



Homes &
Communities
Agency



Homes and Communities Agency Housing Statistics

1 April 2013 – 31 March 2014

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1. Key results

- There were 38,845 housing starts on site and 34,461 housing completions delivered through programmes managed by the Homes and Communities Agency (HCA) in England (excluding London for all programmes except those administered by the HCA) in 2013-14. These figures exclude delivery under the Help to Buy programme.
- In addition, 19,401 new homes were sold with the assistance of a Help to Buy equity loan in 2013-14 under the Help to Buy programme.
- The majority (32,862 or 85 per cent) of the housing starts on site in 2013-14 were for affordable homes. This represents an increase of 26 per cent on the 25,998 affordable homes started in 2012-13.
- 25,486 affordable homes started in 2013-14 were for Affordable Rent, an increase of 39 per cent on 2012-13. A further 4,738 were for Intermediate Affordable Housing schemes, including shared ownership and equity loan, an increase of 1 per cent on 2012-13, and the remaining 2,638 were for Social Rent, a decrease of 11 per cent on 2012-13. The Affordable Homes Programme (AHP) 2011-15¹ accounted for 87 per cent of the affordable homes started in 2013-14.
- 27,643 or 80 per cent of housing completions (excluding Help to Buy) in 2013-14 were for affordable homes. This represents a decrease of 3 per cent on the 28,619 affordable homes completed in 2012-13.
- 17,094 affordable homes completed in 2013-14 were for Affordable Rent, an increase of 160 per cent compared to 2012-13. A further 6,062 were for Intermediate Affordable Housing schemes, including shared ownership and equity loan, a decrease of 51 per cent on 2012-13, and the remaining 4,487 were for Social Rent, a decrease of 53 per cent on 2012-13. The AHP 2011-15 accounted for 83 per cent of the affordable homes completed in 2013-14.

¹ The Affordable Homes Programme 2011-15 includes the following programmes: Affordable Homes Programme, Empty Homes, Homelessness Change, Mortgage Rescue, Short Form Agreement and Traveller Pitch Funding. For more information see Annex 1.

2. Introduction

Geographical coverage

2.1 This release presents the housing starts on site and housing completions delivered by the Homes and Communities Agency (HCA) between 1 April 2009 and 31 March 2014 in England excluding London (for both the current and historical series²) with the exception of the Build to Rent, Get Britain Building and Help to Buy programmes which are administered by the HCA on behalf of the Greater London Authority (GLA) and where delivery covers all of England including London.

Purposes and uses

2.2 The figures in this release show the supply of affordable and market housing delivered through the HCA's programmes³. Further details on housing types are available in section 6. The Department for Communities and Local Government (DCLG) also publishes annual statistics on affordable housing supply in England⁴ showing the gross annual supply of affordable homes, irrespective of funding mechanism, and monthly statistics on Help to Buy: Equity Loans⁵. Further information on the annual Affordable Housing Supply and Help to Buy releases is provided in section 8 of this release.

2.3 The data in this release are used by DCLG to monitor delivery of affordable homes as part of the DCLG business plan⁶ (see paragraph 8.3). The HCA use the data to measure progress towards commitments made in its published Corporate Plan⁷ and to publish operating area housing market reports⁸. Local authorities also use the data when compiling their annual return to DCLG for the purpose of calculating the enhancement for affordable housing under the New Homes Bonus (NHB), a grant for local authorities to incentivise new housing supply.

What is included in this release?

2.4 This is the first release of data relating to delivery for the entire financial year ending 31 March 2014 and covers sixteen current programmes and four historical programmes delivered by the HCA (summarised in Annex 1). These include the acquisition of existing land or property as well as new house building, and some programmes provide a mix of affordable and market housing. Affordable housing may be for home ownership (on shared ownership or equity loan (FirstBuy) terms) or for rent. Help to Buy is an equity loan scheme but is not affordable housing as defined in section 6 of this release.

² As housing starts on site and completions are recorded by their location, they may include homes located outside London where the funding was allocated to a local authority district within London.

³ See Annex 1 for a summary and links to information about the HCA's programmes.

⁴ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

⁵ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

⁶ <http://transparency.number10.gov.uk/>

⁷ <http://www.homesandcommunities.co.uk/publications>

⁸ <http://www.homesandcommunities.co.uk/ourwork/operating-area-housing-market-reports>

- 2.5** Housing starts on site and housing completions are reported for each programme, where applicable. Housing starts on site are not applicable for FirstBuy, Help to Buy and Mortgage Rescue because the product type records the completion of a purchase rather than a start and completion for a development or rehabilitation works.
- 2.6** A programme breakdown of the data is available in Table 1 of the tables accompanying this release for all programmes with the exception of Help to Buy which is available in Table 3 of the tables accompanying this release⁹. Further information on the accompanying tables is provided in section 4 of this release. Table A of the annual statistics on affordable housing supply in England published by DCLG¹⁰ shows how the HCA programmes relate to the statistics on affordable housing published by DCLG.
- 2.7** There is a recognised pattern of higher delivery of affordable housing in the second half of each year. Historical evidence shows that delivery occurring in the first half of the year does not account for half of annual delivery. Evidence to support this statement is provided in Tables 1a and 2a below and further details are provided in section 7 of this release.

How is new subsidised housing provided?

- 2.8** Affordable homes delivered through HCA programmes are funded by central government. The funding is administered by the HCA to fund investment partners (including private registered providers, house builders, community groups and local authorities) to deliver affordable housing.
- 2.9** With the exception of the Economic Assets, Help to Buy and the Property and Regeneration programmes, funding for all programmes is allocated through a bidding process based on the assessment criteria for each programme. Funding is paid in accordance with the contractual agreement for each programme. Investment for projects delivered under the Economic Assets and the Property and Regeneration programmes is determined in accordance with the HCA's Financial Framework¹¹.
- 2.10** The Help to Buy equity loan product is funded by the Government through the HCA and is made available to eligible applicants to assist home purchase. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000. Help to Buy equity loan homes are only available from house builders who have registered with the HCA. The equity loan is made by the HCA to the purchaser and there is no house builder contribution.

