

Housing Association Management Costs Per Property

The top and bottom 30: Who could spend less on management to build more homes?

Rank	RP name	Management Cost Per Property (CPP)	Management CPP as a % of Operating Costs	Social housing units managed
1	Derwentside Homes	178	4.2%	6,621
2	Thames Valley Housing Association Limited	255	7.1%	1,199
3	Ribble Valley Homes Limited	297	7.2%	1,175
4	Thames Valley Charitable Housing Association Ltd	334	6.1%	11,166
5	Yorkshire Coast Homes Limited	349	8.7%	4,509
6	The Wrekin Housing Trust Limited	358	8.1%	12,302
7	Beech Housing Association Limited	366	15.4%	1,310
8	Orbit Group Limited	381	14.8%	3,941
9	Guinness Care and Support Limited	407	4.3%	1,009
10	Waterloo Housing Association Limited	407	10.7%	6,588
11	Swan Housing Association Limited	427	7.2%	8,665
12	Cornerstone Housing Limited	432	10.4%	1,237
13	Broadacres Housing Association Limited	433	9.1%	5,549
14	Plumlife Homes Limited	434	36.2%	1,722
15	Islington and Shoreditch Housing Association Ltd	441	7.3%	1,867
16	Chorley Community Housing Limited	442	21.3%	5,583
17	New Linx Housing Trust	451	10.6%	6,855
18	Wansbeck Homes Limited	457	11.7%	5,210
19	De Montfort Housing Society Limited	457	12.0%	5,314
20	Derwent Housing Association Limited	458	11.1%	8,160
21	Saffron Housing Trust Limited	460	10.1%	5,214



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22	Brunelcare	467	9.9%	1,366
23	Acis Group Limited	471	12.0%	5,432
24	London & Quadrant Housing Trust	478	8.8%	67,837
25	South Lakes Housing	480	10.6%	3,131
26	Selwood Housing Society Limited	481	9.8%	5,880
27	Durham Aged Mineworkers' Homes Association	490	11.8%	1,742
28	Plymouth Community Homes	497	14.0%	16,079
29	North Devon Homes Limited	499	11.9%	3,091
30	Mossbank Homes Limited	502	13.7%	1,227
304	Peabody Trust	1,514	24.9%	17,035
305	East Homes Limited	1,517	25.0%	12,626
306	Rosebery Housing Association Limited	1,579	24.1%	2,213
307	Arena Housing Group Limited	1,584	29.0%	10,334
308	Severn Vale Housing Society Limited	1,588	33.5%	3,358
309	Gedling Homes	1,588	32.2%	3,319
310	A2Dominion Homes Limited	1,592	27.9%	15,406
311	Knightstone Housing Association Limited	1,601	30.7%	10,383
312	Oxford Citizens Housing Association Limited	1,602	33.1%	3,110
313	Community Trust Housing	1,640	32.1%	1,343
314	Advance Housing and Support Limited	1,646	21.8%	2,206
315	Bolton at Home	1,657	42.2%	17,865
316	CBHA	1,750	29.4%	1,493
317	Impact Housing Association Limited	1,758	38.5%	2,823
318	Genesis Housing Association Limited	1,778	23.4%	31,722
319	WATMOS Community Homes	1,833	36.9%	2,682



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320	Housing & Care 21	1,987	31.3%	16,829
321	Bournemouth Churches Housing Association Limited	2,026	28.9%	1,853
322	Richmond-Upon-Thames Churches Housing Trust Ltd	2,086	27.1%	3,014
323	Ashram Housing Association Limited	2,103	43.3%	1,257
324	Watford Community Housing Trust	2,116	39.5%	4,780
325	Central and Cecil Housing Trust	2,288	23.5%	2,096
326	Croydon Churches Housing Association Limited	2,289	35.2%	1,331
327	Viridian Housing	2,767	39.9%	13,010
328	Look Ahead Care and Support Ltd	2,802	40.3%	2,541
329	Hightown Praetorian and Churches Housing Association	3,058	35.4%	3,847
330	The Abbeyfield Society	3,188	16.8%	1,927
331	Heantun Housing Association Limited	3,407	47.8%	1,213
332	St Mungo Community Housing Association	3,868	31.4%	1,887
333	Nacro Community Enterprises Limited	5,564	27.1%	1,014
334	Chapter 1 Charity Limited	6,453	50.7%	1,160

Top Quartile	692	15%
Median Quartile	914	19%
Lower Quartile	1,199	24%

