

Statistical Data Return (SDR)

About this information

Every year, SNG sends information about our homes and services to the Regulator of Social Housing.

The Statistical Data Return (SDR) brings this information together in one report. It includes data about our homes, rents, lettings and sales.

We have published a PDF version of the report as part of the Social Tenant Access to Information Requirements scheme (STAIRs). This helps customers see the information we share with our regulator and learn more about SNG and our services.

Some information in the SDR is presented in formats that cannot be fully reproduced in a PDF. If you would like to view the information in its original format, you can do so by [clicking here](#).

Private Registered Provider (PRP) look-up tool (SDR data) 2025

Select a PRP name: **Sovereign Network Group**
Registration number: 4837
[Click for Help on the Search function](#)

1 Entity level information				
Size of organisation (SDR classification)	Large	Organisation belongs to a group structure	Yes	
Profit/Non-profit	Non-profit	Is organisation a group parent	Yes	
Number of local authorities this PRP operates in	91 *	Parent number		
Source: SDR 2025		Parent name		
		Code of governance	NHF Code of Governance (2020)	

2 Total social stock				
Total unit counts by provision type for Sovereign Network Group				
		Units/bedspaces		
Units of low cost (social housing) rental accommodation		Owned and directly managed	Owned but managed by other organisation	Managed for other organisation
Low cost rental	General needs	47,591	1,180	48,771
	Intermediate rent	2,518		2,518
	Affordable Rent	10,651	35	10,686
	Supported housing	971	506	1,477
	Housing for older people	3,582	65	3,647
Low cost home ownership (LCHO)		10,795	32	10,827
Care homes		-	-	-
Total		76,108	1,818	77,926
		As % of units/bedspaces		
Low cost rental	General needs	62.5%	64.9%	62.6%
	Intermediate rent	3.3%	0.0%	3.2%
	Affordable Rent	14.0%	1.9%	13.7%
	Supported housing	1.3%	27.8%	1.9%
	Housing for older people	4.7%	3.6%	4.7%
Low cost home ownership (LCHO)		14.2%	1.8%	13.9%
Care homes		0.0%	0.0%	0.0%
Total		100.0%	100.0%	100.0%
Source: SDR 2025				
Figures include a small number of units owned outside England.				

Total social stock
Total unit counts by provision type for Sovereign Network Group

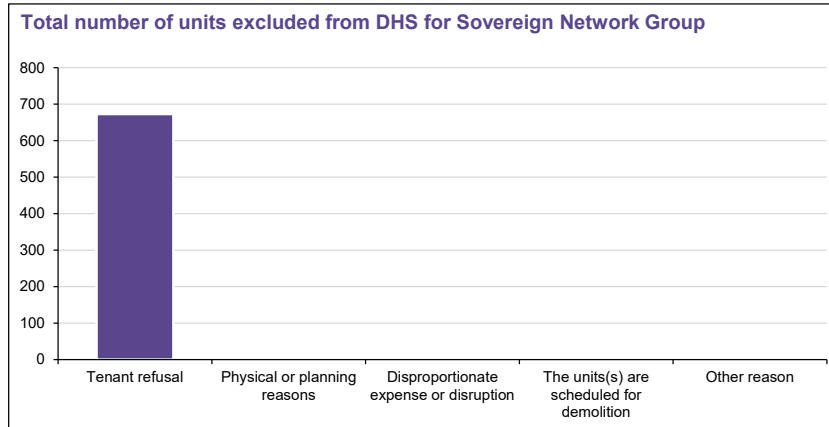
Provision type	Units/bedspaces
General needs	48,771
Intermediate rent	2,518
Affordable Rent	10,686
Supported housing	1,477
Housing for older people	3,647
LCHO	10,827
Care homes	0

3 Decent Homes Standard (DHS)		
Sovereign Network Group		England
Total low cost rental stock to which DHS applies (GN, SH and HOP)	67,099	2,698,544
Total number of units owned which failed the DHS	1,437	12,160
Percentage of low cost rental units owned which failed the DHS	2.1%	0.5%
Units failing the Decent Homes Standard by reason for failure (Large PRPs only)		
(in bar chart)		
Criterion A - It meets the current statutory minimum standard	1,287	3,982
Criterion B - It is in a reasonable state of repair	332	5,163
Criterion C - It has reasonably modern facilities and services	1	477
Criterion D - It provides a reasonable degree of thermal comfort	139	1,703
Total units failing one or more criterion	1,437	10,822
DHS coverage data may include a small number of units from outside England which PRPs have reported as being covered by DHS.		
Figures may include a small number of units owned outside England.		
Source: SDR 2025		

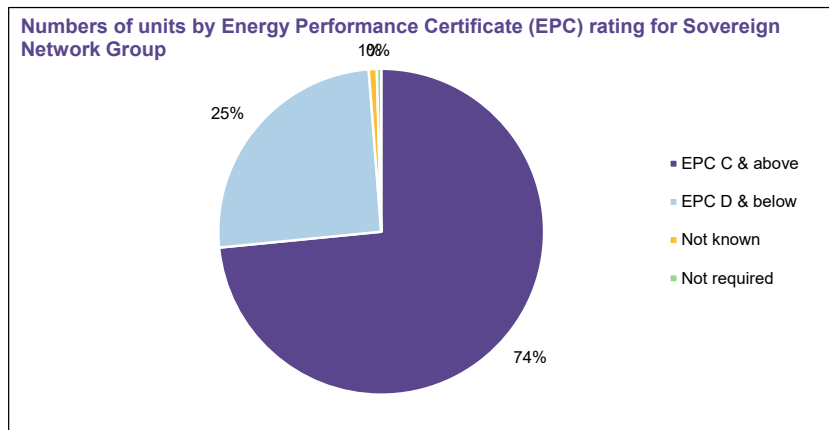
Units failing the Decent Homes Standard (DHS) by reason for failure for Sovereign Network Group

Criterion	Units failing
Criterion A	1,287
Criterion B	332
Criterion C	1
Criterion D	139
Total units failing one or more criterion	1,437

