



Homes  
England

The Housing and Regeneration Agency



# Housing Statistics

1 April 2022 – 31 March 2023

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OFFICIAL

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## 1. Key results

- 1.1 In the financial year 2022-23 there were 36,478 housing starts on site and 32,990 housing completions delivered through programmes managed by Homes England in England (excluding London for all programmes except those administered by Homes England on behalf of the Greater London Authority (GLA)). Levels of starts and completions were lower than in 2021-22, mostly attributable to the effects of the economic downturn on the housebuilding industry.
- 1.2 Homes England manages the Help to Buy (Equity Loan) scheme in England, however, the completions are reported by the Department for Levelling Up, Housing and Communities (DLUHC) (formerly the Ministry of Housing, Communities and Local Government (MHCLG)). These statistics are available from the webpage linked below<sup>1</sup> and are excluded from this publication.
- 1.3 28,457 or 78 per cent of housing starts on site in 2022-23 were for affordable homes. This represents an increase of 3 per cent on the 27,707 affordable homes started in the previous financial year. The increase can be attributed to the maturing of the Affordable Homes Programme (AHP) 2021-26 in its second year of delivery, which has supported momentum in starts. Delivery momentum was maintained due to identified and firm pipeline from delivery partners. The Shared Ownership and Affordable Homes Programme (SOAHP) 2016-21, whilst formally closed to new business, has one more year to deliver remaining starts in 2023-24<sup>2</sup>.
- 1.4 Of the affordable homes started in 2022-23, 4,793 were for Affordable Rent, a decrease of 17 per cent on the 5,746 started in 2021-22. A further 3,921 were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy. This is a decrease of 19 per cent on the 4,835 started in the previous year. 2,218 were for Social Rent, an increase of 12 per cent on the 1,982 started in the previous year. In addition, a further 17,525 affordable homes were started with the tenure to be confirmed<sup>3</sup>, an increase of 16 per cent on 2021-22. The programmes delivering the highest proportion of affordable starts were: AHP 2021-26 with 59 per cent (up from 39 per cent); the SOAHP 2016-21 with 34 per cent (down from 54 per cent); and the Single Land Programme (SLP) with 5 per cent (up from 3 per cent).
- 1.5 23,318 or 71 per cent of housing completions in 2022-23 were for affordable homes. This represents a decrease of 12 per cent on the 26,514 affordable homes completed in the previous year, when they also accounted for 71 per cent of total completions. This decrease can be attributed to the closure of the Affordable Homes Guarantees, Care and Support Specialised Housing, Empty Homes and SOAHP 2016-21, with completions naturally reducing towards the end of a programme life cycle. Additionally, with the AHP 2021-26 two years in, completions are only beginning to gradually build up.

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

<sup>2</sup> To the end of March 2023, the SOAHP 2016-21 has delivered 126,800 starts with a further 5,000 remaining starts to deliver in 2023-24. Note that the data in the accompanying tables do not restate starts from previous years (pre 2022-23) for this programme.

<sup>3</sup> Affordable Tenure TBC refers to units that have reached the start on site milestone but where the tenure of these units has not yet been specified. This was introduced as a flexibility for Strategic Partnerships to enable them to determine tenure close to or at the point of completion. These starts will be restated under their specified tenure headings in future national statistics updates once the tenure has been established at completion.

- 1.6 Of the affordable homes completed in 2022-23, 10,250 were for Affordable Rent, a decrease of 27 per cent on the 13,949 completed in the previous year. A further 9,336 were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy, a decrease of 1 per cent on the 9,477 completed in the previous year. The remaining 3,732 were for Social Rent, a 21 per cent increase on the 3,088 completed in the previous year. The highest delivering programmes were: the SOAHP 2016-21 with 73 per cent (down from 86 per cent); the AHP 2021-26 with 17 per cent (up from 3 per cent); and the SLP with 4 per cent (up from 3 per cent).

## 2. Introduction

### Geographical coverage

- 2.1 This release presents the housing starts on site and housing completions delivered by Homes England between 1 April 2009 and 31 March 2023 in England excluding London (for both the current and historical series<sup>4</sup>) with the exception of the Build to Rent (BtR), Builders Finance Fund (BFF), Get Britain Building (GBB), the Home Building Fund – Short Term Fund (HBF-STF) and the Levelling Up – Home Building Fund (LU-HBF) programmes which are administered by Homes England on behalf of the Greater London Authority (GLA) and where delivery covers all of England including London.

### Purposes and uses

- 2.2 The figures in this release show the supply of affordable and market housing delivered through Homes England’s programmes<sup>5</sup> except for Help to Buy (Equity Loan scheme), the statistics for which are published quarterly by DLUHC<sup>6</sup>; and First Homes, the figures for which are included in DLUHC’s Live Table 1012<sup>7</sup>. Further details on housing types are available in section 5 of the technical notes document accompanying this release<sup>8</sup>. DLUHC also publishes annual statistics on affordable housing supply in England<sup>9</sup> showing the gross annual supply of affordable homes, irrespective of funding mechanism. Further information on the Affordable Housing Supply and Help to Buy releases is provided in section 6 of the technical notes document.
- 2.3 The data in this release are used by DLUHC to monitor delivery of affordable homes as part of the DLUHC business plan (see paragraph 6.3 in the technical notes). Homes England uses the data to measure progress towards commitments made in its published Strategic Plan<sup>10</sup> and its Annual Business Plan. Local authorities also use the data when compiling their annual return to DLUHC 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 financial year ending 31 March 2023 and covers all current and historical programmes delivered by Homes England (summarised in Annex 1). These include the acquisition of existing land or property as well as new house

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<sup>4</sup> As housing starts on site and completions are recorded by their geographical location, this release may exclude homes located outside London where the funding was allocated to a local authority district within London.

