



FUNDAMENTUM

PROPERTY

A Summary; RSH publishes Statistical Data Return 2017 - 2018

26 October 2018

The data has been collected by the Regulator of Social Housing (RSH) to support regulation of the economic standards. Information on **stock ownership, location, development** and transfers is used to help ensure a risk based and proportionate approach to regulation, as well as to inform work on risk analysis and sector research. The national statistics are collated from annual returns submitted by the Registered Providers. Fiona MacGregor, Chief Executive of RSH said: “The Statistical Data Return provides a comprehensive picture of how the social housing sector is changing as it grows. Publishing analysis of regulatory data is **fundamental to our commitment to transparency** and delivering our objective to maintain confidence in the regulation of providers of social housing.

One of the key finds has been private registered providers (PRPs) of Social Housing in England increasing the amount of Social Housing stock that they own and undertaken a large volume of transfer activity during the year. PRPs reported **an increase of 1.1% from 2017** in the amount of social housing stock that they own (2,812,320 units/beds), compared with the 0.7% growth seen between 2016 and 2017. The amount of stock held by for-profit providers has increased faster in a single year than all previous years combined. For-profit providers now own 2,171 units in 2018; up greatly from the 873 held in 2017.



The document also takes into account the new business models which the Supported Housing sector is beginning to see. The recent growth in this area has often been supported by established investment funds and real estate investment trusts (REITs).

A number of the providers have now passed the 1,000 units mark and have therefore completed the more detailed SDR return required of large providers for the first time in the course of 2017/18. These PRPs have reported a number of large (4+ bedroom) units within the supported housing categories (accounting for 85.6% of all 4+ bedroom units) which attract higher rents and service charges.

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