

How many homes did housing associations deliver in 2021/22?

Briefing note

10 Oct 2023

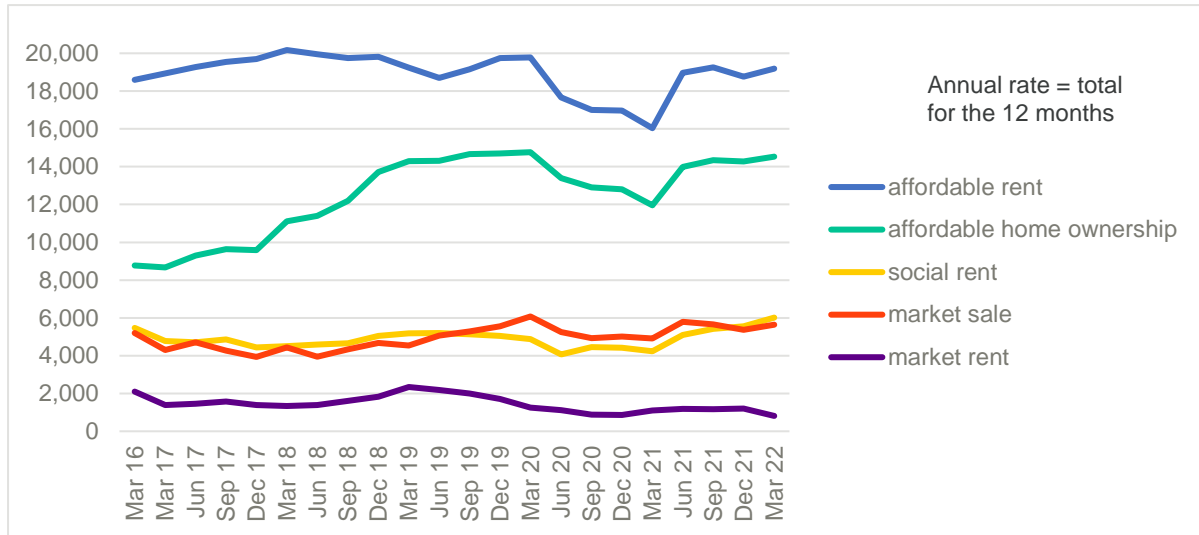
Summary

- The NHF Supply Data survey shows that housing associations started 39,306 affordable homes in 2021/22, down 1% on the year ended March 2021, and completed 39,735, up 23%.
- In the 12 months from April 2021 housing associations started 43,514 homes of all tenures, down 1% on the year ended March 2021, and completed 46,182, up 21%.
- The number of homes started in England fell by 9% in the three months January-March 2022 compared with the same quarter in 2021. The delivery of homes in England increased by 8%.
- Housing associations started 13,500 affordable homes, down 6% on the three months Jan-March 2021 and completed 11,161 affordable homes, up 11% on the same period the year previous.
- They started 14,746 homes of all tenures (down 9%) and completed 13,460 (up 8%).
- 34% (14,649) of all homes started were delivered outside the Affordable Homes Programme in the year 2021/2022.
- 31% (12,471) of all homes completed were delivered outside the Affordable Homes Programme in the year 2021/2022.

