

England Housing Associations – Stock Condition & DHS Analysis (2025)

2.84 million social homes owned & managed by private registered providers

England Registered providers reported owning 2,835,765 homes in 2025 across the social housing sector.

18.95%, representing around one-fifth of the stock surveyed in 2025

18.95% of total stock (537,485 homes) underwent stock condition surveys during 2025, forming the evidence base for DHS compliance reporting.

2.88% of surveyed homes failed the Decent Homes Standard

Of the homes surveyed, 15,494 units were identified as failing the Decent Homes Standard (DHS).

Health and safety risks drive most DHS failures

Among homes failing DHS:
73.14% failed **Criterion A** (serious health and safety hazards)
18.63% failed **Criterion B** (homes not in resonable repair)
1.72% failed **Criterion C** (homes lacking modern facilities or services)
7.91% failed **Criterion D** (homes lacking thermal comfort)
This indicates that DHS non-compliance is predominantly linked to core safety concerns rather than secondary standards.

Most private registered providers have assessed a significant share of homes for DHS compliance

Based on physical stock condition surveys carried out over the last five years, providers have assessed homes against the DHS:
143 organisations have inspected **75–100%** of their stock
55 organisations inspected **50–75%**
15 organisations inspected **25–50%**
6 organisations inspected **less than 25%**

Older homes dominate the sector

60% of homes (1.32 million) were built **before 1980**
Of these, **post-war homes (1945–1980)** account for around **72% (945,536 units)**
40% of homes (899,120) were built **post-1980**
Older housing stock continues to represent a significant proportion of homes most likely to face condition and compliance challenges.

Regional Breakdown of Housing Associations and Local Authorities in the UK - 2025

-  Housing Associations
-  Local Authorities



UK Stock Ownership: A Tale of Four Housing Systems

This visual presents the distribution of social housing stock across the UK in 2025, broken down by Housing Associations and Local Authorities in each nation.

The patterns are striking, England and Wales are clearly Housing Association-led, with PRPs owning 64% of stock (Local Authorities: 36% in both nations) — reinforcing where scale, investment and delivery capacity is most concentrated.

Scotland tells a different story, standing out as the only nation with a council majority: 51% Local Authority-owned vs 49% Housing Association-owned.

Meanwhile, Northern Ireland is the most concentrated market in the UK, with Housing Associations holding an overwhelming 96% of stock (Local Authorities: 4%).

(AI-generated)