⁹ <http://www.homesandcommunities.co.uk/housing-statistics>

¹⁰ <https://www.gov.uk/government/publications/affordable-housing-supply-in-england-2012-to-2013>

¹¹ <http://www.homesandcommunities.co.uk/hca-financial-framework>

London

- 2.11** Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes housing starts and completions for London, except where the HCA is administering a programme on behalf of the GLA. The historical series for London, which reflects past delivery by the HCA, is included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) available from the housing statistics page on the HCA website¹².
- 2.12** DCLG has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce affordable housing starts and completions for England¹³. They include any revisions made to London data since it was published by the HCA on 12 June 2012 (revised 24 August 2012). Further details are provided in section 8 of this release.

¹² <http://www.homesandcommunities.co.uk/housing-statistics>

¹³ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

3. Housing outputs ¹

Starts on site:

Table 1a: Housing starts on site by tenure ²

		Affordable rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ³	Market ⁴	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2013-14	Apr - Sept ^R	7,465	771	0	1,531	9,767	2,554	12,321
2013-14	Oct - Mar	18,021	1,867	0	3,207	23,095	3,429	26,524
2013-14	Full Year	25,486	2,638	0	4,738	32,862	5,983	38,845
2012-13	Apr - Sept ^R	2,388	401	8	500	3,297	2,341	5,638
2012-13	Oct - Mar ^R	15,962	2,566	67	4,106	22,701	12,705	35,406
2012-13	Full Year ^R	18,350	2,967	75	4,606	25,998	15,046	41,044
2011-12	Apr - Sept ^R	..	203	0	210	413	1,501	1,914
2011-12	Oct - Mar ^R	7,045	2,078	0	1,731	10,854	2,570	13,424
2011-12	Full Year ^R	7,045	2,281	0	1,941	11,267	4,071	15,338
2010-11	Apr - Sept	..	6,779	240	1,802	8,821	3,471	12,292
2010-11	Oct - Mar	..	17,537	468	5,311	23,316	2,492	25,808
2010-11	Full Year	..	24,316	708	7,113	32,137	5,963	38,100
2009-10	Apr - Sept	..	6,470	476	1,038	7,984	883	8,867
2009-10	Oct - Mar	..	22,389	1,170	6,683	30,242	8,392	38,634
2009-10	Full Year	..	28,859	1,646	7,721	38,226	9,275	47,501

¹ Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes housing starts and completions for London (current and historical series) except for delivery in London under the Build to Rent, Get Britain Building and Help to Buy programmes which are administered by the HCA on behalf of the GLA. As housing starts on site and completions are recorded by their location, they may include homes located outside London where the funding was allocated to a local authority district within London. The historical series for London included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) is available from:

<http://www.homesandcommunities.co.uk/housing-statistics>

² Figures by local authority and HCA's operating areas are available in the accompanying tables.

³ Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.

⁴ The market units delivered under the Accelerated Land Disposal, Get Britain Building, Kickstart Housing Delivery and Property and Regeneration programmes include some starts and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

^R The figures published in the release of official statistics dated 21 November 2013 have been revised.

".." not applicable

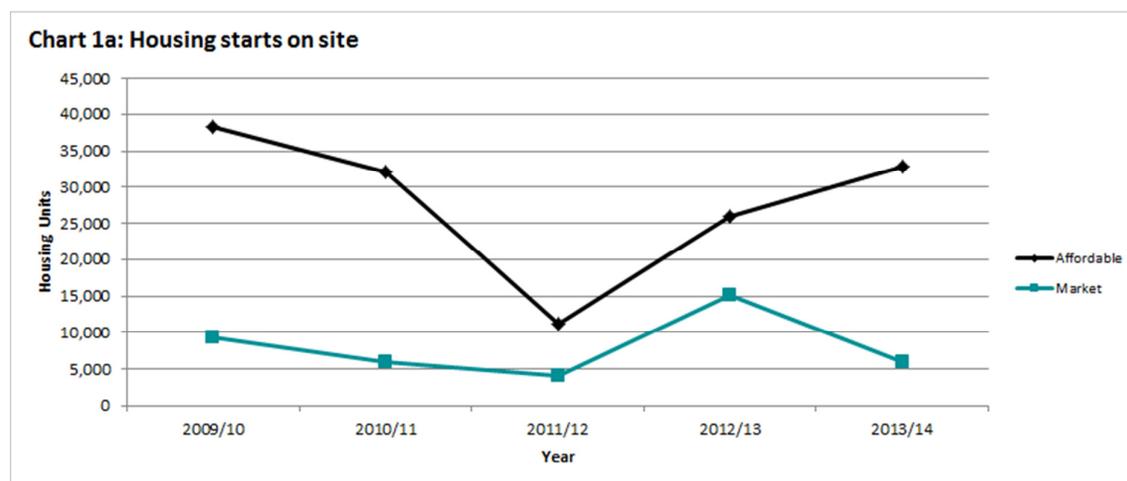
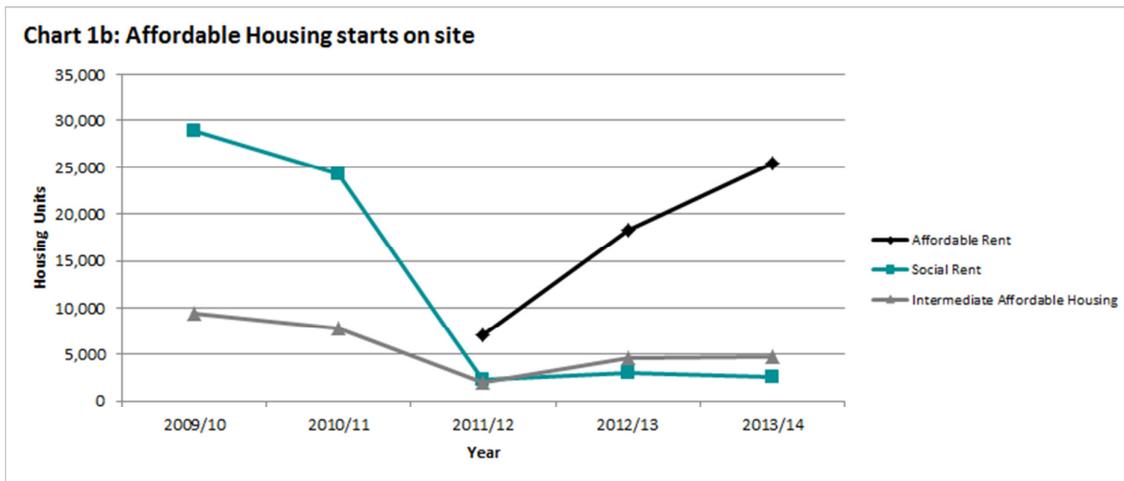


