

May 2017

How many homes did housing associations build in 2016/17?

Summary of key points:

- Housing associations started 47,709 homes in 2016/17, a 13% increase to last year
- Housing associations completed 38,082 homes in 2016/17, a 5% decrease to last year
- Half of starts (23,972) were delivered outside the Affordable Homes Programme (AHP), compared to 41% of completions (15,711)
- 74% of social rented starts were delivered outside the AHP (2,881 homes), compared to 67% of completions (3,190)
- 45% of both affordable starts and completions were delivered through Section 106 (17,125 starts and 14,437 completions)
- 20% of starts (9,649) and 15% of completions (5,701) were for market rent or sale.

Contact name: Jenny Charlton
Job title: Member Intelligence Manager
Direct line: 020 7067 1083
Email: jenny.charlton@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 Department for Communities and Local Government do not attribute all of those homes which are built for housing associations through Section 106 agreements to the housing association category, as acknowledged in the notes for that dataset. In addition to this, the data published by the Homes and Communities Agency (HCA) 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 by our members, we have collected data on new development directly from developing 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 93% 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 type¹

	Q1	Q2	Q3	Q4	2016/17
Social rent	1,228	957	1,094	624	3,903
Affordable rent	4,183	4,238	5,399	6,973	20,793
Affordable home ownership	2,700	2,800	3,511	4,353	13,364
Market rent	489	419	684	462	2,054
Market sale	1,844	1,323	1,484	2,944	7,595
Total	10,444	9,737	12,172	15,356	47,709

¹ Includes additional units provided in quarters one to three which were not previously recorded

Table 2 – completions by quarter and tenure type

There were 38,000 completions, which is a 5% decrease to the year before. This is primarily due to a period of uncertainty following announcements that rents would be cut by 1% in April 2016.

	Q1	Q2	Q3	Q4	2016/17
Social rent	1,206	790	1,436	1,343	4,775
Affordable rent	4,227	4,267	4,546	5,895	18,935
Affordable home ownership	1,737	1,954	2,399	2,581	8,671
Market rent	280	234	488	390	1,392
Market sale	797	1,234	1,228	1,050	4,309
Total	8,247	8,479	10,097	11,259	38,082

Table 3 – starts by tenure type and programme

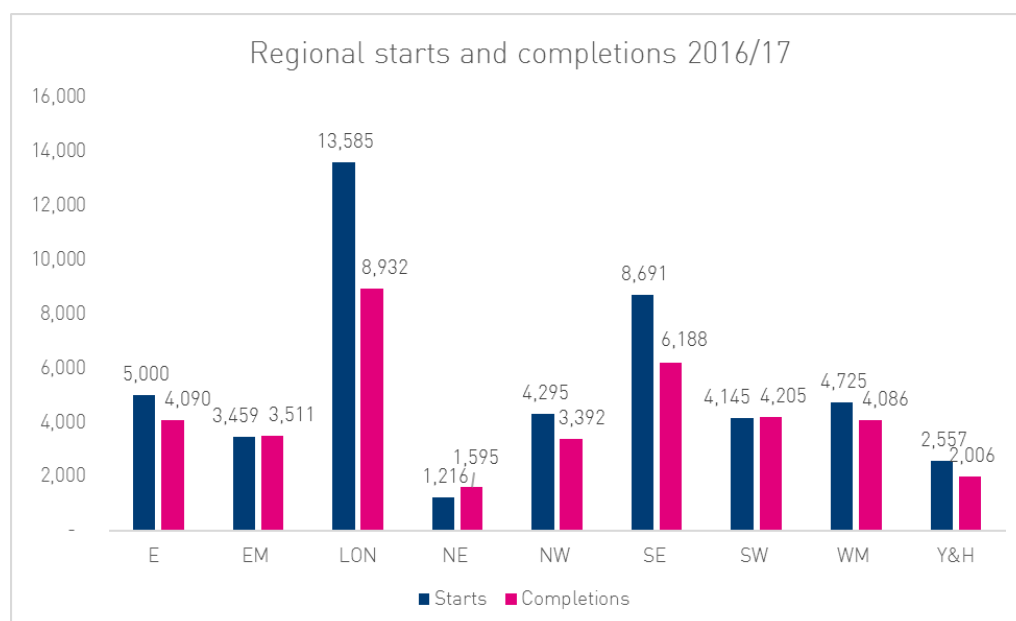
	Inside AHP	Outside AHP	Total
Social Rent	1,022	2,881	3,903
Affordable Rent	15,518	5,275	20,793
Affordable Home Ownership	7,197	6,167	13,364
Total affordable	23,737	14,323	38,060
Market Rent	n/a	2,054	2,054
Market Sale	n/a	7,595	7,595
Total Market	n/a	9,649	9,649
Grand total	23,737	23,972	47,709

