

About housing associations

Housing associations are not-for-profit organisations, providing 2.7 million homes to around six million people. Housing associations reinvest all surpluses back into building more affordable homes and supporting local families and communities. In 2023/24, housing associations built a quarter of all new homes, including three-quarters of new affordable homes.

The 2025 Spending Review package provides the social housing sector with funding and regulatory clarity, enabling housing associations to significantly increase investment in existing and new social homes.

Housing associations are now focusing on delivery in partnership with the government as part of the decade of renewal for social and affordable housing, so that together, we can begin to turn the tide on the housing crisis in communities across the country.

Housing associations provide affordable, secure homes for local families in your community:

- Social housing saves the average household over £5,000 per year in rent.
- Social housing saves residents £21bn every year compared to if they were living in private rented accommodation, resulting in a £13bn per year saving to taxpayers through reduced welfare costs.
- Allocation rules mean our homes are allocated to residents who have a strong local connection and/or a priority need.

Housing associations harness private and public investment, creating good local jobs and saving taxpayers' money:

- For every £1 of grant, housing associations unlock £4 private investment, generating wealth across the economy.
- Housing associations currently have over £136bn of debt facilities in place.

Research shows building 90,000 social homes would add £51.2bn to the economy and support almost 140,000 jobs, including:

- £3.1bn savings in reduced crime.
- £3.3bn benefit savings.
- £5.2bn NHS savings.
- £8.9bn generated through higher employment.
- £4.5bn in temporary accommodation and homelessness services savings.

Social housing saves residents

£21bn

every year compared to if they were living in private rented accommodation.

Housing associations provide safe, high-quality homes for all their residents:

- We invest significantly in existing homes, including £10bn in 2024/25, to drive up standards and ensure every resident has a safe, decent home. We have the lowest proportion of non-decent homes across all housing tenures, with 91% of housing association homes meeting the Decent Homes Standard.

Housing association homes are the least likely of the rented sectors to have damp problems:

- 5.4% of homes compared to 9.2% of private rented homes and 9.3% of local authority homes.
- The social housing sector has already made significant progress in improving the energy efficiency of its homes; the most recent English Housing survey shows that 75.6% of housing association homes are at EPC C or above.
- Retrofitting homes will play a key role in tackling fuel poverty and protecting people from fluctuations in energy price caps, as more efficient insulation will reduce the amount of energy households need to use. Over the past 10 years, the number of housing association households in fuel poverty has significantly reduced to the lowest proportion amongst all rented tenures (11.6%).
- We are improving homes further by spending around £54bn on existing homes over the next five years.

Housing associations provide three-quarters of all supported housing, which:

- Provides housing and tailored support for a range of groups, including Armed Forces veterans, hospital leavers, and older people with care and support needs.
- Saves taxpayers £3.5bn per year by easing the pressure across a range of public services, like the NHS.

- Is facing a financial crisis, following years of cuts to local authorities. Our research shows that 50,000 supported homes (1 in 10) in are at high risk of closure.

Housing associations are essential partners to building more homes:

- Savills' analysis shows that large numbers of new social and affordable homes are needed to meet the 1.5m homes target, as a better mix of tenures helps speed up building rates.
- The Spending Review settlement will enable housing associations to significantly increase investment in new and existing homes.



Who is Social Housing let to?

The Government requires all Housing Associations to report on each one of their social housing lettings every year. This data was prepared by the National Housing Federation looking at the data for 2024/2025.



502,000 people in **263,000 households** received a new social letting in 2024/25 – an increase from 491,000 people in 260,000 households in the previous year.⁸



However, **over the long term the number of households allocated a new social letting each year has decreased by over 100,000 since 2007/8**, almost 30%.⁹



63% of households obtaining a social letting in 2024-25 were new to the sector – down from 64% in 2023/24. These households were living in the private sector, their own home, temporary accommodation or sleeping rough immediately beforehand.¹⁰



56% of households with a new social letting in 2024/25 who were new to the social sector were on the housing register in that area for less than a year.¹¹



28% of new social lettings in 2024/25 were to statutorily homeless households, nearly double the proportion in 2018/19. Households living in temporary accommodation immediately prior to their new letting comprised 15% of new lets, compared to 10% a decade ago.¹²



55% of all households who were granted a social tenancy in 2024/25 had been granted 'reasonable preference' by their local authority, up from 34% a decade previously. Information was not known for a further 34% of cases.¹³ Data shows that the proportion of cases where information is not known has been increasing since 2018/19.¹⁴



Most lead tenants of households with a new social letting in 2024/25 were UK nationals (89%, or 233,000 lead tenants—an increase from 87% or 228,000 tenants in the previous year).¹⁵ European nationals comprised 4% of lead tenants (10,000) with the remaining 8% from nations outside the European Economic Area (EEA) (20,000).¹⁶



46% or 97,000 households with a new letting in 2024/25 included at least one person who had a physical or mental health condition or illness lasting or expected to last for 12 months or more, an increase from 44% in 2023/24.¹⁷