Chart 1b: Affordable Housing starts on site



- A total of 38,845 homes started on site in 2013-14, a decrease of 5 per cent compared to the 41,044 homes started in 2012-13. This reflects a decrease in market housing partially offset by an increase in affordable housing as detailed below.
- 32,862 homes started were for affordable housing, an increase of 6,864 or 26 per cent on 2012-13. The majority of this increase (4,543) relates to the AHP 2011-15, where starts on site began to be delivered in the second half of 2011-12. New programmes¹⁴ that commenced delivery in 2013-14 accounted for a further 3,236 starts on site. The total increase across all programmes (8,086) was partially offset by a decrease in Get Britain Building (515) and the National Affordable Housing Programme (707).
- The majority (78 per cent or 25,486) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the AHP 2011-15 and the new programmes¹⁴, where Affordable Rent is the main product funded. Housing for Affordable Home Ownership accounted for a further 14 per cent (4,738) of affordable homes started on site in 2013-14 with the remaining 8 per cent for Social Rent (2,638).
- The HCA's East and South East operating area¹⁵ delivered 26 per cent of the affordable housing starts in 2013-14 (21 per cent in 2012-13), whilst 21 per cent were in the Midlands (25 per cent in 2012-13), 21 per cent in the South and South West (18 per cent in 2012-13), 16 per cent in the North East, Yorkshire and The Humber (19 per cent in 2012-13) and 16 per cent in the North West (16 per cent in 2012-13).
- Looking at the longer term trends in delivery of affordable housing starts on site, in 2011-12, delivery was affected by the transition from the National Affordable Housing Programme 2008-11 to the AHP 2011-15 and the closure of the Local Authority New Build and Kickstart Housing Delivery programmes to new commitments in March 2011. The AHP 2011-15 commenced delivery of housing starts on site in the second half of 2011-12 and increased delivery in both 2012-13 and 2013-14. The Get Britain Building programme delivered the majority of the programme's affordable housing starts on site in 2012-13, the

¹⁴ New programmes include Affordable Homes Guarantees, Care and Support Specialised Housing, Empty Homes Round Two and Right to Buy Replacement.

¹⁵ See Annex 2 for the definition of operating area.

first year of the programme. In 2013-14¹⁶, four new programmes commenced delivery of starts on site. The outcome is a year on year increase in the number of starts on site for affordable housing reported from 2011-12 (11,267) to 2012-13 (25,998) to 2013-14 (32,862).

- The number of market homes started in 2013-14 decreased by 60 per cent to 5,983 compared to 15,046 in 2012-13. The Property and Regeneration Programme produced the majority of market starts on site (59 per cent or 3,522), a decrease of 679 or 16 per cent compared to 2012-13. The Get Britain Building Programme contributed a further 14 per cent (864), a decrease of 8,956 compared to 2012-13 which reflects the delivery of the majority of starts on site in the first year of the programme. The Economic Assets Programme accounted for 13 per cent or 759 and the Accelerated Land Disposal Programme for 12 per cent or 736. The Build to Rent programme commenced delivery of market starts on site in 2013-14 delivering 102 or 2 per cent.

Completions (excluding Help to Buy):

Table 2a: Housing completions by tenure (excluding Help to Buy)²

		Affordable rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ³	Market ^{4,5}	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2013-14	Apr - Sept ^R	4,569	1,135	90	2,512	8,306	2,522	10,828
2013-14	Oct - Mar	12,525	3,352	27	3,433	19,337	4,296	23,633
2013-14	Full Year	17,094	4,487	117	5,945	27,643	6,818	34,461
2012-13	Apr - Sept ^R	1,074	3,590	135	5,080	9,879	2,327	12,206
2012-13	Oct - Mar ^R	5,505	6,013	239	6,983	18,740	2,931	21,671
2012-13	Full Year^R	6,579	9,603	374	12,063	28,619	5,258	33,877
2011-12	Apr - Sept	..	6,928	291	2,702	9,921	2,340	12,261
2011-12	Oct - Mar ^R	797	16,213	560	8,067	25,637	4,203	29,840
2011-12	Full Year^R	797	23,141	851	10,769	35,558	6,543	42,101
2010-11	Apr - Sept	..	8,217	432	6,951	15,600	1,633	17,233
2010-11	Oct - Mar	..	19,939	784	6,717	27,440	5,725	33,165
2010-11	Full Year	..	28,156	1,216	13,668	43,040	7,358	50,398
2009-10	Apr - Sept	..	8,828	441	5,771	15,040	871	15,911
2009-10	Oct - Mar	..	15,119	751	9,640	25,510	1,906	27,416
2009-10	Full Year	..	23,947	1,192	15,411	40,550	2,777	43,327

^{2,3,4} See above for footnotes below Table 1a

⁵ Some of the market completions delivered in 2013-14 may include houses sold to purchasers who have received assistance through the Help to Buy scheme to buy a property at market value from a house builder where the scheme as a whole may have benefitted from funding through another programme. Help to Buy is reported separately at the end of this section.