<sup>5</sup> See Annex 1 for a summary and links to information about Homes England’s programmes.

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

<sup>7</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

<sup>8</sup> <https://www.gov.uk/government/collections/housing-statistics>

<sup>9</sup> <https://www.gov.uk/government/collections/affordable-housing-supply>

<sup>10</sup> <https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028>

building, and some programmes that provide a mix of affordable and market housing. Affordable housing may be for home ownership (on Shared Ownership or Rent to Buy terms) or for rent.

- 2.5 Housing starts on site and housing completions are reported for each programme, where applicable.
- 2.6 A programme breakdown of the data is available in Table 1 of the tables accompanying this release<sup>7</sup>. Further information on the accompanying tables is provided in section 4 of this release. Table A of the latest annual statistics on affordable housing supply in England published by DLUHC<sup>8</sup> shows how Homes England's programmes relate to the statistics on affordable housing published by DLUHC.

## How is new subsidised housing provided?

- 2.7 Affordable homes delivered through Homes England programmes are funded by central government. The funding is administered by Homes England to fund investment partners (including private registered providers, house builders, community groups and local authorities) to deliver affordable housing.
- 2.8 With the exception of the SLP, funding for all programmes is allocated through an application/bidding process based on the assessment eligibility/criteria for each programme. Funding is paid in accordance with the contractual agreement for each programme. Investment for projects delivered under the SLP is determined in accordance with Homes England's Framework Document<sup>11</sup> and relevant commissioning template.

## London

- 2.9 Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that Homes England no longer publishes housing starts on site and completions for London, except where Homes England is administering a programme on behalf of the GLA. The historical series for London, which reflects past delivery by Homes England, is included in Homes England's housing statistics published on 12 June 2012 (revised 24 August 2012). Due to its age this publication is no longer available on the housing statistics page on the Homes England section of GOV.UK<sup>12</sup>, but can be provided on request (see section 6 for contact details).
- 2.10 DLUHC has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce Table 1012 showing total affordable housing starts on site and completions delivered nationally under the affordable housing programmes of Homes England and the GLA<sup>13</sup>. From 2019/20 onwards, table 1012 includes units delivered by the GLA funded via the Right to Buy ringfence offer which are not included in their quarterly

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<sup>11</sup> <https://www.gov.uk/government/publications/homes-england-framework-document>

<sup>12</sup> <https://www.gov.uk/government/collections/housing-statistics>

<sup>13</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

management information. Therefore there will be some discrepancies between the total in this table and the GLA's own tables. This table excludes additional affordable housing delivery reported annually through local authority returns, which are included in DLUHC's full annual release on affordable housing supply in England<sup>14</sup>. The table includes any revisions made to London data since it was published by Homes England on 12 June 2012 (revised 24 August 2012). Further details are provided in section 6 of the technical notes.

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<sup>14</sup> <https://www.gov.uk/government/collections/affordable-housing-supply>

### 3. Housing outputs

This section provides the detailed statistics for housing starts and completions by tenure. It includes all Homes England programmes and analyses them over time<sup>15</sup>.

Data for the current and two previous years should be considered as provisional since they are subject to revisions as set out in section 4 of the technical notes accompanying this release.

#### Starts on site

Table 1a: Housing starts on site by tenure, England (excluding non-Homes England London delivery)<sup>1, 2</sup>

