table 18. 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 16: Additions to social rented stock for large PRPs, in financial years ending 31 March 2013 to 2015

Large PRPs			Units/bedspaces
Year	New Build	Purchased	Total
2013	25,821	5,551	31,372
2014	23,527	5,943	29,470
2015	32,446	3,872	36,318

- 6.5 The total newly built and purchased⁶⁹ stock in 2015 increased significantly (23.2%) from the level seen in 2014 with newly built stock making up the overwhelming majority (89.3%) of acquisitions. The growth in the number of newly built units will be largely due to the culmination of the 2011-2015 Affordable Homes Programme (AHP). The planned delivery profile of the 2011-2015 AHP had the highest

⁶⁹ Includes all stock purchased regardless of age of stock.

proportion of grant-funded homes being completed in the final year of the programme. Further details on the 2011-2015 AHP can be found on the GOV.UK website⁷⁰.

- 6.6 Table 17 shows that the total amount of social housing stock leaving the sector has reduced by 13.7% from the level seen in 2014. This decline has been driven by significant reductions in the number of demolitions (down 45%) and disposals (down 12.5%) carried out by PRPs during the year. Demolitions can show volatility from one year to the next due to the impact major regeneration schemes (or the lack thereof) can have on the figures.

Table 17: Losses to social rented stock for large PRPs, in financial years ending 31 March 2013 to 2015

Large PRPs		Units/bedspaces				
Year	RTB/PRTB/RTA	Social HomeBuy and other social leased	Demolitions	Disposals	Total	
2013	2,715	3,508	4,672	3,908	14,803	
2014	4,835	5,004	5,061	3,407	18,307	
2015	4,783	5,245	2,786	2,982	15,796	

- 6.7 Sales to tenants under the Right to Buy (RTB), Preserved Right to Buy (PRTB) and Right to Acquire (RTA) schemes remain at broadly the same level as they were in 2014 with a small (1.1%) reduction (52 units). The volume of sales under these schemes remains higher than the volume observed in 2013 (with 2,068 more sales in 2015 compared to 2013).
- 6.8 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)⁷¹, along with the associated advertising and publicity is likely to be a driver behind the continued higher level of sales under these schemes. More information on the government’s changes to the RTB scheme can be found on the GOV.UK website⁷². The Government has announced its intention to extend eligibility for Right to Buy to more housing association tenants, but the figures recorded in the SDR pre-date this announcement.
- 6.9 Figure 8 shows sales of social housing to tenants by LA. The majority of sales recorded on this map are either RTB, PRTB or RTA sales (92.7%) with the remainder being Social HomeBuy sales (both shared ownership and outright sale), shared equity sales and outright purchases by sitting tenants. It is not possible to disaggregate sale to tenants further at a LA level.
- 6.10 It should be noted that the ability of tenants to purchase properties under RTB or PRTB is ultimately dependent on their having been tenants in LA social housing which was transferred to PRP ownership. RTA sales eligibility is not dictated by transfer activity and is linked to the landlord’s receipt of grant funding. Due to this, there will be a geographical dimension to PRTB sales volumes which will be partially dictated by the number of large scale voluntary transfers (LSVTs) in a given area.

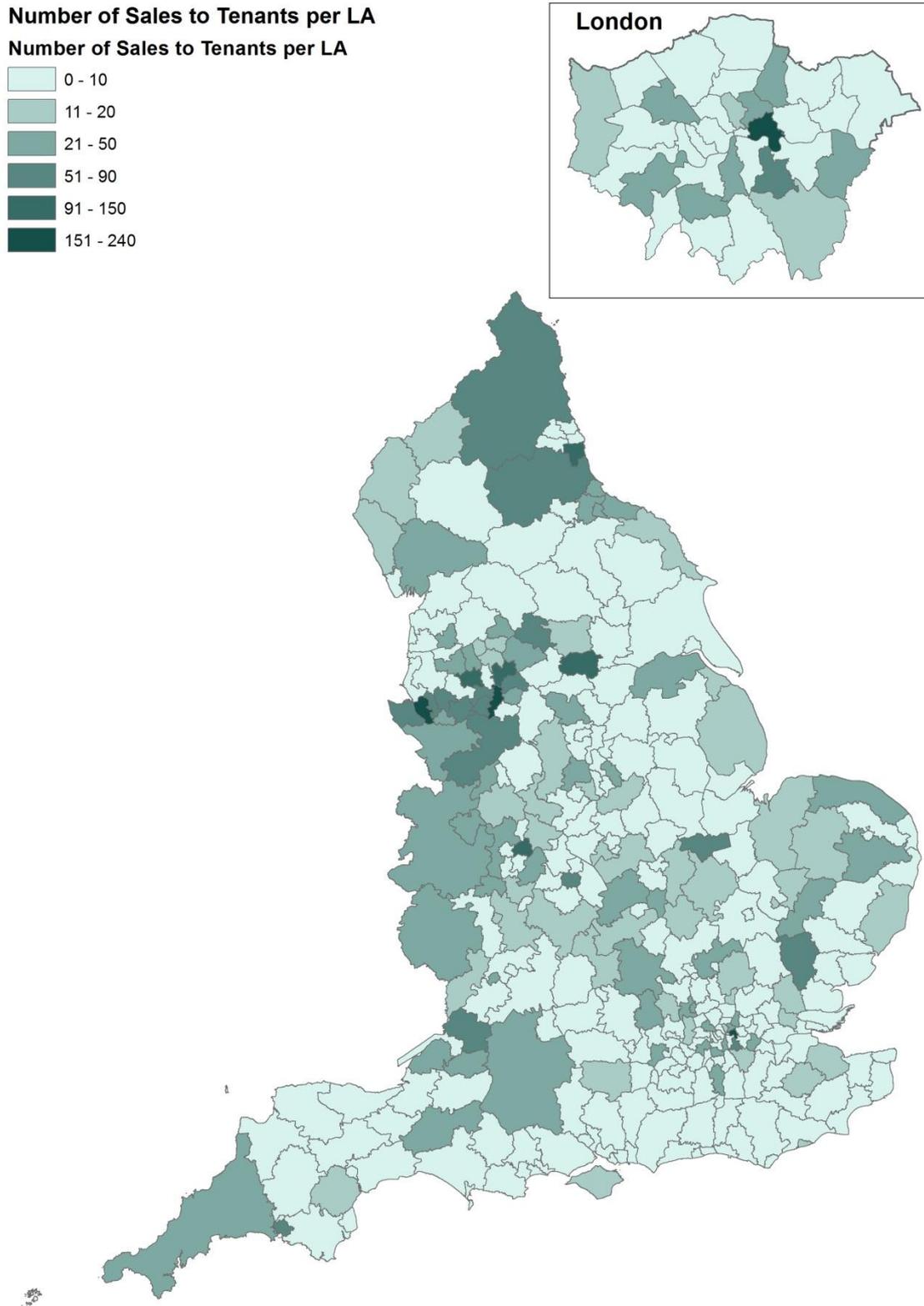
⁷⁰ <https://www.gov.uk/government/collections/affordable-homes-programme-2011-to-2015-guidance-and-allocations>

⁷¹ 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

⁷² <https://www.gov.uk/government/policies/helping-people-to-buy-a-home>

Figure 8: Sales of social housing stock to tenants by LA in financial year ending 31 March 2015



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6.11 Table 18 shows the number of units transferred to large PRPs. It should be noted 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 LAs).

Table 18: Social rented units transferred to PRPs from all sources, in the financial years ending 31 March 2013 to 2015

Large PRPs	Units/bedspaces		
	2013	2014	2015
Total social rented units transferred ¹	8,214	4,261	23,358

^{1.} May include units outside of England.

