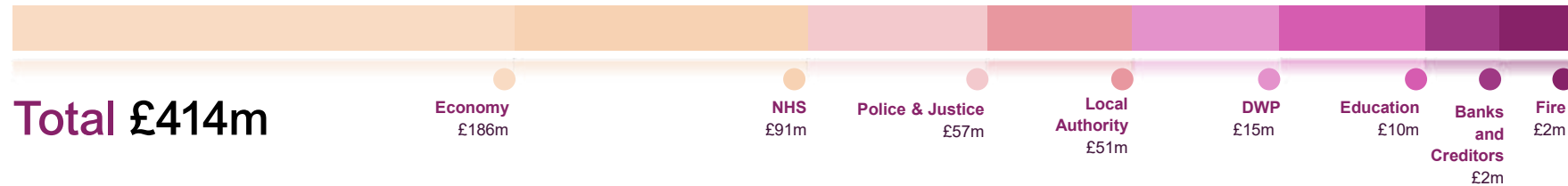


# Value of a social tenancy to the Treasury 2018/19



**The annual core social value of all Hyde social tenancies was at least £414m in 2018/19.**

**Background**  
 Last year, the value of a social tenancy was presented to the Treasury. In 2017/18, the value of a social tenancy was at least £16,906pa, of which £11,175 represented the social value arising from improved wellbeing of the tenant, £4,586 from construction spend and £1,145 from maintenance spend.\*  
 In light of more detailed Hyde customer data, the social value figures have been revised and updated for 2018/19.  
**A social tenancy is worth at least £15,689 pa, of which £11,731 is derived from the social value arising from improved tenant wellbeing, £2,817 from construction spend and £1,141 from maintenance spend.\***  
 This value is broken down by stakeholder in the bar chart above (looking at the total value across all Hyde's properties).  
 These stakeholders map into seven areas of wellbeing: financial, physical, mental, education, social justice, family and employment.

**Benefit to the Treasury**  
 The adjacent table breaks down the value of a social tenancy by cost type against each of the seven areas of wellbeing.  
**The Treasury sees a total value of at least £5,518 per annum per tenancy directly to government agencies and a further £9,679 in broader economic gains.**

Cost line: seven areas of wellbeing	Cost type (per tenancy £)			
	Total impact per tenancy	Treasury and other Local Authority agencies	Economic gain	Other gains eg insurance
Financial wellbeing	1,629	1,564	-	64
Physical health	2,539	2,539	-	-
Mental health	32	32	-	-
Education	267	28	126	113
Social justice	1,668	1,040	314	314
Family	314	314	-	-
Employment	5,281	-	5,281	-
<b>Social value totals</b>	<b>11,731</b>	<b>5,518</b>	<b>5,721</b>	<b>492</b>
Construction impact	2,817		2,817	
Maintenance impact	1,141		1,141	
<b>Total by cost type</b>	<b>15,689</b>	<b>5,518</b>	<b>9,679</b>	<b>492</b>

\*Figures from our commissioned report *The Hyde Group: The Value of a Social Tenancy: A socio economic evaluation based on Hyde's housing portfolio, produced by Bates Wells in 2018 and updated in 2019. This report is available to read at [www.hyde-housing.co.uk/value-to-society](http://www.hyde-housing.co.uk/value-to-society)*

\*Note that the social justice cost line includes a cost for 'the average cost of crime'. This is a compound cost and therefore, having looked in detail at the breakdown of cost, we have assumed it is split 50% treasury, 25% economic gain and 25% other gains.



Take up period of costs (per tenancy £)		
Cost line: seven areas of wellbeing	Immediately Immediate impact in construction phase and immediate impact to a resident when they take up a social tenancy	From end of Year one A consistent and annual benefit
Financial wellbeing	1,201	1,629
Physical health	2,125	2,539
Mental health	-	32
Education	-	267
Social justice	1,668	1,668
Family	-	314
Employment		5,281
Social value totals	4,994	11,731
Construction impact	2,817	
Maintenance impact		1,141
<b>Total benefit seen straight away</b>	<b>7,811</b>	
<b>Total stabilised benefit seen from the end of year one</b>		<b>12,872</b>



#### More information

Contact Hyde Housing Group, on 0800 328 2282

For more detail on the value of a social tenancy visit

[www.hyde-housing.co.uk/value-to-society](http://www.hyde-housing.co.uk/value-to-society)

#### Benefit to the Treasury (continued)

These 'benefits' are then split into those which occur straight away and those which build up over the first year of the tenancy, with the total benefit seen each year in a steady tenancy.

**There is an immediate gain of at least £7,811** (note that the construction gain is a one-off impact seen during the building phase of a social tenancy) **with an impact of £12,872 seen thereafter each year.**

#### Summary

The Treasury can create additional return to both to public finances and to the UK economy by enabling the creation of additional social tenancies.

Each tenancy creates at least £5,518 pa direct positive effects on public spending, and at least £10,171 of broader economic and other gains. This research shows that this relationship is direct: enable an extra 100 tenancies and these benefits will multiply by 100.

Of the total gains, around three quarters occur immediately, and the other quarter builds up over the first year of a new tenancy.



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