Financial Year <sup>3</sup>	Period	Affordable Rent	Social Rent	Intermediate Affordable Housing		Affordable Tenure TBC <sup>4</sup>	Total Affordable Housing Starts <sup>5</sup>	Market <sup>6</sup>	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership				
2022-23	Apr - Sep	2,162	837	237	1,500	6,300	11,036	3,863	14,899
2022-23	Oct - Mar	2,631	1,381	135	2,049	11,225	17,421	4,158	21,579
<b>2022-23</b>	<b>Full Year</b>	<b>4,793</b>	<b>2,218</b>	<b>372</b>	<b>3,549</b>	<b>17,525</b>	<b>28,457</b>	<b>8,021</b>	<b>36,478</b>
2021-22	Apr - Sep	1,746	870	125	1,400	7,790	11,931	4,379	16,310
2021-22	Oct - Mar	4,000	1,112	195	3,115	7,354	15,776	6,545	22,321
<b>2021-22</b>	<b>Full Year</b>	<b>5,746</b>	<b>1,982</b>	<b>320</b>	<b>4,515</b>	<b>15,144</b>	<b>27,707</b>	<b>10,924</b>	<b>38,631</b>
2020-21	Apr - Sep	3,322	483	262	2,519	3,380	9,966	2,691	12,657
2020-21	Oct - Mar	7,391	2,136	270	4,234	4,184	18,215	6,577	24,792
<b>2020-21</b>	<b>Full Year</b>	<b>10,713</b>	<b>2,619</b>	<b>532</b>	<b>6,753</b>	<b>7,564</b>	<b>28,181</b>	<b>9,268</b>	<b>37,449</b>
2019-20	Apr - Sep	5,337	710	57	4,150	2,895	13,149	4,777	17,926
2019-20	Oct - Mar	11,675	1,662	95	7,451	1,843	22,726	7,081	29,807
<b>2019-20</b>	<b>Full Year</b>	<b>17,012</b>	<b>2,372</b>	<b>152</b>	<b>11,601</b>	<b>4,738</b>	<b>35,875</b>	<b>11,858</b>	<b>47,733</b>
2018-19	Apr - Sep	5,698	508	156	3,543	..	9,905	6,230	16,135
2018-19	Oct - Mar	12,074	749	158	7,760	..	20,741	9,102	29,843
<b>2018-19</b>	<b>Full Year</b>	<b>17,772</b>	<b>1,257</b>	<b>314</b>	<b>11,303</b>	<b>..</b>	<b>30,646</b>	<b>15,332</b>	<b>45,978</b>
2017-18	Apr - Sep	4,526	304	8	2,130	..	6,968	6,501	13,469
2017-18	Oct - Mar	12,627	1,314	108	7,017	..	21,066	7,616	28,682
<b>2017-18</b>	<b>Full Year</b>	<b>17,153</b>	<b>1,618</b>	<b>116</b>	<b>9,147</b>	<b>..</b>	<b>28,034</b>	<b>14,117</b>	<b>42,151</b>
2016-17	Apr - Sep	7,218	308	42	1,838	..	9,406	5,318	14,724
2016-17	Oct - Mar	14,895	629	8	4,201	..	19,733	6,693	26,426
<b>2016-17</b>	<b>Full Year</b>	<b>22,113</b>	<b>937</b>	<b>50</b>	<b>6,039</b>	<b>..</b>	<b>29,139</b>	<b>12,011</b>	<b>41,150</b>
2015-16	Apr - Sep	5,858	199	0	1,317	..	7,374	3,952	11,326
2015-16	Oct - Mar	10,686	431	5	2,822	..	13,944	7,838	21,782
<b>2015-16</b>	<b>Full Year</b>	<b>16,544</b>	<b>630</b>	<b>5</b>	<b>4,139</b>	<b>..</b>	<b>21,318</b>	<b>11,790</b>	<b>33,108</b>

<sup>15</sup> The tables and charts in this and future releases have been restricted to an eight-year rolling profile to avoid overcrowding pages with excessively long graphics. For earlier years (going back to 2009-10) please see the accompanying tables and previous releases available at <https://www.gov.uk/government/collections/housing-statistics>.

**These notes relate to Table 1a on the previous page**

<sup>1</sup> Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that Homes England no longer publishes housing starts on site and completions for London (current and historical series) except for delivery in London under the BtR, BFF, GBB, HBF-STF and LU-HBF programmes which are administered by Homes England on behalf of the GLA.

<sup>2</sup> Figures by local authority and region are available in the accompanying tables.

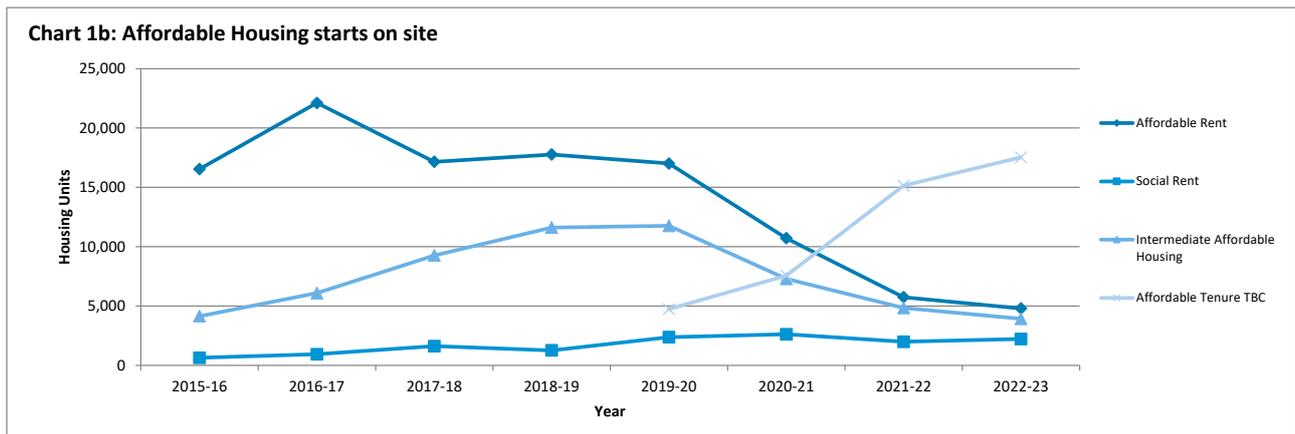
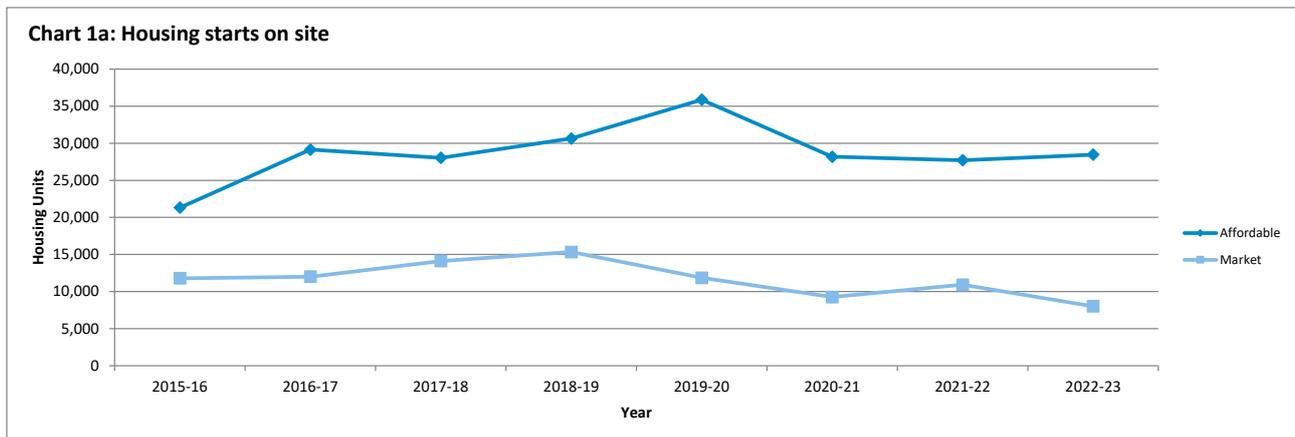
<sup>3</sup> To ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion (known as Off The Shelf (OTS) units). For reporting purposes, the start on site date is taken as the date of completion. An exception to this is under the AHP 2021-26 Strategic Partnerships where OTS starts are also counted upon exchange of purchase contract, which may be prior to completion of the build.

