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Agency



PRIVATE REGISTERED PROVIDER SOCIAL HOUSING STOCK IN ENGLAND

2015-2016

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Responsible statistician: Amanda Hall

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1.0 Summary

Key points

- Private registered providers of social housing (PRPs) reported 2,761,690 units/bedspaces owned at 31 March 2016, an increase of 2.0% on the total for 2015 and the largest increase in total stock owned by PRPs since 2012 (see Table 3). This growth continued the upward trend experienced between 2014 and 2015, reflecting the increased level of grant funded supply from the 2011-15 and 2015-18 Affordable Homes Programmes, and a large scale voluntary transfer of stock from a local authority.
- Affordable Rent stock has increased by 31% (from 123,264 units/bedspaces in 2015 to 161,193 in 2016) this growth being attributable to this having been the main type of new rented social housing supply during the period (see Table 6 and Table 28).
- The total vacancies rate for self-contained general needs stock was 1.2% at 31 March 2016, a slight fall on the proportion seen in the period 2012-2015 (1.4%) (see Table 11). Likely drivers include the further reduction in the number of units not meeting the decent homes standards (reducing the number of vacant and unavailable for letting units) and a reduction in the issues associated with the introduction of the Removal of the Spare Room Subsidy (RSRS) in some regions (reducing the number of vacant and available for letting units) (see Figure 9).
- Disposals from the sector increased from 2,982 in 2015 to 4,406 in 2016. This increase is likely to be a result of increased asset management activity by some providers, focusing on achieving value for money from existing stock and securing resource for development programmes through the sale of some existing assets (see Table 17).
- Supported housing increased by 6.5% (7,700 units/bedspaces) between 2015 and 2016. This continued the general upward trend seen over the last 3 years, although the rate of increase was greater between 2015 and 2016 than in previous years. The drivers behind this increase appear to be the reclassification of stock following reviews, active asset management processes and additional development during 2015/16 as suggested by increases seen in Affordable Rent supported housing (for more information see section 4.9).
- The average net rent for general needs stock owned by PRPs with more than 1,000 units/bedspaces was £97.84 per week (see Table 22). This represented an increase of 2.0% since 2015 (see Table 24), reflecting a combination of new homes added to providers' stock and inflation-linked increases in target rents as part of the rent standard in force when the rent levels recorded in the SDR were set¹.

¹ The rent standard is set out in the Regulatory Standards available at <https://www.gov.uk/government/publications/regulatory-standards>

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. 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 website² (see also the related statistics section).

Coverage

- 2.4 This statistical release covers data from the 2015/16 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 2016, and data on sales and acquisitions made between 1 April 2015 and 31 March 2016. For the 2015/16 SDR, an overall response rate of 95%³ of PRPs was recorded. For large PRPs owning 1,000 or more units of social housing, the response rate was 100%.
- 2.5 Data for the SDR surveys 2012 to 2016⁴ (inclusive) have been weighted to seek to account for non-responses to the survey.⁵ These weighted figures are denoted by 'I' where they appear in tables. The data prior to 2012, which were collected as part of the Regulatory Statistical Return (RSR), the predecessor survey to the SDR, have not been weighted due to differences in methodology and available data which make this impracticable. Where applicable, the break in the time series between the SDR and the RSR has been denoted in tables by a dashed line between the relevant years, with changes to definitions and categorisations provided⁶. The weighting methodology used is covered in detail in the methodology and data quality section.
- 2.6 Unless otherwise stated, all figures in this document refer to stock located in England⁷. Some data in the SDR are collected at an LA level. More detailed unit or sub-LA geographical data are not available.
- 2.7 The definitions used within this release are consistent with the manner in which data was collected in the 2016 SDR collection (based on a view 'as at' or 'in the year to')

² <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

³ A more detailed breakdown of response rates is given in Table 35.

⁴ Each survey period is denoted within this release by the year as at 31 March (for example, the 2012/13 survey is referenced as 2013, and 2015/16 as 2016 etc.).

⁵ Weighting was selected as the most appropriate method to use to account for non-responses to the survey, following consultation with the National Statistician's Office (NSO) and DCLG statisticians in 2014.

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

⁷ While the SDR data collection is focused on stock within English 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.

31 March 2016). It should be noted that policy changes (specifically those in the Welfare Reform and Work Act 2016) coming into force from 1 April 2016 may impact on some definitions in future collection/releases.

Purposes and uses

- 2.8 Data from the SDR are used by HCA as part of the approach to regulating the economic standards⁸. 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 also used in sector level profiling, value for money analysis⁹ and other data analyses to enable the regulator to identify and assess major risks and issues affecting PRPs as a whole. Similarly, 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 95% of all PRPs. The dataset is published to promote transparency and many users have reported 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.¹⁰ Furthermore, data from the SDR are used by central and local government for a variety of purposes. This includes policy development, for the production of statistics¹¹ 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 sector¹².
- 2.10 Additional supplementary tables and maps are also available, providing additional information at an LA and PRP level¹³.
- 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 pages¹⁴ and the statistics release page on the GOV.UK website¹⁵. Alongside this note, the SDR dataset and supplementary

⁸ 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>. This document was updated in July 2016.

⁹ The SDR data was a key source of contextual information in the 2015 Unit Cost Analysis work undertaken by the HCA. <https://www.gov.uk/government/publications/delivering-better-value-for-money-understanding-differences-in-unit-costs>

¹⁰ See SDR user feedback available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹¹ 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>

¹² 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 (2013-2015): <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹³ 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>

¹⁴ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹⁵ <https://www.gov.uk/government/statistics/announcements>

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.

- 2.13 The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for October 2017.
- 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 the decade each responding PRP registered with the HCA.¹⁶ It shows that over 60% of PRPs responding to the SDR in 2016 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)¹⁷ came into effect on 1 April 2010.

Table 1: PRPs by type and year of registration; PRPs completing the 2015/16 SDR return only

Year of registration	Non-Profit	Profit	Total	% of PRP respondents ¹⁸
1970-1979	614		614	41%
1980-1989	294		294	20%
1990-1999	184		184	12%
2000-2009	201		201	13%
2010-2016 ¹⁹	171	26	197	13%
Grand Total	1,464	26	1,490	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 from LA to PRP ownership.²⁰

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 may be 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, group structures may be established in order to undertake commercial activities within one or more subsidiaries, in others it may be to merge operations (perhaps to share strengths, or complementary specialities or to become more efficient) while maintaining individual corporate identities within a group structure.

¹⁶ 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.

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

¹⁸ Percentages may not total 100% due to rounding.

¹⁹ Note this is to 31 March 2016. New registrations taking place on or after 1 April 2016 are not counted.

²⁰ Two LSVTs occurred in 2014/15 and one LSVT occurred in 2015/16. See section 4 for more details.

3.7 Table 2 shows that over 31.3% of all PRPs responding to the SDR in 2016 reported that they were in some type of group structure; this is similar to 2015 (where 30.1% reported being part of some type of group structure). In total, these providers owned 91.2% of all social stock (2,548,247 units/bedspaces). Large PRPs are considerably more likely to be part of a group structure than small PRPs (with 87% of large PRPs reporting being part of a group in 2016 compared to 15.4% of small PRPs, slightly higher than in 2015 (84% and 15% respectively)).

Table 2: PRPs in group structures on 31 March 2016 and total social stock owned²¹

	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 ²²	1,158	15.4%	84.6%	23.6%
Large PRPs	332	87.0%	13.0%	94.2%
All PRPs	1,490	31.3%	68.7%	91.2%

Owned social rented stock and PRP density in Local Authorities

3.8 The amount of PRP owned social rented stock²³ varies between LAs. As in 2015, Liverpool has the largest number of PRP owned social rented units (58,832), whilst the Isles of Scilly has just 63 units²⁴. 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 (286 social rented units per 1,000 dwellings) and Castle Point has the lowest (15 social rented units per 1,000 dwellings).²⁵ Figure 2 shows owned social rented stock per 1,000 dwellings.²⁶

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’, with the exception of County Durham (with 202 units per 1,000 dwellings) which is classed as Largely Rural (rural including hub towns 50-79%). This is different to 2015, where no non-urban areas had more than 200 units per 1,000 dwellings and appears to be a result of LSVT activity within the area during 2015/16 (see section 4 for more details).²⁷ However, it is important to note that the urban/rural classification of these areas relates to their status in 2011.

²¹ 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.

²² Note, non-stock holding group parents are included in the small PRP classification.

²³ 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.

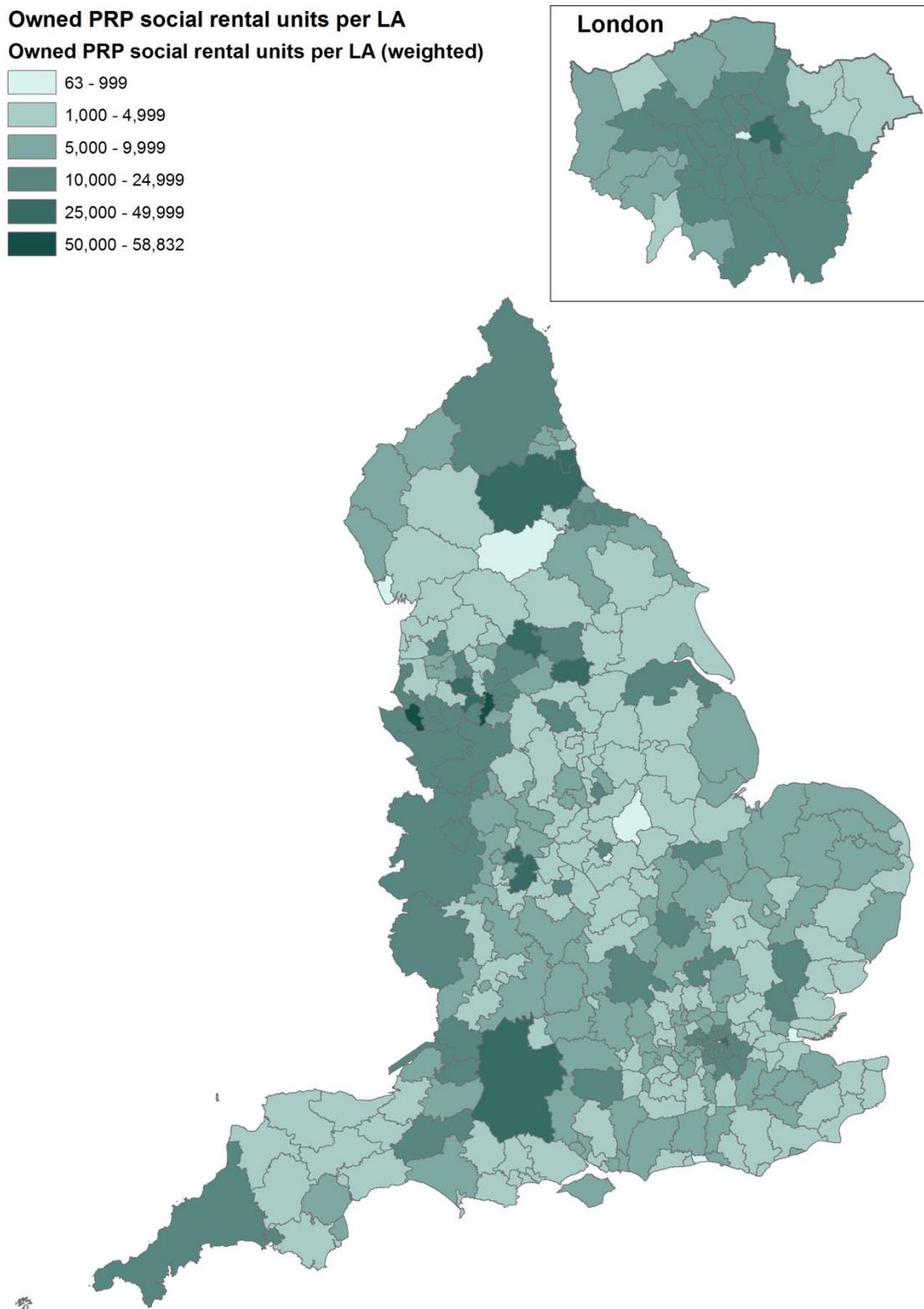
²⁴ All stock figures in “Owned social rented stock” section are based on weighted figures unless specifically noted.

²⁵ This is the same as in 2015, where Knowsley had the highest number per 1,000 dwellings (289) and Castle Point had the lowest (15).

²⁶ Produced from Local Authority Housing Statistics, Live Table 100, as updated 28 April 2016; see the related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

²⁷ 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>

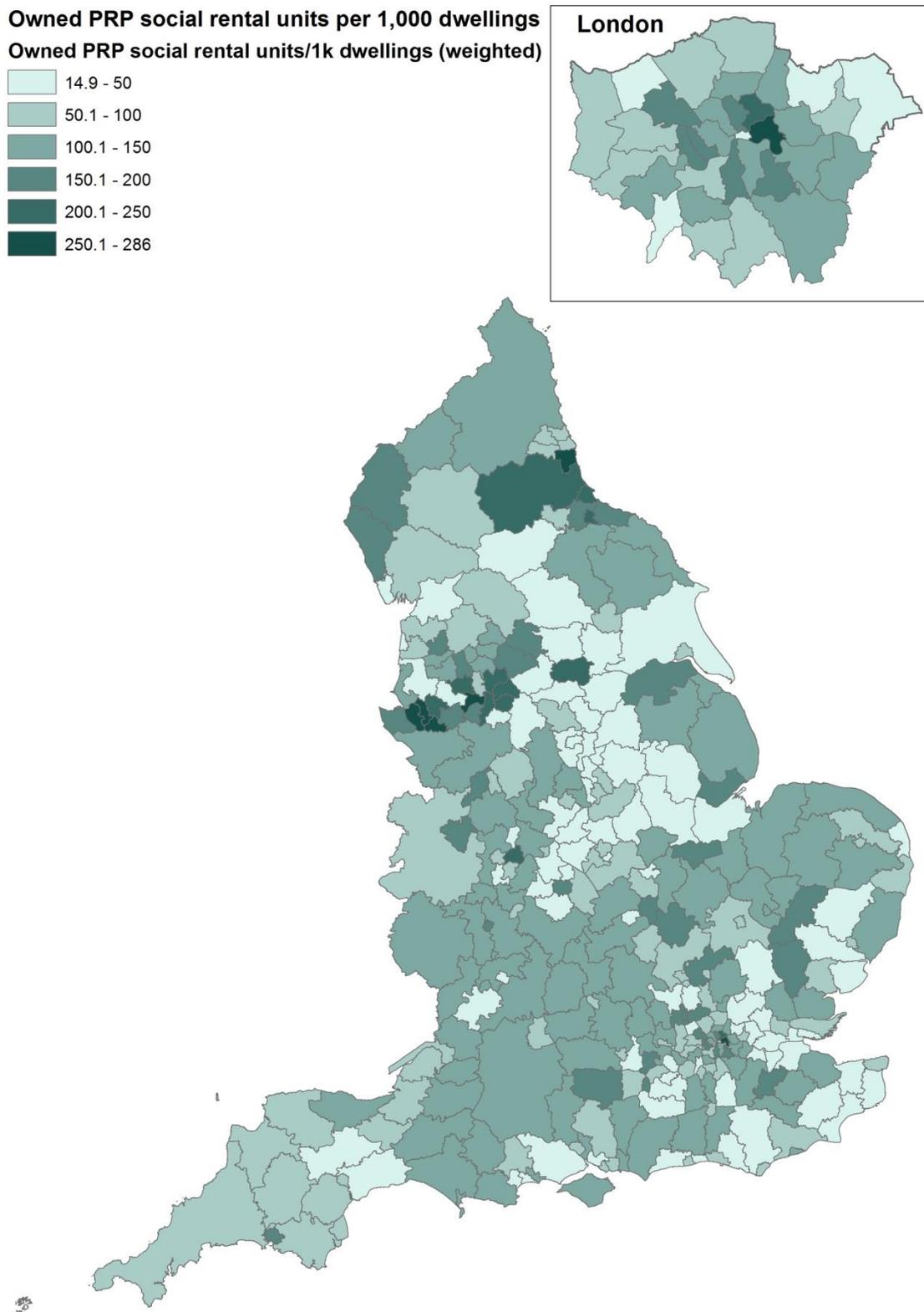
Figure 1: Owned PRP social rented stock by LA (weighted for non-response²⁸)



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²⁸ For further information on weighting see section 9.10.

