

## Briefing:

# How many homes did housing associations deliver in 2020/21?

3 September 2021

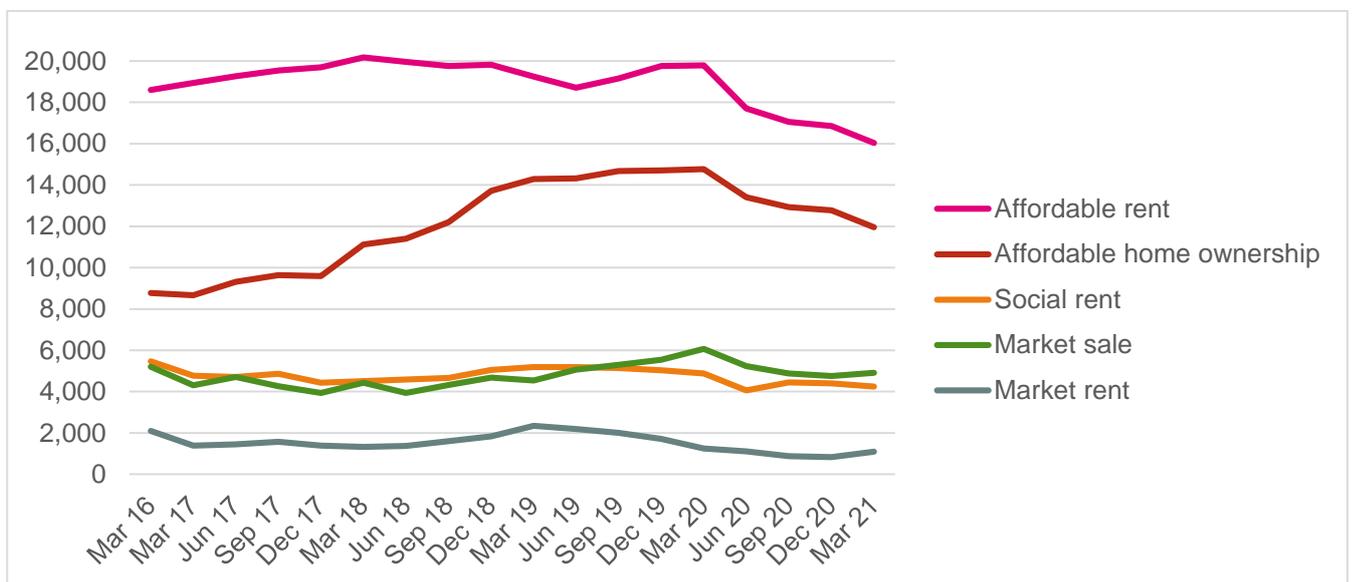
---

- Three key factors contributed to the decrease in activity: the impact of the pandemic, some housing associations' prioritising resources towards building safety and existing tenants, and that the previous year (2019/20) was a high-point in delivery, boosted possibly by variations in the roll-out of the Affordable Homes Programme (AHP) 2016-21.
- The NHF Supply Data survey shows that housing associations started building 39,359 affordable homes in the year ended March 2021, down 14% on 2019/20.
- They also completed 32,237 affordable homes in 2020/21, down 18% on 2019/20.
- Housing associations started 44,096 homes of all tenures in 2020/21, down 18% on 2019/20.
- They completed 38,342 homes of all tenures in 2020/21, also a decrease of 18%.
- Housing associations were not alone in the downturn in delivery. House building activity more generally was also affected by the pandemic. Starts by the private sector in 2020/21 were down 5% on 2019/20, and completions fell by 9% (MHCLG Indicators of new supply, Table 213).
- However, there was an increase in starts in the last three months of 2020/21 (January-March 2021). Of all tenures, 16,137 homes were started by housing associations in quarter four. This was 21% up on quarter four in 2019/20.
- They also completed 12,455 homes in Q4 2020/21, but this was a decrease of 13% on the same quarter in 2019/20.
- 25% (4,100) of all homes started were delivered outside the AHP in Q4.