6.12 The number of social rented units transferred to large PRPs increased significantly (448.2%) in the year ending 31 March 2015. Of the 23,358 transfers recorded during the year, the clear majority (81.87%, 19,105 units) were recorded by just 3 PRPs. Two of these were new PRPs created to enable LSVTs of LA stock (Salix Homes Limited and Gloucester City Homes) and the other was an existing PRP transferring units within its group structure.

Mutual exchanges and evictions (optional questions)

6.13 Large PRPs are invited to optionally report the number of mutual exchanges and evictions made during the year⁷³. PRPs were directed to leave these questions blank if they chose not to answer them. Therefore, the response rates recorded in Table 19 and Table 20 should be treated as the lower bounds of the true sector total.

Mutual exchanges

6.14 Mutual exchange is the term used to describe the process of 2 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 eviction proceedings.

6.15 Table 19 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 19 and for evictions in Table 21 and Figure 9.

6.16 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 that responded to the question are the same in those that 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

⁷³ For more information on the recording of mutual exchanges in the SDR please see SDR Guidance available at: <https://nroshplus.homesandcommunities.co.uk/>

may affect the data, and for this reason the unweighted results and response rates 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.

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

Table 19: Number of mutual exchanges with response rates for large PRPs, in financial year ending 31 March 2015

Large PRPs		Mutual exchanges	
Stock type	Number of exchanges	No. of responses to question	% response rate
General needs	18,826		
Supported housing	77		
Housing for older people	346		
Total	19,249	282	85.7
Total (weighted)	22,457 ¹		

¹ 'I' indicates weighted figures.

- 6.18 The total number of mutual exchanges reduced significantly from 27,941 in 2013/14 to 22,457 in 2014/15. There is anecdotal evidence that some PRPs and tenants used mutual exchanges to facilitate downsizing in response to the introduction of the RSRs in April 2013 and this is reflected in an increase in reported mutual exchanges between 2012/13 and 2013/14. While the cause of these trends is not certain, the reduction in mutual exchanges between 2013/14 and 2014/15 may reflect a tailing off of this effect.
- 6.19 It should be noted that the SDR records the number of exchanges completed rather than the number of tenants seeking exchanges. Additionally, PRPs can turn down a mutual exchange if they consider one household to be unsuitable due to current or potential future arrears. Therefore, the reduction in exchanges may be due to fewer suitable exchanges being available rather than a decline in the number of tenants seeking them.

Evictions

- 6.20 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 warrant⁷⁴.
- 6.21 Table 20 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 21.

⁷⁴ For more information on the recording of evictions in the SDR please see SDR Guidance available at: <https://nroshplus.homesandcommunities.co.uk/>

Table 20: Number of evictions with response rates for large PRPs by stock type, in financial year ending 31 March 2015

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	7,962	517	8,479		
ASB ¹	705	609	1,314		
Both	205	123	328		
Other	375	453	828		
Total	9,247	1,702	10,949	296	90.0

^{1.} Anti-Social Behaviour.

6.22 Total evictions increased slightly to 10,949 in 2014/15 from the 10,789 recorded in 2013/14. Evictions of tenants in supported housing or housing for older people units decreased by 15.6% (down from 2,017 in 2013/14) whilst general needs evictions rose by 5.4% (up from 8,772 in 2013/14). The most common reason for eviction from general needs units were for arrears (86.1% of total). Evictions from supported housing or housing for older people were more evenly spread across the reporting categories, with ASB being the most common reason.

6.23 Table 21 shows evictions from PRP stock by reason for the period 2007/08 through to 2014/15 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.

Table 21: Evictions by reason, in financial year ending 31 March (2008 to 2015)

Large PRPs		Reason for eviction				Number of evictions
Year	Total evictions	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,1}	7,324 ^{R,1}	1,329 ^{R,1}	352 ^{R,1}	1,013 ^{R,1}	
2014	11,881 ¹	8,825 ¹	1,695 ¹	267 ¹	1,094 ¹	
2015	12,172 ¹	9,425 ¹	1,461 ¹	365 ¹	921 ¹	

^{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.

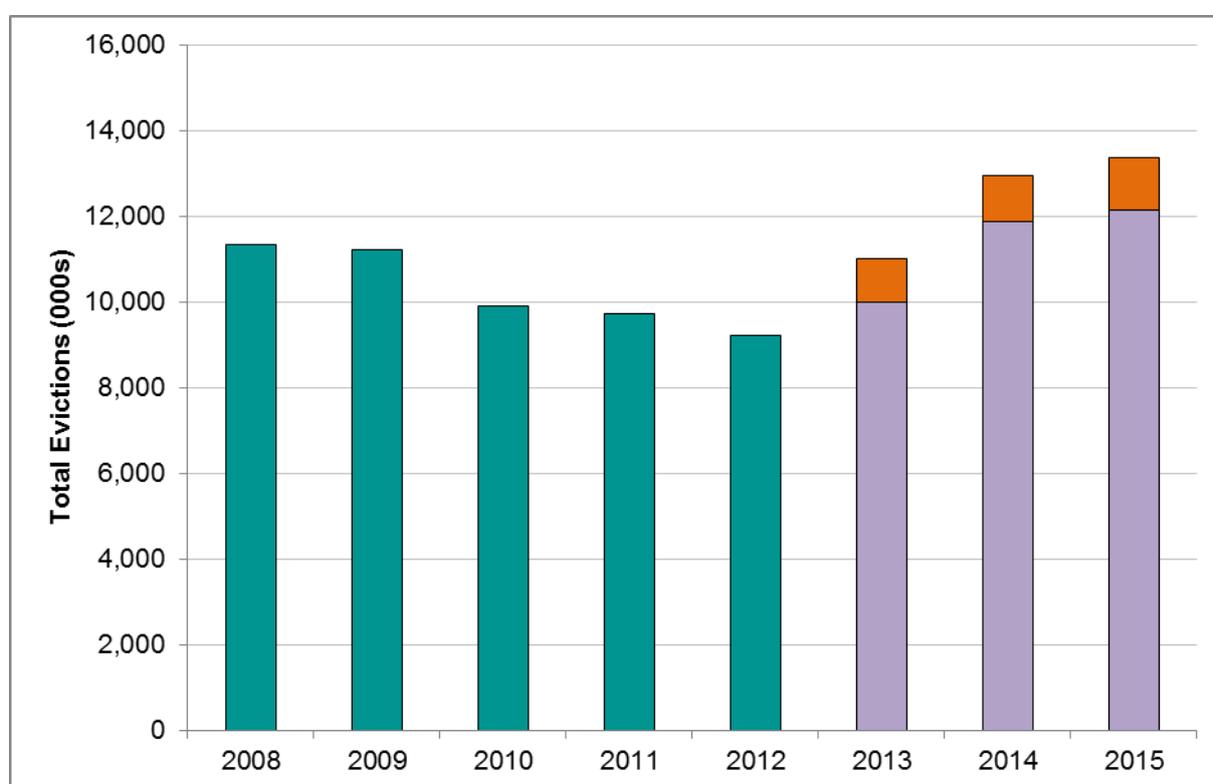
^{4.} 'R' indicates revised figures

^{5.} 'I' indicates weighted figures

6.24 While the numbers of evictions are low compared to total PRP stock, SDR data indicates a small increase in evictions from 11,881 (weighted for non-response⁷⁵) in 2013/14 to 12,172 (weighted for non-response⁷⁶), in 2014/15, an increase of 2.5%. This growth has been driven by arrears related evictions, with evictions solely for arrears increasing by 6.8% year-on-year. SDR data indicate a cumulative increase in total evictions of 21.5% between 2012/13 and 2014/15. Changes in some PRPs' rent and arrears collection processes, described in the Sector Risk Profile⁷⁷ 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.

