



Regulator of
Social Housing



2025

Local authority 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

Local authority registered provider social housing stock in England - stock and rents profile provides users with an overview of the stock and rent data collected through the Local Authority Data Return (LADR). The LADR collects self-reported data from all local authority registered providers (LARPs).

This document is supplemented by **technical notes and definitions** and **data quality and methodology** notes. These notes provide additional information on our data collection and cleansing processes; 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 LA level, are also available.

Coverage

These statistics provide information on social housing owned by local authority registered providers (LARPs) 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 considered by the United Kingdom Statistics Authority (UKSA) regulatory arm (the Office for Statistics Regulation (OSR)) to have met the highest standards of trustworthiness, quality and public value, and are considered an accredited official statistic (this designation replaces the former National Statistic designation). For more information see the **data quality and methodology note**.



Key









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.

| | | |
|--------------|--------------------|--|
| Introduction | Collection details | <div data-bbox="161 81 1169 159" data-label="Section-Header"> <h1>Collection and methodology</h1> </div> <div data-bbox="1653 38 2199 191" data-label="Page-Header"> <div>  <div> Regulator of Social Housing </div> </div> <div>   </div> </div> |
| Key Facts | | <div data-bbox="161 263 795 303" data-label="Section-Header"> <h2>Local authority registered providers</h2> </div> <div data-bbox="161 331 2092 402" data-label="Text"> <p>Local authorities who own social housing must be registered with the RSH. In total there were 228 LARPs registered with us on 31 March 2025. For more information on our registration processes please see our website (www.gov.uk/rsh).</p> </div> <div data-bbox="161 430 533 470" data-label="Section-Header"> <h2>LADR data collection</h2> </div> <div data-bbox="161 499 2159 639" data-label="Text"> <p>The LADR collects stock and rent information from English local authorities registered as providers of social housing with the RSH. We have collected these data annually to support regulation of the Rent Standard since 1 April 2020. Prior to 2020, these data were collected by the Ministry of Housing, Communities and Local Government (MHCLG) through the local authority housing statistic (LAHS). Please see technical notes and definitions for more details.</p> </div> <div data-bbox="161 668 544 708" data-label="Section-Header"> <h2>Year-on-year changes</h2> </div> <div data-bbox="161 737 2119 844" data-label="Text"> <p>The data collected in LADR is comparable with that previously collected in 2024 and broadly comparable to the previous LAHS (Local Authority Housing Statistics) collections (in some areas the data collected in LADR is at a more granular level). For more information on the changes in data collection and comparability to prior years see the technical notes and definitions.</p> </div> |
| Stock | | |
| Rents | | |
| LARPs | | |
| Notes | | |

| | | |
|--------------|-----------|--|
| Introduction | Revisions | <div data-bbox="161 81 1120 158" data-label="Section-Header"> <h1>Missing data and revisions</h1> </div> <div data-bbox="1635 36 2199 193" data-label="Page-Header"> <div>  <div> Regulator of Social Housing </div> </div> <div>   </div> </div> |
| Key Facts | | <div data-bbox="161 261 385 303" data-label="Section-Header"> <h2>Missing data</h2> </div> <div data-bbox="161 331 2098 399" data-label="Text"> <p>All questions in the LADR are mandatory and all LARPs were expected to submit the return in 2025. In 2025 there were no missing LADR returns or data items.</p> </div> <div data-bbox="161 429 336 470" data-label="Section-Header"> <h2>Revisions</h2> </div> <div data-bbox="161 499 2119 569" data-label="Text"> <p>During 2024/25, we worked closely with LARPs to review data submitted to us in 2024. The focus of the work was through our regulation of rents, issues with reported rents, stock classification and formula rent values were discussed with LARPs.</p> </div> <div data-bbox="161 600 2045 668" data-label="Text"> <p>Following this process, no LARPs were required to formally resubmit the LADR data submitted to us in the previous year (2024), but a number of LARPs were requested to submit revised headline stock owned figures (as detailed below).</p> </div> <div data-bbox="161 699 743 732" data-label="Section-Header"> <h3>Revisions within the 2025 data release</h3> </div> <div data-bbox="161 762 2148 1040" data-label="Text"> <p>Some revisions have been made to prior year data presented as part of 2025 data release. This year, overall stock numbers reported in the LADR were cross-validated against a second source of intelligence (the Tenant Satisfaction Measures data return) and we were able to challenge discrepancies between the two sources. As a result of this exercise, several LARPs revised the stock reported in their LADR for 2025. The primary reason for these revisions was social stock held outside of a LARP's Housing Revenue Account (HRA) incorrectly excluded from the LADR. We asked LARPs identified as underreporting their LADR stock in 2025 to supply revised headline stock figures for the years 2020 to 2024. These have been incorporated into the data reported in this publication and marked with the letter R. We do not have revised prior year figures for other information collected (such as rents), therefore caution should be applied when comparing year-on-year changes.</p> </div> <div data-bbox="161 1070 2148 1141" data-label="Text"> <p>The overall impact on total stock in any year was less than 0.4%. A table detailing the impact of the revisions on each stock category for each year can be found on page 26.</p> </div> <div data-bbox="161 1169 2098 1238" data-label="Text"> <p>We will review our guidance and increase communications around requirements for the 2026 LADR collection to identify any other LARPs impacted by this issue and continue to improve the quality of the data in these statistics.</p> </div> <div data-bbox="161 1268 2056 1335" data-label="Text"> <p>Users of these statistics should also refer to the technical notes and definitions and data quality and methodology notes for more details.</p> </div> |
| Stock | | |
| Rents | | |
| LARPs | | |
| Notes | | |

Rent policy and standards



Regulator of
Social Housing



2025

Rent policy and our standards

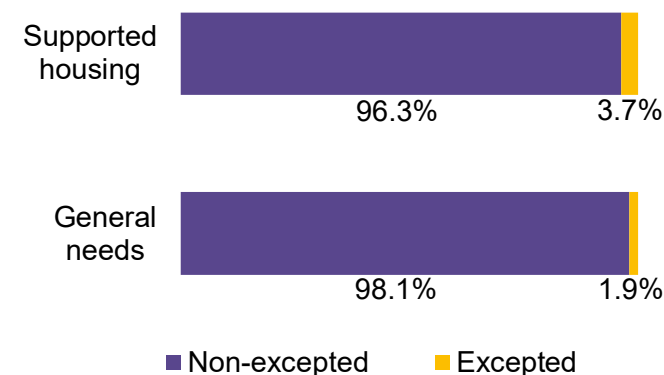
From 1 April 2020 rents have been set in accordance with the Government's Policy Statement on Rents for Social Housing (2019) (hereafter the Policy Statement) <https://www.gov.uk/government/publications/direction-on-the-rent-standard-from-1-april-2020>. Our Rent Standard is set with regard to the Policy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

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. 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 1.9% of general needs units and 3.7% of supported housing units held by LARPs with 1,000 or more social units were reported as having an exception from the Policy Statement in 2025. This shows a minor change to those in 2024 (1.5% of general needs and 3.2% of supported housing).



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 LARPs taking the opportunity to set rents in line with the prevailing formula rent rate when re-letting units.

T2.1

Key facts



Regulator of
Social Housing



2025

1.57m units of social stock owned by LARPs

Local authority registered providers (LARPs) reported owning 1,567,512 units* of social stock on 31 March 2025 (including low cost rental and low cost home ownership units).

93% of social stock is general needs

The majority of stock owned by LARPs is general needs low cost rental stock (1,455,524 units), and the majority of this (97% or 1,413,524 units) is social rent stock, and the remaining 3% (42,000 units) is Affordable Rent.

0.1% decrease in low cost rental stock

Since 2024^R, the number of owned social housing units (including LCHO) owned by LARPs has decreased by 2,063 units. A loss of 6,971 social rent units was offset by an increase of 4,643 Affordable Rent and 265 LCHO units.

Social rents increase by 8.2% for general needs and 7.9% for supported housing

Average general needs (social rent) weekly net rents increased by 8.2%, while supported housing (social rent) weekly net rents increased by 7.9% between 2024 and 2025.



R – Please see page 3 for details of the revisions made to 2024 stock data.



Caution should be employed in interpreting year-on-year changes as the 2024 rents have not been updated in line with the stock revisions detailed on page 3.



* Data includes all rental and LCHO and uses **bedspace counts** for non-self-contained units.

Owned LARP social stock in 2025



Regulator of
Social Housing



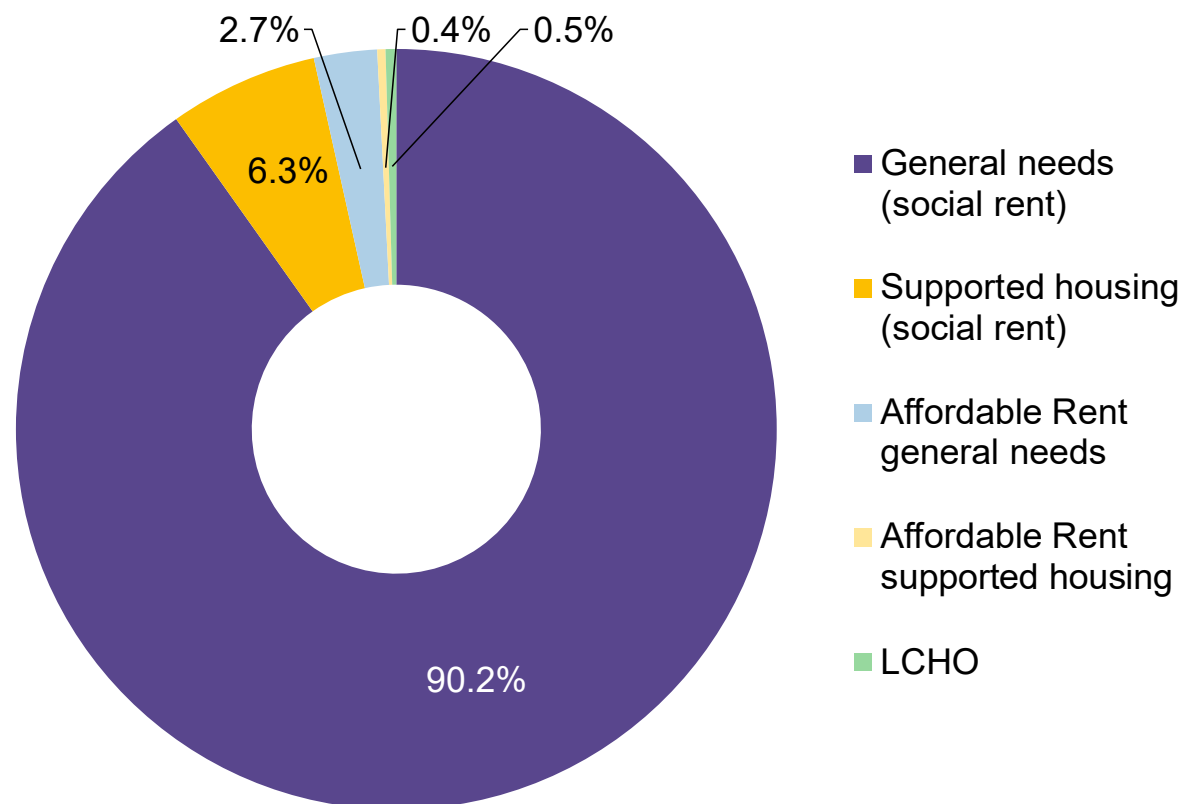
2025

90% of stock owned by LARPs is general needs (social rent).

