



Homes &
Communities
Agency



Private registered provider social housing stock in England

2016-2017

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Version 1.3

12 December 2018
Homes and Communities Agency

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1.0 Summary

Key points

- Private registered providers of social housing (PRPs) reported 2,781,305 units/bedspaces owned at 31 March 2017, an increase of 0.7% on the total for 2016 and the smallest increase in total stock owned by PRPs since 2014 (see Table 3). The slower rate of growth is partly explained by the absence of transfer activity, this being the first year since 2014 without a new stock transfer.
- Large PRPs built a total of 36,438 units in 2016/17. This includes 23,907 low cost rental units (including social rent and Affordable Rent), which fell 14.2% from 27,855 in 2015/16 due mainly to transition between HCA funding programmes. Figures do not include non-social housing units built by unregistered entities within PRP groups, which are outside the scope of the SDR.
- The average net rent for general needs stock owned by PRPs with more than 1,000 units/bedspaces was £96.61 per week (see Table 26). This represented a decrease of -1.3% since 2016 (see Table 25), reflecting the requirements introduced by the Welfare Reform and Work Act (2016).
- The number of PRPs completing the Statistical Data Return dropped slightly from 1,490 providers in 2016 to 1,432 providers in 2017. Although part of this change was due to a minor change in the response rate amongst small providers, the majority was a result of changes in the structure of the sector, such as deregistrations and mergers.
- Five providers owned more than 50,000 units of social housing stock each in 2017. Combined, these five providers alone account for over 10% of all stock within the sector (owning 288,048 units between them).
- Changes in definitions following the Welfare Reform and Work Act (2016) are likely to be the main driver of movements between stock categories as PRPs have reviewed categorisation in light of new legislation and revised SDR guidance.

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 website¹ (see also the related statistics section).

Coverage

- 2.4 This statistical release covers data from the 2016/17 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 2017, and data on sales and acquisitions made between 1 April 2016 and 31 March 2017. For the 2016/17 SDR, an overall response rate of 95%² 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 2017³ (inclusive) have been weighted to seek to account for non-responses to the survey.⁴ These weighted figures are denoted by 'I' where they appear in tables. The data prior to 2012, which were collected as part of the Regulatory Statistical Return (RSR), the predecessor survey to the SDR, have not been weighted due to differences in methodology and available data which make this impracticable. Where applicable, the break in the time series between the SDR and the RSR has been denoted in tables by a dashed line between the relevant years, with changes to definitions and categorisations provided⁵. The weighting methodology used is covered in detail in the methodology and data quality section.
- 2.6 Unless otherwise stated, all figures in this document refer to stock located in England⁶. Some data in the SDR are collected at an LA level. More detailed unit or sub-LA geographical data are not available.

¹ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

² A more detailed breakdown of response rates is given in Table 38.

³ 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.).

⁴ 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.

⁵ Definitional changes and probable impact on data due to the changes between SDR and RSR are also explored in previous SDR statistical releases available at <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁶ While the SDR data collection is focused on stock within English LAs, some data are provided on a PRP basis. For example, where providers record total owned stock they include any stock they hold outside of England. This is believed to represent <0.1% of total stock.

2.7 The definitions used within this release are consistent with the manner in which data was collected in the 2017 SDR collection (based on a view ‘as at’ or ‘in the year to’ 31 March 2017). It should be noted that policy changes (specifically those in the Welfare Reform and Work Act 2016) which came into force from 1 April 2016 have introduced necessary changes to some definitions. Further details on these necessary modifications are available in the Methodology section.

Purposes and uses

2.8 Data from the SDR are used by the HCA as part of the approach to regulating the economic standards⁷. 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 analysis⁸ 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.⁹ 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 statistics¹⁰ 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 sector¹¹.

2.10 Additional supplementary tables and maps are also available, providing additional information at an LA and PRP level¹².

2.11 For common definitions used throughout, please refer to the glossary of terms, located at the end of the document.

⁷ This approach is set out in more detail in Regulating the Standards document found at: <https://www.gov.uk/government/publications/social-housing-regulation-regulating-the-standards>.

⁸ The SDR data was a key source of contextual information in the 2016 Unit Cost Analysis work undertaken by the HCA. <https://www.gov.uk/government/publications/2016-global-accounts-of-private-registered-providers>

⁹ See SDR user feedback available at:

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

¹⁰ 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>

¹¹ 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 (2012-2016): <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹² 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>

Further information

- 2.12 This publication is available from the HCA pages¹³ and the statistics release page on the GOV.UK website¹⁴. Alongside this note, the SDR dataset and supplementary tables, based on the analysis presented in this release, have been released in MS Excel and CSV formats, allowing for easier and more flexible access to the data.
- 2.13 The next release of the Private Registered Provider Social Housing Stock in England: Statistical Data Return is planned for October 2018.
- 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.

¹³ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

¹⁴ <https://www.gov.uk/government/statistics/announcements>

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.¹⁵ It shows that 60% of PRPs responding to the SDR in 2017 have been registered with the social housing regulator for over 25 years.

3.3 Certain types of housing associations (including registered charities) have been able to register with the social housing regulator since 1974. However, for-profit providers have only been able to register since the Housing and Regeneration Act (2008)¹⁶ came into effect on 1 April 2010.

Table 1: PRPs by type and year of registration; PRPs completing the 2016/17 SDR return only

Year of registration	Non-Profit	Profit	Total	% of PRP respondents ¹⁷
1970-1979	588		588	41%
1980-1989	277		277	19%
1990-1999	177		177	12%
2000-2009	177		177	12%
2010-2017 ¹⁸	182	31	213	15%
Grand Total	1,401	31	1,432	100%

3.4 PRPs registering with the social housing regulator 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.¹⁹

3.5 However, it is worth noting that some providers registering with the social housing regulator 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).

3.6 In 2016 a total of 1,490 PRPs completed the SDR (with a similar response rate). This suggests a drop in the overall number of PRPs registered with the regulator. Analysis of submitted SDRs shows that most of the drop in completed SDRs is the result of shifts in the registration status of providers during 2016/17. 20 newly registered providers submitted an SDR for the first time in 2017, but these were more than offset by deregistrations. Of those who submitted in 2016 (who did not in 2017) 37 were deregistered or in the process of deregistering and 32 were removed from the register following mergers or transfers of stock. It should be noted that part of the reduction in the number of responses was also due to changes in the

¹⁵ 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.

¹⁶ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

¹⁷ Percentages may not total 100% due to rounding.

¹⁸ Note this is to 31 March 2017. New registrations taking place on or after 1 April 2017 are not counted.

¹⁹ Two LSVTs occurred in 2014/15 and one LSVT occurred in 2015/16.

response rate amongst some small registered providers, which led to a net reduction of 9 respondents between the two years.

Group structures

- 3.7** 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.
- 3.8** Table 2 shows that over 31.1% of all PRPs responding to the SDR in 2017 reported that they were in some type of group structure; this is similar to 2016 (where 31.3% reported being part of some type of group structure). In total, these providers owned 91.7% of all social stock (2,455,803 units/bedspaces). Large PRPs are considerably more likely to be part of a group structure than small PRPs with 85% of large PRPs reporting being part of a group in 2017 compared to 16.0% of small PRPs. This represents a small movement from 2016 (87% and 15.4% respectively) and appears to be the result of merger activity between the larger groups.

Table 2: PRPs in group structures on 31 March 2017 and total social stock owned²⁰

	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 ²¹	1,118	16.0%	84.0%	25.9%
Large PRPs	314	85.0%	15.0%	94.6%
All PRPs	1,432	31.1%	68.9%	91.7%

Owned social rented stock and PRP density in Local Authorities

- 3.9** The amount of PRP owned social rented stock²² varies between LAs. As in 2016, Liverpool has the largest number of PRP owned social rented units (58,572), whilst the Isles of Scilly has just 63 units²³. Figure 1 shows the PRP owned social rented stock by LA.
- 3.10** However, once dwelling density is taken into consideration, Knowsley has the highest density of owned social rented stock (280 social rented units per 1,000 dwellings) and Castle Point has the lowest (15 social rented units per 1,000 dwellings).²⁴ Figure 2 shows owned social rented stock per 1,000 dwellings.²⁵

²⁰ 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.

²¹ Note, non-stock holding group parents are included in the small PRP classification.

²² 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.

²³ All stock figures in "Owned social rented stock" section are based on weighted figures unless specifically noted.

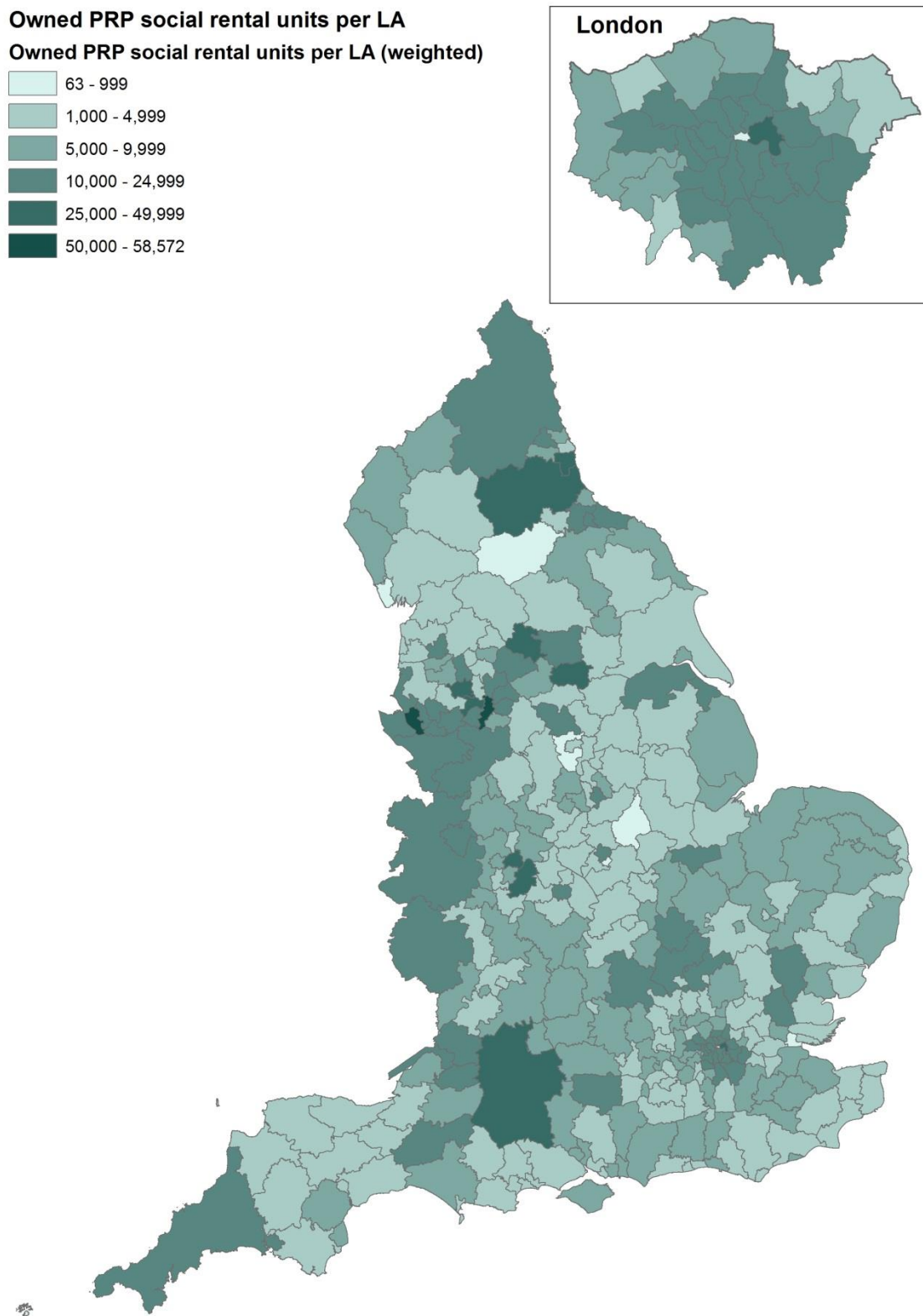
²⁴ This is the same as in 2016, where Knowsley had the highest number per 1,000 dwellings (286) and Castle Point had the lowest (15).

- 3.11 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’. County Durham (with 199.8 units per 1,000 dwellings) which is classed as Largely Rural (rural including hub towns 50-79%) is the most densely populated non-urban area. However, it is important to note that the urban/rural classification of these areas relates to their status in 2011²⁶.

²⁵ Produced from Local Authority Housing Statistics, Live Table 100, as updated 20 April 2017; see the related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

²⁶ Rural-Urban Classifications are based on data collected in the 2011 Population Census. <https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>

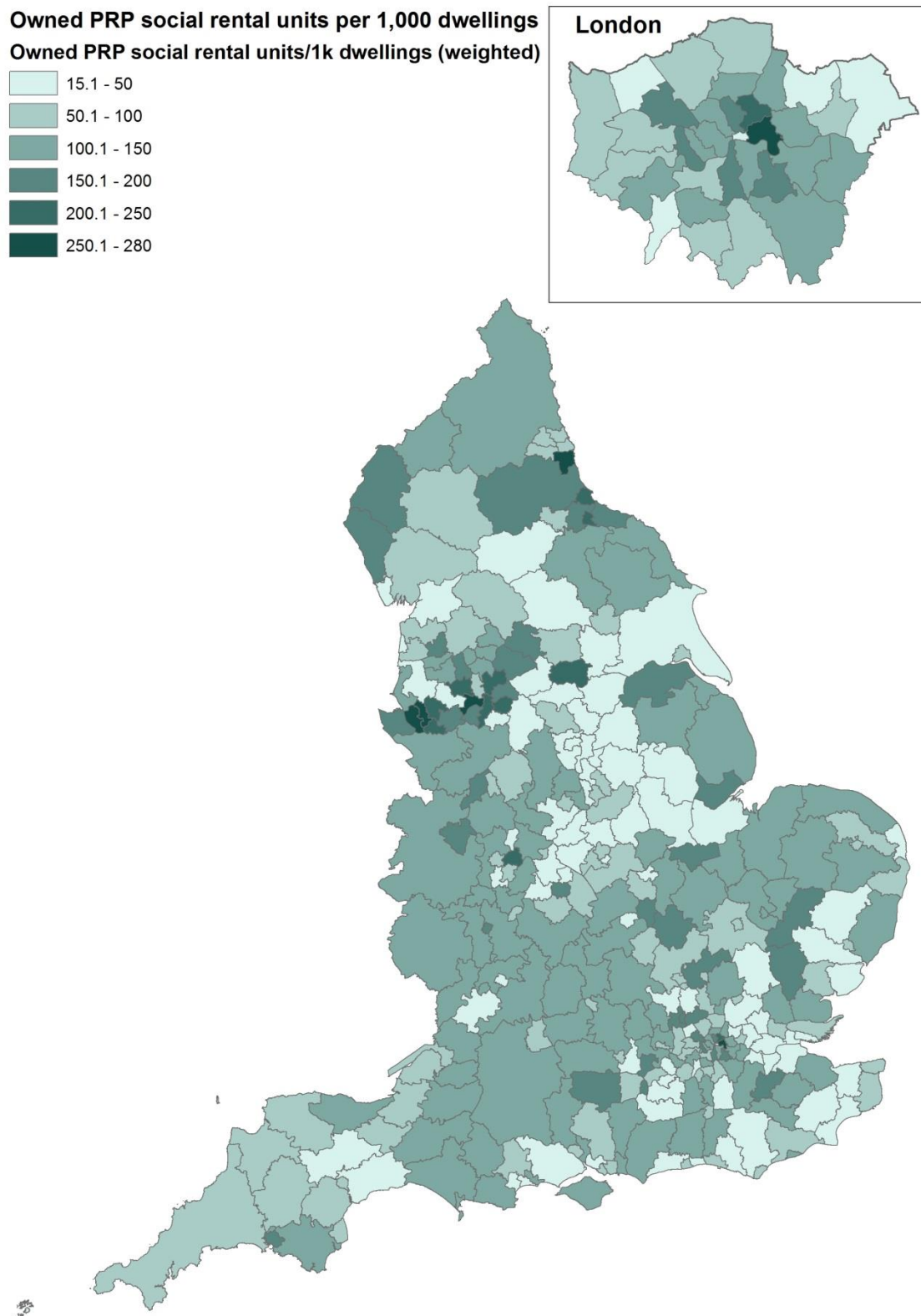
Figure 1: Owned PRP social rented stock by LA (weighted for non-response²⁷)



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²⁷ 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-response²⁸)



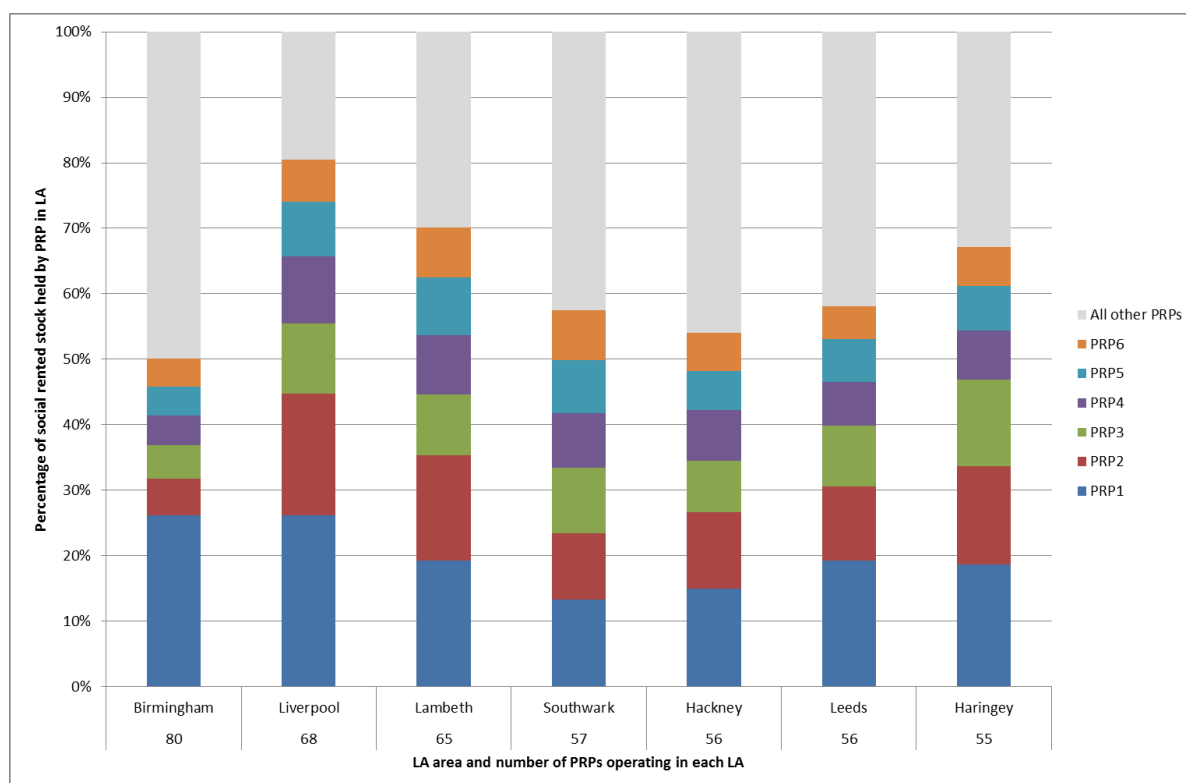
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²⁸ For further information on weighting see section 9.10.

