



Homes &
Communities
Agency



Homes and Communities Agency Housing Statistics

1 April 2014 – 31 March 2015

Table of Contents

Contents

1.	Key results.....	3
2.	Introduction.....	4
3.	Housing outputs.....	7
4.	Accompanying tables.....	12
5.	Revisions.....	13
6.	Definitions.....	17
7.	Data sources and quality.....	18
8.	Related statistics.....	19
9.	Other information.....	21
10.	User consultation.....	22
	Annex 1.....	23
	Annex 2.....	26

1. Key results

- There were 35,503 housing starts on site and 51,187 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 on behalf of the Greater London Authority (GLA)) between 1 April 2014 and 31 March 2015. The HCA manages the Help to Buy (Equity Loan) scheme in England but the completions are reported by the Department for Communities and Local Government (DCLG) available from the webpage below¹ and are, therefore, excluded from this publication.
- To ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion. These have not been reported for historical years and have been excluded from year on year comparisons below to ensure that comparisons are on a like for like basis.
- The majority (26,498 or 75 per cent) of the housing starts on site in 2014-15 were for affordable homes. This represents a decrease of 19 per cent on the 32,833 affordable homes reported for 2013-14. If the new build affordable homes purchased at completion (1,924) are excluded from the current period, this would represent a decrease of 25 per cent compared to last year on a like for like basis.
- 21,879 affordable homes started in 2014-15 were for Affordable Rent, a decrease of 20 per cent on 2013-14 when new build homes purchased at completion (1,401) are excluded from the current year. A further 3,355 were for Intermediate Affordable Housing schemes, including shared ownership. Excluding new build homes purchased at completion (384) from the current period this is a decrease of 37 per cent on 2013-14. The remaining 1,264 were for Social Rent, a decrease of 57 per cent on 2013-14 when new build homes purchased at completion (139) are excluded from the current period. Of the affordable homes started in 2014-15, the Affordable Homes Guarantees Programme accounted for 39 per cent, the Affordable Homes Programme 2011-15 (AHP 2011-15)² for 29 per cent and the Affordable Homes Programme 2015-18 (AHP 2015-18)³ for 22 per cent.
- 41,312 or 81 per cent of housing completions (excluding Help to Buy) in 2014-15 were for affordable homes. This represents an increase of 50 per cent on the 27,625 affordable homes completed in 2013-14.
- 31,053 affordable homes completed in 2014-15 were for Affordable Rent, an increase of 82 per cent compared to 2013-14. A further 7,120 were for Intermediate Affordable Housing schemes, including shared ownership, an increase of 18 per cent on 2013-14, and the remaining 3,139 were for Social Rent, a decrease of 30 per cent on 2013-14. The AHP 2011-15² accounted for 88 per cent of the affordable homes completed in 2014-15.

¹ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

² The Affordable Homes Programme 2011-15 includes the following programmes: Affordable Homes Programme, Empty Homes, Homelessness Change, Mortgage Rescue, Short Form Agreements and Traveller Pitch Funding. For more information see Annex 1.

³ Delivery of starts on site through the Affordable Homes Programme 2015-18, which is replacing the Affordable Homes Programme 2011-15 with effect from 1 April 2015, was brought forward into the second half of 2014-15.

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 2015 in England excluding London (for both the current and historical series⁴) with the exception of the Build to Rent, Builders Finance Fund and Get Britain Building programmes which are administered by the HCA on behalf of the 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 programmes⁵ with the exception of Help to Buy (Equity Loan scheme) which is published by DCLG⁶, monthly until June 2015 and quarterly thereafter. Further details on housing types are available in section 6 of this release. DCLG also publishes annual statistics on affordable housing supply in England⁷ showing the gross annual supply of affordable homes, irrespective of funding mechanism. 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 plan⁸ (see paragraph 8.3). The HCA uses the data to measure progress towards commitments made in its published Corporate Plan⁹ and to publish operating area housing market reports¹⁰. 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 2015 and covers eighteen 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 terms) or for rent.

2.5 Housing starts on site and housing completions are reported for each programme, where applicable. Housing starts on site are not applicable for programmes such as Mortgage Rescue because the product type records the completion of a purchase rather than a start and completion for a development or rehabilitation works. To

⁴ 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. Conversely, some delivery in local authorities outside London may not be included if the funding was from the GLA and allocated to a London district but used to provide a home outside London.

