



SHAC Facts 2019

The Housing Association Sector

Introduction

This factsheet is divided into three sections, with three appendices. It has been compiled using information extracted from three major government reports:

Section One Private Registered Provider Social Housing Stock in England 2017-2018 - *provides key facts on the size, structure, activities and spread of housing associations.*

Section Two 2018 Global Accounts Of Private Registered Providers – *provides details of the housing association sector's finances.*

Section Three English Housing Survey - Social Rented Sector, 2017-18 – *provides information on tenants and residents in social housing, including council housing, and compares this to the population as a whole or those in private rented and home ownership.*

Appendix I Table of Housing Association Owned Stock as at 31 March 2010-2018.

Appendix II Table of Housing Association social housing vs local authority and private sector.

Appendix III Table of Losses to Social Rented Stock For Large Associations, 2013 to 2018.

Key facts are presented below. The statements have been edited to provide commentary, improve flow, and reduce technical jargon. For example, in the majority of cases, references to 'Private Registered Providers' (PRPs) has been changed to 'housing associations'.

The [Housing and Regeneration Act 2008](#) defines social housing as low-cost rental and low-cost homeownership accommodation. 'Affordable Rent' units are those made available by associations at a rent level of no more than 80% of local market rents, inclusive of service charges.

The social housing sector includes both council and housing association properties.



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Section One – Sector Structure

Information from the “Private Registered Provider Social Housing Stock in England 2017-2018” published by the Regulator of Social Housing.

The Private Registered Provider report is compiled using data from the statistical data returns that regulated bodies are required to submit annually to the Regulator of Social Housing. The Regulator also regulates local authorities (LAs) that own and manage social housing stock.

The report provides a wealth of information on the size, structure and geographic distribution of housing association properties.

The full report can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/766713/SDR_Statistical_Release_2018_Full_v1.2.pdf

Size of Sector:

- Housing associations now own a total of 2.8m units/bedspaces at 31 March 2018. Of these, 42,454 units were non-social rented homes, and 48,428 were non-social leased homes. Figures covering non-social stock are limited as they only relate to non-social stock owned by a group’s regulated entities. Groups commonly undertake non-social housing activity through dedicated commercial subsidiaries or joint ventures, which are not included within these figures (See Appendix I).

Structure of Sector:

- In total, 285 larger housing associations in group structures own 91.7% of all social housing stock (2.4m units/bedspaces). Associations with more than 10,000 units represent 5% of the housing association population, but own 63.4% of stock within the sector, an increase on 4.5% of the population owning 54.5% of the stock reported last year. Overall, since 2007 stock ownership appears to have moved away from the smallest associations (under 1,000 units) towards the largest (over 10,000 units).
- Five associations owned more than 50,000 units of social housing stock each in 2018. Combined, these five associations alone account for over 13.2% of all stock within the sector, owning 359,594 units between them. This marks an increase from the previous year.



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- The number of social rented units transferred to large associations increased dramatically. These rose 194.9% in the year ending 31 March 2018, with 258,370 transfers being recorded.

Density of ownership:

- In absolute numbers, Liverpool has the largest number of housing association owned social rented units (58,993), whilst the Isles of Scilly has just 63 units²⁷. However, once dwelling density is taken into consideration, Knowsley has the highest density of owned social rented stock, with 280 social rented units per 1,000 dwellings.
- The regional distribution of housing association, local authority, and private sector housing is shown at Appendix II.

Increase in Leaseholds:

- Social leased stock owned by PRPs grew by a large amount, increasing by 10,202 units (6%) between 2017 and 2018. The initial focus of the Homes England 'Shared Ownership and Affordable Homes Programme' was almost exclusively upon home ownership products, particularly shared ownership, and this is thought to be the main driver of growth.