3.12 The number of PRPs owning social rented stock in each LA area varies greatly. Broadly speaking (and as in previous years), the areas with the greatest amount of owned social rented stock have the greatest number of PRPs operating in that area²⁹. For example, Birmingham has the greatest number of PRPs owning social rented stock within the area with 80 PRPs owning 45,792 units (unweighted) and Liverpool has 68 PRPs owning 58,358 units (unweighted)³⁰. The City of London and Isles of Scilly both have just 2 and 3 PRPs that own social rented stock within the LA, owning 212 and 61 units (both unweighted) in these LAs respectively³¹. Figure 4 shows the number of PRPs operating (owning social rented stock) in each LA area.³²

3.13 Figure 3 shows further analysis on LA areas in which 55 or more PRPs operate³³. 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 2017 (46,957 units), whilst the remaining 62 PRPs own 11,401 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 4 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 data³⁴)



²⁹ In this instance operating refers to owning social rented stock only.

³⁰ Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – for Birmingham = 46,204 and Liverpool = 58,572). For further information on weighting see section 9.10.

³¹ Unweighted figures due to analysis at PRP level (figures weighted for non-response at LA level – City of London = 212 and Isles of Scilly = 63). For further information on weighting see section 9.10.

³² It is important to note that in some areas multiple PRPs belonging to the same group may operate.

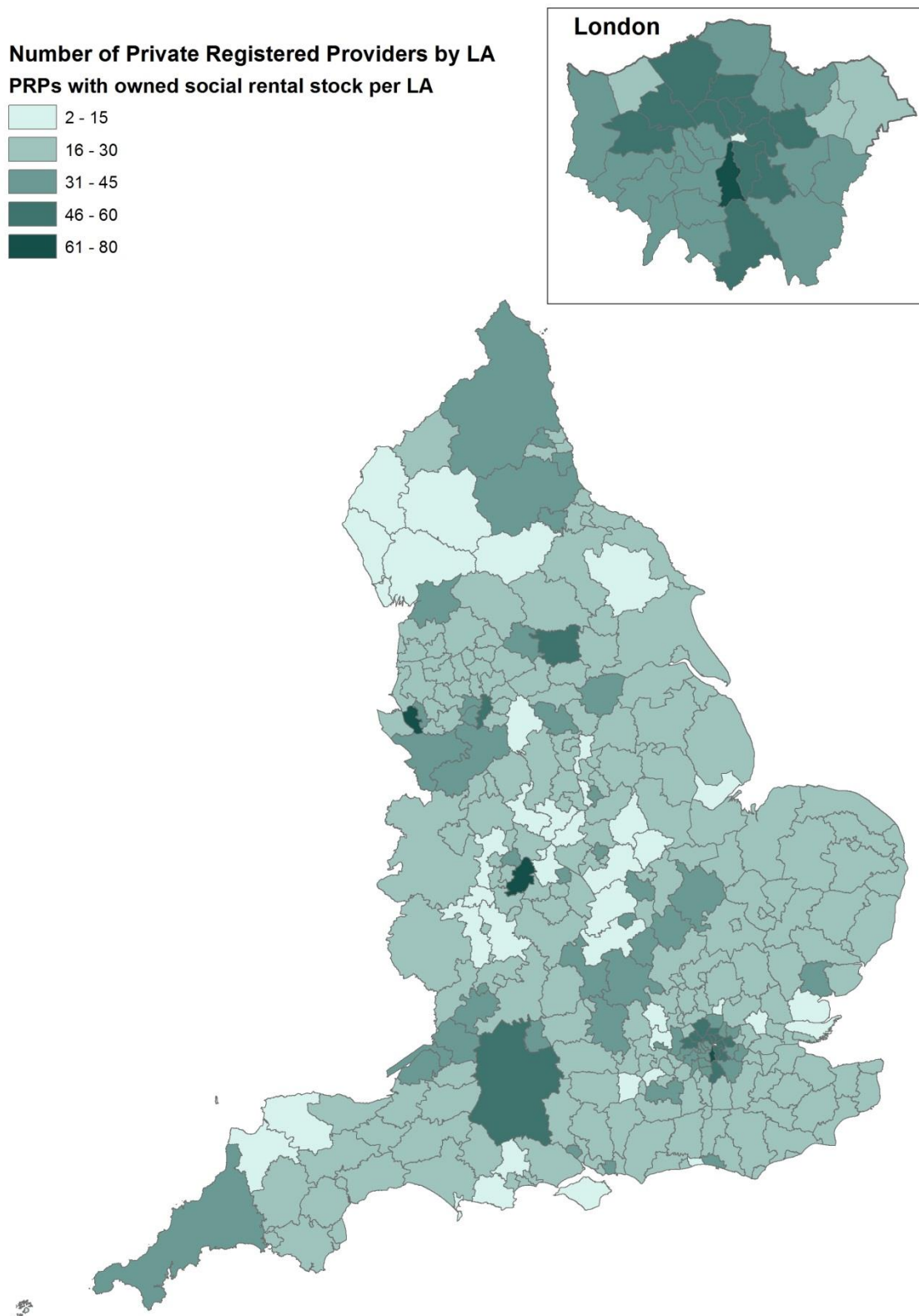
³³ In this instance operating refers to owning social rented stock only.

³⁴ For further information on weighting see section 9.10.

- 3.14 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 the last two years, is Wiltshire (classified within the rural-urban classification as ‘Largely Rural (rural including hub towns 50-79%)’³⁵).

³⁵ 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 2016/17 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 2017 (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 It should be noted that the introduction of the Welfare Reform and Work Act (2016) (WRWA) and associated regulations necessitated a revision to the definitions used in the SDR for supported housing and housing for older people. As a consequence of this, PRPs will have reviewed how they classify their stock and this is likely to be a driver behind some of the movements between social housing categories discussed below.
- 4.3 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 type³⁶

- 4.4 Overall, total stock owned by PRPs has increased by 0.7% (19,615 units/bedspaces) since 2016 to a total of 2,781,305 units.³⁷ This is the smallest increase in total stock owned by PRPs since between 2013 and 2014.
- 4.5 The absence of LSVT activity in 2016/17 has reduced the volume of stock being introduced to the sector significantly compared to the 2014/15 and 2015/16 periods. The LSVT that occurred in 2015/16³⁸ accounted for approximately 34.8% (18,465 units) of the overall growth in total stock between 2015 and 2016. The two LSVTs that took place between 2014 and 2015 were responsible for around 30.0% (19,105 units) of the growth in that period. Without the LSVT activity the sector would have grown by just 2.9% since 2014/15 compared to the 4.3% growth seen including LSVTs.
- 4.6 Further, the reduced annual growth should also be seen in the context of the transition from the 2011-15 Affordable Homes Programme to new funding streams such as the 2015-18 Affordable Homes Programme, the Mayor's Housing Covenant and the Care and Support Specialised Housing Fund³⁹ and the 2016-2021 Shared Ownership and Affordable Homes Programme (SOAHP)⁴⁰. The reduced growth is to be expected as commitments under the previous programme have been met but new delivery is still in the process of being brought on line.
- 4.7 It should be noted that the mix of stock to be delivered under the SOAHP has evolved during the lifecycle of the programme. The initial prospectus and bidding round for the programme was focused almost exclusively on Shared Ownership and other home ownership products. The November 2016 Autumn Statement increased the funding available for affordable homes delivery and also made grant funding available for Affordable Rent schemes. These additional funding streams were

³⁶ Figures presented are based on weighted data unless otherwise specified.

³⁷ Note, this is net growth, disposals from the sector are considered further in section 6 – stock flow.

³⁸ The creation of County Durham Housing Group following a transfer of stock from Durham County Council.

³⁹ 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.

⁴⁰ See <https://www.gov.uk/government/collections/shared-ownership-and-affordable-homes-programme-2016-to-2021-guidance>

made available on a Continuous Market Engagement (CME) allowing PRPs to bid on a per-scheme basis⁴¹.

4.8 Table 3 shows the stock owned by PRPs from 2009 to 2017, 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.

Table 3: Owned stock, as at 31 March 2009-2017

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
2017	2,118,485 ¹	129,975 ¹	270,105 ¹	165,019 ¹	52,379 ¹	45,342 ¹	2,781,305 ¹

1. Non-social housing was not collected for small PRPs between 2009 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.

4.9 The 10% year on year reduction (30,076 units/bedspaces) in housing for older people units must be viewed in the context of definitional changes arising from the WRWA. Prior to the introduction of the WRWA, housing for older people was broadly defined and covered a wide range of properties. The revised definition following the introduction of the WRWA focuses upon the need for housing for older people to fall under the definition of supported housing and being intended for exclusive use by older people.⁴² This means that some units previously falling into category will no longer be defined as housing for older people. These units will have been re-categorised and recorded in other categories within the SDR.

4.10 The re-categorisation of housing for older people appears to have been a major driver in the year on year growth in both general needs and supported housing units. General needs units increased 42,471 units/bedspaces between 2016 and 2017, a 2% annual increase. Given the low overall growth in provider stock, a large part of

⁴¹ Further details of the SOAHP and the Continuous Market Engagement process can be found at: <https://www.gov.uk/government/publications/shared-ownership-and-affordable-homes-programme-2016-to-2021-prospectus>

⁴² For more detail on the changes to definitions see section on Methodology and data quality.

this increase must be former units of housing for older people stock that have been re-categorised as general needs. General needs is functionally the 'default' category for social rental stock in the SDR and all social rental stock is automatically classed as general needs unless it meets the specific definition of another category.

- 4.11 Supported housing saw the largest increase in percentage terms (4%) but the absolute growth was comparatively small with a 4,673 unit/bedspace increase from the previous year. Some element of this growth will be due to housing for older people units/bedspaces being re-categorised as supported housing, although the exact proportion cannot be determined. The definition of supported housing is more restrictive than general needs so it is likely that a smaller proportion of re-categorised units ended up in this category.
- 4.12 Non-social rental stock decreased slightly, falling by 1,602 units (3%) between 2016 and 2017 whilst non-social leased stock increased by 5,039 (13%) during the same period. The growth of non-social leased stock is a return to the large annual increases seen between 2012-2014 after the relative stability of the 2014-2016 period.
- 4.13 Data gathered in the 2017 SDR suggest that some of the growth in non-social leased units may be accounted for by newly built stock (with providers reporting 3,244 units of newly built non-social stock during 2016/17, with 57% of this being built for outright sale). Whilst the precise drivers of the increase in non-social leased stock are not clear, anecdotally some providers have revisited the categorisation of the social leased properties they own. Some properties appear to have been re-categorised as providers have checked that definitions from legislation have been correctly applied to their stock.
- 4.14 Figures covering non-social stock should be viewed with a degree of caution. The data collected on non-social stock in the SDR is limited as the SDR only covers the regulated entities within each group. Registered providers commonly undertake non-social housing activity through dedicated commercial subsidiaries, which are not included within the scope of the SDR. Further, determining reasons behind shifts in stock numbers is not possible (except to identify new build activity). For example, non-social stock now appearing in providers' returns may previously have been held by a non-registered group member and has simply been moved within the group structure rather than being newly developed.
- 4.15 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

- 4.16 For-profit providers are a relatively new type of social housing provider, and were first permitted by the Housing and Regeneration Act 2008⁴³. A small number of for-profit providers are currently registered with the social housing regulator⁴⁴. None of these providers individually own more than 200 units of stock, and just 4 providers own 64% of all stock owned by for-profit providers.⁴⁵
- 4.17 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 2017.
- 4.18 Between 2016 and 2017 there has been a large increase in the overall number of for-profit organisations registered with the social housing regulator and a corresponding increase in their total stock ownership. The number of for-profit providers increased 19.2% to 31 in 2017 and their stock ownership increased by 56.7% to 873 units.
- 4.19 Of the 873 units of stock owned by for-profit providers in 2017, the largest category was general needs (368 units or 42% of all units owned). The next largest category was supported housing (264 units or 30.2% of all units owned) and it was this category that saw the largest annual increase with 82.1% growth from last year.

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
2017	31	873	368	264	65	176

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

- 4.20 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 2016 (0.4%, 11,984 units/bedspaces) to a total of 2,843,961 units. This follows the upward trend from the previous year (where a 0.1% increase was seen). However, this is a proportionately smaller increase than for owned stock (between 2016 and 2017 owned stock increased by 0.7% or 19,615 units).

⁴³ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

⁴⁴ <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>

⁴⁵ 19 for-profit providers reported no owned social stock in 2017, many of these reported managing stock on behalf of others (in particular supported housing and care homes).

- 4.21 Changes within most categories were very similar to those seen within owned stock. Managed general needs units increased by 42,699 units (2% year on year growth) which is almost identical to the 42,471 (also 2% year on year growth) unit increase in owned general needs stock. Similarly, managed housing for older people reduced by 30,708 (a 10% year on year reduction) and owned housing for older people reduced by 30,076 (also a 10% year on year reduction). The similarity is to be expected as the vast majority of providers own and manage their stock which means the same units appear in both tables.
- 4.22 The drivers of the movements in general needs and housing for older people stock are likely to be the same for managed stock as they are for owned stock. The definition changes arising from the WRWA and subsequent re-categorisation of stock explains most of the movement between housing for older people and general needs stock.
- 4.23 Supported housing saw a far smaller increase in managed stock (276 units year on year) than in owned stock (4,673 units year on year). This seems to suggest that supported housing stock is being managed by third parties outside of the registered provider sector. This appears to be further supported by the number of supported housing units being managed by providers (115,085) being lower than those owned (129,975).
- 4.24 Managed non-social rental stock fell by 17% (8,809 units) year on year. As in 2016, the number of non-social rented units managed is less than the number owned. However, the gap between ownership and management is much larger this year and has increased to 8,970 units in 2017 from the 1,763 in 2016. This would suggest that providers have reduced their ownership of these units slightly (owned non-social rental fell by 1,602 units) and they are choosing to manage a lot less of it directly (it may be that some of the management is undertaken by non-registered subsidiaries within group structures). Some providers operate specialised non-registered subsidiaries to deliver non-social activities such as student accommodation or care services and the movement of stock into these subsidiaries appears to be a driver in the reduction.

Table 5: Total stock managed by PRPs, as at 31 March 2009-2017

All PRPs ¹							Units/bedspaces
Year	General needs	Supported housing	Housing for older people	Social leased ³	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 ^{4,5}	2,056,011 ¹	96,542 ¹	303,298 ¹	151,100 ¹	57,510 ¹	36,422 ¹	2,700,883 ¹
2013 ⁶	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
2017	2,198,943 ¹	115,085 ¹	273,413 ¹	162,934 ¹	43,409 ¹	50,177 ¹	2,843,961 ¹

1. May include some units not in England.

2. From 2009 to 2011 inclusive non-social housing was not collected for small PRPs.

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

4. Prior to 2012, intermediate rent was classified as non-social stock. In 2012, this changed to general needs.

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

7. 'I' indicates weighted figures.

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

9. 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

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 units⁴⁶.

4.26 Table 6 shows the breakdown of Affordable Rent stock between the categories of social housing. It shows there has been continued but slowing growth in the total number of Affordable Rent units owned, with an additional 31,555 units reported in 2017 compared to 2016 (an increase of 20%). The number of Affordable Rent general needs units increased by 20.1% from 151,611 in 2016 to 182,115 in 2017. Supported housing/housing for older people units increased by 11.0% from 9,582 in 2016 to 10,633 in 2017.