⁵ See Annex 1 for a summary and links to information about the HCA's programmes.

⁶ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

⁷ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

⁸ <http://transparency.number10.gov.uk/>

⁹ <https://www.gov.uk/government/publications/homes-and-communities-agency-corporate-plan-2014-18>

¹⁰ <https://www.gov.uk/government/publications/operating-area-housing-market-reports-august-2014>

ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion. For reporting purposes, the start on site date is taken as the date of completion. In 2014-15, 1,924 such starts were recorded.

- 2.6** A programme breakdown of the data is available in Table 1 of the tables accompanying this release¹¹. 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 DCLG¹² 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 in section 3 of this release 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 in part 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 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 Framework¹³.

¹¹ <https://www.gov.uk/government/collections/housing-statistics>

¹² <https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2013-to-2014>

¹³ <https://www.gov.uk/government/publications/homes-and-communities-agency-financial-framework>

London

- 2.10** 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 section of GOV.UK¹⁴.
- 2.12** DCLG combines the affordable housing statistics in this release with the GLA's affordable housing statistics to produce affordable housing starts and completions for England¹⁵. They include any revisions made to London data since they were published by the HCA on 12 June 2012 (revised 24 August 2012). Further details are provided in section 8 of this release.

¹⁴ <https://www.gov.uk/government/collections/housing-statistics>

¹⁵ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

3. Housing outputs ¹

Starts on site:

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ³	Market ⁴	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2014-15 ⁵	Apr - Sept ^R	7,487	700	0	1,252	9,439	3,403	12,842
2014-15 ⁵	Oct - Mar	14,392	564	21	2,082	17,059	5,602	22,661
2014-15 ⁵	Full Year	21,879	1,264	21	3,334	26,498	9,005	35,503
2013-14	Apr - Sept ^R	7,465	768	0	1,503	9,736	2,508	12,244
2013-14	Oct - Mar ^R	18,021	1,869	0	3,207	23,097	3,393	26,490
2013-14	Full Year ^R	25,486	2,637	0	4,710	32,833	5,901	38,734
2012-13	Apr - Sept ^R	2,388	401	8	500	3,297	2,357	5,654
2012-13	Oct - Mar ^R	15,962	2,499	40	4,040	22,541	12,362	34,903
2012-13	Full Year ^R	18,350	2,900	48	4,540	25,838	14,719	40,557
2011-12	Apr - Sept	..	203	0	210	413	1,501	1,914
2011-12	Oct - Mar	7,045	2,078	0	1,731	10,854	2,570	13,424
2011-12	Full Year	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, Builders Finance Fund and Get Britain Building 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:

<https://www.gov.uk/government/collections/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, Economic Assets, Get Britain Building, Kickstart Housing Delivery and Property and Regeneration programmes may include some starts and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

⁵ To ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion. For reporting purposes, the start on site date is taken as the date of completion. In 2014-15, 1,924 such starts were recorded.

^R The figures published in the release of official statistics dated 20 November 2014 have been revised.

