

# RP social housing by local authority area 2020

<b>Islington</b>	
PRPs operating in area:	48
LARPs operating in area:	Yes

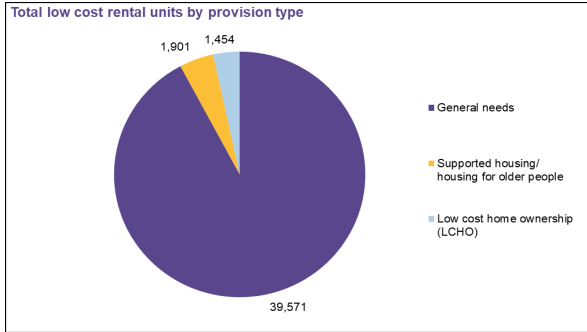
<b>Region:</b>	<b>London</b>
PRPs operating in region:	335
LARPs operating in region:	31

[Click for help on the search function](#)  
[View LARP and/or PRP in area](#)

**1 Total social units by provision type in Islington**

		(in pie chart) >		
		LARP Units	PRP Units	All Units
Low cost rental	General needs	25,176	14,395	39,571
	General needs self-contained	25,176	14,056	39,232
	General needs non-self-contained	-	339	339
	Supported housing/housing for older people	24	1,877	1,901
Low cost home ownership (LCHO)*	102	1,352	1,454	
<b>Total Islington</b>		<b>25,302</b>	<b>17,624</b>	<b>42,926</b>
<b>London</b>		<b>391,773</b>	<b>464,516</b>	<b>856,289</b>
<b>England</b>		<b>1,580,615</b>	<b>2,777,878</b>	<b>4,358,493</b>

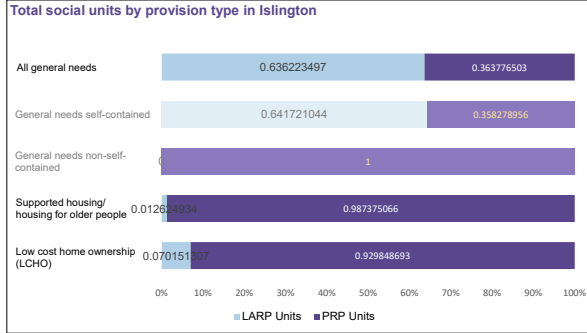
See notes in Table 2 below.  
Source: SDR/LADR 2020



**2 Total social units by provision type in Islington**

		(in bar chart) >		
		LARP Units	PRP Units	All Units
Low cost rental	General needs	63.6%	36.4%	100.0%
	General needs self-contained	64.2%	35.8%	100.0%
	General needs non-self-contained	0.0%	100.0%	100.0%
	Supported housing/housing for older people	1.3%	98.7%	100.0%
Low cost home ownership (LCHO)*	7.0%	93.0%	100.0%	
<b>Total Islington</b>		<b>58.9%</b>	<b>41.1%</b>	<b>100.0%</b>

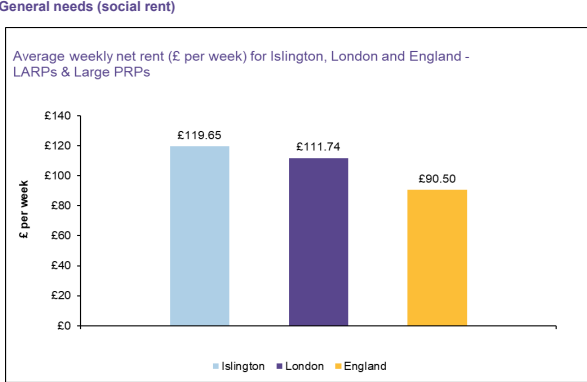
Tables 1 & 2 comprise all LARPs & PRPs - unweighted. Unit counts for LCHO are for LARPs and Large PRPs only. Figures for GN and SH/HOP include intermediate and Affordable Rent units.  
LARP data used includes bedspaces not dwelling equivalent figures.  
Source: SDR/LADR 2020