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. The marginal slowdown of growth in the number of Affordable Rent units are likely to be due to the transition from the 2011-2015 Affordable Homes Programme to the 2015-2018 and 2016-2021 Shared Ownership and Affordable Homes Programmes. As noted above, the initial

⁴⁶ Where this forms part of a new supply agreement with the Homes and Communities Agency (HCA) or the Greater London Authority (GLA).

offering for the Shared Ownership and Affordable Homes Programme 2016-2021 was focused almost exclusively on shared ownership and home ownership products. This was later expanded to allow Affordable Rent units to be delivered under a Continuous Market Engagement basis. The phasing of the funding available to providers will have had an impact on the number of units delivered as providers adjusted their delivery models.

4.28 The completion of Affordable Rent units funded under the programmes outlined is a significant contributory factor in the growth of Affordable Rent. Further details of the number of housing units started and completed under the various funding schemes can be found on the HCA Housing Statistics website⁴⁷ and the GLA Housing Statistics website⁴⁸.

4.29 In 2016/17, there were 31,555 additions to the Affordable Rent stock from a mixture of new build units, transfers and stock acquired through other means. It is not possible to determine if any transfers were previously let as social rent by other PRPs⁴⁹. PRPs also recorded 11,899 conversions of units to Affordable Rent (11,547 conversions from other forms of social rent and 352 conversions from other forms of rent) during 2016/17. This suggests that 37% of the Affordable Rent stock increase in 2016/17 was converted from existing social rented stock and 1% was converted from other existing stock. This is less than in 2015/16 where 42% of the Affordable Rent stock was acquired via conversion from existing social rented stock and 1% was from other existing stock. This change is likely to reflect the funding structure of Affordable Homes Programme (2011-15), where 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 2012-2017

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	
2017	394	182,115	10,633	192,748	

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

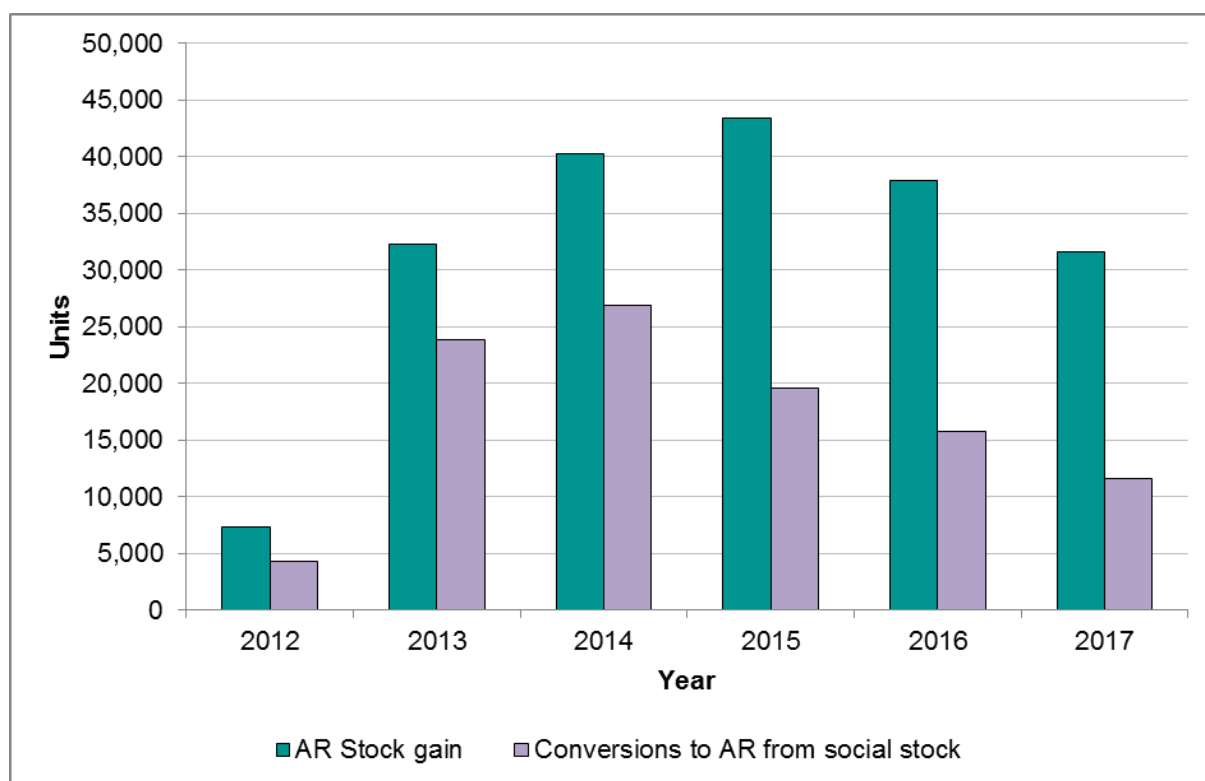
4.30 Figure 5 shows the amount of Affordable Rent stock gained (from additional units to the sector) increased year on year between 2012 and 2015 and then decreased in 2016 and 2017 (this is as anticipated by the profile of completions through the AHP programmes). In total, between 2012 and 2017, 102,004 units have been converted to Affordable Rent from social and other stock types whilst 90,744 units have been added through other routes such as new build.

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

⁴⁸ <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

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

Figure 5: Affordable Rent stock gains and conversions from social units, 2012-2017



Size of PRPs and stock distribution

4.31 Figure 6 shows how social housing stock is distributed among PRPs. As with previous years, it demonstrates that the majority of PRPs (79%) are small (owning fewer than 1,000 units/bedspaces) but that they own 4.5% of total (weighted) stock⁵⁰. PRPs with over 10,000 units represent 4.9% of the PRP population but own 57.5% of stock within the sector, an increase on the 4.5% and 54.5% seen last year. Overall, since 2007 stock ownership appears to have moved away from the smallest providers (<1,000 units) towards the largest (>10,000 units)⁵¹.

4.32 Five providers owned more than 50,000 units of social housing stock each in 2017. Combined, these five providers alone account for over 10% of all stock within the sector (owning 288,048 units between them). These data are also available in the supplementary tables⁵². However, it should be noted that many providers operate in group structures and the total number of stock held within some of these groups will be higher than these individual PRPs⁵³.

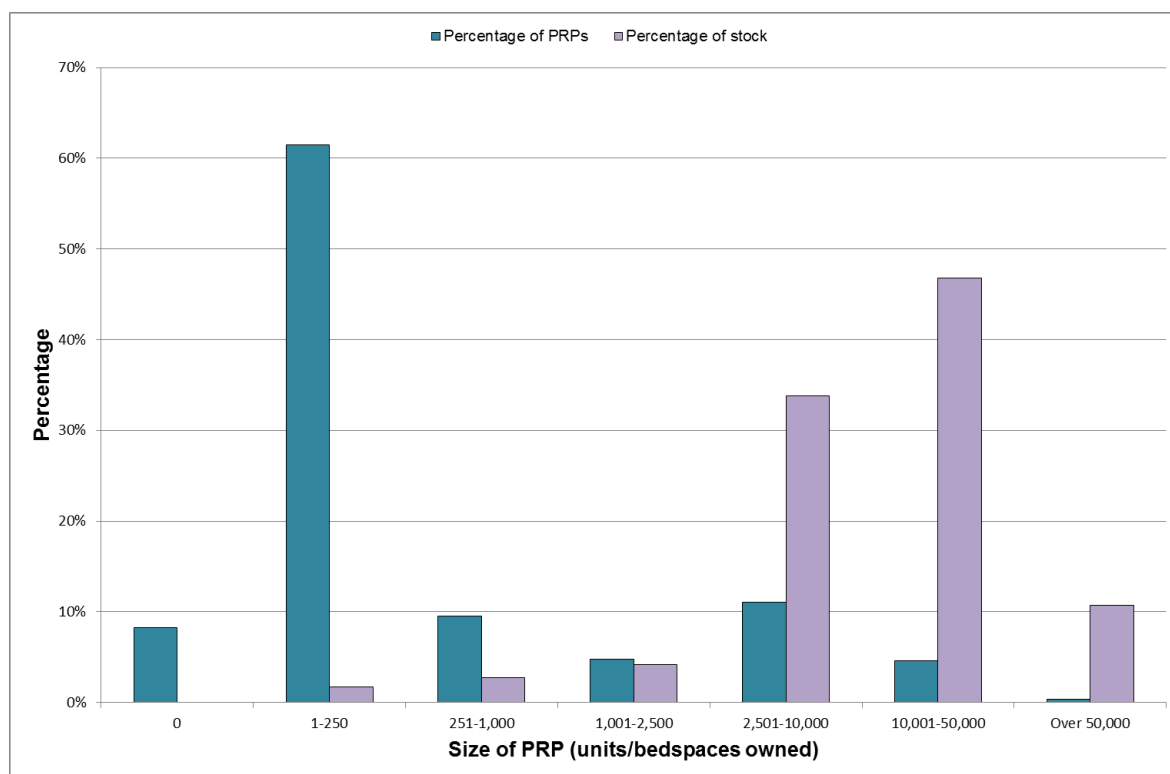
⁵⁰ For further information on weighting see section 9.10.

⁵¹ 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.

⁵² Supplementary tables available at: <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁵³ See section 3 for more details on group structures. Further, some group structures will include unregistered subsidiaries. These unregistered subsidiaries may own stock which contributes to the overall group stock total, but this is not captured within the SDR.

Figure 6: Percentage of social housing stock owned vs. PRP size, as at 31 March 2017 (weighted for non-response⁵⁴)



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

4.33 Table 7 shows the social housing stock owned by PRPs⁵⁵, social housing stock owned by LAs⁵⁶ and private sector stock⁵⁷, broken down by region. All PRP stock is listed by units and bedspaces (including non-self-contained) in comparison to LA and private sector stock data which shows the number of units or dwellings⁵⁸. There are slightly differing time frames for PRP data (as at 31st March 2017) compared to LA and private sector stock data (as at 1st April 2016).

⁵⁴ For further information on weighting see section 9.10.

⁵⁵ Produced from SDR 2017

⁵⁶ Produced from Local Authority Housing Statistics, Live Table 100, as updated 20 April 2017; see the related statistics section for further details. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁵⁷ 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 2017 SDR data (as at 31 March 2017) and LA data totals (as at 1 April 2016). See Local Authority Housing Statistics, Live Table 100 at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁵⁸ Properties where bathrooms, toilets etc. are shared between tenants are counted as a single unit. LA and private landlord data are therefore expected to show a comparatively lower total compared to the PRP data.

Table 7: PRP social housing stock (as at 31st March 2017), compared to LA social stock (as at 1st April 2016) and private sector stock (as at 1st April 2016) by region

All PRPs					Units/bedspaces	
Region	PRP social stock 2017 units/bedspaces ^{1, 2}	% of PRP total	LA social stock 2016 units ^{3, 4}	% of LA total	Private sector 2016 units ⁴	% of private sector total
East Midlands	151,480 ^I	5.7 ^I	179,290	11.1	1,719,350	8.8
East of England	269,102 ^I	10.0 ^I	157,370	9.8	2,211,340	11.3
London	453,472 ^I	16.9 ^I	397,580	24.7	2,672,380	13.7
North East	182,495 ^I	6.8 ^I	92,630	5.7	933,570	4.8
North West	514,044 ^I	19.2 ^I	85,230	5.3	2,631,970	13.4
South East	378,386 ^I	14.1 ^I	169,750	10.5	3,304,670	16.9
South West	252,649 ^I	9.4 ^I	94,990	5.9	2,161,590	11.0
West Midlands	276,155 ^I	10.3 ^I	203,220	12.6	1,981,820	10.1
Yorkshire and The Humber	201,550 ^I	7.5 ^I	232,310	14.4	1,952,370	10.0
England	2,679,333^I	100^I	1,612,370	100	19,569,060	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 2017. Figures as at 31 March 2017.
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 20 April 2017. Figures as of 1 April 2016. 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.

- 4.34 The distribution of PRP social stock between the regions is virtually unchanged from the previous year. PRP social stock has increased in absolute terms in all regions except for the North East which showed a small (28 unit) reduction from 2016. This small reduction is potentially due to minor fluctuations in the effect of weighting between years.
- 4.35 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 1.1% (a decrease in the proportion of LA social rental stock in the North East). This change was anticipated as the LSVT that created County Durham Housing Group occurred during the time frame covered by the LA data. Small annual changes are expected to be small given the timescales required to substantially alter the regional distribution of housing. This is illustrated further in the constancy of the regional population estimates shown in Table 8.
- 4.36 Overall, the North West continues to have the highest percentage of PRP social stock (19.2%), and the lowest regional percentage of LA stock (5.3%), although there has been a slight decrease in the proportion of PRP social stock between 2016 and 2017 (falling from 19.4% in 2016), suggesting growth in other regions. London has by some distance the greatest percentage of LA social stock 24.7% and combined with PRP stock accounts for around a fifth of all social stock in England (the same as in 2015 and 2016).

4.37 Table 8 below shows the comparison between the population⁵⁹ 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 (71.2 units/bedspaces per 1,000 people) very slightly down from 71.9 units /bedspaces per 1,000 people in 2016. The region with the lowest ratio of units/bedspaces per 1,000 people remains the East Midlands (32.1 units), although this does represent a slight increase from 32.0 units/bedspaces per 1,000 people in 2016. Overall, the proportions of PRP social stock per 1,000 population per region are similar to those seen in 2016. The largest change was a 0.7 unit reduction in the North West.

Table 8: Social stock (as at 31st March 2017) and population by region

All PRPs					
Region	PRP social stock 2017 units/bedspaces ¹	% of PRP total	Population 2016 (Est., 000's) ²	% of population total	Number of PRP social stock per 1,000 head of population
East Midlands	151,480 ¹	5.7 ¹	4,724	8.5	32.1
East of England	269,102 ¹	10.0 ¹	6,131	11.1	43.9
London	453,472 ¹	16.9 ¹	8,788	15.9	51.6
North East	182,495 ¹	6.8 ¹	2,637	4.8	69.2
North West	514,044 ¹	19.2 ¹	7,220	13.1	71.2
South East	378,386 ¹	14.1 ¹	9,026	16.3	41.9
South West	252,649 ¹	9.4 ¹	5,516	10.0	45.8
West Midlands	276,155 ¹	10.3 ¹	5,801	10.5	47.6
Yorkshire and The Humber	201,550 ¹	7.5 ¹	5,426	9.8	37.1
England	2,679,333¹	100¹	55,268	100	48.5

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 2016, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2016' data release (22 June 2017) 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 website⁶⁰.

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)

⁵⁹ Population data relates to 2016, as reported by the Office for National Statistics in the 'Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2016' data release (22 June 2017) available at: <http://www.ons.gov.uk/>

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

- 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 DHS⁶¹. 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 components are not renewed or repaired to ensure they continue to meet the standards.
- 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.
- 4.43 Table 9 shows that at 31 March 2017, a total of 11,560 units/bedspaces (0.5 %) of social rented stock owned by PRPs did not meet the required Decent Homes Standard. This was an increase of 0.2 percentage points from 2016 and is the first increase since before 2009. The increase has been driven by a small number of providers reporting stock as no longer being decent. Given the historically low rates of DHS non-compliance, fluctuation in the level of non-compliance are likely as providers carry out periodic reviews of stock condition.
- 4.44 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.

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

Table 9: Stock not meeting Decent Homes Standard, as at 31 March 2009-2017

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	:	:	:	:
2017	2,518,565 ¹	11,560 ¹	...	0.5 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 units⁶².

2. Tenant refusals not collected from 2012.

3. ":" indicates data not available.

4. 'I' indicates weighted figures.

4.45 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 and 2017 are not currently available.

4.46 Table 10 below shows DHS data for each English region. The region with the highest proportion of stock not meeting DHS is the North East (1.9% which is a increase from the 0.2% in 2016). This large increase in DHS non-compliance in the North East was driven by a single provider who carried out a major stock condition survey during 2016/17 This provider accounts for 76.9% (2,640 units) of the 3,433 failures in the region.

⁶² 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 2017⁶³

All PRPs		Units/bedspaces		
Region ¹	PRP social rental stock owned	Units not meeting DHS	% not meeting DHS	
East Midlands	140,234 ¹	400 ¹	0.3	
East of England	252,626 ¹	1,419 ¹	0.6	
London	409,232 ¹	1,932 ¹	0.5	
North East	179,557 ¹	3,433 ¹	1.9	
North West	501,523 ¹	1,721 ¹	0.3	
South East	341,776 ¹	1,152 ¹	0.3	
South West	235,975 ¹	276 ¹	0.1	
West Midlands	261,705 ¹	601 ¹	0.2	
Yorkshire and The Humber	195,937 ¹	626 ¹	0.3	
England	2,518,565¹	11,560¹	0.5	

¹. '1' indicates weighted figures.

4.47 Figure 7 illustrates the percentage of units not meeting the DHS by LA area.⁶⁴ Sunderland has the largest number of DHS failures in 2017 (2,640 units), primarily as a result of the stock condition survey undertaken by a single PRP in that area. Salford also has a large number of units failing (1,023 units), with this likely to be the result of LSVT activity in 2014/15, with on-going programmes of work to improve stock condition commonly committed as part of such transfers.⁶⁵ The number of failing units in Salford has reduced dramatically from the previous year (falling from 1,493 in 2015/16).