<sup>4</sup> Tenure will be determined on completion of the unit and will be restated in future releases under its appropriate tenure.

<sup>5</sup> Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent, Affordable Home Ownership and (for starts only) Affordable Tenure TBC.

<sup>6</sup> The market units delivered under the Accelerated Land Disposal, BtR, BFF, Economic Assets, GBB, Kickstart Housing Delivery, LU-HBF, Local Authority Accelerated Construction (LAAC), Property and Regeneration, SLP and the HBF-STF programmes may include some starts on site and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

“..” not applicable



## In the period 1 April 2022 to 31 March 2023

(financial year 2022-23, with comparisons to 2021-22):

- 3.1 A total of 36,478 homes started on site, representing a decrease of 2,153 or 6 per cent compared to 38,631. This decrease can be attributed to the effects of the economic downturn on the housebuilding industry, particularly the start on site of market sale units during the second half of the year.
- 3.2 28,457 or 78 per cent of housing starts on site were for affordable homes – an increase of 750 or 3 per cent compared to 27,707. The increase is due to the maturing of AHP 2021-26 now that it is in its second year of delivery. Delivery momentum was maintained due to identified and firm pipeline from delivery partners.
- 3.3 4,793 (17 per cent) of affordable homes started were for Affordable Rent, a decrease of 953 or 17 per cent on 5,746. A further 3,921 (14 per cent) were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy. This is a decrease of 914 or 19 per cent on 4,835. 2,218 (8 per cent) were for Social Rent, an increase of 236 or 12 per cent on 1,982. In addition, a further 17,525 (62 per cent) of affordable homes started with tenure to be confirmed, an increase of 2,381 or 16 per cent on 15,144. All ‘tenure to be confirmed starts’ originate from Strategic Partnerships (SP) where providers are not contractually required to identify the tenure of a unit until completion. The tenure for these units will not be known until completion and they will be restated under their appropriate tenure in future releases.
- 3.4 Table 1b below shows the percentage of Homes England’s affordable housing starts on site delivered by each region<sup>16</sup> compared to last year<sup>17</sup>, ranked highest to lowest. A map showing the region boundaries is available at Annex 2.

**Table 1b: Affordable Housing Starts on Site - Percentage Delivery by Region**

	<b>2022-23</b>	<b>2021-22</b>
<b>North West</b>	21%	24%
<b>South East</b>	18%	15%
<b>East of England</b>	12%	10%
<b>West Midlands</b>	12%	14%
<b>South West</b>	11%	10%
<b>North East</b>	10%	5%
<b>East Midlands</b>	9%	12%
<b>Yorkshire and The Humber</b>	8%	9%

<sup>16</sup> <https://www.ons.gov.uk/methodology/geography/ukgeographies/administrativegeography/england#regions-former-gors>

<sup>17</sup> Note that proportions do not sum to 100 per cent due to rounding.

- 3.5 The number of market starts on site decreased by 3,699 (27 per cent) to 8,021 from 10,924. The decrease is due to a slowdown in housebuilding activity by developers as a result of the economic downturn in the latter half of 2022-23, the closure of the HBF-STF to new bids and the new LU-HBF still building up to full delivery capacity. Of the market starts delivered, the SLP accounted for the majority at 5,070 or 63 per cent; the LU-HBF delivered 1,371 or 17 per cent; the HBF-STF delivered 1,210 or 15 per cent; and the remaining 370 or 5 per cent were delivered by LAAC.