**3 General needs (social rent)\***  
Average weekly net rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	(in bar chart) >
	Net rent	Unit count	Net rent	Unit count	Average net rent
Islington	£116.69	24,778	£125.63	12,264	£119.65
London	£104.70	372,847	£120.70	293,142	£111.74
<b>England</b>	<b>£85.75</b>	<b>1,450,651</b>	<b>£94.25</b>	<b>1,835,331</b>	<b>£90.50</b>

- Zero.  
Owned stock. LARPs and Large PRPs only - unweighted.  
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016  
Source: SDR/LADR 2020



**4 Supported housing / housing for older people (social rent)\***  
Average weekly net rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	(in bar chart) >
	Net rent	Unit count	Net rent	Unit count	Average net rent
Islington	-	-	£112.86	1,566	£112.86
London	£88.96	14,404	£109.67	42,538	£104.43
<b>England</b>	<b>£75.87</b>	<b>98,957</b>	<b>£90.81</b>	<b>334,761</b>	<b>£87.40</b>

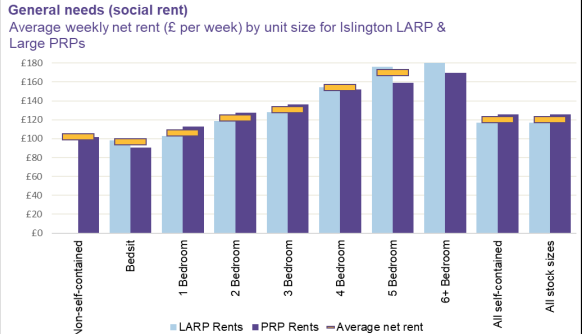
- Zero.  
Owned stock. LARPs and Large PRPs only - unweighted.  
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016  
Source: SDR/LADR 2020



**5 General needs (social rent)**  
Average weekly net rent (£ per week) and units by unit size for Islington LARP & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	(in bar chart) >
Unit Size	Net rent	Unit count	Net rent	Unit count	Average net rent
Non-self-contained	-	-	£101.45	117	£101.45
Bedsit	£98.00	722	£90.56	189	£96.46
1 Bedroom	£102.57	8,802	£112.98	4,109	£105.88
2 Bedroom	£118.51	8,542	£127.69	4,345	£121.60
3 Bedroom	£127.81	5,233	£136.30	2,635	£130.65
4 Bedroom	£154.52	1,182	£151.99	692	£153.59
5 Bedroom	£175.98	244	£159.06	155	£169.41
6+ Bedroom	£208.26	53	£169.80	22	£196.98
All self-contained	£116.69	24,778	£125.87	12,147	£119.71
<b>All stock sizes</b>	<b>£116.69</b>	<b>24,778</b>	<b>£125.63</b>	<b>12,264</b>	<b>£119.65</b>

- Zero.  
Owned stock. LARPs and Large PRPs only - unweighted.  
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016  
Source: SDR/LADR 2020



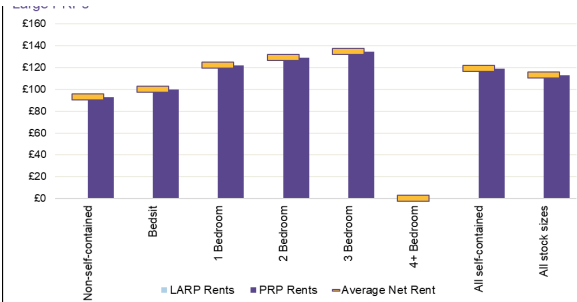
**6 Supported housing / housing for older people (social rent)**  
Average weekly net rent (£ per week) and units by unit size for Islington LARP & Large PRPs

**Supported housing / housing for older people (social rent)**  
Average weekly net rent (£ per week) by unit size for Islington LARP & Large PRPs

Unit Size	LARP Rents	LARP Units	PRP Rents	PRP Units	Average net rent
	Net rent	Unit count	Net rent	Unit count	
Non-self-contained	-	-	£92.96	381	£92.96
Bedsit	-	-	£100.02	174	£100.02
1 Bedroom	-	-	£122.20	961	£122.20
2 Bedroom	-	-	£129.27	45	£129.27
3 Bedroom	-	-	£134.43	5	£134.43
4+ Bedroom	-	-	-	-	-
All self-contained	-	-	£119.26	1,185	£119.26
<b>All stock sizes</b>	-	-	<b>£112.86</b>	<b>1,566</b>	<b>£112.86</b>