Acquisitions and losses:

- The development of new social housing stock by large housing associations has wavered since 2013. Although the 2018 figure is higher than the previous year, it is nonetheless lower than in 2013. The additions to social rented stock for large housing associations by year since 2013 are:
 - 2013 - 25,821
 - 2014 - 23,527
 - 2015 - 32,446
 - 2016 - 27,855
 - 2017 - 23,907
 - 2018 - 25,129
- The number of 'purchased' social rented units rose from 2,563 in 2017 to 5,914 in 2018, but these could have been purchased from other housing associations, therefore the figures are not particularly helpful. In total, in 2013, 31,372 units of social rented stock were acquired, and in 2018, just 36,335 were acquired. The report notes that "it is possible that some units of new stock may be included in



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the purchased figure due to the way in which section 106 affordable housing units are developed and progressed into the sector”.

- The gains must be offset against losses. The table of losses to social rented stock for large associations, in financial years ending 31 March 2013 to 2018 is provided at Appendix III. It shows that 18,263 units were lost in the last year, up from 14,803 in 2013.

Provision of affordable rented homes

- In total, 380 associations reported owning a total of 221,243 Affordable Rent units on 31 March 2018, of which 208,889 were general needs and the remaining 12,354 were supported housing or housing for older people. There has been a continued but slowing growth in the number of Affordable Rent units year on year. The marginal slowdown is attributed to the transition from the 2011-2015 Affordable Homes Programme to the 2015-2018 and 2016-2021 Shared Ownership and Affordable Homes Programmes, now managed by Homes England.



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Section Two – Sector Finances

Information from the “2018 Global Accounts Of Private Registered Providers” published by the Regulator of Social Housing.

The report provides a financial overview of the social housing sector based on an analysis of the regulatory returns of housing associations.

There are around 1,500 active housing associations, of which the majority have fewer than 1,000 homes. This analysis is concerned with the financial health of ‘large providers’, defined as those which own or manage at least 1,000 social homes. These associations own more than 95% of the sector’s stock. The majority of large providers are part of a group structure which can include multiple registered housing association subsidiaries, as well as private or charitable subsidiaries not registered with (or regulated by) the Regulator of Social Housing.

The full report can be found at: <https://www.gov.uk/government/publications/2018-global-accounts-of-private-registered-providers>

Surpluses

- In 2018, the sector’s underlying surplus (which excludes the one-off effects of merger activity) increased by 5% to £3.7bn.

Operating margin

- The sector’s operating margin decreased slightly from 30% to 28% due to increases in costs. The operating surplus from social housing lettings (SHL), the core activity of the sector, decreased by 2% to £5bn. This is the first time the operating surplus on SHL has decreased year on year since the regulator started collecting annual accounts data.

Turnover

- Turnover increased by £0.5bn to £20.5bn. Of this growth in turnover, 17% is attributable to large associations being added to the dataset as they grew over the 1,000 unit threshold in 2018. Excluding the associations added to the ‘large provider’ cohort for the first time, turnover from social housing lettings increased by just 1%.



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- Also to note, 58% of the increase in turnover in the year is attributable to one large housing association, London and Quadrant Housing Trust. The significant increase in turnover in this association for 2018 relates to land sales of £0.2bn.
- In aggregate 75% of turnover is generated from social housing lettings, the core activity of the sector. A further 13% of sector turnover relates to development for sale, including both outright sales and Low Cost Home Ownership sales. Around 8% of turnover is from other non-social activity such as market rent, leisure facilities, property services, student accommodation, land sales and other commercial income. Finally, around 4% of turnover is from other (non-letting) social housing activities such as charges for support services.

Voids and arrears

- Bad debts, void loss and current tenant arrears are key performance indicators in assessing the efficiency of lettings and rent collection. In 2018 void losses and current tenant arrears are consistent with 2017 at 1.5% and 4.4% of gross rent respectively. Bad debts have increased slightly from 0.7% of gross rent in 2017 to 0.8% in 2018.

Financing

- Housing associations are primarily debt funded and have agreements for fix interest rates (for more than one year) on more than 70% of all borrowings.
- In the year to 31st March 2018, the sector saw a significant increase in financing activity. The sector raised more than £10bn (2017: £7.6bn, 2016: £5.2bn) in new debt facilities from banks and capital markets.
- Funds raised from the capital markets increased significantly. In total 48 bond issues or private placements took place in the year (2017: 26, 2016: 23), raising a combined £4.9bn (2017: £2.6bn, 2016: £1.7bn).
- In total, debt held by the sector increased by £3bn (4%) to £72.5bn. This was in line with the £2.9bn increase reported in 2017.
- The sector was successful in accessing finance in the year, agreeing £10.1bn in new facilities. This included a significant increase in the number and value of deals through the capital markets.