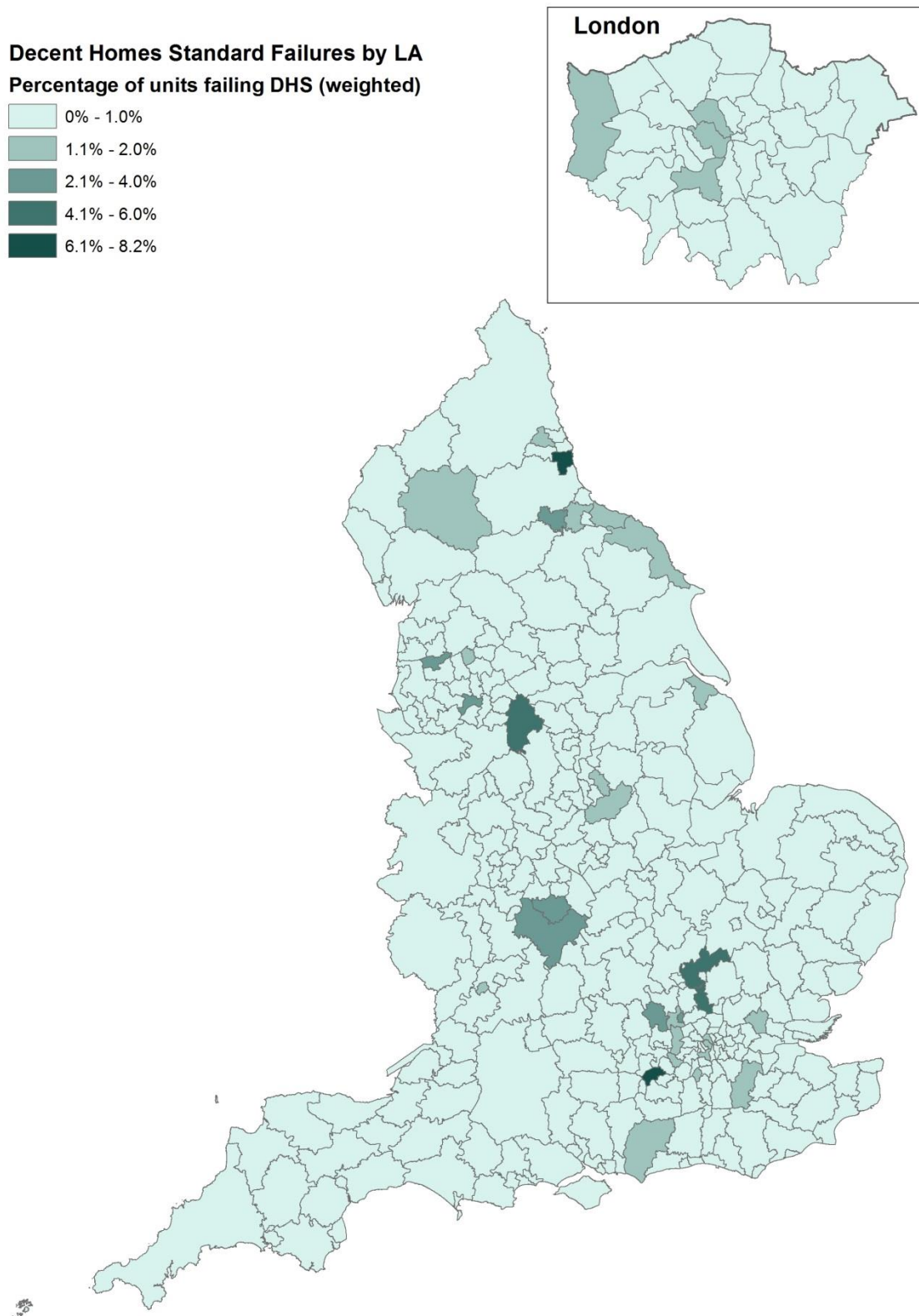
⁶³ See additional tables for table showing proportion of stock not meeting DHS by region over time (2009 to 2017).

⁶⁴ For underlying data for Figure 7 see additional tables available at:

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

⁶⁵ The LSVT from Salford City Council to Salix Housing Limited in 2014/15 may be a driver behind the number of DHS failures.

Figure 7: Percentage of social rented stock owned by PRPs not meeting the Decent Homes Standard by LA, 31 March 2017 (weighted for non-response⁶⁶)



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⁶⁶ 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 2.0% of stock in 2009 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 24,435 units)). This downward trend continued in 2017 with the percentage of vacant general needs stock reducing to 1.1% (or 23,059 units).
- 5.2 Supported housing and housing for older people vacancies increased in percentage terms in 2017, rising to 4.3% of stock from the 4.2% reported in 2016. The number of vacant units has reduced in absolute terms with 14,922 vacancies reported in 2017 compared to the 15,658 reported in 2016.
- 5.3 The changes in the way in which stock is classified (as explored in section 4) should be considered when viewing changes in vacancy rates. For example, the likely shift in units previously classified as housing for older people to general needs stock, effectively reducing the overall total of supported housing/housing for older people units, is the primary driving factor behind the percentage of supported housing and housing for older people vacancies increasing while also decreasing in absolute terms.
- 5.4 It should be noted that from 2012, the figures cover stock for large PRPs only, as separate general needs, supported housing and housing for older people vacancy data are not collected for small PRPs⁶⁷.

Table 11: Vacant stock, as at 31 March 2009-2017

All PRPs (Pre-2012)	Large PRPs (2012 onwards)			Units/bedspaces		
	General needs ¹			Supported housing/housing for older people ¹		
Year	Stock	Vacancies	Vacancies %	Stock	Vacancies	Vacancies %
2009	1,776,095	35,242	2.0	420,030	22,296	5.3
2010	1,825,510	29,044	1.6	417,930	22,077	5.3
2011	1,896,253	28,372	1.5	424,053	21,594	5.1
2012 ^{2,3}	1,896,360	26,156	1.4	374,202	16,613	4.4
2013 ⁴	1,920,301	27,551	1.4	370,850	15,730	4.2
2014	1,934,389	27,900	1.4	367,096	15,460	4.2
2015	1,973,869	27,723	1.4	369,715	16,963	4.6
2016	2,014,195	24,435	1.2	372,083	15,658	4.2
2017	2,056,970	23,059	1.1	346,417	14,922	4.3

1. May include units outside of England.

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

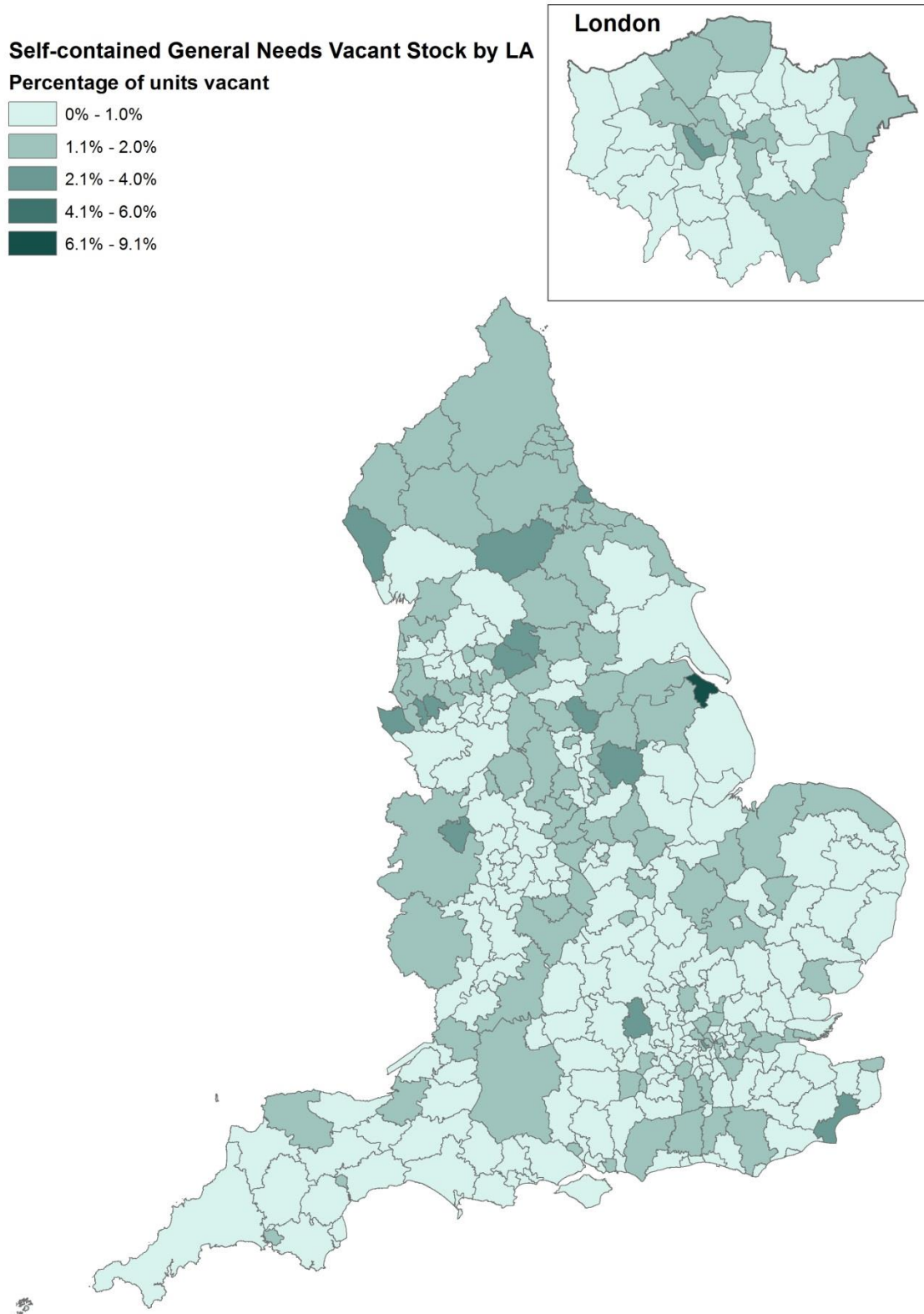
3. In 2012 the definition of a small PRP was amended to a PRP owning less than 1,000 social housing units/bedspaces, with the exception of group parents which were classified as large PRPs.

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.

⁶⁷ As there were no missing data from large PRPs the figures in this section are actual and not weighted.

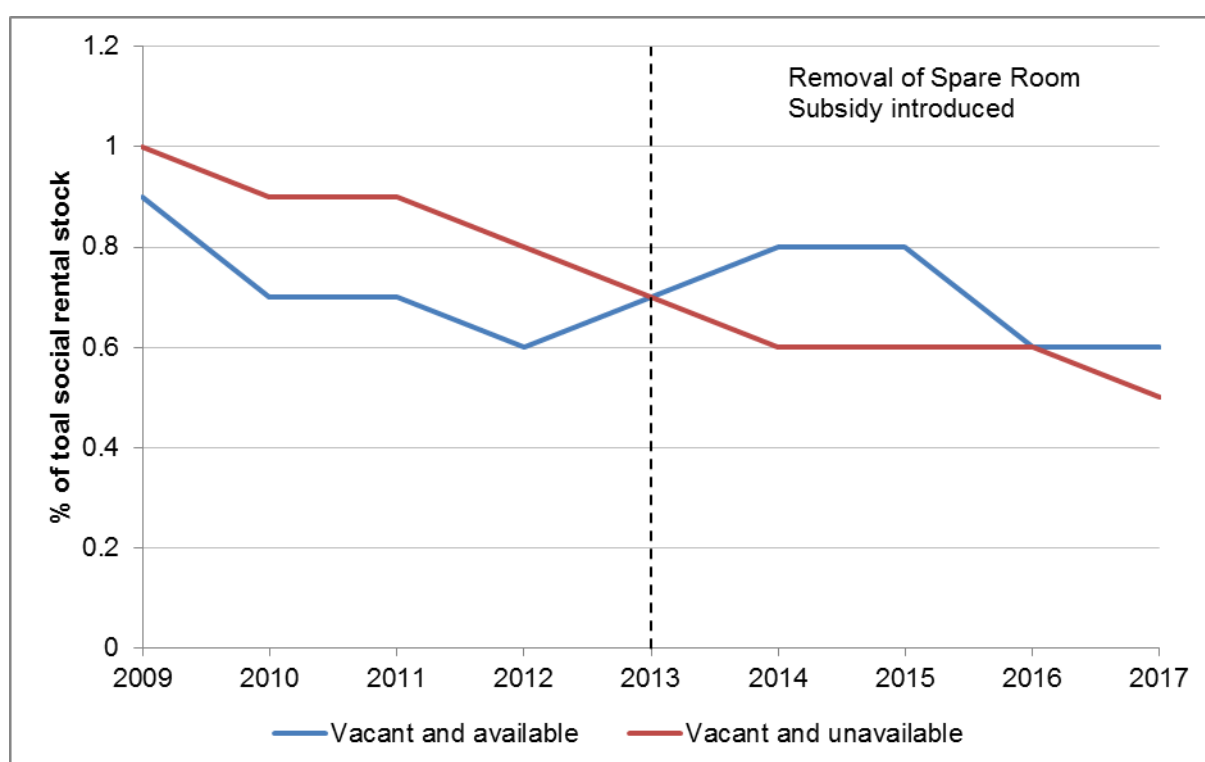
- 5.5 Figure 8 illustrates self-contained general needs vacancies at an individual LA level. These vacancies include those both available and unavailable for letting. Properties are typically unavailable for letting whilst undergoing extensive repairs or awaiting demolition, but are still formally classified 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.

Figure 8: Percentage of self-contained PRP general needs stock vacant by LA, as at 31 March 2017



5.6 Figure 9 shows the year-on-year trends in the different types of vacancies. Whilst vacant and unavailable units have steadily decreased, 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 2013.⁶⁸ 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.⁶⁹ In 2017 the proportion of vacant and available properties remained unchanged from the previous year and is at the same level seen in 2012, perhaps indicative of a continued calming of the turnover/demand issues potentially caused by RSRS.

Figure 9: Vacancy rates as at 31 March 2009 – 2017



5.7 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 1.2% to 2.0%. The lowest vacancy rates are in the East of England, South East and South West (all 0.8%) (see Table 12).

⁶⁸ 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.

⁶⁹ 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 2017

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	104,932	607	427	1,034	1.0	0.4	
East of England	206,239	899	723	1,622	0.8	0.4	
London	328,147	1,514	2,067	3,581	1.1	0.6	
North East	154,136	1,444	914	2,358	1.5	0.6	
North West	416,705	2,565	2,567	5,132	1.2	0.6	
South East	280,623	1,084	1,058	2,142	0.8	0.4	
South West	184,815	594	853	1,447	0.8	0.5	
West Midlands	210,788	918	956	1,874	0.9	0.5	
Yorkshire and The Humber	163,296	1,848	1,492	3,340	2.0	0.9	
England	2,049,681	11,473	11,057	22,530	1.1	0.5	

5.8 The percentage of self-contained general needs stock that is vacant and unavailable for letting reduced to 0.5% of all stock, with no region reporting more than 1% of stock being unavailable for letting. Yorkshire and The Humber has the highest level of unavailable stock in percentage terms (0.9%). The relatively high proportion of units that are vacant and unavailable in Yorkshire and The Humber is driven by three PRPs who hold 59.9% of all the vacant and unavailable stock in the region.

5.9 Table 13 shows that the total number of self-contained general needs vacancies in England has decreased slightly (1,368 units) from 2016 compared to the large overall reduction of 3,517 units between 2015 and 2016. All regions with the exception of Yorkshire and The Humber and the East of England saw a decrease between 2016 and 2017, with the West Midlands experiencing the smallest fall (119 units) and the North West the largest (702 units). Of the two regions with increases in vacancies, Yorkshire and The Humber increased by 288 units and the East of England increased by 131 units.

Table 13: Total vacant self-contained general needs per region, 2015 – 2017

Large PRPs						
Region	2015 % of total	2016 % of total	2017 % of total	Vacant Units 2015	Vacant Units 2016	Vacant Units 2017
East Midlands	1.3	1.2	1.0	1,341	1,213	1,034
East of England	0.9	0.7	0.8	1,866	1,491	1,622
London	1.3	1.1	1.1	4,046	3,738	3,581
North East	2.4	1.8	1.5	3,144	2,712	2,358
North West	1.7	1.4	1.2	6,771	5,834	5,132
South East	0.9	0.8	0.8	2,476	2,283	2,142
South West	1.1	0.9	0.8	1,875	1,582	1,447
West Midlands	1.1	1.0	0.9	2,290	1,993	1,874
Yorkshire and The Humber	2.3	1.9	2.0	3,606	3,052	3,340
England	1.4	1.2	1.1	27,415	23,898	22,530

5.10 Table 14 shows self-contained general needs units that are vacant and available for letting by region between 2015 and 2017. The number of units vacant and available for letting reduced by 963 units (7.7%) in England between 2016 and 2017, this following the large decrease (17.5%) between 2015 and 2016.

5.11 The largest regional reduction in vacant units available for letting was seen in the North West (390 units), indicating a further reduction in the region's total which has fallen in four consecutive years. Whilst the North West remains the region with the highest number of vacant and available self-contained general needs units, the large decreases year-on-year are moving it closer to the other regions.