Affordable Rent stock makes up 3% of total, with 88% of this being general needs.

Just 0.5% of units are low cost home ownership (LCHO).

LARP stock owned (as at 31 March 2025)



Local authority registered providers (LARPs) report owning 1,567,512 units of social housing on 31 March 2025.

The majority of these units are low cost rental units (99.5%), with 1.51 million social rent and 47,495 Affordable Rent units.

The low cost rental stock (including both social and Affordable Rent) is predominantly general needs (93%) with just 7% being classified as supported housing.

T1.7



This section uses bedspace counts for non-self-contained units.

LARP owned social stock by region



Regulator of
Social Housing

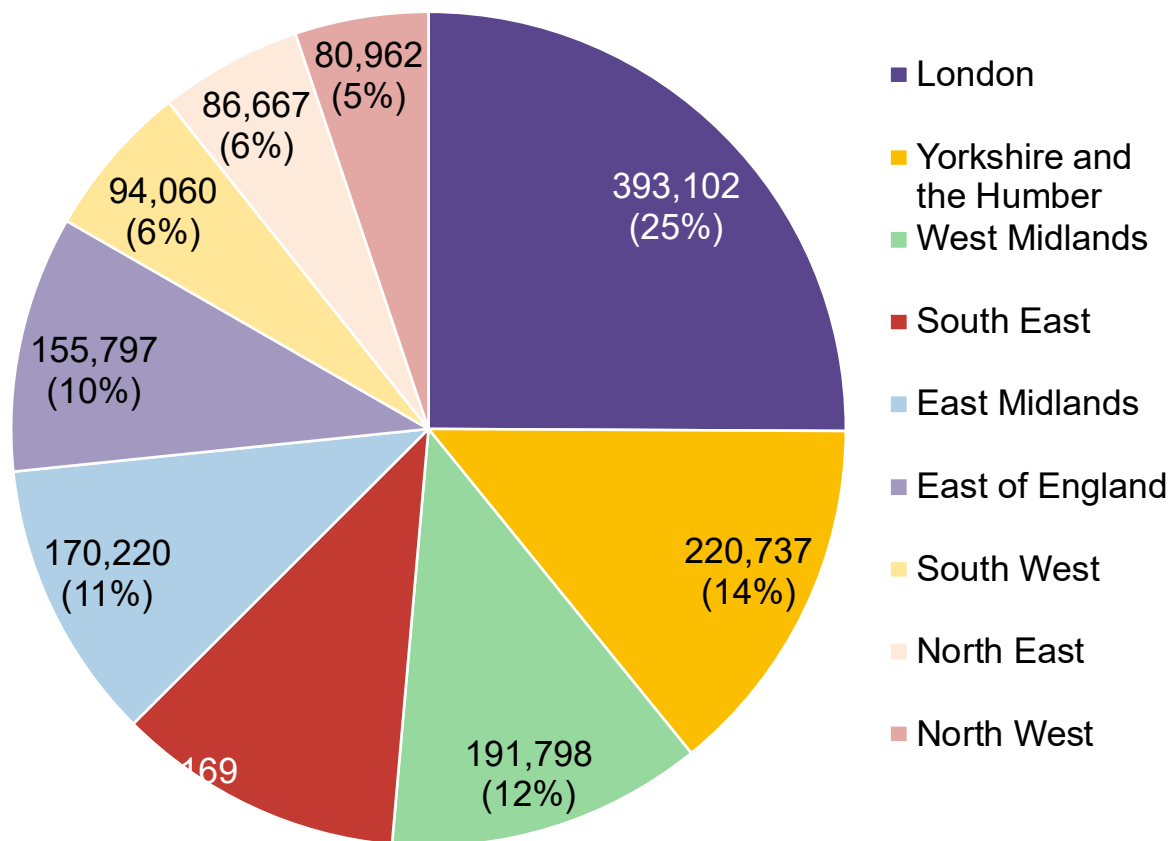


2025

A quarter of all LARP owned social stock is located in London.

Only 5% of all LARP owned social stock is in the North West.

LARP owned social stock owned by region 2025



Regional variations in social stock should be viewed with some caution. These data only cover the stock owned by LARPs and not all social stock within each region.

In regions where more councils have undertaken large scale voluntary transfer (LSVT) activity and transferred stock to private registered providers (PRPs), less local authority owned stock will be present.

In London 97% of local authorities are LARPs that own social stock. This compares to the West Midlands where 60% of local authorities are LARPs who own social stock.

For more details on stock owned by PRPs, or that owned by PRPs and LARPs combined, please see our other published statistics.



This section uses **bedspace counts** for non-self-contained units.



Regional variations reflect the number of LARPs operating in those regions. For more details on total social stock by region please see our other statistical releases.



Figures include low cost rental and LCHO.

T1.4

Owned social stock location 2025



Regulator of
Social Housing

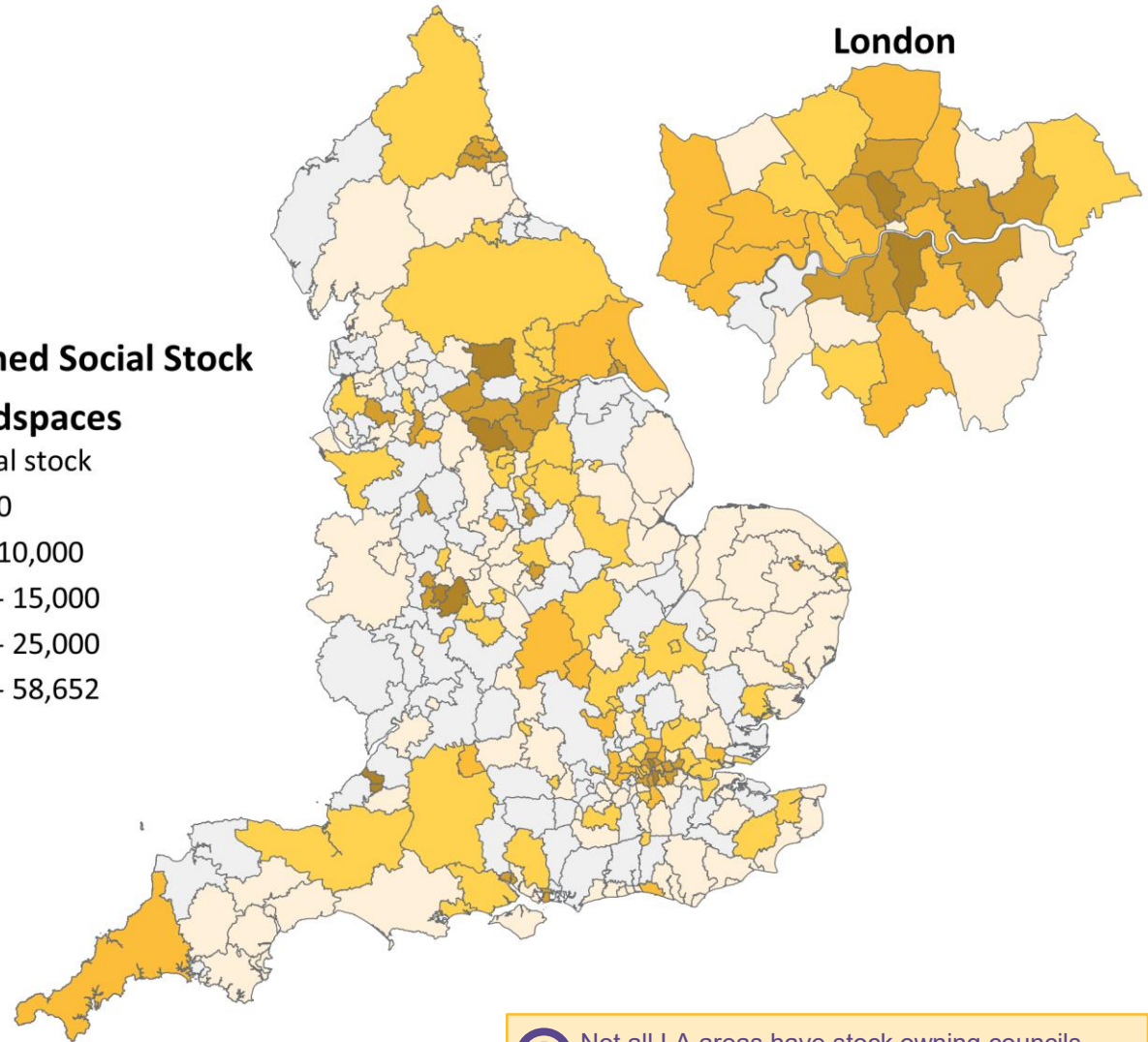
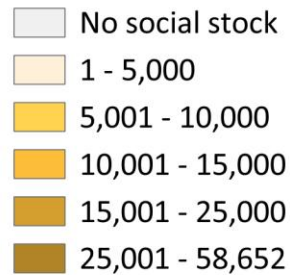


2025

There are 80 local authorities who do not own social housing stock. A further 56 local authorities own fewer than 1,000 social housing units.

Birmingham (58,652 units) and Leeds (52,355 units) continue to have the greatest number of LARP owned social units. Together they account for 7% of all LARP owned social stock in England.

LARP Owned Social Stock Units/ bedspaces



Not all LA areas have stock owning councils. LSVT activity has seen stock transferred to private registered providers in many areas. Data includes all rental and LCHO and uses bedspace counts for non-self-contained units.

