

January 2019

How many homes did housing associations deliver in quarter two 2018/19?

Summary of key points:

- Housing associations started 43,778 homes in the 12 months up to and including September 2018
- They also completed 41,793 homes in the 12 months up to and including September 2018
- 10,511 homes were started in 2018/19 Q2
- Housing associations also completed 9,842 homes in 2018/19 Q2
- 46% (4,847) of homes started were delivered outside the Affordable Homes Programme in Q2
- 49% (4,787) of homes completed were delivered outside the Affordable Homes Programme in Q2
- 50% (4,476) of affordable starts were delivered through Section 106 agreements in Q2
- 47% (3,853) of affordable completions were delivered through Section 106 agreements in Q2

Contact name: Rob Cowley
Job title: Assistant Analyst
Direct line: 020 7067 1183
Email: rob.cowley@housing.org.uk

Lion Court
25 Procter Street
London WC1V 6NY
info@housing.org.uk
www.housing.org.uk

1. How did we get to this figure, and why did we do it this way?

There has been a long-standing problem with the available data on the supply of new housing association homes. The housebuilding figures published by the Ministry of Housing, Communities and Local Government acknowledge that the tenure split used has its limitations and is not the best source of information on new build affordable housing. For example, they do not attribute all homes which are delivered for housing associations through Section 106 agreements to the housing association category. In addition to this, the data published by the Homes England (HE) and Greater London Authority (GLA) only captures activity within the programmes they fund, so misses out provision of homes outside these programmes, whether they are market or sub-market products.

In order to address this, and gain a more complete picture of the level and breadth of development activity engaged in and funded by our members, we have collected data on new development directly from developing housing associations. This includes affordable homes delivered by the private sector through Section 106 agreements, but are acquired and owned by housing associations.

We achieved a response rate of 87%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 87% of total stock owned by developing housing associations, indicating that the majority of non-respondents are smaller organisations.

2. Overall tenure breakdown

Table 1 – starts by quarter and tenure type¹

	Q1 16/17	Q2 16/17	Q3 16/17	Q4 16/17	Q1 17/18	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19
Social Rent	1,228	957	1,094	624	1,140	792	1,155	1,086	1,131	840
Affordable Rent	4,183	4,238	5,399	6,973	3,717	3,449	4,410	6,155	3,430	4,217
Affordable Home Ownership	2,700	2,800	3,511	4,353	3,074	2,885	3,335	4,319	2,682	3,871
Market Rent	489	419	684	462	229	556	117	627	101	262
Market Sale	1,844	1,323	1,484	2,944	1,093	2,111	1,411	1,911	1,397	1,321
Grand total	10,444	9,737	12,172	15,356	9,253	9,793	10,428	14,098	8,741	10,511

¹ Includes additional units provided in quarters one to three which were not previously recorded.

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Table 2 – completions by quarter and tenure type

	Q1 16/17	Q2 16/17	Q3 16/17	Q4 16/17	Q1 17/18	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19
Social Rent	1,206	790	1,436	1,343	1,140	939	1,014	1,409	1,160	1,016
Affordable Rent	4,227	4,267	4,546	5,895	4,558	4,538	4,699	6,378	4,115	4,165
Affordable Home Ownership	1,737	1,954	2,399	2,581	2,372	2,288	2,347	4,112	2,535	3,010
Market Rent	280	234	488	390	242	350	306	334	391	582
Market Sale	797	1,234	1,228	1,050	1,201	789	895	1,545	711	1,069
Grand total	8,247	8,479	10,097	11,259	9,613	8,904	9,261	13,778	8,912	9,842

Table 3 – starts by tenure type and programme

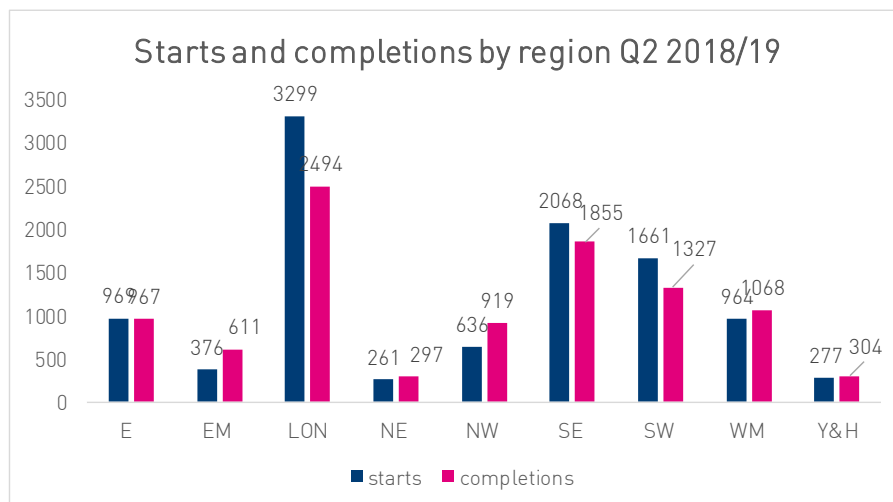
	Inside AHP	Outside AHP	Total
Social Rent	331	509	840
Affordable Rent	2,785	1,432	4,217
Affordable Home Ownership	2,548	1,323	3,871
Total affordable	5,664	3,264	8,928
Market Rent	n/a	262	262
Market Sale	n/a	1,321	1,321
Total Market	n/a	1,583	1,583
Grand total	5,664	4,847	10,511

Table 4 – completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	383	633	1,016
Affordable Rent	2,816	1,349	4,165
Affordable Home Ownership	1,856	1,154	3,010
Total affordable	5,055	3,136	8,191
Market Rent	n/a	582	582
Market Sale	n/a	1,069	1,069
Total market	n/a	1,651	1,651
Grand total	5,055	4,787	9,842

3. Regional results

There are significant regional variations in the number of homes being delivered across the country. The majority of development takes place in London and the South East. The North East and Yorkshire and Humber – where the housing crisis takes a different form – deliver comparatively fewer homes.



Using Section 106 as a mechanism to deliver new homes also varies across the country. In this quarter this was a particularly important way of delivering new homes in the South East.