6.25 Total evictions data from Table 21 is illustrated below in Figure 9. This also shows the effect of weighting on the 2013 to 2015 results.

Figure 9: Total evictions, in financial year ending 31 March (2008 to 2015)



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 to 2015 is denoted by shading at the top of the bars for those years.

⁷⁵ For further information on weighting see section 9.11.

⁷⁶ For further information on weighting see section 9.11.

⁷⁷ The HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>.

7.0 Rents

- 7.1 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 excluded from this analysis. For details of rent levels for Affordable Rent properties, please see section 8.

Target rents and rent restructuring

- 7.2 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 rents⁷⁸.
- 7.3 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 properties⁷⁹. They were also required to produce, and maintain, a rent plan setting out the phasing of actual net rents over the 10 year implementation period. The aim of requiring a rent plan was to ensure 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.
- 7.4 Not all social housing units are covered by target rents. Under the rent standard in force when the rents recorded in the SDR were set, the regulator could 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.
- 7.5 Annual increases in social housing net rent levels are governed by the rent restructuring regime and are part of the mechanism by which actual rents move towards target rent. Until April 2015, the weekly target rent figure increased by the Retail Price Index (RPI⁸⁰) +0.5% per year with the RPI value being taken from September in the previous year. To allow for convergence towards target rents, under this restructuring regime actual weekly net rents could be increased by up to RPI+0.5% plus £2 each year.
- 7.6 For the avoidance of doubt, the rent levels recorded in the 2015 SDR are the last year in which rent increases were indexed to RPI. 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 2015, the net rent increases in this report were largely dictated by the RPI value for September 2013. RPI was 3.2% in September 2013⁸¹ so in general the increase in target rents for most properties would have been 3.7% (3.2% + 0.5%) during this year.

⁷⁸ Target rents are comparable to the net rent of a property and exclude any service charges (where applicable).

⁷⁹ 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>

⁸⁰ 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>

⁸¹ Source: ONS Consumer Price Indices Tables, June 2015.

- 7.7 The mechanism for increasing social housing rents changed from 1 April 2015, following the issuing of a direction to the regulator by the Secretary of State, and switched to weekly rent increases based on the Consumer Price Index (CPI⁸²) +1% per year. The optional additional £2 per week increase for units below target thresholds has been removed under the revised mechanism (unless the regulator agrees to waive specific requirements of the rent standard for a period of time. This would only occur in the exceptional circumstances when compliance with the standard could threaten a provider's continued financial viability)⁸³.
- 7.8 At the July 2015 Budget, Government announced that social rents would fall by 1% per annum for four years, starting from April 2016. This policy replaces the previous rental policy which would have permitted rents to increase by CPI +1% in each of those years.
- 7.9 This new rental policy is to be introduced through primary legislation. At the time of writing the Welfare Reform and Work Bill had not yet received Royal Assent so the final form of legislation is not yet known. However, as of September 2015, the bill makes clear that the rent reductions will apply to rented properties, including Affordable Rent, but not to shared ownership.
- 7.10 It should be noted that, as rent restructuring rules and limits to the level of increase apply to individual properties, the aggregate figures presented in this release should be seen as indicative of the general trend in the sector. Aggregation for the purposes of this report will mask variation in rent data at the level of individual social housing providers and units.

Service charges

- 7.11 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 sector⁸⁴.
- 7.12 General needs rents Table 22 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 £100.22 and £121.37 per week. The North East, Yorkshire and The Humber and the North West regions show the lowest net rents on average, ranging between £80.45 and £83.13 per week. The average net rent for general needs properties in England is £95.88.

⁸² 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>

⁸³ 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> . Further guidance can be found at: <https://www.gov.uk/government/publications/guidance-on-rents-for-social-housing>

⁸⁴ 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>

Table 22: Average general needs rents per region, as at 31 March 2015

Large PRPs				£ per week	
Region	Net Rent	Target Rent	Service charge ^{1 2}	Gross rent ¹	
East Midlands	87.91	88.33	4.51	90.58	
East of England	100.22	101.02	5.06	102.68	
London	121.37	125.74	10.33	128.48	
North East	80.45	79.09	6.11	82.84	
North West	83.13	83.73	4.63	85.40	
South East	108.64	109.06	5.15	111.92	
South West	92.70	92.25	4.36	95.29	
West Midlands	89.27	89.52	5.34	92.81	
Yorkshire and The Humber	81.79	83.56	5.26	84.68	
England	95.88	96.85	6.02	99.33	

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.

7.13 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 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.

7.14 Service charges are relatively similar across the country, with the exception of London where they are slightly higher (£10.33 per week compared to the average of £6.02 per week for England).

7.15 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 £95.88 compared to average target rents of £96.85. At a regional and national level⁸⁵, 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.

7.16 Table 23 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-contained⁸⁶ 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). As a result of this, rent data for these units is not directly comparable to those for self-contained units.

⁸⁵ National level refers to England only.

⁸⁶ For the definition of non-self-contained units used in the SDR please see the Glossary of terms.

Table 23: Average general needs rents by unit size, as at 31 March 2015

Large PRPs				£ per week
Unit Size	Net Rent	Target Rent	Service charge ^{1,2}	Gross rent ¹
Non-self-contained	85.09	87.29	15.55	95.49
Bedsit	76.92	75.26	9.39	84.91
1 Bedroom	82.89	83.39	7.51	88.71
2 Bedroom	94.15	94.66	6.43	98.03
3 Bedroom	103.41	104.92	3.61	104.91
4 Bedroom	120.47	123.22	4.52	122.76
5 Bedroom	133.88	140.29	5.02	136.44
6+ Bedroom	144.03	151.44	5.10	146.59
All Self-Contained	95.89	96.85	6.01	99.33
All Stock Sizes	95.88	96.85	6.02	99.33

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.