^R The figures published in the release of official statistics dated 21 November 2013 have been revised.

“..” not applicable

¹⁶ New programmes include Affordable Homes Guarantees, Care and Support Specialised Housing, Empty Homes Round Two and Right to Buy Replacement.

Chart 2a: Housing completions (excluding Help to Buy)

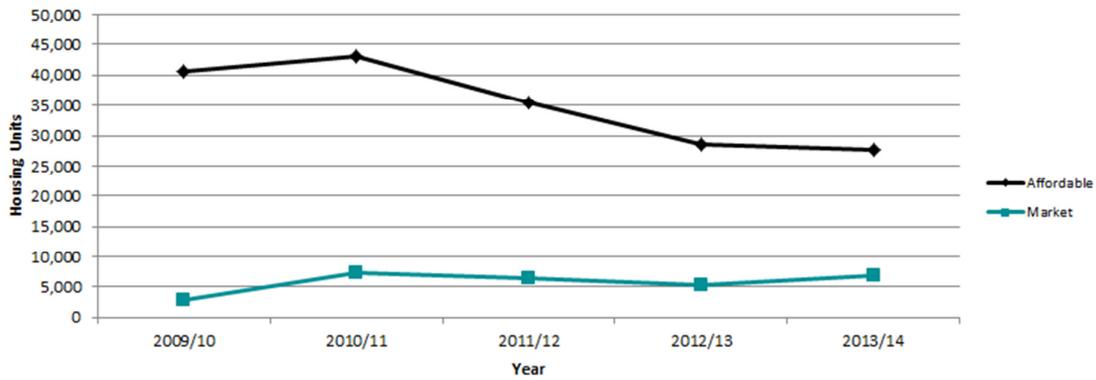
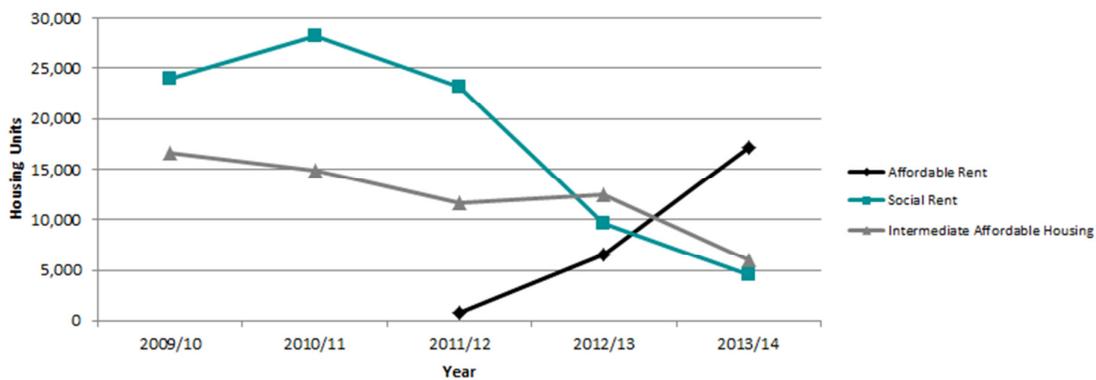


Chart 2b: Affordable Housing completions



- A total of 34,461 homes (excluding Help to Buy) were completed in 2013-14, an increase of 2 per cent compared to the 33,877 homes completed in 2012-13.
- 27,643 affordable homes were completed in 2013-14, a decrease of 3 per cent compared to 28,619 delivered in 2012-13. The majority (62 per cent or 17,094) were for Affordable Rent, an increase of 10,515 or 160 per cent compared to 2012-13. Housing for Affordable Home Ownership accounted for a further 22 per cent (5,945) of affordable homes completed in 2013-14, a decrease of 6,118 or 51 per cent compared to 2012-13. Housing for Social Rent represented a further 16 per cent (4,487) of affordable homes completed in 2013-14, a decrease of 5,116 or 53 per cent compared to 2012-13. The remaining 117 affordable homes completed in 2013-14 (less than 1 per cent) were for Intermediate Rent, a decrease of 257 or 69 per cent compared to 2012-13. The decreases in Social Rent and Intermediate Rent reflect the impact of the closure of the National Affordable Housing Programme to new commitments in March 2011. Intermediate Rent is not eligible for funding under the AHP 2011-15 and the main rented product now funded is Affordable Rent, with limited Social Rent under the new programme.
- The completed affordable homes were spread over the HCA's operating areas, with the South and South West having the largest share at 24 per cent (24 per cent in 2012-13), whilst 23 per cent were in the Midlands (24 per cent in 2012-13), 22 per cent in the East and South East (23 per cent in 2012-13), 17 per cent in the North East, Yorkshire and The Humber (14 per cent in 2012-13) and 14 per cent in the North West (15 per cent in 2012-13).

- The number of market homes completed in 2013-14 (6,818) increased by 30 per cent compared to 5,258 in 2012-13. This reflects an increase in the number of market homes completed under the Get Britain Building Programme from commencement of delivery in the second half of 2012-13 (45) to 2,839 in 2013-14. The increase was partially offset by a 68 per cent decrease in the number of market homes delivered under the Economic Assets Programme from 399 in 2012-13 to 127 in 2013-14 and a 4 per cent decrease in the number of market completions reported for the Property and Regeneration Programme from 3,831 in 2012-13 to 3,686 in 2013-14. Kickstart Housing Delivery finished on 31 March 2013 subject to the completion of one project in the first half of 2013-14 and included in the reported statistics.

Help to Buy completions

- A total of 19,401 homes were completed under the Help to Buy programme in 2013-14. The programme commenced on 1 April 2013 and provides purchasers with assistance to buy a property at market value from a house builder. Some of the homes sold under the Help to Buy programme may have also benefitted from funding through other programmes supporting delivery of market homes.