T1.6

© Crown copyright and database 2025

Stock change since 2024



Regulator of
Social Housing



2025

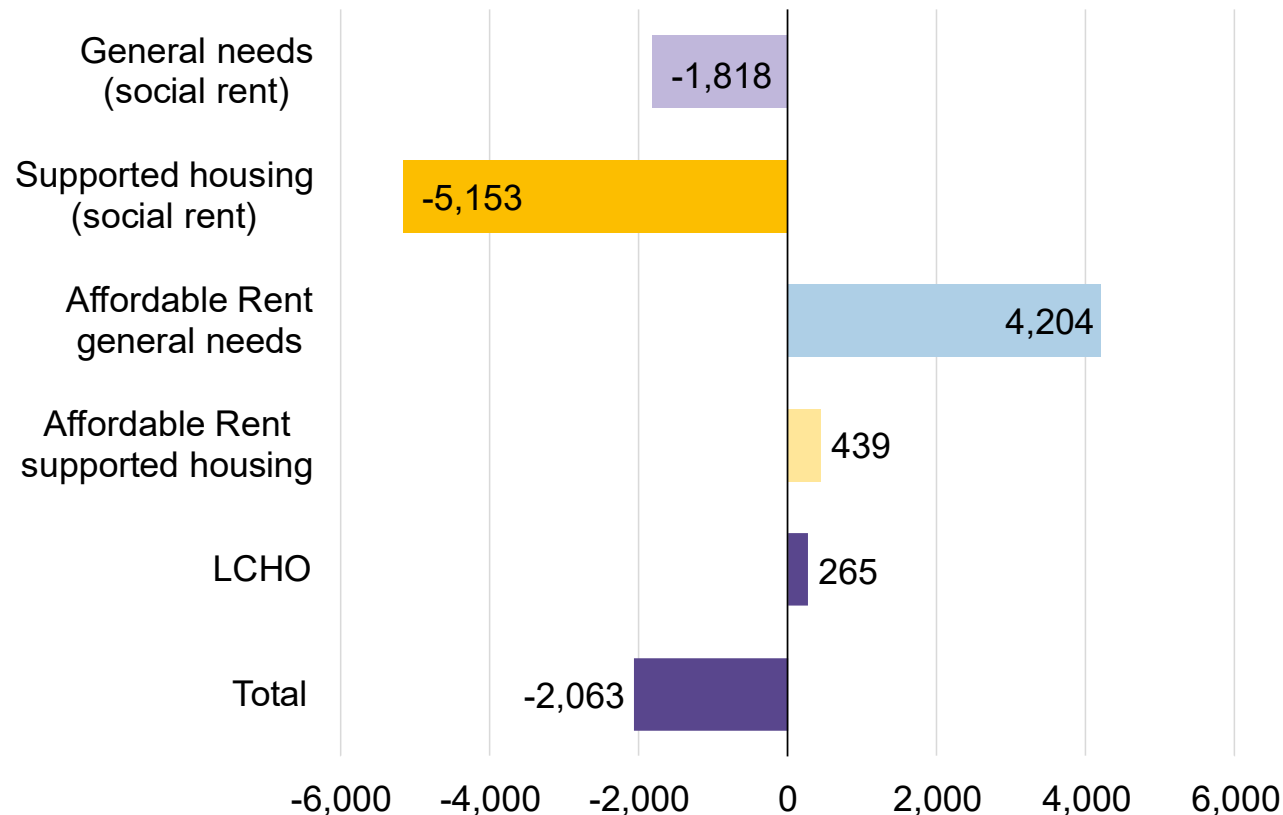
Since 2024^R, the number of social units (including Affordable Rent and LCHO) owned by LARPs has decreased by 2,063 units.

The decrease is driven by a reduction in both general needs and supported housing social rent units compared to 2024^R.

Affordable Rent general needs units have increased by 11.1%, with 4,204 more units in 2025 than in 2024^R.

Change by stock type 2024^R to 2025

Owned stock change



Overall, the number of LARP owned social stock (including LCHO) has decreased by 2,063 units (-0.1%) between 2024^R and 2025. This was driven primarily by a decrease in the number of general needs and supported housing social rent units.

Supported housing fell by 5,153 units and general needs fell by 1,818 between 2024^R and 2025. Engagement with providers suggests that stock recategorisation between the two categories has resulted in a larger reduction in supported housing units than general needs units in 2025 as providers reassessed their stock against the criteria for supported housing. This is the first year that the decrease in units is larger for supported housing than for general needs.

The overall decrease in social stock was offset by increases across Affordable Rent and LCHO units.



R – Please see page 3 for details of the revisions made to 2024 stock data.



This section uses bedspace counts for non-self-contained units.

T1.2

Low cost rental change since 2015



Regulator of
Social Housing



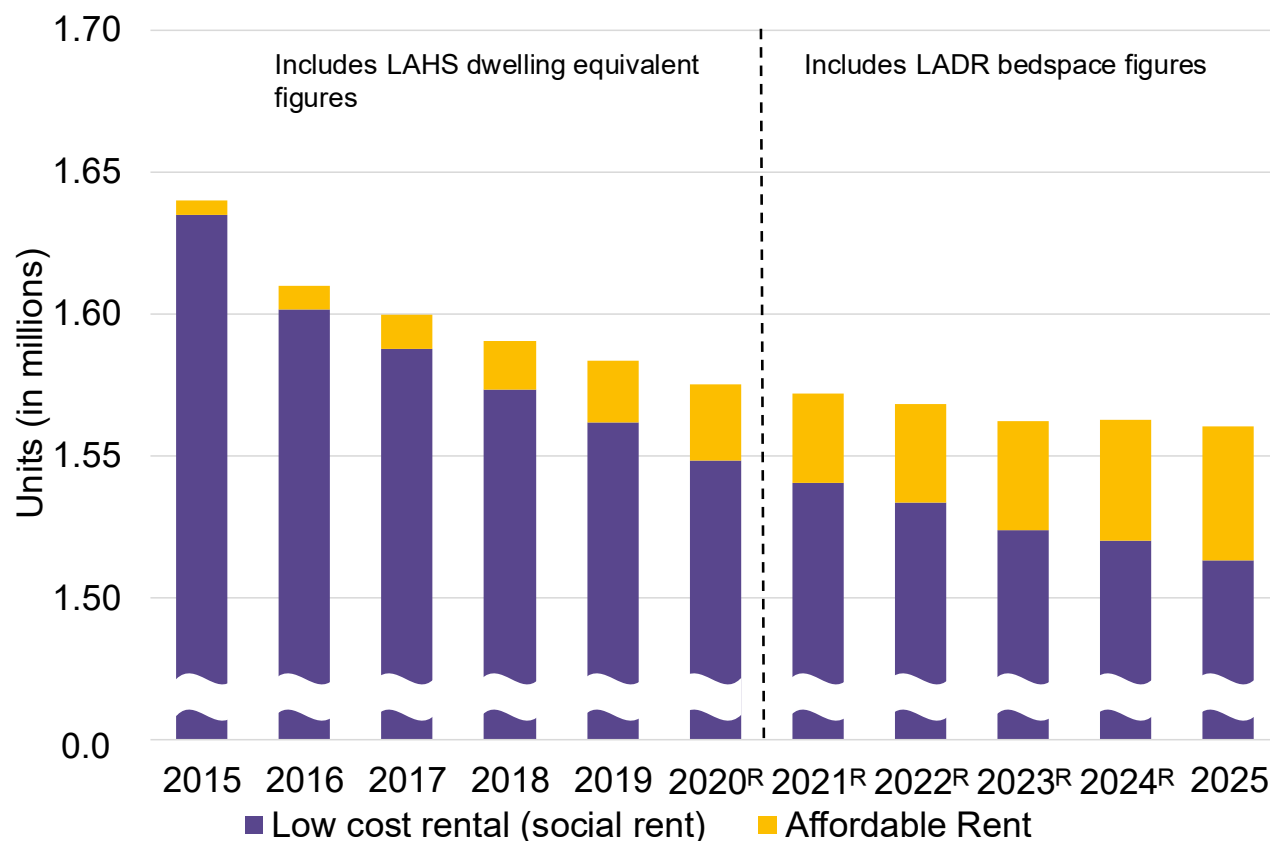
2025

Since 2015, the total number of low cost rental units (including Affordable Rent units) owned by local authorities has decreased by 4.9%.

The proportion of owned low cost rental units which are Affordable Rent has increased steadily from 0.3% in 2015 to 3.0% in 2025.

The rate of loss has reduced from 1.8% between 2015 and 2016 to 0.1% between 2024^R and 2025.

Low cost rental stock change 2015 to 2025 (scaled to show change)



There are 4.9% fewer low cost rental units in 2025 than in 2015. The decrease will include units lost to the overall social housing sector (for example through right to buy), as well as those transferred to private registered providers of social housing (PRPs) in 2015.

Between 2015 and 2023^R, decreases in low cost rental units were seen each year. In 2024^R, this downwards trend was ended with a minor increase (<0.1%) in total low cost rental stock. This was driven by a decrease in general needs social rent units in line with prior years being offset by an increase in both supported housing social rent and Affordable Rent units. In 2025, low cost rental units fell once again by 0.1%. Revisions to 2020-24 data may have impacted the changes outlined and these should be interpreted with caution.

The relatively large decreases seen between 2015 and 2016 correspond to LSVT activity.

! R – Please see page 3 for details of the revisions made to 2020-24 stock data.

! This section includes bedspace counts from LADR for non-self-contained units for 2020 onwards. Data for 2014-2019 includes dwelling equivalent figures for non-self-contained units taken from LAHS. See technical notes for more information.

T1.1

! Note scaling on chart; this provides details not seen when chart scaled 0 to 1.7 million.

General needs (social rent) net rents



Regulator of
Social Housing



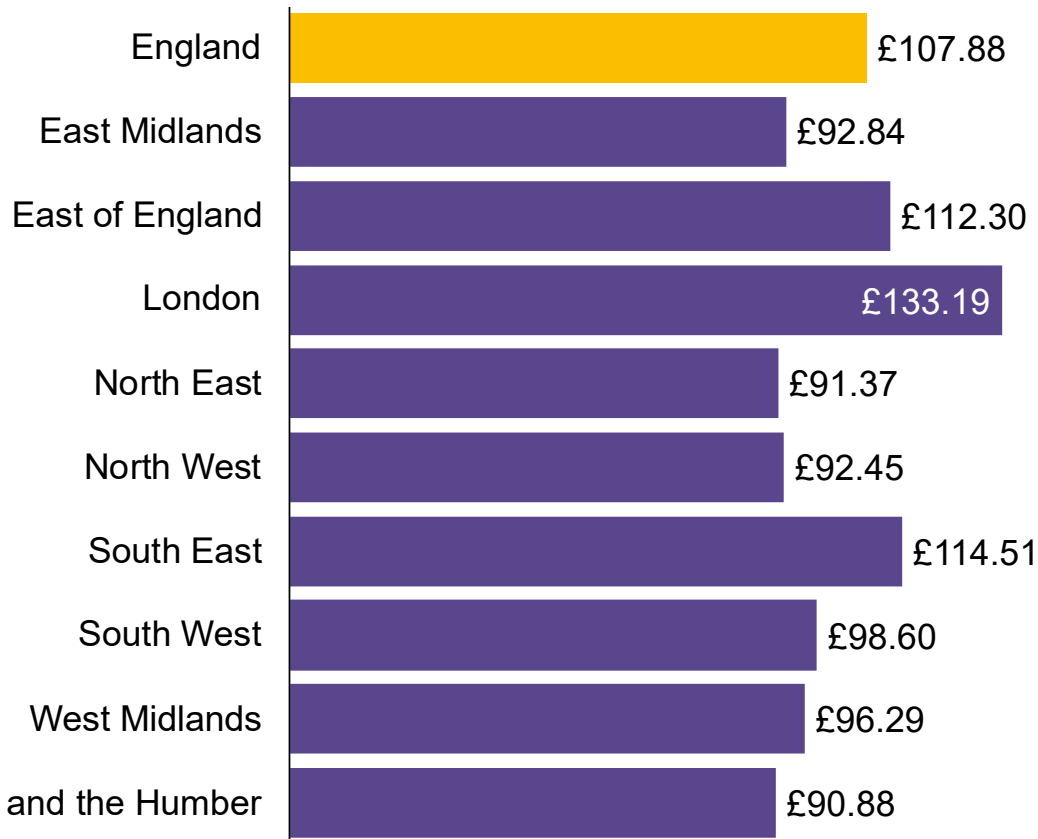
2025

The average weekly general needs (social rent) net rent in England is £107.88.