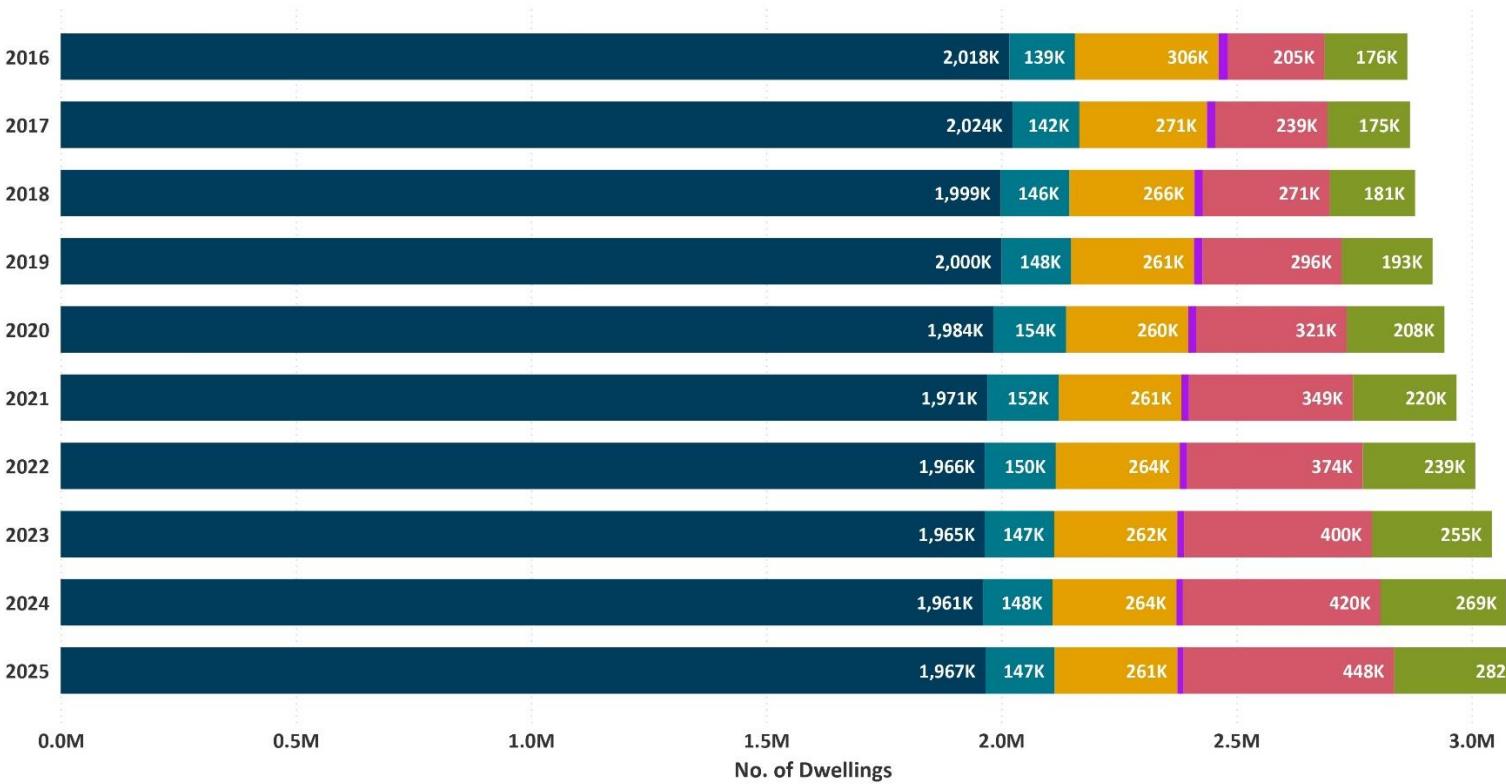
10-Year Housing Stock Movement by Stock Type for England (2016–2025)

Stock Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Net change (2016-2025)	10 Year % Change	Trend
General Needs	2,017,577	2,024,424	1,998,962	2,000,446	1,983,611	1,970,750	1,965,827	1,965,222	1,961,110	1,966,804	-50,773 units	-2.5%	
Supported Housing	138,961	141,536	145,989	148,075	154,428	151,591	149,849	147,057	147,827	146,711	+7,750 units	5.6%	
Housing for Older People	305,688	271,454	266,006	261,464	259,741	260,987	264,000	262,014	263,566	261,051	-44,637 units	-14.6%	
Care Homes	20,060	17,519	17,363	17,863	16,621	15,696	15,334	14,377	13,748	12,773	-7,287 units	-36.3%	
Affordable / Intermediate Rent	205,165	239,015	270,592	296,179	320,514	349,160	373,806	399,895	420,316	448,426	+243,261 units	118.6%	
Shared Ownership	175,903	175,265	181,057	193,048	207,501	220,004	239,038	254,819	268,851	282,330	+106,427 units	60.5%	
Total Stock	2,687,451	2,693,948	2,698,912	2,724,027	2,734,915	2,748,184	2,768,816	2,788,565	2,806,567	2,835,765	+148,314 units	5.5%	

Note: Total Stock excluding Shared Ownership.

