



Department for
Communities and
Local Government

Housing *Statistical Release*

1 November 2012

Affordable Housing Supply, England, 2011-12



Contents

Headlines.....	1
Introduction	2
National trends	3
Low Cost Home Ownership.....	5
New build and acquisitions.....	6
Accompanying tables	8
Uses of the data.....	8
Definitions.....	8
Data sources	10
Data quality.....	12
Related statistics	13
Revisions policy	15
Other information.....	16
User consultation	16
Enquiries.....	17

- A total of 57,950 gross additional affordable homes were supplied in England in 2011-12. This is a decrease of 4 per cent on the 60,430 (revised) affordable homes supplied in 2010-11.
- 37,540 new affordable homes were provided for social rent in 2011-12, a decrease of 3 per cent on 2010-11. A further 930 new affordable homes were provided for affordable rent in 2011-12, the first year for which this scheme has run.
- 19,490 homes were provided through intermediate housing schemes, including shared ownership and shared equity, down by 10 per cent on 2010-11.
- There were 52,880 new build affordable homes provided in 2011-12, representing 91 per cent of all affordable homes provided in 2011-12 compared to 88 per cent of total supply in 2010-11. This was the highest percentage reported since before 1991-92.
- In 2011-12, 88 per cent of affordable homes were in receipt of funding through the Homes and Communities Agency (excluding homes delivered under Section 106 without grant), a reduction from 92 per cent in 2010-11. Around 92 per cent of these were new build homes.

housing

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Introduction

This statistical release presents data on gross additional affordable housing supply in England between 2001-02 and 2011-12. Small revisions to data for 2009-10 and 2010-11 have been made due to updated figures being available from the Homes and Communities Agency and from local authorities.

New affordable homes are additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. The figures in this release show the gross annual supply of affordable homes, which includes new build and acquisitions from the private sector but does not take account of losses through demolitions or sales. Further details on the coverage of this release are given in the sections on 'Definitions' and 'Data sources' towards the end of this document.

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 New Homes Bonus (NHB), a grant for local authorities to incentivise new housing supply. Local authorities will be given the opportunity to provide evidence to challenge their NHB calculation as part of the provisional grant allocation. This process may lead to some revisions to the affordable housing statistics which will then be released alongside the final allocations early in 2013.

National trends in additional affordable housing

Table 1: Trends in the gross supply of affordable housing by type of scheme, England, 2001-02 to 2011-12^{1, 10}

England	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10 ^R	2010-11 ^R	2011-12 ^P
Social Rent, of which:	26,810	23,960	22,660	21,670	23,630	24,670	29,640	30,900	33,180	38,900	37,540
Homes and Communities Agency (new build)	17,510	16,590	16,600	16,560	17,400	18,180	21,700	23,420	27,270	30,780	29,590
Homes and Communities Agency (acquisitions)	8,140	6,420	4,290	2,610	2,410	2,360	3,390	2,900	2,650	3,210	1,580
Other Homes and Communities Agency Schemes ²	-	-	-	870	920	950	660	490	130	250	450
Local authorities	60	200	190	100	300	250	310	490	350	2,540	2,470
of which HCA grant funded (new build) ³	..	..	..	..	..	..	..	..	..	1,820	2,020
Section 106 (nil grant) new build: total ⁴	1,070	720	1,580	1,530	2,550	2,750	3,450	3,430	2,140	1,900	2,360
of which, reported on IMS	.	.	.	270	960	900	1,450	1,030	820	510	320
Private Finance Initiative ⁵	40	30	-	10	60	180	140	170	630	180	240
Permanent Affordable Traveller Pitches ⁶	.	.	.	.	.	.	.	.	.	50	.
Other ⁷	.	.	.	.	.	.	.	.	.	.	840
Affordable Rent, of which:	..	..	..	..	..	..	..	..	..	..	930
Homes and Communities Agency (new build)	..	..	..	..	..	..	..	..	..	..	730
Homes and Communities Agency (acquisitions)	..	..	..	..	..	..	..	..	..	..	160
Section 106 (nil grant) new build: total ⁴	..	..	..	..	..	..	..	..	..	..	40
of which, reported on IMS	..	..	..	..	..	..	..	..	..	..	40
Intermediate Affordable Housing⁸	6,210	8,970	15,410	15,800	22,350	19,630	23,530	24,600	24,800	21,530	19,490
Intermediate Rent, of which:	..	..	280	1,510	1,680	1,200	1,110	1,710	2,560	4,520	3,250
Homes and Communities Agency (new build)	..	..	260	680	1,370	1,110	1,050	1,690	1,910	2,390	1,560
Homes and Communities Agency (acquisitions)	..	..	30	830	310	90	60	20	650	2,140	1,390
Other ⁷	..	..	..	..	..	..	..	..	..	..	290
Low Cost Home Ownership, of which:	6,210	8,970	15,120	14,280	20,680	18,430	22,420	22,900	22,240	17,010	16,240
Homes and Communities Agency (new build)	2,040	2,330	3,710	5,570	7,570	9,240	12,550	11,490	14,170	13,980	13,340
of which FirstBuy	..	..	..	..	..	..	..	..	..	..	2,990
Homes and Communities Agency (acquisitions)	2,270	4,550	8,850	5,800	7,710	3,050	3,510	6,640	5,640	450	180
Other Homes and Communities Agency Schemes ²	-	-	-	-	490	570	130	40	-	-	20
Local authorities	.	.	.	.	.	.	.	.	.	.	10
Section 106 (nil grant) new build: total	1,060	1,250	1,550	1,900	3,810	4,440	4,910	3,440	1,590	1,590	1,720
of which, reported on IMS	.	.	.	430	1,170	1,280	2,180	1,150	740	560	290
Assisted Purchase Schemes ⁹	840	830	1,010	1,020	1,100	1,130	1,320	1,290	850	980	500
Other ⁷	.	.	.	.	.	.	.	.	.	.	470
All affordable	33,020	32,920	38,070	37,470	45,980	44,300	53,180	55,500	57,980	60,430	57,950

