

# Homes and Communities Agency National Housing Statistics

## Headlines

- There were 1,746 housing starts on site and 15,329 housing completions in England in the six months to 30 September 2011. Starts on site were delivered under the National Affordable Housing Programme, the Kickstart Housing Delivery Programme and the Property and Regeneration Programme and completions were delivered under these programmes in addition to the Local Authority New Build Programme and FirstBuy.
- 454 of the housing starts on site were for affordable homes of which 259 were for social rent and 195 for low cost home ownership. Some 70 per cent of these starts on site were in the HCA's Midlands operating area<sup>1</sup>. Starts related to new delivery through the 2011-15 Affordable Homes Programme will commence from the second half of 2011/12.
- Housing completions in the year to 30 September 2011 included 12,803 affordable homes of which 9,035 were for social rent, 520 for intermediate rent and 3,248 for low cost home ownership. Completions were spread over the HCA's operating areas, with London having the largest share at 23 per cent whilst 19 per cent were in the South and South West and 17 per cent in the Midlands.

## Introduction

This release of official statistics has been produced in accordance with the Code of Practice for Official Statistics and presents the housing starts on site and housing completions delivered by the Homes and Communities Agency (HCA) in England for the first six months of the financial year commencing 1 April 2011.

The figures in this release show the supply of affordable homes delivered under the National Affordable Housing Programme, the Local Authority New Build Programme, FirstBuy, the Kickstart Housing Delivery Programme and the Property and Regeneration Programme together with market homes delivered under the Kickstart Housing Delivery Programme and the Property and Regeneration Programme.

This is the first release of data relating to delivery in the 6 months to 30 September 2011. The tables also include restated figures (from those published in the release of official statistics dated 14 June 2011) for the financial year ending 31 March 2011 for housing completions delivered under the Kickstart Housing Delivery Programme. The tenure of housing starts on site delivered under the Kickstart Housing Delivery Programme is subject to change depending on the tenure of the corresponding housing completions. Final figures will be available for 2009/10 and 2010/11 once the figures have been validated following expiry of the completion longstop date of 30 June 2012 which is the final date by which all completions must have been achieved. Restated figures have been included for the Property and Regeneration Programme for 2009/10 and 2010/11. The changes to the figures are small and detailed in the Revisions section towards the end of this release.

The delivery of housing outputs is impacted by seasonal factors and, therefore, the rate of delivery is expected to increase in the second half of 2011/12. Affordable housing starts in this release include those relating to strategic site pre-allocations agreed during the 2008-11 National Affordable Housing Programme. The outcome of offers for the 2011-15 Affordable Homes Programme were announced in July 2011 and starts under this new programme will be seen in the second half of 2011/12 and, therefore, included in the next release.

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<sup>1</sup> See Annex 1 for the definition of operating area.

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

Housing starts on site are reported when the building contractor for the housing development takes possession of the site or property and the provider/developer and builder have both signed the building contract. However, an exception to this is for starts on site relating to nil grant affordable units delivered under the National Affordable Housing Programme and the Kickstart Housing Delivery Programme as these may be reported retrospectively and are allocated in the reporting year which may differ from the year in which the start on site occurred.

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

## Housing Outputs <sup>1,2,</sup>

		Social Rent	Intermediate Affordable		Total Affordable Housing Starts <sup>5</sup>	Open Market <sup>6</sup>	Total Housing Starts
			Intermediate Rent	Low Cost Home Ownership			
2009/10	Apr - Sept	8,993	1,398	2,091	12,482	1,281	13,763
2009/10	Oct - Mar	30,508	2,184	9,129	41,821	9,108	50,929
2010/11	Apr - Sept	9,360	636	3,630	13,626	4,901	18,527
2010/11	Oct - Mar	26,330	886	8,519	35,735	3,401	39,136
2011/12	Apr - Sept	259	0	195	454	1,292	1,746

		Social Rent	Intermediate Affordable		Total Affordable Housing Completions <sup>5</sup>	Open Market <sup>6</sup>	Total Housing Completions
			Intermediate Rent	Low Cost Home Ownership			
2009/10	Apr - Sept	10,579	736	7,591	18,906	933	19,839
2009/10	Oct - Mar	20,342	1,199	12,708	34,249	2,073	36,322
2010/11	Apr - Sept	10,307	999	8,243	19,549	1,794	21,343
2010/11	Oct - Mar	26,355	1,471	8,485	36,311	6,618	42,929
2011/12	Apr - Sept	9,035	520	3,248	12,803	2,526	15,329

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

<sup>2</sup> The delivery of housing outputs is impacted by seasonal factors and, therefore, the rate of delivery is expected to increase in the second half of 2011/12.