- Zero.  
Owned stock. LARPs and Large PRPs only - unweighted.  
Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016

Source: SDR/LADR 2020



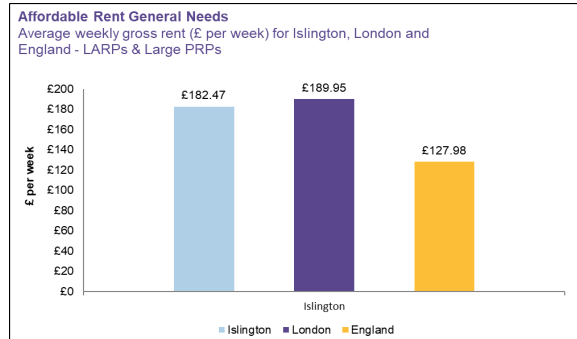
### 7 Affordable Rent general needs

Average weekly gross rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Islington	£179.01	398	£185.06	532	£182.47
London	£178.87	3,544	£191.11	34,054	£189.95
<b>England</b>	<b>£120.83</b>	<b>22,843</b>	<b>£128.62</b>	<b>254,218</b>	<b>£127.98</b>

- Zero.  
Owned stock. All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020



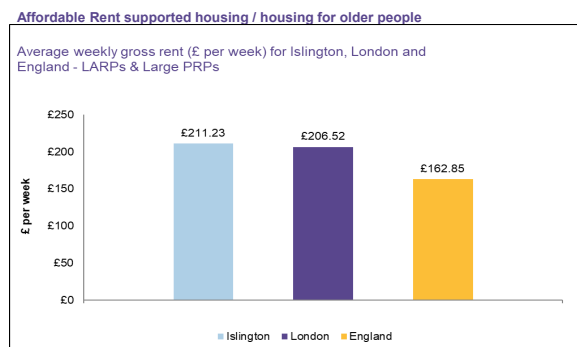
### 8 Affordable Rent supported housing / housing for older people

Average weekly gross rent (£ per week) and units for Islington, London and England - LARPs & Large PRPs

	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Islington	£214.01	24	£177.92	2	£211.23
London	£188.92	193	£209.00	1,370	£206.52
<b>England</b>	<b>£119.89</b>	<b>3,296</b>	<b>£172.58</b>	<b>14,553</b>	<b>£162.85</b>

- Zero.  
Owned stock. All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020



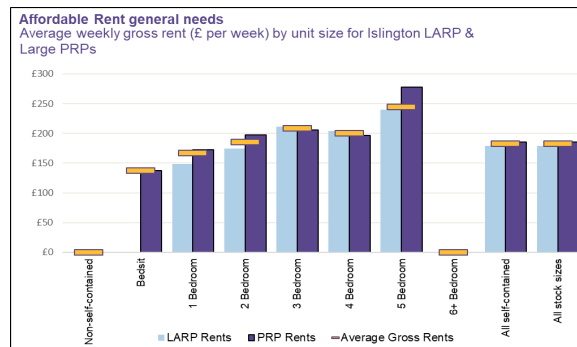
### 9 Affordable Rent general needs

Average weekly gross rent (£ per week) and units by unit size for Islington LARP & Large PRPs

Unit Size	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Non-self-contained	-	-	-	-	-
Bedsit	-	-	£137.12	5	£137.12
1 Bedroom	£149.06	87	£172.85	279	£166.96
2 Bedroom	£174.34	199	£197.79	166	£185.08
3 Bedroom	£210.89	77	£205.78	56	£208.74
4 Bedroom	£204.14	27	£196.05	23	£200.42
5 Bedroom	£239.97	8	£277.73	1	£244.17
6+ Bedroom	-	-	-	-	-
All self-contained	£179.01	398	£185.06	532	£182.47
<b>All stock sizes</b>	<b>£179.01</b>	<b>398</b>	<b>£185.06</b>	<b>532</b>	<b>£182.47</b>

- Zero.  
Owned stock. All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020