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent and low cost home ownership.

2. Other Homes and Communities Agency schemes include Homeless Capital Improvement Programme, Safer Communities, Recycled Capital Grant Funds, Disposal Proceeds Fund, and some remodelled units. The Homeless Capital Improvement Programme figures include some refurbishments as well as new builds, and the majority of these figures 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. The remodelled units are for supported housing up to 2007-08, and general needs for 2008-09 onwards.

3. Units funded through the Homes and Communities Agency, primarily the Local Authority New Build programme, as announced in the Housing Stimulus Programme in the April 2009 budget.

4. Section 106 (S106) nil grant completions are from the Local Authority Housing Statistics (LAHS) returns and the Homes and Communities Agency Investment Management System (IMS). The S106 nil grant completions recorded on IMS are excluded from the Homes and Communities Agency new build figures elsewhere in the table. The 'of which, reported on IMS' shows the total number of S106 nil grant units reported on IMS

5. Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.

6. Permanent Affordable Traveller Pitches are taken from the Count of Gypsy and Traveller Caravans. The change in the number of permanent affordable traveller pitches over the year to July was included in the New Homes Bonus enhancement calculation for 2010-11 and has been included in the revised affordable housing statistics given here for 2010-11. It has not been included for 2011-12 because the data are not available at the time of this release.

7. Other contains units delivered by Private Registered Providers or other unregistered providers without Homes and Communities Agency 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 council or the Department of Health's Extra Care Fund, were used.

8. Intermediate affordable housing is the sum of intermediate rent and low cost home ownership. Mortgage Rescue Scheme has been included under Intermediate Rent Acquisitions.

9. Assisted Purchase Schemes include instances where a social rent dwelling has been purchased through the Cash Incentive Scheme, Voluntary Purchase Grant, Right to Acquire and Social HomeBuy scheme. Completions under the First Time Buyers Initiative and London Wide Initiative scheme were moved to the Homes and Communities Agency (new build) line for the 2010-11 release onward.

10. 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.

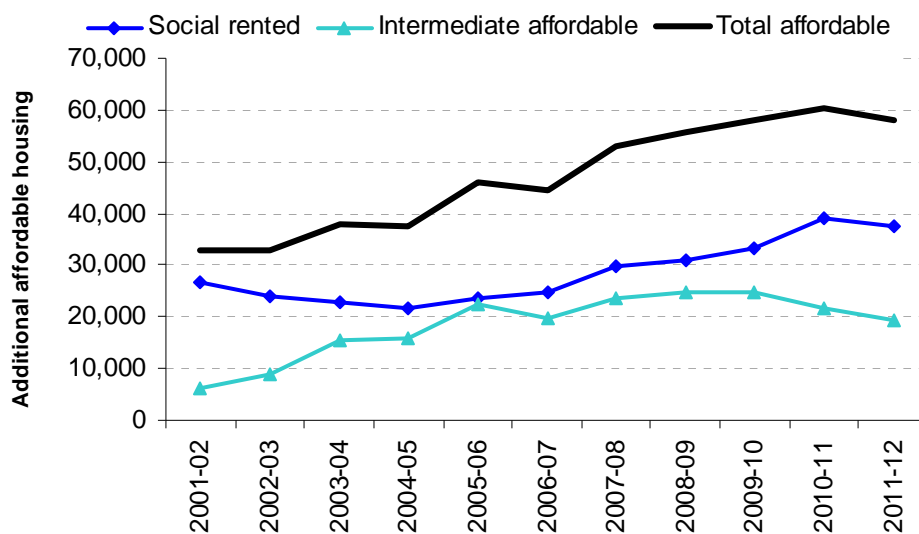
"-" nil or less than half final digit.