".." not applicable

Chart 1a: Housing starts on site

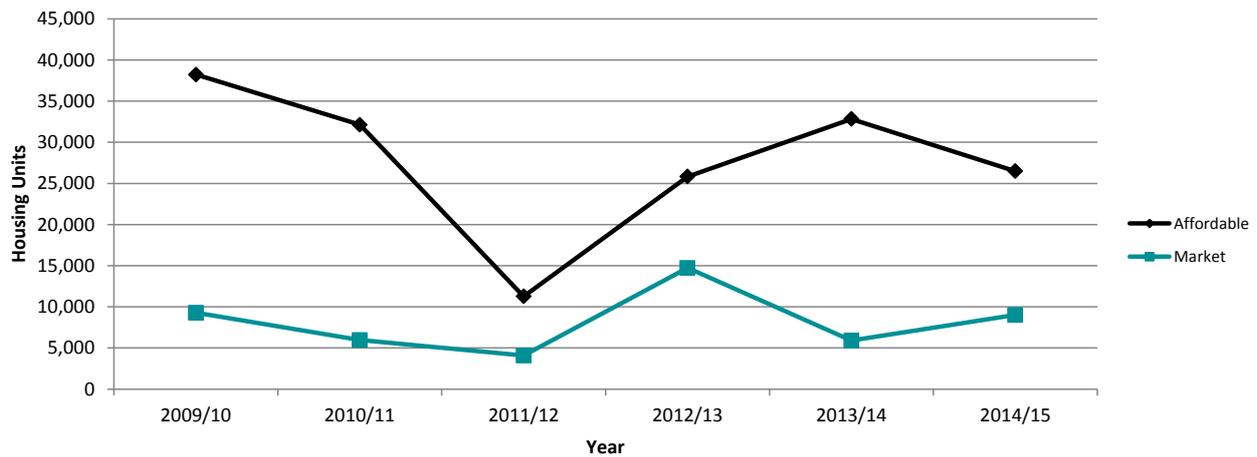
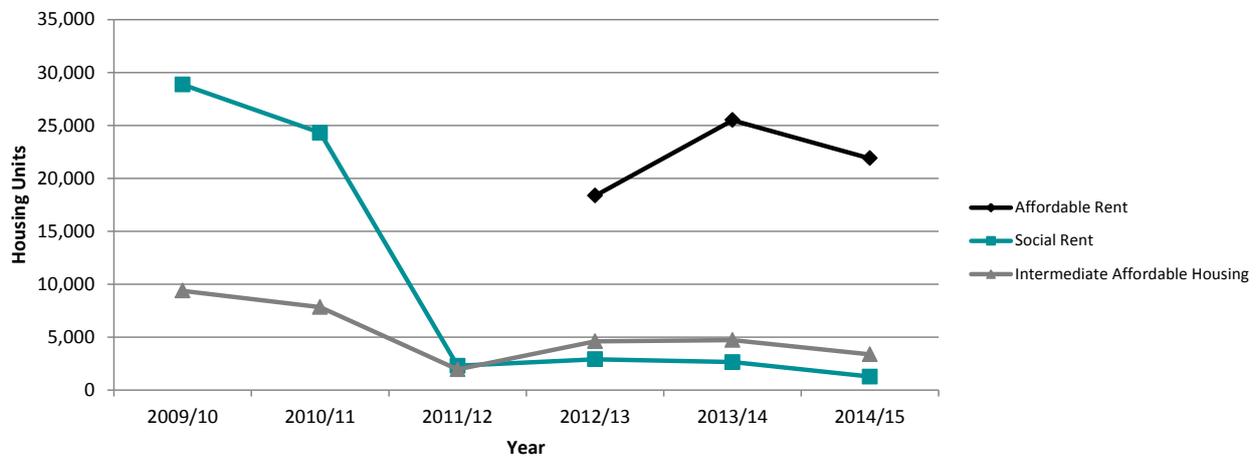


Chart 1b: Affordable Housing starts on site



- To ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion¹⁶. These have not been reported for historical years and have been excluded from year on year comparisons below to ensure that comparisons are on a like for like basis.
- A total of 35,503 homes started on site in 2014-15. This represents a decrease of 8 per cent compared to the 38,734 homes reported for 2013-14. However, if new build affordable homes purchased at completion (1,924) are excluded from the current year, the decrease would be 13 per cent. The decrease relates to affordable housing partially offset by an increase in market housing.
- 26,498 homes started in 2014-15 were for affordable housing. This represents a decrease of 6,335 or 19 per cent compared to 32,833 reported for 2013-14. Excluding new build homes purchased at completion (1,924) from the current year, this is a decrease of 8,259 or 25 per cent. This decrease reflects the transition between the programme funding periods as 2014-15 was the final year of the AHP 2011-15.

¹⁶ For reporting purposes, the start on site date is taken as the date of completion.