4. Accompanying tables

- 4.1** The tables accompanying this release are available to download from the housing statistics page on the HCA website¹⁷ and include the following:

Table 1

Housing starts on site and completions by programme and tenure for:

- 1 April 2013 – 31 March 2014 with half year analysis
- 1 April 2012 – 31 March 2013 with half year analysis
- 1 April 2011 – 31 March 2012 with half year analysis
- 1 April 2010 – 31 March 2011 with half year analysis
- 1 April 2009 – 31 March 2010 with half year analysis

Table 2a

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy), 1 April 2013 – 31 March 2014

Table 2b

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2012 – 31 March 2013

Table 2c

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2011 - 31 March 2012

Table 2d

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2010 - 31 March 2011

¹⁷ <http://www.homesandcommunities.co.uk/housing-statistics>

Table 3

Help to Buy completions by local authority district, 1 April 2013 – 31 March 2014

- 4.2** In a small number of cases, HCA funding to an affordable housing provider may be to support a person or family to be housed in a local authority that is different to the one in which they currently reside. The local authority presentation in Tables 2a to 2d is based on the local authority district in which the house is located. These tables also identify the HCA operating area in which each local authority is located. A map showing the operating area boundaries is available at Annex 2.
- 4.3** We can provide programme level statistics for specified local authority areas in response to requests made to:
housing.statistics@hca.gsi.gov.uk marked for the attention of Penny Edge.

5. Revisions

Revisions policy

- 5.1** The HCA has adopted the revisions policy developed by DCLG¹⁸. This policy covers two types of revisions.

Scheduled revisions

- 5.2** These statistics are drawn from funding and project administration systems and therefore updated information can be provided by funding recipients and developers after the official statistics have been extracted and compiled from these systems. This is particularly the case during the financial year and figures for the first six months of the year, as reported in the November release, are subject to scheduled revision in the release of financial year data in June. It is also possible for revisions to be made for earlier periods, although procedures are in place to minimise the scale of these.
- 5.3** As notified in our release of official statistics published on 11 June 2013, we will make scheduled revisions once a year in June. These revisions will cover the first six months of the full year being reported together with revisions for the previous two financial years. Data for earlier years will be regarded as final and there will be no further changes.

Non-scheduled revisions

- 5.4** If a substantial error occurs as a result of the production process, the statistical release and accompanying tables will be updated with a correction notice as soon as is practical.

Revisions in this release

Revisions for the six month period ending 30 September 2013:

- The total housing starts figure for the Affordable Homes Programme has decreased by 171 units from 9,074 to 8,903. The decrease relates to the

¹⁸ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

termination of eight schemes, the approved transfer of outputs between eight schemes and the partial reclaim of units from two schemes. Termination or transfer of schemes does not always mean the end of that particular scheme - these activities may happen as part of changes to an on-going scheme. Where a particular scheme is no longer proceeding, substitute schemes will have been brought in to ensure that overall there is no net loss to the programme. As a result starts may have come out of the first half of the year and now show in the second half year figures.

- The total housing starts figure for the Economic Assets Programme has decreased by 4 units from 206 to 202. The decrease relates to the revision of data on a single project following updated information from the developer.
- The total housing completions figure for the Economic Assets Programme has decreased by 3 units from 40 to 37. The decrease relates to the revision of data on a single project following updated information from the developer.
- The total housing completions figure for FirstBuy has increased by 1 unit from 873 to 874. The increase relates to one scheme that was omitted from the November 2013 publication.
- The total housing completions figure for the Get Britain Building Programme has increased by 59 units from 670 to 729. The net increase relates to the revision of data following updated information from developers and the correction of inaccuracies after a review of projects in the latter half of the year.
- The total housing starts figure for the National Affordable Housing Programme has decreased by 32 units from 120 to 88. The decrease relates to the approved transfer of outputs from one scheme to another and now show in the second half of the year.
- The total housing starts figure for the Property and Regeneration Programme has decreased by 41 units from 1,846 to 1,805. The net decrease relates to the receipt of updated information from developers, amendments following the review of data by project managers and the removal of units erroneously recorded on one project.
- The total housing completions figure for the Property and Regeneration Programme has decreased by 119 units from 1,979 to 1,860. The net decrease relates to the receipt of updated information from developers, amendments following a data review, the removal of units erroneously recorded on two projects and double counting with the Affordable Homes Programme.

Revisions for the financial year ending 31 March 2013:

- The total housing starts figure for the Economic Assets Programme has increased by 133 units from 246 to 379. The increase relates to data revisions on a single project where units had been erroneously recorded as indirect.
- The total housing completions figure for the Economic Assets Programme has increased by 88 units from 325 to 413. The increase relates to data revisions

on a single project where some units had been erroneously omitted and others recorded as indirect.

- The total housing starts figure for the Get Britain Building Programme has decreased by 263 units from 10,683 to 10,420. The net decrease relates to the receipt of updated information from developers, double counting with the Affordable Homes Programme, approved project revisions and the withdrawal of one project.
- The total housing completions figure for the Get Britain Building Programme has increased by 3 units from 45 to 48. The increase relates to data revisions on a single project where updated information had been provided by the developer.
- The total housing completions figure for the Kickstart Housing Delivery Programme has decreased by 18 units from 1,607 to 1,589. The decrease relates to updated information following the review of two projects.
- The total housing starts figure for the Property and Regeneration Programme has increased by 32 units from 4,503 to 4,535. The net increase relates to the receipt of updated information from developers, amendments following a data review and the removal of double counting with the Affordable Homes Programme.
- The total housing completions figure for the Property and Regeneration Programme has increased by 93 units from 4,142 to 4,235. The net increase relates to the receipt of updated information from developers, amendments following a data review and the removal of double counting with the Affordable Homes Programme.

