



Ministry of Housing,
Communities &
Local Government

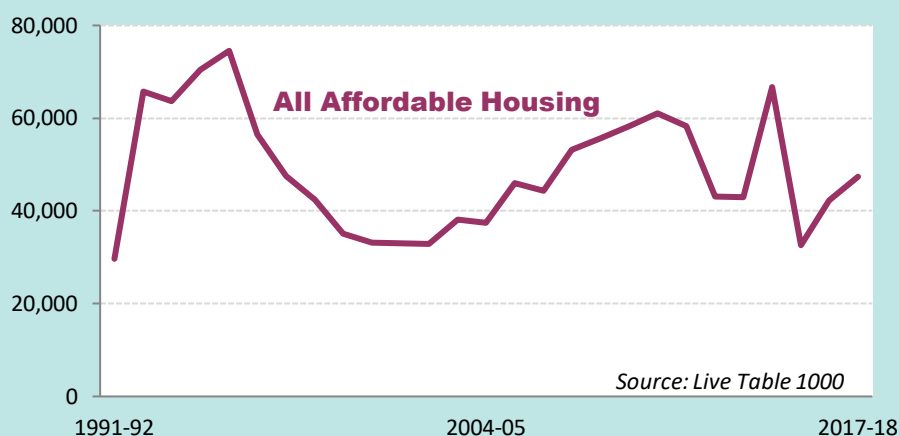
Affordable Housing Supply: April 2017 to March 2018 England



Housing Statistical Release

22 November 2018

- There were 47,355 affordable homes delivered in England in 2017-18, an increase of 12 per cent compared to 2016-17.
- The chart below shows the trend for affordable homes delivery since 1991-92.



- Since 2013-14, affordable rent has become the most common tenure type for affordable homes delivery. In 2017-18, there were 26,838 new affordable rent homes, representing 57 per cent of all new affordable homes.
- Nearly half (47%) of all affordable homes delivered in 2017-18 were funded through section 106 (nil grant) agreements. This has been increasing year-on-year since a low in 2014-15 when section 106 (nil grant) accounted for 22% of affordable homes delivered.
- There were 8.5 affordable homes delivered per 10,000 population in England. This is similar to the average of the previous 15 years (9.0 affordable homes)
- 90 per cent of affordable homes delivered in England were new build, similar to the previous year.
- There were 53,572 starts on site in England in 2017-18, an 11 per cent increase on the previous year.

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Introduction

This release presents statistics on additional affordable housing supply in England. The estimates include new build and affordable housing providers' acquisitions of private housing. Losses through demolitions, sales to tenants and other sales are not included so the statistics here show as the new additions to the affordable housing stock.

Additional affordable homes are defined as housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market in addition to existing stock of affordable housing. Further details on the coverage of this release are given in the sections on Definitions (page 20) and Data collection (page 11) towards the end of this document.

Responsibility for affordable housing transferred to the Mayor of London from April 2012. This means that Homes England (previously the Homes and Communities Agency) no longer administer or report on most affordable housing delivery in London, which is now the responsibility of the Greater London Authority (GLA).

Figures are presented for financial years ending 31 March and are presented unrounded, unless otherwise noted. They represent our best estimate at the time of publication and may be subject to revisions.

Changes in this release

Following a review of MHCLG housing statistics in late 2017 by the Office for Statistical Regulation (OSR), this publication has sought to address comments raised in the report¹. Changes include:

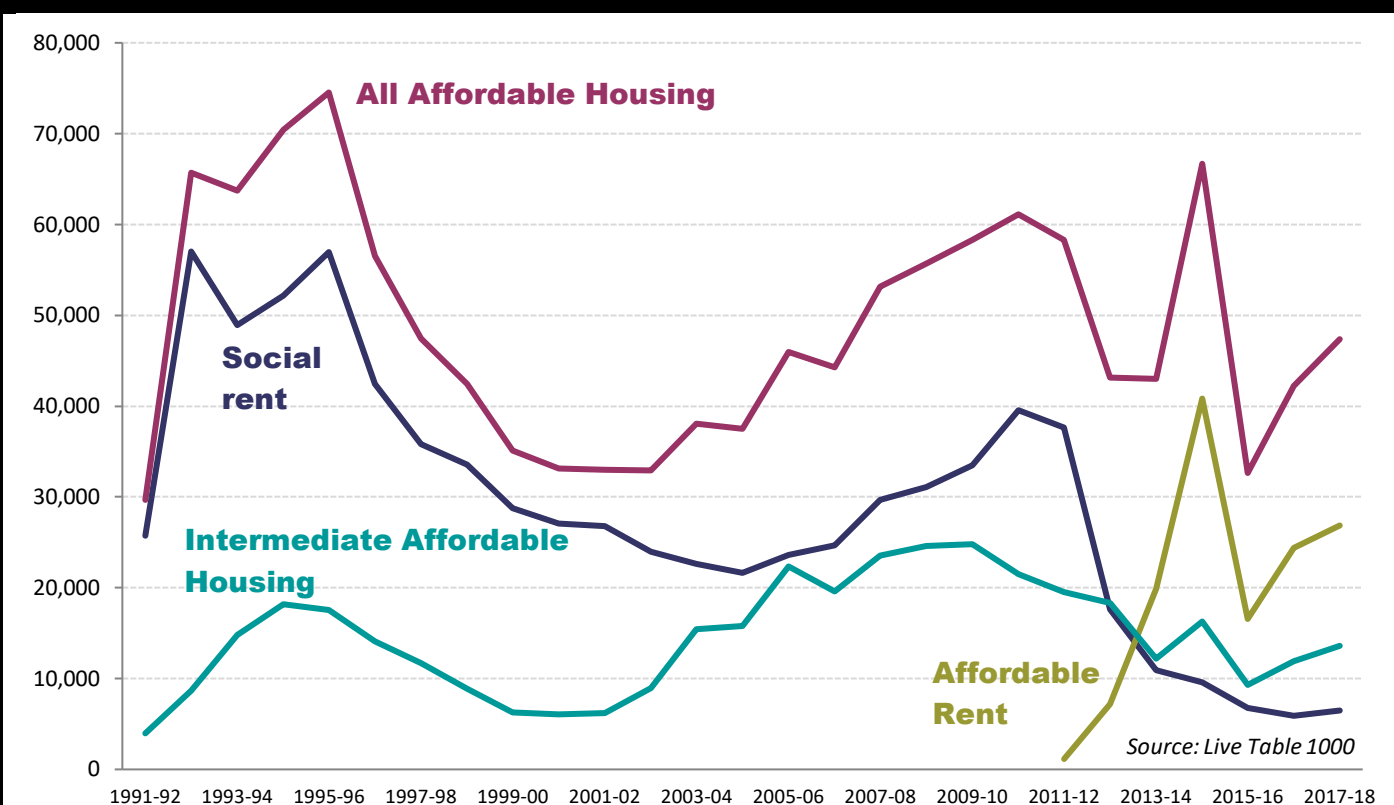
- Introducing contextualising figures on the wider housing stock and additions to it;
- Focusing on longer time series and improving the design of each chart to better highlight these;
- A revised technical notes section; and
- A revised section on affordable housing supply statistics in the devolved administrations that is common to all four nations.

¹Statistics on Housing and Planning in the UK <https://www.statisticsauthority.gov.uk/wp-content/uploads/2017/11/Systemic-Review-of-Statistics-on-Housing-and-Planning-in-the-UK20171110-corrected.pdf>

National trends in additional affordable housing

There were 47,355 affordable homes delivered in England in 2017-18, an increase of 12 per cent compared to 2016-17. These represent the new additions to the affordable housing stock in 2017-18.

Chart 1: Trends in the supply of affordable housing completions by tenure, England, 1991-92 to 2017-18