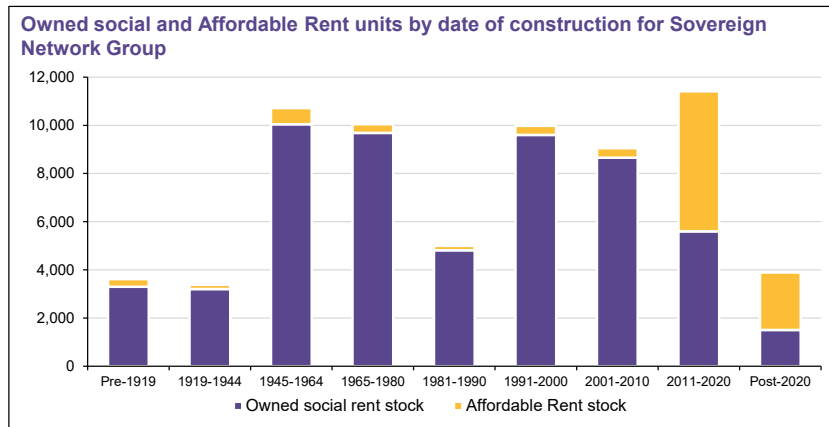
4 Total number of units excluded from the Decent Homes Standard (DHS)		
Sovereign Network Group		England
Reason for exclusion	(in bar chart)	
Tenant refusal	673	7,142
Physical or planning reasons	-	37
Disproportionate expense or disruption	-	60
The unit(s) are scheduled for demolition	-	1,802
Other reason	1	294
Large SDR only.		
Source: SDR 2025		



5 Numbers of units with an Energy Performance Certificate (EPC) by rating		
Sovereign Network Group		England
EPC C & above	49,280	1,933,068
EPC D & below	16,993	550,728
Not known	537	68,547
Not required	289	34,065
PRPs report an EPC rating for each unit where EPC or equivalent performance had been assessed. Where possible is a rating from a valid EPC. Where a provider did not have these the SDR accepted expired EPC ratings or EPC ratings calculated from other measures of energy efficiency. EPC ratings have been grouped for display in this table and chart. Large SDR only.		
Source: SDR 2025		



6 Date of construction			
Owned social and Affordable Rent units by date of construction for Sovereign Network Group			
	Owned social rent stock	Affordable Rent stock	All low cost rental
	(in bar chart)		
Pre-1919	3,300	320	3,620
1919-1944	3,204	178	3,382
1945-1964	10,045	675	10,720
1965-1980	9,685	363	10,048
1981-1990	4,817	178	4,995
1991-2000	9,601	375	9,976
2001-2010	8,656	394	9,050
2011-2020	5,598	5,817	11,415
Post-2020	1,507	2,386	3,893
All stock	56,413	10,686	67,099
This table covers large PRPs only for social rent stock and all PRPs for Affordable Rent stock.			
Source: SDR 2025			



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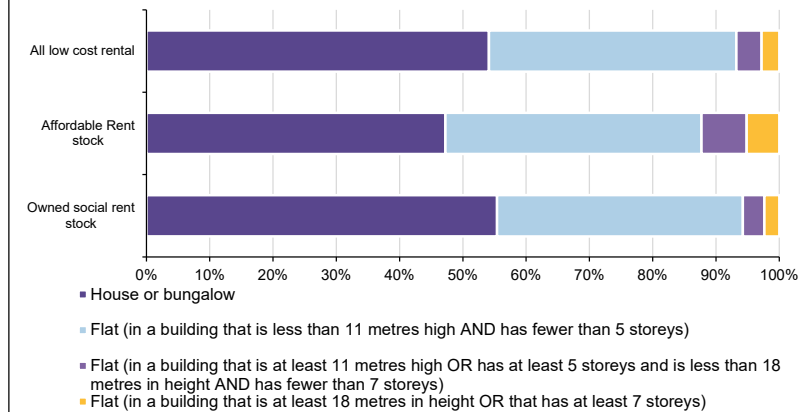
Property Type

Owned social and Affordable Rent units by property type for Sovereign Network Group

	Owned social rent stock <i>(in bar chart)</i>	Affordable Rent stock <i>(in bar chart)</i>	All low cost rental <i>(in bar chart)</i>
House or bungalow	31,258	5,048	36,306
Flat (in a building that is less than 11 metres high AND has fewer than 5 storeys)	21,915	4,326	26,241
Flat (in a building that is at least 11 metres high OR has at least 5 storeys and is less than 18 metres in height AND has fewer than 7 storeys)	1,919	763	2,682
Flat (in a building that is at least 18 metres in height OR that has at least 7 storeys)	1,321	549	1,870
All stock	56,413	10,686	67,099

This table covers large PRPs only for social rent stock and all PRPs for Affordable Rent stock.

Source: SDR 2025

Owned social and Affordable Rent units by property type for Sovereign Network Group

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General needs* and supported housing/housing for older people*

Average weekly net rent (£ per week)

Sovereign Network Group and England

	General needs <i>(in bar chart)</i>	Supported housing/ housing for older people <i>(in bar chart)</i>
PRP	£ per week	£ per week
Sovereign Network Group	£136.45	£122.29
England	£118.15	£119.25

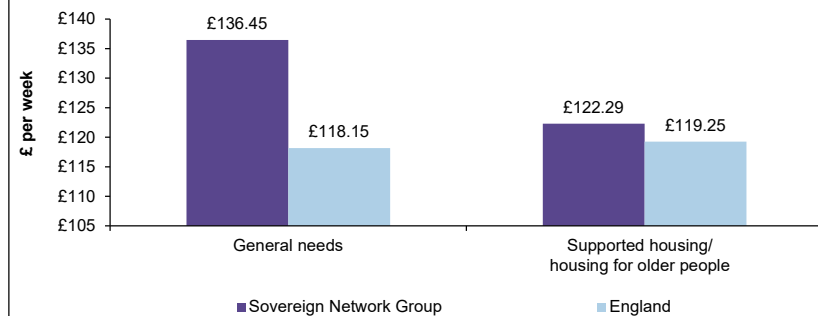
*Excludes Affordable Rent and intermediate rent, but includes other units with an exception under the Rent Policy Statement. Stock outside England is excluded

Source: SDR 2025

General needs and supported housing/housing for older people

Average weekly net rent (£ per week)

Sovereign Network Group and England



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General needs*

Average weekly rent (£ per week) and unit counts by unit size

Sovereign Network Group

	Net rent <i>(in bar chart)</i>	Formula rent	Service charge [^]	Gross rent [^]	Unit count
Unit Size					
Non-self-contained	£165.07	£141.75	£3.53	£165.26	56
Bedsit	£98.73	£99.11	£9.92	£106.30	629
1 Bedroom	£115.46	£115.78	£11.26	£123.54	10,072
2 Bedroom	£133.89	£135.29	£9.67	£139.53	18,562
3 Bedroom	£148.87	£153.44	£6.50	£151.02	17,323
4 Bedroom	£166.69	£174.82	£7.87	£170.92	2,006
5 Bedroom	£180.71	£202.41	£5.80	£183.44	98
6+ Bedroom	£184.27	£209.51	£1.94	£184.73	25
All self-contained	£136.42	£138.02	£9.33	£141.29	48,715
All stock sizes	£136.45	£137.92	£9.33	£141.31	48,771

*Excludes Affordable Rent and intermediate rent, but includes other units with an exception under the Rent Policy Statement.

