

Homes and Communities Agency National Housing Statistics, 2011-12

On 12 June 2012, the Homes and Communities Agency published its national housing statistics covering delivery of housing starts on site and completions across its investment programmes. The numbers included outputs from the new Affordable Homes Programme. The majority of delivery through the Affordable Homes Programme 2011-15 is expected to be Affordable Rent units, where rent may be charged at up to 80% of local market rent. In addition, some of the delivery will be of units for Social Rent.

In the national housing statistics release and Accompanying Tables 1, 2a, 3b, 3c, 3e, and 3f published in June, all of the rent housing starts on site and completions delivered through the Affordable Homes Programme in 2011/12 were categorised as Affordable Rent, rather than recording them as Social Rent where Social Rent had been identified by providers as a sub-set within the programme. This occurred because the figures were presented along investment programme lines, combining all rent starts on site and completions delivered through the Affordable Homes Programme.

Queries from three local authorities made it clear that this might be misleading, given the different definitions of Affordable Rent and Social Rent in the National Planning Policy Framework. In order to improve the clarity and usability of the Agency's statistics, we are republishing the tables with those Affordable Homes Programme starts on site and completions identified by providers as Social Rent in the Social Rent columns. Future data releases will also include this split.

This change does not alter the total number of housing starts on site and completions reported in the tables published in June.

The statistical release published on 12 June 2012 has been updated to reflect the revised figures for Affordable Rent and Social Rent and is set out below.

Homes and Communities Agency National Housing Statistics, 2011-12

Headlines

- There were 19,967 housing starts on site and 59,451 housing completions delivered through programmes managed by the Homes and Communities Agency (HCA) in England in the financial year ending 31 March 2012.
- The majority (15,698 or 79 per cent) of the housing starts on site were for affordable homes of which 8,873 were for Affordable Rent, 3,305 for Social Rent, 72 for Intermediate Rent and 3,448 for Affordable Home Ownership. The HCA's London operating area¹ delivered 28 per cent of these starts, whilst 21 per cent were in the South and South West, 17 per cent in the Midlands and 13 per cent in the East and South East. The new 2011-15 Affordable Homes Programme commenced delivery in the second half of the year and accounted for 90 per cent of the affordable homes started in 2011-12.
- The majority (51,665 or 87 per cent) of housing completions were also for affordable homes, of which 928 were for Affordable Rent, 33,984 for Social Rent, 1,627 for Intermediate Rent and 15,126 for Affordable Home Ownership. These completions were spread over the HCA's operating areas, with London having the largest share at 31 per cent whilst 17 per cent were in the East and South East, 16 per cent in the South and South West and 14 per cent in the Midlands.
- These statistics can be used to monitor the HCA's performance against housing targets as agreed with the Department for Communities and Local Government and set out in HCA's published Corporate Plan 2011-15². The figures confirm that the HCA has exceeded its target of 35,000 completions of affordable homes for 2011-12. The HCA delivery is also a significant component of the Government's aim to deliver up to 170,000 affordable homes between 2011 and 2015.

Introduction

This release of official statistics has been produced in accordance with the Code of Practice for Official Statistics and presents the housing starts on site and housing completions delivered by the Homes and Communities Agency (HCA) in England for the financial year ending 31 March 2012.

The figures in this release show the supply of homes delivered under the Accelerated Land Disposal Programme, the 2011-15 Affordable Homes Programme (including the Affordable Homes Programme, Empty Homes, Homelessness Change and Traveller Pitch Funding), the Economic Assets Programme, FirstBuy, the Kickstart Housing Delivery Programme, the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme and the Property and Regeneration Programme³.

This release covers both affordable and market homes. Affordable homes are housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. Market homes are private housing units (or bed spaces) for rent or for sale where the rental value or market price is set mainly in the open market.

This is a revision to the first release of data on 12 June 2012 relating to delivery for the entire financial year ending 31 March 2012. Whilst the overall numbers of starts and completions for 2011-12 remain unchanged, the tables include revised figures for the six months to 31 March 2012 for Affordable Rent and Social Rent housing starts and completions relating to the Affordable Homes Programme. The tables also include restated figures (from those published in the release of official statistics dated 22

¹ See Annex 1 for the definition of operating area.

² <http://www.homesandcommunities.co.uk/publications>

³ See Annex 2 for weblinks to information about HCA's programmes.