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Development and disposals activity

- The value of the properties held for sale, mainly consisting of land and work in progress rather than completed properties, was £5.6bn. This was an increase of 17% on 2017. The ten largest housing associations account for 60% of this stock.
- In 2018 more than one third of the net sector surplus was attributable to sales. This includes both the development of properties for sale and the sale of properties previously held for rent.
- Development of properties for sale is concentrated in a small number of associations. Almost 80% of turnover from properties developed for outright sale is reported by just 20 housing association groups.
- In the course of the year around 15,000 homes were sold and approximately 1,000 were demolished. The total number of homes either owned or managed within the sector increased by 1% to 2,712,000.

Sales

- The profit from the sale of housing properties to existing tenants, either through Right to Buy or Right to Acquire, or through the sale of Low Cost Home Ownership properties increased in the year. In total, these categories of sales accounted for a profit of £0.5bn.

Investment

- The sector invested £10.8bn in new housing supply. This was predominantly social housing, but also properties for sale and for market rent.
- The sector spent £1.7bn on capital improvements to existing stock. Total investment of £12.5bn represents an 8% increase on 2017.
- Total investment in new or existing properties, including social housing properties, properties developed for sale and investment properties, was £12.5bn in 2018. This is an increase of 8% on spend of £11.6bn in 2017.
- Total investment in new or existing social housing properties for rent was £9bn (2017: £7.9bn).

Repairs and Maintenance

- Expenditure on repairs and maintenance of existing social stock was £5bn, a 3% increase compared to 2017.



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Section Three – Tenants And Residents

Information from the “English Housing Survey - Social Rented Sector, 2017-18” published by the Ministry of Housing and Local Government.

The English Housing Survey (EHS) is a national survey of people's housing circumstances and the condition and energy efficiency of housing in England. It is one of the longest standing government surveys and was first run in 1967.

The social rented sector includes those living in housing associations and council housing.

The full report can be found at: <https://www.gov.uk/government/statistics/english-housing-survey-2017-to-2018-social-rented-sector>

Distribution

- In England 17% of households live in the social rented sector, 1.6 million rented from local authorities, 2.4 million rented from housing associations. In total, this equates to 4 million households.

Profile of tenants and residents

- In 2017-18, 54% of households in the social rented sector had at least one household member who had a disability or long-term illness, compared to 31% of owner occupiers and 23% of private renters.
- Lone parents made up a greater proportion of the social rented sector (22%) compared to the private rented sector (14%) and owner occupiers (6%).
- There was a higher proportion of social renters in the lowest income quintile (46%) compared to private renters (19%) and owner occupiers (13%).
- Social renters were older than private renters and slightly younger than owner occupiers. In 2017-18, the average age for household reference persons (HRPs)¹ in the social rented sector was 53 years old, compared to 40 years old for private renters and 57 years old for owner occupiers.
- A higher proportion of social renters (27%) were aged 65 or over compared to private renters (8%) but this was a lower proportion than among owner occupiers (36%).
- Local authority renters were more likely to be aged 45-54 (23%) than housing association renters (19%). Local authority renters were less likely to be aged 25 to 34 years old (14%) than housing association tenants (17%).

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- Women are the primary head of the household in the majority of social rented sector households (55%). The figure for female-headed households in the general population is around 41%. Allocation based on need means those with lower incomes and lone parents are more likely to be eligible for social housing, attributes which are more prevalent among women.
- The majority (92%) of social renters were UK or Irish nationals. Social renters were more likely to be UK or Irish nationals than those in the private rented sector (74%), but less likely than owner occupiers (96%).
- A higher proportion of social renters (4%) were EU nationals than owner occupiers (2%), but a substantially lower proportion than private renters (17%).
- The majority of households in the social rented sector overall had a white head of household (83%). Housing association tenants were more likely to have a white head of household (85%) than local authority renters (81%).
- In 2017-18, 41% of social renters were in work; 27% in full-time work and 14% in part-time work; 5% of social renters were unemployed.
- The proportion of social renters who were 'economically inactive' was 25%; and 28% were retired. The rest were in full-time education (1%).
- In 2017-18, 60% of social renters received Housing Benefit to help with the payment of their rent. Among those in receipt of Housing Benefit, 54% said it exactly covered their rent. Housing association renters were more likely to say their Housing Benefit exactly covered their rent (56%) than local authority renters (50%).
- Of social renters receiving Housing Benefit, 20% were in full-time or part-time work, 34% were retired and 45% were economically inactive.