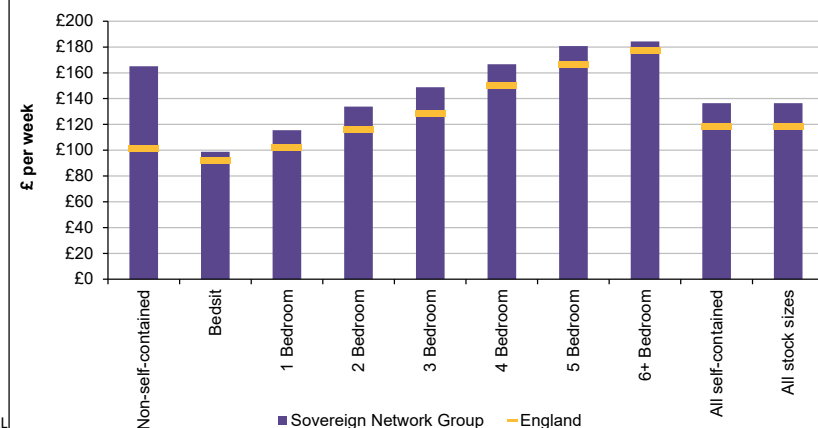
[^] The average service charge relates only to the stock which has a service charge (i.e., zero service charges are not included). However, gross rent does include stock with no service charge. The sum of the net rent and service charge presented in this table does not equal the gross rent.

Stock outside England is excluded

Source: SDR 2025

General needs

Average weekly net rent (£ per week) by unit size, Sovereign Network Group and England



10 Supported housing/housing for older people*
Average weekly rent (£ per week) and unit counts by unit size
Sovereign Network Group

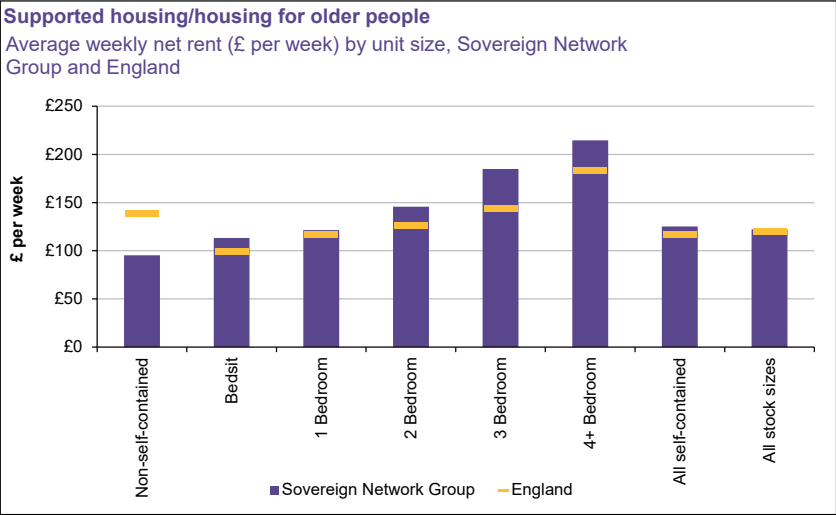
		(in bar chart)			£ per week	
Unit Size		Net rent	Formula rent	Service charge^	Gross rent^	Unit count
Non-self-contained		£95.34	£101.57	£48.75	£114.80	486
Bedsit		£113.36	£94.78	£64.77	£170.08	362
1 Bedroom		£121.34	£113.10	£39.11	£158.19	3,517
2 Bedroom		£145.73	£140.72	£30.38	£173.99	716
3 Bedroom		£184.82	£140.96	£18.16	£190.87	36
4+ Bedroom		£214.57	£152.05	-	£214.57	7
All self-contained		£125.12	£89.95	£39.59	£161.89	4,638
All stock sizes		£122.29	£90.49	£39.99	£157.43	5,124

*Excludes Affordable Rent and intermediate rent, but includes other units with an exception under the Rent Policy Statement.

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

Stock outside England is excluded

Source: SDR 2025



11 Affordable Rent stock
Sovereign Network Group

				Units/bedspaces
	Owned and directly managed	Owned but managed by other organisation	Total owned	Managed for other organisation
Affordable Rent	10,651	35	10,686	-

Source: SDR 2025

Affordable Rent lettings
Sovereign Network Group

		Units/bedspaces
Total Affordable Rent lettings		719

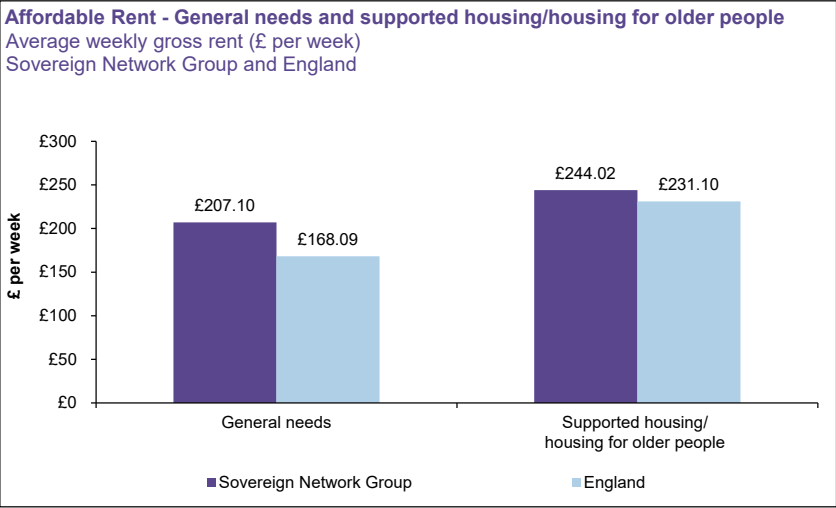
Source: SDR 2025

12 Affordable Rent - General needs and supported housing/housing for older people
Average weekly gross rent (£ per week)
Sovereign Network Group and England