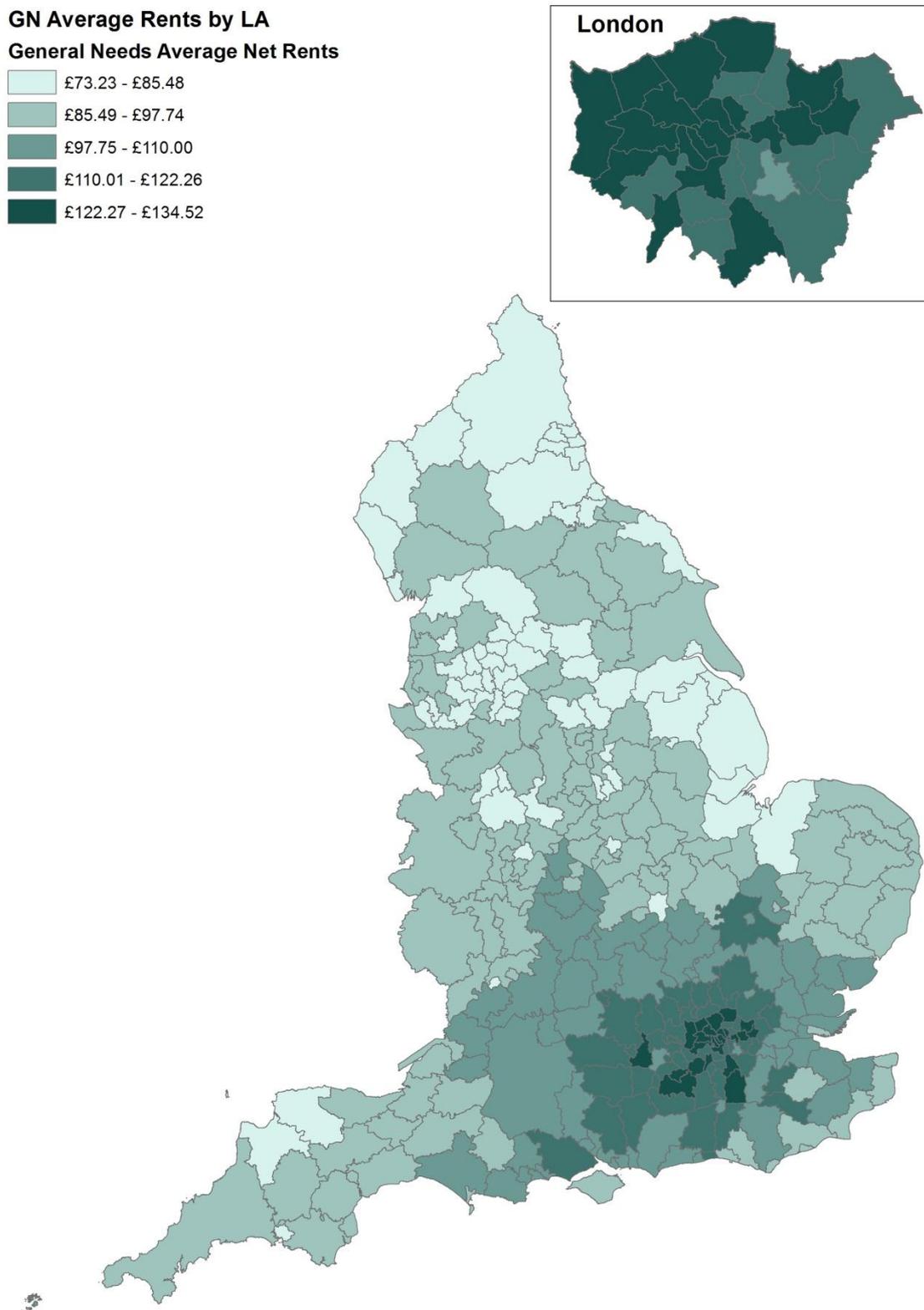
7.17 Table 24 shows that average net rents increased by a broadly similar amount in most regions of England. The largest absolute increase, £5.28, was in London and the smallest, £1.89, was in the North East. In England the average absolute increase was £3.58, a 3.9% increase on the 2014 levels. This is higher than the annual percentage growth of rents determined by the rent restructuring framework (3.7%). The divergence between the reported aggregate rent increase across the sector and the guideline rent increase will be due, in part, to new additions to the stock, which will not have been included in previous year's data and in part, to PRPs applying the additional £2 per week increase to some existing homes which are below target rent, for convergence purposes..

Table 24: Year-on-year change in average general needs net rents per region, 2014 to 2015

Large PRPs				£ per week
Region	2014	2015	Change £	Change %
East Midlands	84.59	87.91	3.32	3.9
East of England	96.00	100.22	4.22	4.4
London	116.09	121.37	5.28	4.5
North East	78.56	80.45	1.89	2.4
North West	80.46	83.13	2.67	3.3
South East	104.48	108.64	4.16	4.0
South West	88.79	92.70	3.91	4.4
West Midlands	85.96	89.27	3.31	3.8
Yorkshire and The Humber	78.60	81.79	3.19	4.1
England	92.30	95.88	3.58	3.9

7.18 Figure 10 below shows average general needs net rent for each LA in England. It clearly shows that average rents across England are highest in London and then the wider south east and lower in areas radiating out from there, reflecting the rent formula which has applied to date.

Figure 10: Average general needs net rent for stock owned by large PRPs by LA, 31 March 2015



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Supported housing/housing for older people

- 7.19 Table 25 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 22.
- 7.20 Average weekly net rents are highest in London, the South East and East of England, with average net rents ranging between £88.69 and £109.81. Average net rents are lowest in the North East, at £79.90. Average service charges are highest in London, at £44.22 per week (41.4% higher than the average service charge in England). It should be noted that service charges for supported housing can vary significantly between providers depending on the nature and level of support provided. Additionally, the service charges for individual properties can vary from year to year as units are used to house different types of support clients.
- 7.21 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 2.8% above the average target rent (£87.71 compared to £85.34). Across all regions average net rents were higher than the corresponding average target rent, but did not exceed the bounds of the rent restructuring programme. However, the aggregate nature of the data masks variations in rents at the individual property level.

Table 25: Average supported housing/housing for older people rents per region, as at 31 March 2015

Large PRPs				£ per week
Region	Net Rent	Target Rent	Service charge ^{1,2}	Gross rent ¹
East Midlands	83.90	80.90	26.57	106.95
East of England	88.69	86.74	30.72	116.37
London	109.81	109.53	44.22	151.03
North East	79.90	73.63	34.08	106.51
North West	80.43	77.29	27.83	105.05
South East	93.09	91.58	29.66	120.78
South West	84.40	82.27	25.72	108.76
West Midlands	84.86	83.24	34.77	116.20
Yorkshire and The Humber	80.91	77.01	28.80	108.10
England	87.71	85.34	31.28	115.98

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.

- 7.22 Table 26 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. It should be noted that many non-self-contained units are exempt from target rent convergence so the gap between average net rents and target rents is not evidence of PRP rents operating outside of the targets set by the rent restructuring framework.
- 7.23 Additionally, many non-self-contained units are intended for short-term lets and/or provide additional services not commonly found in other supported housing or housing for older people units (such as specialised wardens or caretakers). This will be the major driver behind non-self-contained units having service charges significantly higher than those seen in all self-contained units (£68.45 against

£26.72). As a result of this, rent data for these units is not directly comparable to those for self-contained units.

Table 26: Average supported housing/housing for older people rents by unit size, as at 31 March 2015

Large PRPs				£ per week
Unit Size	Net Rent	Target Rent	Service charge ^{1,2}	Gross rent ¹
Non-self-contained	95.61	82.89	68.45	156.04
Bedsit	76.92	74.54	38.07	113.19
1 Bedroom	85.54	84.39	26.40	109.98
2 Bedroom	95.13	94.87	20.89	112.11
3 Bedroom	114.79	113.49	28.85	136.52
4+ Bedroom	128.87	133.08	42.24	157.58
All Self-Contained	86.72	85.60	26.72	110.94
All Stock Sizes	87.71	85.34	31.28	115.98

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.

7.24 Figure 11 below shows average supported housing and housing for older people net rent for each LA in England. Whilst less defined than the profile of rent distribution for general needs, the focus of higher average rents is still evident in LAs in and around London.

7.25 Table 27 shows that the average increase in net rents in England between 2014 and 2015 was 4.5%. As noted for general needs stock, the divergence between the aggregate rent increase across the sector and the guideline rent increase will mainly be due to a combination of stock additions and PRPs applying the £2 per week increase to some existing units that are below target for convergence purposes. The largest increase in absolute terms was observed in London which saw a £5.02 rise from the previous year's levels. The largest percentage increase (5.7%) was in the North East but this region still has the lowest average net rents (£79.90). The smallest absolute change was £3.11 in the North West and smallest percentage change (3.8%) was in the East of England.

