Regulator of
Social Housing

Official Statistics Accredited

2025

Registered provider social housing in England - stock and rents

2024-25

Version 1.0 – October 2025

Responsible statistician: Amanda Hall
Queries and feedback: enquiries@rsh.gov.uk or 0300 124 5225

Introduction

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Registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent levels across social housing owned by local authority registered providers (LARP) and private registered providers (PRP). These statistics are based on data we collect through the local authority data return (LADR) and statistical data return (SDR). Data from these collections are presented separately in our other statistics. For more information see our statistics page.

This briefing note is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on the processes for producing these statistics; key limitations with the data and additional context for the statistics presented.

Additional tables, data and tools allowing for the interrogation of the data at a local authority level, are also available.

Coverage

These statistics provide information on social housing owned by all registered providers at 31 March each year. Unless otherwise stated, all figures in this document refer to stock located in England. The definitions used within the release are consistent with the way data was collected each year.

Accredited Official Statistics status

These statistics are drawn from our PRP and LARP social housing stock and rents in England statistics which have been designated as accredited official statistic (this designation replaces the former National Statistic designation) by the Office for Statistics Regulation (OSR). This briefing note provides additional insight, giving the fullest picture of stock and rent information for the social housing provision in England. For more information see the **data quality and methodology note.**

Key

Social Rent

GN net rent

The tabs to the left of the page provide the index for the note.

Provide information about key methodological considerations (see notes for more information).

TX.X

Identify the table from which data is drawn. Tables are available from the 2025 data release page

Collection and methodology

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Registered providers (RPs)

On 31 March 2025 there were 1,581 providers registered with us. Of these, 228 were local authorities (LARPs) and 1,353 were private providers (PRPs). For more information on our registration processes please see our website.

Data collections

We collect the data we present in these statistics from LARPs through our local authority data return (LADR) and from PRPs through our statistical data return (SDR). Through these collections we receive stock and rent information from all English RPs. We have collected the SDR from PRPs since 2012 and we first collected the LADR in 2020. Each return is collected annually. For more information on these individual collections please see our other statistical releases available from our statistics page.

Year-on-year changes

This is the third year that we are able to undertake year-on-year comparisons for both LARP and PRP stock and rents from our own data collections (LADR and SDR). These comparisons use a count of bedspaces for non-self-contained units. Longer term trends (2019 and prior) for local authorities use data from the local authority housing statistic (LAHS) and use a count of dwelling equivalents. Please note that from 1 April 2022 the dwelling equivalent counts were no longer collected in the LADR. For more information please see our see LARP statistics.

Missing data

All questions in the LADR and SDR are mandatory and all RPs were expected to submit the relevant return in 2025. In 2025 there were no missing LADR returns or data items, but approximately 4% of PRPs did not submit an SDR. All of these were small providers (owning fewer than 1,000 units). Weighting has been applied to stock figures to account for these missing returns. Rent data is not weighted as it is only available for large PRPs (those owning 1,000 or more units). For more information please see our PRP statistics.

Rent policy and standards

Rent policy and our standards

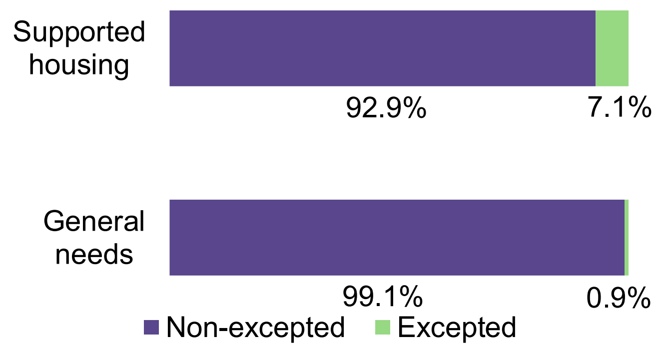
From 1 April 2020 rents have been set in accordance with the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement) https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020. Our Rent Standard is set with regard to the Policy Statement and applies to all registered providers (including local authorities). Data in this release covers data from 2024 to 2025, where the limit of up to CPI+1% on annual rent increases was 7.7%.

Aspects of the Policy Statement are detailed and there are exceptions to the policy. For example, the Policy Statement does not apply to certain categories of low cost rental accommodation, such as those designated as specialised supported housing or temporary social housing. We can also issue exemptions to the specific requirements of the Rent Standard where the application would jeopardise the financial viability of a RP. Users of these statistics should also refer to the **technical notes and definitions** for details of other factors impacting rents in 2025.

Impact of units with exceptions

Average rent and service charge figures presented in each section of this briefing note are for all units in that stock category and include both excepted and non-excepted units. The presence of units with exceptions may affect the data presented due to outlier values skewing averages.

Not including those let on Affordable Rent terms, approximately 0.9% of general needs units held by RPs with 1,000 or more social units were reported as having an exception from the Policy Statement in 2025. Supported housing units with exceptions increased to 7.1% in 2025 from 6.9% in 2024.



Year-on-year changes

The divergence in some regions between the reported aggregate net rent changes and the prevailing rent policy will be due, in part, to new additions to the stock, units with exceptions and to RPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units.

Key facts

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4.5m units of social stock owned by RPs	PRPs own 2.9m units of social housing compared to 1.6m units owned by LARPs.
83% of social stock is general needs	Most social stock owned by RPs is general needs low cost rental (including Affordable Rent) (83% or 3.7 million units). Proportionally more LARP owned stock is general needs (93%) than PRP owned stock (77%).
1% increase in overall stock since 2024	This overall increase has been driven by the 28,005 unit increase in Affordable Rent units and the 13,942 unit increase in low cost home ownership units. There was also a decrease of 4,107 social rent units.
8% increase in average general needs (social rent) net rents since 2024	England general needs (social rent) average weekly net rents increased by 8% (or £8.47) between 2024 and 2025, while supported housing (social rent) average weekly net rents increased by 8.6% (or £9.00).

LARP data presented in this release includes non-self-contained units counted as bedspaces rather than dwelling equivalents as reported in 2020 - see LARP social housing in England statistics for more details on the impact of this.

Owned RP social stock in 2025

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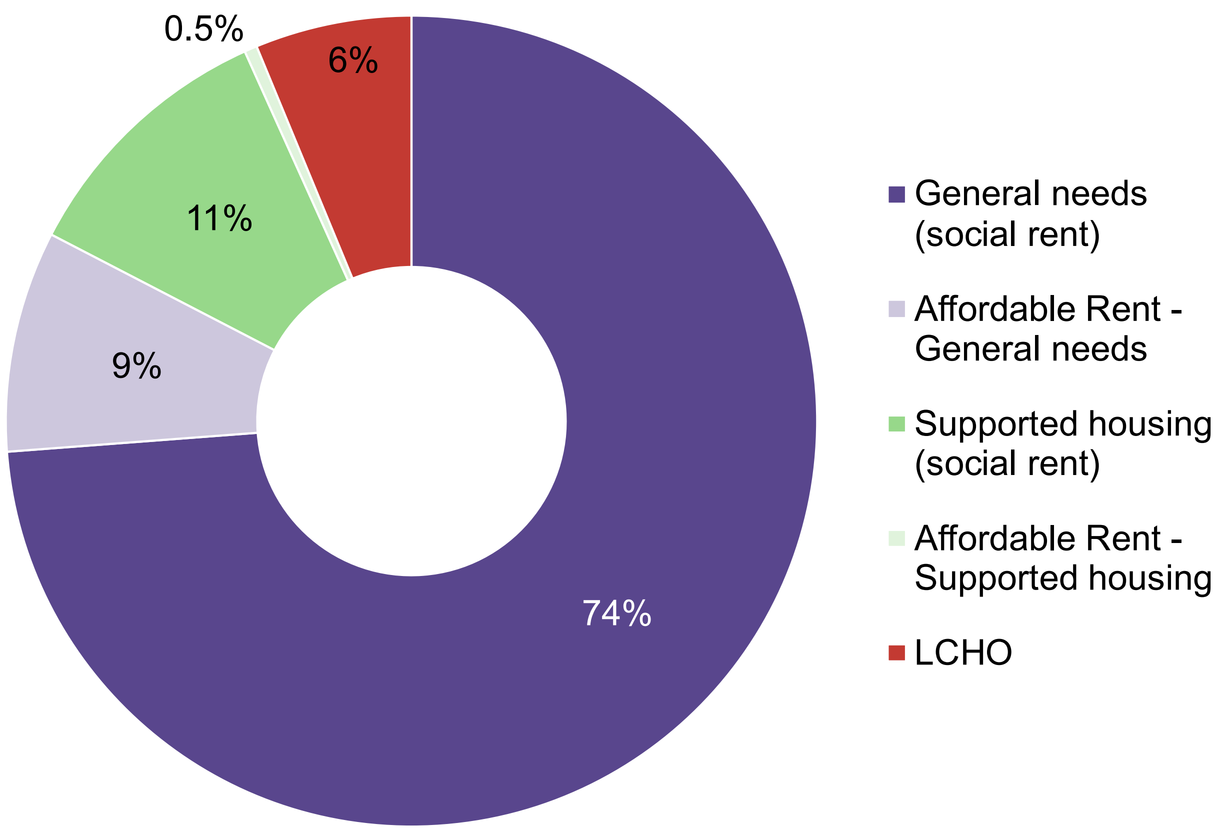
2025

RPs reported owning 4.5 million units of social housing on 31 March 2025.

The majority of social stock owned by RPs is general needs social rent (74%).

Low cost home ownership (LCHO) accounts for 6% of social units owned by RPs.

RP social housing stock owned (as at 31 March 2025)



T1.1

On 31 March 2025, most of the 4,546,653 units of social housing owned by RPs were low cost rental units (94%).

Low cost home ownership units make up 6% of total social stock in 2025.

There are 423,670 Affordable Rent units owned by RPs in 2025, just over 28,000 more than in 2024.

These stock changes reflect the focus of recent funding programmes, particularly the 2016-21 Shared Ownership and Affordable Homes Programme (SOAHP) and 2021-26 Affordable Homes Programme (AHP).

! In 2025, LARP data presented in this release includes non-self-contained units counted as bedspaces - see LARP social housing in England statistics for more details on the impact of this.

! PRP data is weighted to account for missing data.