Figure 2: Owned PRP social rented stock per 1,000 total dwellings, by LA (weighted for non-response²⁹)



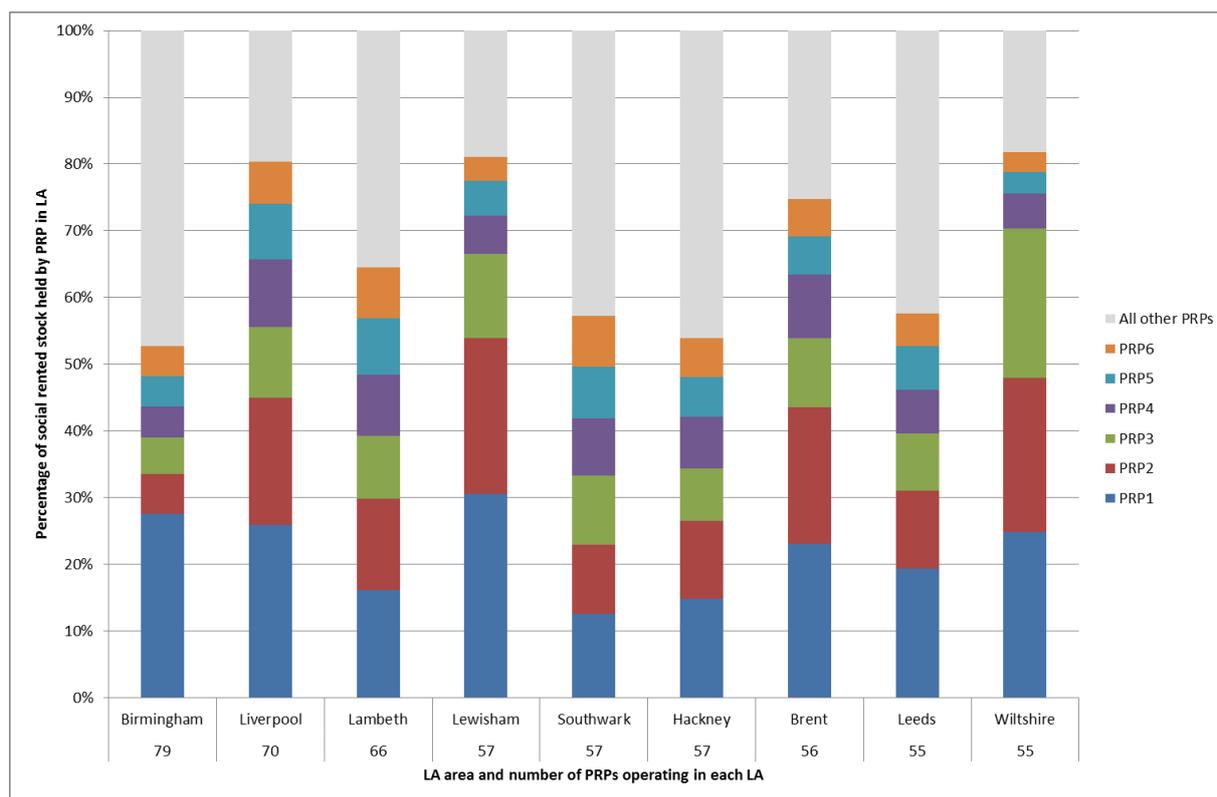
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²⁹ For further information on weighting see section 9.10.

3.11 The number of PRPs owning social rented stock in each LA area varies greatly. Broadly speaking (and as in 2015), the areas with the greatest amount of owned social rented stock have the greatest number of PRPs operating in that area³⁰. For example, Birmingham has the greatest number of PRPs owning social rented stock within the area with 79 PRPs owning 43,411 units (unweighted) and Liverpool has 70 PRPs owning 58,611 units (unweighted)³¹. The City of London and Isles of Scilly both have just 3 PRPs that own social rented stock within the LA, owning 232 and 61 units (both unweighted) in these LAs respectively³². Figure 4 shows the number of PRPs operating (owning social rented stock) in each LA area.³³

3.12 Figure 3 shows further analysis on LA areas in which 55 or more PRPs operate³⁴. It shows that in each of these areas just 6 PRPs account for between 50% and 80% of social rented stock. In Liverpool for example, 6 PRPs own 80% of the social rented stock in the LA in 2016 (47,125 units), whilst the remaining 64 PRPs own 11,486 units combined. Many of the PRPs operating in local authorities with large numbers of PRPs are likely to be small organisations with specific charitable objectives such as those specialising in the provision of supported housing. It should be noted that as shown in Figure 6 and supplementary tables, most PRPs own fewer than 100 social housing units in total.

Figure 3: LAs with % social rented stock held by PRPs in the LA (top 6 by total owned social rented stock held) (based on unweighted data³⁵)



³⁰ In this instance operating refers to owning social rented stock only.

³¹ Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – for Birmingham = 43,824 and Liverpool = 58,832). For further information on weighting see section 9.10.

³² Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – City of London = 234 and Isles of Scilly = 63). For further information on weighting see section 9.10.

³³ It is important to note that in some areas multiple PRPs belonging to the same group may operate.

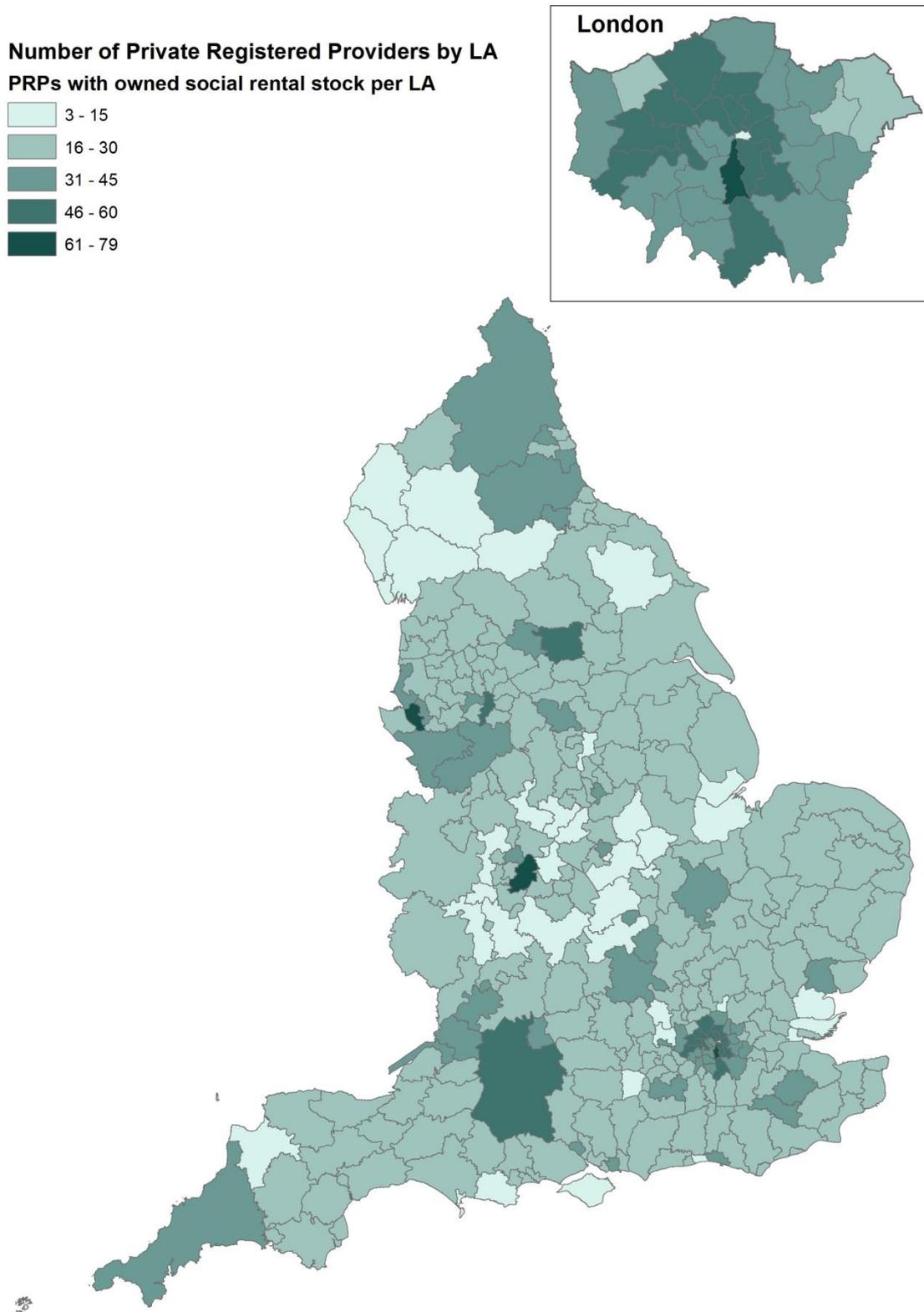
³⁴ In this instance operating refers to owning social rented stock only.

³⁵ For further information on weighting see section 9.10.

- 3.13 Examining the areas with the highest density of PRPs owning social rented stock (50+ PRPs per LA) indicates that the majority of those areas are classified as ‘Urban with Major Conurbation’. The only exception, as in 2015, is Wiltshire (classified within the rural-urban classification as ‘Largely Rural (rural including hub towns 50-79%)’³⁶).

³⁶ 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 2015/16 supplementary tables for more information at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

Figure 4: 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 2016 (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.
- 4.2 Increases and decreases refer to net changes and may mask shifts within categories at a provider level. Stock flow is explored further in Section 6.

Owned stock, by provision type³⁷

- 4.3 Overall, total stock owned by PRPs has increased by 2.0% (53,079 units/bedspaces) since 2015 to a total of 2,761,690 units.³⁸ This is the largest increase in total stock owned by PRPs since 2012.³⁹
- 4.4 Table 3 shows the stock owned by PRPs from 2009 to 2016, 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.
- 4.5 Increases have been seen in all types of housing, with the exception of Housing for Older People which fell slightly (-1,349 units (-0.4%)). Some of the year-on-year increase in stock owned by PRPs reflects new supply, funded both by PRPs themselves and funding initiatives such as the 2011-15 Affordable Homes Programme, the 2015-18 Affordable Homes Programme⁴⁰, the Mayor's Housing Covenant and the Care and Support Specialised Housing Fund.⁴¹ The 2016-2021 Shared Ownership and Affordable Homes Programme (SOAHP) opened for bidding on 11 April 2016; as such properties developed under this programme will not be recorded in the 2015/16 SDR.
- 4.6 Additionally, the increased growth should also be seen in the context of private house building activity⁴², which, whilst still below pre-downturn levels⁴³ has seen a further slight increase between 2014/15 and 2015/16. DCLG statistics show a 16% increase in private enterprise housing completions over this period.⁴⁴ This is likely to

³⁷ Figures presented are based on weighted data unless otherwise specified.

³⁸ Note, this is net growth, disposals from the sector are considered further in section 6 – stock flow.

³⁹ Note, changes in definitions and categorisation in 2012 are likely to account for some of the increase experienced between 2011 and 2012 (see previous statistical releases for more information).

⁴⁰ Bidding for the 2015-18 AHP programme closed on 25 November 2015. However, in order to maintain a pipeline of delivery in the lead up to the launch of the 2016-2021 Shared Ownership and Affordable Homes Programme, a process of continuous market engagement (CME) has continued to operate for shared ownership bids only.

⁴¹ See <https://www.gov.uk/topic/housing/funding-programmes> and <https://www.london.gov.uk/WHAT-WE-DO/housing-and-land/increasing-housing-supply/mayor%E2%80%99s-housing-covenant-2015-18-programme> for more information.

⁴² 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>

⁴³ Construction started on 106,830 permanent dwellings by private enterprise in England during 2013/14 (revised), on 112,310 (revised) during 2014/15 and 116,760 (provisional) during 2015/16. This is equivalent to an increase of 4,450 dwellings (4%). Data sourced from DCLG Live Table 208

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>. Figures for 2015/16 are currently provisional.

⁴⁴ Housing associations completed 26,370 dwellings in 2015/16 compared to 27,040 dwellings in 2014/15, a decrease of 650 dwellings. Whilst private enterprise completed 111,420 dwellings compared to 96,120 dwellings (an increase of 15,300 units). DCLG Live Table 209: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

have provided increased opportunities for PRPs to acquire newly built stock from private house builders as part of s106 agreements⁴⁵.

- 4.7 Further, and as in 2014/15⁴⁶, a Large Scale Voluntary Transfer (LSVT) occurred during early 2015/16 (from Durham County Council to County Durham Housing Group⁴⁷). This LSVT accounts for approximately 49% (18,268) of the overall growth in general needs accommodation between 2015 and 2016.

Table 3: Owned stock, as at 31 March 2009-2016

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
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
2016	2,076,014 ¹	125,302 ¹	300,181 ¹	165,909 ¹	53,981 ¹	40,303 ¹	2,761,690 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). LCHO Units where the 100% stair-casing level has been reached are not included in this figure.
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. Owned stock includes affordable rent stock in general needs, supported housing and housing for older people. Weighting is not applied to affordable rent elements. See section 9.17 for more information.

- 4.8 The growth in the numbers of owned general needs stock (36,982 units) is similar to that experienced between 2014 and 2015 (+36,852 units). This increase in the number of general needs properties accounted for 70% of the total increase in owned stock between 2015 and 2016. However, this is less than in 2015, where the increase in general needs stock accounted for 87% of the total increase in owned social stock.

- 4.9 Whilst changes in categories other than general needs were small in terms of units, the largest percentage increase between 2015 and 2016 was for supported housing, which increased by 6.5% (7,700 units/bedspaces). Although this continued the general upward trend seen over the last 3 years, the rate of increase was greater

⁴⁵ Changes to section 106 provisions were introduced in April 2016, but section 106 continues to apply to planning applications received before end April 2016.

⁴⁶ 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 were likely to be responsible for approximately 30% of the overall growth in general needs accommodation between 2014 and 2015.

⁴⁷ County Durham Housing Group is a group structure consisting of the group parent and three registered subsidiaries.

than in previous years. The drivers behind this increase appear to be the reclassification of stock following reviews, active asset management processes and additional development during 2015/16 as suggested by increases seen in Affordable Rent supported housing (see also section 4.26).