Table 27: Year-on-year change in average supported housing/housing for older people net rents per region, 2014 to 2015

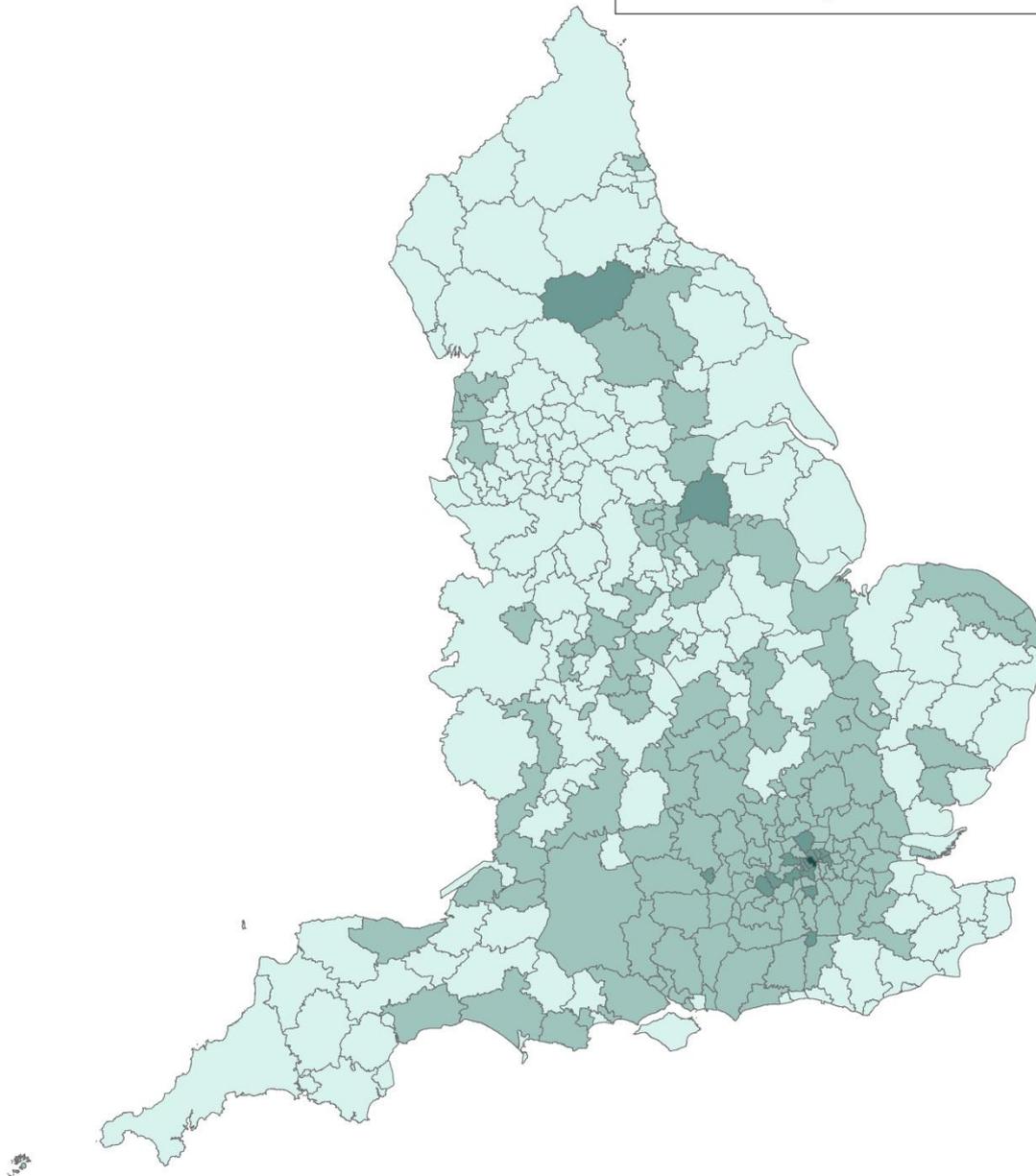
Large PRPs				£ per week
Region	2014	2015	Change £	Change %
East Midlands	80.17	83.90	3.73	4.7
East of England	85.41	88.69	3.28	3.8
London	104.79	109.81	5.02	4.8
North East	75.61	79.90	4.29	5.7
North West	77.32	80.43	3.11	4.0
South East	88.91	93.09	4.18	4.7
South West	80.25	84.40	4.15	5.2
West Midlands	81.06	84.86	3.80	4.7
Yorkshire and The Humber	77.73	80.91	3.18	4.1
England	83.90	87.71	3.81	4.5

Figure 11: Average supported housing (SH) and housing for older people (HOP) net rent for stock owned by large PRPs by LA, 31 March 2015

SH/HOP Average Rents by LA

SH/HOP Average Net Rents

£67.18 - £87.11
£87.12 - £107.04
£107.05 - £126.97
£126.98 - £146.90
£146.91 - £166.83



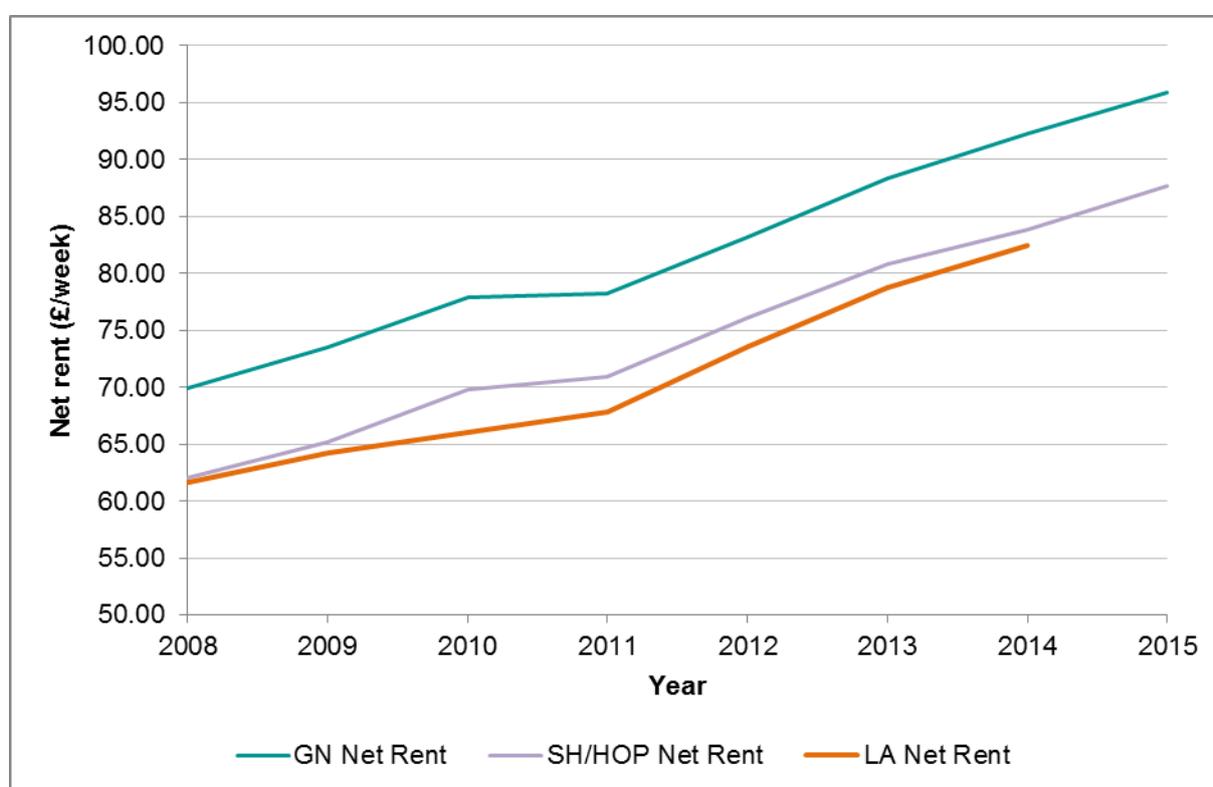
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Comparisons with local authority rents data

7.26 Figure 12 shows a comparison between PRP average weekly net rents and LA rents for the period 2008 to 2015. It should be noted that LA 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 table⁸⁷.