! *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

RP owned social stock by provider type

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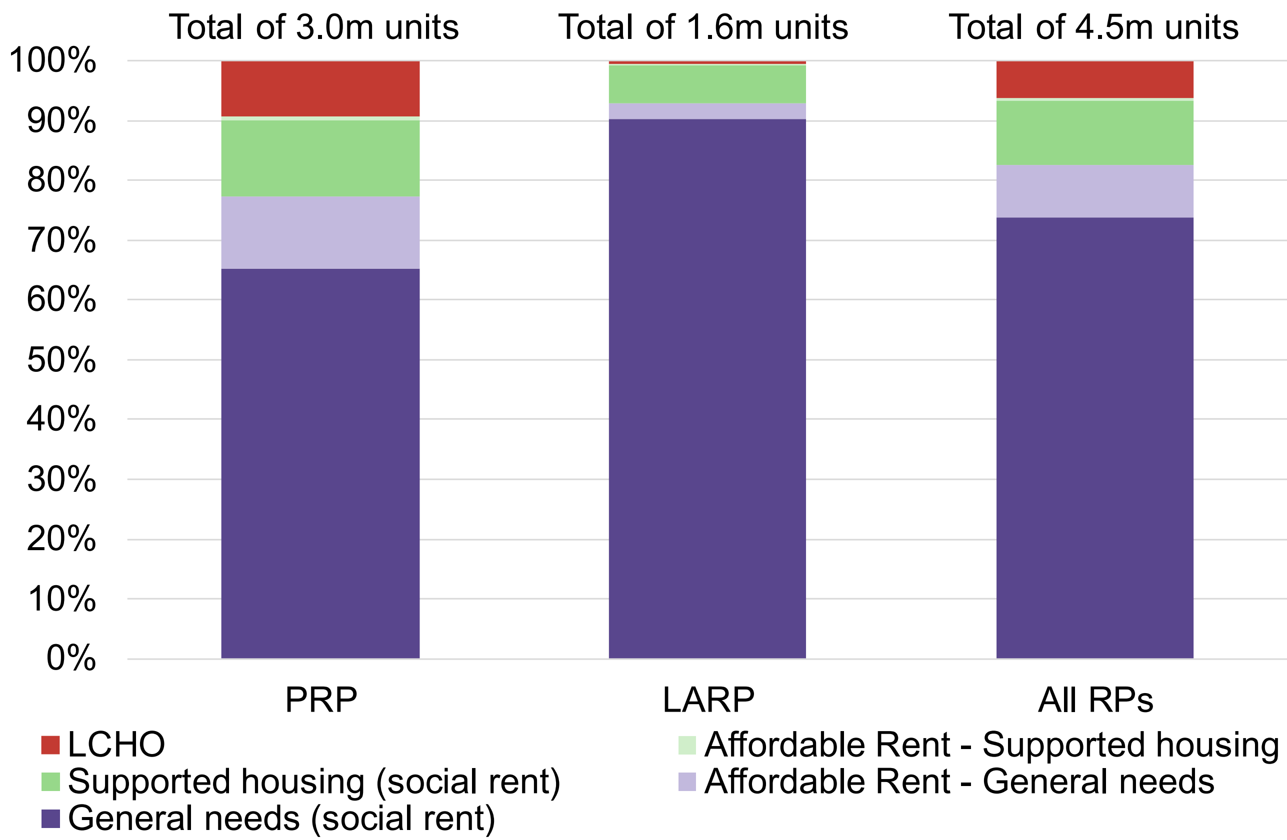
2025

97% of LARP owned social stock is social rental stock (general needs and supported housing) compared to 78% of PRP owned social stock.

PRPs own 61% of all low cost rental units, and 98% of all LCHO units.

RP social stock owned by provider type 2025



T1.1

LARP stock is focused on the provision of general needs low cost rental (with 93% of stock being either social or Affordable Rent general needs units). This compares to 77% of PRP stock.

Just 3% of LARP units are Affordable Rent (general needs or supported housing) compared to 13% of PRP units.

Low cost home ownership units have increased in number for both PRPs and LARPs with 9.3% of PRP owned social stock being LCHO*. Although it is increasing, just 0.5% of LARP owned social stock is LCHO.

74% of social stock owned by RPs is general needs social rent, with a further 9% being general needs Affordable Rent. Supported housing accounts for 11% and LCHO for 6%.

Due to rounding, the total for RPs does not match the sum of the presented PRP and LARP stock.

PRP data is weighted to account for missing data.

*LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

RP owned social stock location 2025

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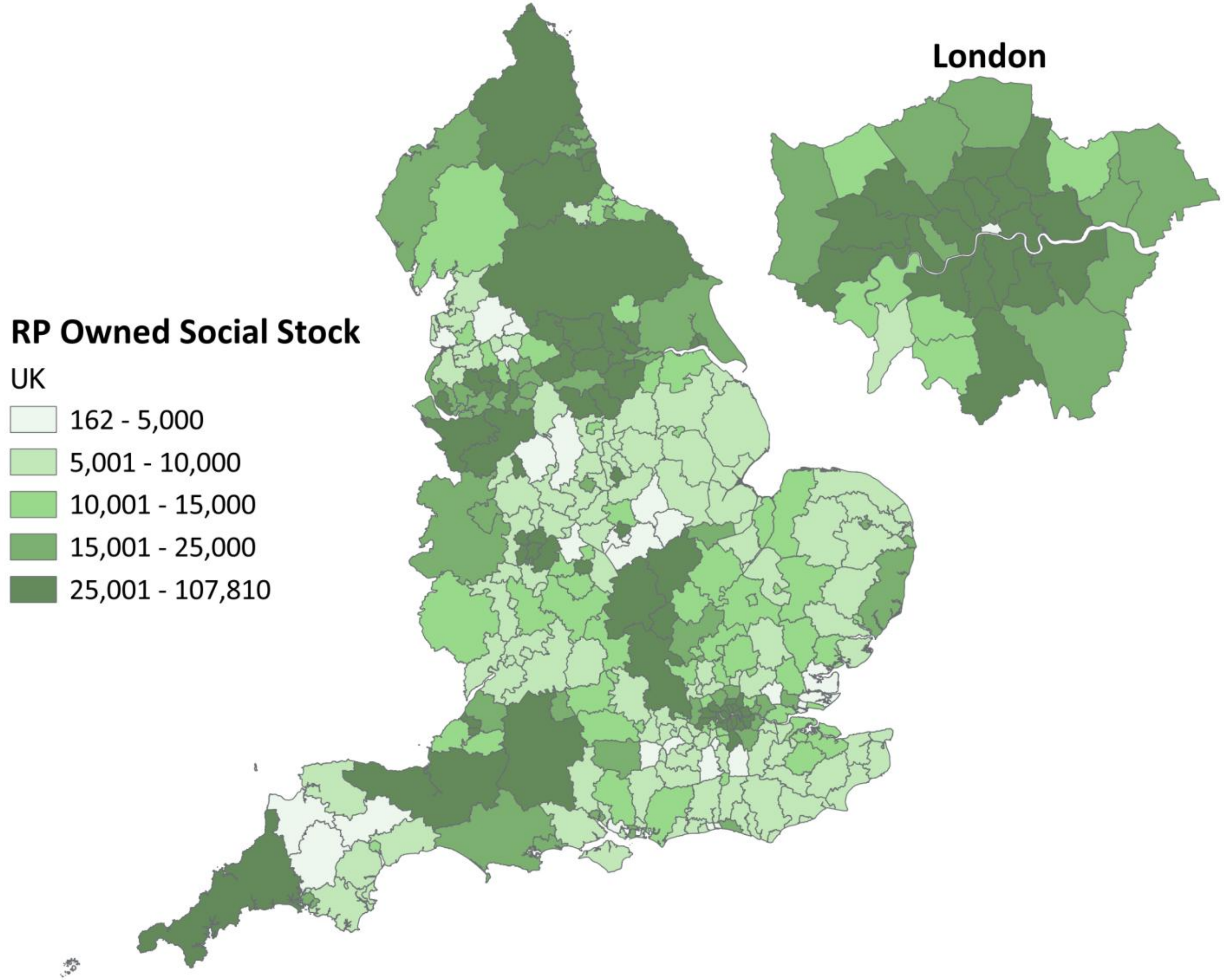
2025

London has the greatest proportion of RP owned social stock with 19.5% of all social stock in England being in the region.

The East Midlands has the fewest social units (350,039), accounting for 7.7% of all social stock in England.

Birmingham is the local authority area with the largest volume of social housing at 107,810 units. This is 665.5 times more social housing than the Isles of Scilly which has the fewest at 162 units.



T1.20

PRP data is weighted to account for missing data.

Social stock change since 2024

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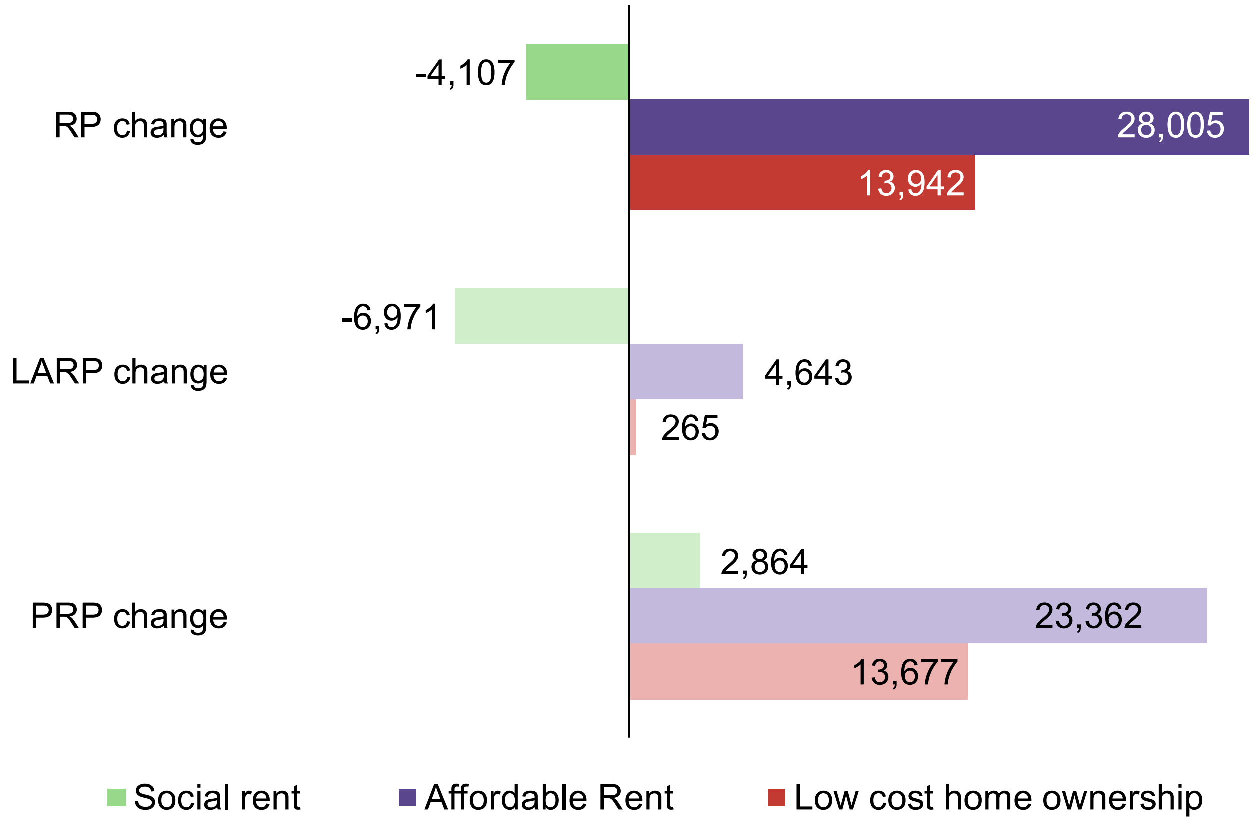
Since 2024[R], the number of low cost rental units (including Affordable Rent) owned by all RPs has increased by 28,005 units (0.7% of all RP stock).

Both PRPs and LARPs increased the number of low cost home ownership units owned between 2024 and 2025, with a total of 13,942 (5.2%) more units in 2025 than in 2024.

