



Department for  
Communities and  
Local Government

# Affordable Housing Supply: April 2015 to March 2016 England



## Housing *Statistical Release*

17 November 2016

- An additional 32,110 affordable homes were delivered in England in 2015-16.
- Affordable housing delivery in 2015/16 was 52% lower than the previous year reflecting the transition to the new affordable housing programmes, with supply planned to increase over the next 5 years.
- The 32,110 affordable homes delivered in 2015/16 comprised 6,550 social rent, 16,550 affordable rent and 9,010 affordable home ownership, shared ownership and intermediate rent.
- New build homes accounted for 89 per cent of all affordable homes provided in 2015-16, with the remainder from providers acquiring existing private stock.
- There were 29,170 affordable housing starts on site in 2015/16, as reported by the Homes and Communities Agency and the Greater London Authority

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**Responsible Statistician:**

Daniel Shaw

**Statistical enquiries:**

office hours:

0303 444 1071

[housing.statistics@communities.gsi.gov.uk](mailto:housing.statistics@communities.gsi.gov.uk)

**Media Enquiries:**

0303 444 1201

[newsdesk@communities.gsi.gov.uk](mailto:newsdesk@communities.gsi.gov.uk)

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# Introduction

This release presents statistics on additional affordable housing supply in England. The estimates include new build and affordable housing providers' acquisitions of private housing. Losses through demolitions, sales to tenants and other sales are excluded so the statistics are the 'gross' additions to the stock.

Affordable homes are defined as additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. Further details on the coverage of this release are given in the sections on Definitions (page 10) and Data collection (page 15) towards the end of this document.

## Changes in this release

Statistics on starts on site are included for the first time in this publication. Starts on site are a forward indicator of supply. A number of tables that previously featured in the release have been updated or replaced with charts; the underlying raw data is still available in the accompanying live tables.

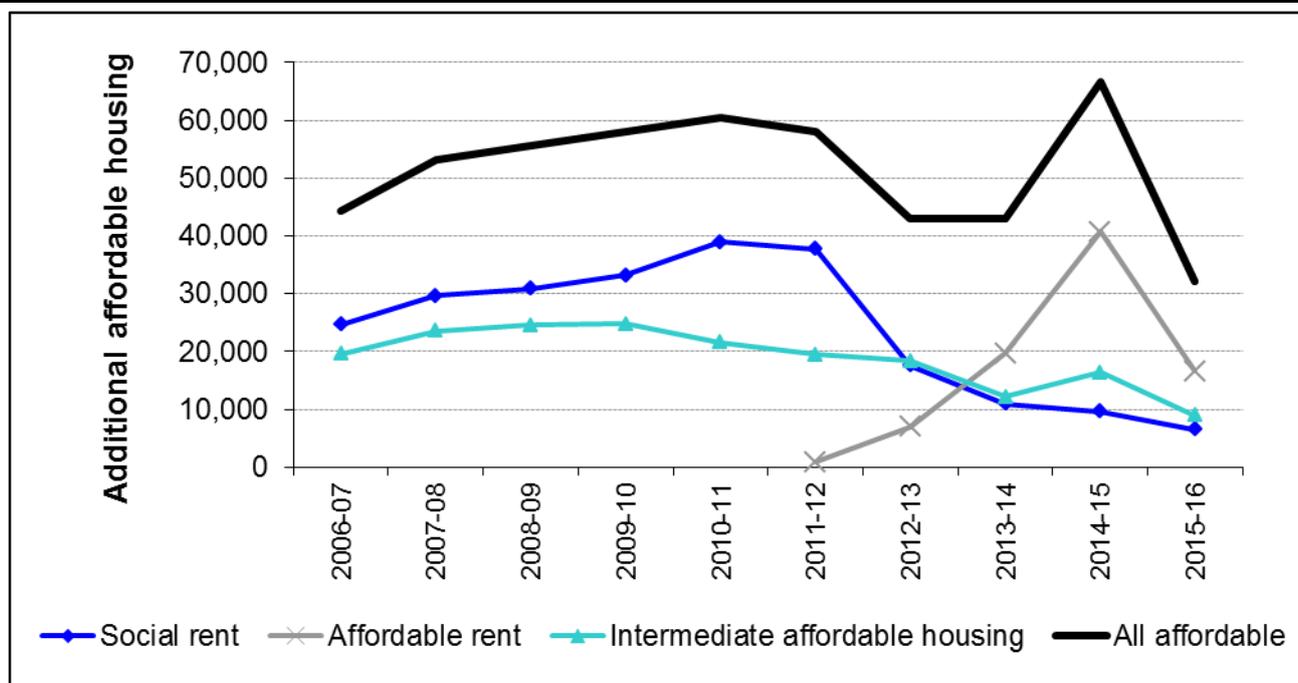
# National trends in additional affordable housing

**Table 1: Trends in the gross supply of affordable housing by tenure, England, 2005-06 to 2015-16**<sup>1,2</sup>

Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16 <sup>P</sup>
Social rent	24,670	29,640	31,120	33,490	39,560	37,680	17,620	10,920	9,570	6,550
Affordable rent	..	..	..	..	..	1,150	7,180	19,900	40,720	16,550
Intermediate affordable housing	19,630	23,530	24,600	24,800	21,530	19,500	18,320	12,210	16,300	9,010
Intermediate rent	1,200	1,110	1,710	2,560	4,520	1,920	1,070	790	330	1,480
Affordable home ownership	18,430	22,420	22,900	22,240	17,010	17,590	17,260	11,410	15,970	3,430
Shared ownership <sup>3</sup>	..	..	..	..	..	..	..	..	..	4,110
<b>All affordable housing</b>	<b>44,300</b>	<b>53,180</b>	<b>55,720</b>	<b>58,290</b>	<b>61,090</b>	<b>58,330</b>	<b>43,120</b>	<b>43,030</b>	<b>66,600</b>	<b>32,110</b>

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent, shared ownership and affordable home ownership.  
 2. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.  
 3. 'Shared ownership' was included in 'affordable home ownership' up to 2014-15. The separate figure for 'shared ownership' may be an underestimate as some units may still be counted in 'affordable home ownership'.  
 R Revised. P Provisional.  
 ".." not applicable.  
 Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

**Figure 1: Trends in the gross supply of affordable housing by tenure, England, 2006-07 to 2015-16**



A total of 32,110 affordable homes were provided in England in 2015-16, 52 per cent lower than the 66,600 affordable homes supplied in 2014-15.