Table 14: Total vacant self-contained general needs vacant and available for letting per region, 2015 – 2017

Large PRPs

Region	Vacant and available for letting			Units		
	2015 % of total	2016 % of total	2017 % of total	Vacant Units 2015	Vacant Units 2016	Vacant Units 2017
East Midlands	0.8	0.7	0.6	781	698	607
East of England	0.6	0.5	0.4	1,123	934	899
London	0.5	0.5	0.5	1,699	1,480	1,514
North East	1.5	1.1	0.9	1,959	1,663	1,444
North West	0.8	0.7	0.6	3,458	2,955	2,565
South East	0.5	0.4	0.4	1,390	1,123	1,084
South West	0.6	0.4	0.3	1,105	706	594
West Midlands	0.7	0.5	0.4	1,401	1,081	918
Yorkshire and The Humber	1.4	1.1	1.1	2,152	1,796	1,848
England	0.8	0.6	0.6	15,068	12,436	11,473

5.12 Table 15 shows that the region with the largest increase (an increase of 236 units to 1,492 units) in self-contained general needs units that are vacant and unavailable for letting was Yorkshire and The Humber (to 0.9% of total self-contained general needs units). The lowest number of units unavailable for letting was seen in the East Midlands (427 units) with a small decrease between 2016 and 2017 (88 units).

Table 15: Total vacant self-contained general needs vacant and unavailable for letting per region, 2015 – 2017

Large PRPs

Region	Vacant and unavailable for letting			Units		
	2015 % of total	2016 % of total	2017 % of total	Vacant Units 2015	Vacant Units 2016	Vacant Units 2017
East Midlands	0.6	0.5	0.4	560	515	427
East of England	0.4	0.3	0.4	743	557	723
London	0.7	0.7	0.6	2,347	2,258	2,067
North East	0.9	0.7	0.6	1,185	1,049	914
North West	0.8	0.7	0.6	3,313	2,879	2,567
South East	0.4	0.4	0.4	1,086	1,160	1,058
South West	0.4	0.5	0.5	770	876	853
West Midlands	0.4	0.4	0.5	889	912	956
Yorkshire and The Humber	0.9	0.8	0.9	1,454	1,256	1,492
England	0.6	0.6	0.5	12,347	11,462	11,057

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 2016 to 31 March 2017 in the 2017 SDR. Table 16 provides a summary of new build activity by tenure type. Table 17 shows the number of additions made to Low Cost Home Ownership (LCHO) stock and Table 18 summarises losses of LCHO stock. Table 19 shows a summary of social rental acquisitions by PRPs and Table 20 summarises stock lost by PRPs. In this period 23,907 new social rented units/bedspaces were built and 2,563 were purchased by large PRPs. These figures include Affordable Rent units.
- 6.2 Table 16 shows that large PRPs built a total of 36,438 units in the financial year ending 31 March 2017. Social rental units account for the majority of all new build activity (65.6% of the total) with LCHO being the next largest type (25.5%). Non-social new build is the smallest category (8.9%) but this does not represent the full extent of non-social activity within the sector. Some registered providers undertake non-social activities through dedicated unregistered subsidiaries which are outside of the scope of the SDR. Total new build across all stock types is a new category introduced in the SDR 2017 and hence there is no time series for previous years.

Table 16: Newly built stock for large PRPs by tenure type, in financial year ending 31 March 2017

Large PRPs				Units/bedspaces
Year	Social Rental	LCHO	Non-social	Total
2017	23,907	9,287	3,244	36,438

Table 17: Additions to Low Cost Home Ownership stock for large PRPs, in financial year ending 31 March 2017

Large PRPs					Units/bedspaces
Year	New Build	Purchases	Conversions from existing stock	Other gains	Total
2017	9,287	982	867	29	11,165

- 6.3 The largest source of LCHO stock gains for providers is through newly built units (9,287 units or 83.2% of the total gain). Purchases of stock and conversions from existing stock held by providers make up the bulk of the remaining gains (8.8% and 7.8%) respectively. The largest source of losses is through sales (5,130 units or 80.4% of the total losses) with the remainder being mostly comprised of conversion to other social tenancies (typically rental forms) being the next most common source of losses (9.7% of the total).
- 6.4 It should be noted that the net change in LCHO stock will not match the year-on-year change in social leased stock seen in Table 3 due to differences in coverage⁷⁰. Additionally, the staircasing of equity shares means that there can be a sizable delay between when an LCHO unit is initially sold and when it finally leaves a provider's stock. Due to this, sales of LCHO units cannot be directly tied to specific delivery programmes.

⁷⁰ The social leased category in Table 3 covers units where the purchaser has not acquired 100% of the equity and is weighted for non-responses from small providers. Table 16 and Table 17 are unweighted values for large providers only. Additionally, Table 16 and Table 17 cover both units where the purchaser has not acquired 100% of the equity and units where the purchaser has acquired 100% of the equity but the provider retains the freehold.

Table 18: Losses to Low Cost Home Ownership stock for large PRPs, in financial year ending 31 March 2017

Large PRPs				Units/bedspaces	
Year	Sales	Transferred to Unregistered Providers	Conversions to other social tenancies	Other losses	Total
2017	5,130	89	622	541	6,382

6.5 Table 19 does not capture transfers or conversions of social rental 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 19. 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.

6.6 Transfers of social rented units into large PRPs have been separated from the main data set and are reported in Table 21. 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 19: Additions to social rented stock for large PRPs, in financial years ending 31 March 2013 to 2017

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
2017	23,907	2,563	26,470

6.7 Newly built stock makes up the overwhelming majority (90.3%) of total newly built and purchased⁷¹ stock in 2017. Newly built social rented units (23,907) decreased significantly (14.2%) from the level (27,855) seen in 2016. The continued 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 Shared Ownership and Affordable Homes Programme (SOAHP)⁷². As noted above, the initial offering for the Shared Ownership and Affordable Homes Programme 2016-2021 was focused almost exclusively on shared ownership and home ownership products. This was later expanded to allow Affordable Rent units to be delivered under a Continuous Market Engagement basis. The phasing of the funding available to providers will have had an impact on the number of units delivered as providers adjusted their delivery models.

⁷¹ Includes all stock purchased regardless of age of stock.

⁷² The 2016-2021 SOAHP bid round did not launch until 11 April 2016 so limited development of properties funded under this programme will have been carried out within 2016/17. 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>

6.8 Table 20 shows that the total amount of social housing stock leaving the sector has decreased by 5.8% from the level seen in 2016. This has been driven by significant decreases in the number of sales of Social HomeBuy and other socially leased units (down 17.9%) and in disposals (down 11.6%) carried out by PRPs during the year.

6.9 The reduction in disposal activity from the previous year returns disposals to the level seen in 2013 following the large spike seen in 2016. It is possible that during 2015/16 some providers may have sought to dispose of units before the introduction of the Housing and Planning Act (2016) and changes to the regulators consents regime⁷³ and the 2016/17 figure may represent the tail-end of this. It is not yet clear whether the downward trend seen between 2013 and 2015 will be re-established.

Table 20: Losses to social rented stock for large PRPs, in financial years ending 31 March 2013 to 2017

Large PRPs		Units/bedspaces				
Year	RTB/ PRTB/RTA/ VRTB ⁷⁴	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	
2017	5,379 ⁷⁵	5,421	2,924	3,895	17,619	

6.10 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. It should be noted that Voluntary Right to Buy only existed as a pilot scheme⁷⁶ comprising five PRPs during the period covered by the SDR 2017. 269 VRTB sales were recorded in the SDR 2017. This is the first year that Voluntary Right to Buy sales have been captured by the SDR and included in this series of statistical releases.

6.11 Sales to tenants under the Voluntary Right to Buy (VRTB), Right to Buy (RTB), Preserved Right to Buy (PRTB) and Right to Acquire (RTA) schemes grew significantly from the level reported in 2016 with a comparatively large (19.8%) increase (889 units). The volume of sales under these schemes remains higher than the volume observed in 2013 (with 2,664 more sales in 2017 compared to 2013).

6.12 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)⁷⁷, along with the associated advertising and publicity is likely to be a driver behind the continued

⁷³ The Housing and Planning Act (which received royal assent on 12 May 2016) included an amendment to the Housing and Regeneration Act (2008) which required providers to notify the regulator of disposals rather than to seek consent as had originally been required. These legislative changes took effect on 6 April 2017.

⁷⁴ Sales of units under the Voluntary Right to Buy pilot scheme are included in the figure for 2017. The pilot scheme was carried out by five registered providers. Further details can be found on the GOV.UK website: <https://righttobuy.gov.uk/am-i-eligible/housing-association-tenants/>

⁷⁵ 27 sales under VRTB terms have been omitted from this figure due to suspected data errors that could not be resolved prior to publication. The dataset accompanying this release presents the data as submitted.

⁷⁶ <https://www.gov.uk/government/news/housing-association-tenants-take-first-step-to-homeownership>

⁷⁷ Under this strategy, there is a commitment that, for each property sold under Right to Buy, a replacement new Affordable Rent home is provided in the social housing sector.

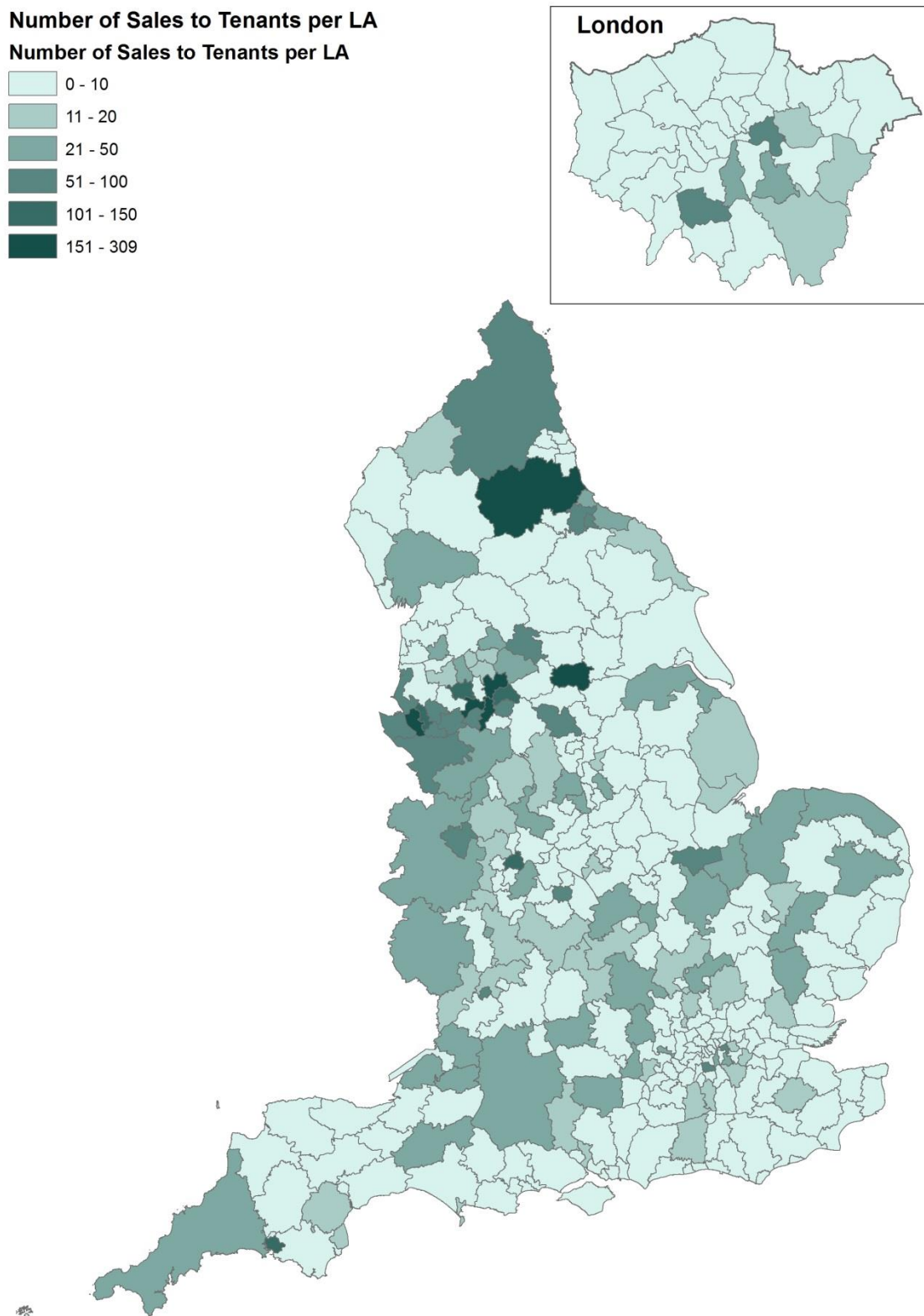
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

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 website⁷⁸.

- 6.13 Figure 10 shows sales of social housing to tenants by LA. The majority of sales recorded on this map are RTB, PRTB, RTA and VRTB sales (94.9%) 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 sales to tenants further at an LA level.
- 6.14 It should be noted that, under the prevailing policy and legislation when the SDR 2017 was collected, the ability of tenants to purchase properties under RTB or PRTB is largely 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.

⁷⁸ <https://www.gov.uk/government/policies/helping-people-to-buy-a-home>

Figure 10: Sales of social housing stock to tenants by LA in financial year ending 31 March 2017



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- 6.15 Table 21: Social rented units transferred to PRPs from all sources, in the financial years ending 31 March 2013 to 2017 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 21: Social rented units transferred to PRPs from all sources, in the financial years ending 31 March 2013 to 2017

Large PRPs	Units/bedspaces				
	2013	2014	2015	2016	2017
Total social rented units transferred ¹	8,214	4,261	23,358	27,956	87,627

¹ May include units outside of England.

- 6.16 The number of social rented units transferred to large PRPs increased significantly (213.4%) in the year ending 31 March 2017 with 87,627 transfers being recorded by PRPs. It should be noted that no Large Scale Voluntary Transfers of LA stock were carried out during the year so there were no major additions to stock from outside of the PRP sector. The large number of transfers seen this year have been driven by providers modifying their group structures through mergers or restructuring. Three providers account for almost 75% of all transfer activity during the year.

Mutual exchanges and evictions (optional questions)

- 6.17 Large PRPs are invited to optionally report the number of mutual exchanges and evictions made during the year⁷⁹. PRPs were directed to leave these questions blank if they chose not to answer them. Therefore, the response rates recorded in Table 22 and Table 23 should be treated as the lower bounds of the true sector total.

Mutual exchanges

- 6.18 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.
- 6.19 Table 22 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 22 and for evictions in Table 24 and Figure 11: Total evictions, in financial year ending 31 March (2009 to 2017).
- 6.20 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.

⁷⁹ For more information on the recording of mutual exchanges in the SDR please see SDR Guidance available at: <https://nroshplus.homesandcommunities.co.uk/>

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 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.

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

Table 22: Number of mutual exchanges with response rates for large PRPs, in financial year ending 31 March 2017

Large PRPs		Mutual exchanges	
Stock type	Number of exchanges	No. of responses to question	% response rate
General needs	15,349		
Supported housing	116		
Housing for older people	251		
Total	15,716	279	88.9
Total (weighted)	17,688 ¹		

¹ 'Y' indicates weighted figures.

6.22 The total number of mutual exchanges remained broadly consistent with last year, increasing slightly to 17,688 in 2016/17 from the 17,583 mutual exchanges recorded in 2015/16. This reverses the downward trend in mutual exchanges seen in the previous two years and may represent a stabilisation in the figures. There is anecdotal evidence that some PRPs and tenants used mutual exchanges to facilitate downsizing in response to the introduction of the Removal of the Spare Room Subsidy 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 stabilisation in mutual exchanges following two years of reductions may reflect mutual exchanges returning to their previous levels.

6.23 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

6.24 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 warrant⁸⁰.

⁸⁰ For more information on the recording of evictions in the SDR please see SDR Guidance Notes available at: <https://nroshplus.homesandcommunities.co.uk/>

6.25 Table 23 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 24.

Table 23: Number of evictions with response rates for large PRPs by stock type, in financial year ending 31 March 2017 (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	6,920	565	7,485		
ASB ¹	685	627	1,312		
Both	142	132	274		
Other	601	395	996		
Total	8,348	1,719	10,067	290	92.4

¹. Anti-Social Behaviour.

6.26 Total evictions (based on unweighted figures) decreased to 10,067 in 2016/17 from the 10,955 recorded in 2015/16. Total evictions decreased for both general needs and supported housing or housing for older people, falling 8% (down from 9,115 in 2015/16) and 7% (down from 1,840 in 2015/16) respectively this year. The most common reason for eviction from general needs units were for arrears (82.9% of total). Evictions from supported housing or housing for older people were more evenly spread across the reporting categories, although ASB is now the most common reason where it was previously arrears. The change to ASB being the most common reason has been driven by arrears evictions reducing at a faster rate (arrears fell by 115, ASB fell by 41) rather than an increase in ASB.