Source: Homes and Communities Agency; Local Authorities

"." not available.

".." not applicable.

Figure 1: Trends in the gross supply of affordable housing, England, 2001-02 to 2011-12¹



1. 930 affordable rent units in 2011-12 not shown as a separate series but are included in the 'Total affordable' series.

A total of 57,950 affordable homes were provided in England in 2011-12, a decrease of 4 per cent compared to the 60,430 (revised) affordable homes supplied in 2010-11. This decrease ends an upward trend in supply since 2006-07.

37,540 affordable new homes were supplied in the social rented sector in 2011-12. This was a decrease of 1,360 homes, or 3 per cent, on 2010-11. However, this decrease was partially offset by the 930 new homes delivered under the new affordable rent programme. The affordable rent data relate to the period from September 2011 to the end of March 2012. During this period, only Private Registered Providers were able to deliver affordable rent, but, from April 2012, local authorities will also be able to offer lettings on an affordable rent basis.

The 2,470 new affordable homes provided by local authorities for social rent is a significant increase on levels prior to 2010-11 and largely reflects the new funding made available for local authority new build through the housing stimulus programme as announced in the April 2009 budget.

A total of 19,490 new homes were delivered through intermediate rent and low cost home ownership schemes in 2011-12. This is a 10 per cent fall over last year, reflecting the end of the low cost home ownership products, Open Market HomeBuy and HomeBuy Direct, and a 28 per cent reduction in the delivery of intermediate rent homes.

The number of affordable homes completed through planning obligations (Section 106) without grant rose by 18 per cent to 4,130. This follows decreases in supply through this route in 2009-10 and 2010-11, reflecting general conditions in the housing market. The increase seen in 2011-12 may partially reflect better capturing of properties completed using developer contributions but without grant by the new local authority return. Of the 4,130 homes delivered under Section 106 without grant, 2,360 were for social rent, 40 were for affordable rent and 1,720 were for low cost home ownership.

For the first time in 2011-12, affordable housing that was delivered without funding either from the Homes and Communities Agency or through planning obligations was captured as a separate category. 1,610 affordable homes were delivered through this route, of which 840 were for social rent and 770 were for intermediate affordable housing.

Low Cost Home Ownership

Table 2: Low Cost Home Ownership completions, by product⁴, England, 2003-04 to 2011-12

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10 ^R	2010-11 ^R	2011-12 ^P
Low Cost Home Ownership, by product:	15,120	14,280	20,680	18,430	22,420	22,900	22,240	17,010	16,240
Open Market HomeBuy	2,550	5,140	7,360	2,510	2,880	6,220	5,350	140	0
New Build HomeBuy ¹	3,620	5,860	8,700	10,960	14,880	11,820	9,110	8,680	8,720
HomeBuy Direct	..	..	..	..	..	..	5,070	5,720	1,320
Social HomeBuy	..	..	..	50	160	100	80	110	40
FirstBuy	..	..	..	..	..	..	..	..	2,990
Section 106 (nil grant) ²	1,550	1,470	2,640	3,160	2,730	2,290	850	1,030	1,720
Other ³	7,410	1,810	1,980	1,760	1,780	2,470	1,780	1,330	1,440

1. New Build HomeBuy completions include Rent to HomeBuy.

2. Section 106 figures exclude S106 nil grant completions recorded in Homes and Communities Agency IMS data.

3. Other includes Assisted Purchase Schemes and other grant funded schemes not specified above.

4. 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.

".." not applicable.

Source: Homes and Communities Agency

There were 16,240 low cost home ownership completions in 2011-12, 10 per cent lower than in 2010-11. The largest component of low cost ownership was New Build HomeBuy (8,720), accounting for 54 per cent of completions, an increase from a share of 51 per cent last year.

Completions under the Open Market HomeBuy products have now ceased, following the closure of this scheme in 2010-11. HomeBuy Direct only provided funding for the first three months of 2011-12 and completions under this scheme fell from 34 per cent of total completions in 2010-11 to 8 per cent in 2011-12.

The new government shared equity scheme, FirstBuy, came into effect in 2011, resulting in 2,990 completions, or 18 per cent of total low cost home ownership completions for 2011-12.