		(in bar chart)		(in bar chart)	
PRP		General needs		Supported housing/housing for older people	
		£ per week		£ per week	
Sovereign Network Group		£207.10	£244.02		
England		£168.09	£231.10		

Stock outside England is excluded

Source: SDR 2025

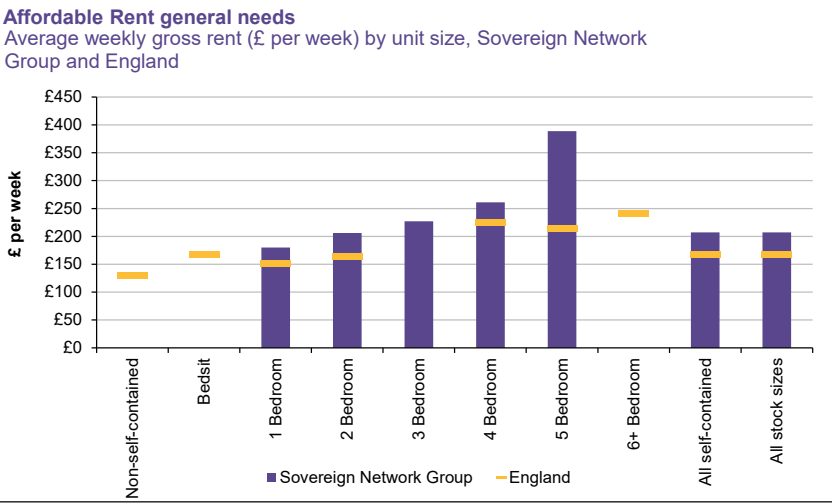


13 Affordable Rent general needs
Average weekly gross rent (£ per week) and unit counts by unit size
Sovereign Network Group

Unit Size	(in bar chart) £ per week	
	Gross rent	Unit count
Non-self-contained		
Bedsit		
1 Bedroom	£179.87	2,552
2 Bedroom	£206.20	5,060
3 Bedroom	£226.96	2,584
4 Bedroom	£261.24	399
5 Bedroom	£388.94	6
6+ Bedroom		
All self-contained	£207.10	10,601
All stock sizes	£207.10	10,601

Stock outside England is excluded

Source: SDR 2025

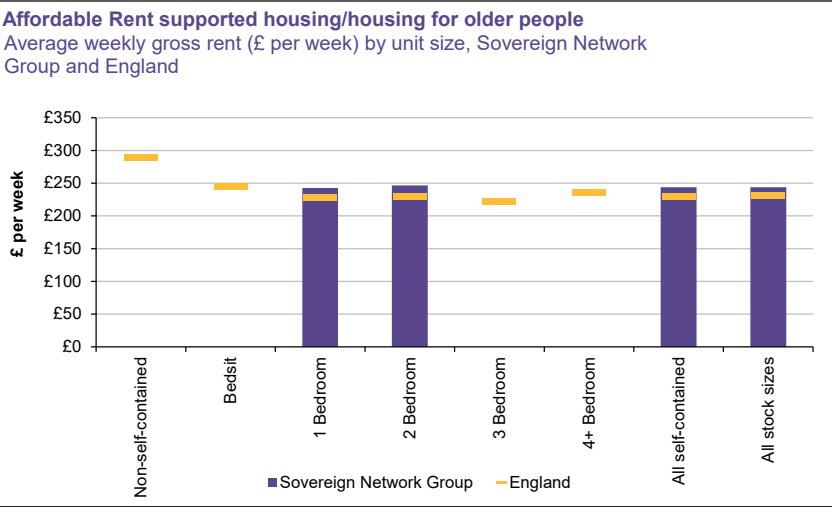


14 Affordable Rent supported housing/housing for older people
Average weekly gross rent (£ per week) and unit counts by unit size
Sovereign Network Group

Unit Size	(in bar chart) £ per week	
	Gross rent	Unit count
Non-self-contained		
Bedsit		
1 Bedroom	£242.50	53
2 Bedroom	£246.53	32
3 Bedroom		
4+ Bedroom		
All self-contained	£244.02	85
All stock sizes	£244.02	85

Stock outside England is excluded

Source: SDR 2025



15 Low cost rental accommodation - large PRPs only
Total number of lettings made by stock type
Sovereign Network Group

Stock type	General needs	Supported housing	Housing for older people	Total
Number of lettings (units/bedspaces)	3,222	335	452	4,009
% of lettings	80.4%	8.4%	11.3%	100.0%

Source: SDR 2025

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Low cost rental accommodation - large PRPs only

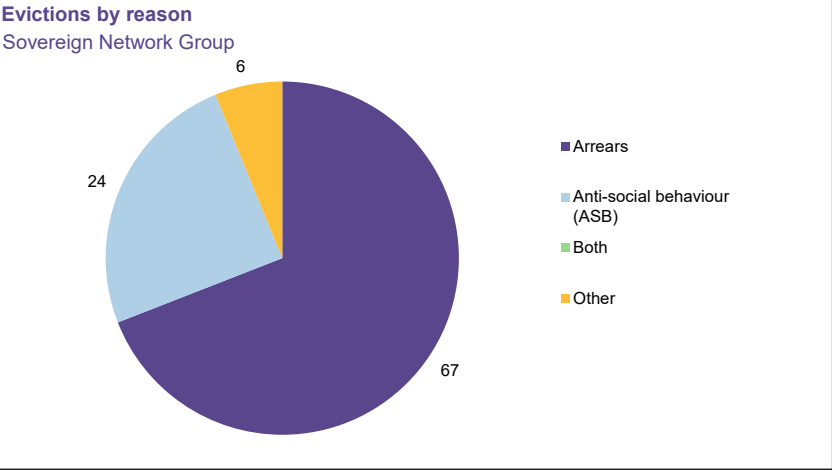
Total number of evictions by reason

Sovereign Network Group

Reason for eviction	General needs	Supported housing/housing for older people	Total (in pie chart)	% of reasons for eviction
Arrears	63	4	67	69.1%
Anti-social behaviour (ASB)	20	4	24	24.7%
Both	-	-	-	0.0%
Other	6	-	6	6.2%
Total	89	8	97	100.0%

This question was made mandatory in the 2020 SDR.