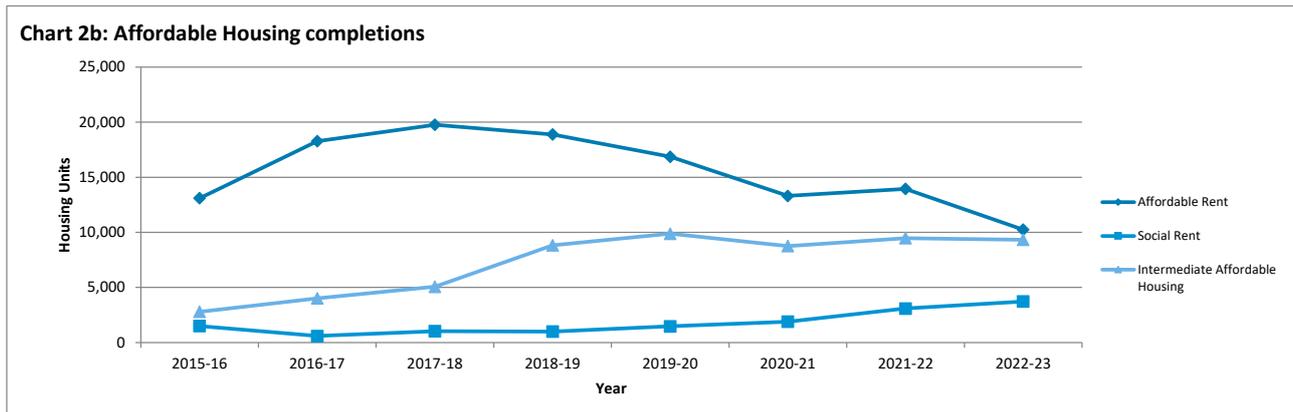
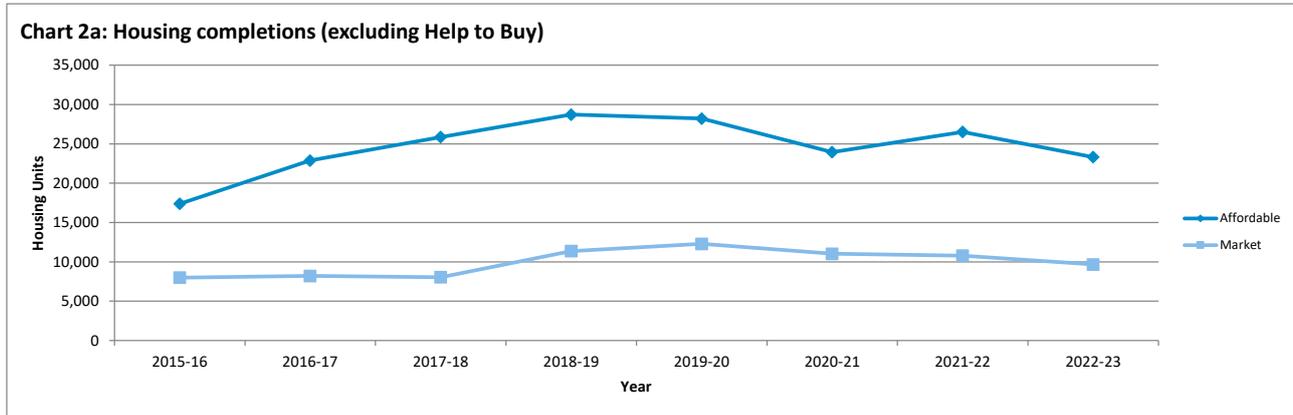
## Completions (excluding Help to Buy and First Homes):

Table 2a: Housing completions by tenure, England (excluding Help to Buy, First Homes and non-Homes England London delivery) <sup>1, 2</sup>

Financial Year	Period	Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions <sup>5</sup>	Market <sup>6, 7</sup>	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2022-23	Apr - Sep	3,677	1,125	109	2,954	7,865	4,481	12,346
2022-23	Oct - Mar	6,573	2,607	169	6,104	15,453	5,191	20,644
<b>2022-23</b>	<b>Full Year</b>	<b>10,250</b>	<b>3,732</b>	<b>278</b>	<b>9,058</b>	<b>23,318</b>	<b>9,672</b>	<b>32,990</b>
2021-22	Apr - Sep	5,353	1,174	65	3,511	10,103	4,308	14,411
2021-22	Oct - Mar	8,596	1,914	132	5,769	16,411	6,484	22,895
<b>2021-22</b>	<b>Full Year</b>	<b>13,949</b>	<b>3,088</b>	<b>197</b>	<b>9,280</b>	<b>26,514</b>	<b>10,792</b>	<b>37,306</b>
2020-21	Apr - Sep	4,315	700	25	3,043	8,083	3,960	12,043
2020-21	Oct - Mar	8,991	1,196	61	5,626	15,874	7,071	22,945
<b>2020-21</b>	<b>Full Year</b>	<b>13,306</b>	<b>1,896</b>	<b>86</b>	<b>8,669</b>	<b>23,957</b>	<b>11,031</b>	<b>34,988</b>
2019-20	Apr - Sep	6,405	556	20	3,362	10,343	4,713	15,056
2019-20	Oct - Mar	10,458	918	97	6,397	17,870	7,577	25,447
<b>2019-20</b>	<b>Full Year</b>	<b>16,863</b>	<b>1,474</b>	<b>117</b>	<b>9,759</b>	<b>28,213</b>	<b>12,290</b>	<b>40,503</b>
2018-19	Apr - Sep	7,912	326	3	2,824	11,065	4,752	15,817
2018-19	Oct - Mar	10,977	668	42	5,964	17,651	6,618	24,269
<b>2018-19</b>	<b>Full Year</b>	<b>18,889</b>	<b>994</b>	<b>45</b>	<b>8,788</b>	<b>28,716</b>	<b>11,370</b>	<b>40,086</b>
2017-18	Apr - Sep	7,219	174	0	1,900	9,293	2,723	12,016
2017-18	Oct - Mar	12,544	859	34	3,132	16,569	5,321	21,890
<b>2017-18</b>	<b>Full Year</b>	<b>19,763</b>	<b>1,033</b>	<b>34</b>	<b>5,032</b>	<b>25,862</b>	<b>8,044</b>	<b>33,906</b>
2016-17	Apr - Sep	7,096	218	1	1,338	8,653	2,957	11,610
2016-17	Oct - Mar	11,184	373	4	2,671	14,232	5,252	19,484
<b>2016-17</b>	<b>Full Year</b>	<b>18,280</b>	<b>591</b>	<b>5</b>	<b>4,009</b>	<b>22,885</b>	<b>8,209</b>	<b>31,094</b>
2015-16	Apr - Sep	4,681	684	0	1,032	6,397	3,082	9,479
2015-16	Oct - Mar	8,419	813	2	1,759	10,993	4,919	15,912
<b>2015-16</b>	<b>Full Year</b>	<b>13,100</b>	<b>1,497</b>	<b>2</b>	<b>2,791</b>	<b>17,390</b>	<b>8,001</b>	<b>25,391</b>