<sup>3</sup> The delivery of housing starts on site has been impacted due to the closure of the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme to new commitments in March 2011. The new Affordable Homes Programme will deliver housing starts on site in the second half of 2011/12.

<sup>4</sup> Figures by statistical regions are available in the accompanying tables.

<sup>5</sup> Total affordable housing is the sum of social rent, intermediate rent and low cost home ownership.

<sup>6</sup> The open market units delivered under the Property and Regeneration Programme include 282 housing starts on site and 554 housing completions recorded in 2009/10 and 92 housing starts on site and 239 housing completions recorded in 2010/11 which are made available at below market price or rents but do not meet the definition for affordable housing.

## Accompanying Tables

With effect from 1 December 2010, the Homes and Communities Agency (HCA) reorganised its structure of nine regions into six operating areas of East and South East; London; Midlands; North East, Yorkshire and the Humber; North West; and South and South West. A map showing the operating area and regional boundaries is available at Annex 1. The accompanying tables are available to download alongside this release and show the housing starts on site and housing completions for the 6 months to 30 September 2011 for both the operating areas and the regions and restated figures for 2009/10 (regions only) and 2010/11 (operating areas and regions):

**Table 1** Housing outputs by HCA operating area – 2010/11 and 1 April – 30 September 2011

**Table 2** Housing outputs by region – 2009/10, 2010/11 and 1 April – 30 September 2011

## Revisions to official statistics for the financial year ending 31 March 2010

The following revisions have been made to the official statistics which were published on 14 June 2011 for the financial year ending 31 March 2010:

- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 17 units from 3,273 to 3,256. The decrease relates to 3 units that failed to complete, 7 units that had also been reported under the National Affordable Housing Programme and 7 units that had also been reported under the Kickstart Housing Delivery Programme.
- The total housing completions figure for the Property and Regeneration Programme has increased by 5 units from 3,158 to 3,163 following the receipt of updated information from the developer.

## Revisions to official statistics for the financial year ending 31 March 2011

The following revisions have been made to the official statistics which were published on 14 June 2011 for the financial year ending 31 March 2011:

- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 9 units from 9,203 to 9,212. The net increase relates to 10 units not previously recorded offset by 1 unit which had been incorrectly recorded.
- The total housing starts on site figure for the Property and Regeneration Programme has increased by 58 units from 3,587 to 3,645. The net increase relates to the addition of 30 units following updated information from developers and 32 unclaimed units highlighted during project reviews offset by the removal of 4 units claimed in error.
- The total housing completions figure for the Property and Regeneration Programme has increased by 21 units from 3,208 to 3,229. The net increase relates to the addition of 22 units following site visits and 7 units following updated information from the developer offset by the removal of 3 units that had also been reported under the National Affordable Housing Programme and 5 units claimed in error.

## Guidance Notes

### Definitions

**Affordable housing** is the sum of social rent, intermediate rent and low cost home ownership. Affordable homes are defined in line with Planning Policy Statement 3: Housing (published June 2011 <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>) as housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market.

**Social rented housing** is rented housing owned and managed by local authorities and registered providers, for which guideline target rents are determined through the national rent regime. It may

also include rented housing managed by other persons and provided under equivalent rental arrangements to the above.

**Intermediate affordable housing** is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria as set out in the definition for affordable housing. These can include shared equity products, shared ownership and intermediate rent.

**Affordable 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 will be made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing is at present. Homes delivered as Affordable Rent will be included in future releases, but there were no units of this tenure type in the latest reporting period.

### **Data sources and quality**

The National Affordable Housing Programme, Local Authority New Build, FirstBuy and Kickstart (Homebuy Direct and NAHP) data in the table has been produced using our Investment Management System which contains information provided by investment partners.

The Property and Regeneration Programme and Kickstart (Investment Support) data has been produced using our Project Control System which is maintained by our own staff based on the best information currently available.

Appropriate action has been taken to ensure that the figures in the table are as accurate as possible. There may be subsequent revisions which will be published in accordance with our revisions policy.

### **Revisions**

Any revisions to these published figures will be disclosed in the next release of official statistics with the exception of revisions to housing starts on site delivered under the Kickstart Housing Delivery programme which will not be revised until November 2012.

### **Future publications**

The HCA's London region is in the process of being transferred to the Greater London Authority. This transfer will take effect on 1 April 2012 and London will be excluded from HCA's official statistics with effect from November 2012.

### **Future publication dates**

Our official statistics for 2011/12 will be published in May/June 2012; this will include any revisions to previously reported official statistics.

### **Relationship with other official statistics**

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

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