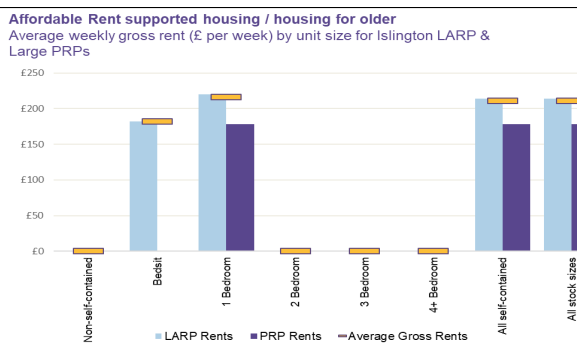
### 10 Affordable Rent supported housing / housing for older people

Average weekly gross rent (£ per week) and units by unit size for Islington LARP & Large PRPs

Unit Size	LARP Rents	LARP Units	PRP Rents	PRP Units	Average gross rent
	Gross rent	Unit count	Gross rent	Unit count	
Non-self-contained	-	-	-	-	-
Bedsit	£182.20	4	-	-	£182.20
1 Bedroom	£220.37	20	£177.92	2	£216.51
2 Bedroom	-	-	-	-	-
3 Bedroom	-	-	-	-	-
4+ Bedroom	-	-	-	-	-
All self-contained	£214.01	24	£177.92	2	£211.23
<b>All stock sizes</b>	<b>£214.01</b>	<b>24</b>	<b>£177.92</b>	<b>2</b>	<b>£211.23</b>

- Zero.  
Owned stock. All LARPs and PRPs owning Affordable Rent units - unweighted.

Source: SDR/LADR 2020



## Social stock in Islington by provider 2020

[Return to Area Summary.](#)

[To change area return to Area Summary](#)