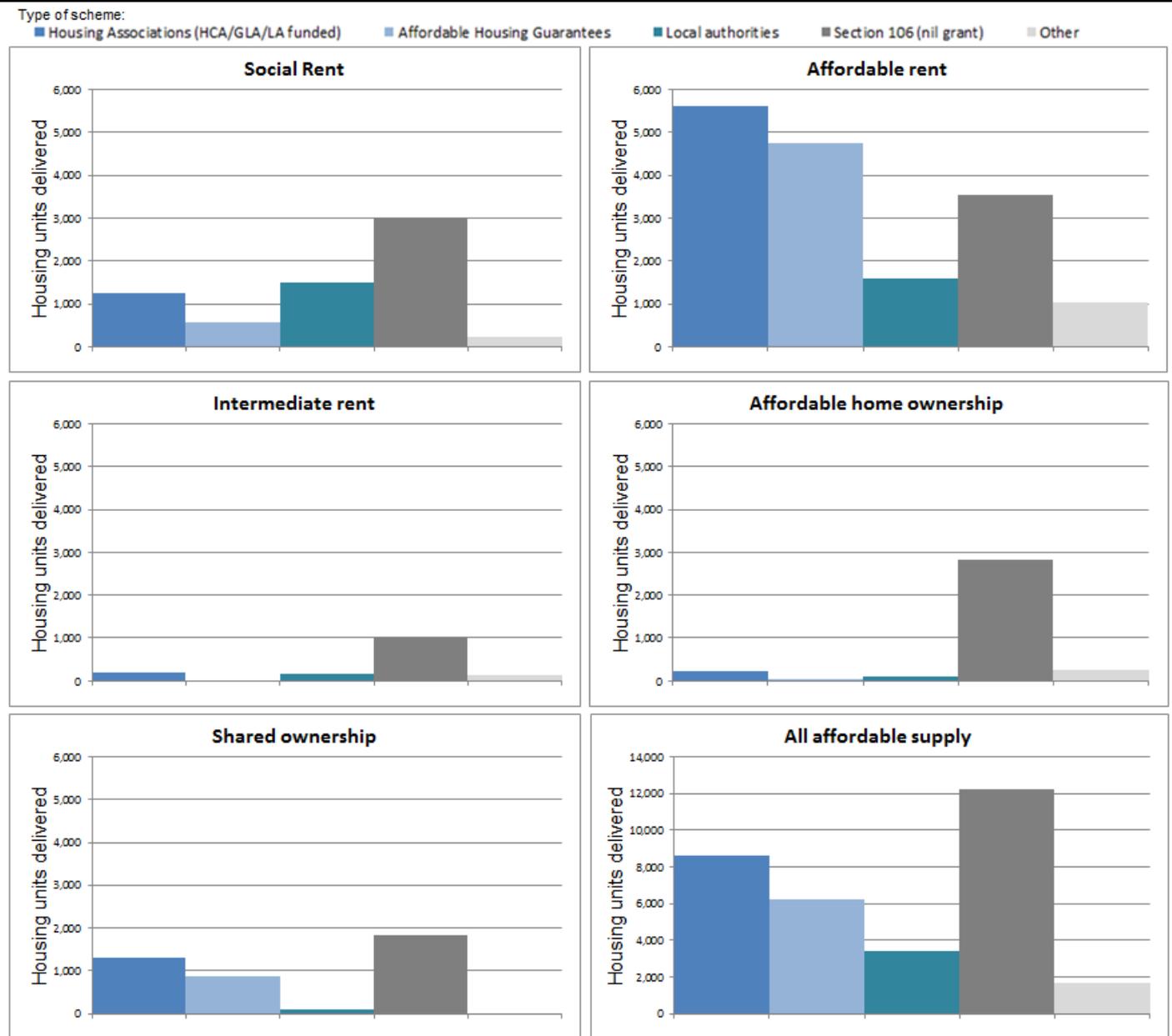
There were 32,110 affordable homes delivered in England in 2015-16, 52 per cent lower than the 66,600 affordable homes supplied in 2014-15. This fall reflects the transition from the 2011 to 2015 Affordable Housing Programme to the new affordable housing programmes. The new programmes include the Affordable Housing Programme 2015-2018 and Shared Ownership and Affordable Homes Programme 2016-2021.

Looking at longer trends, supply generally peaks towards the end of each affordable housing programme. For example, supply peaked 66,600 in 2014-15 and the end of the 2011 to 2015 programme. As part of a house building cycle, delivery is normally lower in the first year of any new housing programme.

Responsibility for affordable housing transferred to the Mayor of London from April 2012. This meant that the HCA no longer administer or report on most affordable housing delivery in London, which is now the responsibility of the GLA.

Of the 32,110 affordable homes delivered in 2015/16, 70 per cent were reported by the Homes and Communities Agency (HCA) and Greater London Authority (GLA); down on the 88 per cent reported by the HCA and GLA in 2014-15. The remaining 30 per cent were reported to the Department by local authorities and other delivery partners.

**Figure 2: Gross supply of affordable housing by type of scheme, England, 2015-16**



Other includes: Traveller pitch funding, right to buy replacements and Private Finance Initiative(PFI) funding

Specific tenures of affordable housing are supplied from different sources. Overall most of the units supplied in 2015-16 were through Section 106 (nil grant) agreements. Delivery through Section 106 (nil grant) was the most common for all tenures apart from affordable rent which saw most delivery through housing associations (HCA/GLA/LA) funded and Affordable Housing Guarantees.