- The majority (83 per cent or 21,879) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the AHP 2015-18, the AHP 2011-15 and the programmes which were new in 2013-14¹⁷, where Affordable Rent is the main product funded. Excluding new build homes purchased at completion (1,401) from the current period, this is a decrease of 5,008 or 20 per cent compared to 25,486 delivered in 2013-14. Housing for Affordable Home Ownership and Intermediate Rent accounted for a further 13 per cent (3,355) of affordable homes started on site in 2014-15. Excluding homes purchased at completion (384) from the current period, this is a decrease of 1,739 or 37 per cent compared to 4,710 delivered in 2013-14. The remaining 5 per cent (1,264) of affordable homes started in 2014-15 were for Social Rent. Excluding new build homes purchased at completion (139) from the current period this is a decrease of 1,512 or 57 per cent compared to 2,637 started in 2013-14¹⁸.
- The HCA's Midlands operating area¹⁹ delivered 28 per cent of the affordable housing starts in 2014-15 (21 per cent in 2013-14), whilst 22 per cent were in the North West (16 per cent in 2013-14), 18 per cent in the South and South West (21 per cent in 2013-14), 16 per cent in the East and South East (26 per cent in 2013-14) and 16 per cent in the North East, Yorkshire and The Humber (16 per cent in 2013-14).
- Looking at previous 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, increased delivery in both 2012-13 and 2013-14 and reduced delivery in 2014-15 which reflects the closure of the programme in March 2015. The Get Britain Building programme delivered the majority of its affordable housing starts on site in 2012-13, the first year of the programme. In 2013-14¹⁷, four new programmes commenced delivery of starts on site and increased delivery in 2014-15. In 2014-15, the AHP 2015-18 which replaces the AHP 2011-15 delivered early starts on site. The outcome is a year on year increase in the number of starts on site for affordable housing reported in 2012-13 and 2013-14 compared to 2011-12 with a decrease in the number reported in 2014-15 compared to 2013-14 as the AHP 2011-15 comes to an end.
- The number of market homes started in 2014-15 increased by 53 per cent to 9,005 compared to 5,901 in 2013-14. The Property and Regeneration Programme produced the majority of market starts on site (49 per cent or 4,448), an increase of 956 or 27 per cent compared to 2013-14. The Build to Rent Programme contributed a further 25 per cent (2,263), a significant increase of 2,161 units compared to 2013-14 which reflects the first starts on site in the second half of 2013-14. The Accelerated Land Disposal Programme contributed a further 15 per cent (1,353), an increase of 617 units or 84 per cent compared to 2013-14 which reflects the commitment to deliver all starts on site through the programme by the end of March 2015. The Economic Assets Programme accounted for 8 per cent or 697, the Get Britain Building Programme for 2 per cent or 222 and the Builders Finance Fund for less than half a per cent or 22¹⁸.

¹⁷ Programmes which commenced delivery in 2013-14 include Affordable Homes Guarantees Programme, the Department of Health funded Care and Support Specialised Housing Fund, Empty Homes Round Two and Right to Buy Replacement.

¹⁸ Note that proportions do not sum to 100 per cent due to rounding.

¹⁹ See Annex 2 for the definition of operating area.

Completions (excluding Help to Buy):