- 4.10 The decrease of 0.4% (1,349 units) seen in housing for older people, partially reverses the slight increase of 0.6% (1,654) units seen in housing for older people between 2014 and 2015. It is likely that some of the decrease seen in housing for older people is linked to the reclassification of units as supported housing (see 4.9 above).
- 4.11 In addition to recent policy changes, year-on-year changes in supported housing and housing for older people reflect several wider 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 Profile⁴⁸, pressures on local authority funding for housing-related support services – commonly known as Supporting People Funding – has meant that many PRPs are reconfiguring their services and reducing their stock holdings in some cases. Housing for older people remains the most volatile of all the categories of social housing, recording four year-on-year decreases and four year-on-year increases since 2008 (alternate years).
- 4.12 Non-social rented and non-social leased stock both saw net increases between 2015 and 2016 (+3,765 and +1,456 units respectively). The relatively large increase in non-social rented units (equivalent to 7%) is likely due to increases in market rental and student accommodation developments by a minority of providers (indeed 2 providers accounted for an additional 3,348 non-social rented units between 2015 and 2016). However, the figures overall should be viewed with a degree of caution. They may be indicative of an overall increase in PRPs' engagement in other, non-social housing activities, but there may be underlying reporting errors due to data on non-social housing in the SDR being limited.
- 4.13 The change in non-social leased stock between 2015 and 2016 (+1,456 units or 4%) follows a similar decrease in non-social leased stock seen between 2014 and 2015 (-1,821 units or 4%). The reasons for these shifts is unclear and, as with non-social rented stock, changes in non-social leased stock should be viewed with caution as stock may be being developed in non-registered entities within group structures and reporting errors could be present (as in non-social rented (see 4.12 above)).
- 4.14 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

- 4.15 For-profit providers are a relatively new type of social housing provider, and were first permitted by the Housing and Regeneration Act 2008⁴⁹. A small number of for-profit providers are currently registered with the HCA⁵⁰. None of these providers

⁴⁸ The HCA Sector Risk profile can be found at: <https://www.gov.uk/government/collections/sector-risk-profiles>.

⁴⁹ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

⁵⁰ <https://www.gov.uk/government/publications/what-is-the-regulatory-framework>. The current framework (from 1 April 2015) replaced the framework which came into effect on 1 April 2012. It confirms regulatory requirements, and provides codes of practice and regulatory guidance for registered providers. This includes information on registration and deregistration at <https://www.gov.uk/guidance/register-and-de-register-as-a-provider-of-social-housing>

individually own more than 200 units of stock, and just 3 providers own 66% of all stock owned by for-profit providers.⁵¹

- 4.16 Table 4 shows the number of for-profit PRPs that submitted an SDR, and the amount of stock owned by these PRPs in each year from 2013 to 2016.
- 4.17 Between 2013 and 2016 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 557 units of stock owned by for-profit providers in 2016, the largest category was general needs (270 units or 49% of all units owned). This is the first year that general needs housing has been the predominant category (between 2013 and 2015 it was supported housing). Changes in other categories have been relatively small in terms of numbers (an increase of 49 units of LCHO and 63 units of housing for older people)⁵².

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	187	40	133	0	14
2014	22	246	54	118	14	60
2015	25	395	169	196	2	28
2016	26	557	270	145	65	77

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).

Managed stock, by provision type

- 4.18 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 an LA. There has been a slight increase in the total number of units/bedspaces managed by PRPs since 2015 (0.1%, 3,691 units/bedspaces) to a total of 2,831,977 units. This follows the upward trend from the previous year (where a 2% increase was seen). However, this is a proportionately smaller increase than for owned stock (between 2015 and 2016 owned stock increased by 2% or 53,079 units).
- 4.19 Changes within categories are also different to those seen within owned stock. Indeed, reductions in general needs (8,642 units or 0.4%), housing for older people (2,248 units or 0.7%) and non-social leased (2,663 units or 5.6%) were seen (compared to increases in all these categories of owned stock). Both social leased and non-social rented stock saw increases in the number of units managed (although non-social rented stock increased by 3% compared to a 7% increase in the owned stock).
- 4.20 It should be noted that, similarly to the last two years, 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. However, the rate at which managed supported housing is increasing is greater than the rate at which

⁵¹ 15 for-profit providers reported no owned social stock in 2016, many of these reported managing stock on behalf of others (in particular supported housing and care homes).

⁵² All the increase in housing for older people and the majority of the increase in LCHO is due to a single provider

owned supported housing is increasing (managed supported housing increased by 19% between 2013 and 2016 compared to owned supported housing which increased by 11% over the same time period). This may suggest a lower proportion of supported housing units are being managed by non-registered organisations in 2016 than in previous periods.⁵³

4.21 Unlike in 2015, the number of non-social rented units managed is less than the number owned. However, reference should be made to the relatively large increase seen in the number of non-social rental units owned between 2015 and 2016, which suggest providers may be increasing their ownership of this type of stock but are choosing to manage less of it directly.

4.22 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. However, the extent to which managed properties exceeds owned properties is decreasing. For example, in 2015 providers managed 6% more general needs stock and 23% more non-social leased stock than they owned. In 2016 this fell to 4% for general needs and 12% for non-social leased stock. This may suggest a slight shift away from managing properties on behalf of non-registered providers.

Table 5: Total stock managed by PRPs, as at 31 March 2009-2016

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
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
2016	2,156,244 ¹	114,809 ¹	304,121 ¹	159,402 ¹	52,218 ¹	45,183 ¹	2,831,977 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.

8. Managed stock includes affordable rent stock in general needs, supported housing and housing for older people. Weighting is not applied to affordable rent elements. See section 9.17 for more information

4.23 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 proportional and actual reductions seen in social leased and non-social (rented and leased) stock management.

⁵³ Each year between 2013 and 2016 saw a proportional increase in the number of units managed by PRPs compared to the number owned, suggesting a trend towards management within the sector.

- 4.24 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 (see section 4.19 for additional commentary on proportional reductions).

Owned Affordable Rent stock

- 4.25 For PRPs Affordable Rent has been the main type of new grant funded rented 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 units⁵⁴.
- 4.26 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 37,929 units reported in 2016 compared to 2015 (an increase of 31%). This increase was less in terms of units than that seen between 2014 and 2015 (43,449 units) and between 2013 and 2014 (40,223 units). Whilst the majority of this growth has been seen within the general needs category (34,323 units or 91% of all Affordable Rent growth), supported housing/housing for older people units also saw an increase from 5,976 units in 2015 to 9,582 units in 2016 (equivalent to 60% year-on-year and 10% of the total Affordable Rent increase between 2015 and 2016) (see also section 4.9)
- 4.27 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) and 2015-18 Affordable Homes Programme.⁵⁵ 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 website⁵⁶ and the GLA Housing Statistics website⁵⁷.
- 4.28 In 2015/16, there were 21,650 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 PRPs⁵⁸. PRPs also recorded 16,279 conversions of units to Affordable Rent (15,767 conversions from other forms of social rent and 512 conversions from other forms of rent) during 2015/16. This suggests that 42% of the Affordable Rent stock increase in 2015/16 was converted from existing social rented stock and 1% was converted from other existing stock. This is less than in 2014/15 where 45% of the Affordable Rent stock was acquired via conversion from existing social rented stock and 1%

⁵⁴ Where this forms part of a new supply agreement with the Homes and Communities Agency (HCA) or the Greater London Authority (GLA).

⁵⁵ In addition to Affordable Rent units, both AHPs makes funding available for affordable home ownership, supported housing and, in some circumstances, social rent.

⁵⁶ <http://www.homesandcommunities.co.uk/housing-statistics>

⁵⁷ <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

⁵⁸ Further information about Affordable Rent is available in the Affordable Rent section and the Glossary.

was from other existing stock. This change is likely to reflect the funding structure of Affordable Homes Programme (2011-15), with the conversion of existing property intended to generate the financial capacity for investment in new development. Therefore, it can be expected that conversions of existing stock will tend to pre-date newly built Affordable Rent additions.

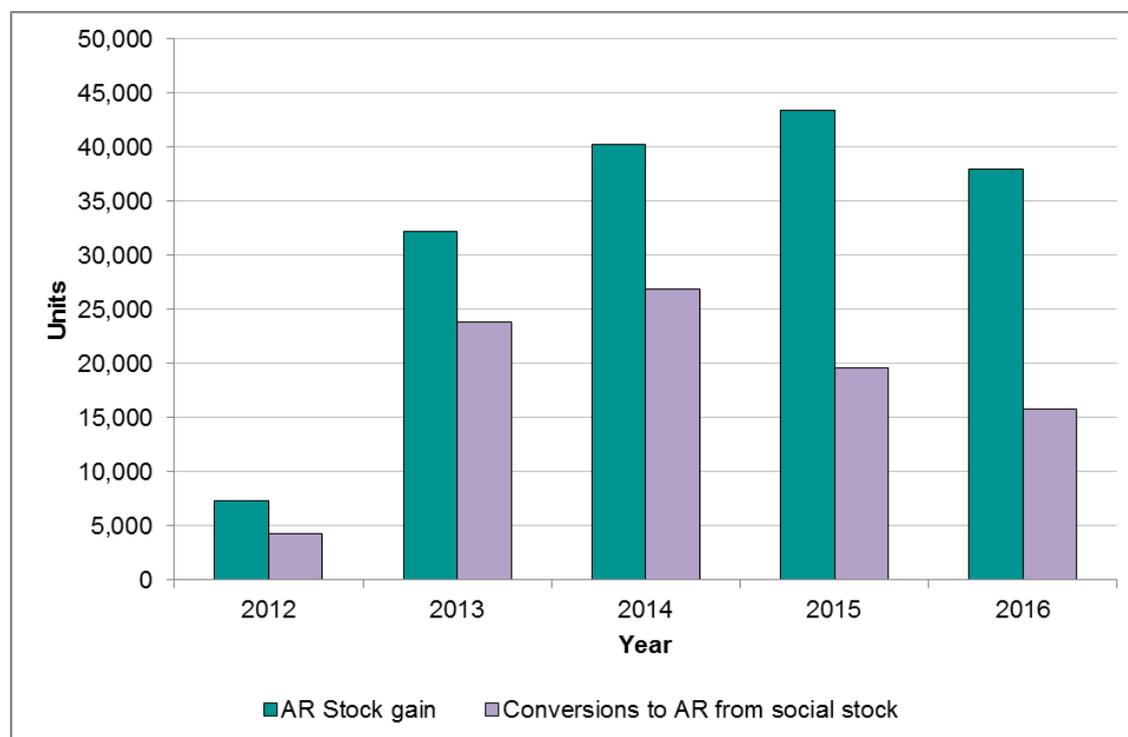
Table 6: Affordable Rent units/bedspaces owned, as at 31 March 2012-2016

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	
2016	403	151,611	9,582	161,193	

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

4.29 Figure 5 shows the amount of Affordable Rent stock gained (from additional units to the sector) increased year on year between 2012 and 2015 and decreased in 2016 (this is as anticipated by the profile of completions through the AHP programme). In total, between 2012 and 2016, 92,538 units have been converted to Affordable Rent from social and other stock types whilst 68,655 units have been added through other routes such as new build.

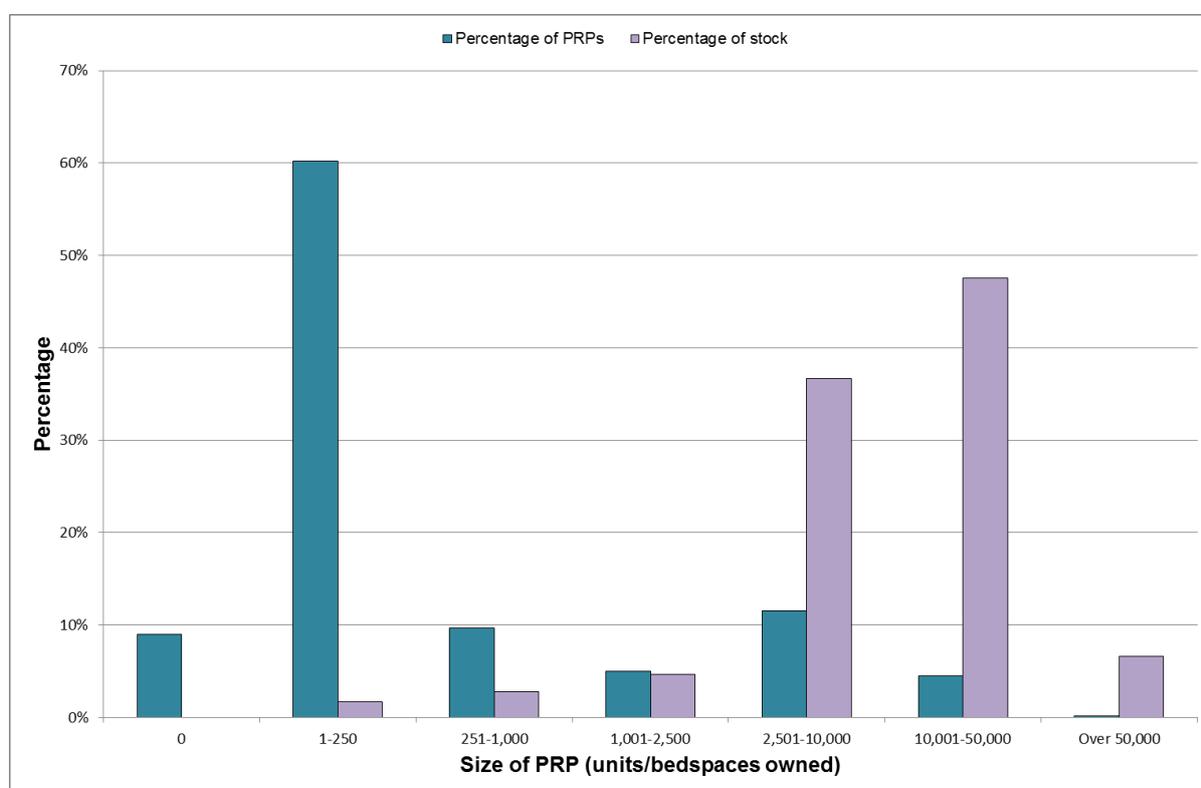
Figure 5: Affordable Rent stock gains and conversions from social units, 2012-2016



Size of PRPs and stock distribution

- 4.30 Figure 6 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%¹ of total stock. This is the same as in 2014 and 2015. PRPs with over 10,000 units represent just 4.5% of the PRP population but own 54.5% of stock within the sector (the same as in 2015). Overall, since 2007 stock ownership appears to have moved away from the smallest providers (<1,000 units) towards the largest (>10,000 units)⁵⁹.
- 4.31 Three providers owned more than 50,000 units of social housing stock each in 2016. These 3 providers alone account for 7% of all stock within the sector (owning 175,998 units between them). These data are also available in the supplementary tables⁶⁰.

Figure 6: Percentage of social housing stock owned vs. PRP size, as at 31 March 2016 (weighted for non-response⁶¹)



1. Non-asset owning parents that do not own any units of social housing are required to complete the SDR.
2. Note the changes to the scale between figures presented in previous SDR statistical releases and the figure above.

Housing stock by region

- 4.32 Table 7 shows the social housing stock owned by PRPs⁶², social housing stock owned by LAs⁶³ and private sector stock⁶⁴, broken down by region. All PRP stock is

⁵⁹ 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 owned 34.5% of stock in the sector.

⁶⁰ Supplementary tables available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁶¹ For further information on weighting see section 9.10.

⁶² Produced from SDR 2016

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 dwellings⁶⁵. There are slightly differing time frames for PRP data (as at 31st March 2016) compared to LA and private sector stock data (as at 1st April 2015).

Table 7: PRP social housing stock (as at 31st March 2016), compared to LA social stock (as at 1st April 2015) and private sector stock (as at 1st April 2015) by region

Region	Units/bedspaces					
	PRP social stock 2016 units/bedspaces ^{1,2}	% of PRP total	LA social stock 2015 units ^{3,4}	% of LA total	Private sector 2015 units ⁴	% of private sector total
East Midlands	149,576 ¹	5.6 ¹	180,750	11.0	1,702,210	8.8
East of England	267,358 ¹	10.0 ¹	158,270	9.6	2,191,080	11.3
London	451,491 ¹	17.0 ¹	401,740	24.4	2,649,730	13.7
North East	182,523 ¹	6.9 ¹	112,070	6.8	925,000	4.8
North West	515,498 ¹	19.4 ¹	86,260	5.2	2,612,310	13.5
South East	374,211 ¹	14.1 ¹	170,810	10.4	3,268,470	16.9
South West	249,819 ¹	9.4 ¹	95,380	5.8	2,141,640	11.0
West Midlands	271,293 ¹	10.2 ¹	204,560	12.4	1,965,430	10.1
Yorkshire and The Humber	201,277 ¹	7.6 ¹	233,480	14.2	1,936,990	10.0
England	2,663,046¹	100¹	1,643,320	100	19,392,860	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 2016. Figures as at 31st March 2016.