6.27 Table 24 shows evictions from PRP stock by reason for the period 2008/9 through to 2016/17 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 24: Evictions by reason, in financial year ending 31 March (2009 to 2017) (weighted from 2013)

Large PRPs		Number of evictions			
Year	Total evictions	Reason for eviction			
		Arrears	ASB ³	Both	Other
2009	11,230	8,456	1,518	250	1,006
2010	9,905	7,535	1,309	214	847
2011	9,735	7,188	1,364	255	928
2012 ^{1,2}	9,243	6,808	1,277	234	977
2013	10,018 ^{R,I}	7,324 ^{R,I}	1,329 ^{R,I}	352 ^{R,I}	1,013 ^{R,I}
2014	11,881 ^I	8,825 ^I	1,695 ^I	267 ^I	1,094 ^I
2015	12,172 ^I	9,425 ^I	1,461 ^I	365 ^I	921 ^I
2016	11,812 ^I	9,035 ^I	1,484 ^I	252 ^I	1,041 ^I
2017	10,902 ^I	8,105 ^I	1,421 ^I	297 ^I	1,079 ^I

1. Prior to 2012, questions on evictions were mandatory whereas from 2012 onwards they are optional. Therefore caution should be applied in comparing data across years.
2. The response rate for 2012 could not be determined, and 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

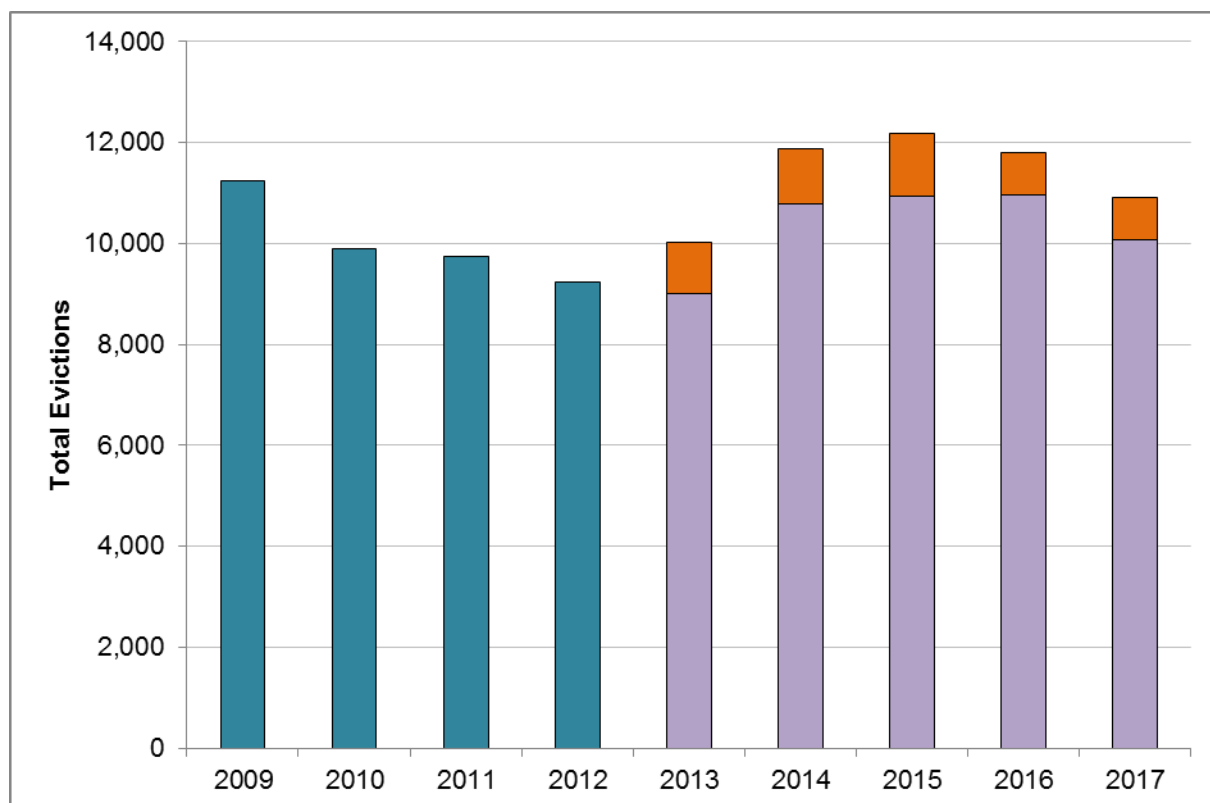
6.28 As with the unweighted data analysis (see paragraph 6.26), when weighted the SDR data indicates a decrease in evictions from 11,812 (weighted for non-response⁸¹) in 2015/16 to 10,902 (weighted for non-response⁸²) in 2016/17, a decrease of 7.6%. However, because providing evictions data is optional, 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 decreased slightly from 92.8% in 2015/16 to 92.4% in 2016/17, resulting in a slightly larger weighting effect than in previous years. For this reason, any apparent trends since 2012 should be viewed with a degree of caution.

6.29 Total evictions data from Table 24 is illustrated below in Figure 11. This also shows the effect of weighting on the 2013 to 2017 results.

⁸¹ For further information on weighting see section 9.10.

⁸² For further information on weighting see section 9.10.

Figure 11: Total evictions, in financial year ending 31 March (2009 to 2017)



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 2017 is denoted by shading at the top of the bars for those years.

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.

Rent reductions

- 7.2 The Welfare Reform and Work Act (2016) (WRWA) introduced rules around levels of rent that can be charged by registered providers of social housing in England from 1 April 2016. The Act determines that social rents must be reduced by 1% per annum for four years for most, but not all, social housing units⁸³. For new tenancies, rents may be re-set at up to the social rent rate defined in the Act.
- 7.3 Aspects of the rent rules introduced by the WRWA are complex (for example, those set out in Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016). Certain types of provider and some units (such as those designated as specialised supported housing or temporary social housing are fully excepted from the social rent reduction. Further, the Welfare Reform and Work Act (2016) granted all units of supported housing or housing for older people a one year exception. The regulator can also issue exemptions to 1% per annum reduction to specific units where this could cause PRPs to be unable to meet other standards, particularly financial viability.
- 7.4 For social housing units that are excepted from the 1% reduction, the Act determines that annual increases in net social rents are limited to Consumer Price Index (CPI) +1% per year, with the CPI value being taken from September in the previous year. The SDR reflects the rents position as at 31 March 2017, for excepted units social rent increases in 2016/17 were linked to the CPI value for September 2015 (0.1%). CPI was -0.1% in September 2015 so the maximum increase for excepted units was 0.9% (-0.1% + 1%) during this year.

Service charges

- 7.5 The figures quoted in this statistical release only relate to service charges covered by Housing Benefit in order to provide a consistent analytical baseline. Housing Benefit eligible service charges constitute the majority of service charges in the social housing sector⁸⁴.
- 7.6 Table 25 shows that average net rents decreased in all regions of England. The largest absolute reduction was a decrease of £1.66 in the South East and the smallest was £0.79 in the East Midlands. In England the average absolute decrease was £1.23, a 1.3% reduction from the 2016 levels. The only regions with average rent reductions smaller than the 1% decrease stipulated by the WRWA were the East and West Midlands with both reporting a 0.9% reduction. The minor divergence between the reported aggregate rent decrease and the policy will be due, in part, to new additions to the stock, which will not have been included in previous year's data

⁸³ 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/contents/enacted>

⁸⁴ The Housing Benefit (General) Regulations 2006 (SI 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>

and in part, to PRPs taking the opportunity to set rents at the prevailing social rent rate when re-letting units.

7.7 Additionally, the recategorisation of former housing for older people units as general needs stock is likely to be a driver for the larger than anticipated decreases observed in some regions. Housing for older people stock has historically had lower rent levels than general needs stock in most areas. Therefore, recategorising these units as general needs would have led to the average rent level being lowered even if the rents for existing units had not been adjusted. The combination of this and the mandated rent reductions are the most probable explanation for the large reductions.

Table 25: Year-on-year change in average general needs net rents per region, 2016 to 2017

Large PRPs				£ per week	
Region	2016	2017	Change £	Change %	
East Midlands	89.68	88.89	-0.79	-0.9	
East of England	101.91	100.75	-1.16	-1.1	
London	125.47	124.07	-1.40	-1.1	
North East	80.41	79.25	-1.16	-1.4	
North West	84.59	83.66	-0.93	-1.1	
South East	111.05	109.39	-1.66	-1.5	
South West	94.66	93.64	-1.02	-1.1	
West Midlands	90.72	89.92	-0.80	-0.9	
Yorkshire and The Humber	84.14	82.62	-1.52	-1.8	
England	97.84	96.61	-1.23	-1.3	

7.8 General needs rents Table 26 shows the average weekly net rent, social rent rate, service charge and gross rent for non-Affordable Rent general needs stock owned by large PRPs in each region of England. London, the South East and the East of England have the highest net rents on average, ranging between £100.75 and £124.07 per week. The North East, Yorkshire and The Humber and the North West regions show the lowest net rents on average, ranging between £79.25 and £83.66 per week. The average net rent for general needs properties in England is £96.61.

Table 26: Average general needs rents per region, as at 31 March 2017

Large PRPs				£ per week	
Region	Net Rent	Social Rent Rate	Service charge ^{1,2}	Gross rent ¹	
East Midlands	88.89	87.96	4.72	91.84	
East of England	100.75	97.65	5.62	103.45	
London	124.07	125.36	10.80	131.88	
North East	79.25	79.24	7.06	81.52	
North West	83.66	83.37	4.83	86.18	
South East	109.39	108.45	5.87	113.14	
South West	93.64	92.19	4.87	96.74	
West Midlands	89.92	89.26	5.63	93.65	
Yorkshire and The Humber	82.62	81.83	5.46	85.77	
England	96.61	95.96	6.46	100.38	

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.

- 7.9 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.
- 7.10 Service charges are relatively similar across the country, with the exception of London where they are slightly higher (£10.80 per week compared to the average of £6.46 per week for England).
- 7.11 Table 27 shows the average net rent, service charge, gross rent and social rent rate for general needs stock owned by large PRPs in England by unit size. The high net rent and service charge figures for non-self-contained⁸⁵ 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.

Table 27: Average general needs rents by unit size, as at 31 March 2017

Large PRPs					£ per week
Unit Size	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹	
Non-self-contained	86.68	80.92	20.38	102.16	
Bedsit	77.61	75.45	10.06	86.21	
1 Bedroom	83.22	82.27	8.14	89.56	
2 Bedroom	94.91	94.07	6.80	99.07	
3 Bedroom	104.63	104.33	3.85	106.27	
4 Bedroom	122.62	122.47	4.90	125.17	
5 Bedroom	136.94	137.48	5.16	139.66	
6+ Bedroom	145.69	146.96	5.06	148.44	
All Self-Contained	96.62	95.97	6.44	100.38	
All Stock Sizes	96.61	95.96	6.46	100.38	

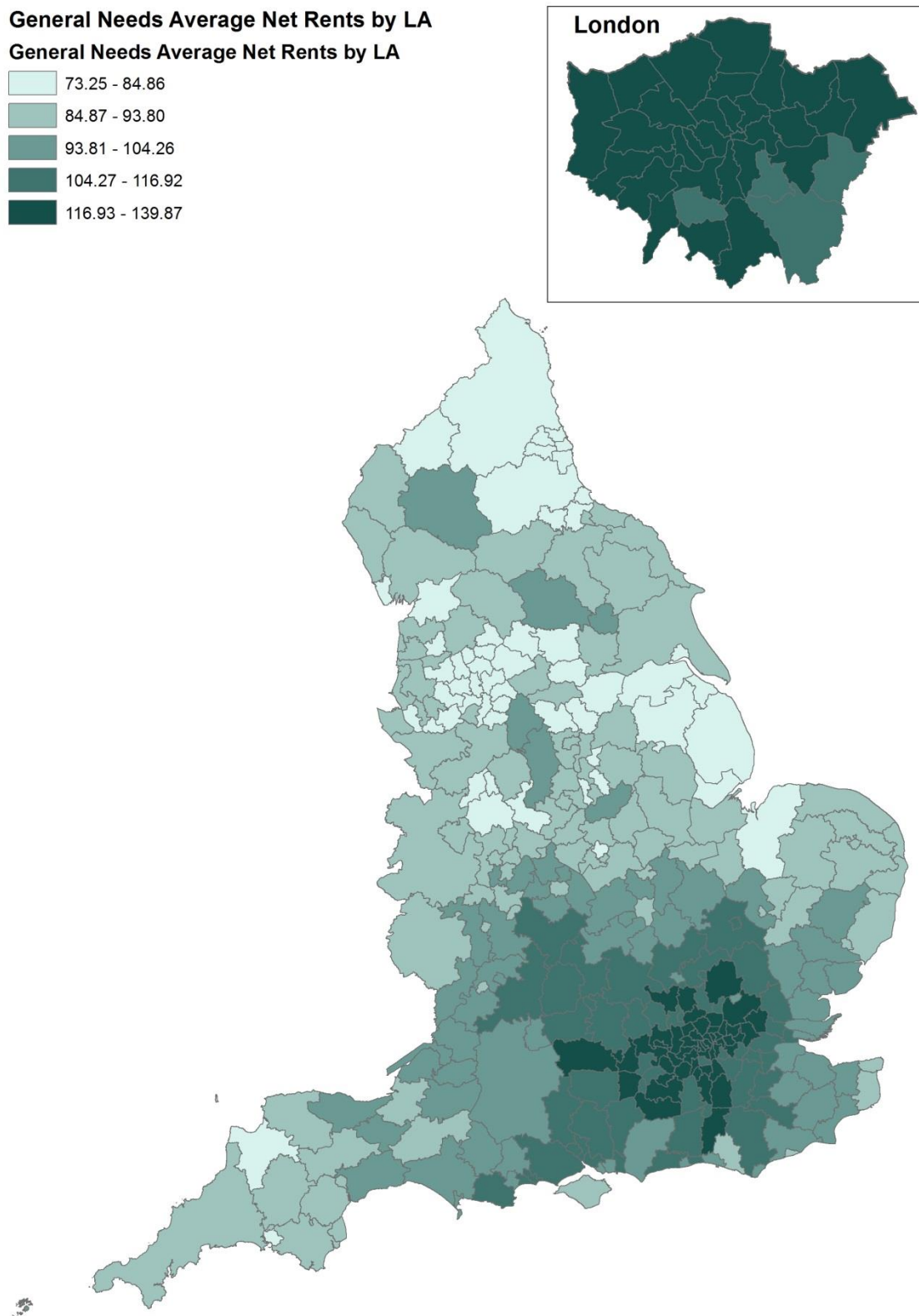
^{1.} The average service charge relates only to the stock that has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

^{2.} Service charges ineligible for Housing Benefit are not included in this table.

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

⁸⁵ For the definition of non-self-contained units used in the SDR please see the Glossary of terms.

Figure 12: Average general needs net rent for stock owned by large PRPs by LA, 31 March 2017



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Supported housing/housing for older people

- 7.13 Table 29 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 26.
- 7.14 Table 28 shows that the average increase in net rents for supported housing/housing for older people in England between 2016 and 2017 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 and re-lets at higher rent rates. Additionally, Welfare Reform and Work Act (2016) granted all units of supported housing and housing for older people a one year exception from the 1% per annum reduction in rents.
- 7.15 It should also be noted that the change in definitions (see section 4) have caused a number of units to be re-categorised by providers between years. Where units have been reclassified from housing for older people to general needs, their rent values will no longer be included in the supported housing/housing for older people average rents. As these reclassified units were most likely to be those housing for older people units which did not meet the definition of supported (i.e. were without a support element) they may have had rents set at a different level to those now remaining in the category. Their inclusion in the supported housing/housing for older people category in previous years may have been suppressing the average rent and, as such, their reclassification is likely to have driven at least some of the increase in average rents seen between 2016 and 2017.
- 7.16 The largest increase in absolute and percentage terms was observed in the North East which saw a £3.35 (4.2%) rise from the previous year's levels. The smallest increase in absolute and percentage terms was observed in the West Midlands which saw £0.16 increase, a 0.2% increase on the previous year's level. The large variation in the annual change between different regions can likely be explained by the scale of recategorisation carried out by providers in the area. The North East saw a large number of housing for older people units recategorised as general needs this year and this appears to be the driver behind both the large increase in supported housing/housing for older people average rents (4.2%) and the larger than stipulated decrease in general needs average rents (-1.4% as shown in Table 26).

Table 28: Year-on-year change in average supported housing/housing for older people net rents per region, 2016 to 2017

Large PRPs				£ per week	
Region	2016	2017	Change £	Change %	
East Midlands	86.12	86.63	0.51	0.6	
East of England	91.06	92.30	1.24	1.4	
London	109.02	111.92	2.90	2.7	
North East	80.70	84.05	3.35	4.2	
North West	82.48	84.03	1.55	1.9	
South East	95.73	97.58	1.85	1.9	
South West	85.84	87.25	1.41	1.6	
West Midlands	86.40	86.56	0.16	0.2	
Yorkshire and The Humber	84.42	86.16	1.74	2.1	
England	89.43	91.25	1.82	2.0	

7.17 Average weekly net rents are highest in London, the South East and East of England, with average net rents ranging between £92.30 and £111.92. Average net rents are lowest in the North West, at £84.03. Average service charges are highest in London, at £47.79 per week (34.7% 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.

Table 29: Average supported housing/housing for older people rents per region, as at 31 March 2017

Large PRPs				£ per week
Region	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹
East Midlands	86.63	81.40	27.37	112.14
East of England	92.30	88.59	34.37	124.04
London	111.92	108.89	47.79	155.20
North East	84.05	76.52	40.72	120.77
North West	84.03	79.51	30.76	112.33
South East	97.58	93.03	32.11	128.03
South West	87.25	83.17	28.92	114.86
West Midlands	86.56	84.94	43.32	128.21
Yorkshire and The Humber	86.16	77.55	37.90	122.47
England	91.25	87.12	35.47	124.36

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.