Revisions for the financial year ending 31 March 2012:

- The total housing starts figure for the Economic Assets Programme has increased by 24 units from 18 to 42. The increase relates to data revisions on a single project following the receipt of updated information from the developer.
- The total housing completions figure for the Economic Assets Programme has increased by 10 units from 72 to 82. The increase relates to data revisions on a single project following the receipt of updated information from the developer.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 22 units from 6,119 to 6,141. The increase relates to conversions between HomeBuy Direct and Open Market units.
- The total housing starts figure for the Property and Regeneration Programme has increased by 139 units from 4,364 to 4,503. The net increase relates to the receipt of updated information from developers, a delay in recording system data and the removal of double counting with the Affordable Homes Programme.
- The total housing completions figure for the Property and Regeneration Programme has decreased by 1 unit from 2,798 to 2,797. The net decrease relates to the receipt of updated information from developers and the removal of double counting with the Affordable Homes Programme.

If you would like to comment on our revisions policy or you require further information relating to the revisions marked 'R' in Tables 1, 2b and 2c please contact Penny Edge on 01234 242538 or email housing.statistics@hca.qsi.gov.uk.

6. Definitions

Affordable housing is the sum of affordable rent, social rent, intermediate rent and affordable home ownership. Affordable homes are defined in line with the National Planning Policy Framework¹⁹, published 27 March 2012, as housing units (or traveller pitches and bed spaces when describing a shared dwelling such as a hostel) provided to specified eligible households whose needs are not met by the market. Eligibility may be determined with regard to local authority allocations policies, local incomes and local house prices depending on the type of affordable housing. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. The term 'affordable housing' is equivalent to 'social housing' as defined in Section 68 of the Housing and Regeneration Act 2008²⁰.

Affordable rented housing is a new form of social housing, introduced in 2011 as the main type of affordable housing supply. It may only be delivered with grant by the AHP 2011-15 or without grant by local authority and private registered providers. Affordable rented homes are let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of up to 80% of the local market rent (including service charges, where applicable).

Social rented housing is rented housing owned and managed by local authorities and private registered providers, for which target rents are determined through the national rent regime. It may also include rented housing managed by other persons and provided under equivalent rental arrangements to the above.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria as set out in the definition for affordable housing. These can include shared ownership, equity loan products and intermediate rent. Intermediate rented housing was eligible for funding under the now closed NAHP. It is no longer funded under the AHP 2011-15.

Under a **shared ownership scheme** for affordable housing, the purchaser pays for an initial share of between 25 per cent and 75 per cent of the home's value with the option to increase their ownership if they later choose and can afford to do so. The housing association owns the remaining share and rent is paid on the landlord's share. The rent is up to 3 per cent of the share's value. Shared ownership properties are always leasehold homes.

Under an **equity loan scheme** for affordable housing, the majority of the cost (usually at least 70 per cent) is funded by the purchaser through a mortgage and savings (deposit). The remaining cost of the home is paid for by the government and the house builder through an equity loan. The equity loan is provided without fees for the first five years of ownership. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the

¹⁹ <https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively/supporting-pages/national-planning-policy-framework>

²⁰ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

government and the house builder the value of the same equity share of the property when it is sold. In 2013-14 the mixed (government and housebuilder) equity loan is only available through the legacy FirstBuy programme. In the historical series covered by this release, equity loan was available under FirstBuy, Kickstart and the NAHP (HomeBuy Direct).

Under the Help to Buy **equity loan scheme**, the majority of the cost (between 80 per cent and 90 per cent) of a new build property up to a maximum purchase price (£600,000 currently), is funded by the purchaser through a conventional repayment mortgage and savings (deposit). The remaining cost of the home is paid for by the government through an equity loan made by the HCA to the purchaser. It is paid directly to house builders registered with the HCA to participate in the Help to Buy initiative. The equity loan is provided to the purchaser without fees for the first five years of ownership. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government the value of the same equity share of the property when it is sold.

As set out in the Affordable Housing Supply release published by DCLG²¹, **FirstBuy** is considered affordable housing. However, the Help to Buy equity loan programme that replaced it, which has a wider eligibility criteria and does not have maximum household income cap, is not.

Market housing is private housing (or bed spaces) for rent or for sale where the rental value or market price is set mainly in the open market.

Acquisitions (non-new build) are additions to affordable housing supply that take place without building a new property. This can include the purchase of private sector stock which is then provided as affordable housing. It may also include empty properties brought back into use. These will normally be long term empty properties where rehabilitation works are required and which would not otherwise come back into use without intervention. Acquisitions of existing social stock are not counted unless there are substantive works carried out which leads to an addition in affordable supply. Similarly, conversion of existing affordable properties where there is substantive rehabilitation works carried out which result in a gain in self-contained affordable units can be counted but repairs, refurbishment or extension of existing properties are not counted as these will not lead to an addition in affordable supply.

Housing starts on site are reported when the provider/developer and builder have entered into the house building contract, the building contractor has taken possession of the site and the start on site works have commenced. Starts on site are not applicable for Mortgage Rescue or for equity loan products delivered under FirstBuy and Help to Buy.

Housing completions are reported when the units are fit for occupation or, in the case of Mortgage Rescue and equity loan products delivered under FirstBuy, Help to Buy, the Kickstart Housing Delivery Programme and the National Affordable Housing Programme, at the point of completion of the purchase.

Private registered providers, under the terms of the 2008 Housing and Regeneration Act²², are organisations which provide social housing, either in a for-profit or not-for-profit capacity, and who are registered on the Statutory Register of

²¹ <https://www.gov.uk/government/publications/affordable-housing-supply-in-england-2012-to-2013>

²² <http://www.legislation.gov.uk/ukpga/2008/17/contents>

Providers of Social Housing maintained by the HCA. Most private registered providers are housing associations. The term excludes local authorities, who also provide social housing. Any private provider who has not contracted with the HCA through a Framework Delivery Agreement²³ must contract with the HCA through a Short Form Agreement to deliver Affordable Rent without grant.