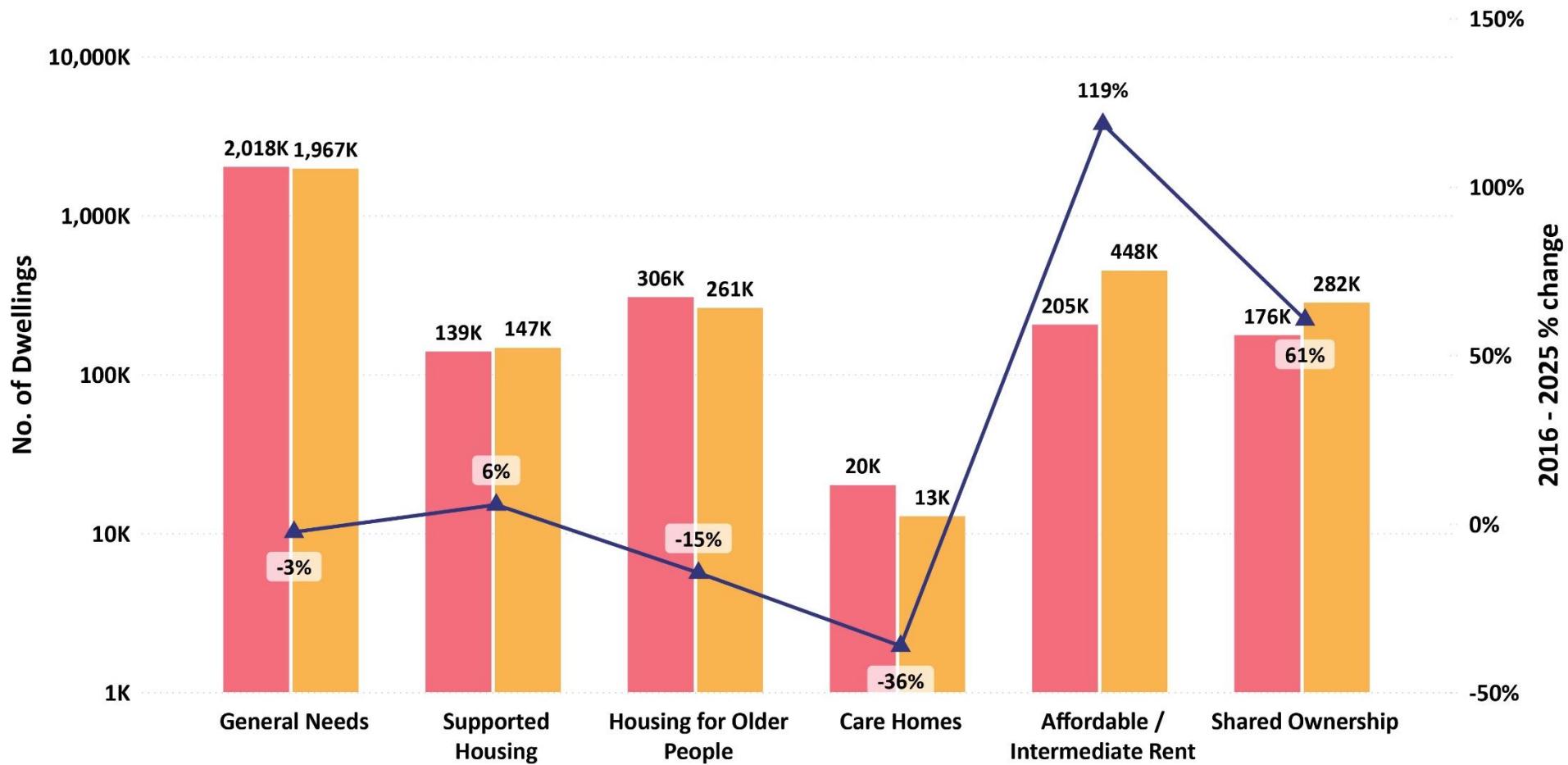
Evolution of England's PRP Social Housing Stock by Tenure (2016-2025)

● General Needs ● Supported Housing ● Housing for Older People ● Care Homes ● Affordable / Intermediate Rent ● Shared Ownership