Islington		Number of additional LAs PRP operates in (not shown for regional totals)	Total Social Stock (unweighted)	% Total Social Stock in area	% of LARP/PRPs total Social Stock	General needs self-contained units (unweighted)	% General needs self-contained units in area	% of LARP/PRPs total general needs self-contained stock	General needs bedspaces (unweighted)	% General needs bedspaces in area	% of LARP/PRPs total general needs bedspaces stock	Supported housing for older people units (unweighted)	% Supported housing for older people units in area	% of LARP/PRPs total supported housing for older people stock	Low cost home ownership (LARPs and large PRPs only, unweighted)
<b>All units:</b>			<b>42,926</b>	<b>100%</b>		<b>39,232</b>	<b>100%</b>		<b>339</b>	<b>100%</b>		<b>1,877</b>	<b>100%</b>		<b>1,454</b>
1	London Borough of Islington	LARP	25,302	58.9%	100.0%	25,176	64.2%	100.0%	-	-	-	33	1.8%	0.1%	102
2	Anchor Housing Group	Large	260	0.1%	0.1%	-	-	-	-	-	-	-	-	-	-
3	Apna Ghar Housing Association Limited	Small	5	0.0%	17.4%	20	0.1%	17.4%	-	-	-	-	-	-	-
4	Arhaa Housing Association Limited	Small	14	0.1%	4.6%	40	0.1%	4.7%	-	-	-	-	-	-	-
5	Bangla Housing Association	Small	1	0.1%	26.3%	26	0.1%	26.3%	-	-	-	-	-	-	-
6	Barnsbury Housing Association Limited	Small	-	299	0.7%	100.0%	298	0.7%	100.0%	-	-	31	1.7%	100.0%	-
7	Central and Cecil Housing Trust	Large	15	0.2%	4.5%	56	0.1%	23.0%	14	4.1%	29.2%	-	-	-	-
8	City YMCA, London	Small	1	114	0.3%	56.7%	-	-	-	-	-	114	6.1%	56.7%	-
9	Clanion Housing Association Limited	Large	177	3,374	7.9%	3.1%	2,527	6.4%	2.8%	27	8.0%	4.0%	650	34.6%	7.5%
10	Finisbury Park Housing Co-operative Limited	Small	-	35	0.1%	100.0%	35	0.1%	100.0%	-	-	-	-	-	-
11	Great Wall Society Limited	Small	-	9	0.0%	100.0%	-	-	-	-	-	9	0.5%	100.0%	-
12	Habintoo Housing Association Limited	Large	62	31	0.1%	1.0%	12	0.0%	0.7%	-	-	19	1.0%	1.2%	-
13	Home Group Limited	Large	196	29	0.1%	0.1%	-	-	-	-	-	29	1.5%	0.5%	-
14	Hyde Housing Association Limited	Large	47	1,067	2.5%	4.2%	1,038	2.6%	5.4%	-	-	-	-	-	29
15	Imnisfee Housing Association Limited	Small	11	3	0.0%	0.5%	3	0.0%	0.6%	-	-	-	-	-	-
16	Islington and Shoreditch Housing Association Limited	Large	5	806	1.9%	34.9%	685	1.7%	37.2%	-	-	48	2.6%	46.2%	73
17	Islington Community Housing Co-operative Limited	Small	-	104	0.2%	100.0%	104	0.3%	100.0%	-	-	-	-	-	-
18	Karin Housing Association Limited	Small	4	14	0.0%	40.0%	14	0.0%	40.0%	-	-	-	-	-	-
19	Keniston Housing Association Limited	Small	6	102	0.2%	12.0%	102	0.3%	16.2%	-	-	-	-	-	-
20	London & Quadrant Housing Trust	Large	98	307	0.7%	0.4%	293	0.7%	0.5%	-	-	-	-	-	14
21	Metropolitan Housing Trust Limited	Large	138	2	0.0%	0.0%	-	-	-	-	-	-	-	-	2
22	Network Homes Limited	Large	35	297	0.7%	1.7%	192	0.5%	1.5%	100	29.5%	27.9%	2	0.1%	0.1%
23	New Swift Housing Co-operative Limited	Small	1	49	0.1%	59.0%	49	0.1%	59.0%	-	-	-	-	-	-
24	Newton Housing Trust	Large	10	1,570	3.7%	22.1%	1,193	3.0%	23.8%	30	8.8%	10.2%	13	0.7%	2.1%
25	Notting Hill Genesis	Large	55	340	0.8%	0.8%	232	0.6%	0.6%	-	-	101	5.4%	2.1%	7
26	Notting Hill Home Ownership Limited	Large	71	63	0.1%	1.1%	-	-	-	-	-	-	-	-	63
27	One Housing Group Limited	Large	42	553	1.3%	4.4%	360	0.9%	3.6%	84	24.8%	13.7%	-	-	109
28	Orion Housing Limited	Large	33	128	0.3%	2.6%	104	0.3%	2.9%	-	-	6	0.3%	0.9%	18
29	Paragon Asra Housing Limited	Large	65	93	0.2%	0.5%	68	0.2%	0.4%	-	-	25	1.3%	0.8%	-
30	Peabody Trust	Large	29	5,162	12.0%	11.2%	4,546	11.6%	11.4%	2	0.6%	50.0%	382	20.4%	15.9%
31	Peter Bedford Housing Association Limited	Small	1	64	0.2%	42.4%	14	0.0%	43.8%	21	6.2%	80.8%	49	2.6%	38.0%
32	Phoenix House	Small	5	6	0.0%	9.2%	-	-	-	-	-	6	0.3%	9.2%	-
33	Places for People Homes Limited	Large	208	65	0.2%	0.2%	48	0.1%	0.1%	-	-	-	-	-	17
34	Places for People Living Limited	Large	85	62	0.2%	1.4%	60	0.2%	2.0%	-	-	22	1.2%	0.8%	-
35	Quadrant-Brownwood Tenant Co-operative Limited	Small	2	80	0.2%	58.0%	80	0.2%	58.0%	-	-	-	-	-	-
36	Richmond Avenue Housing Co-operative Limited	Small	-	25	0.1%	100.0%	-	-	25	7.4%	100.0%	-	-	-	-
37	Sanctuary Housing Association	Large	219	92	0.2%	0.1%	4	0.0%	0.0%	-	-	88	4.7%	0.6%	-
38	Seaplace Independent Housing Limited	Small	3	93	0.2%	34.2%	-	-	33	9.7%	82.5%	60	3.2%	40.0%	-
39	Shian Housing Association Limited	Small	2	68	0.2%	13.9%	68	0.2%	14.9%	-	-	-	-	-	-
40	South Midway Tenants Co-operative Limited	Small	-	107	0.2%	100.0%	107	0.3%	100.0%	-	-	-	-	-	-
41	Southern Home Ownership Limited	Small	3	4	0.0%	6.9%	4	0.0%	6.9%	-	-	-	-	-	-
42	Southern Housing Group Limited	Large	87	1,350	3.1%	5.4%	1,084	2.8%	5.6%	3	0.9%	17.6%	7	0.4%	0.3%
43	St Martin of Tours Housing Association Limited	Small	2	22	0.1%	50.0%	-	-	-	-	-	22	1.2%	55.0%	-
44	St Mungo Community Housing Association	Large	24	118	0.3%	6.8%	-	-	-	-	-	118	6.3%	6.8%	-
45	The Guinness Partnership Limited	Large	149	561	1.3%	1.0%	527	1.3%	1.2%	-	-	7	0.4%	0.1%	27
46	The Old Etonian Housing Association Limited	Small	2	52	0.1%	94.5%	52	0.1%	94.5%	-	-	-	-	-	-
47	The Richmond Fellowship	Small	19	18	0.0%	6.3%	-	-	-	-	-	18	1.0%	6.3%	-
48	The Riverside Group Limited	Large	153	32	0.1%	0.1%	14	0.0%	0.0%	-	-	18	1.0%	0.2%	-
49	Waverley (Eight) Co-operative Housing Association Limited	Small	-	26	0.1%	100.0%	26	0.1%	100.0%	-	-	-	-	-	-