Source: SDR 2025



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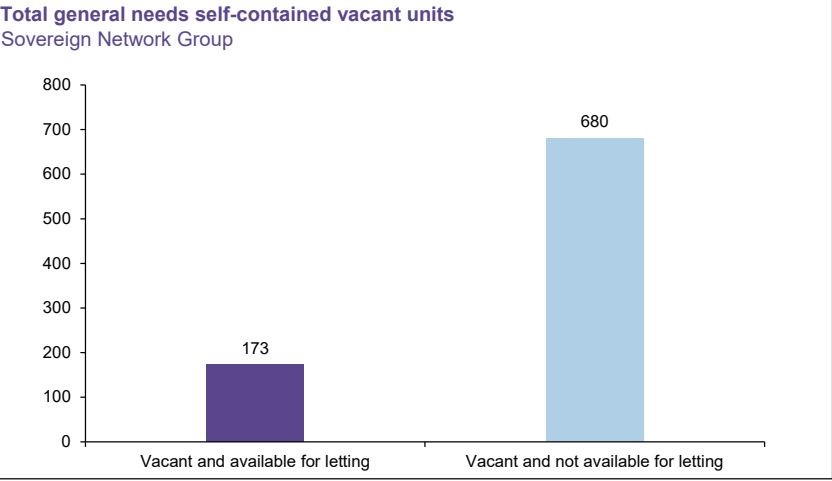
Total general needs self-contained vacant units

Sovereign Network Group and England

	Sovereign Network Group	England
General needs self-contained owned low cost rental units*	60,720	2,232,820
Vacant and available for letting	173	15,252
Vacant and not available for letting	680	21,633
Total number of vacant units	853	36,885
% of units vacant	1.4%	1.7%
% of units not available for letting	1.1%	1.0%

* Includes intermediate rent and Affordable Rent general needs units

Source: SDR 2025



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Vacancies

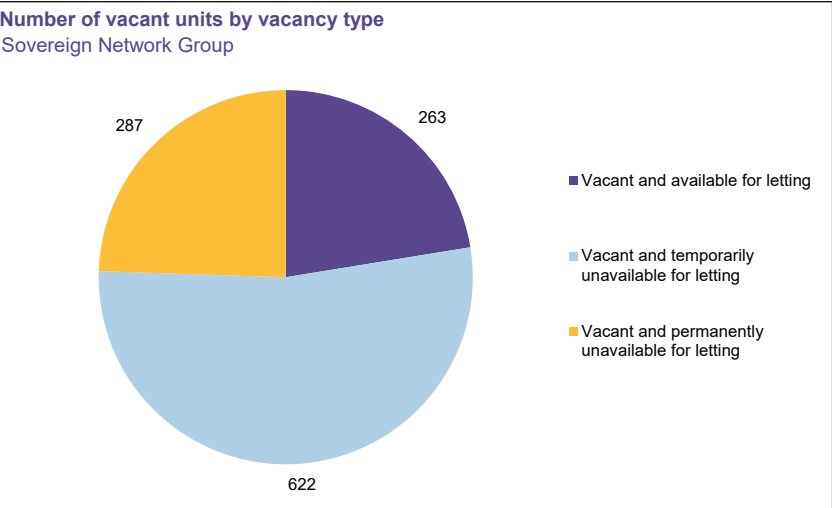
Sovereign Network Group and England

General needs self-contained unit vacancies by area* ^				Vacancies %
Sovereign Network Group				1.4%
England				1.7%

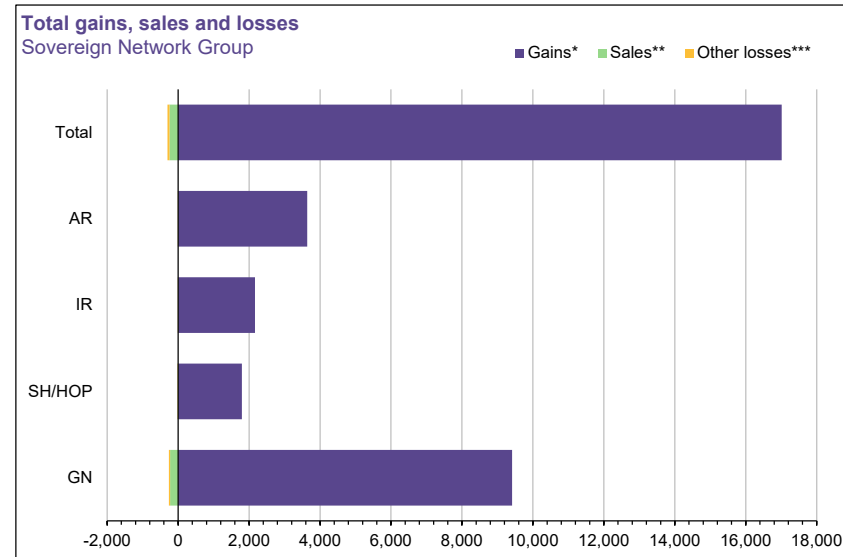
Number of vacant units by stock type (may include some stock outside England)				
Vacancy type	General needs ^	Supported housing ~	Housing for older people ~	Total (in pie chart)
Vacant and available for letting	245	4	14	263
Vacant and temporarily unavailable for letting	534	34	54	622
Vacant and permanently unavailable for letting	162	8	117	287
Total	941	46	185	1,172

Total number of vacant units by stock type (may include some stock outside England)			
Stock type	Total units owned	Vacant units	Vacancies %
General needs ^	61,890	941	1.5%
Supported housing/housing for older people ~	5,124	231	4.5%
Total	67,014	1,172	1.7%

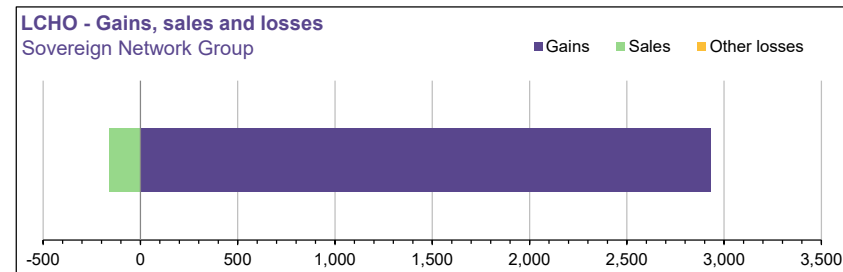
*Only GN self-contained unit vacancies are reported at a geographic level. All other vacancy data is at a PRP level.