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 28 April 2016. Figures as of 1st April 2015. 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. Due to rounding, column totals do not necessarily equal the sum of their parts.

6. 'I' indicates weighted figures.

4.33 The distribution of PRP social stock between the regions is virtually unchanged from the previous year, with the largest difference being of the order of 0.6% in North East (increase).⁶⁶ PRP social stock has, however, increased in absolute terms in all regions as in 2015. 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 0.5% (a decrease in the proportion of LA social rental stock in the North West). 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.

⁶³ Produced from Local Authority Housing Statistics, Live Table 100, as updated 28 April 2016; see the related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁶⁴ 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 2016 SDR data (as at 31 March 2016) and LA data totals (as at 1 April 2015). See Local Authority Housing Statistics, Live Table 100 at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁶⁵ 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.

⁶⁶ This increase is likely the result of the LSVT from Durham County Council to County Durham Housing Group (see section 4.7)

- 4.34 Overall, the North West continues to have the highest percentage of PRP social stock (19.4%), and the lowest regional percentage of LA stock (5.2%), although a slight decrease in the proportion of both PRP social stock and LA social stock between 2015 and 2016 is noted (19.6% and 5.7% respectively), suggesting growth in other regions. 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 (the same as in 2015).
- 4.35 Table 8 below shows the comparison between the population⁶⁷ 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 (71.9 units/bedspaces per 1,000 people) very slightly down from 72.0 units /bedspaces per 1,000 people in 2015. The region with the lowest ratio of units/bedspaces per 1,000 people remains the East Midlands (32.0 units), although this does represent a slight increase from 31.7 units/bedspaces per 1,000 people in 2015.
- 4.36 The proportions of estimated population per region have changed slightly between 2014 and 2015, with the largest difference being a 1.6% increase in the percentage of the population living in London (up from c.8.54 million in 2014 to c.8.67 million in 2015).⁶⁸
- 4.37 Overall, the proportions of PRP social stock per 1,000 population per region are similar to those seen in 2015. The exception to this is the North East which saw an increase of 7 units per 1,000 head of population (from 62.5 to 69.5 units per 1,000 population). This increase is the result of LSVT activity in the region⁶⁹ and minimal population growth⁷⁰.

Table 8: Social stock (as at 31st March 2016) and population by region

All PRPs					
Region	PRP social stock 2016 units/bedspaces ¹	% of PRP total	Population 2015 (Est., 000's) ²	% of population total	Number of PRP social stock per 1,000 head of population
East Midlands	149,576 ¹	5.6 ¹	4,677	8.5	32.0 ¹
East of England	267,358 ¹	10.0 ¹	6,076	11.1	44.0 ¹
London	451,491 ¹	17.0 ¹	8,674	15.8	52.1 ¹
North East	182,523 ¹	6.9 ¹	2,625	4.8	69.5 ¹
North West	515,498 ¹	19.4 ¹	7,174	13.1	71.9 ¹
South East	374,211 ¹	14.1 ¹	8,948	16.3	41.8 ¹
South West	249,819 ¹	9.4 ¹	5,471	10.0	45.7 ¹
West Midlands	271,293 ¹	10.2 ¹	5,751	10.5	47.2 ¹
Yorkshire and The Humber	201,277 ¹	7.6 ¹	5,391	9.8	37.3 ¹
England	2,663,046¹	100¹	54,786	100	48.6¹

⁶⁷ Population data relates to 2015, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2015' data release (25 June 2015) available at: <http://www.ons.gov.uk/>

⁶⁸ Continuing the upward trend for London population which had increased by 1.5% between 2013 and 2014 (from c.8.42m to c.8.54m). Population data for all years based on the mid-year estimates available at: <http://www.ons.gov.uk/>

⁶⁹ A single Large Scale Voluntary Transfer (LSVT) occurred during early 2015/16 (from Durham County Council to County Durham Housing Group⁶⁹) with 18,268 units of general needs accommodation added to the North East region.

⁷⁰ The North East experienced the smallest growth in population of any region between 2014 and 2015 (an increase of 0.2%).

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 2015, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2015' 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

4.38 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 excludes care homes. Further information on the DHS policy and guidance can be found on the GOV.UK website⁷¹.

4.39 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)

4.40 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 DHS⁷². An extension to this programme was announced in 2013, covering 2015-16, targeted on those areas with the largest number of non-decent homes.

4.41 It should be noted that criteria for decent homes contains a number of 'aged' elements (for example, bathrooms and kitchens). 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.

4.42 Some figures presented in this section (2012 to 2016 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 2016, a total of 8,131 units/bedspaces (0.3 %) of social rented stock owned by PRPs did not meet the required Decent Homes Standard. This was a reduction of 0.4 percentage points from 2015 and continues the trend of an overall decline in failure rates. This reduction appears to be, in part, due to a small number of providers completing works to improve standards (in particular those operating in London). It should be noted that DHS failures are still

⁷¹ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

⁷² For further information on DHS and the Backlog Programme, see: <http://webarchive.nationalarchives.gov.uk/20140805133148/http://www.homesandcommunities.co.uk/ourwork/existing-stock>

concentrated in a small number of PRPs with 57.5% of all failures (4,634 units) being held by just 10 PRPs⁷³.

- 4.43 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.

Table 9: Stock not meeting Decent Homes Standard, as at 31 March 2009-2016

PRP social rented stock			PRP %		LA stock owned ¹		LA % ¹	
Year	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
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	:	1,643	106	6.5
2016	2,501,497 ¹	8,131 ¹	:	0.3 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 units⁷⁴.

2. Tenant refusals not collected from 2012.

3. ":" indicates data not available.

4. 'I' indicates weighted figures.

- 4.44 PRP non-decent homes have been at a consistently lower percentage of stock than LA non-decent homes (with just 0.7% non-decent PRP stock compared to 6.5% non-decent LA stock in 2015). Data covering non-decent LA stock for 2016 are not currently available.

- 4.45 Table 10 below shows DHS data for each English region. In all regions the proportion of units not meeting DHS has remained static or fallen. The region with the highest proportion of stock not meeting DHS is the North West (0.5% although even this is lower than it was in 2015 (0.8%)). The new LSVT in the North West in 2014/15 is a likely cause of the higher proportion of DHS failures as major repairs are commonly concentrated in the early years following a transfer (see also section 4.47).

⁷³ Note this calculation at PRP level is based on unweighted data (DHS failures unweighted total = 8,053 units).

⁷⁴ 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 2016⁷⁵

All PRPs Region ¹	PRP social rental stock owned	Units/bedspaces	
		Units not meeting DHS	% not meeting DHS
East Midlands	138,602 ¹	336 ¹	0.2 ¹
East of England	250,102 ¹	738 ¹	0.3 ¹
London	407,368 ¹	1,461 ¹	0.4 ¹
North East	179,153 ¹	441 ¹	0.2 ¹
North West	502,155 ¹	2,556 ¹	0.5 ¹
South East	338,561 ¹	803 ¹	0.2 ¹
South West	233,822 ¹	554 ¹	0.2 ¹
West Midlands	257,059 ¹	844 ¹	0.3 ¹
Yorkshire and The Humber	194,675 ¹	398 ¹	0.2 ¹
England	2,501,497¹	8,131¹	0.3¹

¹. '1' indicates weighted figures.

4.46 Figure 7 illustrates the percentage of units not meeting the DHS by LA area.⁷⁶ In 2015 two areas had more than 10% of their stock failing to meet the DHS (Merton and Bexley). In both these areas it appeared single providers had shortfalls identified as part of planned major repairs and regeneration programmes. In 2016 both of these areas saw large decreases in DHS failure rates (to 1.4% in Merton and 0.2% in Bexley). In 2016 no areas had more than 10% of stock failing to meet the DHS, Barrow-in-Furness had the highest proportion of stock failing (7.5% but due to small proportions of stock overall this was equivalent to just 60 units). Salford saw the largest number of units fail (1,493 units or 5.0%), likely due to the recent LSVT activity, with improvements to stock commonly committed as part of such transfers.⁷⁷

⁷⁵ See additional tables for table showing proportion of stock not meeting DHS by region over time (2009 to 2016).

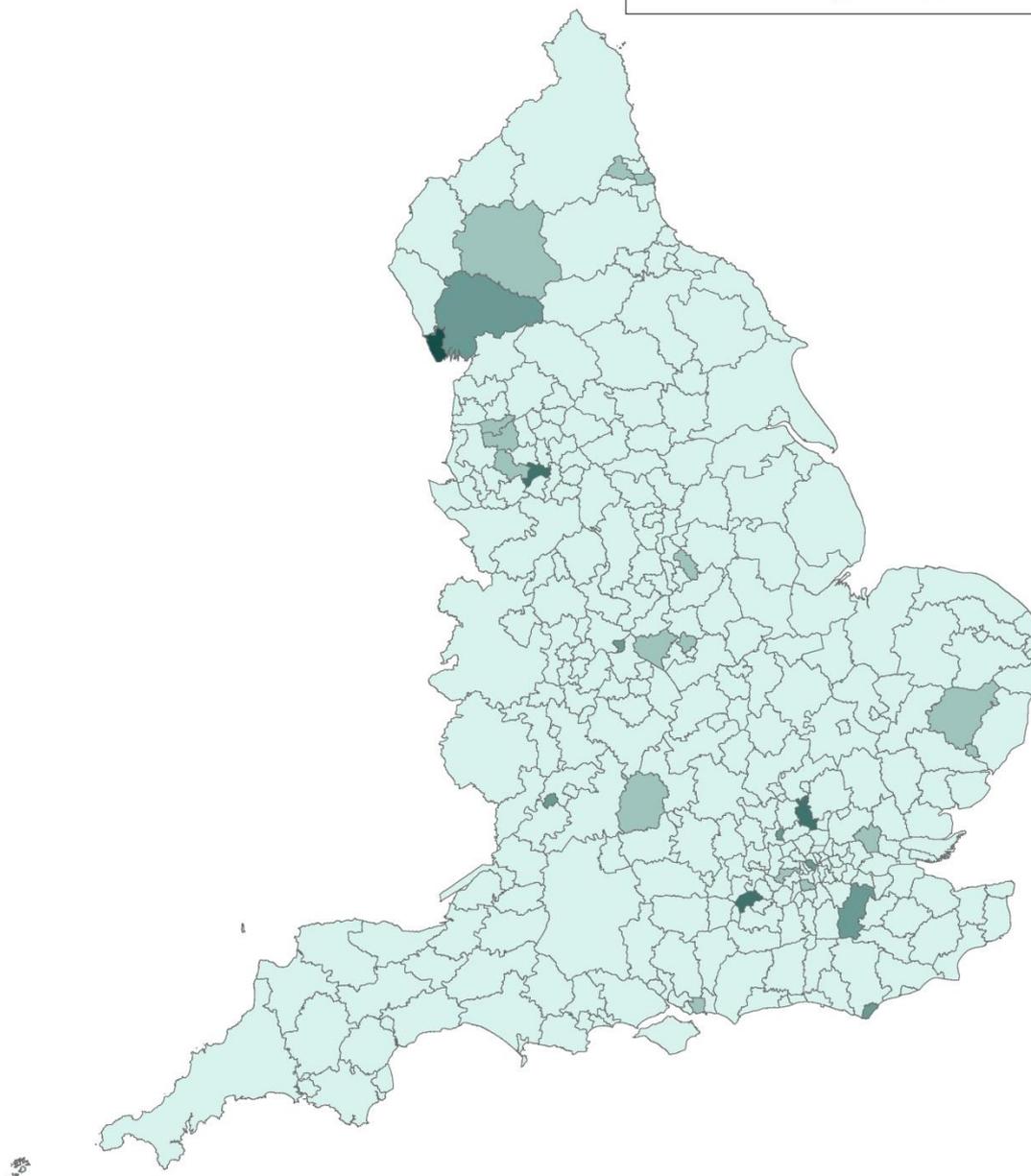
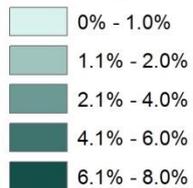
⁷⁶ For underlying data for Figure 7 see additional tables available at:

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

⁷⁷ The LSVT from Salford City Council to Salix Housing Limited in 2014/15 maybe a driver behind the number of DHS failures (indeed Salix reported 99% of the total DHS failures in Salford).

Figure 7: Percentage of social rented stock owned by PRPs not meeting the Decent Homes Standard by LA, 31 March 2016 (weighted for non-response⁷⁸)

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



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⁷⁸ For further information on weighting see section 9.10.

5.0 Vacancies

- 5.1 Table 11 shows the total vacancies at 31 March each year for general needs and supported housing/housing for older people. It shows total vacancies as a percentage of general needs stock decreased for several years, falling from 1.9% of stock in 2008 to 1.4% in 2012 and remaining at this level until 2015. In 2016 the first drop in the general needs vacancies percentage since 2011 was seen (reducing to 1.2% of general needs stock (or 3,288 units)).
- 5.2 Supported housing and housing for older people vacancies returned to the previous downward trend (15,658 units in 2016) after an increase of 1,503 units (to 16,963 units) in 2015. It should be noted that from 2012, the figures include stock for large PRPs only, as separate general needs, supported housing and housing for older people vacancy data are not collected for small PRPs⁷⁹.