Overcrowding and multi-occupancy

- Around 8% of households in the social rented sector were living in overcrowded accommodation (305,000 households), up from 7% in 2016-17 (268,000 households). Lower proportions of private renters (6%) and owner occupiers (1%) live in overcrowded accommodation.
- Multi-person sharing households, including two or more families or lone persons sharing with other lone persons, accounted for 4% of households in the social rented sector. This was lower than the proportion of such households in the private rented sector (12%).



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- Overall 313,000 (8%) social rented households had at least one member of the household on a social housing waiting list. Social renters were more likely to have a member of the household on a waiting list than private renters (6%) and owner occupiers (less than 1%).
- Overcrowding in the social rented sector has reached the highest level recorded since 1995-96.

Satisfaction levels

- While the majority of social renters (80%) were satisfied with their current accommodation, satisfaction was lower among those who rent from a local authority than those who rent from a housing association (78% compared with 82%).
- Around 26% of social renters were dissatisfied with repairs and maintenance. The most common reasons were that the landlord is slow to get things done (33%), the landlord not bothering (24%), the landlord doing the bare minimum (15%) and maintenance work being of poor quality (13%).
- While both social and private renters most commonly cited the same reasons for dissatisfaction with repairs and maintenance, social renters were more likely to say the work done was of poor quality (13%) than private renters (6%).
- The majority of social renters (71%) felt that services provided by their landlord over the last two years had not changed much. The proportion who said services had improved stood at 11% while 18% said services had become worse over the last two years.

Quality and safety of housing

- The social rented sector had a lower proportion of non-decent homes, ie. failing the government's Decent Homes Standard (13%) compared to the private rented (25%) and owner occupied sector (19%).
- Social rented homes were less likely to have at least one category one hazard (6%) compared to privately rented (14%) and owner occupied homes (11%).
- Social rented homes were less likely to have serious disrepair (11%) compared to privately rented homes (19%).
- Almost three quarters (73%) of social rented homes had five safety features (for example the presence of working smoke alarms and carbon monoxide detectors) compared with 60% of owner occupied and 61% of privately rented homes.

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- Social renters were more likely (95%) to have a working smoke alarm than private renters and owner occupiers (both 89%).
- Social rented homes were also more energy efficient than privately rented and owner occupied homes. The average SAP rating for social homes was 68 compared with 61 for both owner occupied and private rented homes.

Incomes and rent levels

- Overall social renters spent 37% of their income on housing costs (excluding Housing Benefit). When Housing Benefit was included, this proportion decreased to 28%. Local authority renters paid a smaller proportion of their income on rent than those in housing association homes.
- Including Housing Benefit, local authority renters paid an average of 27% of their income on rent compared to 29% of income for housing association renters.
- Benefit payments had a larger impact on the proportion of income spent on rent for social renters than private renters. When excluding benefits, there was no significant difference in the average proportion of income spent on rent between social and private renters.
- When Housing Benefit is included however, social renters paid a lower average proportion of income on rent (28%) than private renters (33%).
- The very youngest social renters spent the largest proportion of their income on rent. When not including Housing Benefit, social rented households headed by someone aged 16 to 24 spent 54% of their income on rent, this was higher than all other age groups. Similarly, when including Housing Benefit households with a head of household aged 16 to 24 spent 37% of their income on rent, higher than all other age groups.
- Next, older social renters tended to spend a greater proportion of income on rent. Excluding Housing Benefit, social renters aged 55 to 64 spent 40% of their income on rent, and those 65 and over spent 37% of their income on rent. Those aged 35 to 44 spent 34% and 45 to 55 year olds spent 36% of their income on rent.