7.27 Between 2008 and 2014⁸⁸, PRP general needs and supported housing/housing for older people rents showed total rent increases of 31.9% and 35.2% respectively and LA rents showed an increase of 33.8%. The data for this period demonstrates that, whilst PRP general needs rents have, on average been higher each year, they have been increasing at a rate slightly below that associated with rents in the LA sector. It should be noted that due to the historically lower rents associated with LA social stock, LAs will have made more extensive use of the additional £2 per week increase permitted by rent convergence rules.

Figure 12: Average PRP net rents compared to LA rents data, as at 31 March 2008-2015



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 2008 to 2014.
3. DCLG LA rents data does not separate GN and SH/HOP stock.

⁸⁷ The supplementary tables document can be found at: <https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015>

⁸⁸ Data for average LA rent for England is not currently available for 2015.

8.0 Affordable Rent

- 8.1 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, inclusive of service charges. Affordable Rent units cover both newly built homes (with or without grant input) and conversions from existing social rented units to Affordable Rent units, 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 4 and can be found on the GOV.UK website⁸⁹.
- 8.2 When setting rent levels, PRPs are expected to determine the market rent for the property using a RICS⁹⁰ recognised method that takes into account factors such as property size and location. Due to the property specific nature of the rent setting, users of this report are advised against comparing Affordable Rent to LA level market rent data.
- 8.3 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. Until 1 April 2015, this meant that weekly Affordable Rents could increase by no more than RPI+0.5% per year. As with other social rents, this changed to CPI+1% from 1 April 2015 and, subject to the passage of the Welfare Reform and Work Bill, will change again to fall by 1% per annum for four years from 1 April 2016. For further details see paragraphs 7.5 to 7.9.
- 8.4 Unlike other social units, Affordable Rent units are not subject to target rents and did not have the additional £2 per week increase available to them. 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.

Affordable Rent stock levels

- 8.5 There were 362 PRPs that reported owning a total of 123,264 Affordable Rent units on 31 March 2015, of which 117,288 were general needs units. The remaining 5,976 were supported housing/housing for older people Affordable Rent units.
- 8.6 Table 28 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 53% from 76,643 in 2014 to 117,288 in 2015. Supported housing/housing for older people units increased by 88.4% from 3,172 in 2014 to 5,976 in 2015. The primary drivers of growth in the number of Affordable Rent units are likely to be the completion of the 2011-2015 AHP and available funding, which are discussed earlier in the report in paragraphs 4.20 to 4.24.

⁸⁹ <https://www.gov.uk/government/publications/2010-to-2015-government-policy-rented-housing-sector/2010-to-2015-government-policy-rented-housing-sector#appendix-3-providing-affordable-homes-for-rent>

⁹⁰ Royal Institute of Chartered Surveyors.

Table 28: Affordable Rent units/bedspaces owned, as at 31 March 2012-2015

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	37,753	1,839	39,592	
2014	324	76,643	3,172	79,815	
2015	362	117,288	5,976	123,264	

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

8.7 Table 29 shows the year on year growth in Affordable Rent general needs units between 2014 and 2015 for each region in England. All regions saw significant growth in unit numbers in percentage terms with the lowest being a 38.5% increase (North East) and highest being a 99.3% increase (East Midlands). However, the East Midlands at 2,086 units, had the lowest number of units added during the year.

8.8 The fastest growing region in unit terms was the North West which added 9,275 units, almost a quarter (22.8%) of all Affordable Rent general needs growth seen in the year. The North West was also the region with the largest volume of Affordable Rent units in both 2014 and 2015.

Table 29: Year-on-year change in Affordable Rent general needs units per region, 2014 to 2015

All PRPs				Units	
Region	2014	2015	Change (units)	Change (%)	
East Midlands	2,100	4,186	2,086	99.3%	
East of England	8,153	12,541	4,388	53.8%	
London	10,330	16,454	6,124	59.3%	
North East	6,008	8,324	2,316	38.5%	
North West	16,557	25,832	9,275	56.0%	
South East	12,849	19,467	6,618	51.5%	
South West	7,718	11,611	3,893	50.4%	
West Midlands	7,257	10,861	3,604	49.7%	
Yorkshire and The Humber	5,671	8,012	2,341	41.3%	
England	76,643	117,288	40,645	53.0%	

8.9 Table 30 details the year on year growth in Affordable Rent supported housing and housing for older people units between 2014 and 2015 for each region in England with the largest annual increase being 587 units in the West Midlands. The South East is the region with the highest number of Affordable Rent supported housing and housing for older people units with 1,034. The East of England has the lowest number of units with 206 being recorded at 31 March 2015.

Table 30: Year-on-year change in Affordable Rent supported housing and housing for older people units per region, 2014 to 2015

All PRPs				Units	
Region	2014	2015	Change (units)	Change (%)	
East Midlands	105	311	206	196.2%	
East of England	71	206	135	190.1%	
London	285	582	297	104.2%	
North East	463	946	483	104.3%	
North West	286	704	418	146.2%	
South East	801	1,034	233	29.1%	
South West	416	433	17	4.1%	
West Midlands	383	970	587	153.3%	
Yorkshire and The Humber	362	790	428	118.2%	
England	3,172	5,976	2,804	88.4%	

Affordable Rent general needs

8.10 Table 31 shows the average rents for general needs units let under Affordable Rent at 31 March 2015. The highest average net rent was £172.06 in London and the lowest, £93.81, was in the North East.

Table 31: Average Affordable Rent general needs rents per region, 31 March 2015

All PRPs			£ per week
Region	Net Rent	Service Charge ^{1,2}	Gross Rent
East Midlands	102.93	2.83	104.47
East of England	124.60	5.52	127.41
London	172.06	10.20	176.79
North East	93.81	5.43	95.31
North West	102.10	4.78	103.75
South East	142.05	6.27	144.28
South West	118.49	4.07	120.22
West Midlands	105.67	4.04	107.52
Yorkshire and The Humber	96.74	4.65	99.11
England	121.98	5.72	124.34

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.

8.11 Table 32 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 32: Average Affordable Rent general needs rents by unit size, 31 March 2015

All PRPs			£ per week
Unit Size	Net Rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	96.71	6.16	102.45
Bedsit	124.45	9.41	129.76
1 Bedroom	115.73	7.85	119.50
2 Bedroom	119.09	6.17	121.70
3 Bedroom	126.62	3.37	127.79
4 Bedroom	150.32	3.47	151.78
5 Bedroom	151.14	3.83	152.94
6+ Bedroom	187.57	2.66	188.82
All Self-Contained	122.07	5.72	124.42
All Stock Sizes	121.98	5.72	124.34

- ^{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.

8.12 Table 33 shows that the year on year increase in average net rent for Affordable Rent general needs across England was 4.3% between 2014 and 2015. The average net rent level for Affordable Rent properties increased in all regions in England between 2014 and 2015 except for the North East which saw a drop of 0.4%.

8.13 The overall growth in average net rents is at a significantly lower level than in 2014 where a 26.7% increase was observed. It should be stressed that the large increases in net rent levels seen in 2014 were most likely due to the very rapid growth in unit numbers⁹¹ having a major distorting effect. Whilst the increase in rent levels between 2014 and 2015 was smaller, the continued growth of Affordable Rent stock levels is likely to remain the most significant factor in explaining why average Affordable Rent levels rose at a higher rate than the RPI+0.5% (3.7%) increase permitted for existing units under the rent standard in force at the time.