London, the South East and East of England continue to have the highest average weekly net rents of over £100.00 per week.

Yorkshire and the Humber has the lowest average weekly net rent as it has done since 2020.

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



The data presented are the average net rents per region. However, there will be a large degree of variation in net rents within each region. This is driven by the number of LARPs operating in each region and the differences in the types of properties operated. For example, the mix of houses and flats, property sizes and the geographic variation across and within different local authorities will impact on individual net rents and local authority level average net rents.

The regions with higher average weekly general needs rents have relatively high property values and county level earning, two factors in the formula introduced to set social rents in 2020.

T2.2



Excludes Affordable Rent.

General needs (social rent) net rent by size



Regulator of
Social Housing

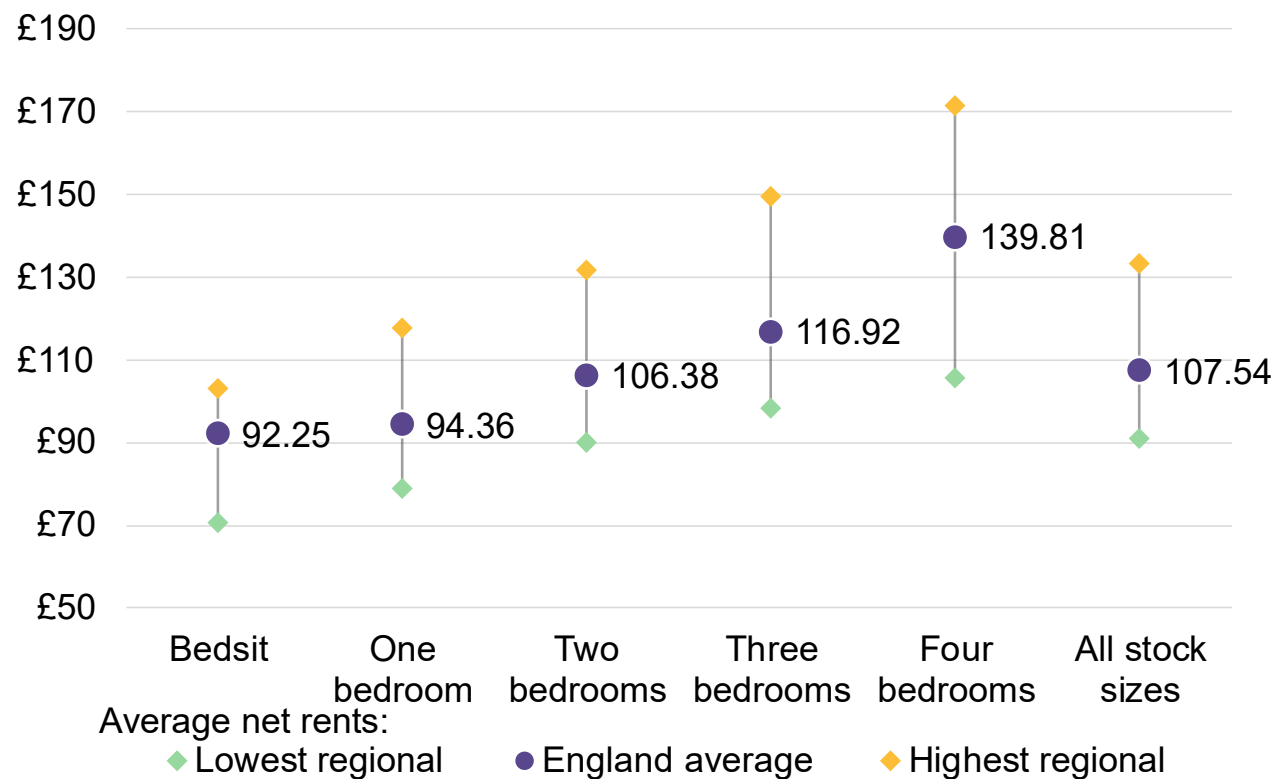


2025

Bedsit units have the smallest range of average regional net rents ranging from £70.65 in the Yorkshire and the Humber to £103.17 in London.

Two bedroom units are the most common general needs (social rent) unit (35% of units). This size of unit has a net rent range closest to the England average.

General needs (social rent) range of net rents by size (£/ week)



One, two and three bedroom units make up 95% of all general needs (social rent) units in England.

Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: non-self-contained units (bedspaces), five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release. Values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

This section uses bedspace counts for non-self-contained units.

Excludes Affordable Rent.

T2.4

General needs (social rent) net rent by local authority



Regulator of
Social Housing



2025

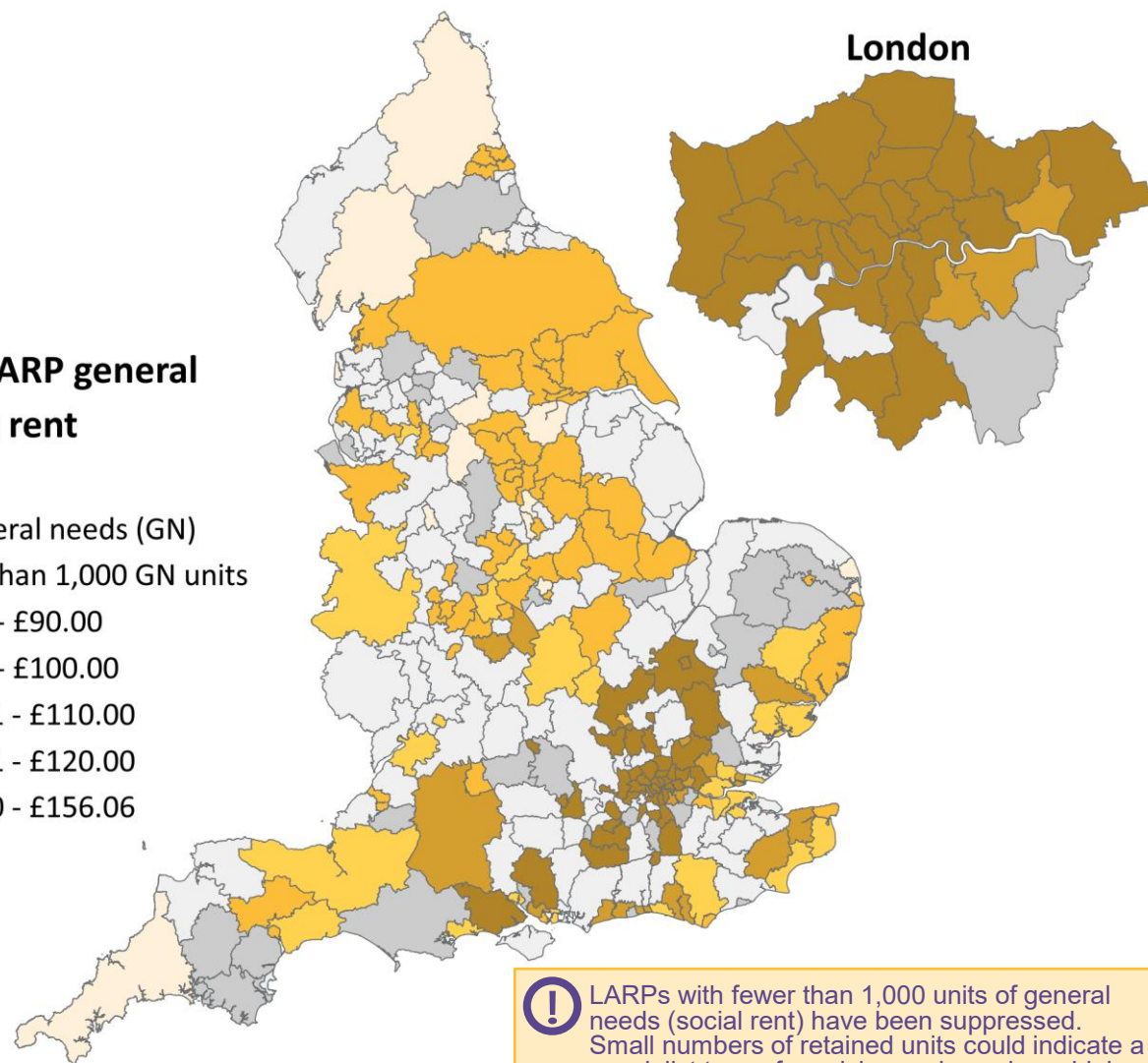
Reflecting the higher formula rent in areas across the South East and London, average general needs (social rent) net rents across England are highest in these areas.

As in 2023 and 2024 (excluding areas with fewer than 1,000 general needs (social rent) units), Northumberland has the lowest average net rent at £82.15 per week.

Westminster has the highest average net rent. At £156.06 it is nearly double that of Northumberland.

Average LARP general needs net rent (£/week)

- No general needs (GN)
- Fewer than 1,000 GN units
- £82.15 - £90.00
- £90.01 - £100.00
- £100.01 - £110.00
- £110.01 - £120.00
- £120.00 - £156.06



! LARPs with fewer than 1,000 units of general needs (social rent) have been suppressed. Small numbers of retained units could indicate a specialist type of provision and may have higher rents than might otherwise be expected.

! Excludes Affordable Rent.