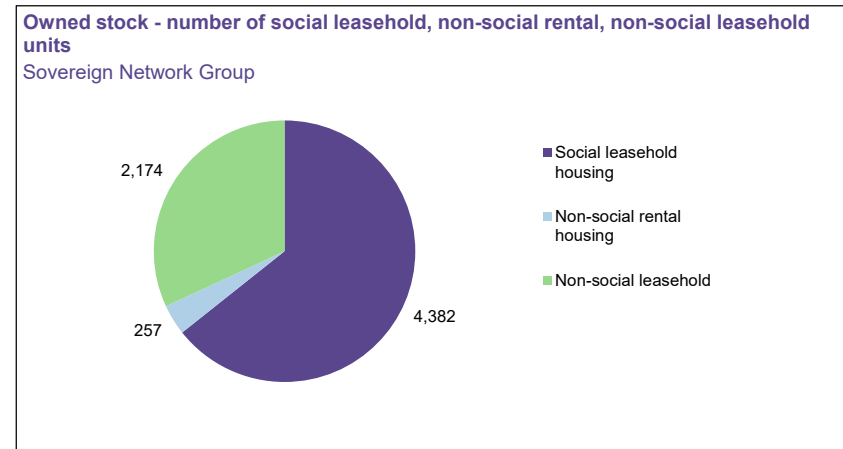
19 Total gains, sales and losses - large PRPs only Sovereign Network Group					
	General needs (GN)	Supported housing/ housing for older people (SH/HOP)	Intermediate rent (IR)	Affordable Rent (AR)	Total
Gains*	9,414	1,795	2,165	3,641	17,015
Sales**	-227	-8	-3	-3	-241
Sales for social housing use	-	-	-	-	-
Sales for non-social housing use	-223	-8	-3	-2	-236
Sales to tenants	-4	-	-	-1	-5
Other losses***	-33	-14	-10	-2	-59
Combined sales/losses	-260	-22	-13	-5	-300
* Gains combines newly built for or by the PRP, and units purchased/transferred to the PRP for rent, and other gains.					
** Sales combines sales to PRP in same group, to another PRP, to a Local Authority, or to the open market.					
*** Losses combines conversions to low cost home ownership (LCHO), expiry or termination of lease, demolitions and all other losses.					
Source: SDR 2025					



20 Low cost home ownership (LCHO) - Gains, sales and losses - large PRPs only Sovereign Network Group	
	Total
Gains	2,930
Sales	-164
Other losses	-
Combined sales/losses	-164
Source: SDR 2025	



21 Leasehold and other stock Sovereign Network Group				
Other stock	Units/bedspaces			
	Owned and directly managed	Owned but managed by other organisation	Total owned (in bar chart)	Managed for other organisation
Social leasehold housing				
Units/bedspaces	3,861	521	4,382	-
Non-social rental housing				
Units/bedspaces	232	25	257	26
Non-social leasehold				
Units/bedspaces	2,017	157	2,174	40
Source: SDR 2025				



Private Registered Provider (PRP) look-up tool (SDR data 2025)



Regulator of
Social Housing

Provider Selected
Registration number

Sovereign Network Group

4837

[Click to return to PRP summary](#)

Regions that Sovereign Network Group (4837) operates in:

Select stock type to filter ►

General needs owned

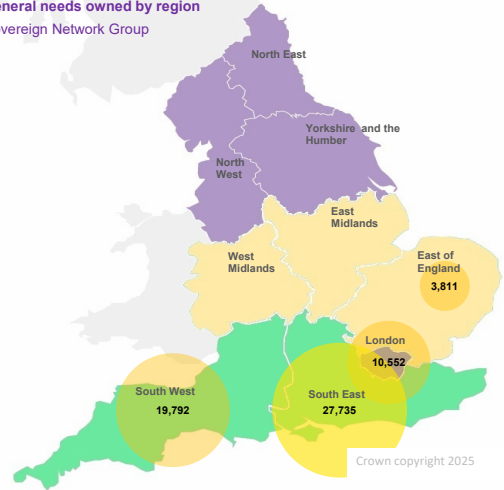
Region	No. of LAs where PRP operates, within Region	General needs owned
East Midlands	1	-
East of England	10	3,811
London	24	10,552
North East	-	-
North West	-	-
South East	31	27,735
South West	25	19,792
West Midlands	-	-
Yorkshire and the Humber	-	-
Total	91	61,890

Source: SDR 2025

See table below for each local authority

General needs owned by region

Sovereign Network Group



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Local authorities that Sovereign Network Group (4837) operates in:

			Owned stock				
			General needs owned	Supported housing owned	Housing for older people owned	Total low cost rental stock owned	Low Cost Home Ownership stock owned
			(Includes general needs, intermediate rent and Affordable Rent (general needs units))	(Includes supported housing and Affordable Rent (supported housing units))	(Includes housing for older people and Affordable Rent (housing for older people units))		
LA Name	Region		61,890	1,477	3,732	67,099	10,827
1 Arun	South East		33	-	-	33	35
2 Barking and Dagenham	London		31	-	-	31	1
3 Barnet	London		395	49	72	516	212
4 Basingstoke and Deane	South East		5,232	113	280	5,625	541
5 Bath and North East Somerset	South West		284	-	-	284	73
6 Bournemouth Christchurch and Po	South West		4,378	159	162	4,699	571
7 Bracknell Forest	South East		47	8	-	55	21
8 Brent	London		4,174	178	740	5,092	551
9 Bristol, City of	South West		1,035	24	-	1,059	484
10 Buckinghamshire	South East		-	-	-	-	96
11 Camden	London		91	-	-	91	-
12 Central Bedfordshire	East of England		84	-	-	84	14
13 Cheltenham	South West		155	-	-	155	6
14 Cherwell	South East		140	-	20	160	30
15 Chichester	South East		3	-	-	3	8
16 Cornwall	South West		-	-	-	-	24
17 Cotswold	South West		374	-	-	374	73
18 Croydon	London		-	-	-	-	1
19 Dorset	South West		4,070	81	324	4,475	490
20 Ealing	London		768	-	-	768	406
21 East Cambridgeshire	East of England		-	-	-	-	1
22 East Devon	South West		519	35	-	554	189
23 East Hampshire	South East		583	38	25	646	126
24 East Hertfordshire	East of England		3,264	3	427	3,694	213
25 Eastleigh	South East		48	16	-	64	22
26 Enfield	London		1	-	-	1	-
27 Epping Forest	East of England		65	-	-	65	41
28 Exeter	South West		866	47	-	913	172
29 Forest of Dean	South West		2	-	-	2	-
30 Gloucester	South West		113	-	-	113	18
31 Guildford	South East		60	-	-	60	66
32 Hackney	London		639	-	-	639	25
33 Hammersmith and Fulham	London		118	-	-	118	6
34 Haringey	London		155	-	63	218	26
35 Harrow	London		388	13	45	446	169
36 Hart	South East		292	11	-	303	128
37 Hertsmere	East of England		-	-	-	-	20
38 Hillingdon	London		77	-	-	77	57
39 Hounslow	London		320	-	-	320	153
40 Isle of Wight	South East		2,950	66	284	3,300	136
41 Islington	London		309	-	-	309	3
42 Kensington and Chelsea	London		144	-	-	144	14
43 Kingston upon Thames	London		11	-	-	11	-
44 Lambeth	London		1,028	46	59	1,133	125
45 Mid Devon	South West		266	-	-	266	85
46 Mid Sussex	South East		52	-	-	52	19
47 Milton Keynes	South East		72	-	-	72	71
48 Mole Valley	South East		-	-	-	-	1
49 New Forest	South East		1,554	35	157	1,746	142
50 Newham	London		296	-	-	296	20
51 North Somerset	South West		206	-	-	206	32
52 Nottingham	East Midlands		-	-	-	-	1
53 Oxford	South East		33	-	-	33	8
54 Plymouth	South West		914	80	158	1,152	172
55 Portsmouth	South East		-	-	-	-	2
56 Reading	South East		217	6	-	223	123
57 Redbridge	London		43	-	-	43	-
58 Richmond upon Thames	London		107	-	-	107	6
59 Rushmoor	South East		2	5	-	7	-
60 Slough	South East		134	-	-	134	61
61 Somerset	South West		91	-	-	91	151