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

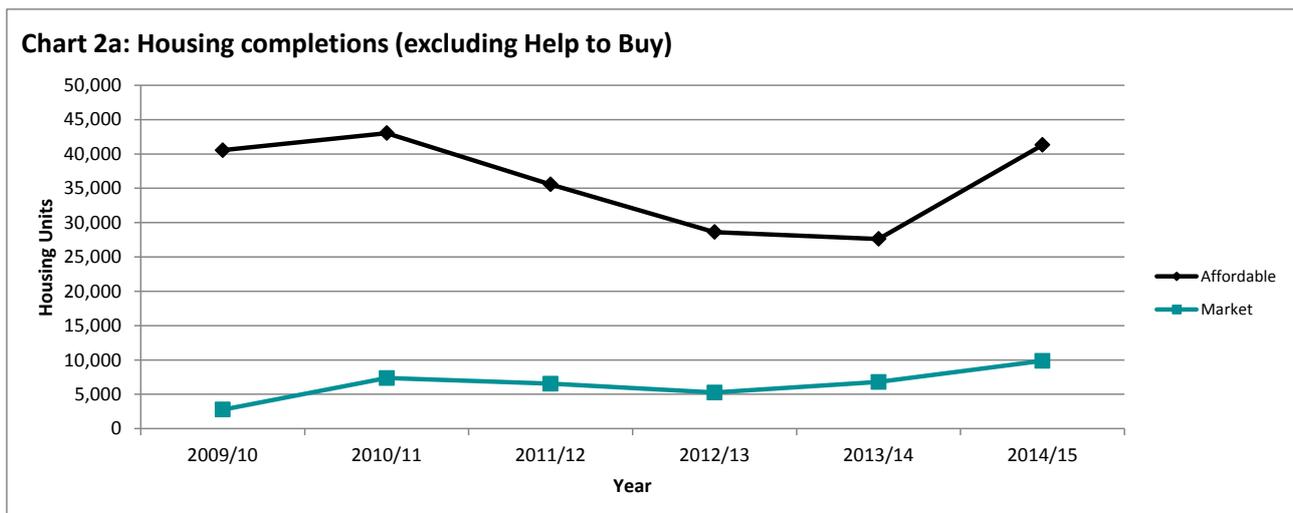
		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ³	Market ^{4,5}	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2014-15	Apr - Sept ^R	7,447	886	0	2,150	10,483	3,680	14,163
2014-15	Oct - Mar	23,606	2,253	18	4,952	30,829	6,195	37,024
2014-15	Full Year	31,053	3,139	18	7,102	41,312	9,875	51,187
2013-14	Apr - Sept ^R	4,569	1,135	90	2,511	8,305	2,540	10,845
2013-14	Oct - Mar ^R	12,525	3,342	27	3,426	19,320	4,262	23,582
2013-14	Full Year ^R	17,094	4,477	117	5,937	27,625	6,802	34,427
2012-13	Apr - Sept ^R	1,074	3,590	135	5,080	9,879	2,301	12,180
2012-13	Oct - Mar ^R	5,505	6,013	239	6,984	18,741	2,952	21,693
2012-13	Full Year ^R	6,579	9,603	374	12,064	28,620	5,253	33,873
2011-12	Apr - Sept	..	6,928	291	2,702	9,921	2,340	12,261
2011-12	Oct - Mar	797	16,213	560	8,067	25,637	4,203	29,840
2011-12	Full Year	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

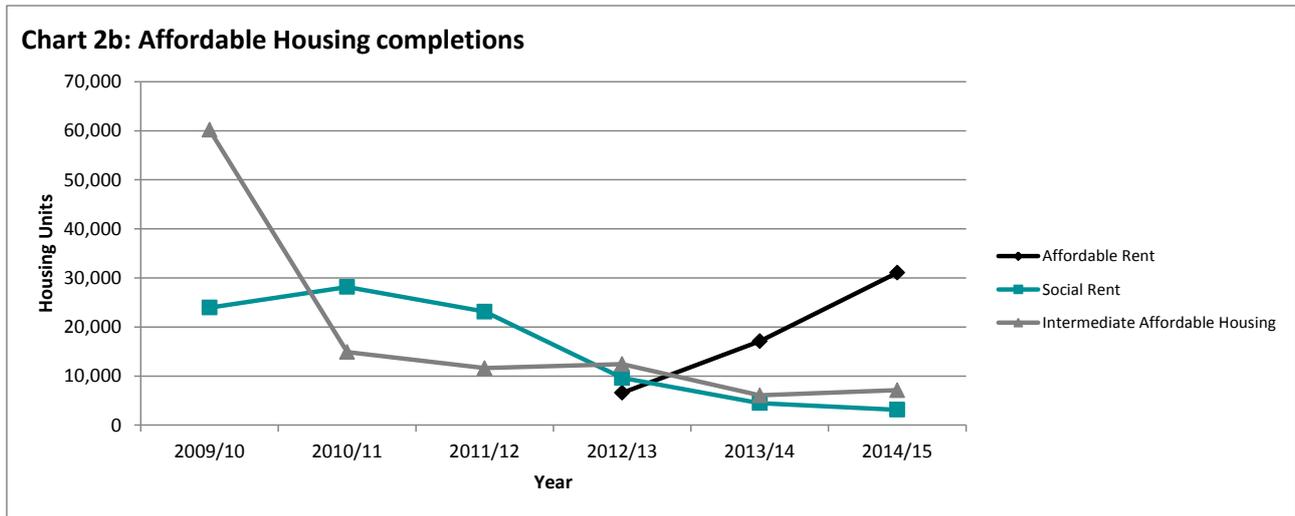
⁵ Some of the market completions delivered in 2013-14 and 2014-15 may include houses sold to purchasers who have received assistance through the Help to Buy scheme to buy a property at market value from a house builder where the scheme as a whole may have benefitted from funding through another programme. Help to Buy is reported by DCLG²⁰.