Change by provider and stock by type 2024[R] to 2025



T1.3

The increases in Affordable Rent and LCHO are driven by PRPs, who reported 83% of the total increase in Affordable Rent and 98% of the total LCHO increase.

In total RPs saw an increase of 28,005 units of Affordable Rent between 2024 and 2025, with 94% of this increase being general needs units.

The decrease in social rent units is due to a reduction of 6,971 units between 2024 and 2025 for LARPs, not being fully offset by an increase of 2,864 units over the same period for PRPs.

The losses are likely to be primarily driven by sales to tenants through the various right to buy and other sales schemes.

It should also be noted that LARP data for 2024 has been revised since the previous release. Please see the LARP briefing note for further details.

PRP data is weighted to account for missing data.

*LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

Owned low cost rental by size of unit

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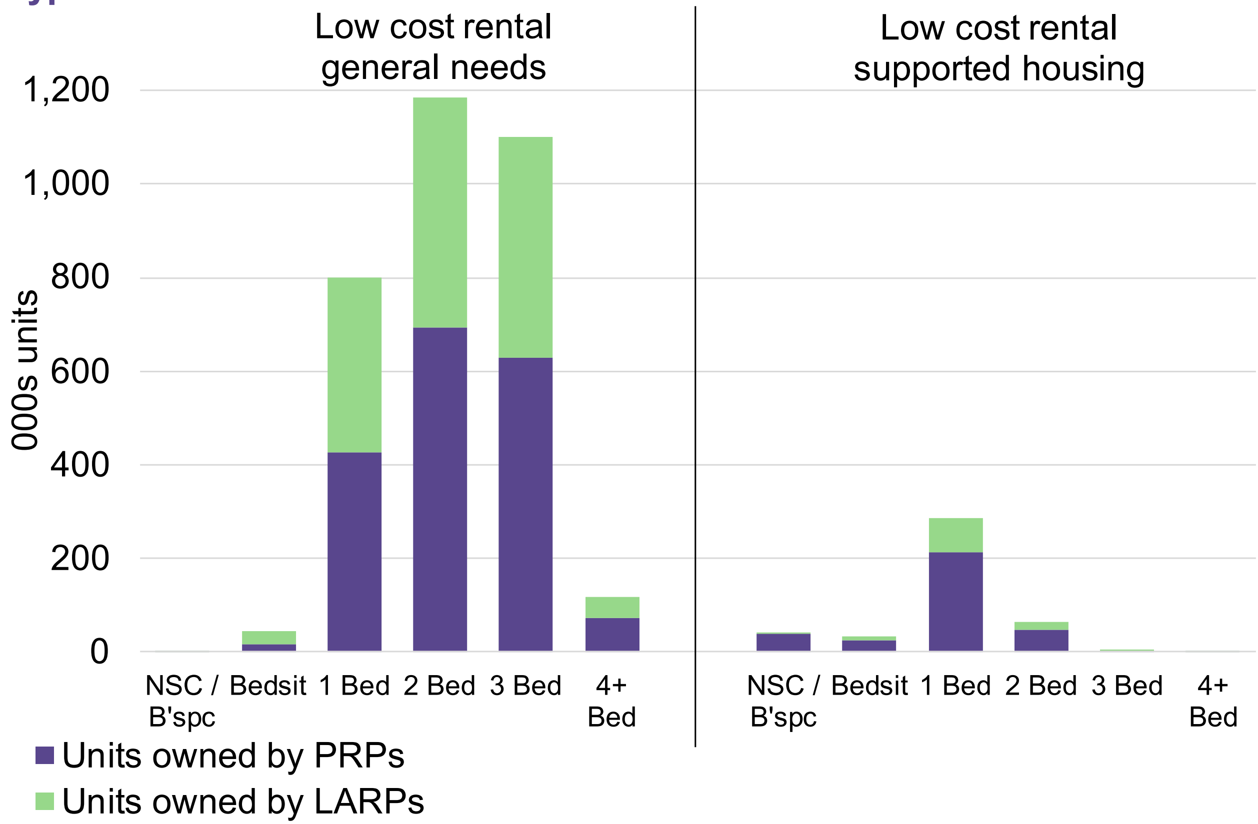
The most common size general needs unit is a 2 bedroom unit, while the most common size supported housing unit is a 1 bedroom unit.

81% of low cost rental units owned by RPs are general needs units with between one and three bedrooms.

Bedspaces make up a far greater proportion of supported housing (9%) than general needs (0.1%).

Units by type (general needs/ supported housing), bed size and RP type



T1.2

There are more supported housing bedspaces than general needs bedspaces (40,429 compared to 3,578). In total 9% of supported housing units are bedspaces, compared to just 0.1% of general needs units.

RPs report overwhelmingly more general needs units with 4 or more bedrooms, with 118,051 (4%) of general needs units having 4 or more bedrooms compared to just 246 (0.1%) of supported housing units.

These differences are likely to be due to the needs being met by supported housing. These units are targeted at those who need additional support to live independently and therefore provide for those tenants who do not have access to support elsewhere (such as from a partner or family).

PRP data is for large PRPs only.

Units of 5 and 6+ bedrooms have been combined into a 4+ bedrooms figure as this is the highest size category for PRP supported housing.

Low cost rental change since 2015

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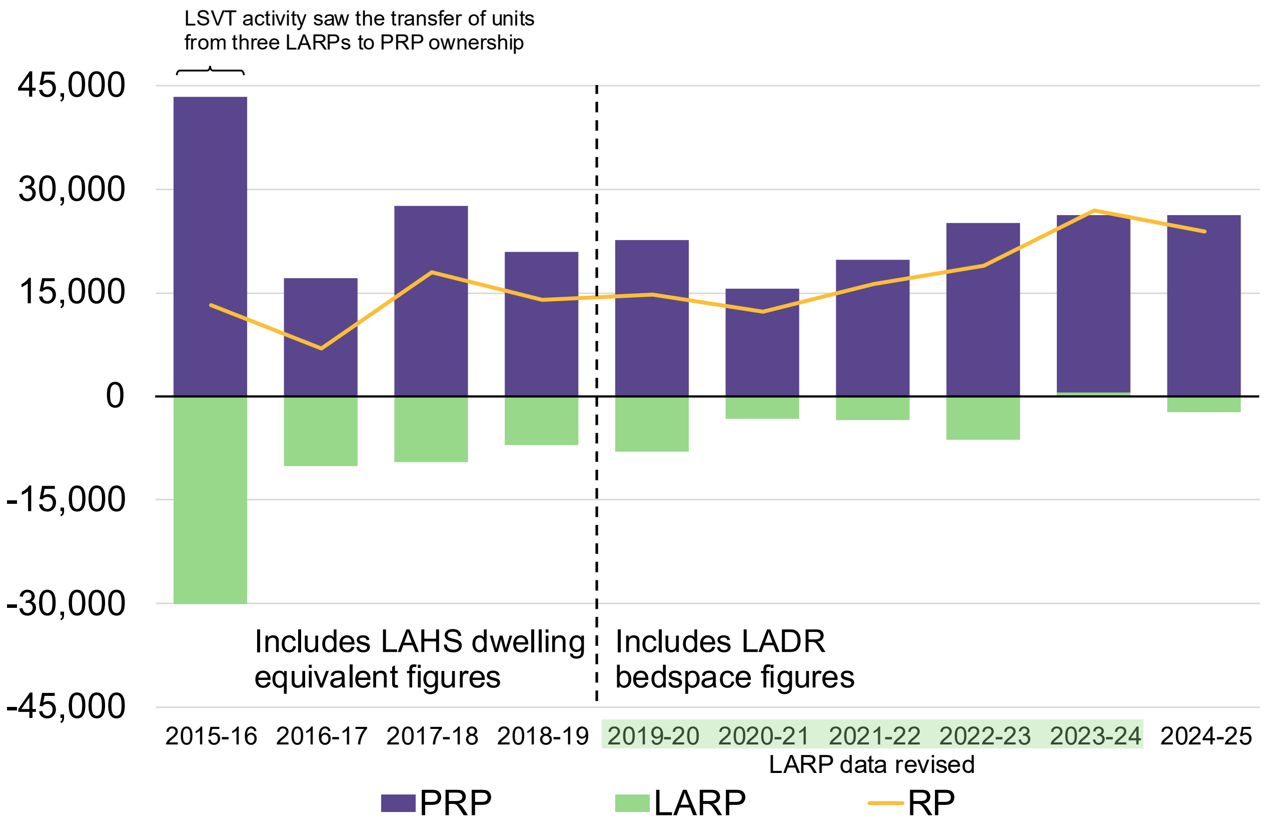
LARP stock returned to the long-term trend of decreases after seeing a small increase in 2024[R].

The historic decreases in LARP owned stock are due to right to buy sales to tenants and LSVT activity.

PRPs have increased the number of owned low cost rental stock every year since 2015.

Year-on-year low cost rental stock change 2015 to 2025



T1.4

LARPs saw a net decrease in low cost rental stock of 2,328 units in 2025 after a small increase of 587 units in 2024.It should be noted that LARP unit data for 2020 to 2024 has been revised. For more information on this revision, please see the 2025 LARP briefing note.

Right to buy sales are likely to be the key driver behind the net loss to LARP stock in most years. However, the transfer of units from LARPs to PRPs has also occurred, with the relatively large losses in LARP stock seen in 2015 and 2016 corresponding to a number of large scale voluntary transfers (LSVTs).

Overall, a net gain of low cost rental stock is seen in every year since 2015.

LARP data revised for 2020 to 2024. See LARP briefing note for more information.

Data for 2015-2019 taken from LAHS and uses dwelling equivalent counts for non-self-contained units. Data for 2020 to 2025 taken from LADR and uses bedspace counts. See technical notes for more information on differences between collections. PRP data is weighted.