7.18 Table 30 shows the average net rent, service charge, gross rent and social rent rate 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 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 (£77.54 against £29.89). As a result of this, rent data for these units is not directly comparable to those for self-contained units.

Table 30: Average supported housing/housing for older people rents by unit size, as at 31 March 2017

Large PRPs				£ per week
Unit Size	Net Rent	Social Rent Rate	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	99.42	79.16	77.54	167.59
Bedsit	79.87	78.10	41.32	118.95
1 Bedroom	89.20	87.15	29.58	117.33
2 Bedroom	98.38	97.38	24.33	120.35
3 Bedroom	110.60	108.61	32.65	137.71
4+ Bedroom	138.22	128.77	48.22	175.68
All Self-Contained	90.09	88.13	29.89	118.21
All Stock Sizes	91.25	87.12	35.47	124.36

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.

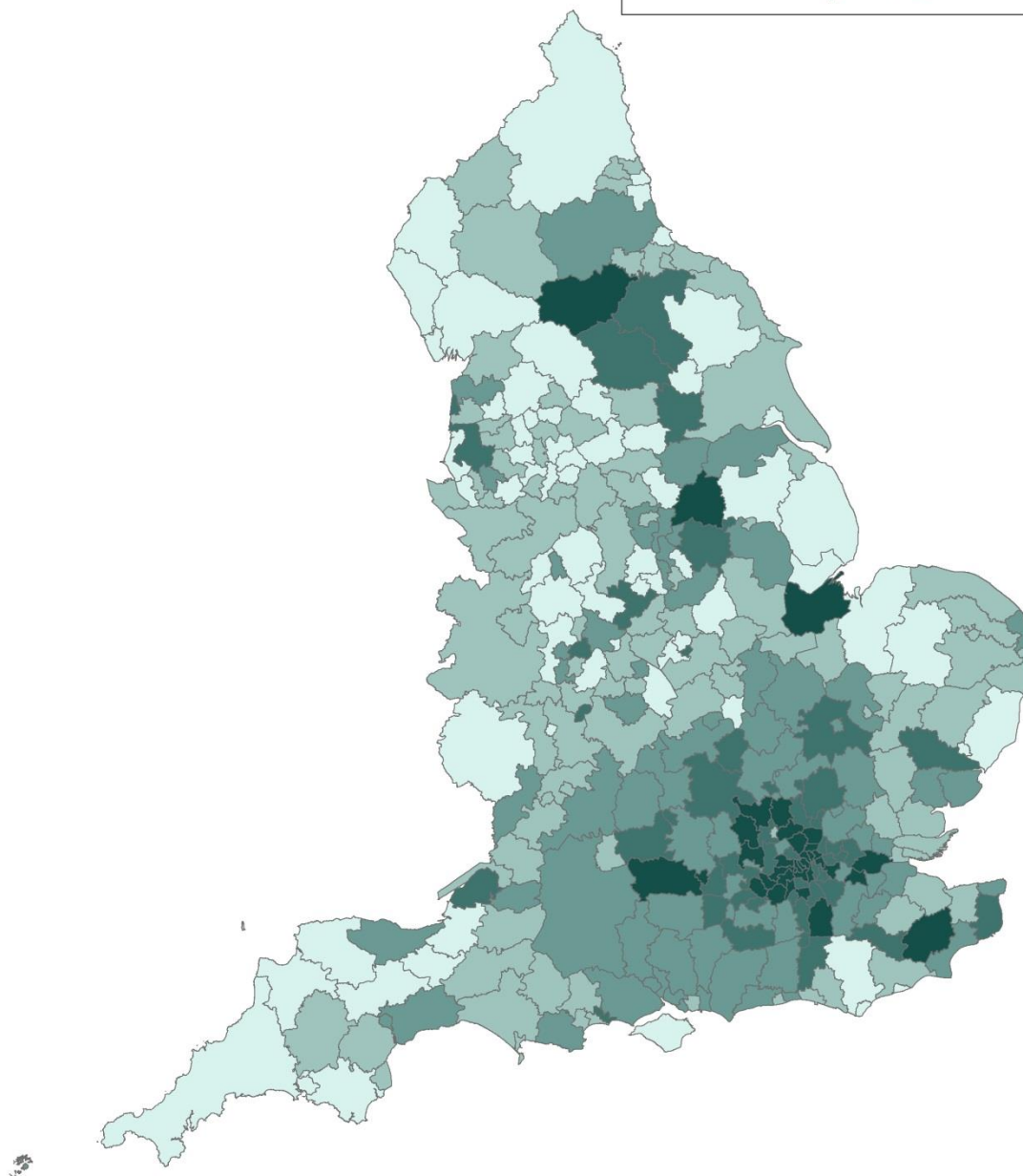
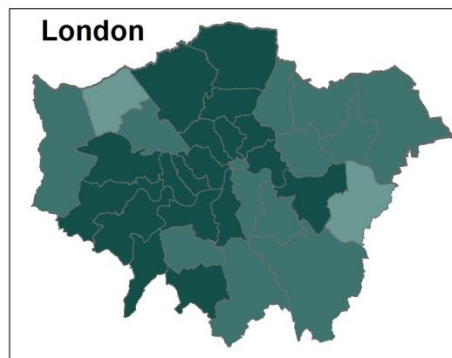
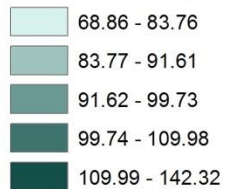
2. Service charges ineligible for Housing Benefit are not included in this table.

7.19 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.

Figure 13: Average supported housing (SH) and housing for older people (HOP) net rent for stock owned by large PRPs by LA, 31 March 2017

SH/HOP Average Net Rents by LA

SH/HOP Average Net Rents by LA

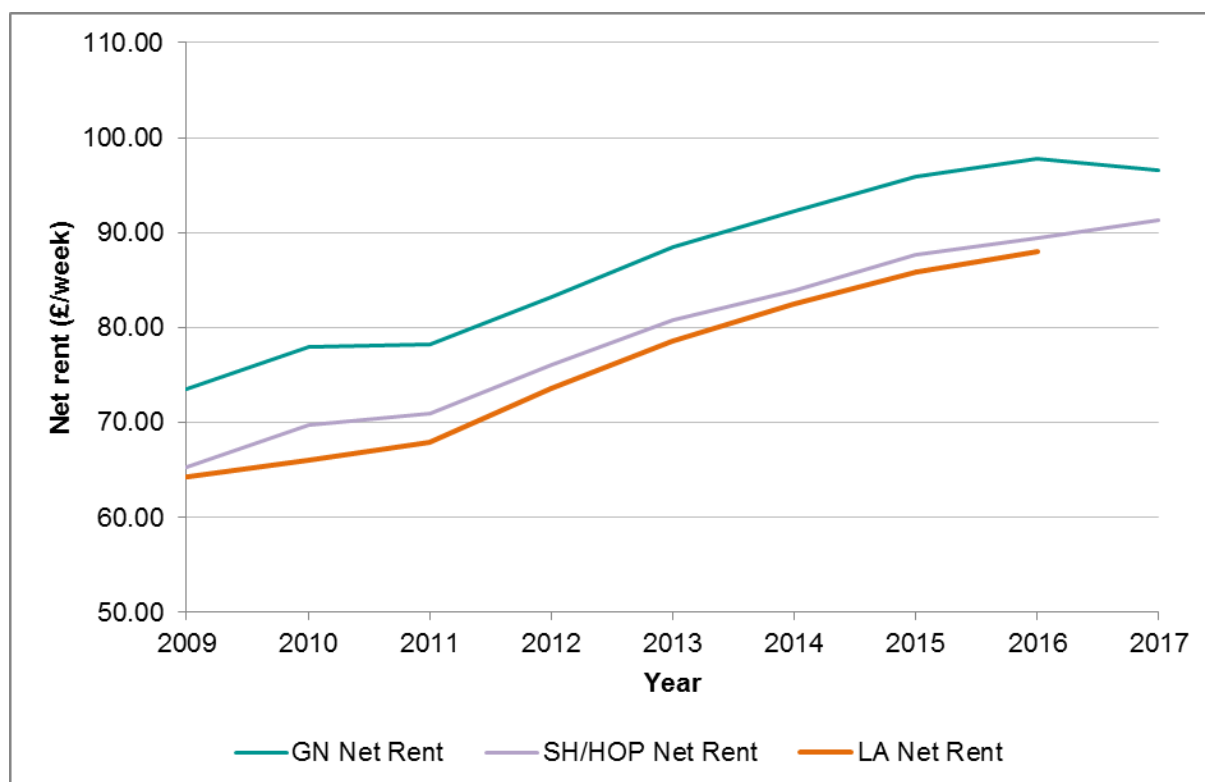


Comparisons with local authority rents data

7.20 Figure 14 shows a comparison between PRP average weekly net rents and LA rents for the period 2009 to 2017. 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 table⁸⁶.

7.21 Between 2009 and 2016⁸⁷, PRP general needs and supported housing/housing for older people rents showed total rent increases of 33.1% and 37.2% respectively and LA rents showed an increase of 36.9%. 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.

Figure 14: Average PRP net rents compared to LA rents data, as at 31 March 2009-2017



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.

⁸⁶ The supplementary tables document can be found at: <https://www.gov.uk/government/statistics/statistical-data-return-2016-to-2017>

⁸⁷ Data for average LA rent for England is not available for 2017 at the time of publication.

8.0 Affordable Rent

- 8.1 For PRPs, Affordable Rent is the main type of new social rented 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 website⁸⁸.
- 8.2 When setting rent levels, PRPs are expected to determine the market rent for the property using a RICS⁸⁹ 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 Rent rules for Affordable Rents from 1 April 2016 are set out in the Welfare and Reform and Work Act (2016) described in the section on rents earlier in this release. In general, for existing tenancies, rents are expected to be reduced by 1% per annum from 2016/17. However, for new tenancies PRPs are required to set rents at no more than 80% of the relevant market rent (or social rent rate) described in the Act.

Affordable Rent stock levels

- 8.4 There were 394 PRPs that reported owning a total of 192,748 Affordable Rent units on 31 March 2017, of which 182,115 were general needs units. The remaining 10,633 were supported housing/housing for older people Affordable Rent units.
- 8.5 Table 31 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 20.1% from 151,611 in 2016 to 182,115 in 2017. Supported housing/housing for older people units increased by 11.0% from 9,582 in 2016 to 10,633 in 2017. The marginal slowdown of growth in the number of Affordable Rent units are likely to be due to the transition from the 2011-2015 Affordable Homes Programme to the 2015-2018 and 2016-2021 Shared Ownership and Affordable Homes Programmes.
- 8.6 It should be noted that the initial offering for the Shared Ownership and Affordable Homes Programme 2016-2021 was focused exclusively on shared ownership and home ownership products. This was later expanded to allow Affordable Rent units to be delivered under a Continuous Market Engagement basis. The phasing of the funding available to providers will have had an impact on the number of units delivered as providers adjusted their delivery models.

⁸⁸ <https://www.gov.uk/government/publications/2010-to-2015-government-policy-rented-housing-sector/2010-to-2015-government-policy-rented-housing-sector>

⁸⁹ Royal Institute of Chartered Surveyors.

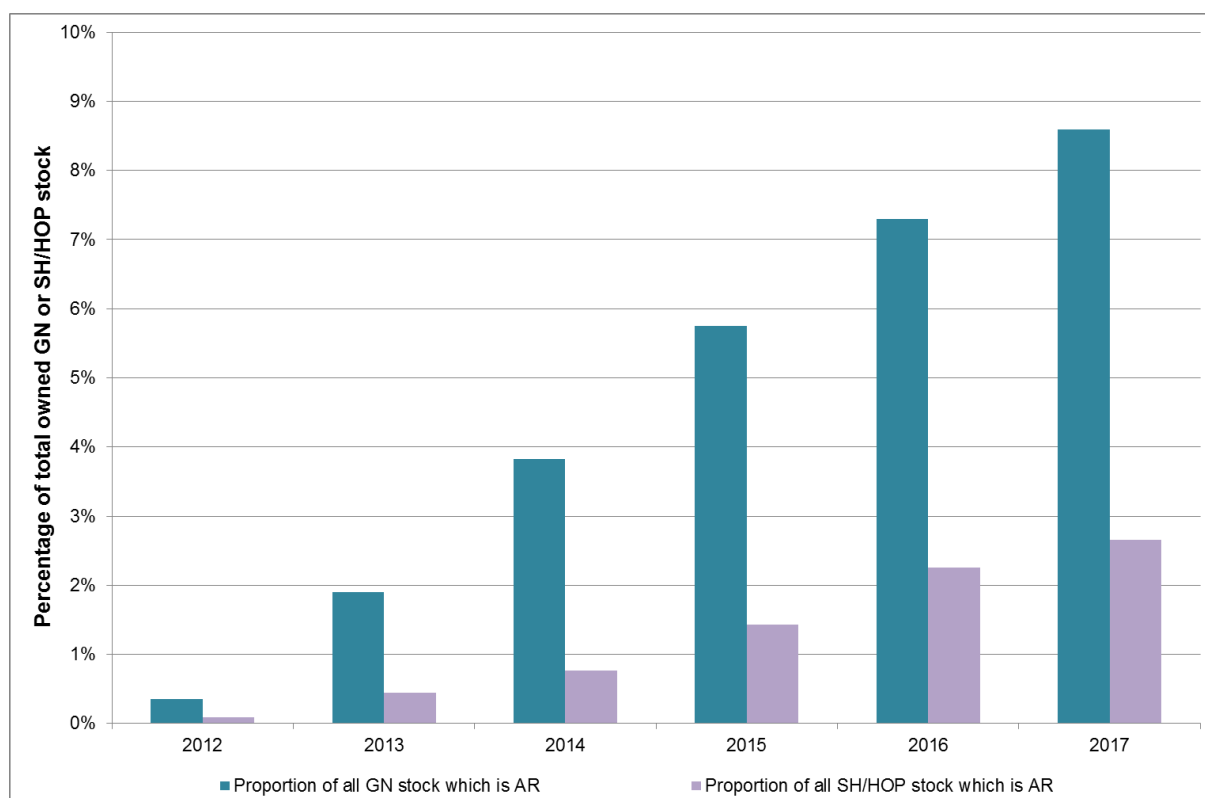
Table 31: Affordable Rent units/bedspaces owned, as at 31 March 2012-2017

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	
2017	394	182,115	10,633	192,748	

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

8.7 Figure 15 shows that the proportion of total owned general needs stock and the proportion of total owned supported housing/housing for older people which is Affordable Rent has grown steadily since 2012. Affordable Rent units account for nearly 9% of all general needs units in 2017 (rising from just 0.4% in 2012) and account for nearly 3% of all supported housing/housing for older people in 2017 (rising from just 0.1% in 2012).

Figure 15: Proportion of total owned general needs and proportion of total owned supported housing/housing for older people which is Affordable Rent stock, as at 31 March 2012-2017



8.8 Table 32 shows the year on year growth in Affordable Rent general needs units between 2016 and 2017 for each region in England. All regions saw significant growth in unit numbers in percentage terms with the lowest being a 17.3% increase (South East) and highest being a 35.5% increase (East Midlands).

8.9 The fastest growing region in unit terms was the North West which added 6,165 units. The North West continues to be the region with the largest volume of Affordable Rent units.

Table 32: Year-on-year change in Affordable Rent general needs units per region, 2016 to 2017

All PRPs				Units
Region	2016	2017	Change (units)	Change (%)
East Midlands	6,450	8,737	2,287	35.5%
East of England	16,847	20,288	3,441	20.4%
London	22,383	26,596	4,213	18.8%
North East	9,648	11,473	1,825	18.9%
North West	31,093	37,258	6,165	19.8%
South East	26,011	30,519	4,508	17.3%
South West	15,261	18,045	2,784	18.2%
West Midlands	13,398	16,035	2,637	19.7%
Yorkshire and The Humber	10,520	13,164	2,644	25.1%
England	151,611	182,115	30,504	20.1%

8.10 Table 33 details the year-on-year growth in Affordable Rent supported housing and housing for older people units between 2016 and 2017 for each region in England. Decreases in units were seen in three regions (East Midlands, South East and Yorkshire and The Humber). It should be noted that re-categorisation of stock due to the changes in definitions is a likely driver of these reductions. The West Midlands is the region with the highest number of Affordable Rent supported housing and housing for older people units with 2,262. The East of England has the lowest number of units with 468 being recorded at 31 March 2017.

Table 33: Year-on-year change in Affordable Rent supported housing/housing for older people units per region, 2016 to 2017

All PRPs				Units
Region	2016	2017	Change (units)	Change (%)
East Midlands	519	478	-41	-7.9%
East of England	342	468	126	36.8%
London	853	933	80	9.4%
North East	1,461	1,626	165	11.3%
North West	1,170	1,429	259	22.1%
South East	1,883	1,752	-131	-7.0%
South West	855	1,076	221	25.8%
West Midlands	1,623	2,262	639	39.4%
Yorkshire and The Humber	876	609	-267	-30.5%
England	9,582	10,633	1,051	11.0%

Affordable Rent general needs

8.11 Table 34 shows that the year on year change in average net rent for Affordable Rent general needs across England was -0.5% between 2016 and 2017. There was large variation in the year-on-year changes across the regions ranging from a -1.2% reduction in the North East to a 0.7% increase in the South East.

