

June 2019

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

Summary of key points:

- Housing associations completed 45,604 homes in 2018/19 which is a 10% increase compared to 2017/18
- They also started 49,372 homes in 2018/19 which is a 13% increase compared to 2017/18
- 47% (22,985) of homes started were delivered outside the Affordable Homes Programme
- 46% (21,155) of homes completed were delivered outside the Affordable Homes Programme
- 51% (21,442) of affordable starts were delivered through Section 106 agreements
- 54% (20,757) of affordable completions were delivered through Section 106 agreements.

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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 that are delivered for housing associations through Section 106 agreements to the housing association category. In addition to this, the data published by Homes England and Greater London Authority 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 83%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 91% 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 tenure type

	2015/16	2016/17	2017/18	2018/19
Social Rent	4,744	3,903	4,173	5,447
Affordable Rent	19,693	20,793	17,731	19,375
Affordable Home Ownership	10,221	13,364	13,613	16,844
Market Rent	2,576	2,054	1,529	999
Market Sale	4,870	7,595	6,526	6,707
Total	42,104	47,709	43,572	49,372

Table 2 – completions by tenure type

	2015/16	2016/17	2017/18	2018/19
Social Rent	5,464	4,775	4,502	5,183
Affordable Rent	18,592	18,935	20,173	19,244
Affordable Home Ownership	8,767	8,671	11,119	14,290
Market Rent	2,096	1,392	1,332	2,344
Market Sale	5,205	4,309	4,430	4,543
Total	40,124	38,082	41,556	45,604

Table 3 – starts by tenure type and programme

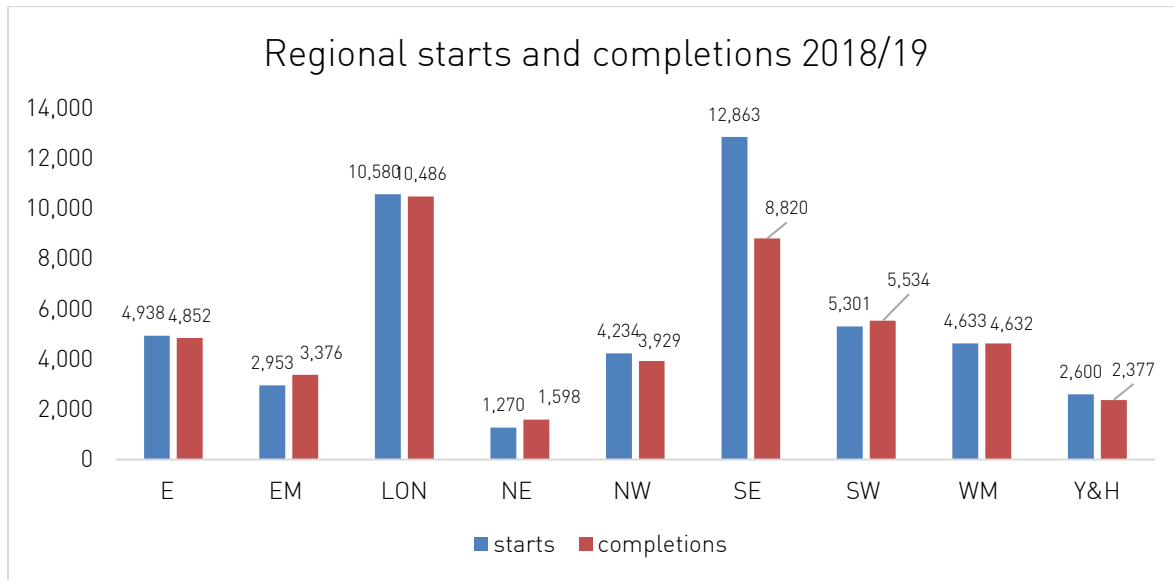
	Inside AHP	Outside AHP	Total
Social Rent	2,073	3,374	5,447
Affordable Rent	13,480	5,895	19,375
Affordable Home Ownership	10,834	6,010	16,844
Total affordable	26,387	15,279	41,666
Market Rent	n/a	999	999
Market Sale	n/a	6,707	6,707
Total Market	n/a	7,706	7,706
Grand total	26,387	22,985	49,372

Table 4 – completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,841	3,342	5,183
Affordable Rent	14,132	5,112	19,244
Affordable Home Ownership	8,476	5,814	14,290
Total affordable	24,449	14,268	38,717
Market Rent	n/a	2,344	2,344
Market Sale	n/a	4,543	4,543
Total Market	n/a	6,887	6,887
Grand total	24,449	21,155	45,604

3. Regional results

There were significant regional variations in the number of homes delivered across England in 2018/19. Nearly half of starts and over 40% of completions were in London and the South East. The North East and Yorkshire and Humber – where the housing crisis takes a different form - delivered comparatively fewer homes.



Using Section 106 as a mechanism to deliver new homes also varied across the regions in 2018/19. Areas with more than 60% of affordable delivery via S106 were the South East, South West and East of England.