November 2011) for the six months to 30 September 2011 and some small revisions have been made to previous years. The changes to the figures are detailed in the Revisions section later in this release.

The delivery of housing outputs is impacted by seasonal factors and by when contracts are signed. The rate of delivery increased in the second half of 2011-12. This is mainly because the outcome of offers for the Affordable Homes Programme was announced in July 2011 and starts under this new programme were achieved in the second half of 2011-12. Affordable housing starts in this release also include those relating to strategic site pre-allocations agreed during the 2008-11 National Affordable Housing Programme.

Housing Outputs ^{1,2}

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁵	Open Market ⁶	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2009/10 ^P	Apr - Sept	..	8,993	1,398	2,091	12,482	1,281	13,763
2009/10 ^P	Oct - Mar	..	30,508	2,184	9,129	41,821	9,108	50,929
2009/10 ^P	Full year	..	39,501	3,582	11,220	54,303	10,389	64,692
2010/11 ^P	Apr - Sept	..	9,360	636	3,630	13,626	4,901	18,527
2010/11 ^{R,P}	Oct - Mar	..	26,330	886	8,521	35,737	3,384	39,121
2010/11 ^{R,P}	Full year	..	35,690	1,522	12,151	49,363	8,285	57,648
2011/12 ^R	Apr - Sept	0	259	0	170	429	1,680	2,109
2011/12 ^A	Oct - Mar	8,873	3,046	72	3,278	15,269	2,589	17,858
2011/12 ^A	Full year	8,873	3,305	72	3,448	15,698	4,269	19,967

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁵	Open Market ⁶	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2009/10	Apr - Sept	..	10,579	736	7,591	18,906	933	19,839
2009/10 ^R	Oct - Mar	..	20,342	1,199	12,708	34,249	2,071	36,320
2009/10 ^R	Full year	..	30,921	1,935	20,299	53,155	3,004	56,159
2010/11 ^R	Apr - Sept	..	10,307	999	8,243	19,549	1,877	21,426
2010/11 ^R	Oct - Mar	..	26,355	1,471	8,485	36,311	6,540	42,851
2010/11 ^R	Full year	..	36,662	2,470	16,728	55,860	8,417	64,277
2011/12 ^R	Apr - Sept	0	9,020	495	3,273	12,788	2,624	15,412
2011/12 ^A	Oct - Mar	928	24,964	1,132	11,853	38,877	5,162	44,039
2011/12 ^A	Full year	928	33,984	1,627	15,126	51,665	7,786	59,451

¹ The figures exclude any housing outputs which may be attributable to the programmes inherited from the Department for Communities and Local Government.

² The delivery of housing outputs is impacted by seasonal factors and programme dates, therefore, the rate of delivery increased in the second half of 2011-12.

³ The delivery of housing starts on site has been affected 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 new Affordable Homes Programme commenced delivery of housing starts on site in the second half of 2011-12.

⁴ Figures by local authority, statistical regions and HCA's operating areas are available in the accompanying tables.

⁵ Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.

⁶ The Open Market units delivered under the Property and Regeneration Programme 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 Revised since the figures were published in the release of official statistics dated 22 November 2011

^P Provisional pending restate of Kickstart starts

^A Revised for Affordable Rent and Social Rent since the figures were published in the release of official statistics dated 12 June 2012. Total affordable housing numbers remain unchanged.

“..” not applicable

Starts on site:

A total of 19,967 homes started on site in 2011-12, a decrease of 65 per cent compared to the 57,648 (revised) homes started in 2010-11.

15,698 homes started were for affordable housing, a decrease of 33,665 or 68 per cent from 2010-11. This reflects 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 and the move to the new 2011-15 Affordable Homes Programme in 2011-12.

The majority (57 per cent or 8,873) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the new Affordable Homes Programme, where Affordable Rent is the main product funded. Of the remaining affordable homes that started on site in 2011-12, 21 per cent (3,305) were for Social Rent and 22 per cent (3,448) were for Affordable Home Ownership.

The number of market homes started in 2011-12 fell by 48 per cent to 4,269 compared to 8,285 in 2010-11. The Property and Regeneration Programme produced 4,245 market starts on site in 2011-12, an increase of 1,010 or 31 per cent compared to 2010-11. The lower number of starts in 2011-12 was due to closure of the Kickstart Housing Delivery Programme which had to deliver all starts on site by 31 March 2011.