Table 11: Vacant stock, as at 31 March 2008-2016

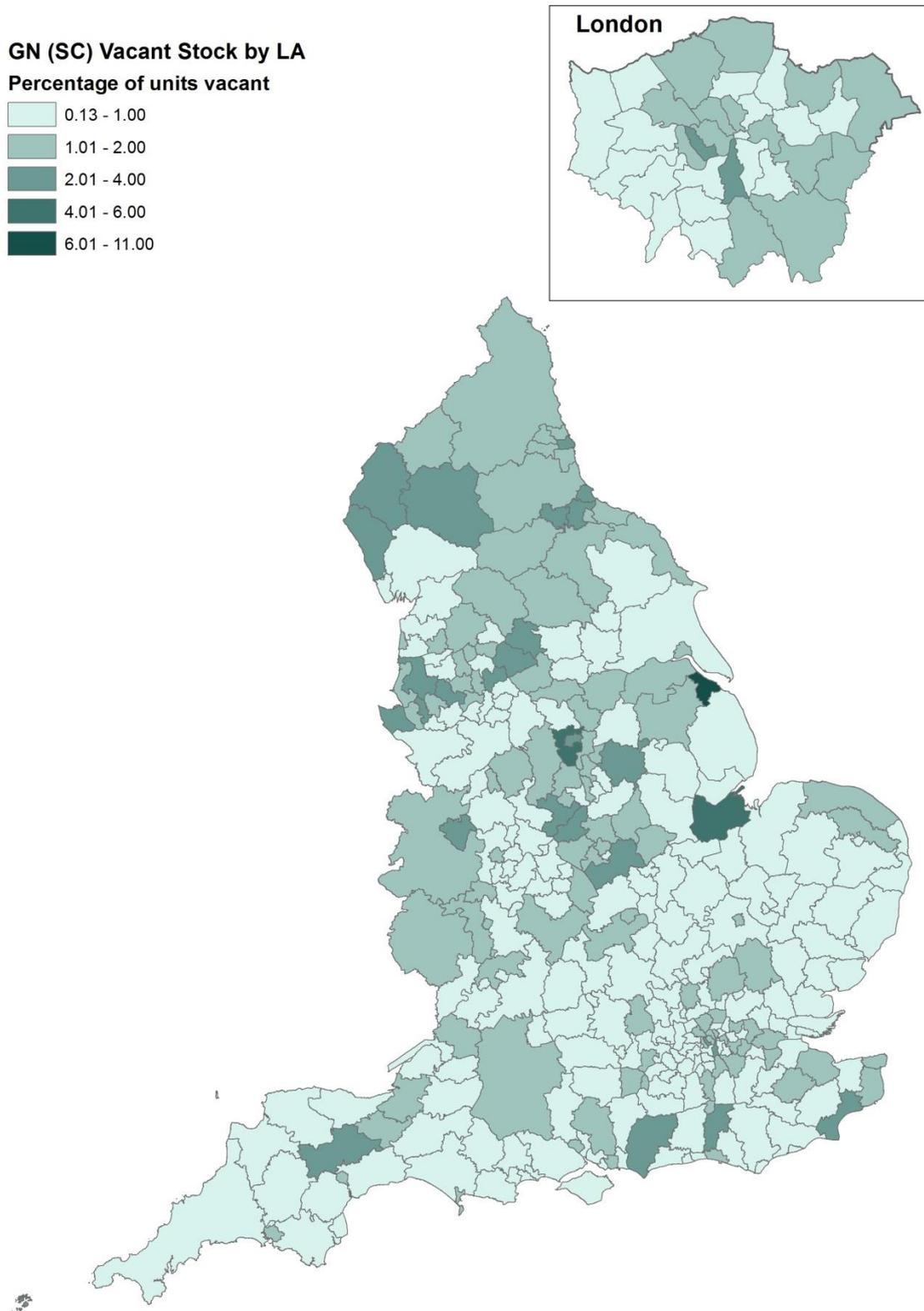
Year	All PRPs (Pre-2012)			Large PRPs (2012 onwards)			Units/bedspaces		
	Stock	Vacancies	Vacancies %	Stock	Vacancies	Vacancies %	Stock	Vacancies	Vacancies %
2008	1,713,124	31,935	1.9	415,551	21,145	5.1	415,551	21,145	5.1
2009	1,776,095	35,242	2.0	420,030	22,296	5.3	420,030	22,296	5.3
2010	1,825,510	29,044	1.6	417,930	22,077	5.3	417,930	22,077	5.3
2011	1,896,253	28,372	1.5	424,053	21,594	5.1	424,053	21,594	5.1
2012 ^{2,3}	1,896,360	26,156	1.4	374,202	16,613	4.4	374,202	16,613	4.4
2013 ⁴	1,920,301	27,551	1.4	370,850	15,730	4.2	370,850	15,730	4.2
2014	1,934,389	27,900	1.4	367,096	15,460	4.2	367,096	15,460	4.2
2015	1,973,869	27,723	1.4	369,715	16,963	4.6	369,715	16,963	4.6
2016	2,014,195	24,435	1.2	372,083	15,658	4.2	372,083	15,658	4.2

1. May include units outside of England.
2. From 2012 figures include data from large PRPs only.
3. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents which were classified as large PRPs.
4. In 2013 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, including group parents owning less than 1,000 social housing units/bedspaces.

- 5.3 Figure 8 illustrates self-contained general needs vacancies at an individual LA level. These vacancies include those both available and unavailable for letting. Properties are typically unavailable for letting whilst undergoing extensive repairs or awaiting demolition, but are still formally classified as being social stock. Vacancies in properties available for letting are associated with the turnover of stock between tenancies and, in some instances, lower demand for certain properties.

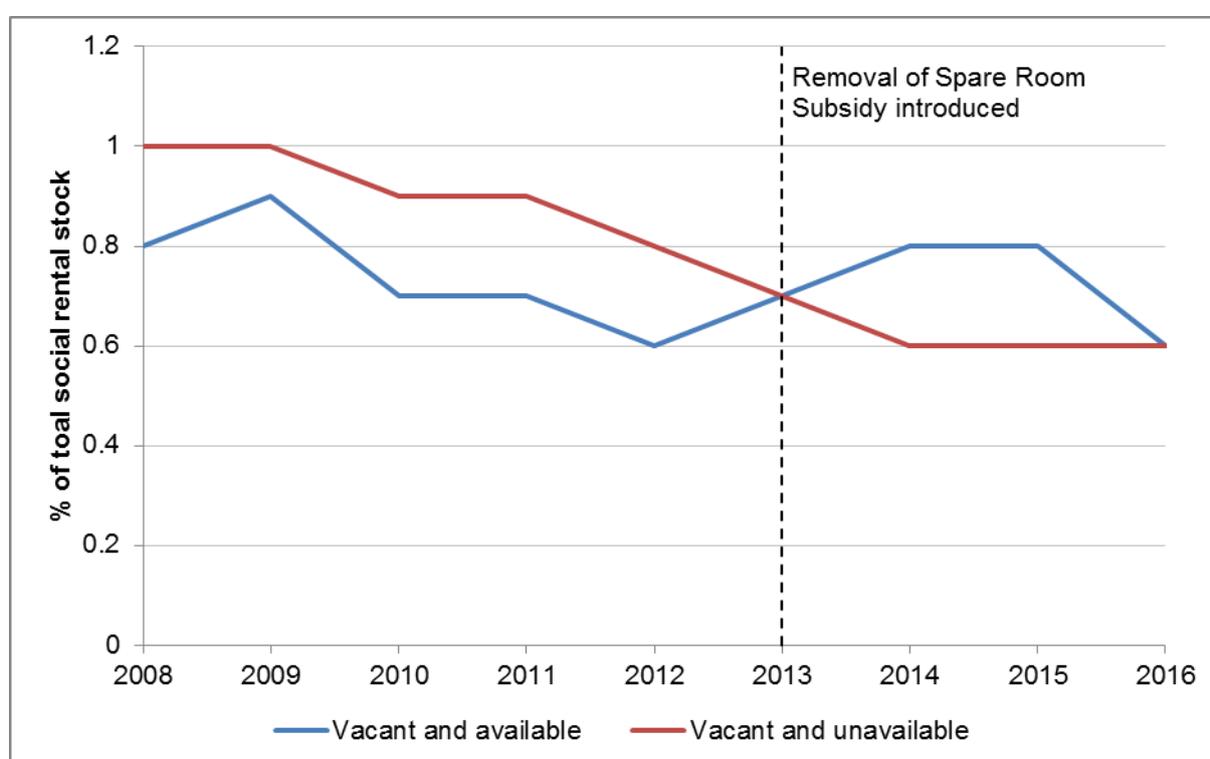
⁷⁹ As there were no missing data from large PRPs the figures in this section are actual and not weighted.

Figure 8: Percentage of self-contained PRP general needs stock vacant by LA, as at 31 March 2016



5.4 Figure 9 shows the different year-on-year trends in the different types of vacancies. Whilst vacant and unavailable units have steadily decreased (potentially linked to the decrease in non-DHS compliant stock, see section 4 above), the changes in the vacant and available stock saw an increase between 2012 and 2014. Although the cause of this trend is not certain, it should be noted that the Removal of the Spare Room Subsidy (RSRS) was introduced in April 2013.⁸⁰ 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 localities.⁸¹ In 2016 the proportion of vacant and available properties had returned to the level seen in 2012, perhaps indicative of a calming of the turnover/demand issues potentially caused by RSRS.

Figure 9: Vacancy rates as at 31 March 2008 – 2016



5.5 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 1.4% to 1.9%. The lowest vacancy rates are in the East of England (0.7%) and South East (0.8%) (see Table 12).

⁸⁰ It should be noted that the RSRS was introduced in the Welfare Reform Act 2012. As such providers and tenants were aware of the likely introduction of RSRS before 1 April 2013.

⁸¹ 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 12: Vacant self-contained general needs per region, as at 31 March 2016

Large PRPs						Units
Region	Total general needs self-contained stock	Vacant and available for letting	Vacant and not available for letting	Total general needs self-contained vacancies	% of Total Stock Vacant	% of Total Stock not available for letting
East Midlands	103,137	698	515	1,213	1.2	0.5
East of England	203,125	934	557	1,491	0.7	0.3
London	326,341	1,480	2,258	3,738	1.1	0.7
North East	148,758	1,663	1,049	2,712	1.8	0.7
North West	412,189	2,955	2,879	5,834	1.4	0.7
South East	273,882	1,123	1,160	2,283	0.8	0.4
South West	178,143	706	876	1,582	0.9	0.5
West Midlands	205,086	1,081	912	1,993	1.0	0.4
Yorkshire and The Humber	157,568	1,796	1,256	3,052	1.9	0.8
England	2,008,229	12,436	11,462	23,898	1.2	0.6

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. London and Northern regions show the highest level of unavailable stock in percentage terms (0.7% to 0.8%).

5.7 This regional variation is likely to reflect relative housing market demand, and may be sharpened by the impact of welfare reforms such as the RSRS. However, data from the Quarterly Survey (to March 2016)⁸² suggest that the vast majority of providers have remained within or out-performed business plan assumptions on voids since the introduction of RSRS.

5.8 Table 13 shows that the total number of self-contained vacancies in England has decreased sharply (3,517 units) from 2015 compared to the slight overall reduction of 55 units noted between 2014 and 2015. All regions saw a decrease between 2015 and 2016, with the East Midlands experiencing the smallest fall (128 units) and the North West the largest (937 units).

⁸² Quarterly survey data is used by the regulator to monitor providers' performance on rent collection, arrears and voids and is available at <https://www.gov.uk/government/collections/quarterly-survey-of-private-registered-providers>

Table 13: Total vacant self-contained general needs per region, 2014 – 2016

Large PRPs						
Region	2014 % of total	2015 % of total	2016 % of total	Vacant Units 2014	Vacant Units 2015	Vacant Units 2016
East Midlands	1.6	1.3	1.2	1,615	1,341	1,213
East of England	1.0	0.9	0.7	1,993	1,866	1,491
London	1.4	1.3	1.1	4,293	4,046	3,738
North East	2.0	2.4	1.8	2,640	3,144	2,712
North West	1.9	1.7	1.4	7,773	6,771	5,834
South East	0.9	0.9	0.8	2,348	2,476	2,283
South West	1.1	1.1	0.9	1,811	1,875	1,582
West Midlands	1.0	1.1	1.0	1,995	2,290	1,993
Yorkshire and The Humber	1.9	2.3	1.9	3,002	3,606	3,052
England	1.4	1.4	1.2	27,470	27,415	23,898

5.9 Table 14 shows self-contained general needs units that are vacant and available for letting by region between 2014 and 2016. The number of units vacant and available for letting reduced by 2,632 units (17%) in England between 2015 and 2016, this following the slight decrease (4.3%) between 2014 and 2015 (see section 5.4 for more information on potential drivers on this reduction).⁸³

5.10 The largest regional reduction in vacant units available for letting was seen in the North West (503 units), indicating a further reduction in the region's total which has fallen in three consecutive years. Whilst the North West remains the region with the highest number of vacant and available self-contained general needs units, the large increase seen between 2013 and 2014 (1,273 units) has largely been reversed.

Table 14: Total vacant self-contained general needs vacant and available for letting per region, 2014 – 2016

Large PRPs						
Region	Vacant and available for letting			Units		
	2014 % of total	2015 % of total	2016 % of total	Vacant Units 2014	Vacant Units 2015	Vacant Units 2016
East Midlands	1.1	0.8	0.7	1,131	781	698
East of England	0.6	0.6	0.5	1,159	1,123	934
London	0.6	0.5	0.5	1,958	1,699	1,480
North East	1.2	1.5	1.1	1,559	1,959	1,663
North West	1.1	0.8	0.7	4,418	3,458	2,955
South East	0.5	0.5	0.4	1,432	1,390	1,123
South West	0.5	0.6	0.4	883	1,105	706
West Midlands	0.6	0.7	0.5	1,105	1,401	1,081
Yorkshire and The Humber	1.4	1.4	1.1	2,097	2,152	1,796
England	0.8	0.8	0.6	15,742	15,068	12,436

⁸³ 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

5.11 Table 15 shows that the region with the largest increase (an increase of 106 units to 876 units) in self-contained general needs units that are vacant and unavailable for letting was the South West (to 0.5% of total self-contained general needs units). The lowest number of units unavailable for letting was seen in the East Midlands (515 units) with a slight decrease between 2015 and 2016 (45 units), although this followed an increase of 76 units between 2014 and 2015.

Table 15: Total vacant self-contained general needs vacant and unavailable for letting per region, 2014 – 2016

Large PRPs

Region	Vacant and unavailable for letting			Vacant Units		Units
	2014 % of total	2015 % of total	2016 % of total	2014	2015	Vacant Units 2016
East Midlands	0.5	0.6	0.5	484	560	515
East of England	0.4	0.4	0.3	834	743	557
London	0.7	0.7	0.7	2,335	2,347	2,258
North East	0.8	0.9	0.7	1,081	1,185	1,049
North West	0.8	0.8	0.7	3,355	3,313	2,879
South East	0.3	0.4	0.4	916	1,086	1,160
South West	0.6	0.4	0.5	928	770	876
West Midlands	0.4	0.4	0.4	890	889	912
Yorkshire and The Humber	0.6	0.9	0.8	905	1,454	1,256
England	0.6	0.6	0.6	11,728	12,347	11,462

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 2015 to 31 March 2016 in the 2016 SDR. Table 16 shows a summary of acquisitions by PRPs and Table 17 summarises stock lost by PRPs. In this period 27,855 new social rented units/bedspaces were built and 4,728 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 2016, large PRPs recorded 10,127 additions to their LCHO stock, a 1% reduction in the number of LCHO acquisitions seen in the previous year.
- 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 are 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 2016

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
2016	27,855	4,728	32,583

- 6.5 The total newly built and purchased⁸⁴ stock in 2016 decreased significantly (14.1%) from the level seen in 2015 with newly built stock making up the overwhelming majority (85.5%) of acquisitions. The reduction in the number of newly built units will be largely due to the transition phases between the 2011-2015 Affordable Homes Programme, the 2015-2018 Affordable Homes Programme and the 2016-2021

⁸⁴ Includes all stock purchased regardless of age of stock.

Shared Ownership and Affordable Homes Programme (SOAHP). The planned delivery profile of the 2011-2015 AHP had the highest proportion of grant-funded homes being completed in the final year of the programme with a remaining ‘tail’ of units being completed in the years following the official conclusion.⁸⁵

- 6.6 Table 17 shows that the total amount of social housing stock leaving the sector has increased by 16.6% from the level seen in 2015. This has been driven by significant increase in the number of sales of Social HomeBuy and other socially leased units (up 25.8%) and in disposals (up 47.8%) carried out by PRPs during the year. Demolitions increased slightly (4.9%) but this category can often show volatility from one year to the next due to the impact of major regeneration schemes (or the lack thereof) can have on the figures.
- 6.7 The increase in disposals (sales of social rented stock for non-social housing use) is likely to be a combination of increased asset management activity by some providers, focusing on achieving value for money from existing stock and securing resource for development programmes through the sale of some existing assets.⁸⁶

Table 17: Losses to social rented stock for large PRPs, in financial years ending 31 March 2013 to 2016

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	
2016	4,490	6,600	2,923	4,406	18,419	

- 6.8 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 2015 with a comparatively small (6.1%) reduction (293 units). The volume of sales under these schemes remains higher than the volume observed in 2013 (with 1,775 more sales in 2016 compared to 2013) but is showing a downward trend.
- 6.9 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)⁸⁷, 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 website⁸⁸. The Government has agreed with the National Housing Federation a voluntary extension of the Right to Buy for housing association tenants as part of their commitment to getting more people into homeownership by 2020. However, the figures recorded in

⁸⁵ The 2016-2021 SOAHP bid round did not launch until 11 April 2016 so work on properties funded under this programme will not have been started within 2015/16. Further details on the 2016-2021 SOAHP can be found on the GOV.UK website: <https://www.gov.uk/government/collections/shared-ownership-and-affordable-homes-programme-2016-to-2021-guidance>

⁸⁶ The 2015-2018 AHP programme prospectus confirmed the Government expected “more providers to undertake the active asset management which is already undertaken by the best, including a programme of disposals of vacant high value and costly-to-maintain stock to fund new affordable homes” (p3 of 2015-18 AHP prospectus).