Length of tenure

- On average social renters had been in their current accommodation for 11.9 years. Local authority tenants had been in their accommodation for an average of 13.4 years and housing association renters an average of 10.9 years.



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- Local authority tenants tended to have lived in their current home for longer than housing association tenants: 51% of local authority tenants had lived in their home for 10 years or more compared to 40% of housing association renters who had lived in their home for 10 years or more.
- Social renters were more likely to have been in their current accommodation for over a decade (44%) than private renters (10%), but less likely to have done so than owner occupiers (64%).

Evictions

- A small but significant proportion of all renters said they moved because they were evicted from their previous accommodation. This was the main reason to move for 7% of social renters and higher than the proportion of current owners who moved from their previous accommodation for the same reason (1%). There was no significant difference between the proportion of private renters (9%) and social renters who were evicted from their previous accommodation.
- Around 23% of tenants said one of the reasons was being asked to leave by their private landlord. Asked about the reason for their eviction. The predominant reason for those who then went into the social rented sector was that the landlord wanted to sell or use the property (68%).

Homelessness

- Around 10% of current social renters (about 395,000 households) said they had contacted the council at some point in the last few years because they were about to become homeless. This was split between 170,000 local authority and 225,000 housing association tenants.
- The majority (73%) of social renters who contacted the council and asked to be considered homeless were accepted as homeless, 25% were considered in priority need and 24% were offered accommodation.
- Social renters were more likely than private renters to be accepted as homeless (73% compared to 35%) when presenting to the council, considered in priority need (25% compared to 11%) and offered accommodation (24% compared to 12%).

Compiled by SHAC

July 2019

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Appendix I – Housing Association Owned Stock as at 31 March 2010-2018

From Private Registered Provider Social Housing Stock in England 2017-2018, page 11.

All Private Registered Providers Units/bedspaces							
Year	General needs	Supported housing	Housing for older people	Social leased ²	Non-social rented ^{1,2}	Non-social leased ^{1,2,6}	Total
2010	1,825,510	101,742	316,188	139,733	50,318	3,514	2,437,005
2011	1,896,253	103,207	320,846	146,618	56,683	3,032	2,526,639
2012 (3,4,5)	1,962,601 (i)	113,385 (i)	304,157 (i)	151,226 (i)	48,359 (i)	29,891 (i)	2,609,619 (i)
2013 ⁷	1,987,641 (i)	113,117 (i)	305,138 (i)	158,998 (i)	48,954 (i)	36,275 (i)	2,650,123 (i)
2014	2,002,180 (i)	114,494 (i)	299,876 (i)	159,006 (i)	49,829 (i)	40,668 (i)	2,666,053 (i)
2015	2,039,032 (i)	117,602 (i)	301,530 (i)	161,384 (i)	50,216 (i)	38,847 (i)	2,708,611 (i)
2016	2,076,014 (i)	125,302 (i)	300,181 (i)	165,909 (i)	53,981 (i)	40,303 (i)	2,761,690 (i)
2017	2,119,571 (i) R	129,975 (i)	269,019 (i) R	165,019 (i)	52,379 (i)	45,342 (i)	2,781,305 (i)
2018	2,146,281 (i)	135,288 (i)	264,594 (i)	175,221 (i)	42,454 (i)	48,482 (i)	2,812,320 (i)

Notes

1. Non-social housing was not collected for small PRPs between 2009 and 2011 inclusive.
2. May include units outside of England (expected to be <0.1% of total stock based on total general needs/supported Housing/housing for older people stock reported outside of England). Low Cost Home Ownership (LCHO) units where the 100% stair-casing level has been reached are not included in this figure.
3. Prior to 2012, intermediate rent was classified as non-social stock. In 2012, this changed to general needs.
4. Prior to 2012, non-English stock held by English-based PRPs was included in the figures; for 2012 non-English stock has been filtered out unless otherwise stated.
5. In 2012, the definition of a small PRP was amended to a PRP owning fewer than 1,000 social housing units/bedspaces, with the exception of group parents which were classified as large PRPs.
6. From 2012 onwards figure includes units where the purchaser has acquired 100% of the equity.
7. In 2013, the definition of a small PRP was amended to include group parents owning less than 1,000 social housing units/bedspaces.
8. 'i' indicates weighted figures.
9. 'R' indicates revised figures.