New build homes and acquisitions

Table 3: Trends in the gross supply of affordable housing by new build and acquisitions, England, 2001-02 to 2011-12^{1,2,3}

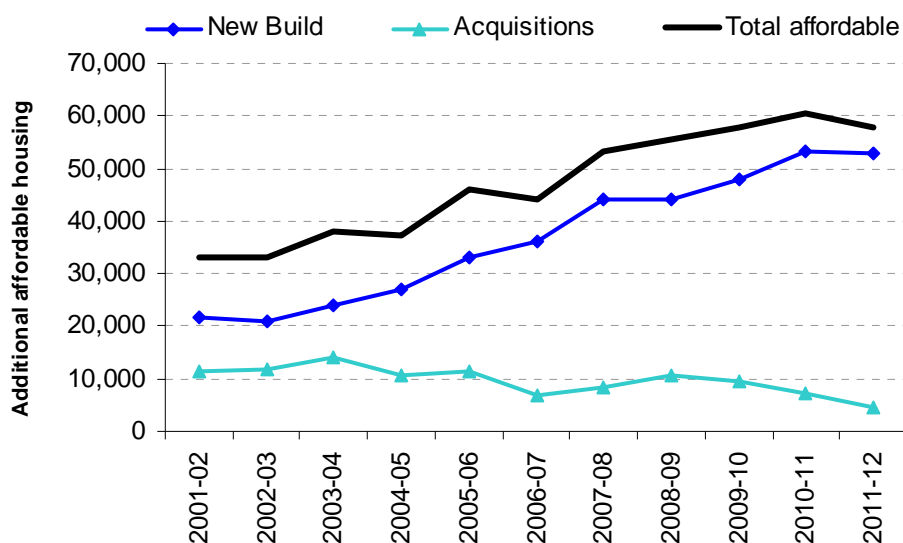
	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10 ^R	2010-11 ^R	2011-12 ^P
Social Rent, of which:	26,810	23,960	22,660	21,670	23,630	24,670	29,640	30,900	33,080	38,850	37,540
New Build	18,640	17,510	18,370	18,790	20,510	21,440	25,660	27,600	30,400	35,120	34,970
Acquisitions	8,170	6,450	4,290	2,890	2,460	2,450	3,390	2,900	2,550	3,480	2,120
Not Known ²	-	-	-	-	660	790	590	410	130	250	450
Affordable Rent, of which:	..	..	..	..	..	..	..	..	..	..	930
New Build	..	..	..	..	..	..	..	..	..	..	770
Acquisitions	..	..	..	..	..	..	..	..	..	..	160
Not Known ²	..	..	..	..	..	..	..	..	..	..	-
Intermediate Rent, of which:	..	..	280	1,510	1,680	1,200	1,110	1,710	2,560	4,520	3,250
New Build	..	..	260	680	1,370	1,110	1,050	1,690	1,910	2,390	1,700
Acquisitions	..	..	30	830	310	90	60	20	650	2,140	1,540
Not Known ²	..	..	-	-	-	-	-	-	-	-	-
Low Cost Home Ownership, of which:	6,210	8,970	15,120	14,280	20,680	18,430	22,420	22,900	22,240	17,010	16,240
New Build	3,100	3,590	5,260	7,460	11,380	13,680	17,460	14,940	15,750	15,580	15,440
Acquisitions	3,100	5,380	9,860	6,820	8,810	4,180	4,830	7,920	6,480	1,430	780
Not Known ²	0	0	0	0	490	570	130	40	0	0	20
All affordable¹, of which:	33,020	32,920	38,070	37,470	45,980	44,300	53,180	55,500	57,880	60,380	57,950
New Build	21,740	21,100	23,890	26,930	33,260	36,220	44,180	44,220	48,060	53,080	52,880
Acquisitions	11,280	11,830	14,180	10,540	11,570	6,720	8,280	10,840	9,690	7,050	4,610
Not Known ²	0	0	0	0	1,150	1,360	720	440	140	250	470
Social Rent percentages:											
New Build	70%	73%	81%	87%	87%	87%	87%	89%	92%	90%	93%
Acquisitions	30%	27%	19%	13%	10%	10%	11%	9%	8%	9%	6%
Not Known ²	0%	0%	0%	0%	3%	3%	2%	1%	0%	1%	1%
Affordable Rent percentages:											
New Build	..	..	..	..	..	..	..	..	..	..	83%
Acquisitions	..	..	..	..	..	..	..	..	..	..	17%
Not Known ²	..	..	..	..	..	..	..	..	..	..	0%
Intermediate Rent percentages:											
New Build	..	..	91%	45%	82%	92%	95%	99%	75%	53%	52%
Acquisitions	..	..	9%	55%	18%	8%	5%	1%	25%	47%	48%
Not Known ²	..	..	0%	0%	0%	0%	0%	0%	0%	0%	0%
Low Cost Home Ownership percentages:											
New Build	50%	40%	35%	52%	55%	74%	78%	65%	71%	92%	95%
Acquisitions	50%	60%	65%	48%	43%	23%	22%	35%	29%	8%	5%
Not Known ²	0%	0%	0%	0%	2%	3%	1%	0%	0%	0%	0%
All affordable¹ percentages:											
New Build	66%	64%	63%	72%	72%	82%	83%	80%	83%	88%	91%
Acquisitions	34%	36%	37%	28%	25%	15%	16%	20%	17%	12%	8%
Not Known ²	0%	0%	0%	0%	3%	3%	1%	1%	0%	0%	1%