7. Data sources and quality

- 7.1** Data for the Affordable Homes Guarantees, AHP, Empty Homes, Empty Homes Round Two, FirstBuy, Help to Buy, Homelessness Change, the Kickstart Housing Delivery Programme (HomeBuy Direct and National Affordable Housing Programme), the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme, Right to Buy Replacement, Short Form Agreements and Traveller Pitch Funding has been produced using our IMS, which contains information provided by investment partners in accordance with monitoring requirements for the payment of grant.
- 7.2** Data for the Accelerated Land Disposal, Build to Rent, Economic Assets, Get Britain Building, Kickstart Housing Delivery (Investment Support) and Property and Regeneration programmes has been produced using our Project Control System, which is maintained by our own staff based on the best information currently available.
- 7.3** The levels of affordable housing starts and completions recorded in the first half of the year reflect the historical annual delivery profile of the programmes. In 2009-10 and 2010-11 less than 28 per cent of starts on site and less than 38 per cent of completions were delivered in the first half of the year. HCA data is dependent on the submission of grant claims by providers and historically the majority have been submitted in the second half of the year. In 2011-12 delivery was lower with 4 per cent of starts on site and 28 per cent of completions delivered in the first half of the year. In this year, the distribution of starts on site and completions was impacted by the closure of the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme to new commitments in March 2011. The AHP 2011-15 commenced delivery of housing starts on site in the second half of 2011-12. In 2012-13, 13 per cent of starts on site and 35 per cent of completions were delivered in the first half of the year reflecting an increase in delivery of the AHP 2011-15. This increase continued in 2013-14 in respect of starts on site with 30 per cent delivered in the first half of the year whilst completions were 5 per cent lower in the first half of the year compared to 2012-13 at 30 per cent.

²³ <http://www.homesandcommunities.co.uk/affordable-homes>

8. Related statistics

Affordable housing starts and completions funded by the HCA and the GLA

- 8.1** Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes affordable housing starts and completions for London, except for delivery in London under the Get Britain Building programme which is administered by the HCA on behalf of the GLA. Responsibility for publication of other London delivery has been taken over by the GLA. DCLG combines data from the HCA and the GLA to publish six monthly affordable housing starts and completions delivered nationally under the affordable housing programmes of the HCA and GLA.
- 8.2** The combined statistics published by DCLG are available from the DCLG website²⁴ and housing statistics published by the GLA are available from the GLA website²⁵.
- 8.3** Delivery of affordable homes forms part of the DCLG business plan²⁶. Progress, based on the data in this release, is reported as one of the DCLG business plan quarterly indicators²⁷. The HCA is responsible for the administration of the programmes that deliver affordable housing (as described in section 2) and report on progress in their annual report²⁸.

Affordable housing supply

- 8.4** The Affordable Housing Supply release published by DCLG (see paragraph 2.2), includes delivery (completions) of affordable housing, but not market housing. Starts on site are not reported in the DCLG release. Delivery through the HCA (and GLA) accounts for the majority of Affordable Housing Supply, but the scope of the statistics reported is wider. It also includes delivery through other HCA and GLA programmes not reported here (such as Social HomeBuy and Right to Acquire) as well as affordable housing not funded by the HCA and GLA programmes that is reported in local authority returns to the Department. The DCLG publication provides less detail about the individual HCA programmes and focuses more on the properties of the units delivered, such as tenure and whether they are new build or acquisitions. The 'Data sources' section of the DCLG release provides more information about the coverage of the release²⁹.

Help to Buy

- 8.5** The Help to Buy (Equity Loan scheme) release published by DCLG details the number of home purchases and the value of equity loans under the Government's Help to Buy: Equity Loan scheme. The HCA is responsible for all

²⁴ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

²⁵ <http://data.london.gov.uk/datastore/package/gla-affordable-housing-programme-outturn>

²⁶ <http://transparency.number10.gov.uk/>

²⁷ <http://dclgapps.communities.gov.uk/indicators/>

²⁸ <http://www.homesandcommunities.co.uk/annual-report>

²⁹ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

Help to Buy (Equity Loan scheme) delivery including London and, therefore, the number of home purchases published by DCLG is consistent with the numbers published by the HCA in Table 3 of the tables accompanying this publication. In addition, the DCLG publication provides information about the type and price of properties purchased, purchaser deposits and applicant incomes³⁰.

9. Other information

Pre-release access

- 9.1** Details of officials who receive pre-release access to the release up to 24 hours before release are available from the housing statistics page on the HCA website³¹.

A brief history of the HCA

- 9.2** The HCA was created on 1 December 2008 by bringing together regeneration body English Partnerships (including the Property and Regeneration programme), the investment arm of the Housing Corporation (including the National Affordable Housing Programme), the Academy for Sustainable Communities and a number of housing and regeneration programmes from the DCLG. In October 2011, the HCA took responsibility for the land and property assets of eight of England's nine Regional Development Agencies, ahead of their operational closure in March 2012. On 1 April 2012, the HCA's former London operating area transferred to the GLA and, as a result of the Localism Act which came into force on 15 November 2011, the HCA became the Social Housing Regulator.

United Kingdom Statistics Authority

- 9.3** The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- Meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

Future publication dates

- 9.4** Our official statistics for the six months to 30 September 2014 will be published in November/December 2014.