62	South Gloucestershire	South West	1,916	-	-	1,916	611	2,527
63	South Hams	South West	192	20	-	212	49	261
64	South Oxfordshire	South East	728	15	-	743	331	1,074
65	Southampton	South East	668	12	84	764	99	863
66	St Albans	East of England	114	-	-	114	-	114
67	Stevenage	East of England	36	-	-	36	6	42
68	Stroud	South West	355	-	-	355	231	586
69	Surrey Heath	South East	-	-	-	-	1	1
70	Swindon	South West	1,257	-	-	1,257	427	1,684
71	Teignbridge	South West	327	5	-	332	168	500
72	Test Valley	South East	1,008	64	-	1,072	196	1,268
73	Tewkesbury	South West	362	-	-	362	240	602
74	Three Rivers	East of England	106	-	-	106	-	106
75	Torbay	South West	334	-	-	334	64	398
76	Torridge	South West	-	-	-	-	12	12
77	Tower Hamlets	London	273	-	-	273	33	306
78	Vale of White Horse	South East	5,988	77	240	6,305	377	6,682
79	Waltham Forest	London	62	-	-	62	12	74
80	Wandsworth	London	-	-	-	-	3	3
81	Watford	East of England	68	-	-	68	16	84
82	Waverley	South East	-	-	-	-	1	1
83	Welwyn Hatfield	East of England	74	-	19	93	-	93
84	West Berkshire	South East	6,595	139	513	7,247	556	7,803
85	West Devon	South West	44	-	-	44	4	48
86	West Oxfordshire	South East	658	11	-	669	280	949
87	Westminster	London	1,122	64	60	1,246	86	1,332
88	Wiltshire	South West	1,732	28	-	1,760	418	2,178
89	Winchester	South East	324	11	-	335	135	470
90	Windsor and Maidenhead	South East	18	18	-	36	-	36
91	Wokingham	South East	296	-	-	296	230	526

How to use the drop down list and search function to select a provider's name

Always start with a blank box (cell E3, sheet "PRP summary").

Select a PRP name:

Please select a PRP name in the box above

[Click for Help on Search function](#)

To select a name from the full list of all Private Registered Providers:

Click on the blank box, then click on the drop down arrow to select a name from the list of all Groups/Private Registered Providers (PRPs)

Select a PRP name:

- City Of Liverpool YMCA (Incorporated)
- City of Wells Almshouses
- City YMCA, London
- Clarion Housing Association Limited**
- Clarion Housing Group Limited
- Claverdon Benefice Housing Association Limited
- Clifton Parish Houses
- Clissold Housing Co-operative Limited

To use the Search function:

a) Enter a search term in the blank box and press "Enter"

Select a PRP name:

Please select a PRP name in the box above

b) Then click on box again, then click drop down arrow to select a name from the (filtered) matching results

Select a PRP name:

Registration number:

- Leeds and Yorkshire Housing Association Limited**
- Leeds Federated Housing Association Limited
- Leeds Jewish Housing Association Limited

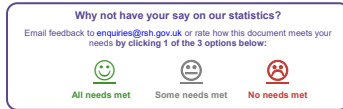
To reset, use the delete key to clear the search box contents, then click back on the box.

Select a PRP name:

Please select a PRP name in the box above

[Click for Help on Search function](#)

[Return to sheet PRP summary](#)



Private Registered Provider (PRP) look-up tool (SDR data) 2025

This tool collates regulatory data from both large and small providers to provide a summary overview of all English Private Registered Providers (PRPs). It returns a range of values, including counts of social rented units owned by type, along with average rent values for the selected PRP. It is easily printable, allowing comparisons to be made.

Select the relevant PRP name from the drop down list in cell E3 of sheet "PRP summary".

Or enter a search term in cell E3, press enter, click on cell E3 again, click arrow and select from matching names.

Where a PRP has not completed a section of the SDR, either because they were not assigned a section or they had no data to report (e.g. not completing the Low cost (social housing) rental accommodation), this will appear as blank (-) or 0.

All figures are unweighted, as reported by the providers.

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- 11 [Affordable Rent lettings](#)
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- 17 [Total general needs self-contained vacant units](#)
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- 20 [Low cost home ownership \(LCHO\) - gains, sales and losses](#)
- 21 [Leasehold and other stock](#)

[Area breakdown](#)

[How to use the search function](#)

Source: Statistical Data Return (SDR) 1 April 2024 to 31 March 2025

For further information please contact the Referrals and Regulatory Enquiries Team

Telephone: 0300 1245 225

Email: enquiries@rsh.gov.uk

Publication date: February 2026

Version: 1.1



Regulator of
Social Housing

Private Registered Provider (PRP) look-up tool

Glossary

The definitions presented below are provided for clarity of terms and categories within this release. They are consistent with the manner in which data was collected in the 2025 SDR collection (based on a view 'as at' or 'in the year to' 31 March 2025). See the 2024-25 SDR guidance published as part of this release for more information.