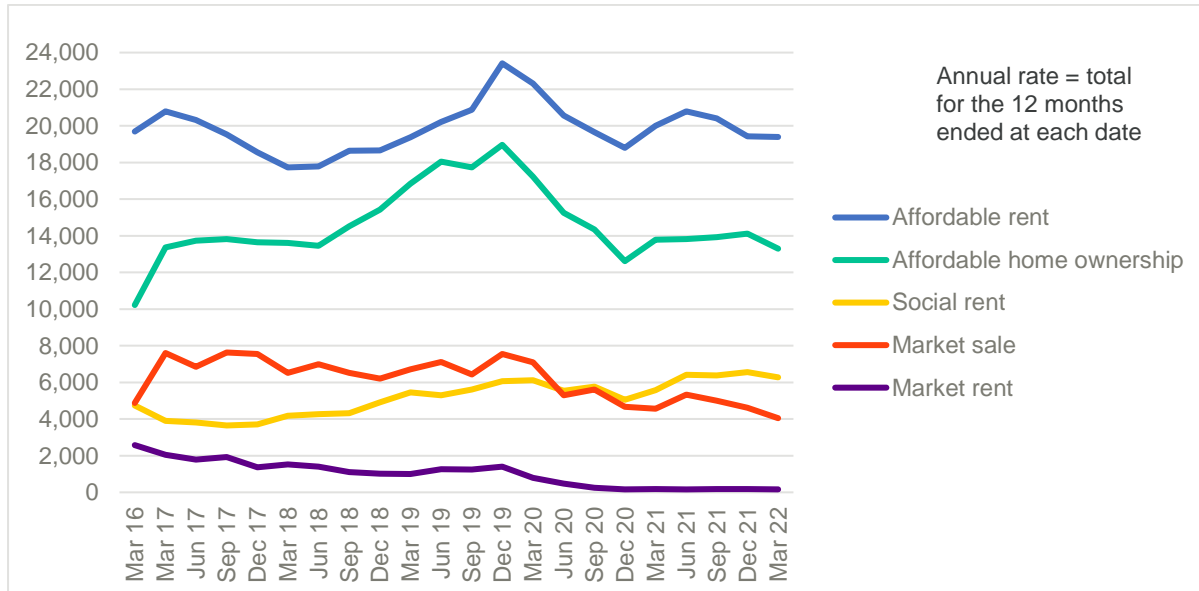
- 34% (14,783) of affordable starts were delivered through Section 106 agreements in 2021/2022.
- 45% (17,950) of affordable completions were delivered through Section 106 agreements in 2021/22.

1. Long-term trends

Annual rate of completions by housing associations in England



Annual rate of starts by housing associations in England



2. How did we get these results, 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 quarterly house building figures published by the Department of Levelling Up, Housing and Communities (DLUHC) acknowledges that the split of data across tenures has limitations and is not the best source of information on new build affordable housing.
- For example, not all the homes delivered for housing associations through Section 106 agreements are attributed to the housing association category.
- However, for results in 2021/22 DLUHC has reviewed and improved its house building data collection so that a larger proportion of Section 106 is attributed to housing associations.
- Other data, published by the Homes England and the Greater London Authority only captures activity within the programmes they fund, so misses out the delivery of homes outside these programmes, whether they are market or sub-market products.
- In order to address these issues, 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 of all tenures directly from developing housing associations. This includes affordable homes delivered by the private sector through Section 106 agreements, acquired and owned by housing associations.
- We achieved a response rate of 78%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 92% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22	Q2 21/22	Q3 21/22	Q4 21/22
Social Rent	2,202	1,661	525	1,374	1,500	2,175	1,367	1,333	1,685	1,897
Affordable Rent	6,947	5,771	2,864	4,066	6,095	6,977	3,635	3,683	5,110	7,192
Affordable Home Ownership	5,484	3,981	2,155	2,720	3,756	5,152	2,186	2,837	3,952	4,411
Market Rent	194	0	44	15	108	13	24	32	105	0
Market Sale	2,221	1,940	165	1,284	1,288	1,820	947	950	904	1,246
Grand total	17,048	13,353	5,753	9,459	12,747	16,137	8,177	8,835	11,756	14,746

Table 2: Completions by quarter and tenure type

	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22	Q2 21/22	Q3 21/22	Q4 21/22
Social Rent	1,300	1,378	429	1,352	1,264	1,195	1,291	1,665	1,398	1,662
Affordable Rent	5,361	5,838	1,666	4,145	5,315	4,912	4,594	4,441	4,812	5,348
Affordable Home Ownership	3,898	4,751	1,295	2,966	3,785	3,913	3,331	3,308	3,734	4,151
Market Rent	239	373	105	160	226	604	197	138	272	207
Market Sale	1,491	1,943	409	1,088	1,582	1,831	1,295	951	1,295	2,092
Grand total	12,289	14,283	3,904	9,711	12,172	12,455	10,708	10,503	11,511	13,460

Table 3: **Q4** starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,215	682	1,897
Affordable Rent	5,960	1,232	7,192
Affordable Home Ownership	3,437	974	4,411
Total affordable	10,612	2,888	13,500
Market Rent	-	0	0
Market Sale	-	1,246	1,246
Total Market	-	1,246	1,246
Grand total	10,612	4,134	14,746

Table 4: **Q4** completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,008	654	1,662
Affordable Rent	4,014	1,334	5,348
Affordable Home Ownership	2,873	1,278	4,151
Total affordable	7,895	3,266	11,161
Market Rent	-	207	207
Market Sale	-	2,092	2,092
Total Market	-	2,299	2,299
Grand total	7,895	5,565	13,460