8.12 The continued rapid growth of Affordable Rent stock levels is probably a major factor in explaining why average Affordable Rent levels did not fall by 1% as specified by the WRWA. It should be noted that as the growth in Affordable Rent stock stabilises over time, it is anticipated that rent changes will be more closely in line with policy permitted rent changes on individual units.

Table 34: Year-on-year change in average Affordable Rent general needs net rents per region, 2016 to 2017

All PRPs				£ per week	
Region	2016	2017	Change £	Change %	
East Midlands	103.11	102.62	-0.49	-0.5	
East of England	129.03	127.95	-1.08	-0.8	
London	179.14	179.91	0.77	0.4	
North East	95.33	94.19	-1.14	-1.2	
North West	103.73	102.60	-1.13	-1.1	
South East	145.64	146.66	1.02	0.7	
South West	120.36	120.18	-0.18	-0.1	
West Midlands	106.81	105.76	-1.05	-1.0	
Yorkshire and The Humber	98.22	97.26	-0.96	-1.0	
England	125.87	125.20	-0.67	-0.5	

8.13 Table 35 shows the average rents for general needs units let under Affordable Rent at 31 March 2017. The highest average net rent was £179.91 in London and the lowest, £94.19, was in the North East.

Table 35: Average Affordable Rent general needs rents per region, 31 March 2017

All PRPs				£ per week	
Region	Net Rent	Service charge ^{1,2}	Gross Rent ¹		
East Midlands	102.62	3.03	104.31		
East of England	127.95	6.02	130.97		
London	179.91	12.57	186.55		
North East	94.19	4.89	95.60		
North West	102.60	4.41	104.18		
South East	146.66	7.11	149.08		
South West	120.18	4.33	122.01		
West Midlands	105.76	4.68	108.10		
Yorkshire and The Humber	97.26	4.51	99.49		
England	125.20	6.41	127.95		

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.

8.14 Table 36 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 36: Average Affordable Rent general needs rents by unit size, 31 March 2017

All PRPs			£ per week
Unit Size	Net Rent	Service charge ^{1 2}	Gross rent ¹
Non-self-contained	107.26	7.43	113.63
Bedsit	134.82	7.01	137.43
1 Bedroom	116.31	8.50	120.64
2 Bedroom	122.18	6.85	125.19
3 Bedroom	131.29	3.82	132.67
4 Bedroom	163.80	4.65	165.68
5 Bedroom	167.12	5.94	169.66
6+ Bedroom	202.00	5.99	203.14
All Self-Contained	125.28	6.40	128.02
All Stock Sizes	125.20	6.41	127.95

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.

Affordable Rent supported housing/housing for older people

8.15 Table 37 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 £162.63 and the lowest, £106.43, was in the North West.

Table 37: Average Affordable Rents supported housing/housing for older people rents per region, 2017

All PRPs			£ per week
Region	Net Rent	Service Charge ^{1 2}	Gross Rent ¹
East Midlands	118.85	50.69	158.93
East of England	130.73	48.96	159.50
London	162.63	48.93	206.95
North East	122.90	47.83	155.34
North West	106.43	40.06	141.56
South East	142.02	39.68	168.04
South West	116.96	37.14	148.12
West Midlands	120.12	60.03	176.22
Yorkshire and The Humber	109.75	43.51	147.18
England	125.54	47.49	163.70

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.

8.16 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 33.

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 2016 to 31 March 2017.
- 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.UK⁹⁰.
- 9.4 In 2016/17 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 2016. 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 +/- 15,700 units if all 314 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, additions to LCHO stock and new build additions to non-social stock. Full 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:

⁹⁰ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

- row/column-total checks
- comparison of frequency distributions for the population to identify outliers
- inter-year checks on rent and stock levels
- detailed spot-checks on individual PRP information

Data quality

9.6 The SDR is designed to be a complete census of PRPs, and therefore no sampling errors should be present in the final dataset. However there is inevitably a degree of inaccuracy, driven primarily by non-responses and reporting errors by individual providers. For more information see the SDR Quality Report available on the HCA pages on GOV.UK.⁹¹

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 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. In 2017, this is further compounded by the changes introduced to definitions by the WRWA and providers' awareness of these.
- 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 1,432 returns). Table 38 provides a breakdown of response rates.⁹²

Table 38: PRP response rates, SDR 2017

All PRPs		
PRP Size ¹	Number of PRPs	Response Rate
Large	314	100%
Small	1,118	94%
Total	1,432	95%

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

⁹¹ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

⁹² The SDR population is created from the register of social housing provides as at 31/03/2017. 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.

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 – 2017), 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 39.

Table 39: 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 ¹	✓	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 totals⁹³, 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 Programme⁹⁴ 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 two component stock types in the same proportion as the non-Affordable Rent supported housing and housing for older people stock was divided between supported housing and housing for older people.
- 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 45 show the impact of weighting on data for the 2017 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 2017.⁹⁵

⁹³ National refers to England only.

⁹⁴ Currently the 2011-15 Affordable Homes Programme and from 2016 the 2016-2021 Shared Ownership and Affordable Homes Programme.

⁹⁵ For impact of weighting on prior year figures see previous releases.

Table 40: Impact of weighting on 2017 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	2,114,714	127,879	268,665	164,751	52,153	45,096	2,773,258
Revised value	2,118,485	129,975	270,105	165,019	52,379	45,342	2,781,305
Change	0.2%	1.6%	0.5%	0.2%	0.4%	0.5%	0.3%

Table 41: Impact of weighting on 2017 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	2,185,151	111,543	271,266	162,614	43,118	49,810	2,823,502
Revised value	2,198,943	115,085	273,413	162,934	43,409	50,177	2,843,961
Change	0.6%	3.2%	0.8%	0.2%	0.7%	0.7%	0.7%

Table 42: Impact of weighting on 2017 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	151,054	268,584	451,484	182,252	513,026	377,306	251,806	275,368	201,146
Revised value	151,480	269,102	453,472	182,495	514,044	378,386	252,649	276,155	201,550
Change	0.3%	0.2%	0.4%	0.1%	0.2%	0.3%	0.3%	0.3%	0.2%

Table 43: Impact of weighting on 2017 mutual exchange data (shown in Table 22)

Large PRPs	Mutual exchanges
	Total exchanges
Original value	15,716
Revised value	17,688
Change	12.5%

Table 44: Impact of weighting on 2017 evictions data (shown in Table 24)

Large PRPs	Number of evictions				
	Total evictions	Reason for eviction			
		Arrears	ASB	Both	Other
Original value	10,067	7,485	1,312	274	996
Revised value	10,902	8,105	1,421	297	1,079
Change	8.3%	8.3%	8.3%	8.4%	8.3%

Table 45: Impact of weighting on 2017 stock not meeting DHS (shown in Table 9 and Table 10)

All PRPs	Units/bedspaces
	Units not meeting DHS
Original value	11,479
Revised value	11,560
Change	0.7%

Data changes from previous surveys

- 9.21 There were several definitional changes between the 2016 and 2017 versions of the SDR. These were largely prompted by and related to changes introduced by the Welfare Reform and Work Act (2016). The WRWA set out statutory definitions for several stock categories reflected in the SDR - including supported housing, care homes and intermediate rent properties – and as well as new definitions relating to rent rules such as the social rent rate. Where relevant, SDR 2017 definitions have been revised to reflect WRWA definitions. This has led to some changes in stock recorded by category between 2016 and 2017. In particular a large number of units previously recorded as housing for older people, where they do not meet the WRWA definition of supported housing, are now recorded as general needs in 2017 SDR data.
- 9.22 Changes have also 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

- 9.23 The HCA has adopted the revisions policy developed by DCLG⁹⁶. This policy covers two types of revisions. A list of revisions made to this document is included in the Release History and Revisions to previously published data section.

Scheduled revisions

- 9.24 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.

⁹⁶ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

Non-scheduled revisions

- 9.25 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

- 9.26 A footnote has been added to the 2017 RTB/PRTB/RTA/VRTB entry in Table 20 to highlight an adjustment made before publication due to potential data error. Revised 2017 Disposals and Total figures in Table 20 due to incorrect data in previous version. Revised paragraphs 6.8 and 6.9 to reflect changed figures in Table 20.

Rents methodology

Coverage

- 9.27 General needs, supported housing and housing for older people rental figures in this release are calculated using data supplied by large PRPs only, as small providers are not required to submit detailed rental data.
- 9.28 All PRPs with Affordable Rent stock are required to submit rental information for that stock regardless of the total number of units owned.

Submission methodology

- 9.29 For non-Affordable Rent units, 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 units/bedspaces (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - average weekly rent (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - number of units with service charges eligible for Housing Benefit (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - average service charge eligible for Housing Benefit (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - number of units with service charges not eligible for Housing Benefit (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - average service charge not eligible for Housing Benefit (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - total number of units/bedspaces that have an absolute (full) exception as defined in WRWA 2016 Regulations (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - average social rent rate calculated as per the WRWA 2016 Regulations (excluding Intermediate Rent, Affordable Rent and High Income Social Tenant units)
 - total number of units/bedspaces subject to High Income Social Tenant arrangements
 - average weekly rent of properties subject to High Income Social Tenant arrangements

9.30 For Affordable Rent units, all PRPs are required to submit the following information for each size category of unit in every English LA area that they operate in:

- total units/bedspaces (excluding High Income Social Tenant units)
- average weekly rent (excluding High Income Social Tenant units)
- number of units with service charges eligible for Housing Benefit (excluding High Income Social Tenant units)
- average service charge eligible for Housing Benefit (excluding High Income Social Tenant units)
- number of units with service charges not eligible for Housing Benefit (excluding High Income Social Tenant units)
- average service charge not eligible for Housing Benefit (excluding High Income Social Tenant units)
- total number of units/bedspaces subject to High Income Social Tenant arrangements
- average weekly rent of properties subject to High Income Social Tenant arrangements

9.31 The size categories collected are as follows:

Table 46: 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 social rent rates

9.32 PRPs are required to follow the guidance⁹⁷ set out by the regulator when calculating social rent rates. It should be noted that social rent rates are not applicable to homes let under the Affordable Rent programme or intermediate rent properties.

Calculation of averages

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

⁹⁷ The guidance can be found at: <https://www.gov.uk/government/publications/rent-standard-guidance>

Average service charges and gross rents

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

10.0 Accompanying data

- 10.1 The full dataset for SDR 2016/17 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.UK⁹⁸.
- 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.

⁹⁸ <https://www.gov.uk/government/collections/statistical-data-return-statistical-releases>

11.0 Related statistics

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

Related statistics – England

- 11.2 The Homes and Communities Agency's other main statistical publication is the Housing Statistics Release (produced each June and November). This details the supply of new stock, through housing starts on site and completions made for each programme managed by the HCA, by LA and tenure. This is available from: <https://www.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 2016 release can be found at:

<https://www.gov.uk/government/collections/local-authority-housing-data>

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 2015/16:

<https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2015-to-march-2016>

Information on sales from CORE is available in the DCLG release on Social Housing Sales 2015/16:

<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 2015 to 2016 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 Valuation Office Agency releases statistics on the average rents paid for private properties in England (private rental market) twice yearly (May and November):
<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.UK⁹⁹.

A brief history of the HCA

- 12.2 The HCA was created on 1 December 2008 by bringing together regeneration body English Partnerships (including the Property and Regeneration programme), the investment arm of the Housing Corporation (including the National Affordable Housing Programme), the Academy for Sustainable Communities and a number of housing and regeneration programmes from the DCLG. In October 2011, the HCA took responsibility for the land and property assets of eight of England's nine Regional Development Agencies, ahead of their operational closure in March 2012. On 1 April 2012, the HCA's former London operating area transferred to the GLA and, as a result of the Localism Act which came into force on 15 November 2011, the HCA also took on responsibility, through its Regulatory Committee, for the regulation of social housing. The regulator issued a new regulatory framework from April 2015¹⁰⁰.

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 2018.
- 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.¹⁰¹

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

¹⁰⁰ <https://www.gov.uk/government/collections/regulatory-framework-requirements>

¹⁰¹ <https://www.gov.uk/government/organisations/homes-and-communities-agency>

- 12.7 In addition, previous RSR forms and guidance notes, and the full dataset for the last years of the RSR survey, are available for free download from the National Archives¹⁰².
- 12.8 The guidance notes issued to PRPs when completing the SDR can be found on the NROSH+ website¹⁰³. 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 website¹⁰⁴ (see also the accompanying data section).

¹⁰²<http://webarchive.nationalarchives.gov.uk/20120419011320/http://www.tenantservicesauthority.org/server/show/nav.15039>

¹⁰³<https://nroshplus.homesandcommunities.co.uk/Documents/Documents>

¹⁰⁴<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.UK¹⁰⁵. 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 Analysis of user feedback received in previous years can be found on the HCA pages on GOV.UK.¹⁰⁶
- 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.

¹⁰⁵ <https://www.gov.uk/government/statistics/statistical-data-return-2016-to-2017>

¹⁰⁶ <https://www.gov.uk/government/statistics/statistical-data-return-2016-to-2017>

14.0 Release history and revisions

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

Table 47: Revisions to this document

Version Number	Date	Change
1.0	24 October 2017	Original Release
1.1	21 March 2018	Table 20 – Footnote added to 2017 RTB/PRTB/RTA/VRTB entry to highlight an adjustment made before publication due to potential data error. Table 20 – Revised 2017 Disposals and Total figures due to incorrect data in previous version. Page 38 – Revised paragraphs 6.8 and 6.9 to reflect changed figures in Table 20.
1.2	18 June 2018	Page 3, second bullet point. Clarified text to make it clear that the figure for low cost rental units built combines social rent and Affordable Rent units. Page 36. Fixed broken links.
1.3	12 December 2018	Page 38: Corrected total entry for 2017 in Table 20 as this did not match sum of constituent parts.

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 2017 SDR collection (based on a view ‘as at’ or ‘in the year to’ 31 March 2017).

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.

15.3 **Decent Homes Standard (DHS)**

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

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

15.4 **Evictions**

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

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

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

15.5 **For profit providers**

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

15.6 **General needs housing**

General needs housing covers the bulk of housing stock for rent. It includes both self-contained and non-self-contained hostel/shared housing units and bedspaces.

General needs housing is stock that is not designated for specific client groups or investment programmes.

15.7 Group parent

For the purposes of the SDR, an entity is defined as the parent body of another organisation where it: (a) owns more than half the nominal value of the share capital in that other organisation; or (b) has the power to appoint or remove all or some of the board members of the governing body of that other organisation.

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

15.8 Group structure

For the purpose of the SDR and this release, providers are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

15.9 Housing for older people

Properties can be classed as housing for older people only if they are made available exclusively to older people and fully meet the definition of supported housing specified in the Welfare Reform and Work Act (2016) and regulations made under it (currently the definition is set out in The Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations (SI 2016/390)).

15.10 Intermediate rent

Intermediate rent is social housing provided to tenants at rent levels which are above social rent 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. Units can only be classed as intermediate rent if they fully meet the definition of intermediate rent accommodation specified in the Welfare Reform and Work Act (2016) and regulations made under it (currently the definition is set out in The Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations (SI 2016/390)).

15.11 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 2017 no PRPs completed a long form with fewer than 1,000 units).

15.12 Managed stock

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

15.13 Non-profit provider

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

15.14 Non-self-contained unit

A non-self-contained dwelling will consist of a room or rooms (within a block of flats, sheltered scheme, hostel, house in multiple occupation or similar entity) which is/are private to the tenant but which require sharing of some or all living, cooking, bathroom or toilet amenities. In this case the size of the dwelling will be measured by the number of rooms, bedspaces, floorspace etc. of the area for which the occupant has exclusive use.

15.15 Non-social leased

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

15.16 Non-social rented

This category encompasses all rented properties belonging to PRPs that do not meet the definition of social housing below. This will include properties such as those developed by PRPs for rental on the open market, key worker accommodation and student accommodation.

15.17 Owned stock

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

15.18 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.

15.19 Self-contained unit

A self-contained unit is one in which all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door which only that household can use and therefore allows that household exclusive use of them. Some self-contained units, especially flats, may have some common services such as a central boiler for heating and/or hot water. Households which share a common entrance hall, but otherwise have all their accommodation behind their own front door are self-contained.

15.20 Small PRPs

Providers that complete the 'short SDR form'. These are PRPs that own fewer than 1,000 social housing units/bedspaces (note: PRPs owning almost 1,000 properties may be classified as large on a case by case basis. In 2017 no PRPs completed a long form with fewer than 1,000 units).

15.21 Social housing

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

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

Low Cost Home Ownership/Affordable Home Ownership accommodation is defined in the Housing and Regeneration Act 2008 as being that occupied or made available for occupation in accordance with shared ownership arrangements, equity

percentage arrangements, or shared ownership trusts; and it is made available to people whose needs are not adequately served by the commercial housing market.

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

15.23 **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.

15.24 **Supported housing**

Applies to purpose designed or designated supported housing. The delivery of support under the Supporting People framework does not necessarily result in the categorisation of housing as supported if the property is not purpose designed or designated for a particular client group; in the absence of either of these two conditions, housing is general needs. The fact that a tenant receives support services in their home does not make it supported housing. Units can only be counted as supported housing if they meet the definition of supported housing specified in the WRWA and regulations made under it (currently the definition is set out in The Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations (SI 2016/390)).

15.25 **Transfers**

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

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



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March 2018

ISBN: 978-1-4098-5118-9