T2.5

© Crown copyright and database 2025

General needs (social rent) net rent change



Regulator of
Social Housing

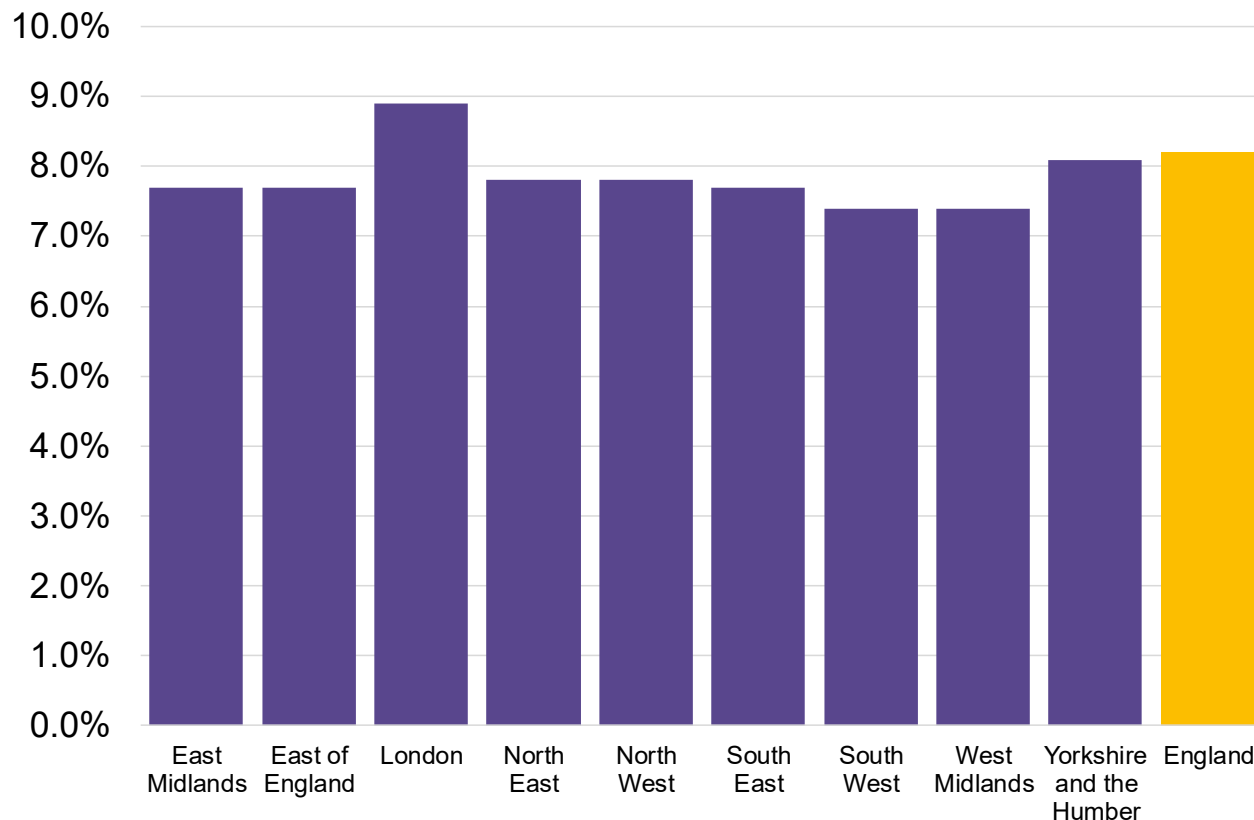


2025

Average general needs (social rent) weekly net rents in England increased by 8.2% (or £8.13 per week) between 2024 and 2025.

Every region saw an increase in net rents, with this ranging from 7.4% in the West Midlands and the South West to 8.9% in London.

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



The greatest value increase (from £122.32 to £133.19) was in London. This being equivalent to an 8.9% increase.

The West Midlands and the East Midlands had the joint smallest value increase of £6.63 per week (7.4% increase in the West Midlands and 7.7% in the East Midlands).

The limit on annual rent increases between 2024 and 2025 was capped at 7.7%. In some regions, additions to stock, units with exceptions and LARPs taking the opportunity to set rents in line with the current formula rent rate when re-letting units have led to the average year-on-year change being higher. Conversely, in other regions the increase has been lower than this for a variety of reasons, including stock fluctuations and attempts to control historically high rents.

T2.3



Caution should be employed in interpreting year-on-year changes as the 2024 rents have not been updated in line with the stock revisions detailed on page 3.



Net rent does not include service charges. These are not captured in LADR.



Excludes Affordable Rent.

Supported housing (social rent) net rent change



Regulator of
Social Housing



2025

The average weekly supported housing (social rent) net rent in England is £94.32 for LARP owned supported housing units.

This period also marks the first time the regional average net rent has exceeded £100 per week in another region besides London since the LADR collection began (East of England £102.64).

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



SH social rents change

Supported housing (social rent) average net rents are lower than general needs (social rent) average net rents in all regions. This is mainly due to the averages for supported housing (social rent) being skewed by the much larger proportion of smaller units in supported housing. In total, 82% of the 99,394 units owned are one bedroom, bedsits or bedspaces compared to just 29% of general needs (social rent).

The regional presentation hides the variation in rents at LARP level. Differences in the types of properties operated, for example, the mix between houses and flats, the geographic location (urban or rural) and the needs of different client groups will cause variation in rents within and between.

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.

Excludes Affordable Rent.

T2.6

Caution should be employed in interpreting year-on-year changes as the 2024 rents have not been updated in line with the stock revisions detailed on page 3.

Supported housing (social) net rent by size



Regulator of
Social Housing

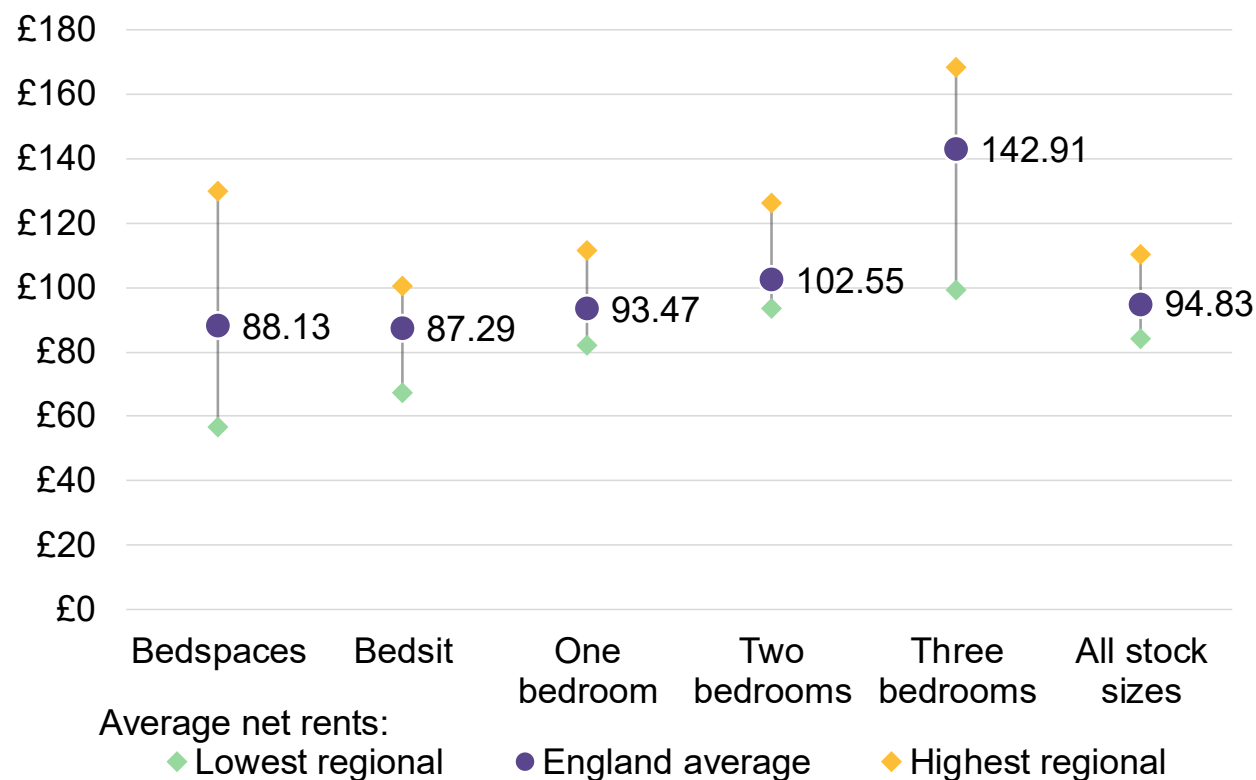


2025

One bedroom units, which account for 75% of all supported housing units, have the smallest range of average net rents (from £82.19 in the North East to £111.73 in London).

The high proportion of one bedroom units means that the all stock size average and range are very close to the one bedroom average and range.

Supported housing (social rent) range of net rents by size (£/ week)



London has the highest average net rent for both bedsits, one and two bedroom units, while the South East has the highest average for three bedroom units.

The large variation in bedspaces and three bedroom units average net rents (ranging by £72.88 and £69.12 respectively) will likely be due to the diverse and specialised nature of these units. These make up only 1.6% of all supported housing units.

! Size categories that represent less than 0.5% of the total stock have been suppressed from this chart. The small base size of these size bands make the results highly prone to distortion by a small number of outlier values when analysed at a regional level.

The size categories suppressed for this chart are: four bedroom units, five bedroom units and units with six or more bedrooms. Data for these size categories are provided in the data tables document accompanying this release. Values for the 'All Stock Sizes' category are calculated using data from all stock sizes, including those that are individually suppressed in this chart.

! Excludes Affordable Rent.