Table 33: Year-on-year change in average Affordable Rent general needs net rents per region, 2014 to 2015

All PRPs				£ per week	
Region	2014	2015	Change £	Change %	
East Midlands	101.33	102.93	1.60	1.6	
East of England	119.95	124.60	4.65	3.9	
London	162.90	172.06	9.16	5.6	
North East	94.15	93.81	-0.34	-0.4	
North West	99.21	102.10	2.89	2.9	
South East	136.95	142.05	5.10	3.7	
South West	109.99	118.49	8.50	7.7	
West Midlands	102.49	105.67	3.18	3.1	
Yorkshire and The Humber	92.95	96.74	3.79	4.1	
England	116.92	121.98	5.06	4.3	

⁹¹ For growth in Affordable Rent stock, see Table 28.

Affordable Rent supported housing/housing for older people

8.14 Table 34 shows the average rents for supported housing/housing for older people units let under Affordable Rent. The highest average net rent was in the East of England at £156.59 and the lowest, £97.36, was in Yorkshire and The Humber.

Table 34: Average Affordable Rents supported housing/housing for older people rents per region, 2015

All PRPs			£ per week
Region	Net Rent	Service Charge ^{1 2}	Gross Rent ¹
East Midlands	100.45	38.47	131.38
East of England	156.59	42.10	173.76
London	155.23	47.91	198.29
North East	109.30	38.27	124.71
North West	103.85	38.02	133.34
South East	140.29	32.31	162.10
South West	120.57	29.44	142.26
West Midlands	112.21	43.06	150.26
Yorkshire and The Humber	97.36	32.38	121.45
England	119.37	38.02	146.39

^{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.

8.15 Analysis of Affordable Rent supported housing/housing for older people stock by unit size and regional year-on-year rent changes has 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 30.

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 are captured covering the period 1 April 2014 to 31 March 2015.
- 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 that need additional advice on stock categorisation or collation.
- 9.3 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. Manual checks are also completed after SDR data is received. 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. For further information on the nature and range of checks please refer to the Statistical Data Return data quality report available on the HCA pages on GOV.UK⁹².
- 9.4 In 2014/15 SDR, for large PRPs (those owning 1,000 or more units of social housing) all queries on 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 obtained 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 2014. 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 +/- 16,450 units if all 329 large PRPs had uniform +/- 50 discrepancies. This would be +/- 0.7% stock variance on total social stock owned. It should be noted that stock flow data is only collected from large PRPs and covers additions/losses to social rental and additions to LCHO stock. Stock flow data is not collected on non-social stock or on units gained/lost due to reclassification.
- 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

⁹² <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

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. For more information see the SDR Quality Report available on the HCA pages on GOV.UK.⁹³
- 9.7 There are no numerical measures of misreporting of SDR data by PRPs. However following the publication of the 2014 data set (which had been through a series of automatic and manual checks to identify contradictory and improbable data values) 1 PRP reported an error in their submission relating to lettings of general needs stock (see 9.27 below).
- 9.8 One source of possible quality weakness is the scope for providers to interpret guidance inconsistently. Whilst full guidance, FAQs and supplementary advice directly to PRPs is provided by the HCA, some providers may not be applying this consistently. In particular, this issue is likely to arise where there are technical or legal definitions that are complex or to some degree ambiguous.
- 9.9 This ambiguity is likely to apply to a small minority of the total stock owned or managed by PRPs overall, but could account for a larger proportion of the stock of a PRPs that specialise in certain types of activities. The precise extent of any misinterpretation is unknown. It is more likely to arise among PRPs owning fewer than 1,000 units due to the reduced level of contact with HCA regulation staff. Particular areas judged to have scope for divergent interpretation are as follows:
- Whether particular properties should be classed as housing for older people rather than other supported housing (and vice versa). This is complicated by the wide variety of supported housing services and accommodation types offered by PRPs.
 - Whether properties leased by PRPs meet conditions to be categorised as properties owned.
 - Whether legal interpretation of the Housing and Regeneration Act 2008 technically mean some properties should be designated non-social as opposed to social housing (and vice versa).
- 9.10 Measurement of the response rate is straightforward. There was an overall response rate of 96% (or 1,519 returns). Table 35 provides a breakdown of response rates.

Table 35: PRP response rates, SDR 2015

All PRPs		
PRP Size ¹	Number of PRPs	Response Rate
Large	329	100%
Small	1,255	95%
Total	1,584	96%

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

⁹³ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Weighting

Overview

- 9.11 In 2014, 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 incomplete prior year data for some of the non-submitting PRPs and the relative simplicity of the dataset.
- 9.12 Weighting has been applied to all years of SDR data (2012 – 2015), 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.
- 9.13 Using administrative data it has been identified that all of the non-respondents in the 4 years of the SDR data set are small providers – those which own fewer 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 about mutual exchanges and evictions, which are expanded upon below). The categories of data which have been weighted in this release are shown in Table 36.

Table 36: 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

- 9.14 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 responded (e.g. that the proportion of social housing stock owned in each region of England is the same for the small providers that did not respond as it is for the small providers that did).
- 9.15 The general formula used to conduct this weighting was as shown:

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

- 9.16 For regional and national totals⁹⁴, weighting was carried out at the LA 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

- 9.17 The number of Affordable Rent stock was not weighted, as to own Affordable Rent stock PRPs must be signed up to the Affordable Homes Programme⁹⁵ 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.
- 9.18 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 2 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.
- 9.19 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 that responded to the question are the same in those that chose not to respond. However, given the optional nature of the questions this may not be the case. 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.
- 9.20 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

- 9.21 Table 37 to Table 42 show the impact of weighting on data for the 2015 SDR for tables within this report. 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 for small providers was 95% in 2015.⁹⁶

⁹⁴ National refers to England only.

⁹⁵ Currently the 2011-15 Affordable Homes Programme

⁹⁶ For impact of weighting on prior year figures see previous releases.

Table 37: Impact of weighting to 2015 owned stock (shown in Table 3)

All PRPs	Units/bedspaces						
	General needs	Supported housing	Housing for older people	Social leased	Non-social rented	Non-social leased	Total
Original value	2,035,634	116,082	300,267	161,145	50,119	38,675	2,701,922
Revised value	2,039,032	117,602	301,530	161,384	50,216	38,847	2,708,611
Change	0.2%	1.3%	0.4%	0.1%	0.2%	0.4%	0.2%

Table 38: Impact of weighting to 2015 managed stock (shown in Table 5)

All PRPs	Units/bedspaces						
	General needs	Supported housing	Housing for older people	Social leased	Non-social rented	Non-social leased	Total
Original value	2,156,230	103,445	304,975	153,127	50,437	47,368	2,815,582
Revised value	2,164,886	105,209	306,369	153,416	50,560	47,846	2,828,286
Change	0.4%	1.7%	0.5%	0.2%	0.2%	1.0%	0.5%

Table 39: Impact of weighting on 2015 regional owned stock (shown in Table 7 and Table 8)

All PRPs	Units/bedspaces								
	East Midlands	East of England	London	North East	North West	South East	South West	West Midlands	West Yorkshire and The Humber
Original value	146,724	264,883	440,640	163,476	512,705	369,386	244,941	266,976	199,036
Revised value	147,085	265,336	442,324	163,683	513,626	370,291	245,663	267,624	199,316
Change	0.2%	0.2%	0.4%	0.1%	0.2%	0.2%	0.3%	0.2%	0.1%

Table 40: Impact of weighting on 2015 mutual exchange data (shown in Table 19)

Large PRPs	Mutual exchanges
Total exchanges	
Original value	19,249
Revised value	22,457
Change	16.7%

Table 41: Impact of weighting to 2015 evictions data (shown in Table 21)

Large PRPs	Number of evictions				
	Total evictions	Reason for eviction			
		Arrears	ASB	Both	Other
Original value	10,949	8,479	1,314	328	828
Revised value	12,172	9,425	1,461	365	921
Change	11.2%	11.2%	11.2%	11.3%	11.2%

Table 42: Impact of weighting to 2015 stock not meeting DHS (shown in Table 9 and Table 10)

All PRPs	Units/bedspaces
	Units not meeting DHS
Original value	16,474
Revised value	16,576
Change	0.6%

Data changes from previous surveys

- 9.22 There have been no definitional changes between the 2014 and 2015 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.
- 9.23 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

- 9.24 The HCA has adopted the revisions policy developed by DCLG⁹⁷. This policy covers 2 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

- 9.25 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.
- 9.26 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 statistical release and accompanying dataset are released, where the updated values will be incorporated with an explanatory note detailing where values have

⁹⁷ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

changed from previously published material. Revisions will normally only be made to 1 year prior to the year that is being published.