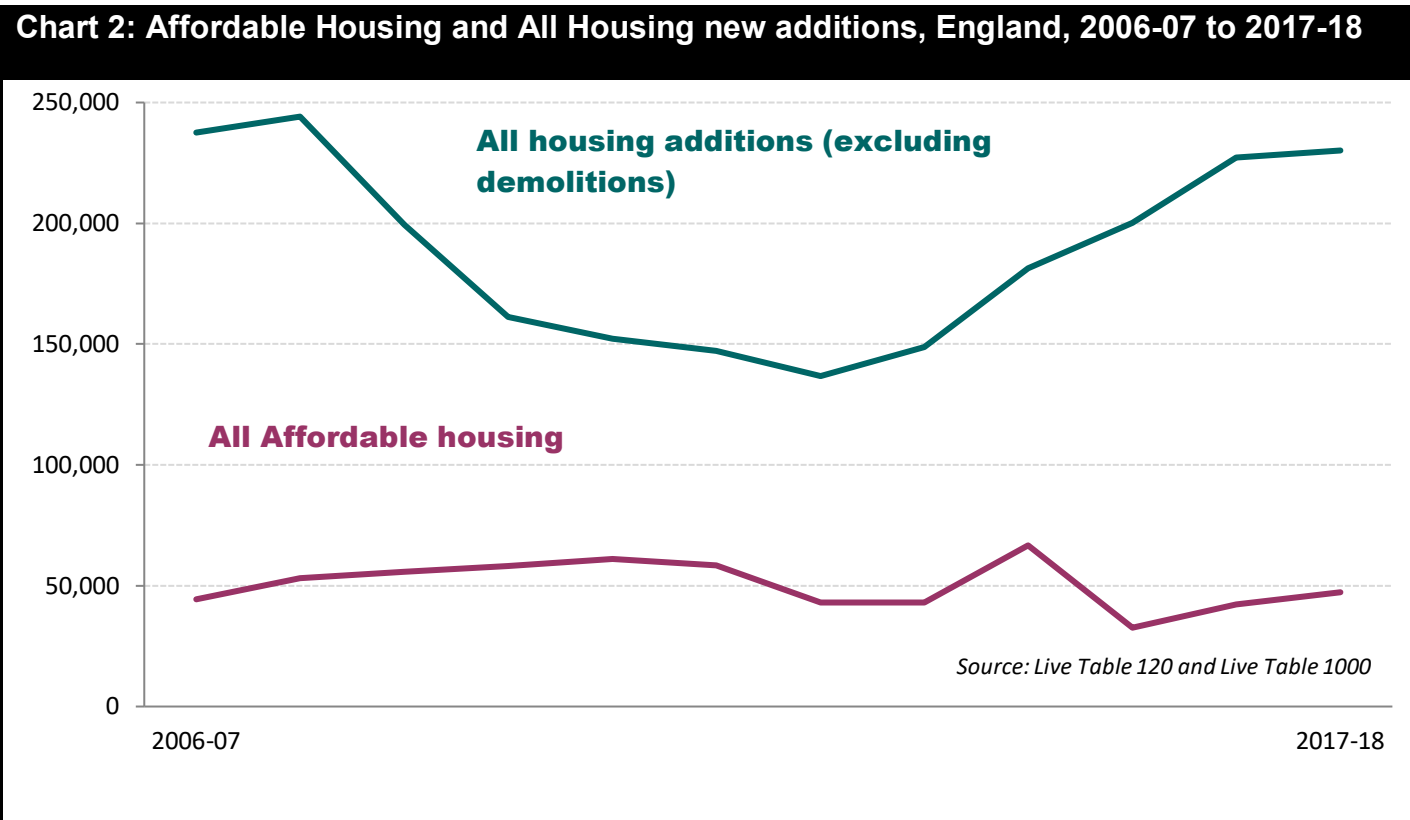
Note: All Affordable housing also includes London Affordable Rent and unknown tenure.

The number of affordable homes delivered has varied considerably since 2011-12. The supply of affordable housing is dependent on funding programmes, and as part of a house building cycle, delivery is normally lower in the first years of any new programme. The peak in 2014-15 is explained by the end of the 2011-15 affordable homes programme and the increase in the number of completions since 2015-16 reflects the transition to the 2016-21 affordable homes programme.

There also have been changes in the tenure profile. Up to 2011-12, social rent was the most common affordable housing tenure for the new supply, and since the introduction in 2011-12 of affordable rent, this type of tenure has since become the most common. This change was driven in part by the 2011-15 affordable homes programme which funded affordable rent tenure homes.

The 47,355 homes delivered represent an estimated 21 per cent of the total number of new

additions to the housing stock² in 2017-18 (i.e. excluding demolitions from the totals in Live Table 120). This proportion has varied considerably since 2006-07, with a peak of 40 per cent in 2010-11 and low of 16 per cent in 2015-16 (see chart 2).