T2.8

Supported housing (social rent) net rent by local authority



Regulator of
Social Housing



2025

153 LARPs (67%) report owning some supported housing (social rent) units.

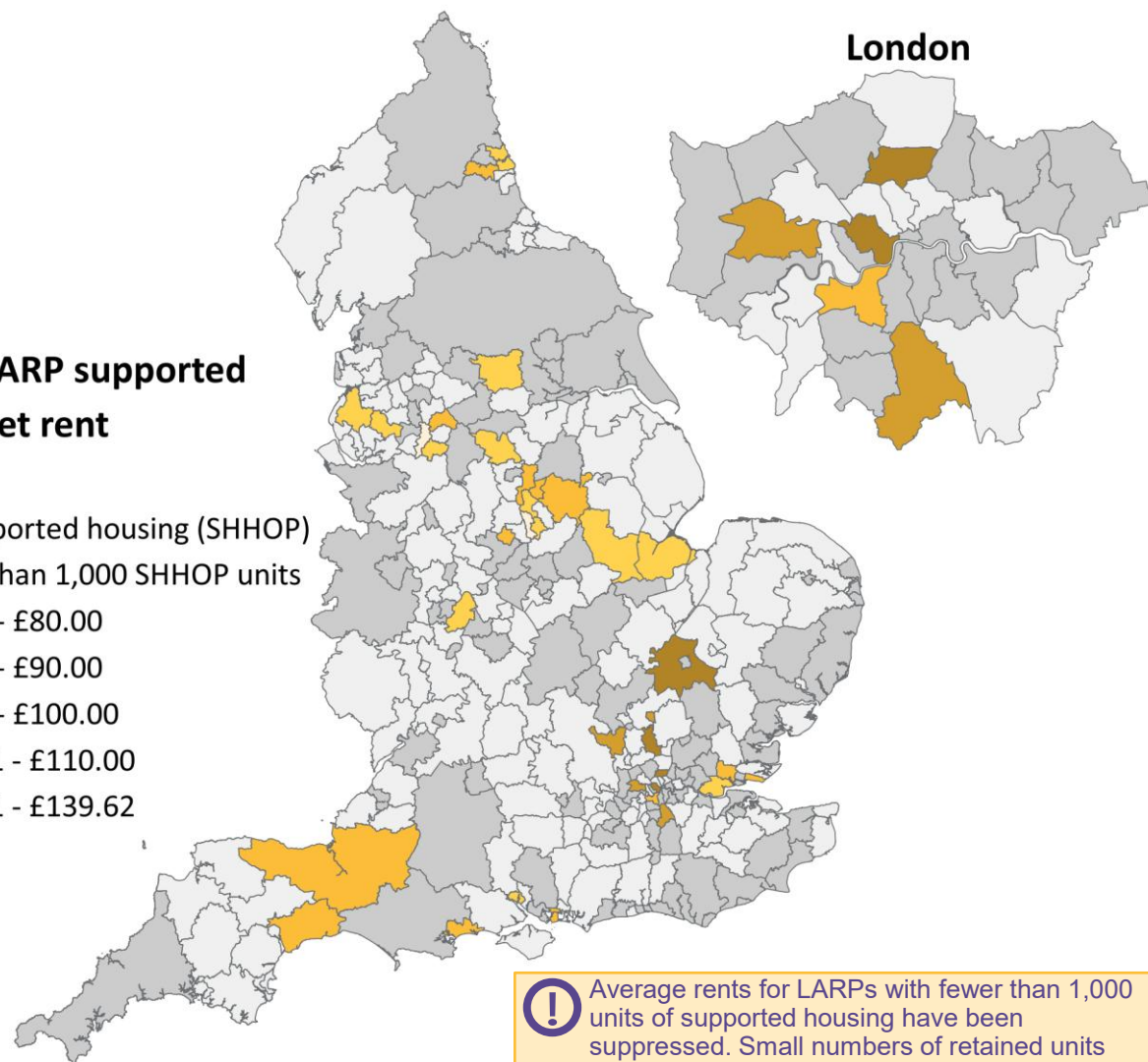
Average supported housing net rents in local authorities where there are more than 1,000 units range from £79.21 in Manchester to £139.62 in Westminster.

Full details of rents for all LARPs are available in our additional tables.

SH social rents by LA

Average LARP supported housing net rent (£/week)

- No supported housing (SHHOP)
- Fewer than 1,000 SHHOP units
- £79.21 - £80.00
- £80.01 - £90.00
- £90.01 - £100.00
- £100.01 - £110.00
- £110.01 - £139.62



! Average rents for LARPs with fewer than 1,000 units of supported housing have been suppressed. Small numbers of retained units could indicate a specialist type of provision and may have higher rents.

! Excludes Affordable Rent.

T2.9

© Crown copyright and database 2025

Average formula rents and net rents



Regulator of
Social Housing

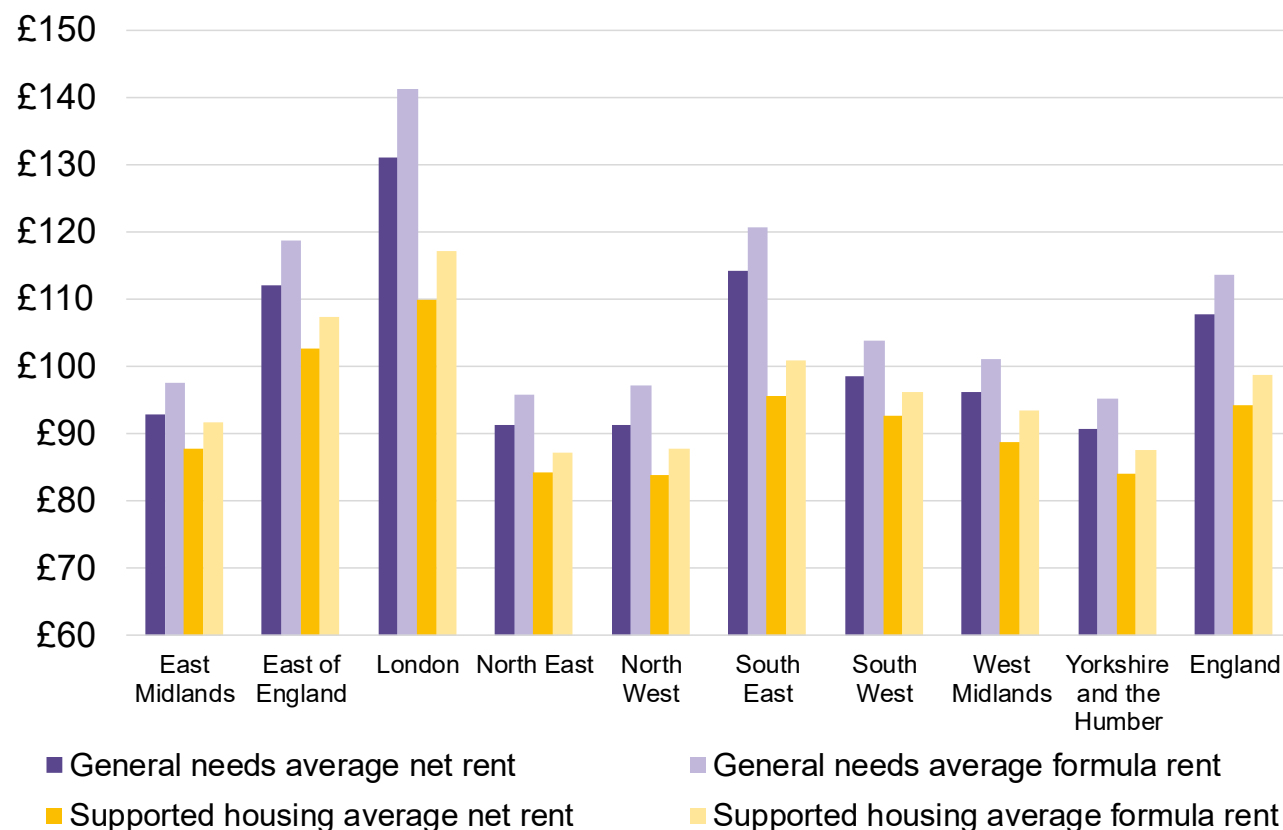


2025

Average weekly formula rent for general needs (social rent) units in 2025 was greater than the average weekly net rent in all regions.

The greatest value difference in general needs average net rents and average formula rents was seen in London (£10.27). This was a greater value difference than that seen in 2024 (£9.14).

Average weekly net and formula rents by region 2025



Between 2024 and 2025, the difference between average weekly net rent and average weekly formula rent for general needs properties was similar. In 2024, average net rent was approximately £5.74 lower than the average weekly formula rent, and in 2025 it was £5.79.

Supported housing saw a similar shift, with average weekly net rents moving from being £4.07 below formula rent to being £4.44 below formula rent.

Caution should be employed in interpreting year-on-year changes as the 2024 rents have not been updated in line with the stock revisions detailed on page 3.

Excludes Affordable Rent.

T2.17

Supported housing (social rent) rent change



Regulator of
Social Housing

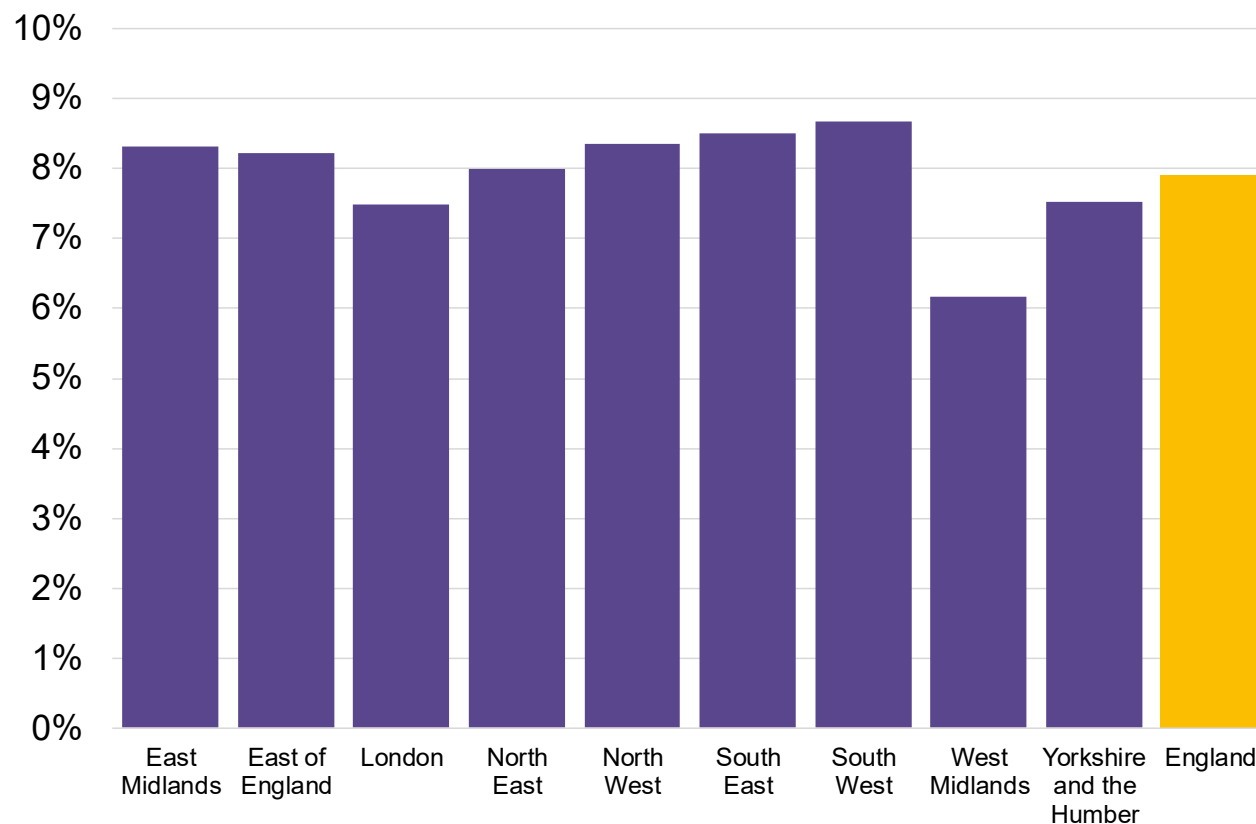


2025

Average supported housing (social rent) weekly net rents for England increased by 7.9% between 2024 and 2025.