General needs (social rent) net rents

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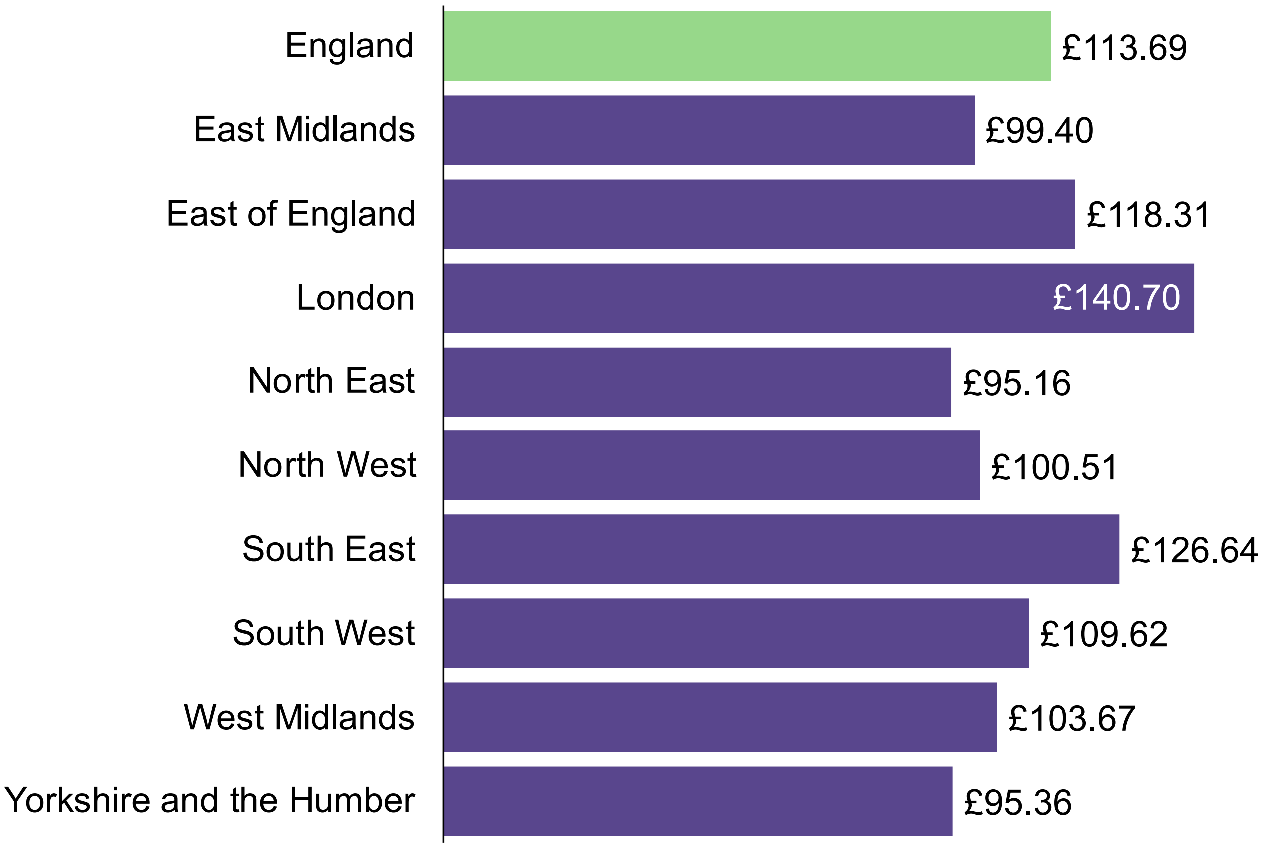
2025

The average weekly general needs (social rent) net rent in England is £113.69.

Just three regions have average weekly net rents lower than £100 per week.

The North East has the lowest average weekly net rent of £95.16.

RP general needs (social rent) net rents by region (£/ week)



T1.5

These averages are calculated using data from two separate data collections (LADR and SDR). The averages are weighted to reflect the different unit numbers owned by LARPs and PRPs in each area. Users should note that large PRPs own 1.84m units of general needs (social rent) stock and LARPs own 1.41m units. As such, these averages should be viewed with caution as they will be skewed towards the PRP average rents.

It is worth noting that across all regions LARP average rents for these units are lower than PRP average rents.

For more details about LARP and PRP general needs rents please see our other statistical releases.

Service charges are excluded from these data as they are not captured in the LADR.

Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

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General needs (social rent) net rents by LA

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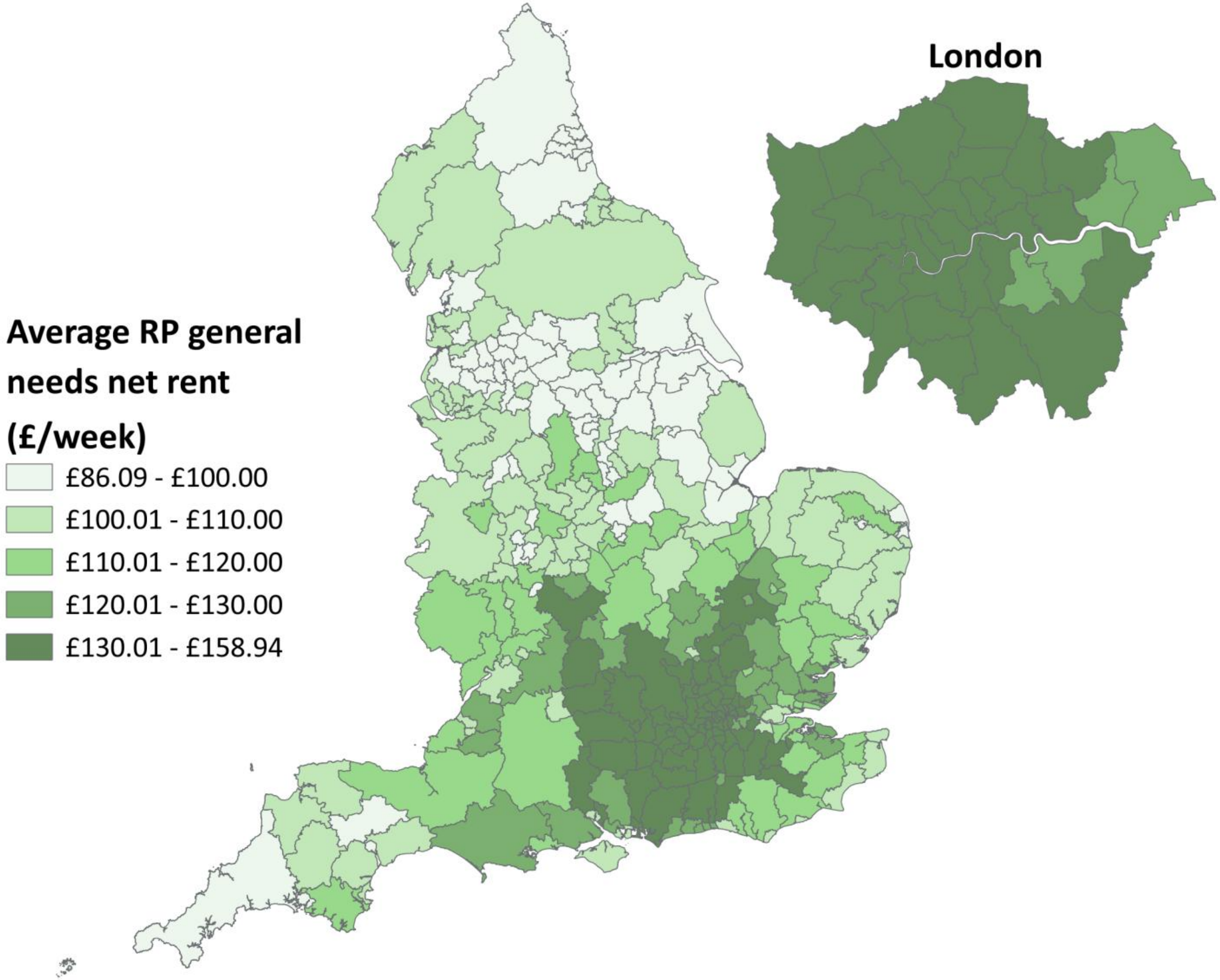
GN social rent by LA

Not all local authorities own social housing stock; only those that do are LARPs. In areas where local authorities do not own stock, all units will be PRP owned.

Average general needs (social rent) net rents across England are highest in London and the South East. This reflects the higher formula rent in these areas.

Westminster has the highest average net rent (£158.94 per week), which is nearly twice that of the lowest local authority average (£86.09) in Lincoln.



T1.6

PRP data is for large PRPs only.
Excludes Affordable Rent units.

General needs (social rent) net rent change

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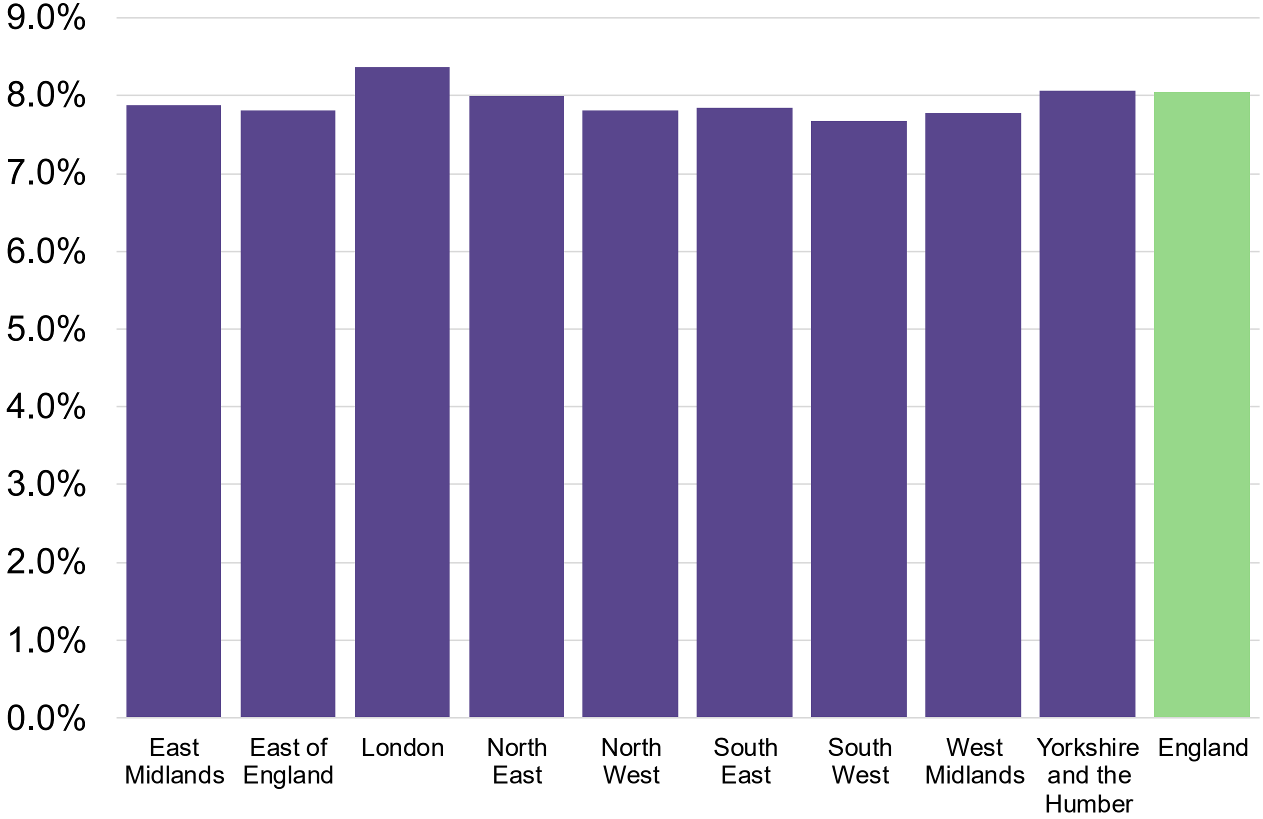
2025

General needs (social rent) average weekly net rents in England increased by 8% between 2024 and 2025.

The lowest value increase was seen in the North East (£7.05 per week). This was equivalent to an 8% increase since 2024.

The highest value increase was seen in London (£10.87 per week). This was equivalent to an 8.4% increase since 2024.

General needs (social rent) net rent change (%) 2024 to 2025



T1.15

The limit on annual net rent increases between 2024 and 2025 was 7.7% (see page 2 for more details).

Overall, the annual net rent increase in general needs social rent units was 8% between 2024 and 2025, but there was some regional variation (ranging from a 7.7% increase in the South West to an 8.4% increase in London).