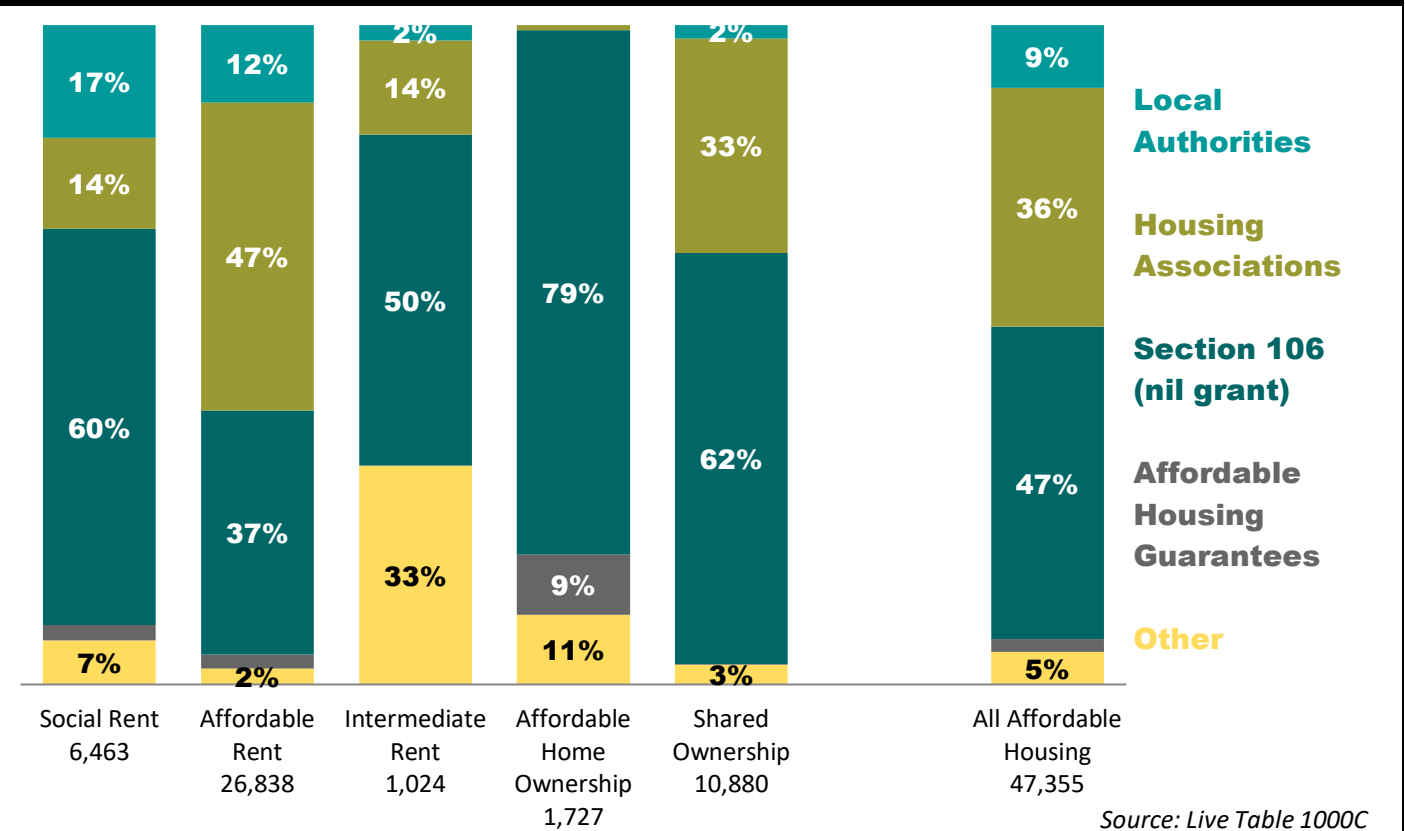


Of the affordable homes delivered in 2017/18, 66 per cent were reported either by Homes England or the GLA, similar to the previous year (67 per cent). The remaining completions were reported to the Department by local authorities and other delivery partners.

Chart 3 below shows the profile of completions by type of scheme. Delivery through Section 106 was the most common for all tenures apart from affordable rent, which is consistent with previous years. Affordable rent had most of its delivery through housing associations with either Homes England/GLA or independent funding. Compared to previous years, there is a smaller share of homes funded through Affordable Housing Guarantees as the programme approaches its end.

² Source: MHCLG Live Table 120 on housing supply <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

Chart 3: Affordable Housing completions by type of scheme, England, 2017-18



Notes: All Affordable Housing also includes London Affordable Rent and unknown tenure. Percentages lower than 2 per cent are not marked for readability of the graph.