The smallest regional increase of 6.2% (£5.15) was seen in the West Midlands. The largest was in the South West, where average net rent increased by 8.7% (£7.42).

Supported housing net rent change (%) 2024 to 2025



Changes to reported stock levels, the number of units with exceptions and LARPs resetting rents in line with the prevailing formula rent rate at re-let, all impact on the average year-on-year net rent change.

These factors are key drivers explaining why increases in average regional rents are higher (or lower) than the limit on annual rent increases (set at 7.7% between 2024 and 2025).



This section uses bedspace counts for non-self-contained units.



Net rent does not include service charges. These are not captured in LADR.



Excludes Affordable Rent.

T2.7



Caution should be employed in interpreting year-on-year changes as the 2024 rents have not been updated in line with the stock revisions detailed on page 3.

Affordable Rent general needs rent



Regulator of
Social Housing

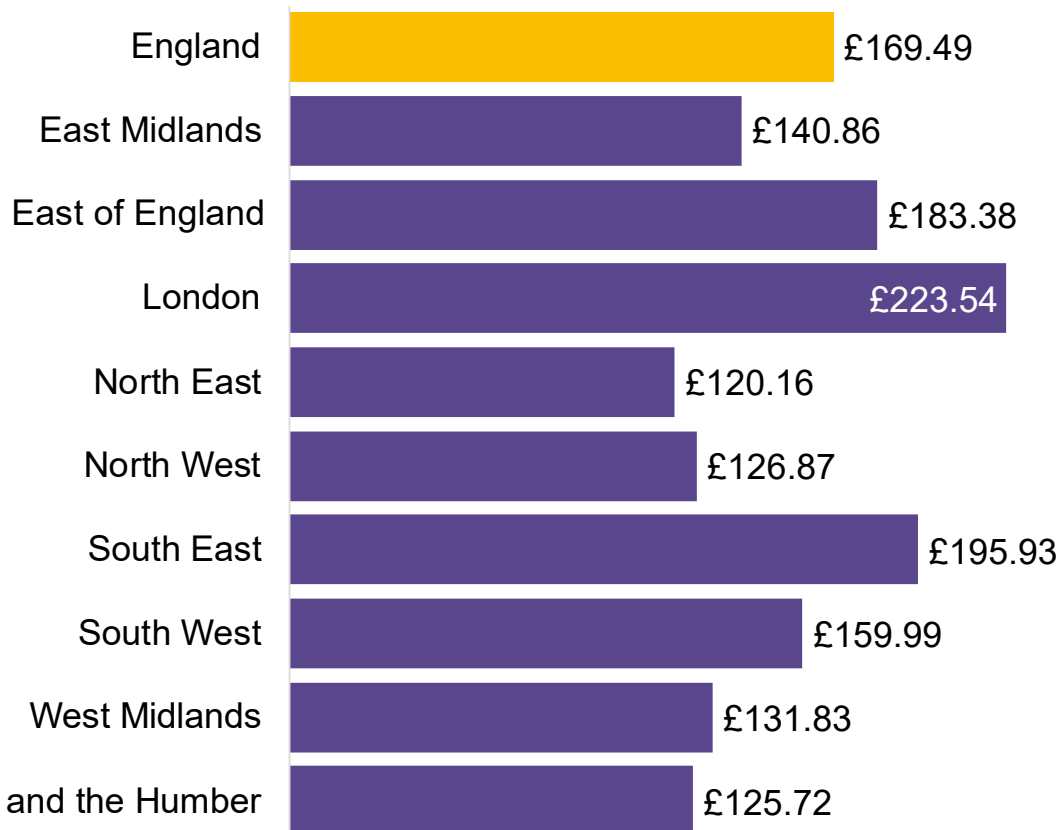


2025

The average weekly gross rent for an Affordable Rent general needs unit in England is £169.49.

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

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



In 2025 there were 42,000 Affordable Rent general needs units reported by LARPs, this being 11.1% more than in 2024^R. However, this type of unit still makes up just 2.7% of the total social stock owned by LARPs. This low baseline and relatively large increase should be considered when viewing average rent changes. See our additional tables for more information.

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

This is because Affordable Rent* units are made 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.

! R – Please see page 3 for details of the revisions made to 2020-24 stock data.

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

! Data presented here are based on relatively small unit numbers (just 42,000 or 2.7% of total LARP owned social stock).

T2.10

Affordable Rent general needs rent change



Regulator of
Social Housing

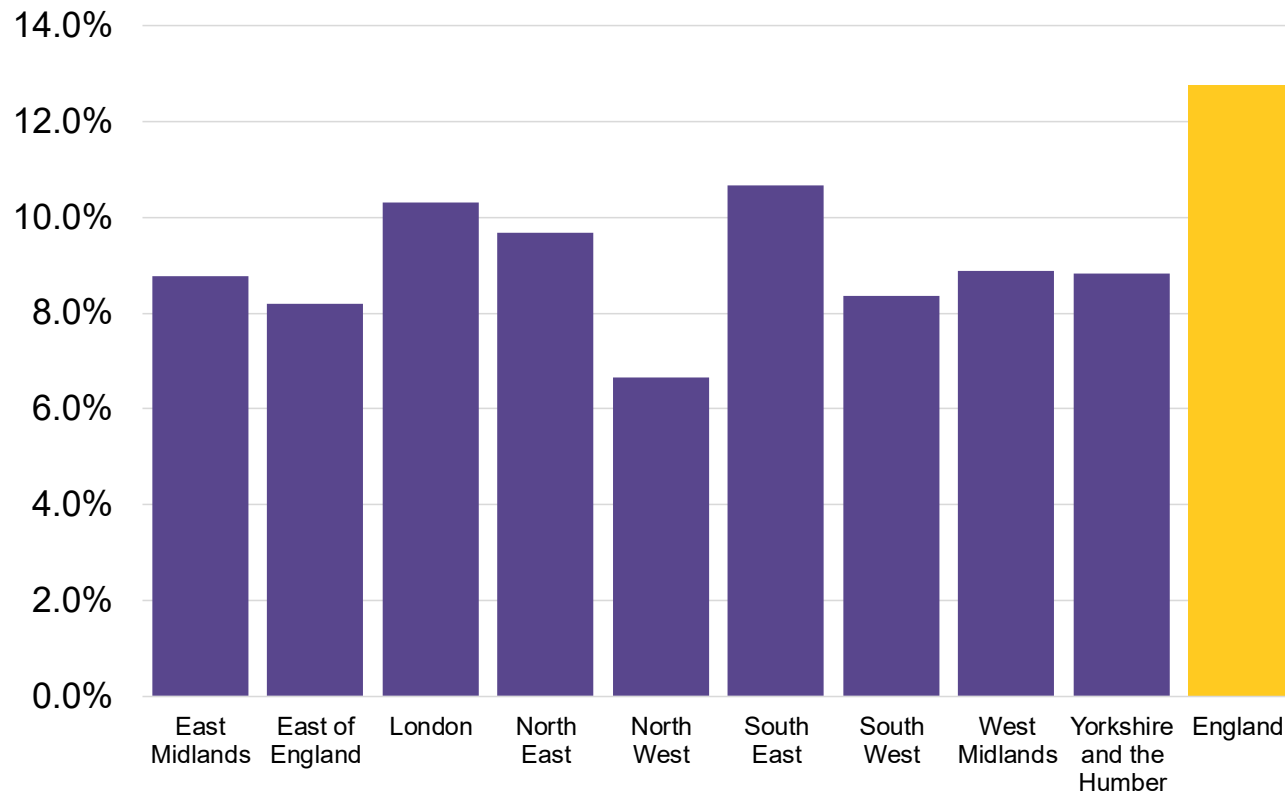


2025

Average Affordable Rent general needs weekly rents in England increased by 12.8% between 2024 and 2025.

Regional increases ranged from 6.7% in the North West to 10.7% in the South East.

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



Given the low number of units in each region (with only London having more than 10,000 units), the changes in average rent should be viewed with caution.

The higher increase in England (12.8%) when compared to regional changes has been driven by a significant increase in Affordable Rent general needs units in regions with the highest weekly rents (London, the South East and the East of England). The number of units in these three regions has increased by 32.5% since 2024^R, compared to a 5.7% increase in units across the other regions combined.

As LARPs set rent levels at up to 80% of an equivalent property's market rent at the start of the new letting, even relatively few new units let, existing units re-let, or units lost within the year can impact on the overall averages.

! R – Please see page 3 for details of the revisions made to 2020-24 stock data.

! *Potentially related to the different rent setting rules for London Affordable Rent. See glossary for more information.

! This section uses bedspace counts for non-self-contained units.

T2.11

! Caution should be employed in interpreting year-on-year changes as the 2024 rents have not been updated in line with the stock revisions detailed on page 3.

Affordable Rent supported housing rent



Regulator of
Social Housing



2025

The average weekly gross rent for an Affordable Rent supported housing unit in England is £177.61.

London has the highest average weekly gross rent (£230.60).

Stock levels in all regions are very low (with only four regions having more than 500 units each).

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



There are 5,495 Affordable Rent supported housing units in England owned by 75 LARPs. Yorkshire and the Humber has the fewest units of this type (332) while the South East has the most (1,018).

Due to the extremely low number of Affordable Rent supported housing units owned by LARPs, no further breakdowns or data on year-on-year change are presented in this note.

Additional tables supplementing this briefing note are available.

T2.13



Data presented here are based on extremely small unit numbers (just 0.3% of total LARP owned social stock).