Changes in stock levels, units with exceptions and RPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units can all lead to the average year-on-year change being higher than might otherwise be expected.

! Service charges are excluded from these data as they are not captured in the LADR.

! Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

Supported housing (social rent) net rents

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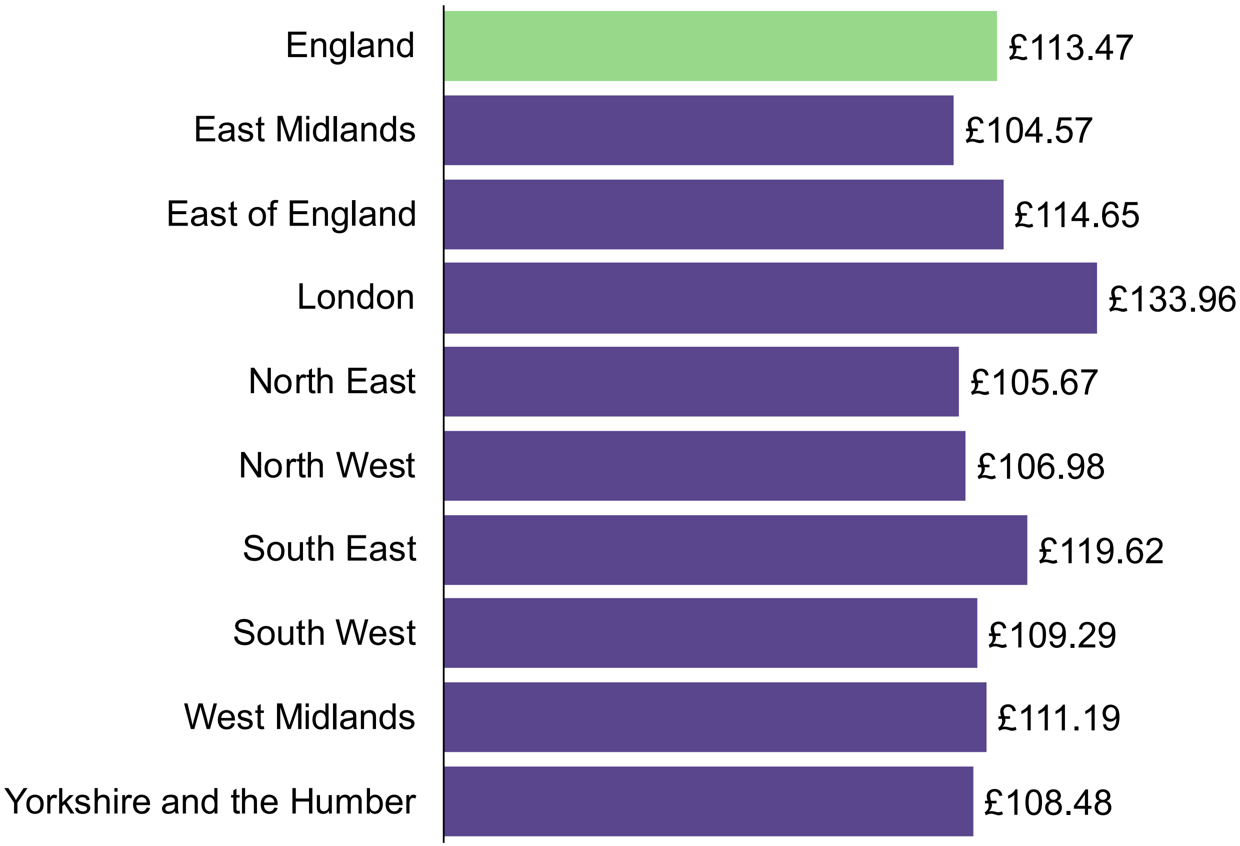
The average weekly supported housing (social rent) net rent in England is £113.47 for RP owned supported housing (social rent) units.

London has the highest average weekly net rent (£133.96), 28% higher than the average weekly net rent in East Midlands (£104.57).

RP supported housing (social rent) net rents by region (£/ week)



T1.7

LARPs own approximately 100,000 supported housing social rent units compared to the approximately 330,000 units owned by large PRPs. As such, the overall RP averages will be driven by the profile of PRP stock (which in turn is driven by different client groups with varying degrees of support needs).

These averages should be viewed with caution due to the nature of supported housing and the profile across PRPs and LARPs.

For more details about LARP and PRP supported housing rents please see our other statistical releases.

! PRP data is weighted to account for missing data.

! Caution should be employed when comparing rent values for supported housing units with those for general needs. Differences in the rent setting rules, the service offerings provided, and the client groups may mean that units are not strictly comparable.

! *LCHO may include a small number of PRP owned LCHO units outside England (expected to be less than 0.1% of total stock).

Supported housing (social) net rents by LA

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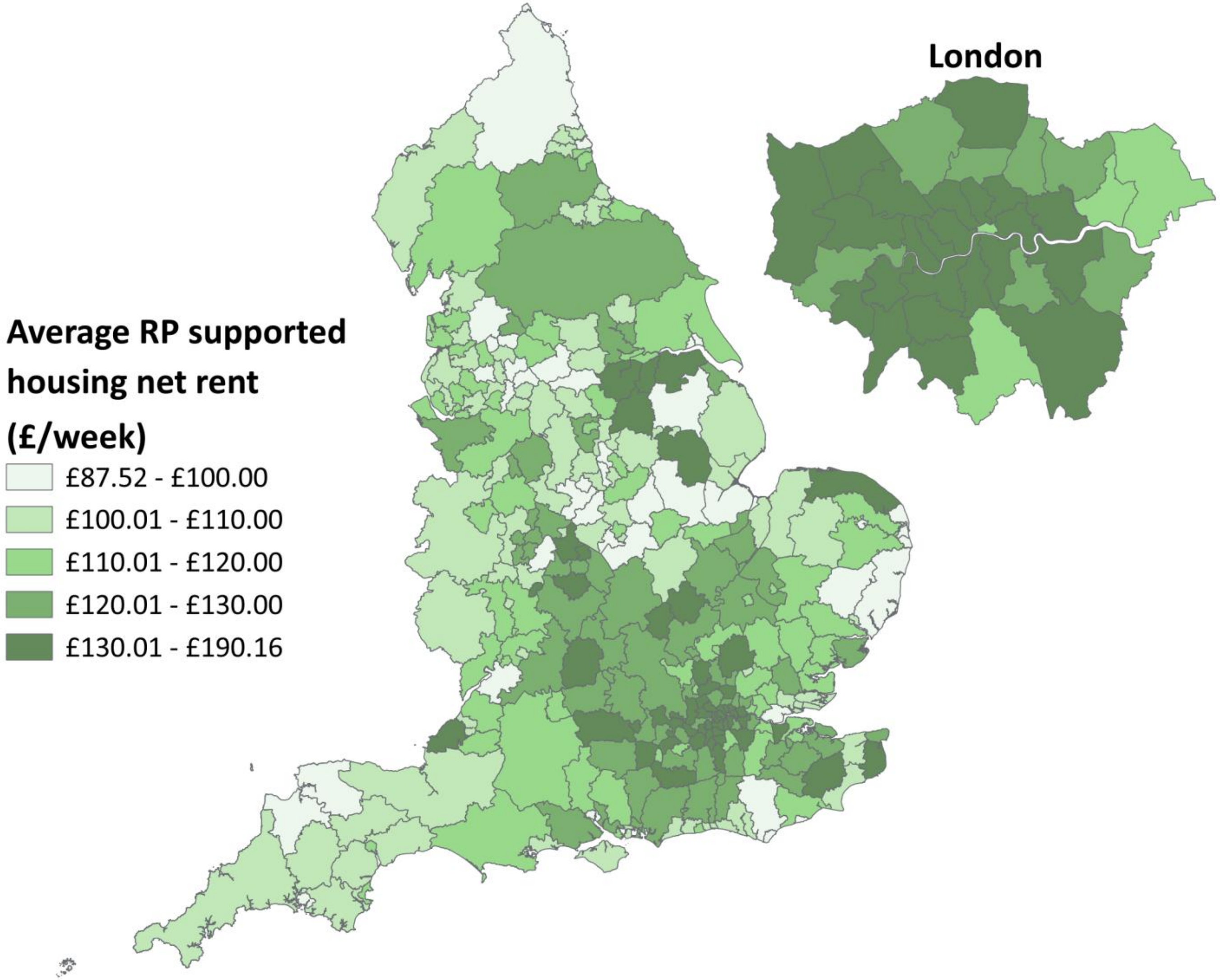
PRPs own 77% of all RP supported housing. As such, average net rents are closer to the average for PRPs.

London and the South East tend to have higher average weekly net rents, reflecting the higher formula rent in these areas.

North Kesteven has the highest average net rent (£190.16) and Broxtowe the lowest (£87.52).



T1.8

PRP data is for large PRPs only.
Excludes Affordable Rent units.

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SH social rent change

Supported housing (social rent) net rent change

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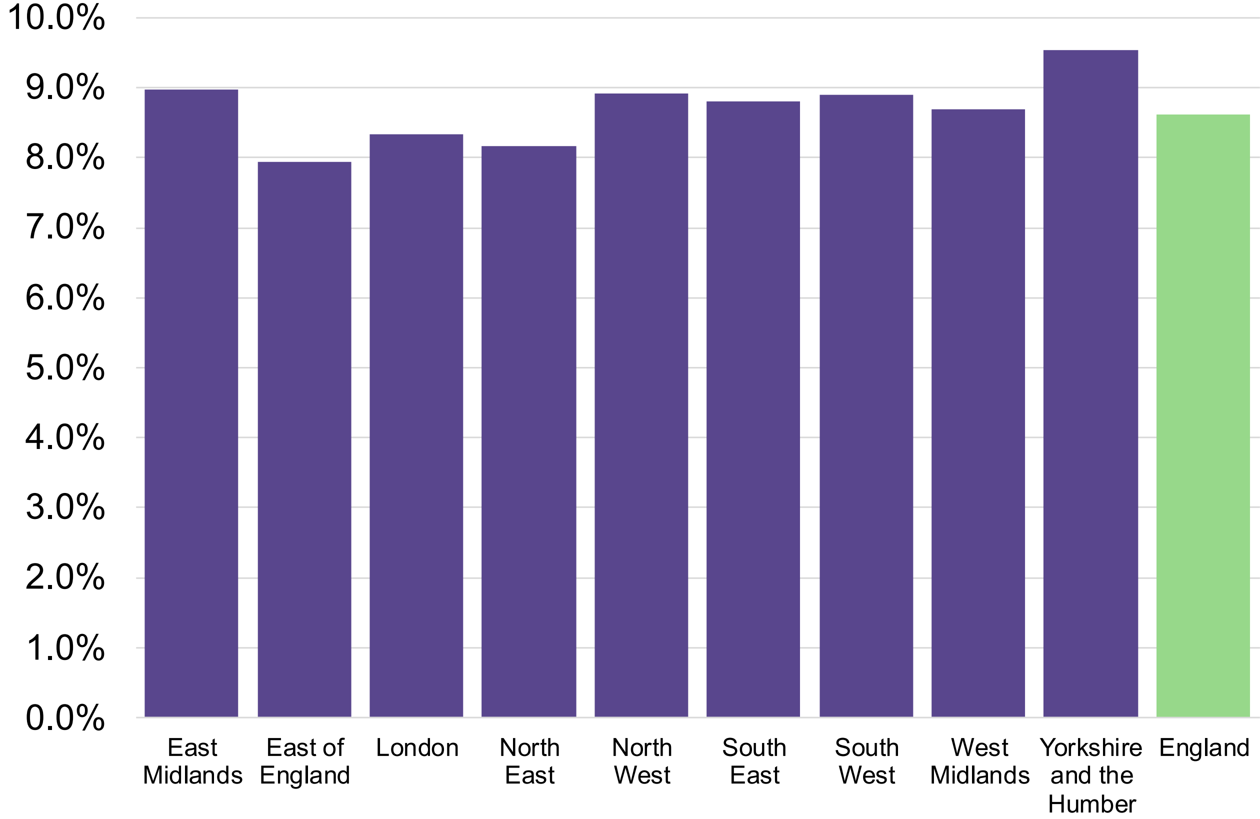
Average supported housing (social rent) weekly net rents in England increased by 8.6% between 2024 and 2025.