Further detail on affordable housing supply including at local authority level, are available in the Department's Live Tables. The tables relevant to this publication are available here: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

Data on additional affordable housing is also available as open data:

<http://opendatacommunities.org/data/housing-market/supply/additions/affordablehousingtype>

# New build homes and acquisitions

**Table 2: Additional new build and acquired affordable homes provided, England<sup>1,2,3</sup>**

	2011-12	2012-13	2013-14	2014-15	2015-16 <sup>P</sup>
<b>Social Rent, of which:</b>	<b>37,680</b>	<b>17,620</b>	<b>10,920</b>	<b>9,570</b>	<b>6,550</b>
New Build	34,920	16,870	10,220	8,450	5,820
Acquisitions	2,130	690	610	860	690
Not Known <sup>2</sup>	640	60	90	250	50
<b>Affordable Rent, of which:</b>	<b>930</b>	<b>6,980</b>	<b>19,740</b>	<b>40,720</b>	<b>16,550</b>
New Build	770	6,050	15,840	35,420	14,390
Acquisitions	160	930	3,900	5,270	1,800
Not Known <sup>2</sup>	-	-	-	40	360
<b>Intermediate Rent, of which:</b>	<b>1,920</b>	<b>1,070</b>	<b>790</b>	<b>330</b>	<b>1,480</b>
New Build	1,700	820	690	250	1,320
Acquisitions	220	240	110	80	170
Not Known <sup>2</sup>	-	-	-	-	-
<b>Shared Ownership, of which:</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>4,110</b>
New Build	..	..	..	..	4,020
Acquisitions	..	..	..	..	90
Not Known <sup>2</sup>	..	..	..	..	0
<b>Affordable Home Ownership, of which:</b>	<b>17,590</b>	<b>17,260</b>	<b>11,410</b>	<b>15,970</b>	<b>3,430</b>
New Build	15,460	15,760	9,890	14,460	3,100
Acquisitions	2,110	1,500	1,520	1,530	130
Not Known <sup>2</sup>	20	0	0	40	190
<b>All affordable<sup>1</sup>, of which:</b>	<b>58,110</b>	<b>42,920</b>	<b>42,870</b>	<b>66,600</b>	<b>32,110</b>
New Build	52,840	39,510	36,640	58,520	28,650
Acquisitions	4,620	3,350	6,140	7,750	2,860
Not Known <sup>2</sup>	650	60	100	330	600

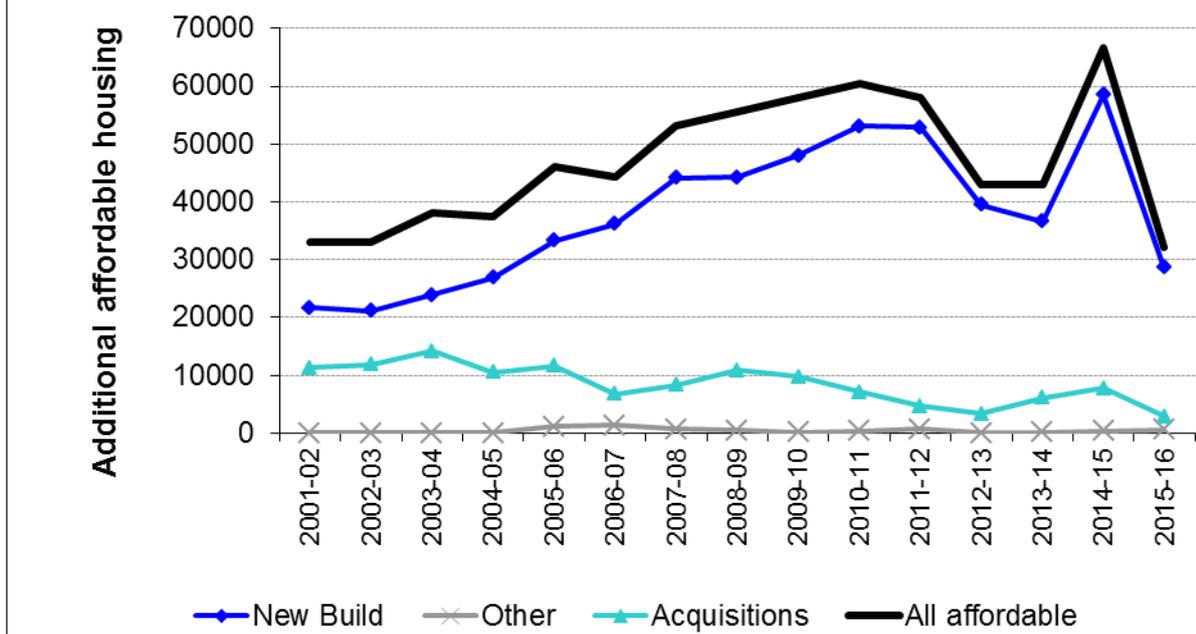
	2011-12	2012-13	2013-14	2014-15	2015-16 <sup>P</sup>
<b>Social Rent percentages:</b>					
New Build	93%	96%	94%	88%	89%
Acquisitions	6%	4%	6%	9%	11%
Not Known <sup>2</sup>	2%	0%	1%	3%	1%
<b>Affordable Rent percentages:</b>					
New Build	83%	87%	80%	87%	87%
Acquisitions	17%	13%	20%	13%	11%
Not Known <sup>2</sup>	0%	0%	0%	0%	2%
<b>Intermediate Rent percentages:</b>					
New Build	89%	77%	87%	68%	89%
Acquisitions	11%	23%	13%	32%	11%
Not Known <sup>2</sup>	0%	0%	0%	0%	0%
<b>Shared Ownership, of which:</b>					
New Build	..	..	..	..	98%
Acquisitions	..	..	..	..	2%
Not Known <sup>2</sup>	..	..	..	..	0%
<b>Affordable Home Ownership percentages:</b>					
New Build	88%	91%	87%	90%	90%
Acquisitions	12%	9%	13%	10%	4%
Not Known <sup>2</sup>	0%	0%	0%	0%	6%
<b>All affordable<sup>1</sup> percentages:</b>					
New Build	91%	92%	85%	88%	89%
Acquisitions	8%	8%	14%	12%	9%
Not Known <sup>2</sup>	1%	0%	0%	0%	2%

- Affordable housing is the sum of social rent, affordable rent, intermediate rent and affordable home ownership.
  - Figures for remodelled units, some affordable traveller pitches and some delivery under the Affordable Housing Guarantees programme cannot be broken down to show new build and acquisitions.
  - Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.
- R Revised. P Provisional.  
 "-" nil or less than five units.  
 ".." not applicable.  
 Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

There were 28,650 new build affordable homes provided in 2015-16, a 51 per cent decrease from the 58,560 built in 2014-15. New build homes represented 89 per cent of all affordable homes provided in 2015-16 compared to 88 per cent of total supply in 2014-15.