Table 4 – completions by tenure type and programme

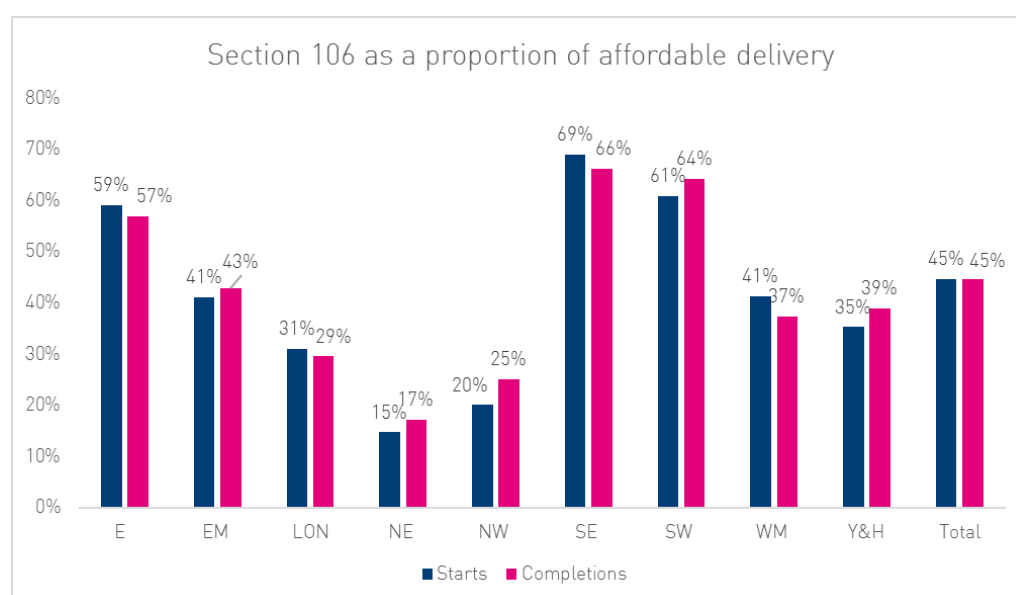
	Inside AHP	Outside AHP	Total
Social Rent	1,585	3,190	4,775
Affordable Rent	15,778	3,157	18,935
Affordable Home Ownership	5,008	3,663	8,671
Total affordable	22,371	10,010	32,381
Market Rent	n/a	1,392	1,392
Market Sale	n/a	4,309	4,309
Total market	n/a	5,701	5,701
Grand total	22,371	15,711	38,082

3. Regional breakdown

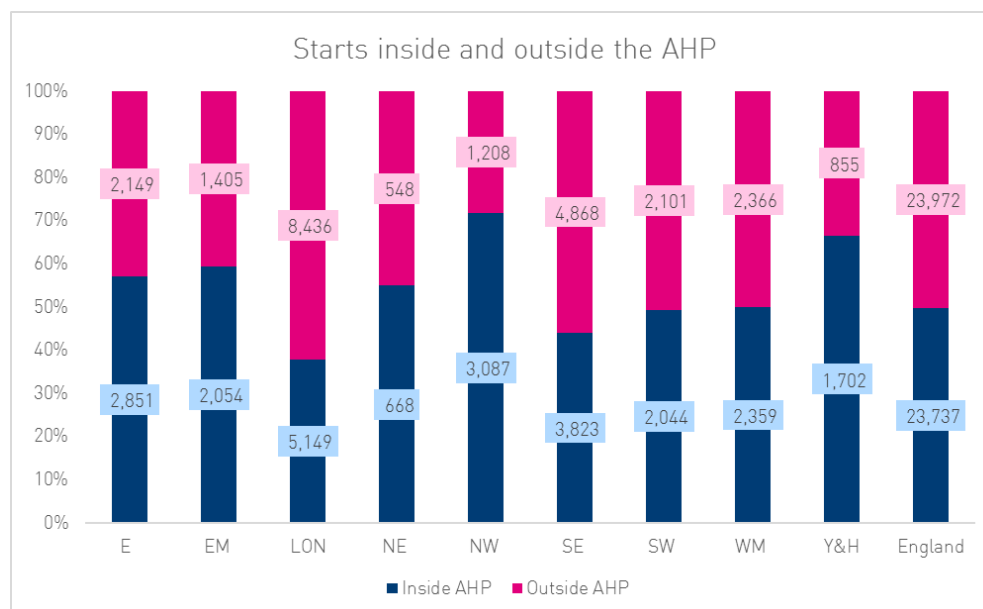
There are significant regional variations in the number of homes being delivered across the country. The majority of development takes place in London and the South East. The North East and Yorkshire and Humber – where the housing crisis takes a different form – deliver comparatively fewer homes.



Using Section 106 as a mechanism to deliver new homes also varies across the country. The highest areas are in the South East, South West and East.



Half of starts in England were delivered using grant funding. In London this proportion is significantly different, where 62% of homes started did not use grant funding. This is contrasted to the North West, where only 28% of homes started were delivered without grant funding.



In England, 41% of completions were delivered without government investment. This is in contrast to 57% of completions in the South West, 52% in London and 21% in the North West.