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10. Dashed line indicates the time series break between the RSR and the SDR.
11. Owned stock includes Affordable Rent stock in general needs, supported housing and housing for older people. Weighting is not applied to Affordable Rent elements. See the Methodology and data quality section.
12. Figures for general needs, supported housing and housing for older people include Affordable Rent units

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Appendix II – Housing Association social housing stock (as at 31st March 2018), compared to LA social stock (as at 1st April 2017) and private sector stock (as at 1st April 2017) by region

From Private Registered Provider Social Housing Stock in England 2017-2018, page 20.

All Housing Associations Units/bedspaces						
Region	PRP social stock 2018 units/bedspaces ^{1, 2}	% of PRP total	LA social stock 2017 units ^{3, 4}	% of LA total	Private sector 2017 units ⁴	% of private sector total
East Midlands	154,540 (i)	5.7 (i)	177,680	11.1	1,738,790	8.8
East of England	274,001 (i)	10.1 (i)	156,530	9.8	2,235,350	11.3
London	458,466 (i)	16.9 (i)	393,960	24.6	2,714,110	13.7
North East	183,064 (i)	6.7 (i)	91,790	5.7	944,450	4.8
North West	517,545 (i)	19.1 (i)	84,560	5.3	2,657,440	13.4
South East	386,202 (i)	14.2 (i)	169,210	10.6	3,338,450	16.9
South West	256,746 (i)	9.5 (i)	94,780	5.9	2,185,090	11.0
West Midlands	282,014 (i)	10.4 (i)	201,930	12.6	1,997,340	10.1
Yorkshire and the Humber	202,828 (i)	7.5 (i)	231,240	14.4	1,969,900	10.0
England	2,715,406 (i)	100 (i)	1,601,680	100	19,780,920	100



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Notes

- 58 Produced from Statistical Data Return 2018
- 59 Produced from Local Authority Housing Statistics, Live Table 100, as updated 25 May 2018; see the related statistics section for further details: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>
- 60 Private sector stock, encompassing private rented and owner-occupied stock, calculated as the residual between an estimate of total housing stock in England from the 2011 census (modified annually using information on annual net supply of housing), and the 2018 SDR data (as at 31 March 2018) and LA data totals (as at 1 April 2017). See Local Authority Housing Statistics, Live Table 100 at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>
- 61 Properties where bathrooms, toilets etc. are shared between tenants are counted as a single unit. LA and private landlord data are therefore expected to show a comparatively lower total compared to the PRP data.

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Appendix III – Losses to social rented stock for large associations, in financial years ending 31 March 2013 to 2018

From Private Registered Provider Social Housing Stock in England 2017-2018, page 37.

Housing Associations Owning or Managing More Than 1,000 units / bedspaces						
Units/bedspaces						
Year	RTB/PRTB /RTA/VRTB ⁹¹	Social HomeBuy and other social leased	Demolitions	Disposals ¹	Other ²	Total
2013	2,715	3,508	4,672	3,908		14,803
2014	4,835	5,004	5,061	3,407		18,307
2015	4,783	5,245	2,786	2,982		15,796
2016	4,490	6,600	2,923	4,406		18,419
2017	5,37992	5,421	2,924	3,895		17,619
2018	5,224	4,436	1,273	3,407	3,923	18,263

- RTA = Right to Acquire
- RTB = Right to Buy
- PRTB = Preserved Right to Buy
- VRTB = Voluntary Right to Buy

Notes

1. Losses under the Disposals column do not capture disposals as per the direction of the regulator about notifications of disposal of social housing dwellings and of land other than a dwelling 2017. The term disposals is used in this table to maintain continuity with iterations of this table published in prior statistical releases.
2. Collection of data on Other losses began with the SDR 2018 and is not available for earlier years. This category collects units lost due to leases ending, units being converted to either LCHO or non-social stock and