Completions:

A total of 59,451 homes were completed in 2011-12, a decrease of 8 percent compared to the 64,277 (revised) homes completed in 2010-11.

51,665 affordable homes were completed in 2011-12, a decrease of 4,195 or 8 per cent compared to 2010-11. The majority (66 per cent or 33,984) were for Social Rent, mainly reflecting activity started under the 2008-11 National Affordable Housing Programme. There were 15,126 Affordable Home Ownership completions in 2011-12 of which 2,994 were under the FirstBuy programme.

The number of market homes completed in 2011-12 decreased by 7 per cent with 7,786 completed compared to 8,417 (revised) in 2010-11.

Accompanying Tables

We have responded to user demand and produced new summary tables in Excel showing outputs by programme and by local authority district. The breakdown by local authority will also help local authorities to make local decisions about housing supply strategies and to complete their annual local authority housing statistics returns to the Department for Communities and Local Government.

With effect from 1 December 2010, the Homes and Communities Agency (HCA) reorganised its structure of nine regions into six operating areas. We have provided figures by statistical regions and operating areas in Tables 3a to 3i. A map showing the operating area and regional boundaries is available at Annex 1. The accompanying tables are available to download alongside this release and show the following:

Table 1

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

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

Table 2a

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

Table 2b

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

Tables 3a – 3i

Housing starts and completions by programme for statistical regions and HCA operating areas for:

- 1 April 2011 – 31 March 2012 with half year analysis
- 1 April 2010 – 31 March 2011
- 1 April 2009 – 31 March 2010 (statistical region only)

Revisions

Revisions policy

These statistics are drawn from grant and project administration systems and therefore updated information can be provided by grant 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.

Revisions are incorporated into the next scheduled release of data. If a substantial error occurred as a result of the production process, the statistical release and accompanying tables would be updated with a correction notice as soon as is practical.

The tenure of housing starts on site delivered under the Kickstart Housing Delivery Programme is subject to change depending on the tenure of the corresponding housing completions. Final figures will be available for 2009-10 and 2010-11 once the figures have been validated following expiry of the individual project completion longstop dates. We expect to report these final figures in the next release of official statistics.

Revisions in this release

Revisions have been made to the figures presented for the Affordable Homes Programme in the release published on 12 June 2012 to address a presentational issue. Whilst the totals for both starts on site and completions remain unchanged, the split between Affordable Rent and Social Rent has been amended to reclassify Affordable Rent as Social Rent where identified by providers. The revisions are detailed below and are labelled with 'A' in the tables.

Revisions for the 6 months to 31 March 2012:

- For the Affordable Homes Programme the housing starts on site figure for Affordable Rent has reduced by 2,257 from 10,877 to 8,620 and the Social Rent figure has increased from nil to 2,257.
- For the Affordable Homes Programme the housing completions figure for Affordable Rent has reduced by 757 from 1,650 to 893 and the Social Rent figure has increased from nil to 893.

In addition, a number of revisions have been made to historic periods in this release, compared to that published on 22 November 2011, mainly reflecting updated information received from providers/developers. These are detailed below and are labelled with 'R' in the tables.

Original publication date: 12 June 2012

Revision date: 24 August 2012

Revisions for the 6 months to 30 September 2011:

- The total housing completions figure for the Economic Assets Programme has increased by 5 units from nil to 5. The increase relates to data provided to the HCA by the RDAs at the time of asset transfer in September 2011.
- The total housing starts on site figure for the Kickstart Housing Delivery Programme has decreased by 25 units from 25 to nil. The decrease relates to a data review because all units delivered under the programme had started by 31 March 2011.
- The total housing completions figure for the Kickstart Housing Delivery Programme has decreased by 22 units from 2,447 to 2,425. The net decrease relates to the receipt of updated information from providers/developers together with conversions between HomeBuy Direct and market units.
- The total housing completions figure for the National Affordable Housing Programme has decreased by 8 units from 10,490 to 10,482. The decrease relates to a reclaim for 8 units.
- The total housing starts on site figure for the Property and Regeneration Programme has increased by 388 units from 1,514 to 1,902. The net increase relates to the receipt of updated information from developers and a delay in recording system data.
- The total housing completions figure for the Property and Regeneration Programme has increased by 108 units from 927 to 1,035. The net increase relates to the receipt of updated information from developers.