⁸⁷ 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.

⁸⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

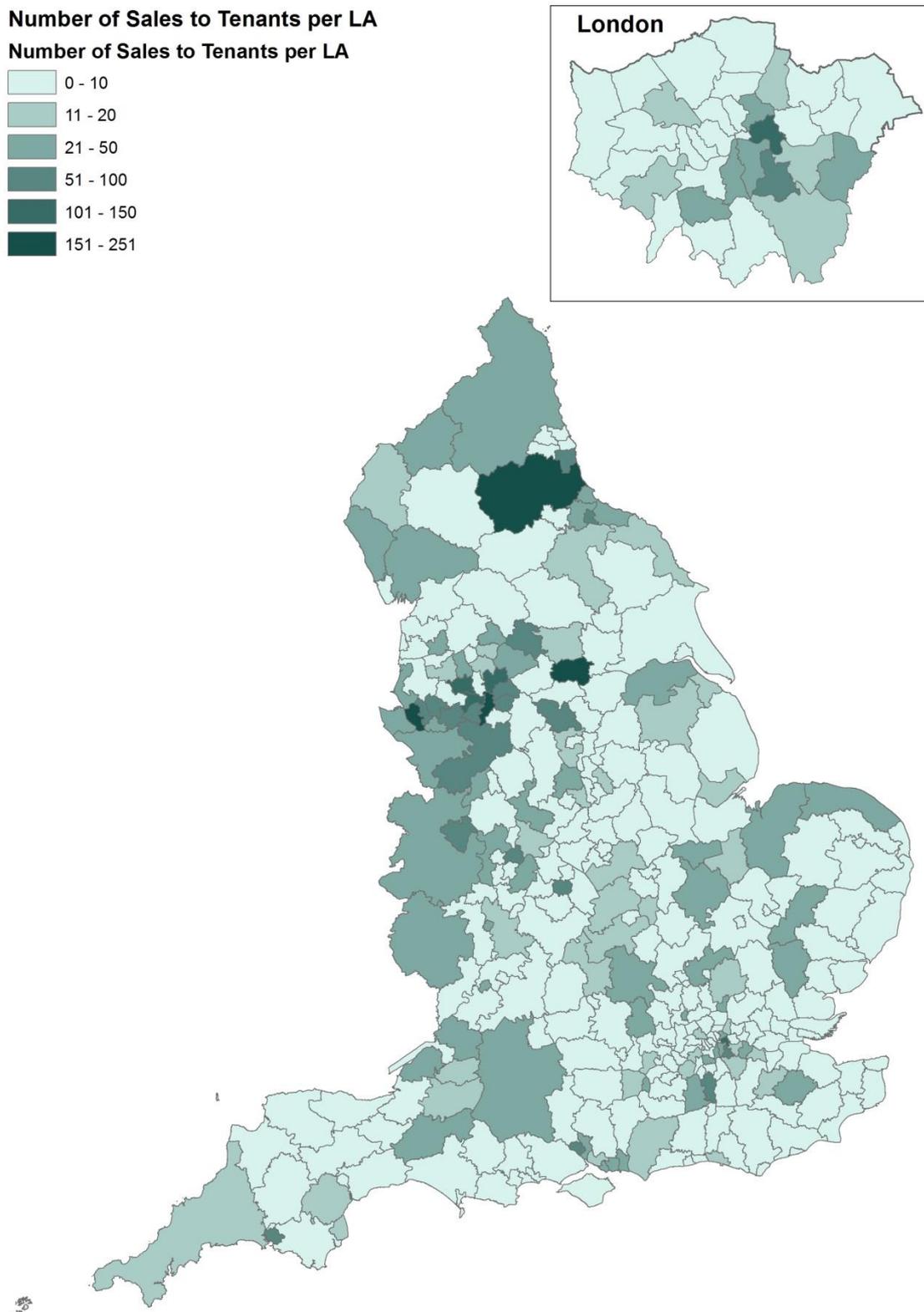
⁸⁸ <https://www.gov.uk/government/policies/helping-people-to-buy-a-home>

the 2016 SDR pre-date both the roll-out of this scheme (which has yet to be formally announced) and the completion of sales under the pilot scheme.⁸⁹

- 6.10 Figure 10 shows sales of social housing to tenants by LA. The majority of sales recorded on this map are either RTB, PRTB or RTA sales (84.2%) 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 an LA level.
- 6.11 It should be noted that, under the prevailing policy and legislation when the SDR 2016 was collected, 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.

⁸⁹ <https://www.gov.uk/government/news/housing-association-tenants-take-first-step-to-homeownership>

Figure 10: Sales of social housing stock to tenants by LA in financial year ending 31 March 2016



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6.12 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 2016

Large PRPs	Units/bedspaces			
	2013	2014	2015	2016
Total social rented units transferred ¹	8,214	4,261	23,358	27,956

¹ May include units outside of England.

6.13 The number of social rented units transferred to large PRPs increased significantly (19.7%) in the year ending 31 March 2016. Of the 27,956 transfers recorded during the year, the majority (65.7%, 18,366 units) were recorded by one group (County Durham Housing Group Limited) following a Large Scale Voluntary Transfer of LA stock.

Mutual exchanges and evictions (optional questions)

6.14 Large PRPs are invited to optionally report the number of mutual exchanges and evictions made during the year⁹⁰. 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

6.15 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 certain criteria such as not being in arrears on rents or subject to eviction proceedings.

6.16 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 11.

6.17 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 these 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

⁹⁰ For more information on the recording of mutual exchanges in the SDR please see SDR Guidance available at: <https://nroshplus.homesandcommunities.co.uk/>

unnecessary. There is no available information on how these behavioural issues may affect the data, and for this reason the unweighted results and response rates 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.

- 6.18 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 2016

Large PRPs		Mutual exchanges	
Stock type	Number of exchanges	No. of responses to question	% response rate
General needs	15,216		
Supported housing	40		
Housing for older people	209		
Total	15,465	292	88.0
Total (weighted)	17,583 ¹		

¹ 'I' indicates weighted figures.

- 6.19 The total number of mutual exchanges reduced significantly from 22,457 in 2014/15 to 17,583 in 2015/16 continuing the downward trend seen last year. 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 was 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 in the last two years may reflect a tailing off of this effect.

- 6.20 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

- 6.21 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 warrant⁹¹.
- 6.22 Table 20 shows a summary of evictions by reason (based on unweighted data), broken down according to stock type for large PRPs during the year. Weighted results are given in Table 21.

⁹¹ For more information on the recording of evictions in the SDR please see SDR Guidance Notes 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 2016 (unweighted)

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	7701	680	8381		
ASB ¹	708	668	1376		
Both	91	142	233		
Other	615	350	965		
Total	9,115	1,840	10,955	308	92.8

^{1.} Anti-Social Behaviour.

6.23 Total evictions (based on unweighted figures) increased slightly to 10,955 in 2015/16 from the 10,949 recorded in 2014/15. Evictions of tenants in supported housing or housing for older people units increased by 8.1% (up from 1,702 in 2014/15) whilst general needs evictions fell by 1.4% (down from 9,247 in 2014/15). The most common reason for eviction from general needs units were for arrears (84.5% of total). Evictions from supported housing or housing for older people were more evenly spread across the reporting categories, although arrears were still the most common reason.

6.24 Table 21 shows evictions from PRP stock by reason for the period 2007/08 through to 2015/16 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 2016) (weighted from 2013)

Large PRPs		Number of evictions				
Year	Total evictions	Reason for eviction				
		Arrears	ASB ³	Both	Other	
2008	11,354	8,391	1,626	455	882	
2009	11,230	8,456	1,518	250	1,006	
2010	9,905	7,535	1,309	214	847	
2011	9,735	7,188	1,364	255	928	
2012 ^{1,2}	9,243	6,808	1,277	234	977	
2013 ¹	10,018 ^{R,1}	7,324 ^{R,1}	1,329 ^{R,1}	352 ^{R,1}	1,013 ^{R,1}	
2014 ¹	11,881 ¹	8,825 ¹	1,695 ¹	267 ¹	1,094 ¹	
2015 ¹	12,172 ¹	9,425 ¹	1,461 ¹	365 ¹	921 ¹	
2016 ¹	11,812 ¹	9,035 ¹	1,484 ¹	252 ¹	1,041 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 figures should be seen as indicative only. Figures for 2012 are unweighted.

^{3.} Anti-Social Behaviour.

^{4.} 'R' indicates revised figures

^{5.} 'I' indicates weighted figures

6.25 Unlike the unweighted data analysis (see section 6.22), when weighted the SDR data indicates a small decrease in evictions from 12,172 (weighted for non-response⁹²) in 2014/15 to 11,812 (weighted for non-response⁹³) in 2015/16, a decrease of 3.0%. 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. It should be noted that the response rate to the optional questions on evictions increased from 90.0% in 2014/15 to 92.8% in 2015/16, resulting in a smaller weighting effect than in previous years. For this reason, any apparent trends since 2012 should be viewed with a degree of caution.

6.26 Total evictions data from Table 21 is illustrated below in Figure 11. This also shows the effect of weighting on the 2013 to 2016 results.

Figure 11: Total evictions, in financial year ending 31 March (2008 to 2016)



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 2016 is denoted by shading at the top of the bars for those years.

⁹² For further information on weighting see section 9.10.

⁹³ For further information on weighting see section 9.10.

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 rents⁹⁴.

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 properties. 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 The policy of rent controls has since been revised and the concept of target rent has been replaced with formula rent. Whilst there are differences in the way they operate as part of the rent policy, the calculations used are functionally identical to those used to determine target rent.⁹⁵ This release refers to target rents as this was the term used during the SDR data collection.

7.5 Not all social housing units are covered by target rents. Under the rent guidance 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.

7.6 Annual increases in social housing net rent levels were governed in 2015/16 by the Rent Standard Guidance with the increase in weekly rents being limited to a maximum of the Consumer Price Index (CPI⁹⁶) +1% per year, with the CPI value being taken from September in the previous year. 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 2016, the net rent increases in this report were largely dictated by the CPI value for September 2014. CPI was 1.2% in September 2014⁹⁷ so in general the increase in target rents for most properties would have been 2.2% (1.2% + 1%) during this year.

7.7 The Welfare Reform and Work Act 2016 introduced rules around the levels of rent that can be charged by providers of social housing from 1 April 2016. The Act

⁹⁴ Target rents were comparable to the net rent of a property and exclude any service charges (where applicable).

⁹⁵ Full details on the method used to calculate formula rents can be found in the appendices of the Rent Standard Guidance: <https://www.gov.uk/government/publications/rent-standard-guidance>

⁹⁶ Further information on CPI, including historic rates can be found at:

<http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/index.html>

⁹⁷ Source: ONS Consumer Price Indices Tables, July 2016.

determines that social rents must fall by 1% per annum for four years for most, but not all, types of social housing⁹⁸. It should be noted that the social housing rents presented in this release relate to a period prior to the Act coming into force and will therefore not include the 1% reduction.

- 7.8 It should also be noted that, as rent guidance 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

- 7.9 The figures quoted in this statistical release only relate to service charges covered by Housing Benefit in order to provide a consistent analytical baseline. Housing Benefit eligible service charges constitute the majority of service charges in the social housing sector⁹⁹.
- 7.10 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 £101.91 and £125.47 per week. The North East, Yorkshire and The Humber and the North West regions show the lowest net rents on average, ranging between £80.41 and £84.59 per week. The average net rent for general needs properties in England is £97.84.

⁹⁸ For details on the changes made to social housing rents and the exceptions to the reduction, see: <http://www.legislation.gov.uk/ukpga/2016/7/crossheading/social-housing-rents/enacted>

⁹⁹ 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 2016

Large PRPs				£ per week	
Region	Net Rent	Target Rent	Service charge ^{1 2}	Gross rent ¹	
East Midlands	89.68	89.79	4.53	92.48	
East of England	101.91	102.54	5.44	104.42	
London	125.47	128.76	10.54	132.92	
North East	80.41	81.92	6.32	82.41	
North West	84.59	85.06	4.69	86.91	
South East	111.05	111.15	5.42	114.41	
South West	94.66	94.07	4.71	97.44	
West Midlands	90.72	90.85	5.43	94.24	
Yorkshire and The Humber	84.14	84.01	5.33	87.07	
England	97.84	98.83	6.24	101.35	

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.

- 7.11 Service charges are not payable on all properties as they are only applicable to those properties where additional services are provided by the landlord (such as the 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.
- 7.12 Service charges are relatively similar across the country, with the exception of London where they are slightly higher (£10.54 per week compared to the average of £6.24 per week for England).
- 7.13 The rent restructuring framework requires net rents for general needs social housing to be no more than 5% higher than the target rent for a given property. For England, average weekly net rents are £97.84 compared to average target rents of £98.83. At a regional and national level¹⁰⁰, 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.
- 7.14 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-contained¹⁰¹ 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.

¹⁰⁰ National level refers to England only.

¹⁰¹ 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 2016

Large PRPs				£ per week
Unit Size	Net Rent	Target Rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	84.97	85.63	13.77	95.17
Bedsit	80.36	76.86	9.47	88.32
1 Bedroom	84.36	84.90	7.70	90.25
2 Bedroom	96.00	96.67	6.68	99.97
3 Bedroom	105.65	107.18	3.80	107.19
4 Bedroom	123.66	126.03	4.79	126.07
5 Bedroom	138.23	143.17	5.29	140.94
6+ Bedroom	148.43	154.09	5.00	151.03
All Self-Contained	97.85	98.84	6.23	101.36
All Stock Sizes	97.84	98.83	6.24	101.35

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.

7.15 Table 24 shows that average net rents increased by a broadly similar amount in most regions of England. The largest absolute change was an increase of £4.10 in London and the smallest was a decrease of £0.04 in the North East.¹⁰² In England the average absolute increase was £1.96, a 2.0% increase on the 2015 levels. This is lower than the annual percentage growth of rents determined by the rent standard (2.2%). The only areas with increases above the permitted level were London (3.4% increase) and Yorkshire and the Humber (2.9% increase). The divergence between the reported aggregate rent increase in these regions 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 taking the opportunity to set rents at the prevailing target rent rate when re-letting units.

