

March 2019

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

Summary of key points:

- Housing associations started 44,770 homes in the 12 months up to and including December 2018
- They also completed 43,988 homes in the 12 months up to and including December 2018
- 11,420 homes were started in 2018/19 Q3
- Housing associations also completed 11,456 homes in 2018/19 Q3
- 48% (5,474) of homes started were delivered outside the Affordable Homes Programme in Q3
- 46% (5,252) of homes completed were delivered outside the Affordable Homes Programme in Q3
- 59% (6,040) of affordable starts were delivered through Section 106 agreements in Q3
- 61% (5,870) of affordable completions were delivered through Section 106 agreements in Q3

Contact name: Bekah Ryder
Job title: Member Intelligence Manager
Direct line: 020 7067 1074
Email: bekah.ryder@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 82%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 86% 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 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	Q3 18/19
Social Rent	1,228	957	1,094	624	1,140	792	1,155	1,086	1,131	840	1,707
Affordable Rent	4,183	4,238	5,399	6,973	3,717	3,449	4,410	6,155	3,430	4,217	4,362
Affordable Home Ownership	2,700	2,800	3,511	4,353	3,074	2,885	3,335	4,319	2,682	3,871	4,221
Market Rent	489	419	684	462	229	556	117	627	101	262	30
Market Sale	1,844	1,323	1,484	2,944	1,093	2,111	1,411	1,911	1,397	1,321	1,100
Grand total	10,444	9,737	12,172	15,356	9,253	9,793	10,428	14,098	8,741	10,511	11,420

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	Q3 18/19
Social Rent	1,206	790	1,436	1,343	1,140	939	1,014	1,409	1,160	1,016	1,300
Affordable Rent	4,227	4,267	4,546	5,895	4,558	4,538	4,699	6,378	4,115	4,165	4,611
Affordable Home Ownership	1,737	1,954	2,399	2,581	2,372	2,288	2,347	4,112	2,535	3,010	3,783
Market Rent	280	234	488	390	242	350	306	334	391	582	526
Market Sale	797	1,234	1,228	1,050	1,201	789	895	1,545	711	1,069	1,236
Grand total	8,247	8,479	10,097	11,259	9,613	8,904	9,261	13,778	8,912	9,842	11,456

Table 3 – starts by tenure type and programme

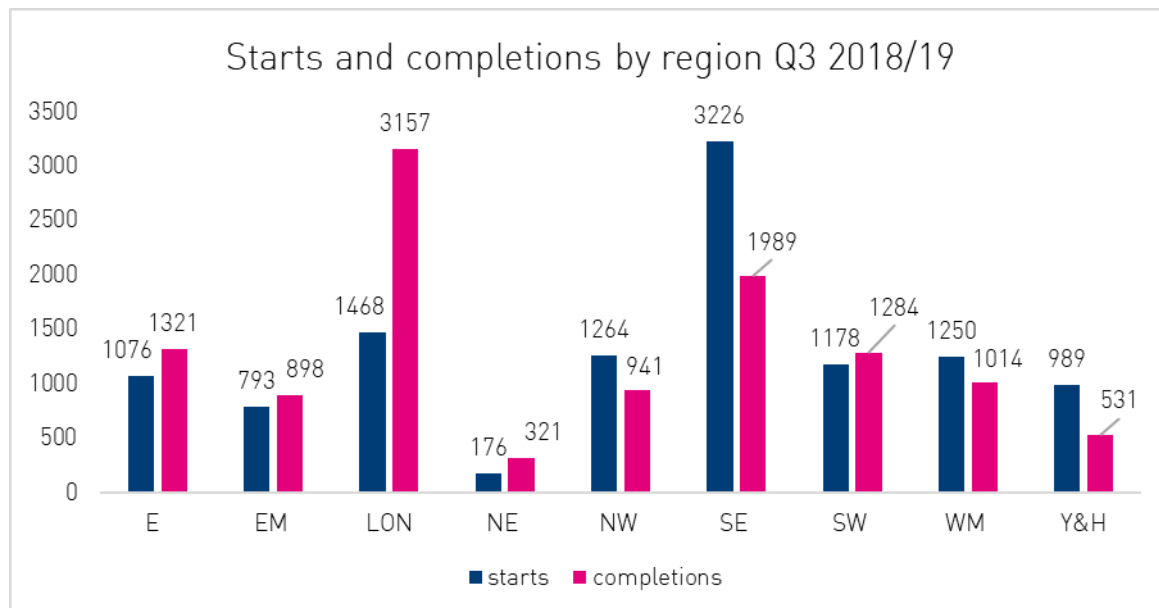
	Inside AHP	Outside AHP	Total
Social Rent	756	951	1,707
Affordable Rent	2,892	1,470	4,362
Affordable Home Ownership	2,298	1,923	4,221
Total affordable	5,946	4,344	10,290
Market Rent		30	30
Market Sale		1,100	1,100
Total Market		1,130	1,130
Grand total	5,946	5,474	11,420

Table 4 – completions by tenure type and programme

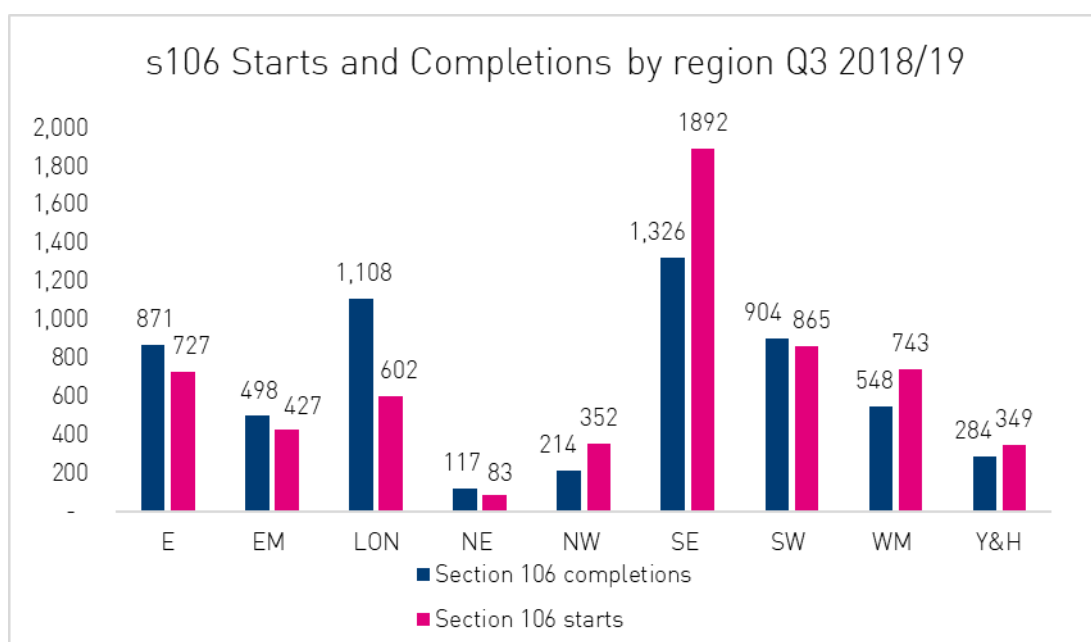
	Inside AHP	Outside AHP	Total
Social Rent	568	732	1,300
Affordable Rent	3,520	1,091	4,611
Affordable Home Ownership	2,116	1,667	3,783
Total affordable	6,204	3,490	9,694
Market Rent		526	526
Market Sale		1,236	1,236
Total Market		1,762	1,762
Grand total	6,204	5,252	11,456

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.



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