There were 2,860 acquisitions in 2015-16, which was 9 per cent of total supply.

**Figure 3: Trends in the gross supply of affordable housing by type, England, 2006-07 to 2015-16**



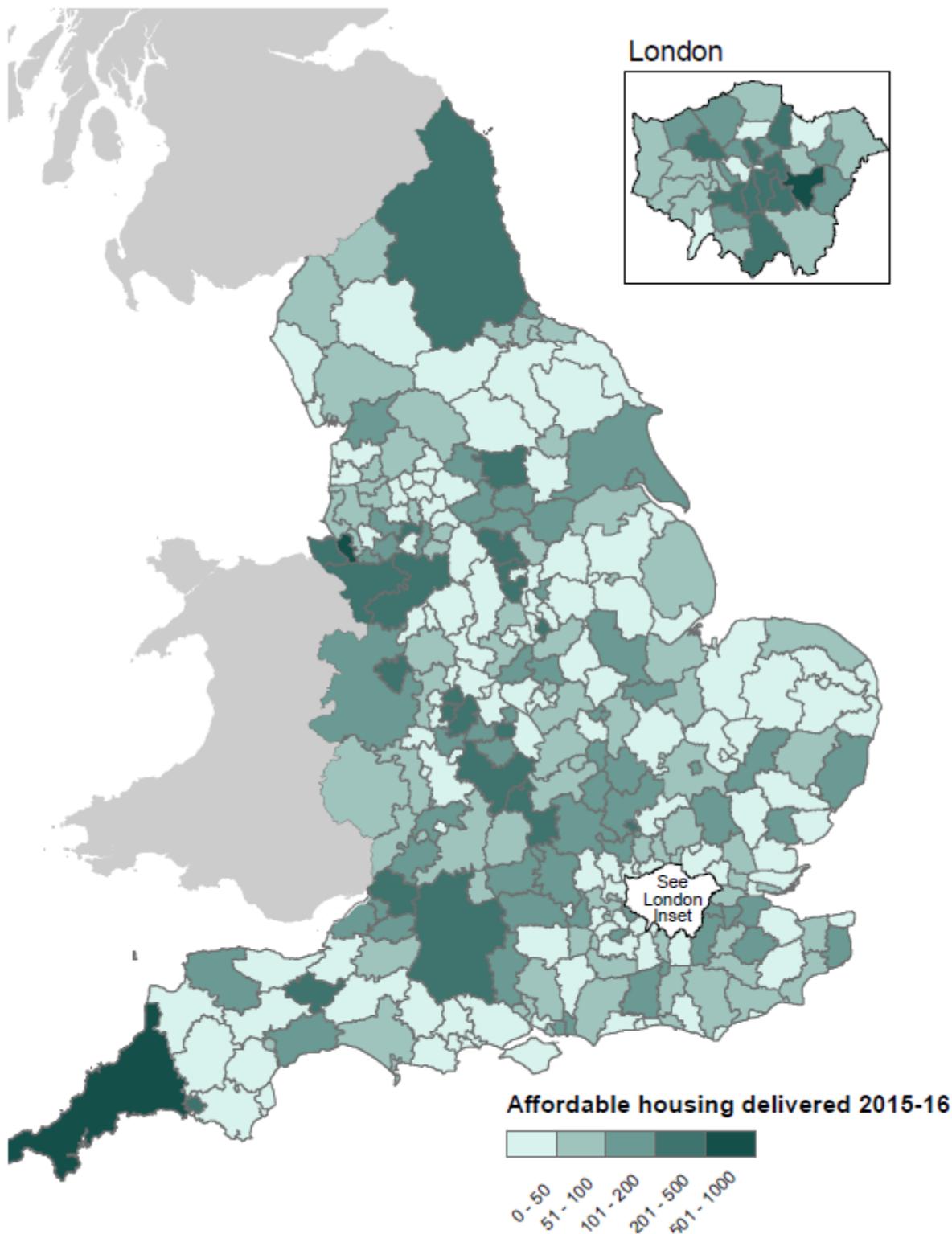
Over 80% of affordable housing supply since 2006-07 has been new build. Prior to this new build represented around 60% to 70% of affordable housing supply.

Further detail on affordable housing supply by build type, are available in the Department's Live Tables. The tables relevant to this section are Tables 1009 which can be found here-

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

# Subnational trends

Figure 4: Gross supply of affordable housing by local authority, England 2015-16



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Data Sources  
OS Boundary-Line

## Starts on site

As part of the 2015-16 publication a number of the live tables have been updated to include figures of starts on site of affordable housing to provide a leading indicator of affordable supply.

Starts information is only currently available from data provide by the HCA and GLA. Data on starts are not currently collected from local authorities. This means that start funded by local authorities or totally by planning agreements may be excluded.

A further caveat is that starts' may change tenure at completions.

**Table 3: Starts on site of affordable housing, by the HCA and GLA, England, 2015-16**

	2015-16
<b>Social Rent</b>	950
<b>Affordable Rent</b>	20,940
<b>Intermediate Rent</b>	20
<b>Shared Ownership</b>	6,670
<b>Affordable Home Ownership</b>	590
<b>All affordable<sup>1</sup></b>	<b>29,170</b>

1. Starts on site does not currently include local authority data from the LAHS data collection  
Source: Homes and Communities Agency, Greater London Authority, delivery partners

There were 29,170 starts on site recorded in England in 2015-16 by the HCA and GLA.