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent and low cost home ownership.
2. Figures for remodelled units cannot be broken down to show new build and acquisitions.
3. 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 half final digit.
 ".. " not applicable.

Source: Homes and Communities Agency; Local Authorities

Figure 2: Trends in the gross supply of affordable housing, England, 2001-02 to 2011-12



There were 52,880 new build affordable homes provided in 2011-12, virtually unchanged from the 53,080 built in 2010-11. New build homes represented 91 per cent of all affordable homes provided in 2011-12 compared to 88 per cent of total supply in 2010-11, the highest percentage reported since before 1991-92.

Acquisitions of affordable homes decreased 35 per cent in 2011-12 compared to 2010-11, a sharper decrease than seen in new build provision. There were 4,610 acquisitions in 2011-12, 8 per cent of total supply.

In 2011-12, 88 per cent of affordable homes were in receipt of funding through the Homes and Communities Agency (excluding homes delivered under Section 106 without grant), a reduction from 92 per cent in 2010-11. Over this time period, the total number of affordable homes funded through the Homes and Communities Agency has decreased by around 7 per cent. There was also improved capture of affordable homes delivered without Homes and Community Agency funding in local authority returns

New build homes funded through the Homes and Communities Agency (excluding homes delivered under Section 106 without grant) accounted for 82 per cent of all additional affordable homes in 2011-12. Acquisitions with funding from the Homes and Communities Agency accounted for 7 per cent of total gross supply in 2011-12.

Accompanying tables

The tables in this release and further tables showing additional affordable housing supply for individual local authorities can be found in the Department for Communities and Local Government Housing Live Tables. These tables present data back to 1991-92 and can be found here:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousingupply>

As set out in the Written Ministerial Statement on 18 September 2012, the Department no longer publishes statistics at a regional level. This follows the abolition of regional government by the Coalition who do not believe that regions provide a coherent or meaningful framework for assessing public policy. Instead, our published statistics present, where relevant, other sub-national geographies which are more aligned with public policy. If required, the published data by local authority can be used to compile figures relating to the old regional government boundaries by users. The Written Ministerial Statement can be found here:

<http://www.communities.gov.uk/statements/newsroom/localstatistics>

Some of the Live 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 2013.

Uses of the data

The data are used for monitoring annual amounts and changes in the level of the gross supply of affordable housing and to inform government policy on affordable housing. The figures can also be used for monitoring and informing decisions on local delivery of affordable homes. From 2010-11 the data are being used to calculate the enhancement for affordable housing under the New Homes Bonus, a grant for local authorities to incentivise new housing supply. Further information on the New Homes Bonus is available here:

<http://www.communities.gov.uk/housing/housingsupply/newhomesbonus/>

Any enquiries regarding allocations should be made to the New Homes Bonus team at newhomesbonus@communities.gsi.gov.uk

Definitions

Affordable housing is the sum of social rent, intermediate rent and low cost home ownership. New affordable homes are defined in line with the National Planning Policy Framework, published 27 March 2012, as additional housing units (or bed spaces) provided to eligible households whose needs are not met by the market. Further information about the National Planning Policy Framework can be found here:

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

Social rented housing is rented housing owned and managed by Registered Providers, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

Affordable rent is a new, more flexible form of social housing tenure, which will form the main new type of social housing supply in future. Affordable rented homes are made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing. This is the first year of affordable rent data, and data relates to September 2011 to end of March 2012. During this period, only Private Registered Providers were able to deliver affordable rent. From April 2012, local authorities are able to offer lettings on an affordable rent basis. Further details are available here:

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

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 set out above. Shared equity and shared ownership are the two types of low cost home ownership offered through the government's range of HomeBuy products.