<sup>1, 2, 5, 6</sup> See footnotes relating to Table 1a on page 9

<sup>7</sup> Some of the market completions delivered since 2013-14 may include houses sold to purchasers who have received assistance through the Help to Buy scheme to buy a property at market value from a house builder where the scheme as a whole may have benefitted from funding through another programme. Help to Buy is reported by DLUHC (see <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>)



## In the period 1 April 2022 to 31 March 2023

(financial year 2022-23, with comparisons to 2021-22):

- 3.6 32,990 homes were completed, a decrease of 4,316 or 12 per cent compared to 37,306. As with housing starts, the decrease can be attributed to the effects of the economic downturn on the housebuilding industry, with both affordable and market delivery impacted similarly (down by 12 per cent and 10 per cent respectively).
- 3.7 23,318 (71 per cent) of total completions were affordable homes, a decrease of 3,196 or 12 per cent compared to 26,514.
- 3.8 10,250 (44 per cent) of affordable completions were for Affordable Rent, a decrease of 3,699 or 27 per cent compared to 13,949. Intermediate Affordable Housing accounted for a further 9,336 (16 per cent), a decrease of 141 or 1 per cent compared to 9,477. The remaining 3,732 (16 per cent) of affordable homes completed were for Social Rent, an increase of 644 or 21 per cent compared to 3,088. As well as the economic downturn, the decrease in affordable completions compared to the same period last year is due to SOAHP 2016-21 no longer accepting new allocations, with all new allocations going through the AHP 2021-26. The SOAHP 2016-21, along with the AHP 2015-18, Empty Homes, Care and Support Specialised Housing and Right to Buy Replacement programmes are now closed, and completions being delivered reflect commitments entered into prior to their closure. With the exception of 'tenure TBC' under SOAHP 2016-21 (see 3.3 above), any starts for these programmes are Off

The Shelf units where the provider purchases the home at completion and, for reporting purposes, the start is counted upon completion.

3.9 Table 2b below shows the percentage of Homes England’s affordable housing completions delivered by each region compared to last year, ranked highest to lowest.

**Table 2b: Affordable Housing Completions - Percentage Delivery by Region**

	<b>2022-23</b>	<b>2021-22</b>
<b>North West</b>	23%	18%
<b>South East</b>	20%	22%
<b>West Midlands</b>	13%	13%
<b>South West</b>	12%	10%
<b>East of England</b>	10%	13%
<b>Yorkshire and The Humber</b>	8%	7%
<b>East Midlands</b>	8%	10%
<b>North East</b>	6%	7%

3.10 9,672 market homes completed, a decrease of 1,120 or 10 per cent compared to 10,792. The top delivering programmes of market completions were the SLP with 5,373 or 56 per cent, HBF-STF with 3,585 or 37 per cent and LAAC with 709 or 5 per cent.

## First Homes

3.11 743 First Homes (FH) completions were delivered in 2022-23 but are excluded from the accompanying tables. 20 of these were delivered by the SLP under the phase one pilot, the starts on site and completions for which are also reported as market units. The remaining 723 units were delivered by the phase 2 grant funded First Homes Early Delivery Programme 2021-23. The main delivery mechanism will be through developer contributions. These FH completions are included in Table 1012 published by DLUHC<sup>18</sup>, therefore the total number of affordable housing completions in table 1012 will differ from those in this release.

<sup>18</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

## 4. Accompanying tables

4.1 The tables accompanying this release are available to download from the housing statistics page on the Homes England section of GOV.UK<sup>19</sup> and include the following:

### Table 1

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

- 1 April 2022 – 31 March 2023 with half year analysis
- 1 April 2021 – 31 March 2022 with half year analysis
- 1 April 2020 – 31 March 2021 with half year analysis
- 1 April 2019 – 31 March 2020 with half year analysis
- 1 April 2018 – 31 March 2019 with half year analysis
- 1 April 2017 – 31 March 2018 with half year analysis
- 1 April 2016 – 31 March 2017 with half year analysis
- 1 April 2015 – 31 March 2016 with half year analysis
- 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 and First Homes), 1 April 2022 – 31 March 2023.

### Table 2b

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy and First Homes), 1 April 2021 – 31 March 2022.

### Table 2c

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy and First Homes), 1 April 2020 – 31 March 2021.

<sup>19</sup> <https://www.gov.uk/government/collections/housing-statistics>

- 4.2 Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy and First Homes) for historical periods are available to download from the Homes England housing statistics web page<sup>20</sup>.
- 4.3 In a small number of cases, Homes England 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 presentations in Tables 2a, 2b and 2c are based on the local authority district in which the house is located. These tables also identify the region in which each local authority is located.
- 4.4 We can provide programme level statistics for specified local authority areas in response to requests made to [housing.statistics@homesengland.gov.uk](mailto:housing.statistics@homesengland.gov.uk).