Further detail on affordable housing starts, are available in the Department's Live Tables. The tables relevant to this section are all suffixed by an "S" and they can be found alongside existing live tables here-  
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

# Accompanying tables and Open Data

The tables in this release and further tables showing affordable housing supply for individual local authorities are available to download alongside this release. These are:

**Table 1000:** Additional affordable homes provided by tenure, England

**Table 1000S:** Additional affordable homes provided by type of scheme, Starts on site, England

**Table 1000C:** Additional affordable homes provided by type of scheme, Completions, England

**Chart 1004:** Additional affordable homes provided by type of scheme, England

**Table 1006S:** Additional social rent dwellings provided by local authority area - Starts on site

**Table 1006C:** Additional social rent dwellings provided by local authority area - Completions

**Table 1006aS:** Additional affordable rent dwellings provided by local authority area - Starts on site

**Table 1006aC:** Additional affordable rent dwellings provided by local authority area - Completions

**Table 1007S:** Additional units of intermediate affordable housing provided by local authority area - Starts on site

**Table 1007C:** Additional units of intermediate affordable housing provided by local authority area - Completions

**Table 1008S:** Total additional affordable homes provided by local authority area – Starts on site

**Table 1008C:** Total additional affordable homes provided by local authority area – Completions

**Table 1009:** Additional new build and acquired affordable homes provided, England

**Table 1011:** Additional affordable housing supply 2015-16, detailed breakdown by local authority

**Table 1012:** Affordable housing starts and completions funded by the HCA and the GLA

**Open data:** Data from tables 1006C, 1006aC, 1007C and 1008C is available in Open Data format

<http://opendatacommunities.org/data/housing-market/supply/additions/affordablehousingtype>

Some of the tables may be subject to revision as part of the process for agreeing final grant allocations under the New Homes Bonus. This update would take place in early 2017.

These tables present data back to 1991-92 and can be found here:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

## Definitions

**Affordable housing** is the sum of affordable rent, social rent, intermediate rent, shared ownership and affordable home ownership. Affordable homes are defined in line with the National Planning Policy Framework, 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.

Further information about the National Planning Policy Framework can be found here:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**Affordable rented housing** is a form of social housing, introduced in 2011 as the main type of affordable housing supply. It may only be delivered with grant through the Affordable Homes Programme 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). Further details are available here:

<http://www.homesandcommunities.co.uk/ourwork/affordable-rent>

**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 equity loan products, shared ownership and intermediate rent.

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.

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.

Definitions of the main affordable housing schemes cited in this release are given in [Tables A](#) and [B](#) overleaf.

**Start on site** is counted as the date work begins on the new dwelling site. This includes laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Further details of the more detail HCA definition of a start on site are given in the capital funding guide <https://www.gov.uk/guidance/capital-funding-guide/>

## Table A: Definitions of schemes listed in Table 1b and 1c:

**HCA/GLA new build and acquisitions** are delivery under programmes managed by the HCA and GLA, which include:

- Affordable Homes Programme (AHP) 2015-18
- The Affordable Homes Programme (AHP) 2011-15.
- The Empty Homes (EH) programme, which provides funding to bring empty properties back into use as affordable housing.
- The Homelessness Change Programme, which delivers new or refurbished bed spaces in hostel accommodation.
- Short Form Agreements (SFAs), which are used by the HCA or GLA to contract with providers who wish to deliver affordable rent units without grant funding.
- The National Affordable Housing Programme (NAHP), the predecessor to the AHP 2011-15.
- The Mortgage Rescue Scheme (MRS), which helps eligible persons at risk of repossession. Under this scheme, shared equity and mortgage to rent options are available. All delivery was treated intermediate rent in 2010-11 and affordable home ownership in subsequent years.
- The Get Britain Building (GBB) programme, which unlocks homes on stalled sites with planning permission through access to development finance.
- The Accelerated Land Disposal (ALD) programme, which supports the additional or accelerated delivery of housing.
- The Economic Assets (EA) programme, which ensures the effective use and disposal of land and property assets transferred from the former Regional Development Agencies.
- Kickstart Housing Delivery (KHD), a stimulus package investing in restarting homes on stalled sites, which closed in March 2013.
- The Property and Regeneration (P&R) programme, which covers all the historical property and regeneration investments and assets inherited from English Partnerships.
- The Traveller Pitch Funding (TPF) programme, which invests in developing and refurbishing traveller pitches.

**Other HCA or GLA schemes** include the Places of Change programme, Safer Communities, Recycled Capital Grant Funds, Disposal Proceeds Fund, and some remodelled units. The Places of Change Programme figures include some refurbishments as well as new builds. The majority will be units but a small number of bedspaces are included. Recycled Capital Grant Fund figures and Disposal Proceeds Fund figures are not included after 2007-08 as they are included in the HCA/GLA new build and acquisitions line. The remodelled units are for supported housing up to 2007-08, and also include general needs for 2008-09 onwards.

**Affordable Housing Guarantees** combine a Government-provided guarantee to support debt raised by borrowers and grant funding to help housing providers expand the provision of affordable housing.

**Local authority** delivery includes the Local Authority New Build programme, as announced in the Housing Stimulus Programme in the April 2009 budget, which was delivered through the HCA and GLA and closed in March 2012. Local authorities may also build without grant funding and these figures are taken from the LAHS.

A **Section 106 (S106) agreement** is a legal agreement (similar to a covenant) which ensures that developers contribute towards the infrastructure that is required to make a development acceptable in planning terms. Contributions may be either financial or in kind and may be used to deliver affordable housing. Affordable housing delivered under S106 agreements with grant are included as HCA/GLA new build and acquisitions. S106 nil grant completions, taken from the HCA or GLA IMS, are excluded from the HCA or GLA new build figures elsewhere in the table and reported here. From 2011-12 onward, delivery reported through the HCA or GLA PCS are also excluded from the HCA or GLA new build figures elsewhere in the table and reported here. The 'of which, reported on IMS/PCS' shows the total number of S106 nil grant units reported on IMS prior to 2011-12 and the IMS and PCS from 2011-12 onwards.

In housing **Private Finance Initiative (PFI)** schemes, local authorities contract with private sector firms to build, improve, manage and maintain their social housing stock. New build local authority stock for social rent are included in the PFI line in the release. Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.