Disposal figures by provider collected in 2019 as part of IHG group

PRP	Stock size	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Peabody	5,068	0	0	0	0	0	0
Hyde	1491	0	0	2	5	0	0
LBI		0	0	0	1	3	1
One Housing	427	0	1	4	0	0	0
Southern	1671	2	3	0	0	0	0
RSHA	740	0	3	1	0	0	0
Clarion	3775	1	2	1	0	0	0
Barnsbury	298	0	0	0	0	0	0
Guinness	536	0	0	0	0	0	0
Newlon	861	0	0	0	0	0	0
Shan	69	0	0	0	0	0	0
Total		3	9	8	6	3	1

RTB

These are 4 intermediate key worker rent properties

2 are Circle properties (merger). Disposed office in 15/16 and a garage site in 16/17 ( Affinity ). In process of further 3 houses, but sales will not have completed by the end of August 2018 so not included them in the table.

Sales by Large PRPs 2018-20

These are overall figures for PRP not by provider

Birmingham and London			
	2018	2019	2020
Total sales to registered providers	21	254	4,046
Total sales to tenants	25	302	5,524
Total sales to other	0	400	3,318
First tranche low cost home ownership sales	0	2,156	9,799
100% staircased low cost home ownership sales	46	1,112	4,137
Total sales to registered providers	0	196	6074
Total sales to tenants	21	496	4977
Total sales to other	52	412	3110
First tranche low cost home ownership sales	46	2137	11306
100% staircased low cost home ownership sales	34	1254	4063
Total sales to registered providers	4	481	5109
Total sales to tenants	0	106	5951
Total sales to other	13	531	2792
First tranche low cost home ownership sales	3	2359	12396
100% staircased low cost home ownership sales	30	1641	4424



## 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 2020 SDR and LADR collections (based on a view 'as at' or 'in the year to' 31 March 2020). See the 2019-20 SDR and LADR guidance published as part of the individual statistics 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 rented 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**.

### Exceptions/ excepted units (rents)

Units with an absolute exception from the statutory rent setting requirements set out in the Welfare Reform and Work Act (2016) and regulations made under it.

### 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.

### Intermediate rent

Units that fully meet the definition of intermediate rent accommodation specified in the Welfare Reform and Work Act (2016) and regulations made under it.

### 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'.

### 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 SDR 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 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.

### Net rent

The rent charged to tenants excluding all service charges.

### 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.

### Owned stock

An RP 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).

### **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

### **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 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 absolute exceptions from standard rent rules.

### **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 Welfare Reform and Work Act (2016) and regulations made under it. The fact that a tenant receives support services in their home does not make it supported housing.