^R The figures published in the release of official statistics dated 20 November 2014 have been revised.

“..” not applicable



²⁰ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>



- A total of 51,187 homes (excluding Help to Buy) were completed in 2014-15, an increase of 49 per cent compared to the 34,427 homes completed last year.
- 41,312 affordable homes were completed in 2014-15, an increase of 50 per cent compared to 27,625 delivered in 2013-14. The majority (75 per cent or 31,053) were for Affordable Rent, an increase of 13,959 or 82 per cent compared to 2013-14 which reflects the expected increase in the final year of the AHP 2011-15. Intermediate Affordable Housing accounted for a further 17 per cent (7,120) of affordable homes completed in 2014-15, an increase of 1,066 or 18 per cent compared to 2013-14. The remaining 8 per cent (3,139) of affordable homes completed in 2014-15 were for Social Rent, a decrease of 1,338 or 30 per cent compared to 2013-14. The decrease in Social Rent reflects the impact of the closure of the National Affordable Housing Programme to new commitments in March 2011. The main rented product funded under the AHP 2011-15 is Affordable Rent, with limited Social Rent.
- The completed affordable homes were spread over the HCA's operating areas, with the East and South East and Midlands both having a 24 per cent share (22 and 23 per cent respectively in 2013-14), whilst 21 per cent were in the South and South West (23 per cent in 2013-14), 17 per cent in the North West (14 per cent in 2013-14) and 15 per cent in the North East, Yorkshire and The Humber (17 per cent in 2013-14).
- The number of market homes completed in 2014-15 (9,875) increased by 45 per cent compared to 6,802 in 2013-14. This increase is mainly attributable to the number of market homes completed under the Get Britain Building Programme which delivered 4,575 in 2014-15 compared to 2,840 in 2013-14, an increase of 1,735 or 61 per cent. This is due to being in the later stages of the programme. The Property and Regeneration Programme increased delivery of market homes from 3,669 in 2013-14 to 4,634 in 2014-15, an increase of 965 or 26 per cent.

Help to Buy completions

- The Help to Buy 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. Delivery under the Help to Buy programme is reported by DCLG²¹.

4. Accompanying tables

- 4.1 The tables accompanying this release are available to download from the housing statistics page on the HCA section of GOV.UK²² and include the following:

Table 1

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

- 1 April 2014 – 31 March 2015 with half year analysis
- 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 2014 – 31 March 2015

Table 2b

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

Table 2c

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

- 4.2 Tables for housing starts on site and completions by local authority district and tenure (all programmes) for 1 April 2011 - 31 March 2012, 1 April 2010 - 31 March 2011 and 1 April 2009 – 31 March 2010 are available from HCA's housing statistics published on 20 November 2014²².
- 4.3 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 2c 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.
- 4.4 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.

²¹ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

²² <https://www.gov.uk/government/collections/housing-statistics>

5. Revisions

Revisions policy

5.1 The HCA has adopted the revisions policy developed by DCLG²³. 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 2014:

- The total housing completions figure for the Accelerated Land Disposal Programme has increased by 19 units from 96 to 115. The increase relates to the receipt of updated information from developers.
- The total housing starts figure for the Affordable Homes Guarantees Programme has decreased by 55 units from 3,501 to 3,446. The net decrease relates to the termination of 2 schemes, the approved transfer of outputs between 3 schemes and the reclaim of units from 1 scheme. 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.