England PRP Social Housing Stock by Stock Type: 2016 vs 2025

Year ● 2016 ● 2025 ▲ 2016 - 2025 % change



Organisation Name	Group Stock (England Only)	Housing											
		Total Stock			Total Units failing DHS			Stock inspected for DHS during the year			Stock failing DHS out of the most recent stock condition Survey		
		2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024
Clarion Housing Group	97,713	-	-	—	3,602	4,091	▼489	17,062	19,277	▼2,215	1,855	3,376	▼1,521
Sanctuary Housing Association	95,463	81,689	72,559	▲9,130	84	160	▼76	16,011	22,757	▼6,746	67	74	▼7
Peabody Trust	82,512	71,262	71,300	▼38	318	880	▼562	20,871	11,978	▲8,893	265	531	▼266
Places For People Group	77,964	18	333	▼315	764	666	▲98	7,332	8,329	▼997	128	178	▼50
L&Q Group	75,195	75,195	75,444	▼249	1,432	2,209	▼777	9,656	8,542	▲1,114	356	216	▲140
Bromford Flagship Ltd	70,588	-	-	—	752	880	▼128	13,333	14,119	▼786	630	234	▲396
Sovereign Network Group	67,120	67,117	66,520	▲597	2,395	477	▲1,918	28,514	9,437	▲19,077	1,725	107	▲1,618
Southern Housing	63,059	62,894	62,395	▲499	633	763	▼130	7,625	7,409	▲216	57	276	▼219
Riverside	61,339	61,325	61,479	▼154	772	280	▲492	3,328	3,141	▲187	368	81	▲287
The Guinness Partnership	57,938	57,392	57,207	▲185	1,499	1,314	▲185	10,569	8,998	▲1,571	337	456	▼119
Home Group	45,015	45,015	44,887	▲128	57	465	▼408	5,946	7,402	▼1,456	432	465	▼33
Aster Group	44,649	32,571	31,933	▲638	657	88	▲569	3,736	2,602	▲1,134	2	19	▼17
Notting Hill Genesis	43,412	43,254	43,494	▼240	48	583	▼535	8,824	8,602	▲222	43	186	▼143
Platform Housing Group	41,446	2	2	—	27	-	▲27	8,682	6,790	▲1,892	27	-	▲27
Abri	39,918	29,963	23,150	▲6,813	46	41	▲5	3,907	8,685	▼4,778	3	7	▼4
Anchor Hanover Group	39,254	39,002	39,014	▼12	40	2	▲38	6,383	1,600	▲4,783	7	-	▲7
Torus	38,344	38,344	37,864	▲480	432	6,641	▼6,209	7,145	26,079	▼18,934	428	6,641	▼6,213
Metropolitan Housing Trust (t/a MTVH)	37,561	36,391	36,314	▲77	1,077	589	▲488	6,916	4,135	▲2,781	445	43	▲402
Together Housing Group	37,003	37,003	36,693	▲310	17	7	▲10	7,321	2,374	▲4,947	17	-	▲17
Hyde Group	35,502	23,434	23,475	▼41	581	947	▼366	5,430	11,232	▼5,802	259	569	▼310