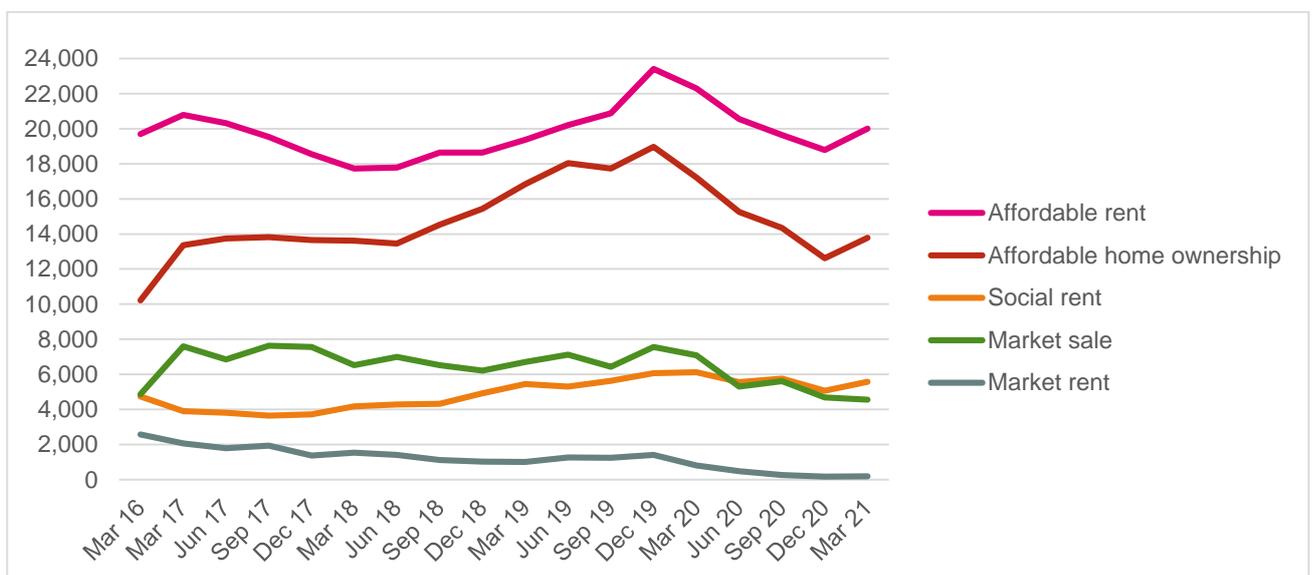
- 43% (5,390) of all homes completed were delivered outside the AHP in Q4.
- 33% (4,654) of affordable starts were delivered through Section 106 agreements in Q4.
- 43% (5,390) of affordable completions were delivered through Section 106 agreements in Q4.

## 1. Long-term trends

Annual rate of completions by housing associations



Annual rate of starts by housing associations



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

There has been a long-standing limitation with the available data on the supply of new housing association homes. The quarterly house building figures published by the Ministry of Housing, Communities and Local Government (MHCLG) 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 2020/21, MHCLG 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 Homes England and the Greater London Authority only captures activity within the programmes they fund, so misses out the delivery of homes outside of 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 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 72%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 88% of total stock owned by developing housing associations.

## 3. Overall tenure breakdown

Table 1 – starts by quarter and tenure type

	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21
<b>Social Rent</b>	1,753	1,616	1,088	1,162	2,202	1,661	525	1,374	1,500	2,175
<b>Affordable Rent</b>	4,416	6,878	4,611	4,977	6,947	5,771	2,864	4,066	6,095	6,977
<b>Affordable Home Ownership</b>	4,247	5,726	4,120	3,634	5,484	3,981	2,155	2,720	3,756	5,152
<b>Market Rent</b>	30	606	369	236	194	0	44	15	108	13
<b>Market Sale</b>	1,100	2,405	1,962	968	2,221	1,940	165	1,284	1,288	1,820
<b>Grand total</b>	<b>11,546</b>	<b>17,231</b>	<b>12,150</b>	<b>10,977</b>	<b>17,048</b>	<b>13,353</b>	<b>5,753</b>	<b>9,459</b>	<b>12,747</b>	<b>16,137</b>

Table 2 – completions by quarter and tenure type

	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21
<b>Social Rent</b>	1,398	1,542	1,239	961	1,300	1,378	429	1,352	1,264	1,195
<b>Affordable Rent</b>	4,764	5,801	3,795	4,793	5,361	5,838	1,666	4,145	5,315	4,912
<b>Affordable Home Ownership</b>	3,872	4,680	2,673	3,445	3,898	4,751	1,295	2,966	3,785	3,913
<b>Market Rent</b>	529	842	240	394	239	373	105	160	226	604
<b>Market Sale</b>	1,236	1,416	1,241	1,400	1,491	1,943	409	1,088	1,582	1,831
<b>Grand total</b>	<b>11,799</b>	<b>14,281</b>	<b>9,188</b>	<b>10,993</b>	<b>12,289</b>	<b>14,283</b>	<b>3,904</b>	<b>9,711</b>	<b>12,172</b>	<b>12,455</b>

Table 3 – Q4 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,797	378	2,175
Affordable Rent	5,863	1,114	6,977
Affordable Home Ownership	4,377	775	5,152
<b>Total affordable</b>	<b>12,037</b>	<b>2,267</b>	<b>14,304</b>
Market Rent	-	13	13
Market Sale	-	1,820	1,820
<b>Total Market</b>	<b>-</b>	<b>1,833</b>	<b>1,833</b>
<b>Grand total</b>	<b>12,037</b>	<b>4,100</b>	<b>16,137</b>

Table 4 – Q4 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	534	661	1,195
Affordable Rent	3,894	1,018	4,912
Affordable Home Ownership	2,637	1,276	3,913
<b>Total affordable</b>	<b>7,065</b>	<b>2,955</b>	<b>10,020</b>
Market Rent	-	604	604
Market Sale	-	1,831	1,831
<b>Total Market</b>	<b>-</b>	<b>2,435</b>	<b>2,435</b>
<b>Grand total</b>	<b>7,065</b>	<b>5,390</b>	<b>12,455</b>