Table 24: Year-on-year change in average general needs net rents per region, 2015 to 2016

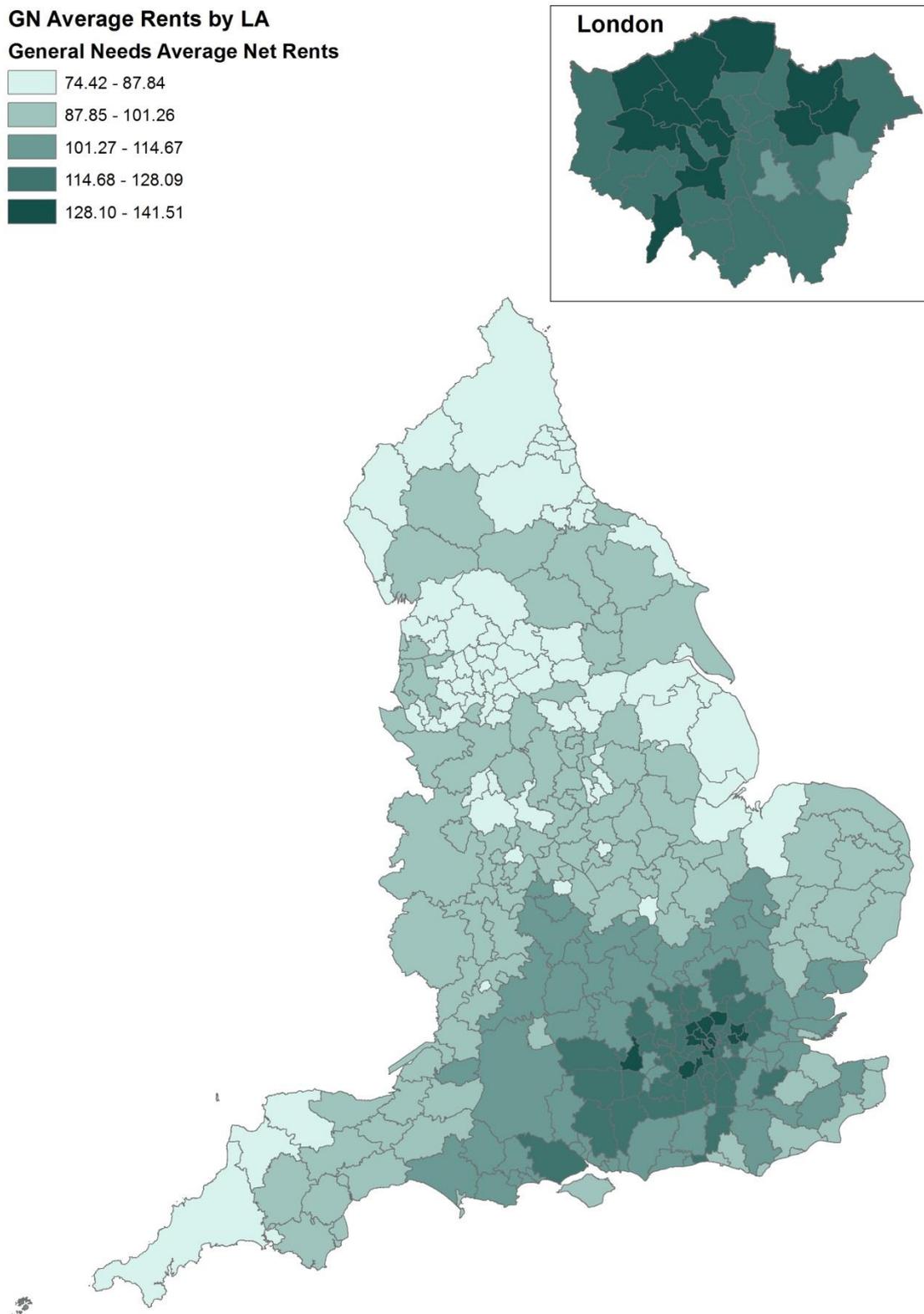
Large PRPs				£ per week	
Region	2015	2016	Change £	Change %	
East Midlands	87.91	89.68	1.77	2.0	
East of England	100.22	101.91	1.69	1.7	
London	121.37	125.47	4.10	3.4	
North East	80.45	80.41	-0.04	0.0	
North West	83.13	84.59	1.46	1.8	
South East	108.64	111.05	2.41	2.2	
South West	92.70	94.66	1.96	2.1	
West Midlands	89.27	90.72	1.45	1.6	
Yorkshire and The Humber	81.79	84.14	2.35	2.9	
England	95.88	97.84	1.96	2.0	

7.16 Figure 12 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

¹⁰² This decrease appears to have been driven in the main by the LSVT activity in the North East, whereby stock with lower than average PRP rent levels was transferred from an LA into PRP ownership (see Figure 14 for LA and PRP rent comparison).

wider South East and lower in areas radiating out from there, reflecting the rent formula which has applied to date.

Figure 12: Average general needs net rent for stock owned by large PRPs by LA, 31 March 2016



Supported housing/housing for older people

- 7.17 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.
- 7.18 Average weekly net rents are highest in London, the South East and East of England, with average net rents ranging between £91.06 and £109.02. Average net rents are lowest in the North East, at £80.70. Average service charges are highest in London, at £44.68 per week (37.0% 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.
- 7.19 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 2.9% above the average target rent (£89.43 compared to £86.91). Across all regions, with the exception of London, 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 2016

Large PRPs	£ per week			
Region	Net Rent	Target Rent	Service charge ^{1 2}	Gross rent ¹
East Midlands	86.12	83.53	28.27	111.61
East of England	91.06	89.03	33.11	121.20
London	109.02	109.04	44.68	150.15
North East	80.70	75.46	35.79	108.49
North West	82.48	79.30	29.97	108.53
South East	95.73	93.63	30.22	123.74
South West	85.84	83.18	27.89	111.94
West Midlands	86.40	84.99	33.73	116.39
Yorkshire and The Humber	84.42	78.62	31.15	113.89
England	89.43	86.91	32.62	118.78

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.

- 7.20 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.
- 7.21 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 (£71.89 against

£27.80). 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 2016

Large PRPs				£ per week
Unit Size	Net Rent	Target Rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	98.41	83.77	71.89	162.16
Bedsit	78.42	75.91	39.19	115.46
1 Bedroom	87.33	86.09	27.61	112.80
2 Bedroom	95.89	95.99	21.86	113.53
3 Bedroom	108.08	108.03	28.86	129.11
4+ Bedroom	133.84	128.34	37.51	154.93
All Self-Contained	88.31	87.22	27.80	113.37
All Stock Sizes	89.43	86.91	32.62	118.78

^{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 Figure 13 below shows average supported housing/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.

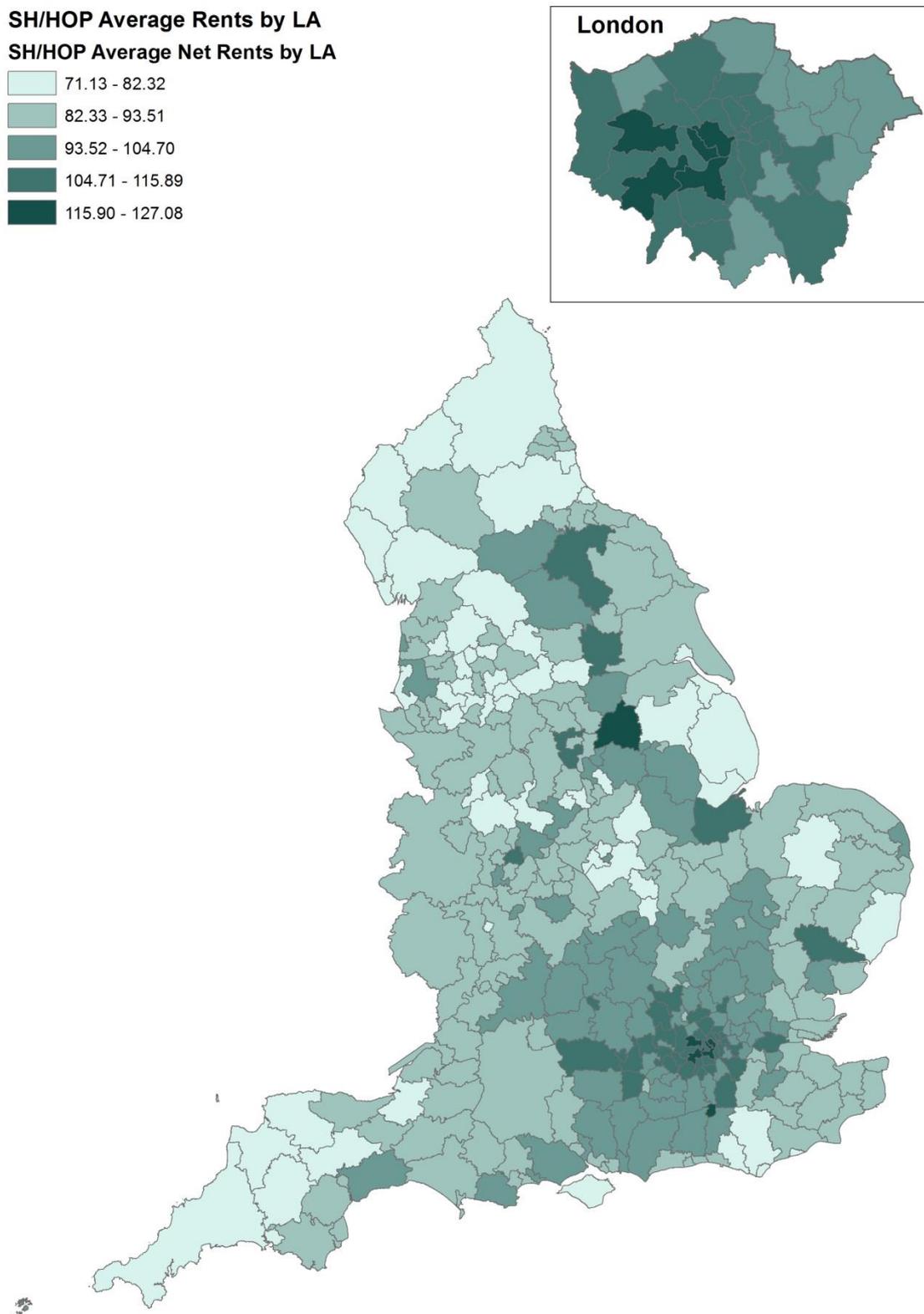
7.23 Table 27 shows that the average increase in net rents for supported housing/housing for older people in England between 2015 and 2016 was 2.0%. As noted for general needs stock, divergences between the aggregate rent increase across in different regions and the guideline rent increase are influenced by a combination of stock additions, re-lets at higher rent rates, and the apparent fluctuations in ownership of this stock type (see also section 4.9). The largest increase in absolute and percentage terms was observed in Yorkshire and the Humber which saw a £3.51 (4.3%) rise from the previous year's levels. London was the only region to record a decrease in rents (£0.79).¹⁰³

Table 27: Year-on-year change in average supported housing/housing for older people net rents per region, 2015 to 2016

Large PRPs				£ per week
Region	2015	2016	Change £	Change %
East Midlands	83.90	86.12	2.22	2.6
East of England	88.69	91.06	2.37	2.7
London	109.81	109.02	-0.79	-0.7
North East	79.90	80.70	0.80	1.0
North West	80.43	82.48	2.05	2.5
South East	93.09	95.73	2.64	2.8
South West	84.40	85.84	1.44	1.7
West Midlands	84.86	86.40	1.54	1.8
Yorkshire and The Humber	80.91	84.42	3.51	4.3
England	87.71	89.43	1.72	2.0

¹⁰³ This decrease appears to have been driven by two providers, both of whom had recorded higher than average rents for stock in London in 2015, but who recorded no stock in London in 2016. This leading to an apparent overall reduction in average rent figures at a regional basis.

Figure 13: Average supported housing (SH) and housing for older people (HOP) net rent for stock owned by large PRPs by LA, 31 March 2016

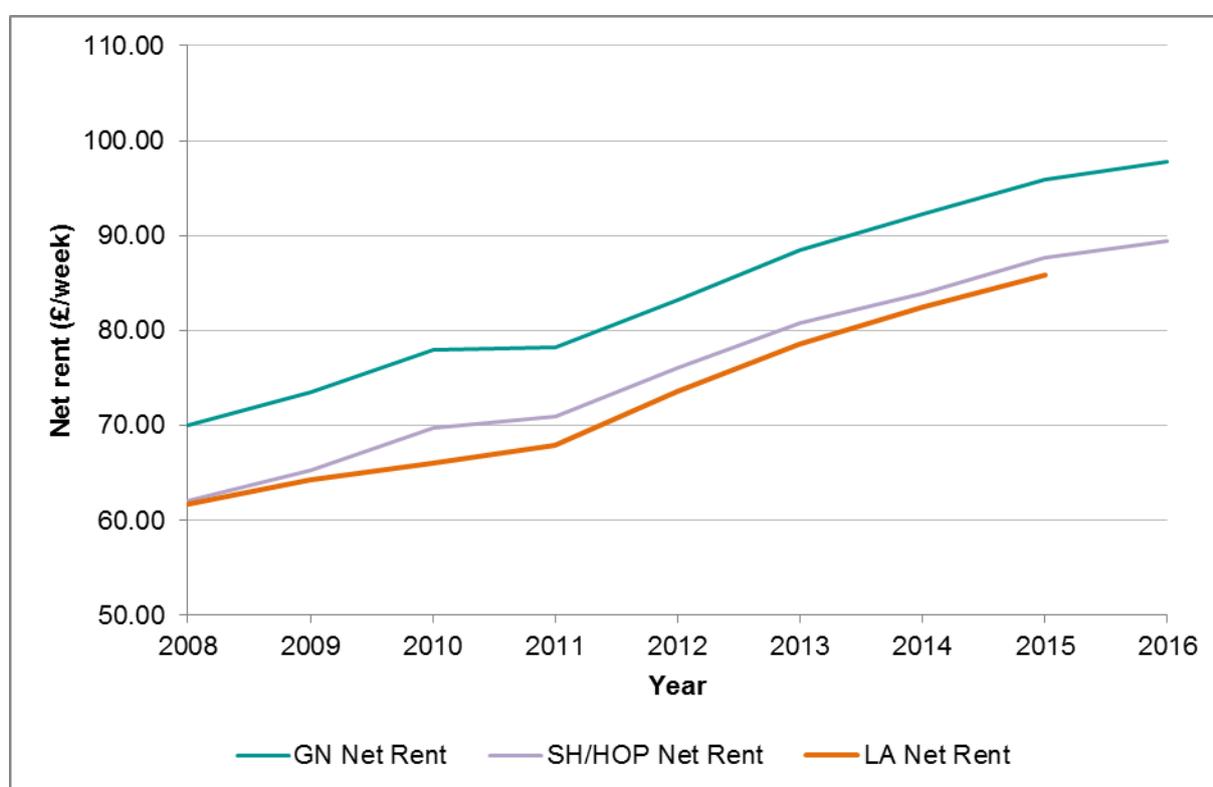


Comparisons with local authority rents data

7.24 Figure 14 shows a comparison between PRP average weekly net rents and LA rents for the period 2008 to 2016. 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 table¹⁰⁴.

7.25 Between 2008 and 2015¹⁰⁵, PRP general needs and supported housing/housing for older people rents showed total rent increases of 37.1% and 41.3% respectively and LA rents showed an increase of 39.4%. 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 formally permitted until 2015 by rent convergence rules.

Figure 14: Average PRP net rents compared to LA rents data, as at 31 March 2008-2016



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 701 for the years 2008 to 2015.
3. DCLG LA rents data does not separate GN and SH/HOP stock.

¹⁰⁴ The supplementary tables document can be found at: <https://www.gov.uk/government/statistics/statistical-data-return-2015-to-2016>

¹⁰⁵ Data for average LA rent for England is not currently available for 2016.

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 website¹⁰⁶.
- 8.2 When setting rent levels, PRPs are expected to determine the market rent for the property using a RICS¹⁰⁷ 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, with the introduction of the Welfare Reform and Work Bill, will change again to fall by 1% per annum for the four ‘relevant years’ for most properties after the policy application on 1 April 2016.¹⁰⁸ For further details see section 7.
- 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 403 PRPs that reported owning a total of 161,193 Affordable Rent units on 31 March 2016, of which 151,611 were general needs units. The remaining 9,582 were supported housing/housing for older people Affordable Rent units.
- 8.6 Table 28 shows that there has been a continued but slowing growth in the number of Affordable Rent units year on year. The number of Affordable Rent general needs units increased by 29.3% from 117,288 in 2015 to 151,611 in 2016. Supported housing/housing for older people units increased by 60.3% from 5,976 in 2015 to 9,582 in 2016. 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 4.25 to 4.29.

¹⁰⁶ <https://www.gov.uk/government/publications/2010-to-2015-government-policy-rented-housing-sector/2010-to-2015-government-policy-rented-housing-sector>

¹⁰⁷ Royal Institute of Chartered Surveyors.