Revisions for the financial year ending 31 March 2011:

- The total housing completions figure for the Kickstart Housing Delivery Programme has decreased by 91 units from 9,212 to 9,121. The net decrease relates to conversions between HomeBuy Direct and market units and review of system data.
- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 15 units from 3,645 to 3,630. The net decrease relates to review of system data.
- The total housing completions figure for the Property and Regeneration Programme has increased by 96 units from 3,229 to 3,325. The increase relates to the receipt of updated information from our local authority partner.

Revisions for the financial year ending 31 March 2010:

- The total housing completions figure for the Kickstart Housing Delivery Programme has reduced by 2 units from 62 to 60 due to an error in the table.

Guidance Notes

Definitions

Affordable housing is the sum of affordable rent, social rent, intermediate rent and affordable home ownership. Affordable homes are housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. Those delivered during 2011-12 were defined in line with Planning Policy Statement 3: Housing⁴. From April 2012 this has been replaced by the National Planning Policy Framework⁵.

Social rented housing is rented housing owned and managed by local authorities and registered providers, for which guideline 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.

⁴ published June 2011 <http://www.communities.gov.uk/archived/publications/planningandbuilding/pps3housing>

⁵ <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Original publication date: 12 June 2012

Revision date: 24 August 2012

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 equity products, shared ownership and intermediate rent.

Affordable rented housing is 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 no more than 80% of the local market rent (including service charges, where applicable).

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 reported for Mortgage Rescue or for shared equity products delivered under FirstBuy or Kickstart HomeBuy Direct.

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

Data sources and quality

Data for the Affordable Homes Programme, Empty Homes, FirstBuy, Homelessness Change, the Kickstart Housing Delivery Programme (HomeBuy Direct and NAHP), the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme and Traveller Pitch Funding has been produced using our Investment Management System which contains information provided by investment partners.

Data for the Accelerated Land Disposal programme, the Economic Assets Programme, the Kickstart Housing Delivery Programme (Investment Support) and the Property and Regeneration Programme has been produced using our Project Control System which is maintained by our own staff based on the best information currently available.

The Economic Assets Programme comprises assets transferred in September 2011 to the HCA from the closing Regional Development Agencies (RDA). The output figures for this programme are those achieved for the full 2011-12 year during both RDA and HCA responsibility for these assets. The output data for half of the year is therefore based on programme data provided to the HCA by the RDAs at the time of the transfer.

Future publications

The HCA's London region was transferred to the Greater London Authority on 1 April 2012. London will be excluded from the HCA's official statistics with effect from HCA's next release of official statistics. The Department for Communities and Local Government will look at how the data on affordable housing across the country can best be brought together to meet user needs in future.

As we are now providing a local authority breakdown at Tables 2a and 2b which identify the statistical region and HCA operating area for each local authority together with a summary, we propose discontinuing the statistical region and operating area breakdown provided in Tables 3a to 3i with effect from the next release of official statistics unless we receive feedback to indicate that there is user demand to continue this form of presentation. Guidance for providing feedback is provided at the end of this document under 'User Consultation'.

Future publication dates

Our official statistics for the six months to 30 September 2012 will be published in November/December 2012; this will include any revisions to previously reported official statistics.

Relationship with other official statistics

The Department for Communities and Local Government (DCLG) publish official statistics on the total gross supply of affordable housing in England each year. The number of affordable homes delivered by the HCA programmes contribute to these statistics. DCLG will be publishing estimates of gross affordable supply for 2011-12 in autumn 2012.