Comparison with private rental sector



Regulator of
Social Housing

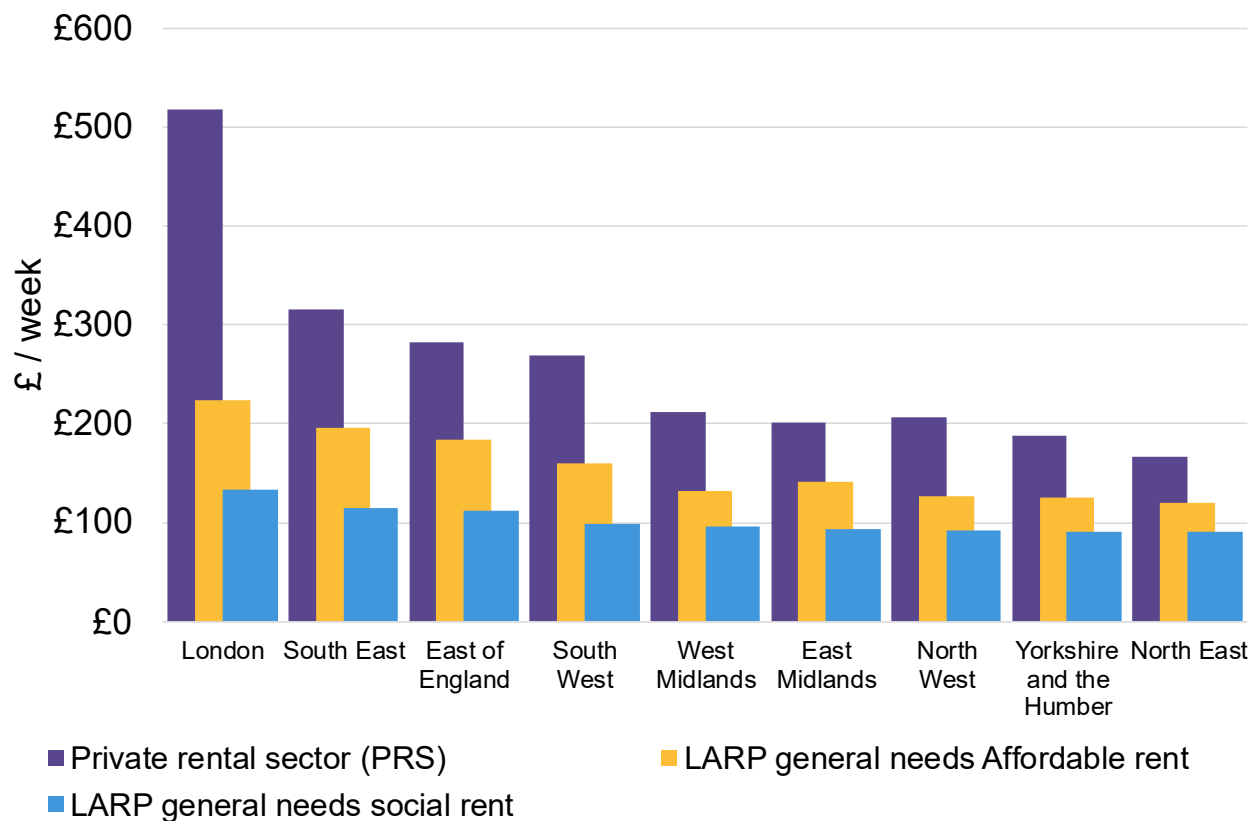


2025

General needs rents in the North East are closest to private rental sector (PRS) rents. Social rent net rents are 54.6% of PRS rents and Affordable Rent gross rents are 71.8% of PRS rents.

The average gross rent for general needs Affordable Rent units in London is £223.54, less than half the PRS average in London (£517.62).

Market and LARP average rents by tenure type (£/ week)



The average general needs (social rent) net rent in England is 33.7% of the average PRS rent (£107.88 compared to £319.85).

Average general needs (social rent) net rents range from 25.7% of PRS rents in London to 54.6% of PRS rents in the North East. Although users should note social rent data does not include service charges.

Affordable Rent values in the North East are the closest to the PRS rent at 71.8% of average PRS rent values.

ⓘ Weekly mean PRS rents derived from ONS Price Index of Private Rents (June 2025 release).

General needs (social rent) net rents do not include service charges. These are included in the Affordable Rent and PRS rents reported.

Data on LARP service charges are not collected within LADR. However, based on our understanding of PRP service charges, we believe it is unlikely that service charges for LARP owned general needs (social rent) units will significantly alter values shown.

T2.16

Local authority registered providers (LARPs)



Regulator of
Social Housing

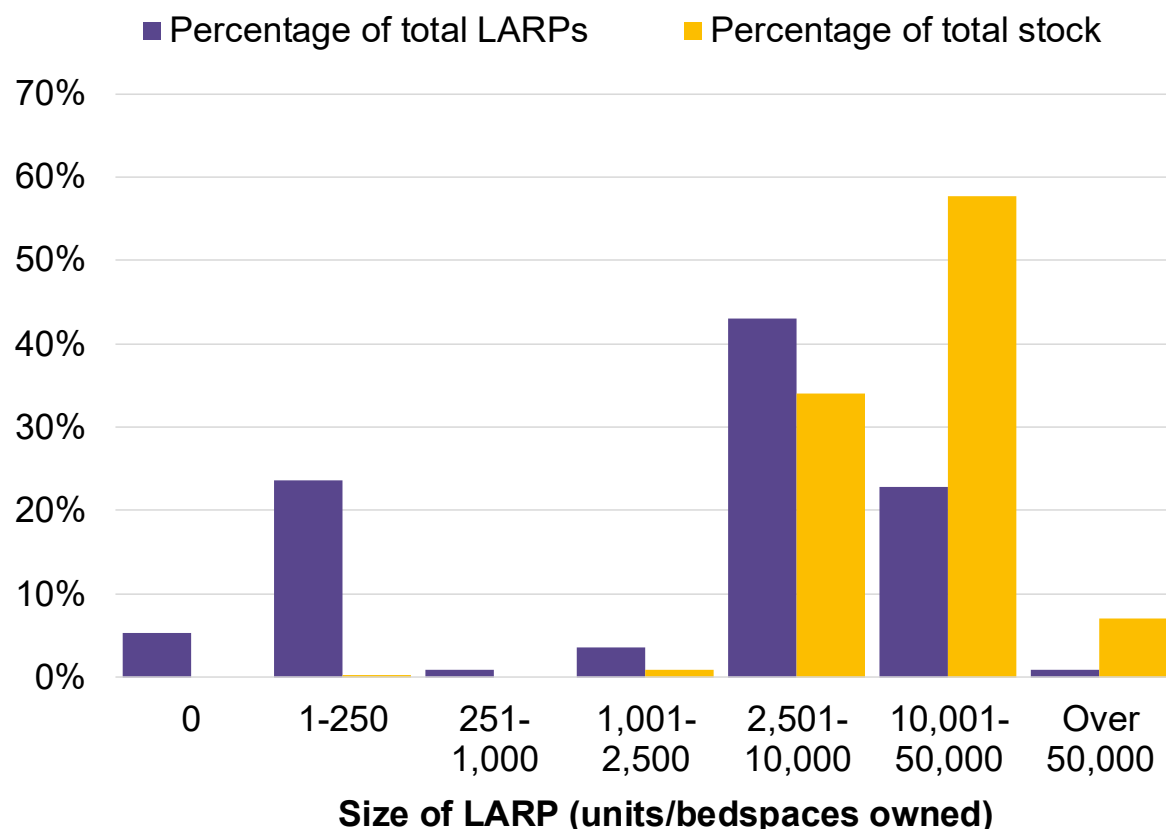


2025

There were 228 LARPs registered with us on 31 March 2025. This is a net increase of 2 since 31 March 2024.

Two LARPs own 7.1% of all LARP owned social housing (Birmingham and Leeds).

Number of LARPs and stock owned by LARP size 2025



The number of LARPs registered with us has increased each year since 2020 (from 197 on the 31 March 2020 to 228 on the 31 March 2025).

Of the 228 LARPs registered with us on 31 March 2024, 43.0% own between 2,501 and 10,000 units and a further 22.8% own between 10,001 and 50,000 units.

There are 12 LARPs who own no social housing units, with half of these being registered with us since 1 April 2020 to support their intentions to own social housing in the future.

T3.1



Data includes all rental and LCHO and uses bedspace counts for non-self-contained units.

Notes



Regulator of
Social Housing



2025

Background

These statistics are based on data gathered in the LADR survey. We introduced this survey in 2020 to collect data that we believed was included in the LARPs' administrative or management systems. We consult with LARPs to ascertain which data items were present in systems and worked to minimise the overall burden placed on data providers requesting data already collected.

We use the LADR data extensively as a source of administrative data to inform our operational approach to regulating the rents (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, as such, we have published these data since 2020.

Governance of data and statistics at RSH

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

All LADR 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 (LARP 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 LARPs 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 at 31 March.

Rent data for both social rent and Affordable Rent stock are required from all LARPs.

Notes - revisions to data



Regulator of
Social Housing



2025

Revisions to stock data for the years 2020-2024

The impact of revisions to headline stock figures reported by LARPs is summarised in the table below. Both the value change and the percentage change (compared to the published figures) are given.

| | | General needs (social rent) | Supported housing (social rent) | Low cost rental (social rent) - Total | Affordable Rent general needs | Affordable Rent supported housing | Affordable Rent - Total | LCHO | All stock types - Total |
|------|--------------|-----------------------------------|---------------------------------------|---|-------------------------------------|--|----------------------------|------|----------------------------|
| 2020 | Value change | 528 | -897 | -369 | 582 | -94 | 488 | 11 | 130 |
| | % change | 0.0% | -0.9% | 0.0% | 2.5% | -2.9% | 1.8% | 0.2% | 0.0% |
| 2021 | Value change | 461 | 228 | 689 | 870 | -113 | 757 | 11 | 1,457 |
| | % change | 0.0% | 0.2% | 0.0% | 3.2% | -3.0% | 2.5% | 0.2% | 0.1% |
| 2022 | Value change | 1,677 | 1,154 | 2,831 | 1,407 | 11 | 1,418 | 11 | 4,260 |
| | % change | 0.1% | 1.1% | 0.2% | 4.8% | 0.2% | 4.2% | 0.2% | 0.3% |
| 2023 | Value change | 2,434 | 161 | 2,595 | 1,236 | 0 | 1,236 | 13 | 3,844 |
| | % change | 0.2% | 0.2% | 0.2% | 3.8% | 0.0% | 3.3% | 0.2% | 0.2% |
| 2024 | Value change | 3,118 | 160 | 3,278 | 1,980 | 15 | 1,995 | 14 | 5,287 |
| | % change | 0.2% | 0.2% | 0.2% | 5.5% | 0.3% | 4.9% | 0.2% | 0.3% |



Regulator of
Social Housing



2025

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**.

Bedspace (see non-self-contained units)

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 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

Local authority registered providers (LARPs) refers 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.

Notes - glossary of terms



Regulator of
Social Housing



2025

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](#).

Low cost rental accommodation

The term low cost rental is used in these statistics to denote any stock which meets the definition of low cost rental accommodation in the Housing and Regeneration Act 2008. It must be available for rent, with a rent below market value, and in accordance with the rules designed to ensure that it is made available to people whose needs are not adequately served by the commercial housing market.

Low cost home ownership

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, LARPs 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 LADR as bedspaces.

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.

Notes - glossary of terms



Regulator of
Social Housing



2025

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).

Social housing

Social housing is defined in the Housing and Regeneration Act 2008 sections 68-77. The term covers low cost rental, low cost home ownership and accommodation owned by LARPs 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 standard rent rules. This use of the term 'social rent' reflects common language use and aligns the presentation of these data with those published in the Private Registered Provider (PRP) social housing stock in England.

Social stock

Social stock is used to denote the total number of low cost rental and low cost home ownership 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.

Notes - glossary of terms and version history

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.

Version history

1.0 – October 2025 – Original release



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



All needs met



Some needs met



No needs met

© RSH copyright 2025

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit nationalarchives.gov.uk/doc/open-government-licence/version/3

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at: www.gov.uk/rsh

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.