¹⁰⁸ For more information on how the rent reduction applies and details on the relevant year see <https://www.gov.uk/guidance/welfare-reform-and-work-act-2016-social-rent-reduction>

Table 28: Affordable Rent units/bedspaces owned, as at 31 March 2012-2016

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	
2016	403	151,611	9,582	161,193	

^{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 2015 and 2016 for each region in England. All regions saw significant growth in unit numbers in percentage terms with the lowest being a 15.9% increase (North East) and highest being a 54.1% increase (East Midlands).

8.8 The fastest growing region in unit terms was the South East which added 6,544 units. The North West continues to be the region with the largest volume of Affordable Rent units but is growing at a slower rate than all other regions except the North East.

Table 29: Year-on-year change in Affordable Rent general needs units per region, 2015 to 2016

All PRPs				Units	
Region	2015	2016	Change (units)	Change (%)	
East Midlands	4,186	6,450	2,264	54.1%	
East of England	12,541	16,847	4,306	34.3%	
London	16,454	22,383	5,929	36.0%	
North East	8,324	9,648	1,324	15.9%	
North West	25,832	31,093	5,261	20.4%	
South East	19,467	26,011	6,544	33.6%	
South West	11,611	15,261	3,650	31.4%	
West Midlands	10,861	13,398	2,537	23.4%	
Yorkshire and The Humber	8,012	10,520	2,508	31.3%	
England	117,288	151,611	34,323	29.3%	

8.9 Table 30 details the year-on-year growth in Affordable Rent supported housing and housing for older people units between 2015 and 2016 for each region in England, with the largest annual increase being 849 units in the South East. The South East is the region with the highest number of Affordable Rent supported housing and housing for older people units with 1,883. The East of England has the lowest number of units with 342 being recorded at 31 March 2016.

Table 30: Year-on-year change in Affordable Rent supported housing/housing for older people units per region, 2015 to 2016

All PRPs					Units
Region	2015	2016	Change (units)	Change (%)	
East Midlands	311	519	208	66.9%	
East of England	206	342	136	66.0%	
London	582	853	271	46.6%	
North East	946	1,461	515	54.4%	
North West	704	1,170	466	66.2%	
South East	1,034	1,883	849	82.1%	
South West	433	855	422	97.5%	
West Midlands	970	1,623	653	67.3%	
Yorkshire and The Humber	790	876	86	10.9%	
England	5,976	9,582	3,606	60.3%	

Affordable Rent general needs

8.10 Table 31 shows the average rents for general needs units let under Affordable Rent at 31 March 2016. The highest average net rent was £179.14 in London and the lowest, £95.33, was in the North East.

Table 31: Average Affordable Rent general needs rents per region, 31 March 2016^{1 2}

All PRPs				£ per week
Region	Net Rent	Service Charge	Gross Rent	
East Midlands	103.11	3.00	104.76	
East of England	129.03	5.58	131.86	
London	179.14	11.97	185.54	
North East	95.33	5.30	96.74	
North West	103.73	4.49	105.19	
South East	145.64	6.42	147.98	
South West	120.36	4.43	122.25	
West Midlands	106.81	6.10	109.78	
Yorkshire and The Humber	98.22	4.65	100.45	
England	125.87	6.43	128.60	

^{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 PRPs in England by unit size.

Table 32: Average Affordable Rent general needs rents by unit size, 31 March 2016

All PRPs			£ per week
Unit Size	Net Rent	Service charge ^{1,2}	Gross rent ¹
Non-self-contained	107.75	10.03	116.44
Bedsit	129.31	11.69	133.82
1 Bedroom	117.54	8.96	122.09
2 Bedroom	122.90	6.68	125.79
3 Bedroom	131.49	3.77	132.81
4 Bedroom	162.53	4.47	164.42
5 Bedroom	161.33	5.02	163.59
6+ Bedroom	202.83	3.87	204.61
All Self-Contained	125.95	6.40	128.65
All Stock Sizes	125.87	6.43	128.60

- ^{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 3.2% between 2015 and 2016. The average net rent level for Affordable Rent properties increased in all regions in England between 2015 and 2016 although there was large variation in the size of the increase. The smallest increase was in the East Midlands (0.2%) whilst the largest (4.1%) was in London.

8.13 The continued rapid 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 CPI+1% (2.2%) increase permitted for existing units under the rent standard in force at the time. It should be noted that as the growth in Affordable Rent stock stabilises over time, it is expected that rent changes will be in line with policy permitted rent changes on individual units.

Table 33: Year-on-year change in average Affordable Rent general needs net rents per region, 2015 to 2016

All PRPs				£ per week
Region	2015	2016	Change £	Change %
East Midlands	102.93	103.11	0.18	0.2
East of England	124.60	129.03	4.43	3.6
London	172.06	179.14	7.08	4.1
North East	93.81	95.33	1.52	1.6
North West	102.10	103.73	1.63	1.6
South East	142.05	145.64	3.59	2.5
South West	118.49	120.36	1.87	1.6
West Midlands	105.67	106.81	1.14	1.1
Yorkshire and The Humber	96.74	98.22	1.48	1.5
England	121.98	125.87	3.89	3.2

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 London at £155.51 and the lowest, £99.22, was in Yorkshire and The Humber.

Table 34: Average Affordable Rents supported housing/housing for older people rents per region, 2016

All PRPs			£ per week
Region	Net Rent	Service Charge ^{1 2}	Gross Rent ¹
East Midlands	109.06	47.11	143.82
East of England	133.05	43.25	153.53
London	155.51	50.36	201.97
North East	112.47	45.24	138.01
North West	106.83	41.51	142.98
South East	136.09	38.98	166.19
South West	119.86	41.02	153.87
West Midlands	112.95	52.58	161.99
Yorkshire and The Humber	99.22	25.20	120.76
England	120.33	43.22	154.62

^{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 2015 to 31 March 2016.
- 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.UK¹⁰⁹.
- 9.4 In 2015/16 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 2015. 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 +/- 16,600 units if all 332 large PRPs had uniform +/- 50 discrepancies. This would be +/- 0.6% 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

¹⁰⁹ <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.¹¹⁰
- 9.7 There are no numerical measures of misreporting of SDR data by PRPs. However, 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.
- 9.8 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 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 means some properties should be designated non-social as opposed to social housing (and vice versa).
- 9.9 Measurement of the response rate is straightforward. There was an overall response rate of 95% (or 1,490 returns). Table 35 provides a breakdown of response rates.¹¹¹

Table 35: PRP response rates, SDR 2016

All PRPs		
PRP Size ¹	Number of PRPs	Response Rate
Large	332	100%
Small	1,158	94%
Total	1,490	95%

^{1.} Size classification based upon categorisation within NROSH+ system.

¹¹⁰ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹¹¹ The SDR population is created from the register of social housing providers as at 31/03/2016. Additional work is undertaken to remove providers from the SDR population who are functionally (if not formally) deregistered at this date, due to their being in the latter stages of processes which will remove them from the register. In 2016, 12 such PRPs were removed.

Weighting

Overview

- 9.10 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.
- 9.11 Weighting has been applied to all years of SDR data (2012 – 2016), 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.
- 9.12 Using administrative data it has been identified that all of the non-respondents in all 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

- 9.13 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).
- 9.14 The general formula used to conduct this weighting was as shown:

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

- 9.15 For regional and national totals¹¹², 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

- 9.16 The number of Affordable Rent stock was not weighted, as to own Affordable Rent stock PRPs must be signed up to the Affordable Homes Programme¹¹³ 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.
- 9.17 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 to 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.
- 9.18 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.
- 9.19 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

- 9.20 Table 37 to Table 42 show the impact of weighting on data for the 2016 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 94% in 2016.¹¹⁴

¹¹² National refers to England only.

¹¹³ Currently the 2011-15 Affordable Homes Programme and from 2016 the 2016-2021 Shared Ownership and Affordable Homes Programme.

¹¹⁴ For impact of weighting on prior year figures see previous releases.

Table 37: Impact of weighting to 2016 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	2,072,092	123,223	298,637	165,626	53,826	40,081	2,753,485
Revised value	2,076,014	125,302	300,181	165,909	53,981	40,303	2,761,690
Change	0.2%	1.7%	0.5%	0.2%	0.3%	0.6%	0.3%

Table 38: Impact of weighting to 2016 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	2,148,284	112,385	302,520	159,049	52,017	44,718	2,818,973
Revised value	2,156,244	114,809	304,121	159,402	52,218	45,183	2,831,977
Change	0.4%	2.2%	0.5%	0.2%	0.4	1.0%	0.5%

Table 39: Impact of weighting on 2016 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	Yorkshire and The Humber
Original value	149,129	266,807	449,451	182,254	514,397	373,106	248,978	270,500	200,879
Revised value	149,576	267,358	451,491	182,523	515,498	374,211	249,819	271,293	201,277
Change	0.3%	0.2%	0.5%	0.1%	0.2%	0.3%	0.3%	0.3%	0.2%

Table 40: Impact of weighting on 2016 mutual exchange data (shown in Table 19)

Large PRPs	Mutual exchanges
	Total exchanges
Original value	15,465
Revised value	17,583
Change	13.7%

Table 41: Impact of weighting to 2016 evictions data (shown in Table 21)

Large PRPs	Number of evictions				
	Total evictions	Reason for eviction			
		Arrears	ASB	Both	Other
Original value	10,955	8,381	1,376	233	965
Revised value	11,812	9,035	1,484	252	1,041
Change	7.8%	7.8%	7.8%	8.1%	7.8%

Table 42: Impact of weighting to 2016 stock not meeting DHS (shown in Table 9 and Table 10)

All PRPs	Units/bedspaces
	Units not meeting DHS
Original value	8,053
Revised value	8,131
Change	1.0%

Data changes from previous surveys

9.21 There have been no definitional changes between the 2015 and 2016 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.

Revisions policy

9.22 The HCA has adopted the revisions policy developed by DCLG¹¹⁵. 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

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

Non-scheduled revisions

9.24 If a substantial error occurs as a result of the production process or due to errors in submitted figures reported by PRPs after the survey has closed, the statistical release and accompanying tables will be updated with a correction notice as soon as is practical. Revisions will normally only be made to 1 year prior to the year that is being published.

Revisions to previously published data

9.25 There are no revisions to previously published data.

¹¹⁵ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

Rents methodology

Coverage

9.26 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.

9.27 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

9.28 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)

9.29 The size categories collected are as follows:

Table 43: Unit sizes for which rent data are collected

General needs and Affordable Rent general needs	Supported housing/housing for older people 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

9.30 PRPs are required to follow the guidance set out by the regulator when calculating target rents. It should be noted that whilst the guidance refers to formula rent, for the purposes of calculation, this is functionally identical to target rent.¹¹⁶

¹¹⁶ The guidance can be found at: <https://www.gov.uk/government/publications/rent-standard-guidance>

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

Calculation of averages

- 9.32 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

- 9.33 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.

- 9.34 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 2015/16 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.UK¹¹⁷.
- 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.

¹¹⁷ <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 December). 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.gov.uk/government/collections/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.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

- 11.3 The Department for Communities and Local Government (DCLG) publishes the annual Local Authority Housing Statistics for England each January. 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 2015 release can be found at: <https://www.gov.uk/government/collections/local-authority-housing-data#2014-to-2015>

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 2014/15:

<https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2014-to-march-2015>

Information on sales from CORE is available in the DCLG release on Social Housing Sales 2014/15:

<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 2014 to 2015 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/collections/private-rental-market-statistics>

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 Communities. It contains information on supply, energy, social renting demand, private renting demand, owner occupier demand and household characteristics:

<https://www.communities-ni.gov.uk/topics/housing>

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.UK¹¹⁸.

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 2015¹¹⁹.

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 October 2017.
- 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.¹²⁰
- 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 Archives¹²¹.

¹¹⁸ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹¹⁹ <https://www.gov.uk/government/collections/regulatory-framework-requirements>

¹²⁰ <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+ website¹²². 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 website¹²³ (see also the accompanying data section).

¹²¹<http://webarchive.nationalarchives.gov.uk/20120419011320/http://www.tenantservicesauthority.org/server/show/nav.15039>

¹²²<https://nroshplus.homesandcommunities.co.uk/Documents/Documents>

¹²³<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.UK¹²⁴. 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 2014 and 2015. No feedback was received during 2016 although attempts to attract feedback had been the same as in 2014 and 2015. Analysis of the feedback received in previous years can be found on the HCA pages on GOV.UK.¹²⁵
- 13.5 Any future consultations regarding material changes to the SDR data collection and the outputs from the collections will also be highlighted on the HCA pages on GOV.UK where appropriate.

¹²⁴ <https://www.gov.uk/government/statistics/statistical-data-return-2015-to-2016>

¹²⁵ <https://www.gov.uk/government/statistics/statistical-data-return-2015-to-2016>

14.0 Release history and revisions

14.1 There has been one revision to this document since publication.

Table 44: Revisions to this document

Version Number	Date	Change
1.0	11 October 2016	Original Release
1.1	20 October 2016	Corrected incorrect web address and text in footnote 1 Amended wording of first sentence in paragraph 2.2 as this could be misread as a reference to standards no longer in force. Amended wording of first sentence in paragraph 2.8 as this could be misread as a reference to standards no longer in force.

15.0 Glossary of terms

15.1 The glossary definitions presented below are provided for clarity of terms and categories within this release. They are consistent with the manner in which data was collected in the 2016 SDR collection (based on a view ‘as at’ or ‘in the year to’ 31 March 2016). It should be noted that some policy changes coming into force from 1 April 2016 may impact on some definitions in future.

15.2 **Affordable Rent**

For PRPs Affordable Rent has been the main type of new rented 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 guidance in the HCA’s Regulatory Framework.

15.3 **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.

15.4 **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>

15.5 **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.

15.6 **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.

15.7 **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).

15.8 **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.

15.9 **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.

15.10 **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.

Note: This definition of housing for older people is consistent with the manner in which data was collected in the 2016 SDR collection (based on a view 'as at' or 'in the year to' 31 March 2016). It should be noted that some policy changes coming into force from 1 April 2016, in particular the Welfare Reform and Work Act 2016, may impact on some definitions in future.

15.11 **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.

15.12 Large PRPs

For the purposes of the SDR release this includes all 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. In 2016 no PRPs completed a long form with fewer than 1,000 units).

15.13 Managed stock

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

15.14 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.

15.15 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.

15.16 Non-social leased

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

15.17 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.

15.18 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 (RSR), a minimum period of lease (21 years) was stated. Stock held on shorter leases will have been counted as stock managed but not owned in these earlier collections.

15.19 Private registered providers (PRPs)

PRPs refer in this document to providers of social housing in England that are registered with the social housing regulator and are not local authorities (this is the definition of PRP in the 2008 Housing and Regeneration Act). This designation is not affected by the decision of the Office of National Statistics to reclassify such providers as public non-financial corporations for national accounting purposes.

15.20 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.

15.21 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. In 2016 no PRPs completed a long form with fewer than 1,000 units).

15.22 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.

15.23 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%. Properties where staircasing has reached 100% (even where the landlord retains the freehold of the property) are not included in the social leased figures presented in this release.

15.24 Social stock figures

Social 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 2012/13, 2013/14 etc.

Social stock figures do not include leased housing where the purchaser owns 100% of the equity (even where the PRP retains the freehold), care homes, or staff accommodation unless otherwise stated.

All social 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.

15.25 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. Note: This definition of supported housing is consistent with the manner in which data was collected in the 2016 SDR collection (based on a view 'as at' or 'in the year to' 31 March 2016). It should be noted that some policy changes coming into force from 1 April 2016, in particular the Welfare Reform and Work Act 2016, may impact on some definitions in future.

15.26 **Transfers**

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

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

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



Homes & Communities Agency

Homes and Communities Agency

Fry Building
2 Marsham Street
London SW1P 4DF

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