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

Under a **shared ownership scheme**, the purchase pays for an initial share of between 25 per cent and 75 per cent of the home's value. The housing association owns the remaining share and rent is paid on the landlord's share. The rent is up to 3 per cent of the share's value. Shared ownership properties are always leasehold homes.

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 have been rounded to the nearest 10.

Definitions of the main affordable housing products and terms cited in this release are given in Box 1 overleaf.

Box 1: Definitions of main products and terms used in this release:

Open Market HomeBuy was a flexible equity loan scheme designed to help households earning up to a maximum household income of £60,000 a year 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 and the only government funded shared equity scheme now available is FirstBuy.

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 is a new shared equity product in the Government's HomeBuy range which was announced in 2011. Under this scheme, equity loan funding of up to 20% of the purchase price is split equally between the Homes and Communities Agency and a housebuilder, with purchasers being required to raise funding (a mortgage plus deposit) of at least 80% of the purchase price.

Right to Acquire help social tenants purchase their home at a discount. These are included because the funds from their sale are recycled back into providing affordable housing.

Cash Incentive Scheme helps social tenants purchase a property on the open market. The number of grants provided is included because they help social tenants enter home ownership and release an affordable home.

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.

First Time Buyers' Initiative (FTBi) was a shared equity scheme for first time buyers. It enabled key workers and other eligible groups to purchase a new build home on a designated FTBi development, with an affordable mortgage and government assistance. Funding has ceased and final FTBi schemes are expected to complete in 2012-13.

London Wide Initiative (LWI) was a shared ownership scheme for key workers.

Home ownership for people with long term disabilities (**HOLD**) is a specially tailored option to assist people with long-term disabilities to purchase a share in a property.

Mortgage Rescue Scheme (MRS) helps eligible persons at risk of repossession. Under this scheme, shared equity and mortgage to rent options are available. Most cases have been treated as mortgage to rent.

The **Empty Homes** programme provides funding bring to empty properties back into use as affordable housing.

A **Section 106 agreement** is a legal agreement (similar to a covenant) which provides a means of ensuring 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 Section 106 agreements, with or without grant, is included here.

Additional affordable supply can come about through the **acquisitions** of properties bought on the open market for refurbishment or conversion or the rehabilitation of registered provider stock. Further details of the different routes funded by the HCA are available can be found here:

<http://www.homesandcommunities.co.uk/ourwork/housing>

Data sources

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

- The Investment Management System (IMS) from the Homes and Communities Agency (HCA), a grant administration system;
- HCA figures on affordable homes delivered through the Property and Regeneration Programme, First Time Buyers Initiative (FTBi), London Wide Initiative (LWI) and the housing Private Finance Initiative;

- The Local Authority Housing Statistics (LAHS) return submitted to the Department for Communities and Local Government by Local Authorities

Previously, local authority data used in this publication came from the Housing Strategy Statistical Appendix (HSSA), the P2 quarterly house building return and the P1B social housing sales return. In 2012, following a detailed review and public consultation exercise in 2011-12, HSSA and the Business Plan Statistical Appendix (BPSA) returns were rationalised and replaced with a single new form on Local Authority Housing Statistics (LAHS). A question was also included in LAHS to capture Social HomeBuy sales, which had previously been taken from the P1B return. There are some differences in the way information about new affordable housing is captured in the LAHS return compared to the HSSA, which are described in the section on data quality below.

Table A below shows the affordable housing products, by source, that are included in this release for 2011-12. Historic data will reflect the affordable housing products in operation at the time.