³⁰ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

³¹ <http://www.homesandcommunities.co.uk/housing-statistics>

Responsible statistician

9.5 The responsible statistician for this statistical release is Penny Edge.

10. User consultation

10.1 Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be sent to the "Statistical Enquiries" address given below:

Enquiries:

Media Enquiries

Email: helen.stoddart@hca.gsi.gov.uk

Tel: 020 7874 8263

Statistical Enquiries

Penny Edge (c/o)

Email: housing.statistics@hca.gsi.gov.uk

Tel: 01234 242538

Annex 1

HCA's programmes

The following table and links provide information about HCA's programmes which are funded by the Department for Communities and Local Government except for Care and Support Specialised Housing which is funded by the Department of Health:

Programme	Programme Summary	Tenure ¹	Build Type ²
Accelerated Land Disposal	The Accelerated Land Disposal programme was announced in the Budget 2011 to support the additional or accelerated delivery of 3,000 housing starts by 31 March 2015.	Social rent / AHO / Market	NB
Affordable Homes Guarantees	On 6 September 2012, the Government announced its proposal to guarantee up to £10bn of debt to help housing providers expand the provision of both purpose built private rented and affordable housing. As well as the Guarantee for the Affordable Homes element, the Government confirmed that it would make £225m of funding available for new affordable housing, for use where needed alongside the Affordable Homes Guarantee. This funding was then doubled in the 2013 Budget to £450m, including London, to support up to 30,000 new affordable homes.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme³	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and is creating up to 58,000 (excluding London) new affordable homes by 31 March 2015, with rents set at up to 80% of market rent.	Aff. Rent / Social Rent / AHO	NB/A
Build to Rent	The Build to Rent Fund was launched in December 2012 in response to the recommendations of the Montague report to stimulate new private rented housing supply and to provide opportunities for new institutional investment in the sector. It will support the delivery of up to 10,000 new homes.	Market	NB
Care and Support Specialised Housing Fund	The Department of Health's Caring for our future: reforming care and support white paper published in July 2012 announced the Care and Support Specialised Housing Fund. Over five years from 2013/14, the Department of Health is making available £160m capital funding for specialist housing to meet the needs of older people and adults with disabilities outside of London.	Aff. Rent / Social Rent / AHO	NB/A
Economic Assets	The Economic Assets programme was announced in the Budget 2011 and works with partners to ensure the effective use and disposal of more than 300 land and property assets transferred from the former Regional Development Agencies.	Social Rent / Int. Rent / AHO / Market	NB/A
Empty Homes³	The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring 3,300 empty homes back into use as affordable homes, including delivery in London. On 5 March 2012 the HCA announced allocations which could deliver up to 5,600 new affordable homes, of which the HCA will deliver up to 4,500 following the transfer of its London operating area to the GLA on 1 April 2012.	Aff. Rent / Social Rent / AHO	A

Programme	Programme Summary	Tenure¹	Build Type²
<u>Empty Homes Round Two</u>	On 26 November 2012 the Government announced a second round of funding aimed at bringing empty properties back into use. As well as tackling empty homes this additional bid round has an emphasis on the refurbishment of empty commercial and non-residential properties as affordable housing. On 20 June 2013 the HCA announced allocations of just under £40.8 million which could deliver up to 1,939 new affordable homes.	Aff. Rent / Social Rent / AHO	A
<u>FirstBuy</u>	The FirstBuy scheme was announced in the Budget 2011 to help support 10,000 first time buyers on the property ladder. The scheme was expanded in September 2012 and from 1 April 2013 was replaced with Help to Buy.	AHO	NB
<u>Get Britain Building</u>	The Get Britain Building programme was set up to unlock more than 12,000 homes on stalled sites with planning permission through access to development finance.	Social Rent / Int. Rent / AHO / Market	NB
<u>Help to Buy</u>	Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.	Market	NB
<u>Homelessness Change³</u>	The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 to deliver 900 new or refurbished bed spaces in hostel accommodation by 31 March 2015.	Aff. Rent	NB/A
<u>Kickstart Housing Delivery</u>	The Kickstart Housing Delivery programme was part of the 2009 Housing Stimulus Programme investing in restarting more than 20,000 homes on stalled sites. The programme closed on 31 March 2013.	Social Rent / Int. Rent / AHO / Market	NB
<u>Local Authority New Build</u>	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB
<u>Mortgage Rescue³</u>	The Mortgage Rescue scheme was announced as part of the Government's Spending Review 2010 to provide support to some 2,500 vulnerable home owners struggling to maintain mortgage payments and at risk of repossession.	AHO / Int. Rent	A
<u>National Affordable Housing Programme</u>	The National Affordable Housing Programme is the predecessor to the AHP 2011-15.	Social Rent / Int. Rent / AHO	NB/A
<u>Property and Regeneration Programme</u>	The Property and Regeneration programme covers all the historical property and regeneration investments and assets inherited from English Partnerships.	Social Rent / Int. Rent / AHO / Market	NB/A
<u>Right to Buy Replacement</u>	With effect from 2 April 2012, every additional home sold under Right to Buy Replacement will be replaced by a new home for affordable rent, with receipts from sales recycled towards the cost of replacement.	Aff. Rent	NB

Programme	Programme Summary	Tenure¹	Build Type²
<u>Short Form Agreement</u> ³	A Short Form Agreement (SFA) is used by the HCA to contract with providers who wish to deliver affordable rent units without HCA funding.	Aff. Rent	NB/A
<u>Traveller Pitch Funding</u> ³	The Traveller Pitch Funding programme was announced as part of the Government's Spending Review 2010 to invest in developing and refurbishing 600 traveller pitches.	Aff. Rent / AHO	NB/A

¹ Tenure indicates whether units delivered under each programme are allocated to Affordable Rent (Aff. Rent), Social Rent (Social Rent), Intermediate Rent (Int. Rent), Affordable Home Ownership (AHO) or Open Market (Market).

² New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock. Grant under some programmes can be used to deliver either newly built units or to fund acquisitions.

³ The programme is part of the Affordable Homes Programme (AHP) 2011-15. The majority of delivery through the AHP 2011-15 will be made available as Affordable Rent with some Affordable Home Ownership and, in some limited circumstances, Social Rent. Intermediate Rent may not be delivered by the AHP 2011-15 unless it is through Mortgage Rescue or pre-existing commitments from the National Affordable Housing Programme.

Annex 2



HCA Operating Areas


Spatial and Market Intelligence
spatial.intelligence@hca.gsi.gov.uk
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The Homes and Communities Agency is committed to providing accessible information where possible and we will consider providing information in alternative formats such as large print, audio and Braille upon request.

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