**Permanent Affordable Traveller Pitches** are taken from the Traveller Caravan Count and from delivery through the TPF programme reported by the HCA and GLA. The change in the number of permanent affordable traveller pitches over the year to July from Traveller Caravan Count has been included in the affordable housing statistics given here. Delivery through the TPF programme has been reported for 2012-13, 2013-14, 2014-15 and 2015-16.

**Other** contains units delivered by private registered providers or other unregistered providers without HCA or GLA funding and without developer contributions. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

**FirstBuy** was an equity loan product in the Government's HomeBuy range. From April 2013, FirstBuy has been subsumed into the Help to Buy equity loan programme, which does not meet the definition for affordable housing. FirstBuy completions reported in 2013-14 were those where sales had been agreed prior to 31 March 2013 but had not completed until after this date.

#### **Assisted purchase schemes**

These schemes include:

- Right to Acquire (RTA) helps social tenants purchase their home at a discount. These were included historically because the funds from their sale are recycled back into providing affordable housing.
- Cash Incentive Scheme (CIS)/Tenants Incentive Scheme (TIS) helps social tenants purchase a property on the open market. They help social tenants enter home ownership and release an affordable home.
- Social HomeBuy offers some social tenants the opportunity to buy outright or a share in their rented home.
- London Wide Initiative (LWI) was a shared ownership scheme for key workers, which has now closed.
- First Time Buyers' Initiative (FTBi) was a shared equity scheme for first time buyers who were key workers. Funding has ceased and final FTBi schemes completed in 2013-14.

Completions under the First Time Buyers Initiative and London Wide Initiative scheme were moved to the HCA/GLA new build line for the 2010-11 release onward.

From the 2015-16 publication it was decided that as some of the assisted purchase scheme figures were strictly sales they would no longer be included in overall supply estimates. Associated starts and completions on units funded through these sales should appear in the data when and where they actually occur.

#### **Table B: Definitions of schemes listed in Table 2:**

**Open Market HomeBuy** was a flexible equity loan scheme designed to help households to buy their own homes on the open market, subject to certain criteria. These are recorded as acquisitions in this release because existing private stock are being purchased. Funding for Open Market HomeBuy has ceased.

**New Build HomeBuy** is a shared ownership option that offers brand new homes for sale on a part buy/part rent basis.

**HomeBuy Direct** offered equity loans towards the purchase of a new build home on selected developments. Funding under HomeBuy Direct was only available until June 2012.

**Social HomeBuy** offers some social tenants the opportunity to buy outright or a share in their rented home.

**FirstBuy** was an equity loan product in the Government's HomeBuy range. From April 2013, FirstBuy has been subsumed into the Help to Buy equity loan programme, which does not meet the definition for affordable housing. FirstBuy completions reported in 2013-14 were those where sales had been agreed prior to 31 March 2013 but had not completed until after this date.

**Affordable home ownership (AHP)** covers shared ownership completions delivered as part of the Affordable Homes Programme.

**Affordable home ownership (AHGP)** covers shared ownership completions delivered as part of the Affordable Housing Guarantees programme.

**Section 106 nil grant** completions result from planning agreements (as described in Table A). The delivery listed in Table 2 exclude S106 nil grant completions recorded in HCA and GLA IMS or PCS data.

**Other** includes Assisted Purchase Schemes (see table A for a list) and other grant funded schemes not specified above, including Home ownership for people with long term disabilities (HOLD), a specially tailored option to assist people with long-term disabilities to purchase a share in a property.

The figures in this release show the gross supply of affordable homes each year; these include new build and acquisitions but do not take account of losses through demolitions and sales. Figures are presented for financial years ending 31 March. They represent our best estimate, and may be subject to revisions. Figures have been rounded to the nearest 10.

Delivery of affordable housing is reported upon completion, defined as when the housing is fit for occupation or, in the case of Mortgage Rescue and equity loan products delivered under FirstBuy, the Kickstart Housing Delivery Programme and the National Affordable Housing Programme, at the point of completion of the purchase.

**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.

**Private registered providers**, under the terms of the 2008 Housing and Regeneration Act, 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 or GLA through a Framework Delivery Agreement must contract with the HCA or GLA through a Short Form Agreement to deliver affordable rent without grant.

# Technical notes

## Symbols

R Revised

P Provisional

"-" nil or less than 5 units

".." not applicable

## Data collection

There are several data sources on gross affordable housing supply which have been used in this statistical release:

- The Investment Management System (IMS) used by the HCA and the GLA, which contains information provided by investment partners in accordance with monitoring requirements for the payment of grant
- The Project Control System (PCS) used by the HCA and the GLA, which contains data on a number of housing and regeneration programmes
- HCA figures for Private Finance Initiative.
- GLA figures on additional units not reported in the main IMS return.
- The Local Authority Housing Statistics (LAHS) return submitted to the Department by local authorities
- Administrative data from the Department's Affordable Homes Guarantees programme delivery partner.
- The bi-annual traveller caravan count published by DCLG, which records the number of caravans and pitches on sites across England at January and July

Table B overleaf shows the affordable housing products, by source, that are included in this release for 2015-16. The products shaded grey are those which are included in the HCA's 6-monthly statistics release or the GLA's regular data releases. Historic data will reflect the affordable housing products in operation at the time

## Data quality

For some additional affordable housing delivered only one source of data exists. In most cases, this is the IMS used by the HCA and the GLA. Because this is linked to grant funding, it is considered a reliable source. In other cases, data from the HCA and the GLA is combined with data from the local authority returns. For example, Section 106 nil grant completions are taken from both the LAHS returns and the IMS. Similarly, as part of the housing stimulus package in the 2009 budget, additional funding was made available for local authority new build. This was administered through the HCA (and from April 2012, the GLA) and the number of grant funded local authority completions can be taken from the IMS. Local authorities may also build without grant funding and these figures are taken from the LAHS.