Non-scheduled revisions

- 9.27 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

- 9.28 Table 43 provides details of the revisions to Table 4. These revisions were due to errors noted in the self-reporting of profit/non-profit status when compared to data held internally by the HCA. All discrepancies were queried and amendments made. This revision had no impact on overall sector stock totals.

Table 43: Impact of revision to 2013 and 2014 for-profit information (shown in Table 4)

All PRPs ¹				Units/bedspaces			
	Year	Number of providers	Total number of units/bedspaces owned	Of which			
				General needs	Supported housing	Housing for older people	Low cost home ownership
Original value	2013	21	237	100	137	0	0
Revised value	2013	18	187	40	133	0	14
Change	2013	-14%	-21%	-60%	-3%	0%	N/A
Original value	2014	27	554	114	146	26	268
Revised value	2014	22	246	54	118	14	60
Change	2014	-19%	-56%	-53%	-19%	-46%	-78%

- 9.29 Within the data files two providers' general needs letting figure for 2013/14 have been revised due to self-reported errors. This means that overall general needs lettings have increased from 193,545 to 194,588 an increase of 0.5%. Letting figures are not examined within this statistical release.

Rents methodology

Coverage

- 9.30 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.
- 9.31 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

9.32 Large PRPs are required to submit the following information for each size category of unit in every English LA 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)

9.33 The size categories collected are as follows:

Table 44: 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
1 bedroom	1 bedroom
2 bedroom	2 bedroom
3 bedroom	3 bedroom
4 bedroom	4 or more bedrooms
5 bedroom	
6 or more bedrooms	

Calculation of target rents

9.34 PRPs are required to follow the guidance set out by the regulator when calculating target rents. The target rents calculated by PRPs in the collection period covered by this release were to have been calculated following 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: <https://www.gov.uk/government/publications/the-regulatory-framework-for-social-housing-in-england-from-2012>

9.35 This guidance has now been superseded and replaced as part of the new regulatory framework that came into force on 1 April 2015⁹⁸.

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

⁹⁸ The new regulatory framework is available at: <https://www.gov.uk/government/collections/regulatory-framework-requirements>

Calculation of averages

- 9.37 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

- 9.38 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.
- 9.39 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 2014/15 is released as an MS Excel spreadsheet and CSV files, allowing for easier and more flexible access to the data. This can be accessed on the HCA pages on GOV.UK⁹⁹.
- 10.2 In addition to the full dataset, additional tables have been provided which detail the LA level data used in the production of the maps featured in this statistical release or for additional information as highlighted in this release. These are also available from the HCA pages on GOV.UK.

⁹⁹ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

11.0 Related statistics

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

Related statistics – England

- 11.2 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 LA 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

- 11.3 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 LA landlords in England. The year ending March 2014 release can be found at: <https://www.gov.uk/government/collections/local-authority-housing-data#2013-to-2014>

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

- 11.4 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 LA 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 2013/14: <https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Information on sales from CORE is available in the DCLG release on Social Housing Sales 2013/14: <https://www.gov.uk/government/collections/social-housing-sales-including-right-to-buy-and-transfers>

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

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 2013 to 2014 report and tables can be accessed from:

<https://www.gov.uk/government/collections/english-housing-survey>

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 LA and PRP dwellings.

- 11.5 The Valuations Office Agency releases statistics on the average rents paid for private properties in England (private rental market) twice yearly (May and December): <https://www.gov.uk/government/statistics/private-rental-market-statistics-may-2015>

Whilst average rents are provided by unit sizes comparable to the SDR and by LA 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

- 11.6 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:

<https://www.dsdni.gov.uk/topics/dsd-statistics-and-research-housing/housing-statistics>

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, LA 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 LA location, with some available by landlord type (registered social provider versus LAs).

- **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 LAs and registered social landlords, along with breakdowns of location of stock at LA 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 LA 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 pages on GOV.UK¹⁰⁰.

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 8 of England's 9 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 from April 2015¹⁰¹.

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
- 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/October 2016.
- 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 HCA pages on GOV.UK.¹⁰²
- 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 Archives¹⁰³.

¹⁰⁰ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹⁰¹ <https://www.gov.uk/government/collections/regulatory-framework-requirements>

¹⁰² <https://www.gov.uk/government/organisations/homes-and-communities-agency>

- 12.8 The guidance notes issued to PRPs when completing the SDR can be found on the NROSH+ website¹⁰⁴. 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 LAs that 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 website¹⁰⁵ (see also the accompanying data section).

¹⁰³ <http://webarchive.nationalarchives.gov.uk/20120419011320/http://www.tenantservicesauthority.org/server/show/nav.15039>

¹⁰⁴ <https://nroshplus.homesandcommunities.co.uk/Documents/Documents>

¹⁰⁵ <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 pages on GOV.UK¹⁰⁶. 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 2015. Analysis of this feedback can be found on the HCA pages on GOV.UK.¹⁰⁷
- 13.5 Any future consultations regarding potential changes to the SDR data collection and the outputs from the collections will also be highlighted on the HCA pages on GOV.UK.

¹⁰⁶ <https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015>

¹⁰⁷ <https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015>

14.0 Release history and revisions

14.1 There have been no revisions to this document since publication.

Table 45: Revisions to this document

Version Number	Date	Change
1.0	September 2015	Original Release

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 homes (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 (ALMO)

An ALMO is a company set up by a local authority to manage all or part of its existing stock.

15.3 Decent Homes Standard (DHS)

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 For profit providers

A provider whose objects may not contain a reference to the provision of social housing; or whose constitution allows it to trade for a profit (this might be expressed as an ability to distribute dividends to shareholders, or pay out its surpluses to other organisations etc); or whose objects allow it to carry out activities that are not linked to housing provision (or any combination of these). There are no standard regulatory requirements in relation to the constitutions of for profit providers – although specific requirements may be necessary as assessed at the point of registration.

15.6 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).

15.7 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.

15.8 Group structure

A group structure is a family of corporate entities which exist in parent, subsidiary, or sister relationships. The group as a whole has an identity, and may benefit from tax and corporate law flexibilities as a result of group status, but individual group members retain a separate legal identity.

15.9 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 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.

15.10 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.

15.11 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).

15.12 Managed stock

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

15.13 Non-profit provider

A provider that is either charitable or exclusively established for housing purposes and which does not trade for a profit; full regulatory expectations on constitutional arrangements apply.

15.14 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.

15.15 Non-social leased

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

15.16 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 such as those developed by PRPs for rental on the open market, key worker accommodation and student accommodation.

15.17 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.

15.18 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.

15.19 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.

15.20 Small PRPs

Providers that complete the 'short SDR form'. These are PRPs that own fewer 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).

15.21 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.

15.22 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%.

15.23 **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.

15.24 **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.

15.25 **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.

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