²³ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

- The total housing completions figure for the Affordable Homes Guarantees Programme has decreased by 2 units from 361 to 359. The decrease relates to the termination of one scheme.
- The total housing starts figure for the Affordable Homes Programme has decreased by 197 units from 3,612 to 3,415. The decrease relates to the termination of 8 schemes, the approved transfer of outputs between 14 schemes, the reclaim of units from 3 schemes and the partial reclaim of units from 2 schemes.
- The total housing completions figure for the Affordable Homes Programme has decreased by 20 units from 8,325 to 8,305. The decrease relates to the approved transfer of outputs from 2 schemes which are now recorded outside the 6 month period.
- The total housing starts figure for the Build to Rent Programme has increased by 1 unit from 347 to 348. The net increase relates to the receipt of updated information from developers.
- The total housing starts figure for the Care and Support Specialised Housing Programme has decreased by 27 units from 595 to 568. The decrease relates to the approved transfer of outputs from one scheme to another which are now recorded outside the 6 month period.
- The total housing completions figure for the Economic Assets Programme has decreased by 5 units from 89 to 84. The decrease relates to the receipt of updated information from developers.
- The total housing starts figure for the Empty Homes Programme has decreased by 63 units from 735 to 672. The decrease relates to the reclaim of units from 30 schemes and the approved transfer of outputs from 32 schemes which are now recorded outside the 6 month period.
- The total housing starts figure for the Empty Homes Round Two Programme has decreased by 29 units from 343 to 314. The decrease relates to the reclaim of units from 3 schemes and the approved transfer of outputs from one scheme to another which are now recorded outside the 6 month period.
- The total housing starts figure for the Get Britain Building Programme has decreased by 11 units from 212 to 201. The decrease relates to the receipt of updated information from developers.
- The total housing completions figure for the Get Britain Building Programme has decreased by 106 units from 1,806 to 1,700. The net decrease relates to the receipt of updated information from developers and double counting with the Affordable Homes Programme.
- The total housing starts figure for the National Affordable Housing Programme has decreased by 5 units from 52 to 47. The decrease relates to the approved transfer of outputs from one scheme to another which are now recorded outside of the 6 month period.
- The total housing completions figure for the National Affordable Housing Programme has decreased by 5 units from 419 to 414. The decrease relates to the termination of one scheme.

- The total housing starts figure for the Property and Regeneration Programme has increased by 198 units from 2,305 to 2,503. The net increase relates to the receipt of updated information from developers.
- The total housing completions figure for the Property and Regeneration Programme has increased by 106 units from 1,729 to 1,835. The net increase relates to the receipt of updated information from developers and double counting with the Affordable Homes Programme.
- The total housing starts figure for the Traveller Pitch Funding Programme has decreased by 10 units from 117 to 107. The decrease relates to the approved transfer of outputs from 2 schemes which are now recorded outside of the 6 month period.

Revisions for the financial year ending 31 March 2014:

- The total housing starts figure for the Economic Assets Programme has decreased by 50 units from 837 to 787. The decrease relates to a single project where the units had been claimed in error.
- The total housing starts figure for the Get Britain Building Programme has decreased by 41 units from 949 to 908. The decrease relates to double counting with the Affordable Homes Programme and a revised scheme design.
- The total housing completions figure for the Get Britain Building Programme has increased by 1 unit from 3,036 to 3,037. The net increase relates to the receipt of updated information from developers.
- The total housing starts figure for the Property and Regeneration Programme has decreased by 20 units from 3,945 to 3,925. The net decrease relates to the receipt of updated information from developers.
- The total housing completions figure for the Property and Regeneration Programme has decreased by 35 units from 4,080 to 4,045. The net decrease relates to the receipt of updated information from developers and double counting with the Affordable Homes Programme.

Revisions for the financial year ending 31 March 2013:

- The total housing starts figure for the Accelerated Land Disposal Programme is unchanged at 712, however the number of market units decreased by 17 and there was a related increase in affordable home ownership and social rent units of 11 and 6 respectively. These changes relate to a single project on which clarification of the tenure breakdown was received from the developer.
- The total housing starts figure for the Economic Assets Programme has decreased by 24 units from 379 to 355. The decrease relates to a single project where units had been claimed in error.
- The total housing completions figure for the Economic Assets Programme has decreased by 8 units from 413 to 405. The decrease relates to a single project where units had been claimed in error.

- The total housing starts figure for the Get Britain Building Programme has decreased by 419 units from 10,420 to 10,001. 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 5 projects.
- The total housing starts figure for the Property and Regeneration Programme has decreased by 44 units from 4,535 to 4,491. The net decrease relates to the receipt of updated information from developers and the addition of a unit omitted in error.
- The total housing completions figure for the Property and Regeneration Programme has increased by 4 units from 4,235 to 4,239. The net increase relates to the receipt of updated information from developers and double counting with the FirstBuy 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.gsi.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 Framework²⁴, 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 2008²⁵.