In the LAHS return local authorities are asked to only record affordable housing that had not been reported to the HCA or the GLA. To assist them in doing so, the HCA or the GLA sends all local authorities a list of the new affordable housing recorded in their administrative systems

**Table C: Affordable housing products included in 2015-16**

Product Description	Source <sup>1</sup>	Code <sup>2</sup>	Build Type <sup>3</sup>	Tenure <sup>4</sup>	Programme <sup>5</sup>
Affordable rent	IMS	AFFRENT	NB/A	AR/SR <sup>6</sup>	Affordable Homes Programme
Affordable home ownership	IMS	AFFHO/FAHO	NB/A	AHO	
Short Form Agreement	IMS	SFARENT	NB/A	AR	Short Form Agreement
Homelessness Change	IMS	HCP	NB/A	AR	Homelessness Change
Affordable Traveller Pitches	IMS & TCC <sup>8</sup>	TPFRENT	NB/A	AR/SR	Traveller Pitch Funding
Empty Homes	IMS <sup>8</sup>	EH/EHARENT	A	AR	Empty Homes
Affordable Homes Guarantees programme	IMS & delivery partner <sup>8</sup>	AFFRENT/AFFHO	NB/A	AR/SR/AHO	Affordable Homes Guarantees programme
Care & Support	IMS	CSAFRENT	NB	AR	Care and Support Specialised Housing Fund
Mortgage Rescue	IMS	MORTGAGE	A	AHO/IR	Mortgage Rescue
Re-improvements	IMS	ADREIMMF	A	SR	National Affordable Housing Programme
Affordable rent conversions	IMS	AFFRENTC	NB/A	AR <sup>7</sup>	
Home Ownership for people with long-term disabilities	IMS	HOLD	A	AHO	
Mixed funding rent	IMS	MFRENT	NB/A	SR	
Rent - Intermediate	IMS	INTRENT	NB/A	IR	
New Build HomeBuy	IMS	HBYNB	NB/A	AHO	
Affordable home ownership (non-AHP)	PCS	AHO (non-AHP)	NB	AHO	Property and Regeneration Programme/Get Britain Building
Intermediate rent	PCS	Intermediate rent	NB	IR	Get Britain Building
Social rent (non-AHP)	PCS	Social rent (non-AHP)	NB	SR	Property and Regeneration Programme /Get Britain Building/Accelerated Land Disposal/Economic Assets
New build local authority	IMS & LAHS <sup>8</sup>	LANB	NB	AR/SR	Local Authority New Build
Tenants Incentive Scheme	IMS	TIS-GLA	A	AHO	Tenants Incentive Scheme
Other London units	GLA	Other	NB	AR/SR/AHO	Additional reporting GLA
Private Finance Initiative	HCA	PFI	NB	SR	Private Finance Initiative
Cash Incentive Scheme	LAHS	CIS	A	AHO	Cash Incentive Scheme
Additional nil grant units	LAHS	S106	NB	AR/SR/AHO	n/a
Local authority acquisition nil grant	LAHS	LA Acq	A	AR/SR/AHO	n/a
Other	LAHS	Other	NB/A	AR/SR/AHO	n/a

1 System or survey providing data for each product. IMS is the Investment Management System used by the HCA and GLA. PCS is the Project Control System used by the HCA and GLA. LAHS is a local authority statistical return to the Department for Communities and Local Government. TCC is the Department's Traveller Caravan Count. Sources are shown at the foot of individual tables. Tribal manage the Empty Homes Community Fund.

2 Product code or acronym, as used in the IMS or PCS system or local authority data return

3 New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock

4 Tenure; whether units delivered under each product are allocated to social rent (SR), affordable rent (AR), intermediate rent (IR) or affordable home ownership (AHO)

5 Further detail on the scheme types funded by the HCA and GLA is given in the definitions section above, in the HCA's Housing Statistics release at: <http://www.homesandcommunities.co.uk/statistics> or on the GLA website at: <http://www.london.gov.uk/priorities/housing-land/increasing-housing-supply>

6 Although the majority of delivery for this product is expected to be affordable rent units, in some cases providers may choose to deliver social rent units

7 The tenure of these units when funding was allocated through the NAHP was social rent but as part of an agreed programme of delivery through the AHP they will convert on completion (ahead of first letting) to affordable rent

8 Only the IMS delivery is reported by the HCA in their 6-monthly statistics release

However, there is still a risk of double-counting if local authorities misunderstand the instructions on the form or if, due to differing definitions of completion of housing, local authorities considered

that a unit had been completed in 2015-16 but the HCA or the GLA had reported it in 2014-15 or 2016-17. In this situation, a local authority might also report the additional housing in their LAHS return.

The return also collects data on affordable housing that did not receive grant funding or developer contributions under planning agreements. The 'other' category found in some of the tables in this release reports units delivered by private registered providers or other unregistered providers without grant funding and without developer contributions. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Department for Communities and Local Government Revisions Policy (found at <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>).

There are two types of revisions that the policy covers:

### **Non-Scheduled Revisions**

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

### **Scheduled Revisions**

Changes to the component data sources used in this release will be incorporated in the next scheduled release of data.

Local authorities will be given the opportunity to provide evidence to challenge their New Homes Bonus (NHB) calculation as part of the provisional grant allocation following the release of these statistics. This process may lead to some revisions to the affordable housing statistics, which will be released as updates to tables alongside the final allocations early in 2016. These revisions will then be incorporated into the next Statistical Release.

Provisional figures from the LAHS return for 2015-16 have been used and may be subject to minor revision.

Figures from the HCA or the GLA can be re-stated for historical periods. Because they are drawn from grant and project administration systems, updated information can be provided by grant recipients and developers after the official statistics have been extracted and compiled from these systems.

Other revisions to historical data (all data older than that currently due for scheduled revision) will only be made where there is a substantial revision, such as a change in methodology or definition.

### Revisions in this release

Revised figures are labelled with an 'R'. Figures for 2015-16 are labelled provisional (P) as these have used provisional data as described above and may be subject to change as part of the NHB provisional grant allocation process.

There have been revisions to 2014-15 data for London and revisions to London figures for social rent in 2008-09 2009-10 and 2010-11 to affordable rent in 2011-12, 2012-13 and to all tenures in 2013-14 these revisions were made to capture historical affordable housing units which had not previously been captured by the department and to make figures consistent with those published by the GLA.