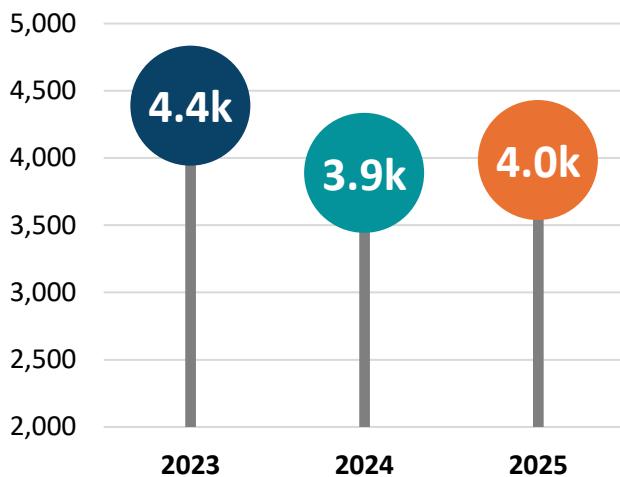
Organisation Name	Group Stock (England Only)	R&M			TSM								
		Total Repairs			Repairs Satisfaction (%)			Overall Service Satisfaction (%)			Total Complaints		
		2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024
Clarion Housing Group	97,713	389,003	369,950	▲ 19,053	63.7	63.5	▲ 0.2	63.7	60.8	▲ 2.9	723	727	▼ 4
Sanctuary Housing Association	95,463	263,972	232,160	▲ 31,812	66.5	68.8	▼ 2.3	63.9	66.5	▼ 2.6	335	218	▲ 117
Peabody Trust	82,512	357,556	250,133	▲ 107,423	64.1	62.6	▲ 1.5	58.7	57.7	▲ 1.0	601	546	▲ 55
Places For People Group	77,964	255,467	230,225	▲ 25,242	63.8	64.1	▼ 0.3	64.3	58.2	▲ 6.1	200	168	▲ 32
L&Q Group	75,195	190,057	203,708	▼ 13,651	62.7	61.0	▲ 1.7	53.5	53.3	▲ 0.2	1,127	764	▲ 363
Bromford Flagship Ltd	70,588	201,474	187,956	▲ 13,518	73.4	74.9	▼ 1.5	84.1	85.4	▼ 1.3	126	132	▼ 6
Sovereign Network Group	67,120	273,755	207,116	▲ 66,639	67.6	65.0	▲ 2.6	63.1	66.6	▼ 3.5	275	212	▲ 63
Southern Housing	63,059	230,292	181,855	▲ 48,437	65.3	67.5	▼ 2.2	63.0	67.4	▼ 4.4	446	418	▲ 28
Riverside	61,339	229,265	192,188	▲ 37,077	70.0	70.9	▼ 0.9	66.6	68.0	▼ 1.4	228	189	▲ 39
The Guinness Partnership	57,938	243,337	225,356	▲ 17,981	71.3	69.3	▲ 2.0	67.7	67.1	▲ 0.6	396	340	▲ 56
Home Group	45,015	185,544	172,389	▲ 13,155	65.6	64.1	▲ 1.5	68.2	66.9	▲ 1.3	123	190	▼ 67
Aster Group	44,649	140,690	106,295	▲ 34,395	84.8	81.3	▲ 3.5	79.1	77.3	▲ 1.8	81	81	—
Notting Hill Genesis	43,412	151,459	140,593	▲ 10,866	57.5	61.3	▼ 3.8	53.8	55.6	▼ 1.8	444	446	▼ 2
Platform Housing Group	41,446	48,376	121,158	▼ 72,782	67.8	67.9	▼ 0.1	64.6	62.6	▲ 2.0	96	80	▲ 16
Abri	39,918	170,950	133,554	▲ 37,396	76.2	76.2	▲ 0.0	74.5	75.0	▼ 0.5	125	83	▲ 42
Anchor Hanover Group	39,254	163,982	172,192	▼ 8,210	86.2	86.8	▼ 0.6	86.1	83.7	▲ 2.4	38	35	▲ 3
Torus	38,344	156,674	158,630	▼ 1,956	76.3	76.8	▼ 0.5	73.8	74.2	▼ 0.4	66	55	▲ 11
Metropolitan Housing Trust (t/a MTVH)	37,561	133,053	122,144	▲ 10,909	68.2	71.0	▼ 2.8	67.7	68.3	▼ 0.6	406	351	▲ 55
Together Housing Group	37,003	120,462	142,722	▼ 22,260	85.0	80.7	▲ 4.3	80.6	79.2	▲ 1.4	52	24	▲ 28
Hyde Group	35,502	127,390	104,990	▲ 22,400	67.9	59.7	▲ 8.2	65.5	60.7	▲ 4.8	287	296	▼ 9