Table A: Affordable housing products included in 2011-12

Code ¹	Product Description	Source ²	Build Type ³	Tenure ⁴
LANB	New build local authority (social rented homes)	HCA IMS & LAHS	NB	Social Rent
MFRENT	Mixed funding Rent	HCA IMS	NB/A	Social Rent
REMRENT	Re-improvements (sheltered and supported remodelling)	HCA IMS	A	Social Rent
ADREIMMF	Re-improvements	HCA IMS	A	Social Rent
SHMFR	Settled Homes Mixed Funded Rent	HCA IMS	A	Social Rent
TSH	Temporary Social Housing	HCA IMS	A	Social Rent
AFFRENT	Affordable Rent	HCA IMS	NB/A	Aff. Rent/Social Rent ⁵
AFFRENTC	Affordable Rent conversions	HCA IMS	NB/A	Aff. Rent
EH	Empty Homes	HCA IMS	A	Aff. Rent
INTRENT	Rent - Intermediate	HCA IMS	NB/A	Int. Rent
MORTGAGE	Mortgage Rescue	HCA IMS	A	Int. Rent
HBYDIR	HomeBuy Direct	HCA IMS	NB	LCHO
HBYNB	Newbuild Homebuy	HCA IMS	NB/A	LCHO
MFSALE	Mixed funding Sale	HCA IMS	NB/A	LCHO
ADREIMMS	Re-improvements	HCA IMS	A	LCHO
PnR	Social rent and low cost ownership units funded by Property and Regeneration Programme	HCA PCS	NB/A	LCHO/Social Rent
HOLD	Home Ownership for people with long-term disabilities	HCA IMS	A	LCHO
AFFHO	Affordable Home Ownership	HCA IMS	NB/A	LCHO
HBFB	FirstBuy	HCA IMS	NB	LCHO
FTBi	First Time Buyers Initiative	HCA	NB	LCHO
LWI	London Wide Initiative	HCA	NB	LCHO
RTA	Right to Acquire	HCA IMS	A	LCHO
SHB	Social HomeBuy	HCA IMS & LAHS	A	LCHO
CIS	Cash Incentive Scheme number of grants	LAHS	A	LCHO
PFI	New build social rent funded by PFI	HCA	NB	Social Rent
S106	Additional nil grant units	LAHS	NB	LCHO/Social Rent/Aff. Rent
LA Acq	Local authority acquisition nil grant	LAHS	A	Social Rent

¹ Product code or acronym, as used in the HCA system or local authority data returns

² System or survey providing data for each product. HCA IMS is the HCA's Investment Management System. PCS is the HCA's Project Control System used for monitoring the Property and Regeneration Programme. LAHS is a local authority statistical return to the Department for Communities and Local Government. Sources are shown at the foot of individual tables.

³ New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock. Grant under some products can be used to deliver either newly built units or to fund acquisitions. Further detail on the scheme types funded by the HCA is given in the definitions section above.

⁴ Tenure; whether units delivered under each Product are allocated to social rent (Social Rent), affordable rent (Aff. Rent), intermediate rent (Int. Rent) or low cost home ownership (LCHO).

⁵ 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.

Data quality

For some additional affordable housing delivered only one source of data exists. In most cases, this is the Investment Management System (IMS) from the Homes and Communities Agency (HCA). Because this is linked to grant funding, it is considered a reliable source. In other cases, data from the HCA is combined with data from the local authority returns. For example, Section 106 nil grant completions are taken from both the Local Authority Housing Statistics (LAHS) returns and the HCA 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 the number of grant funded local authority completions can be taken from the HCA's IMS. Local authorities may also build without grant funding and these figures are taken from the LAHS.

The first rationalised data collection using the new single LAHS form was for the 2011-12 reporting period. There were some differences in the way information about new affordable housing was captured in the LAHS return compared to the Housing Strategy Statistical Appendix (HSSA), which had been used previously.

In the HSSA, local authorities were asked for additional affordable housing supplied in their area, irrespective of whether it was funded by the HCA. Additional housing reported by the HCA was then subtracted from the number recorded by local authorities. However, in some cases it could be difficult to identify cases where local authorities reported new affordable units that were also included in the HCA data. To minimise this, in the new LAHS return local authorities were asked to only record affordable housing that had not been reported to the HCA. To assist them in doing so, the HCA sent all local authorities a list of the new affordable housing recorded in the HCA administrative systems. However, there was still a risk of double-counting if local authorities misunderstood 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 2011-12 but the HCA had reported it in 2010-11 or 2012-13. In this situation, a local authority might report the additional housing in their LAHS return because it did not appear on the HCA list for 2011-12. To minimise this, the local authorities who reported the largest numbers of units completed were contacted to ensure that they were recording units not reported to the HCA. There may still have been some double counting by local authorities who reported smaller numbers of units.

The new form did address the concern that some new affordable housing that did not receive HCA funding or developer contributions under planning agreements was not being reported in the HSSA. The questions asked of local authorities about affordable housing supply in the new LAHS form were broadened to cover units in this category by tenure. Again, to ensure that local authorities were not mistakenly including housing that had been funded by the HCA or using developer contributions, the local authorities who reported the largest numbers of units completed were contacted to ask about the sources of funding they had used. As a result an 'other' category was created for some of the tables in this release, to report units delivered by Private Registered Providers or other unregistered providers without HCA 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 council or the Department of Health's Extra Care Fund, were used.