A summary of the net change in units reported in London is given in the table below

Net change in affordable housing supply in London following revisions							
Tenure	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Social Rent	+220	+310	+610	-	-	-	-20
Affordable Rent	-	-	-	+220	+200	+160	+30
Intermediate Rent	-	-	-	-	-	-	+70
Affordable Home Ownership	-	-	-	-	-	-	-110

## Uses of the data

The data are used for monitoring annual amounts and changes in the gross supply of affordable housing nationally and to inform government policy on affordable housing. The data from 2010-11 onward are used to calculate the enhancement for affordable housing under the NHB, a grant for local authorities to incentivise new housing supply.

## User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users is published here: <https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

## Related statistics

### **Affordable starts and completions funded by the HCA and the GLA**

Information on the number of affordable homes delivered under the HCA affordable housing programmes is published twice a year, normally in June and November. The most recent statistics can be found here:

<https://www.gov.uk/government/organisations/homes-and-communities-agency/about/statistics>

The objective of the HCA statistics is to report on affordable housing delivered through its programmes, while the Affordable Housing Supply statistics aim to provide a complete picture on affordable housing delivered, irrespective of funding mechanism. Delivery through the HCA accounts for the majority of affordable housing supply, however the scope of the statistics reported here is wider than the HCA figures. The products shaded grey in Table C above are those which are included in both the Department's and the HCA's statistical release.

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. Housing statistics published monthly by the GLA can be found here:

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

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. These statistics can be found here:

[https://www.gov.uk/government/collections/affordable-housing-supply#group\\_174](https://www.gov.uk/government/collections/affordable-housing-supply#group_174)

### **Help to Buy (Equity Loan scheme)**

The Help to Buy equity loan programme has replaced the FirstBuy programme from 1<sup>st</sup> April 2013. Although FirstBuy is considered affordable housing and is included in these statistics, the Help to Buy equity loan programme is not. A methodological note providing more information about this accompanies this release. Data on the Help to Buy equity loan programme is published by the Department and can be found here:

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

### **House Building**

The Department publishes quarterly statistics on new house building starts and completions. Although the house building statistics do categorise new build into private, private registered

provider (housing association) and local authority tenure, this is not the best source of information on the amount of newly built affordable housing as it is sometimes difficult for data providers to identify whether a dwelling is being built for a social housing provider or for a private developer. This may lead to an understatement of social sector starts and completions and a corresponding overstatement of private enterprise figures recorded in the house building statistics. This problem is more likely to occur with starts than completions. House building statistics can be found at the following link:

<https://www.gov.uk/government/collections/house-building-statistics>

### **Net Supply of Housing**

The Department's release on the net supply of housing statistics, also known as 'net additions', gives a measure of total housing supply in England comprising both market and affordable tenures. The net supply statistics report the split of housing supply into new builds, conversions, changes of use and demolitions but does not include a split by tenure. This is in contrast to the figures in this affordable housing supply release, which show the gross annual supply of affordable homes only, including new build and acquisitions from the private sector, but does not take account of losses through demolitions or sales. The net supply release, which includes supply by local authority district, can be found at the following link:

<https://www.gov.uk/government/collections/net-supply-of-housing>

### **Dwelling Stock Estimates**

The Department for Communities and Local Government also publishes statistics showing the total dwelling stock in England each year and estimates of stock by local authority district and tenure. They can be found at the following link:

<https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

### **Traveller caravan count**

The bi-annual traveller caravan count records the number of caravans and pitches on sites across England at January and July. It includes the number of permanent residential pitches provided by local authorities and Registered Providers. The traveller caravan count can be found here:

<https://www.gov.uk/government/collections/traveller-caravan-count>

## **Devolved administration statistics**

Statistics relating to the supply of affordable housing in the other UK countries are published by the devolved administrations.

**Wales** is the only other country which provides a single statistical release on affordable housing. Their data is compiled by direct returns from local authorities and social landlords in line with a definition of affordable housing which is comparable to that in England. The latest data on affordable housing supply for Wales can be found here:

<http://wales.gov.uk/statistics-and-research/affordable-housing-provision/?lang=en>

Data are collected directly from local authorities and social landlords on their affordable housing

provision. The data is based on the full Technical Advice Note (TAN) 2 definition for affordable housing and covers all additional affordable housing units of all tenures (including general needs, supported housing, sheltered accommodation and extra care units), whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. The figures are based on additional affordable housing units only and do not take account of any reduction of affordable housing stock. The scope of the affordable housing statistics presented for Wales are therefore conceptually similar to those presented for England.

Data for newly built affordable dwellings in **Scotland** is readily available and is collected in the same way as data for England, through a combination of local authority data returns and grant administration data. However, there is limited information on conversions or acquisitions to social stock. The Scottish Government do not publish a single release of data relating to all additional affordable housing. However, data on all new build dwellings started and completed by local authorities and Registered Social Landlords (housing associations) in Scotland is available here: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

As in England, data on local authority new building are provided by quarterly returns from councils and data on new housing provided by housing associations are drawn from data on the administration of housing support grants. This includes properties built for social rent and affordable home ownership. Tables are also published on conversions, but these do not separately identify additions to the local authority or housing association stock.

The Department for Social Development in **Northern Ireland** publishes an annual compendium on housing statistics, which includes data tables relating to changes to social stock. This can be found here:

[https://data.gov.uk/dataset/northern\\_ireland\\_housing\\_statistics](https://data.gov.uk/dataset/northern_ireland_housing_statistics)

This includes tables on new build completions by housing associations and in the social rented sector and information on co-ownership sales (the equivalent of affordable home ownership HomeBuy schemes in Great Britain).

# Enquiries

**Media enquiries:**

office hours: 0303 444 1071

out of hours: 0303 444 1201

Email: [newsdesk@communities.gsi.gov.uk](mailto:newsdesk@communities.gsi.gov.uk)

**Public enquiries and Responsible Statistician:**

Daniel Shaw

Email: [housing.statistics@communities.gsi.gov.uk](mailto:housing.statistics@communities.gsi.gov.uk)

Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.gov.uk/government/statistics/announcements>

Information about statistics at DCLG is available via the Department's website:

[www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

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If you have any enquiries regarding this document/publication, email [contactus@communities.gov.uk](mailto:contactus@communities.gov.uk) or write to us at:

Department for Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 030 3444 0000

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