The largest percentage increase was seen in Yorkshire and the Humber (9.5% equivalent to £9.45).

The largest value increase was in London (£10.31 equivalent to 8.3%).

Supported housing (social rent) net rent change (%) 2024 to 2025



T1.16

The limit on annual net rent increase between 2024 and 2025 was 7.7% for supported housing units (see page 2 for more details).

There were regional variations, ranging from an 7.9% (or £8.43) increase in the East of England to a 9.5% (or £9.45) increase in Yorkshire and the Humber. The smallest value increase was seen in the North East (£7.98) and the largest in London (£10.31).

Changes in stock levels, units with exceptions and RPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units can all lead to the average year-on-year change being higher than might otherwise be expected.

Service charges are excluded from these data as they are not captured in the LADR.

Large PRP data only. Excludes Affordable Rent units and intermediate rent units.

Affordable Rent general needs gross rent

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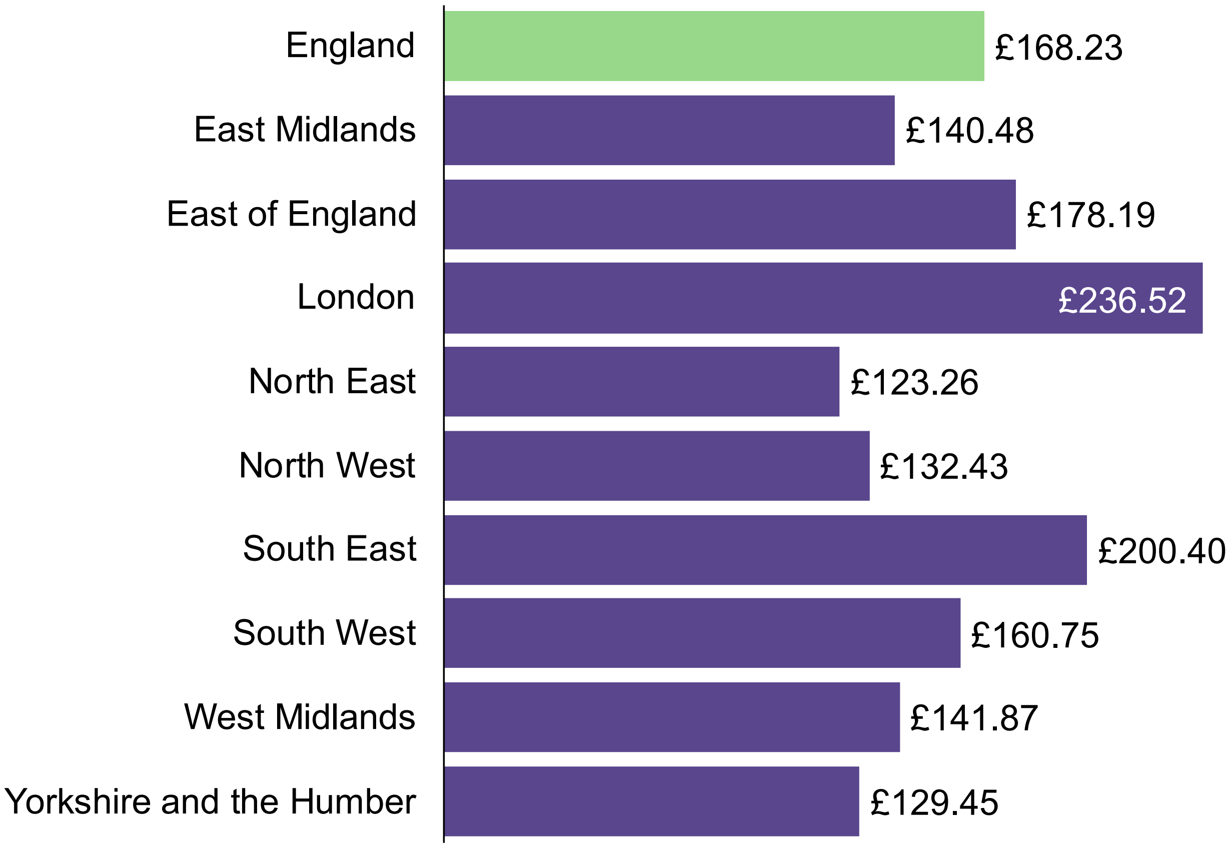
The average weekly gross rent for an Affordable Rent general needs unit in England is £168.23.

London, the South East and the East of England all have average weekly gross rents greater than the England average.

The RP average weekly gross rent in London (£236.52) is 68% higher than the lowest region (East Midlands at £140.48).

Affordable Rent general needs gross rent by region (£/ week)



T1.9

RPs make Affordable Rent* units available to households that are eligible for social rented housing, at a rent level of no more than 80% of the market rent of an equivalent property, inclusive of service charges.

The link to local market rents will be the primary driver for the large variation in average rent levels between regions.

There were 400,828 Affordable Rent general needs units in 2025 (9% of total social stock). Of these around 90% are owned by PRPs. As such, the overall average rents are heavily skewed towards PRP average rents.

For more details about LARP and PRP Affordable Rents please see our other statistical releases.

*London Affordable Rent, which is included here, is set differently. Users should see glossary for more information.

Affordable Rent general needs rent change

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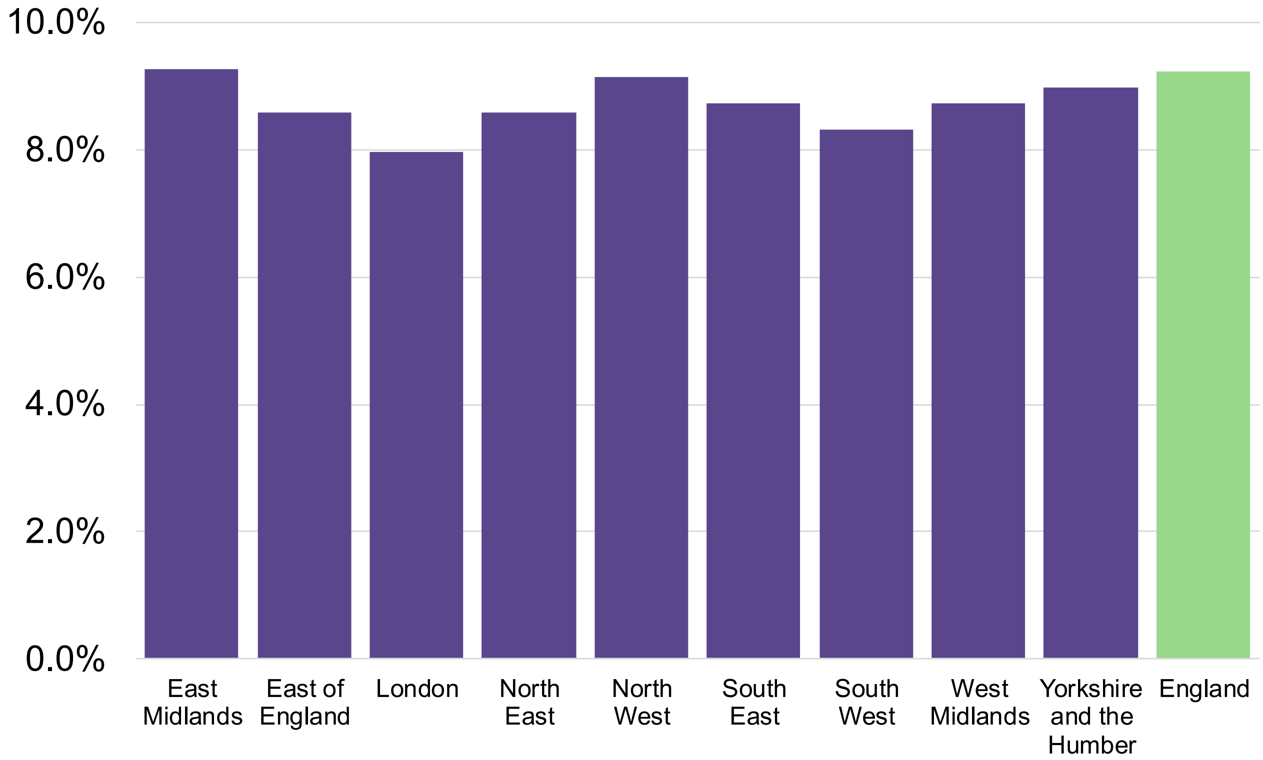
AR GN rent change

In England average general needs Affordable Rent weekly gross rents increased by 9.2% between 2024 and 2025.

London saw the smallest percentage increase (8%), but this was the largest value increase (£17.48).

The largest percentage increase was in the East Midlands (9.3%).

Affordable Rent general needs units gross rent change (%) 2024 to 2025



T1.17

The average increase in Affordable Rent general needs gross rent in England was 9.2%, representing an increase of £14.22 per week.

It should be remembered that the number of general needs Affordable Rent units increased by 28,005 units (7.1%) over the period and this will have impacted on the year-on-year average gross rent changes.

Market rents are not tied to inflation so can increase by more than CPI+1%. This means that when these additional Affordable Rent units are let at rents established at up to 80% of the current market rent of an equivalent property, inclusive of service charges, larger than CPI+1% increases can be seen in the average rents also.