Related statistics

Homes and Communities Agency Official Statistics on National Housing Programmes

Information on the number of affordable homes delivered under the Homes and Communities (HCA) affordable housing programmes is published twice a year, normally in June and November. Starts on site and completions for 2011-12 were published by the HCA on 12 June 2012 and revised on 24 August 2012. The most recent statistics can be found here:

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

The objective of the HCA statistics is to report on affordable housing delivered through its programmes, whilst the Department for Communities and Local Government's statistics aim to provide a complete picture on affordable housing delivered, irrespective of funding mechanism. Whilst delivery through the HCA accounts for the majority of affordable housing supply (around 88% in 2011-12), the scope of the statistics reported here is wider than the HCA figures. The products shaded grey in Table A above are those which are included in both the Department's and the HCA's official statistics release.

From April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that, in the future, the HCA will no longer publish affordable housing starts and completions for London and this responsibility will be taken over by the Greater London Authority (GLA). The Department for Communities and Local Government will combine 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.

House Building

The Department for Communities and Local Government publishes quarterly statistics on new house building starts and completions. Although the house building statistics do categorise new build into private, housing associations 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:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/publicationsonhousebuilding/>

Net Supply of Housing

The Department for Communities and Local Government 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:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/netsupplyhousing/>

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:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livetables/>

Count of Gypsy and Traveller Caravans

The bi-annual Count of Gypsy and Traveller Caravans 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 change in the number of permanent affordable traveller pitches over the year to July will be included in the New Homes Bonus enhancement calculation and has been included in the revised affordable housing statistics given here for 2010-11. It has not been included for 2011-12 because the data are not available at the time of this release. It will be incorporated into the next release. The more recent Count of Gypsy and Traveller Caravans statistics can be found here:

<http://www.communities.gov.uk/publications/corporate/statistics/caravancountjul2011>

Estimates in other UK countries

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. 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. Northern Ireland publish an annual compendium which includes data tables relating to changes to social stock. Further details for each country are given below.

The latest data on affordable housing supply for **Wales** can be found here:

<http://wales.gov.uk/topics/statistics/headlines/housing2012/121025/?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.

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 low cost

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. This can be found here:

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

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 low cost home ownership HomeBuy schemes in Great Britain).

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. There are two types of revisions that the policy covers.

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 in the autumn. This process may lead to some revisions to the affordable housing statistics, which will be released as updates to Live Tables alongside the final allocations early in 2013. These revisions will then be incorporated into the next Statistical Release.

Similarly, data on additional affordable permanent traveller pitches will become available later this year and will be incorporated into the NHB allocations and the next Statistical Release.

Local Authorities can update each P2 house building quarterly return at any time up to two years after the initial publication of the figures for that quarter in order to maximise the response rate to the P2 return and enable late information to be included. Every quarter, the previous quarter is revised and once a year, in the June quarter statistical release, a longer revision is carried out to incorporate all remaining late data into the published statistics. Although for 2011-12, house building completions by local authorities are no longer taken from the P2 return, they were for 2010-11, so the 2010-11 figures may be subject to revision.

Provisional figures from the Local Authority Housing Statistics (LAHS) return for 2011-12 have been used and may be subject to minor revision.

Occasionally, figures from the Homes and Communities Agency are re-stated. For example, if units originally intended for sale under a low cost home ownership scheme are subsequently subject to further works and provided for social rent this would lead to a revision to the IMS data.

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

Non-Scheduled Revisions

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

Revisions in this release

Revised figures are labelled with an 'R'. Revisions have been made to figures for 2009-10 and 2010-11 to reflect additional information from the HCA and from local authority returns. Total supply for 2009-10 has been revised down by 28 units since the 20-10-11 release, whilst supply for 2010-11 has been revised down by 199 (0.3%). Figures for 2011-12 are labelled provisional (P) as these have used provisional LAHS return data and may be subject to change as part of the New Homes Bonus provisional grant allocation process.

In order to incorporate the new affordable housing tenure of affordable rent, the new housing product FirstBuy and new information about permanent affordable traveller pitches, extra lines have been added to the tables in this release where appropriate. A new category of 'other' has also been added to cover funding sources not previously explicitly captured in the local authority data returns. These changes do **not** affect the overall total supply figures for past years.

As described in the 'Accompanying tables' section above, the Department no longer publishes statistics at a regional level. For this reason, the 'Regional trends' section has been removed from this release.

Other information

Details of officials who receive pre-release access to this Release up to 24 hours before release can be found here:

<http://www.communities.gov.uk/publications/corporate/statistics/affordablehousing201112>

We expect to publish the next annual release in October/November 2013; this will cover gross affordable housing supply in 2012-13.

User consultation

Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the 'statistical enquiries' contact given in the 'Enquiries' section below.

Enquiries regarding the New Homes Bonus and the use of this data in determining allocations should be made to the New Homes Bonus team at newhomesbonus@communities.gsi.gov.uk.

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