Affordable Rent

Affordable Rent homes are those made available to households eligible for low cost rental housing at a rent level of no more than 80% (inclusive of service charges) of local market rents. Affordable Rent homes can be either newly built, acquired from other PRPs or converted from existing low cost rental homes, but only where they form part of an agreement with Homes England or the Greater London Authority. They can be either general needs or supported housing. See also **London Affordable Rent**.

Decent homes standard

The guidance on the decent homes standard is set out in A Decent Home: Definition and Guidance for Implementation, published by the Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>.

Evictions

A tenancy brought to an end by the execution of a warrant of possession by court bailiffs. Eviction does not include abandonment, even where a property is abandoned in the period between a warrant of possession and the execution of that warrant. All evictions effected during the year are included, regardless of the year in which the possession order or warrant of possession itself was obtained, the type of tenancy to which it relates, or whether the original possession order was an outright, postponed or suspended possession order. Evictions from immediate licenses are also included. Evictions that have not been effected during the year, regardless of the date of the possession order or warrant of possession, are excluded.

Exceptions/excepted units (rents)

Units with an exception from the statutory rent setting requirements set out in the Rent 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.

For-profit providers

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

General needs housing

General needs housing covers the bulk of housing stock for rent. It includes both self-contained units and non-self-contained hostel/ shared housing units and bedspaces. General needs housing is stock that is not designated for specific client groups.

Gross rent

The total charged to tenants inclusive of all rent and property related service charges.

Group parent

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

Group structure

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

Housing for older people

Properties made available exclusively to older people and that fully meet the definition of supported housing specified in the Rent Policy Statement.

Intermediate rent

Units that fully meet the definition of intermediate rent accommodation specified in the Rent Policy Statement.

Large PRPs

For the purposes of the SDR release this includes all PRPs that own 1,000 or more units of social housing and complete the 'long SDR form'.

Leasehold (social and non-social)

Leasehold units are those that are occupied by a resident holding a leasehold interest in the property. In the SDR, PRPs report all leasehold units they own excluding any low cost home ownership units that are not fully staircased (which are reported under the LCHO part).

Leasehold units owned by PRPs typically include Right to Buy or fully staircased shared ownership units where the PRP has sold a leasehold interest to a residential occupier but retains an interest (freehold or leasehold) of its own. This often applies to blocks of flats and other forms of construction where there are common areas and facilities. This includes scenarios where the PRP retains the responsibility for maintaining common areas and services, the financial costs of which can be transferred in line with the terms of a lease.

Leasehold units are either social leasehold or non-social leasehold based on the Housing and Regeneration Act 2008 definition of social housing.

The definition of a leasehold property is determined by whether a leasehold interest is owned by a residential occupier (not whether the landlord owns a leasehold interest). Commercial non-residential leasehold properties, or properties where it has granted a lease other than to a residential occupier (e.g. where a PRP lets a property to another social housing provider) are not included.

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. They are included in Affordable Rent figures in the LADR collection. For more information see <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programmes/homes-londoners-affordable-homes-programme-2016-2023>.

Low cost home ownership (LCHO)

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.

LCHO figures do not include 'fully staircased' properties, that is properties once occupied under relevant arrangements but where the occupier has for example acquired a 100% share of a shared ownership property or repaid an equity loan on a shared equity property in full. Fully staircased properties where the landlord has retained a freehold interest are included under 'leasehold' properties.

The conditions under which LCHO properties are regarded as sold to occupiers (e.g. through being fully staircased) are more formally set out in the Housing and Regeneration Act 2008.

Low cost rental

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.

Managed stock

Refers to stock managed by PRPs, whether the stock is owned by themselves, another PRP or an LA.

Net rent

The rent charged to tenants excluding all service charges.

Non-profit provider

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

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, PRPs record the number of areas for which an individual tenancy can be issued, not the number of occupants. All non-self-contained units are recorded in the SDR as bedspaces.

Non-social leasehold (see leasehold definition above)

Non-social stock

Stock to which the definition of social housing does not apply.

Owned stock

A PRP owns property when it: (a) holds the freehold title or a leasehold interest (of any length) in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord). No non-residential properties should be reported in the SDR.

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

Private registered providers (PRPs)

PRPs are providers of social housing in England that are registered with us and are not local authorities. This is the definition of PRPs in the Housing and Regeneration Act 2008

Right to Buy (RtB)

The statutory rights of secure tenants to purchase the property they occupy from their landlord (public sector). The main legal provisions are contained in Part 5 of the Housing Act 1985, as amended. Where an LA transfers stock to a PRP, tenants who were eligible to purchase their home under the RtB scheme continue to retain this right, subject to certain conditions (Preserved RtB).

Right to Acquire

This refers to the statutory rights of certain secure/ assured tenants to purchase the property they occupy from a PRP. The legal provisions are contained in Sections 16 and 17 of the Housing Act 1996 and the Right to Acquire Regulations 1997.

Self-contained unit

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

Service charges

Service charges are payable by some tenants in addition to rent. Service charges usually reflect additional services which may not be provided to every tenant, or which may be connected with communal facilities rather than being particular to the occupation of a dwelling. Service charges are subject to separate legal requirements and are limited to covering the cost of providing the services.

Small PRPs

These are PRPs that own fewer than 1,000 social housing units/bedspaces and that complete the 'short SDR form'.

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 PRPs as previously defined in the Housing Act 1996.

Social leasehold (see leasehold definition above).

Social stock

Social stock is used in these statistics 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.

Supported housing

Units can only be counted as supported housing if they meet the definition of supported housing specified in the Rent Policy Statement. The fact that a tenant receives support services in their home does not make it supported housing.

Temporary social housing

Units are recorded as temporary social housing if they meet the definition of temporary social housing specified in the Rent Policy Statement.

Transfers

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

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



Regulator of
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Private Registered Provider (PRP) look-up tool

Version	Publication Date	Changes
1.0	October 2025	Original release
1.1	February 2026	Corrected figure for DHS failures across all criteria. This was previously showing a figure for all PRP sizes instead of the correct Large PRP only figure.

Contact

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