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 through the AHP 2011-15 and other associated and subsequent programmes or without grant by local authority and other providers, where a contract or confirmation of the ability to charge an affordable rent is in place. 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 per cent 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 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 property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government and the house builder the value of the same equity share of the property when it is sold. In the historical series covered by this release, equity loan was available under FirstBuy, Kickstart and the NAHP (HomeBuy Direct). There are a small number of equity loan cases in the current series.

As set out in the Affordable Housing Supply release published by DCLG²⁶, **FirstBuy** which was available prior to April 2013 is considered affordable housing.

²⁴ <https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively/supporting-pages/national-planning-policy-framework>

²⁵ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

²⁶ <https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2013-to-2014>

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 registered provider 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.

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 or market housing supply that take place without building a new property. This can include the purchase of existing properties for use as affordable or market 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. Conversions of existing affordable or market properties are only included where there is substantial re-improvement works carried out to the fabric of the building (for example the conversion of bedsits to self-contained apartments). Repairs or simple refurbishment of properties are not included.

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.

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, the Kickstart Housing Delivery Programme, the AHP 2011-15 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 Act²⁷, 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 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 Grant Agreement 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 Programme, AHP, AHP 2015-18, Care and Support Specialised Housing Fund, Empty Homes, Empty Homes Round Two, FirstBuy, 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 Investment Management System (IMS), which contains information provided by investment partners in accordance with monitoring requirements for the payment of grant.

²⁷ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

- 7.2** Data for the Accelerated Land Disposal, Builders Finance Fund, 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. The low percentage of starts in this year was atypical because 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. The increase in starts on site in the first half of the year continued in 2013-14 and 2014-15 with 30 per cent and 36 per cent respectively delivered in the first half of the year. Thirty per cent of completions were delivered in the first half of 2013-14 and 25 per cent in the first half of 2014-15.

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 website²⁸ and housing statistics published by the GLA are available from the GLA website²⁹.
- 8.3** Delivery of affordable homes forms part of the DCLG business plan³⁰. Progress, based on the data in this release, is reported as one of the DCLG business plan quarterly indicators³¹. 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 report³².

²⁸ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

²⁹ <http://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/gla-affordable-housing-statistics>

³⁰ <http://transparency.number10.gov.uk/>

³¹ <http://dclgapps.communities.gov.uk/indicators/>

³² <https://www.gov.uk/government/publications>

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 release³³.

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 Help to Buy (Equity Loan scheme) delivery including London. The number of home purchases delivered through the HCA is published by DCLG together with information about the type and price of properties purchased, purchaser deposits and applicant incomes³⁴.

³³ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

³⁴ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

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 section of GOV.UK³⁵.

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 2015 will be published in November/December 2015.

Responsible statistician

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

³⁵ <https://www.gov.uk/government/collections/housing-statistics>

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 per cent of market rent.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme 2015 -18	The Affordable Homes Programme 2015-18 replaces the Affordable Homes Programme 2011-15 and aims to increase the supply of new affordable homes in England by March 2018.	Aff. Rent / Social Rent / AHO	NB/A
Builders Finance Fund	The £525 million Builders Finance Fund is designed to help restart and speed up housing developments between 5 and 250 units that have slowed down or stalled. Its main objective is to address difficulties in accessing development finance faced by some house builders, particularly smaller developers, and to help bring forward stalled but viable sites.	Social Rent / Int. Rent / AHO / Market	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 £240m 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

Programme	Programme Summary	Tenure¹	Build Type²
<u>Economic Assets</u>	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
<u>Empty Homes</u> ³	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
<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 Change</u> ³	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 Rescue</u> ³	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

Programme	Programme Summary	Tenure¹	Build Type²
<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. Where a local authority decides not to undertake the development themselves, they return the relevant portion of the receipts to DCLG for re-investment nationally.	Aff. Rent	NB
<u>Short Form Agreement³</u>	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 Funding³</u>	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 is 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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Homes &
Communities
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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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