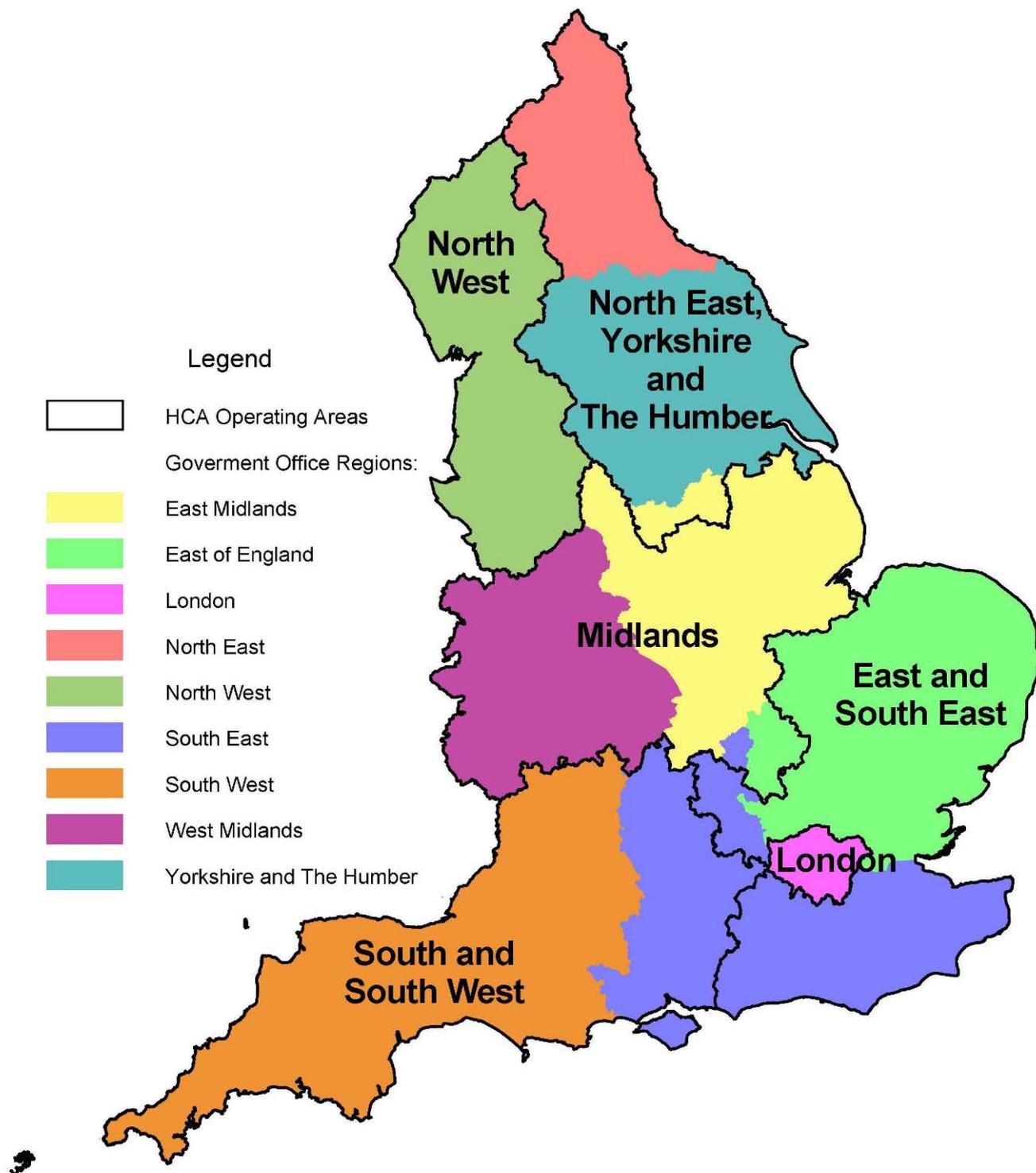
User consultation

Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be sent to the "Public Enquiries" address given in the "Enquiries" section below. In addition, a survey is available at <http://www.homesandcommunities.co.uk/national-housing-statistics>.

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HCA's programmes

The following links provide information about HCA's programmes:

Programme	Weblink
Accelerated Land Disposal	http://www.homesandcommunities.co.uk/ourwork/our-land
Affordable Homes Programme	http://www.homesandcommunities.co.uk/affordable-homes
Economic Assets	http://www.homesandcommunities.co.uk/ourwork/economic-assets
Empty Homes	http://www.homesandcommunities.co.uk/ourwork/empty-homes
FirstBuy	http://www.homesandcommunities.co.uk/firstbuy
Homelessness Change	http://www.homesandcommunities.co.uk/ourwork/homelessness-change
Kickstart Housing Delivery	http://www.homesandcommunities.co.uk/ourwork/kickstart
Local Authority New Build	http://www.homesandcommunities.co.uk/bidding_for_new_build
Mortgage Rescue	http://www.homesandcommunities.co.uk/mortgage_rescue_guidance
National Affordable Housing Programme	http://www.homesandcommunities.co.uk/ourwork/national-affordable-housing-programme
Property and Regeneration Programme	http://www.homesandcommunities.co.uk/ourwork/regeneration
Traveller Pitch Funding	http://www.homesandcommunities.co.uk/ourwork/traveller-pitch-funding