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<sup>20</sup> <https://www.gov.uk/government/collections/housing-statistics>

## 5. Other information

### Pre-release access

- 5.1 Details of officials who receive pre-release access to the release up to 24 hours before publication are available from the housing statistics page on the Homes England section of GOV.UK<sup>21</sup>.

### A brief history of Homes England

- 5.2 Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (HCA) (the legal entity). The HCA was created on 1 December 2008 by bringing together the 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 DLUHC (then known as the Department for Communities and Local Government (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.

### Future publication dates

- 5.3 Our official statistics for the period 1 April 2023 to 30 September 2023 will be published in November/December 2023.

### Responsible statistician

- 5.4 The responsible statistician for this statistical release is Mike Shone.

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<sup>21</sup> <https://www.gov.uk/government/collections/housing-statistics>

## 6. User consultation

6.1 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: [media@homesengland.gov.uk](mailto:media@homesengland.gov.uk)  
Tel:    020 7874 8262

**Statistical Enquiries**                Mike Shone (c/o)  
Email: [housing.statistics@homesengland.gov.uk](mailto:housing.statistics@homesengland.gov.uk)  
Tel:    01234 242537

## 7. Technical Notes

Please see the accompanying technical notes document for further information. This can be found on the Homes England housing statistics page for 1 April 2022 to 31 March 2023:

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

## Annexe 1

### Homes England's programmes

The following table and links provide information about Homes England's programmes, which are funded by the Ministry of Housing, Communities and Local Government with the exception of Care and Support Specialised Housing, Homelessness Change 2015-18 and Platform for Life, which are funded by the Department of Health:

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
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 on site by 31 March 2015. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / AHO / Market	NB
<a href="#"><u>Affordable Homes Guarantees</u></a>	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
<a href="#"><u>Affordable Homes Programme</u></a> <sup>3</sup>	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and delivered over 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
<a href="#"><u>Affordable Homes Programme 2015 - 18</u></a>	The Affordable Homes Programme 2015-18 replaced the Affordable Homes Programme 2011-15 and aims to increase the supply of new affordable homes in England by March 2018. It is now closed although commitments agreed under this programme will be delivered during the 2016-21 period.	Aff. Rent / Social Rent / AHO (Shared Ownership)	NB/A

## The Housing and Regeneration Agency

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Affordable Homes Programme 2021-26</u></a>	<p>The Affordable Homes Programme 2021-26 is replacing the Shared Ownership and Affordable Homes Programme 2016-21 with the aim to increase the supply of new affordable homes in England by March 2026.</p>	Aff. Rent / Social Rent / AHO (Shared Ownership)	NB/A
<a href="#"><u>Build to Rent</u></a>	<p>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.</p>	Market	NB
<a href="#"><u>Builders Finance Fund</u></a>	<p>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. With effect from October 2016, existing commitments transferred to the Home Building fund – Short Term Fund.</p>	Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Care and Support Specialised Housing Fund</u></a>	<p>The Department of Health’s Care and Support Specialised Housing Fund (CASSH) provides funding for housing for older people and adults with disabilities (physical or sensory disabilities, mental health needs and learning disabilities &amp; autism).</p> <p>The fund is split into two phases. Phase 1 was launched in October 2012 and phase 2 was launched in February 2015. The initial budget for the programme was £160m over five years (2013-14 to 2017-18) outside London. In 2013, this was increased by a further £80m and the delivery time frame extended to 2020-21.</p>	Aff. Rent / Social Rent / AHO (Shared Ownership)	NB/A

## The Housing and Regeneration Agency

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Economic Assets</u></a>	The Economic Assets programme was announced in the Budget 2011 and worked with partners to ensure the effective use and disposal of more than 300 land and property assets transferred from the former Regional Development Agencies. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Empty Homes</u></a> <sup>3</sup>	The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring back into use empty residential properties (in private ownership) as affordable housing. The programme delivered 2,759 homes by 30 September 2016 outside London.	Aff. Rent / Social Rent / AHO	A
<a href="#"><u>Empty Homes Round Two</u></a>	In November 2012 a second round of funding was launched to bring back into use empty properties as affordable housing. As well as residential properties (in private ownership), the programme had an emphasis on the refurbishment of empty commercial and non-residential properties. The programme delivered 868 homes by 31 March 2017 outside London.	Aff. Rent / Social Rent / AHO	A
<a href="#"><u>FirstBuy</u></a>	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
<a href="#"><u>First Homes</u></a>	First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.	AHO	NB
<a href="#"><u>Get Britain Building</u></a>	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

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<p><a href="#"><u>Help to Buy (equity loan)</u></a></p>	<p>Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% (40% in London) equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.</p> <p>Launched in April 2013 with an initial budget of £3.7bn, the programme aspired to support 74,000 plus homebuyers in the first 3 years. The 2015 Spending Review confirmed £8.6bn of funding and extended the programme to 2021 to assist an anticipated 145,000 purchases. In October 2017, the Government announced it will invest a further £10 billion in the Help to Buy Equity Loan programme.</p> <p>More than 330,000 completions were achieved by the end of the programme, which helped people buy a new build home with only a 5% deposit.</p>	Market	NB
<p><a href="#"><u>Help to Buy: Equity Loan (2021-2023)</u></a></p>	<p>Help to Buy: Equity Loan (2021-2023) is for first-time buyers and includes regional property price limits to ensure the scheme reaches people who need it most.</p> <p>Homebuyers could reserve homes and apply for the Help to Buy: Equity Loan until 6pm on 31 October 2022. This deadline allows enough time for homebuyers to legally buy their homes before the scheme ends on 31 March 2023.</p> <p>As with the previous scheme, the government provided lending to homebuyers of between 5% and 20% of the cost of a newly built home, and up to 40% in London.</p> <p>Help to Buy: Equity Loan (2021-2023) was launched on 1 April 2021.</p>	Market	NB

