

Briefing:

How many homes did housing associations deliver in quarter two 2019/20?

14 January 2020

- Housing associations started 43,666 affordable homes in the year ended September 2019, up 16.5% on September 2018 and the highest annual total since our Supply Data survey began in 2016
- They also completed 38,646 affordable homes in the same period, an increase of 5.5% on the year to September 2018
- Housing associations started 51,213 homes of all tenures in the 12 months up to and including September 2019, up 13.5% on September 2018.
- They also completed a total of 45,944 homes in the same period, an increase of 7.9%
- 10,613 homes of all tenures were started in 2019/20 Q2, down 3.7% on the same quarter last year
- Housing associations also completed 10,739 homes in 2019/20 Q2, an increase of 5.2% on the same quarter last year
- 39% (4,136) of all homes started were delivered outside the Affordable Homes Programme in Q2
- 46% (4,928) of all homes completed were delivered outside the Affordable Homes Programme in Q2
- 48% (4,569) of affordable starts were delivered through Section 106 agreements in Q2
- 55% (4,947) of affordable completions were delivered through Section 106 agreements in Q2.

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 and the 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 collect data on new development directly from developing housing associations. This includes affordable homes delivered by the private sector through Section 106 agreements, but acquired and owned by housing associations.

We achieved a response rate of 88%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 92% 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

	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20
Social Rent	792	1,155	1,086	1,238	840	1,753	1,616	1,088	1,110
Affordable Rent	3,449	4,410	6,155	3,770	4,311	4,416	6,878	4,362	4,898
Affordable Home Ownership	2,885	3,335	4,319	2,913	3,958	4,247	5,726	4,042	3,530
Market Rent	556	117	627	101	262	30	606	369	187
Market Sale	2,111	1,411	1,911	1,555	1,647	1,100	2,405	1,962	888
Grand total	9,793	10,428	14,098	9,577	11,018	11,546	17,231	11,823	10,613

Table 2 – completions by quarter and tenure type

	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20
Social Rent	939	1,014	1,409	1,227	1,016	1,398	1,542	1,237	951
Affordable Rent	4,538	4,699	6,378	4,337	4,342	4,764	5,801	3,745	4,629
Affordable Home Ownership	2,288	2,347	4,112	2,647	3,091	3,872	4,680	2,662	3,365
Market Rent	350	306	334	391	582	529	842	240	394
Market Sale	789	895	1,545	713	1,178	1,236	1,416	1,241	1,400
Grand total	8,904	9,261	13,778	9,315	10,209	11,799	14,281	9,125	10,739

Table 3 – starts by tenure type and programme

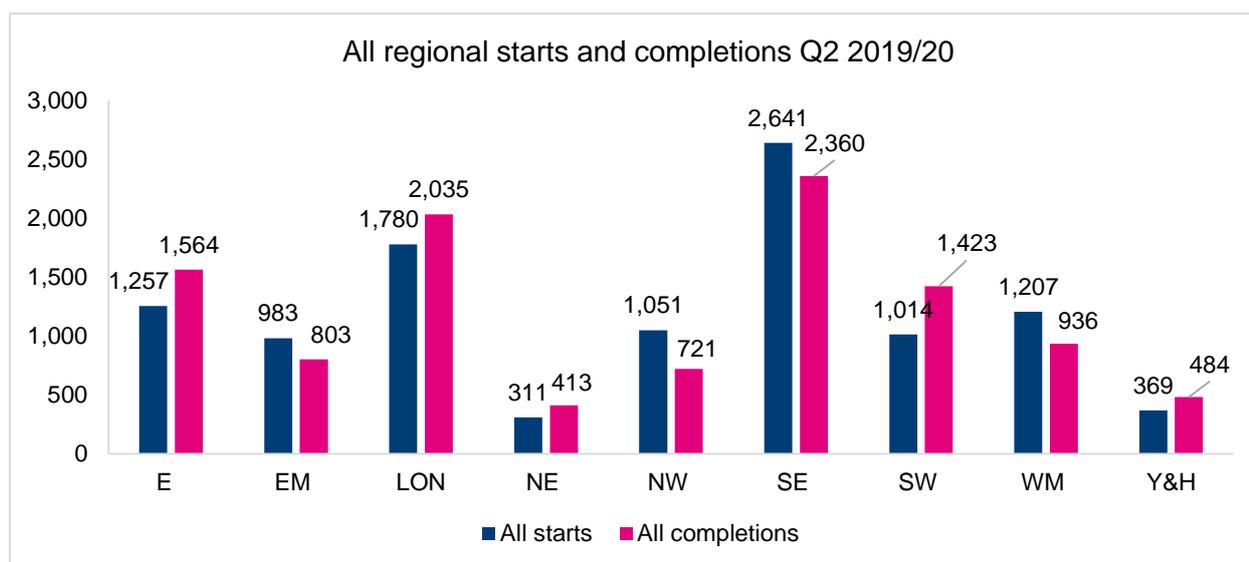
	Inside AHP	Outside AHP	Total
Social Rent	746	364	1,110
Affordable Rent	3,228	1,670	4,898
Affordable Home Ownership	2,503	1,027	3,530
Total affordable	6,477	3,061	9,538
Market Rent	-	187	187
Market Sale	-	888	888
Total Market	-	1,075	1,075
Grand total	6,477	4,136	10,613

Table 4 – completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	272	679	951
Affordable Rent	3,457	1,172	4,629
Affordable Home Ownership	2,082	1,283	3,365
Total affordable	5,811	3,134	8,945
Market Rent	-	394	394
Market Sale	-	1,400	1,400
Total Market	-	1,794	1,794
Grand total	5,811	4,928	10,739

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.



4. Section 106

Using Section 106 as a mechanism to deliver new homes also varies across the country. As a proportion of affordable delivery, this was a particularly important way of starting new homes in the East of England and Yorkshire and Humber this quarter. When looking at the volume (and proportion) of affordable housing delivered, Section 106 was prominent for completions in the South East.