Affordable Rent supported housing gross rent

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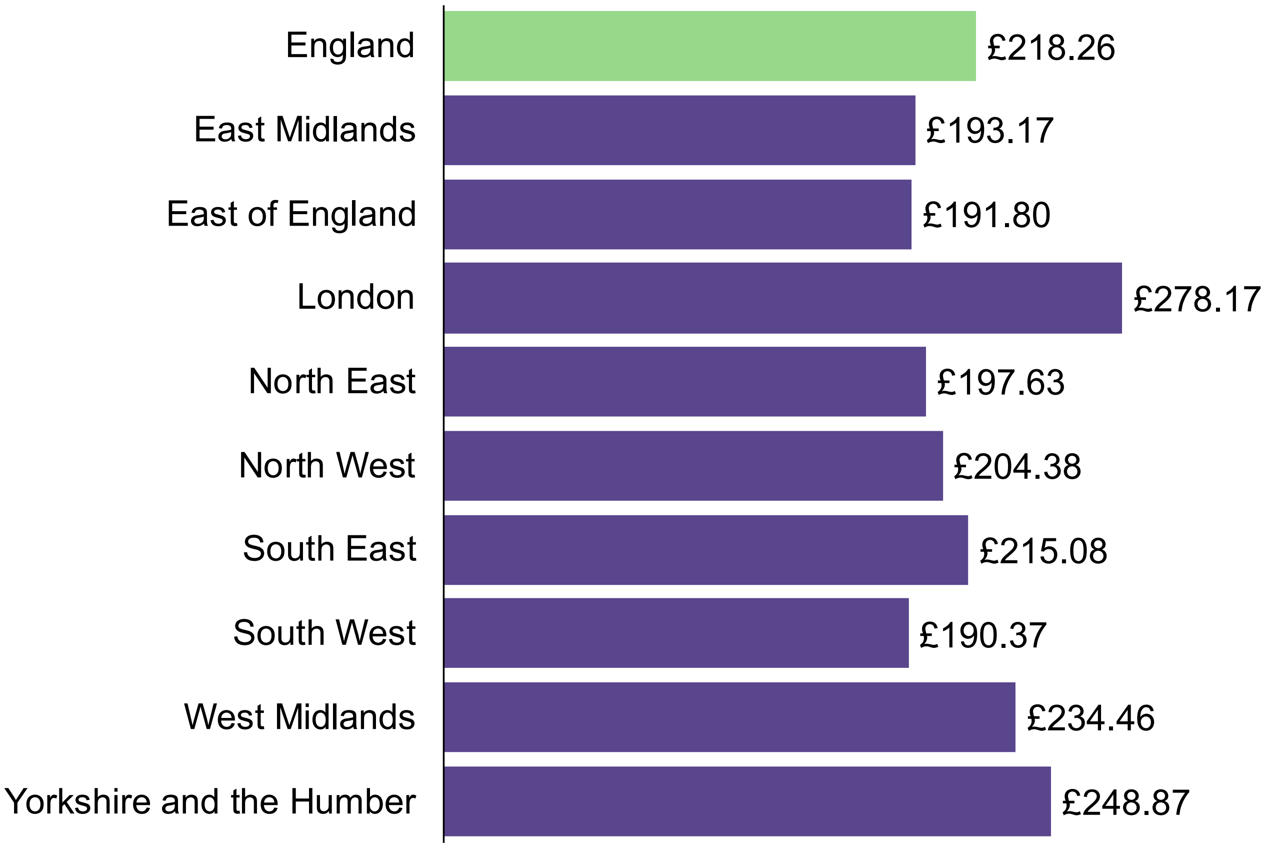
The average weekly gross rent for an Affordable Rent supported housing unit in England is £218.26.

London has the highest average weekly gross rent (£278.17), and the South West the lowest (£190.37).

Affordable Rent supported housing units are relatively few, with just under 23,000 units in total.

Affordable Rent supported housing gross rent by region (£/ week)



T1.11

Affordable Rent supported housing is a very niche product. The profile of unit size and spread across regions will impact heavily on these averages. Only one region (the North West) has over 4,000 units.

The extremely low number of Affordable Rent supported housing units owned by LARPs (5,495) means that these averages are more closely aligned to PRP averages (based on 17,402 units).

The number of Affordable Rent supported housing units owned by RPs (just 22,897) and the changes in RP stock totals since 2024 (8%) mean that further breakdowns and data on year-on-year change are not presented in this note.

For more details about LARP and PRP Affordable Rents, please see our other statistical releases.

Data presented here are based on relatively small unit numbers (just 0.5% of total RP owned low cost rental stock).

Average rents by provider type

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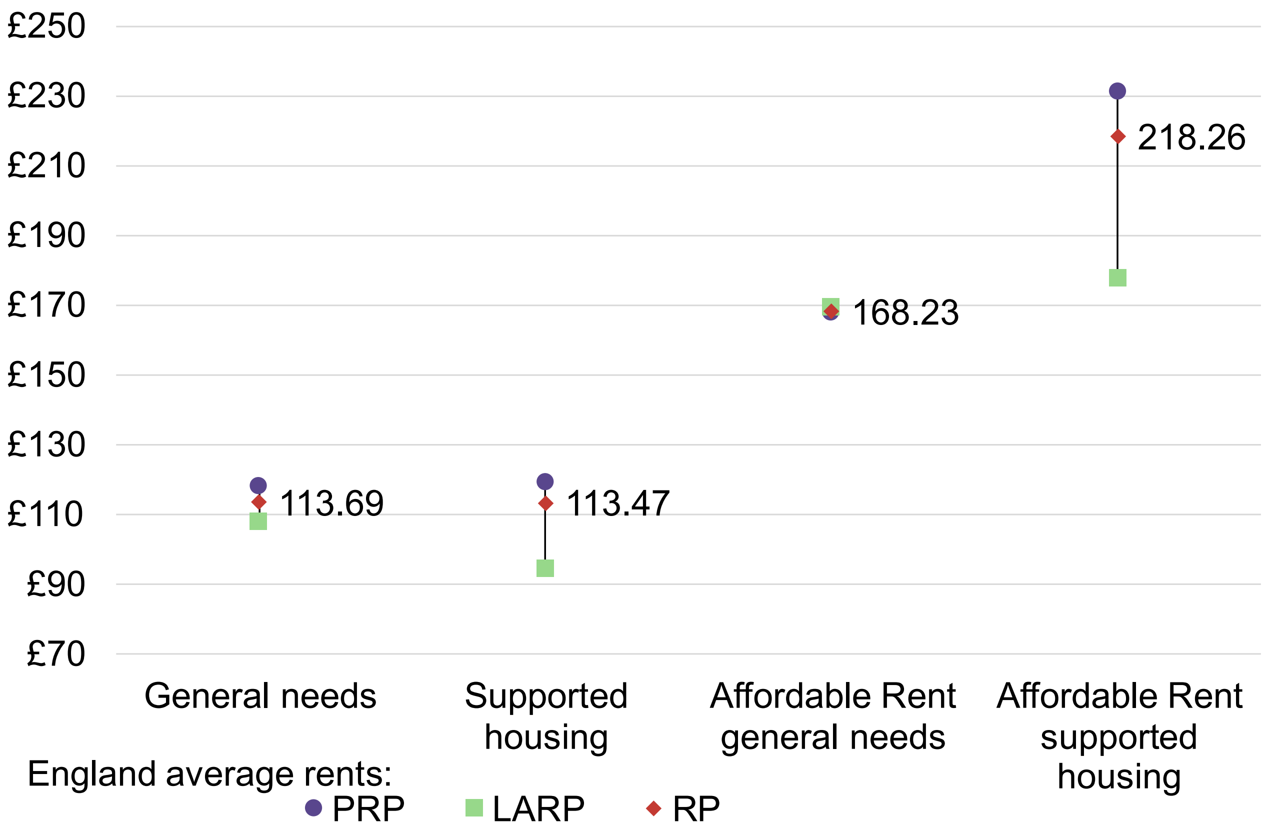
Across all unit types, the average rent for all RP units is closer to the average rent for a PRP unit because PRPs own more units.

The greatest difference in average weekly rent for PRPs and LARPs is seen in Affordable Rent supported housing.

Average weekly rents by tenure by provider (£/ week)



The large range in Affordable Rent supported housing is due to the low number of units in ownership and the size of unit distribution across LARP and PRP owned stock.

The small range in general needs (social and Affordable Rent) unit average rents reflects the overall higher number of units and the more even distribution of unit sizes for both LARPs and PRPs.

T1.13

Affordable Rent values are gross rent; general needs and supported housing values are net rent.

Social rent change since 2015

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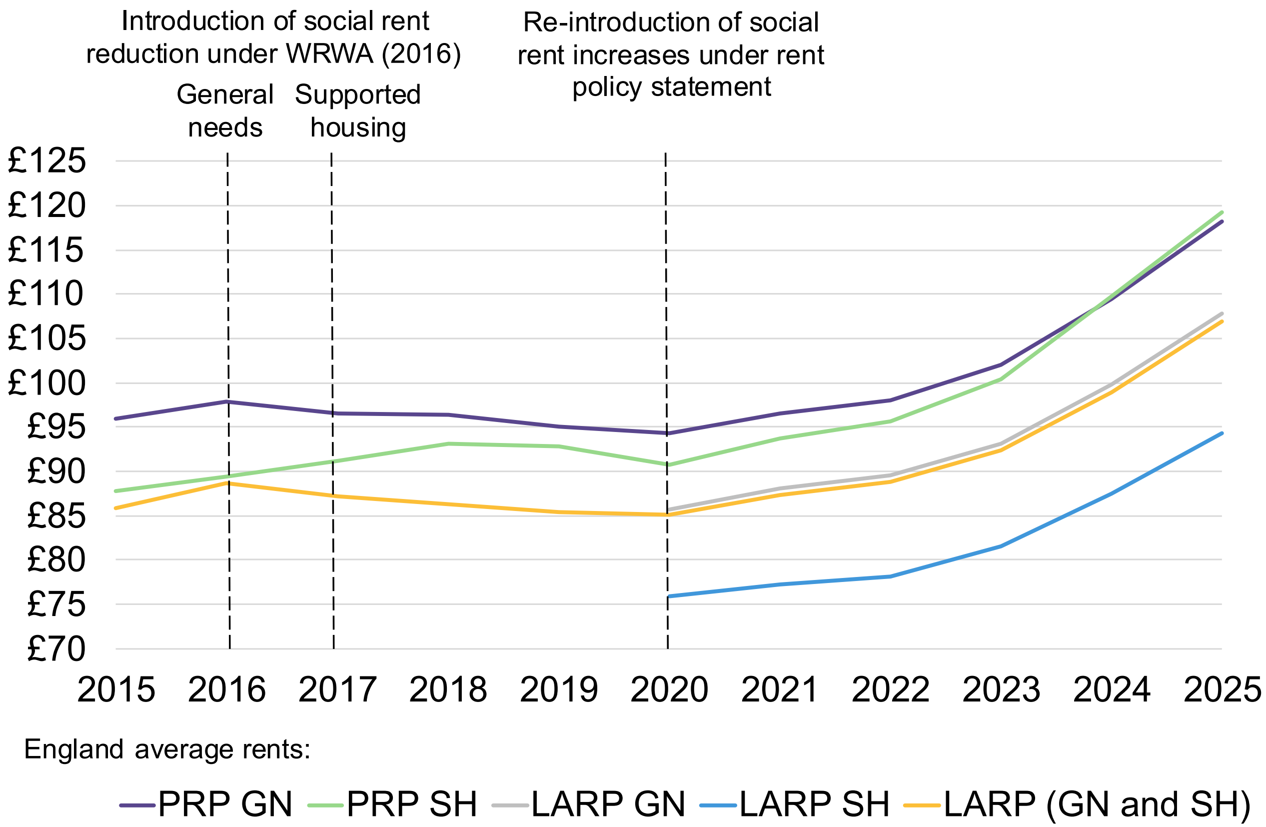
After the reduction seen in average social rent net rents following the introduction of WRWA, a steady increase has been seen since the introduction of the Policy Statement.