## The Housing and Regeneration Agency

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Homelessness Change</u></a> <sup>3</sup>	<p>The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 and delivered 1,128 new or refurbished bed spaces in hostel accommodation by 31 March 2015 (outside London).</p>	Aff. Rent	NB/A
<a href="#"><u>Homelessness Change 2015-18</u></a>	<p>Homes England is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing and improving hostel accommodation and facilities for the delivery of healthcare, training or education aimed at supporting rough sleepers, those at risk of sleeping rough, and other non-statutory homeless people of specialist housing to meet the needs of older people and adults with disabilities or mental health problems outside of London.</p> <p>This programme was launched jointly alongside the Platform for Life fund in March 2015.</p>	Aff. Rent	NB/A
<a href="#"><u>Kickstart Housing Delivery</u></a>	<p>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.</p>	Social Rent / Int. Rent / AHO / Market	NB
<a href="#"><u>Levelling Up – Home Building Fund</u></a>	<p>The Levelling Up – Home Building Fund offers finance from £250,000. Smaller loans for innovative housing solutions will also be considered.</p>	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB
<a href="#"><u>Local Authority Accelerated Construction</u></a>	<p>Through our new Accelerated Construction programme we want to provide a tailored package of support to ambitious local authorities who would like to develop out surplus land holdings at pace.</p> <p>There is no single approach to accelerated construction that we expect to support. Our intention is to support a range of proposals at different scales and in locations where there is sufficient demand for housing.</p>	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB

## The Housing and Regeneration Agency

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Local Authority New Build</u></a>	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB
<a href="#"><u>Mortgage Rescue</u></a> <sup>3</sup>	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. This scheme is now closed.	AHO / Int. Rent	A
<a href="#"><u>National Affordable Housing Programme</u></a>	The National Affordable Housing Programme is the predecessor to the AHP 2011-15.	Social Rent / Int. Rent / AHO	NB/A
<a href="#"><u>Platform for Life</u></a>	<p>Homes England is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing low-rent accommodation for young people aged 18 to 24 who are homeless or at risk of homelessness and are in housing need, to support their participation in work, further education or vocational training, with the aim of assisting residents into long term employment and independence, and improving their prospects for a successful and healthy life.</p> <p>This programme was launched jointly alongside the Homelessness Change 2015 to 2017 fund in March 2015.</p>	Aff. Rent	NB/A
<a href="#"><u>Property and Regeneration Programme</u></a>	The Property and Regeneration programme covered all the historical property and regeneration investments and assets inherited from English Partnerships. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A

## The Housing and Regeneration Agency

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Rent to Buy</u></a>	<p>The Rent to Buy Loan 2015-17 provided loans at a low, fixed rate to registered providers to deliver homes outside London. The homes will be let at a sub-market rent for at least 7 years with the intention of supporting working households to save money and achieve their aspiration of home ownership.</p> <p>This programme is now closed.</p>	AHO	NB
<a href="#"><u>Right to Buy Replacement</u></a>	<p>With effect from 2 April 2012, every additional local authority home sold under Right to Buy 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 DLUHC for re-investment nationally.</p>	Aff. Rent	NB
<a href="#"><u>Shared Ownership and Affordable Homes Programme 2016-21</u></a>	<p>This programme aims to increase the supply of Shared Ownership and other affordable homes in England by March 2021.</p>	Aff. Rent / Social Rent / AHO (Shared Ownership and Rent to Buy)	NB/A
<a href="#"><u>Short Form Agreement</u></a> <sup>3</sup>	<p>A Short Form Agreement (SFA) is used by Homes England to contract with providers who wish to deliver Affordable Rent units without Homes England funding.</p>	Aff. Rent	NB/A
<a href="#"><u>Single Land Programme</u></a>	<p>The Single Land Programme, with effect from 1 April 2015, consists of existing commitments taken from the amalgamation of historical Homes England land programmes (Accelerated Land Disposal, Economic Assets and Property and Regeneration) and transferred sites from across Government under the Public Sector Land Transfer model. It is a self-financing programme funded through the recycling of receipts supporting Government's targets on housing (including starter homes), public sector land release and asset disposals.</p>	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB/A

# The Housing and Regeneration Agency

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>The Home Building Fund – Short Term Fund</u></a>	The Home Building Fund is government finance to increase the number of new homes being built in England. Applications are being accepted from private sector businesses to build new homes or prepare sites for development.	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Traveller Pitch Funding</u></a> <sup>3</sup>	The Traveller Pitch Funding programme was announced as part of the Government’s Spending Review 2010 and delivered 515 new traveller pitches by 31 March 2015 (outside London). In addition, 386 refurbished pitches were delivered.	Aff. Rent / AHO	NB/A

<sup>1</sup> 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), including Shared Ownership and Rent to Buy, or Open Market (Market).

<sup>2</sup> 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.

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

# Annexe 2

## England – Regions (former Government offices for the regions (GOR))



enquiries@homesengland.gov.uk  
0300 1234 500  
gov.uk/homes-england



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