Organisation Name	Group Stock (England Only)	Finance								
		Turnover (£M)			Routine R&M Expenditure (£M)			Headline Social Housing Cost per Home (£)		
		2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024	2025	2024	Difference 2025 - 2024
Clarion Housing Group	97,713	1,086.9	992.5	▲ 94.4	184.7	190.6	▼ 5.9	6,538	6,054	▲ 484
Sanctuary Housing Association	95,463	1,179.3	1,085.4	▲ 93.9	106.4	90.9	▲ 15.5	6,109	5,582	▲ 527
Peabody Trust	82,512	1,031.0	989.0	▲ 42.0	99.0	95.0	▲ 4.0	8,093	7,758	▲ 335
Places For People Group	77,964	1,058.9	831.6	▲ 227.3	109.7	84.5	▲ 25.2	5,539	4,793	▲ 746
L&Q Group	75,195	1,111.0	1,122.0	▼ 11.0	170.0	173.0	▼ 3.0	6,395	6,221	▲ 174
Bromford Flagship Ltd	70,588	607.2	566.7	▲ 40.5	83.6	78.4	▲ 5.2	4,660	4,210	▲ 450
Sovereign Network Group	67,120	794.2	707.8	▲ 86.4	102.2	77.6	▲ 24.6	5,929	5,352	▲ 577
Southern Housing	63,059	673.7	609.0	▲ 64.7	94.5	84.5	▲ 10.0	7,293	6,844	▲ 449
Riverside	61,339	686.1	647.5	▲ 38.6	108.7	92.3	▲ 16.4	8,091	7,564	▲ 527
The Guinness Partnership	57,938	534.7	459.8	▲ 74.9	71.5	66.5	▲ 5.0	5,706	4,901	▲ 805
Home Group	45,015	505.4	493.2	▲ 12.2	62.6	53.2	▲ 9.3	6,998	6,369	▲ 629
Aster Group	44,649	329.9	313.7	▲ 16.1	39.3	34.6	▲ 4.7	5,721	5,461	▲ 260
Notting Hill Genesis	43,412	717.9	711.8	▲ 6.1	116.2	109.6	▲ 6.6	9,067	9,040	▲ 27
Platform Housing Group	41,446	374.5	337.1	▲ 37.4	64.2	55.5	▲ 8.8	4,777	3,997	▲ 780
Abri	39,918	376.5	302.1	▲ 74.4	43.1	40.2	▲ 2.9	5,213	4,281	▲ 932
Anchor Hanover Group	39,254	678.6	628.7	▲ 49.8	31.7	33.2	▼ 1.5	12,330	11,580	▲ 750
Torus	38,344	277.1	245.6	▲ 31.5	32.0	37.3	▼ 5.3	4,631	4,664	▼ 33
Metropolitan Housing Trust (t/a MTVH)	37,561	456.5	423.1	▲ 33.5	43.3	38.5	▲ 4.7	6,581	5,820	▲ 761
Together Housing Group	37,003	241.8	242.1	▼ 0.3	53.5	52.4	▲ 1.0	5,682	6,264	▼ 582
Hyde Group	35,502	465.6	350.9	▲ 114.6	30.4	23.0	▲ 7.3	6,594	5,943	▲ 651

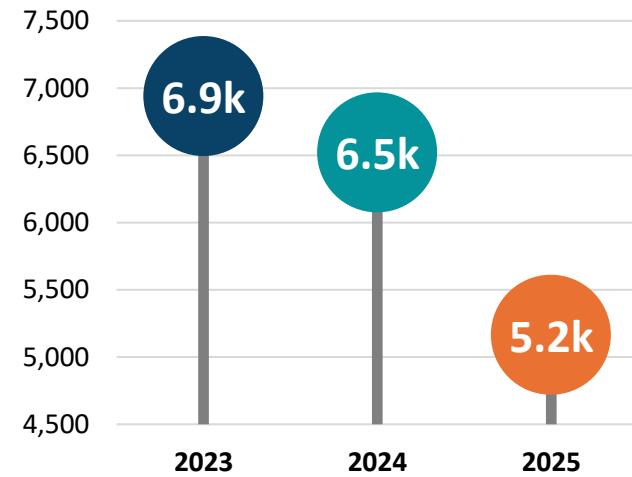
Note: The data reflects the top 20 Housing Associations by group stock and includes aggregated figures for parent organisations and their subsidiaries where available, except for TSM.