PRP general needs average net rents were £10.27 higher than LARP general needs average net rents in 2025 (compared to £9.69 in 2024).

Average low cost rental rents by PRP and LARP 2015 to 2025



T1.14

PRP supported housing rents have overtaken PRP general needs rents as the most expensive due to a steeper increase since 2023. This will have been largely driven by supported housing not being subject to the additional one-year limit on rent increases that applied to general needs rents collected in 2024. For more information on the limit, see previous releases.

A combined LARP general needs and supported housing average net rents is presented for compatibility with LAHS data where separation of the categories was not possible. The overall LARP average net rent is much closer to the LARP general needs average net rent due to 93% of all LARP social rental stock being general needs.

PRP values based on data from large PRPs only. LARP data is presented as a combined social rent figure for all years and as separate general needs and supported housing figures in since 2020. This is due to a change in the way rent data has been captured from LARPs. Affordable Rent is excluded.

LA data from 2020 from LADR; previous years from LAHS statistics. See technical notes for more on the differences between LAHS and LADR data collections.

Registered providers

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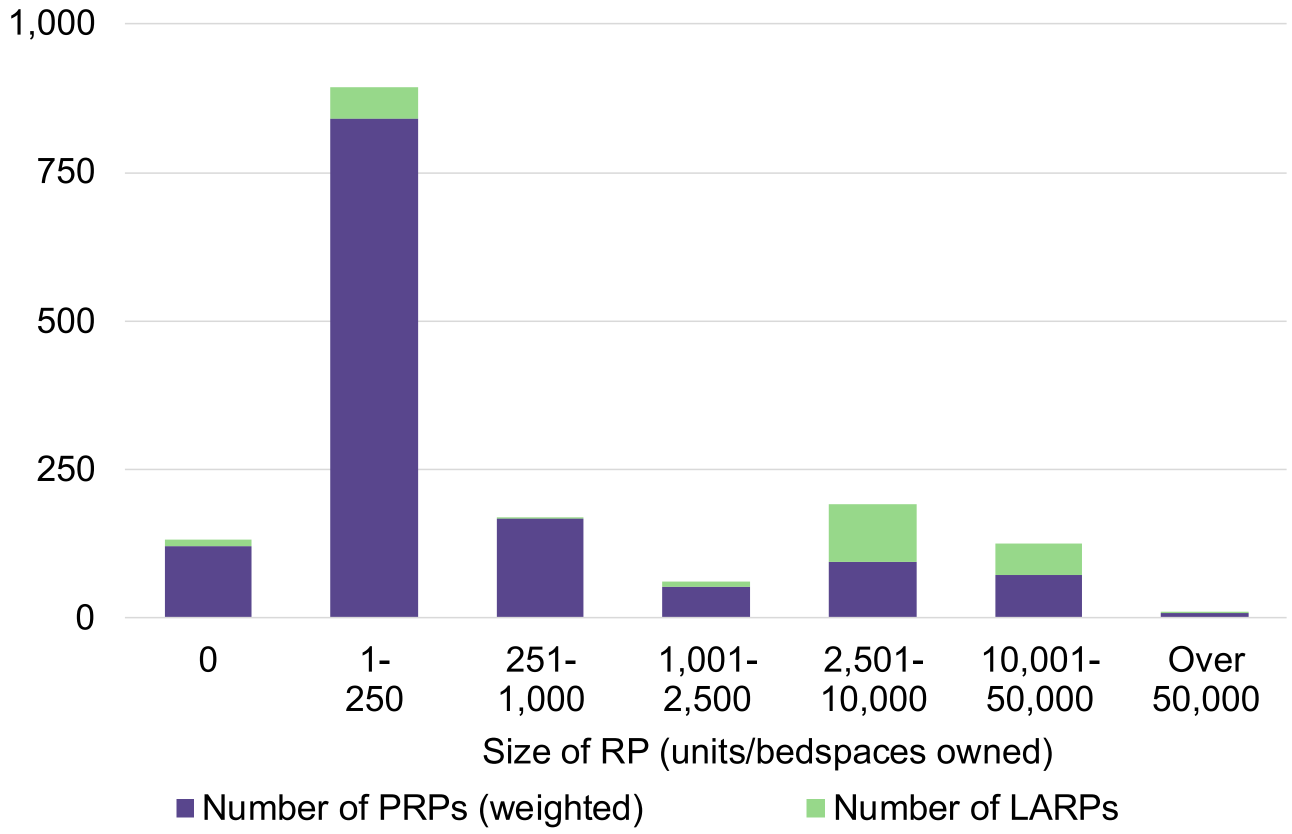
On 31 March 2025 there were 1,581 providers registered with us (1,353 PRPs and 228 LARPs).

Approximately a quarter of LARPs own fewer than 1,000 units, and another quarter own 10,000 or more units each.

Just over 83% of PRPs own fewer than 1,000 units, while 6% own more than 10,000 units.

RP type and stock ownership



T1.19

Registration of bodies that are private providers is voluntary. However, organisations who are seeking financial assistance from Homes England or from the Greater London Authority (GLA) to provide low cost rental accommodation and who intend to be the landlord of those homes when they are let, must register with us to receive that assistance. All local authorities that provide social housing are subject to compulsory registration under section 114A of the HRA 2008.

Once a provider is on our register they must comply with our standards (please see https://www.gov.uk/guidance/regulatory-standards-procedures-and-guidance). However, it should be noted that not all of our economic standards apply to LARPs. For more information on registration please see our website (www.gov.uk/rsh).

Data includes low cost rental and LCHO.

Notes

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Background

These statistics are based on data gathered in the LADR and SDR survey.

We use the LADR and SDR data extensively as a source of administrative data to inform our operational approach to regulation (see **data quality and methodology note** for more details**.** The United Kingdom Statistics Authority (UKSA) encourages public bodies to use administrative data for statistical purposes and as such, we publish these data annually.

Governance of data and statistics at RSH

The statistician responsible for the publication of these statistics is also responsible for the LADR and SDR data collections and the cleansing of incoming data; working with RPs to directly address anomalies within the data submissions and producing the final data set and statistics.

All data is stored and analysed within password-protected government secure networks and access to the sector level analysis work undertaken on the data is restricted until after publication (RP level data is accessed by our staff as part of operational work). Further information on the data quality assurance processes we employ is provided in the **data quality and methodology note.**

Contact information submitted by RPs as part of the survey submission is redacted within the release. This contact information is not publicly available. We hold no other administrative data that can be made available for use in statistics. However, we publish a range of summary data from other information collected. These are available from our website (www.gov.uk/rsh).

Data coverage

The rent data presented in these statistics are for low cost rental housing which is owned by LARPs and PRPs at 31 March.

Rent data for both social rent and Affordable Rent stock are required from all LARPs. PRPs are all required to report rent data for Affordable Rent stock, but only providers owning 1,000 or more units of social stock are required to provide detailed rent data for social rent units.

Notes – glossary of terms

Affordable Rent

Affordable Rent housing means accommodation that is (a) provided by a registered provider pursuant to an agreement between that provider and the Homes and Communities Agency (now Homes England) or the Greater London Authority and the accommodation is permitted by that agreement to be let at an affordable rent; (b) provided by a registered provider pursuant to an agreement between a local authority and the Secretary of State and the accommodation is permitted by that agreement to be let at an affordable rent; or (c) provided by a local authority and the Secretary of State, Homes England or the Greater London Authority has agreed that it is appropriate for the accommodation to be let at an affordable rent. The rent for affordable rent housing (inclusive of property related service charges) must not exceed 80% of gross market rent of an equivalent property. See also **London Affordable Rent**.

Exceptions/excepted categories of units

The **Policy Statement on rents for Social Housing** does not apply to certain categories of low cost rental accommodation. During the LADR and SDR collection providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation. For more information on exceptions please refer to Chapter 5 of the Policy Statement.

Formula Rent

Formula rent is used in the setting of social rent levels to ensure a consistent approach across similar properties and locations. Providers letting social rent properties will generally be expected to set rent levels relative to the formula rent for the property. Further details on formula rent, the calculation method and exceptions to rent setting rules can be found in the Policy Statement on Rents for Social Housing.

General needs housing

General needs housing covers the bulk of housing stock for rent. It includes both self-contained units and non-self-contained bedspaces. General needs housing is stock that is not designated for specific client groups or delivered under specific investment programmes.

Local authority registered provider

LARPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that are local authorities.

London Affordable Rent

London Affordable Rent (LAR) was introduced in 2016 by the Mayor of London. LAR units are Affordable Rent units in London let at or below the weekly rent benchmarks set by the GLA. For more information see Homes for Londoners: Affordable Homes Programme .

Notes – glossary of terms

Low cost home ownership

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

Non-self-contained unit (bedspace)

A non-self-contained unit will consist of an area in a hostel/ dormitory or other similar entity or a room or rooms (within a block of flats, sheltered scheme, 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. When counting non-self-contained units, RPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. Non-self-contained units are recorded in the SDR and LADR as bedspaces.

Private registered provider

PRP refers in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and that are not local authorities (this is the definition of PRP in the Housing and Regeneration Act 2008).

Rent Policy Statement

The Rent Policy Statement refers to the Government Policy Statement on Rents for Social Housing (2019) which was updated in December 2024. This is the primary set of rules covering definition of stock types and the setting of rents for social housing, please see www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020 .

Rent Standard

The Rent Standard is one of three economic standards that the Regulator of Social Housing expects registered providers to comply with. It sets the requirements around how registered providers set and increase rents for all their social housing stock in line with government policy as set out in their Rent Policy Statement. For more details on our Rent Standard please see https://www.gov.uk/government/publications/rent-standard .

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 areas (such as a shared entrance hall) or services (such as a central boiler for heating and/ or hot water).

Notes – glossary of terms and version history

Regulator of Social Housing

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Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rental, LCHO and accommodation owned by RPs as previously defined in the Housing Act 1996.

Social rent

In these statistics social rent refers to all low cost rental units that are general needs or supported housing (excluding Affordable Rent and intermediate rent units). This includes units with exceptions from the Rent Standard. This use of the term ‘social rent’ reflects common language use and aligns the presentation of these data with those published in the PRP and LARP social housing stock and rents in England.

Social stock

Social stock is used to denote the total number of low cost rental and LCHO units. Social stock figures do not include social leasehold units or any other stock type. Total social stock figures represent the number of self-contained units plus bedspaces.

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Policy Statement. As detailed in the Policy Statement, supported housing means low cost rental accommodation (including Affordable Rent) provided by a registered provider that: (a) is made available only in conjunction with the supply of support; (b) is made available exclusively to households including a person who has been identified as needing that support; and (c) falls into one or both of the following categories (i) accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and (ii) accommodation that has been designated as being available only to individuals within an identified group with specific support needs.

WRWA

References to the WRWA are references to the Welfare Reform and Work Act (2016).

Version history

1.0 – October 2025 – Original release

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2025

Email feedback to enquiries@rsh.gov.uk or rate how this document meets your needs.

All needs met

Some needs met

No needs met

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Any enquiries regarding this publication should be sent to us via enquiries@rsh.gov.uk

or call 0300 124 5225

or write to:

Regulator of Social Housing
Level 2
7-8 Wellington Place
Leeds LS1 4AP

The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver and maintain homes of appropriate quality that meet a range of needs.