England DHS Failures by Criterion: 2023-2025 Trend

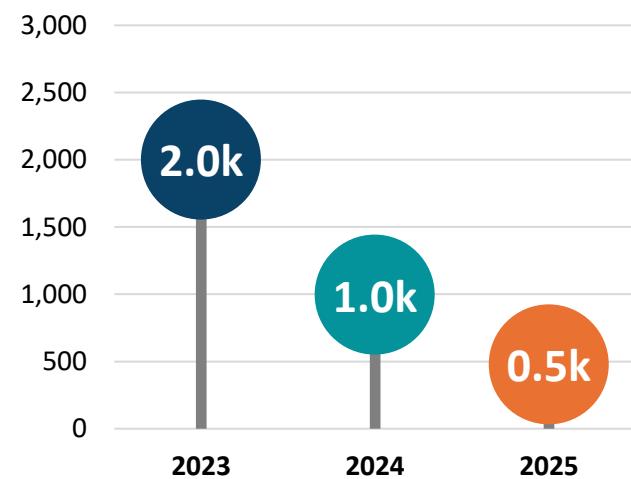
A – Statutory Minimum Standard



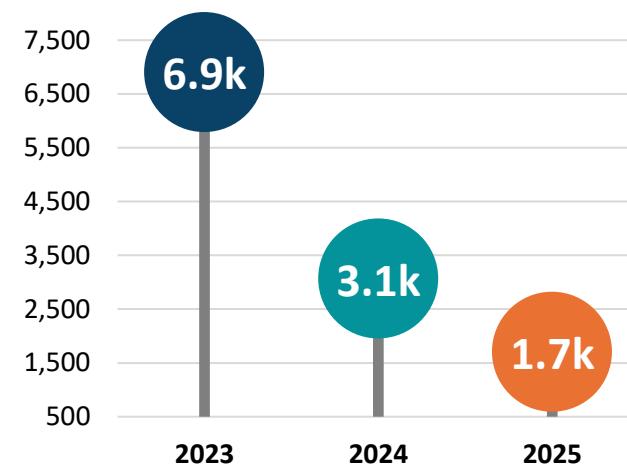
B - State of Repair



C - Modern Facilities & Services



D - Thermal Comfort



Decent Homes Standard (DHS) Criteria and Definitions

Criterion A	Homes with at least one Category 1 HHSRS hazard (statutory failure).
Criterion B	Homes not in reasonable repair; key components need major repair or replacement.
Criterion C	Homes lacking reasonably modern facilities or services.
Criterion D	Homes lacking adequate thermal comfort (heating and/or insulation).

Why reported DHS failures are falling while housing conditions remain a national concern?

The chart shows a reduction in failures across all four Decent Homes Standard (DHS) criteria between 2023 and 2025. This may appear to conflict with widespread public concern about damp, mould and poor housing conditions across the UK.

The anticipated reasons lies in how DHS data is collected and reported.

1. DHS figures are self-reported and survey-dependent

The data shown here is drawn from the Statistical Data Return (SDR) and is self-reported by private registered providers (PRPs). Reported non-decency is therefore heavily influenced by:

- how frequently providers carry out physical stock condition surveys,
- how much of their stock has been inspected in recent years, and
- the assumptions providers apply where survey evidence is missing.

2. Not all poor conditions result in a DHS failure.

Issues frequently highlighted in the media, such as damp or thermal discomfort, only count as DHS failures if they meet specific technical thresholds and are formally identified. As a result, resident experience and DHS compliance do not always align.

3. Remediation often occurs before failures are reported.

Providers commonly identify and resolve issues within the same reporting year. Where remediation is completed before year-end, homes may not appear as failing in headline DHS figures, even if problems existed earlier.

4. Survey coverage remains partial.

Only a proportion of the total stock is physically inspected each year. Conditions can worsen between surveys without being immediately captured, while newer or recently built homes — which are less likely to fail DHS — can disproportionately influence results when they form a larger share of inspected stock.

(AI-generated)