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

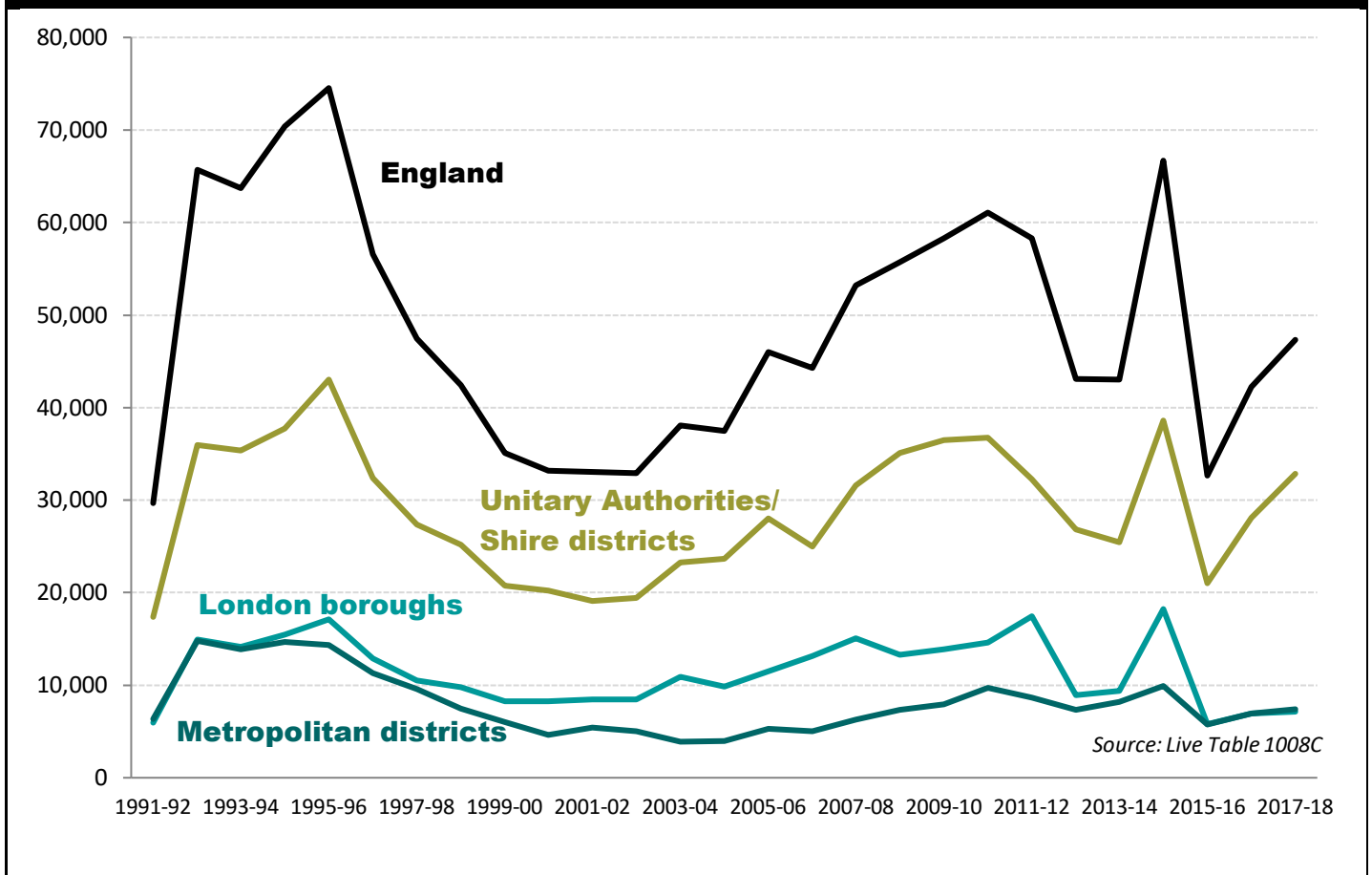
Data on additional affordable housing is also available as open data:

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

Sub-national trends

Looking at the supply of affordable housing by three local authority type (London boroughs, Metropolitan districts and Unitary authorities/Shire districts), each of these broadly reflected the overall England trend.

Chart 4: Trends in the supply of affordable housing completions by local authority type, England, 1991-92 to 2017-18



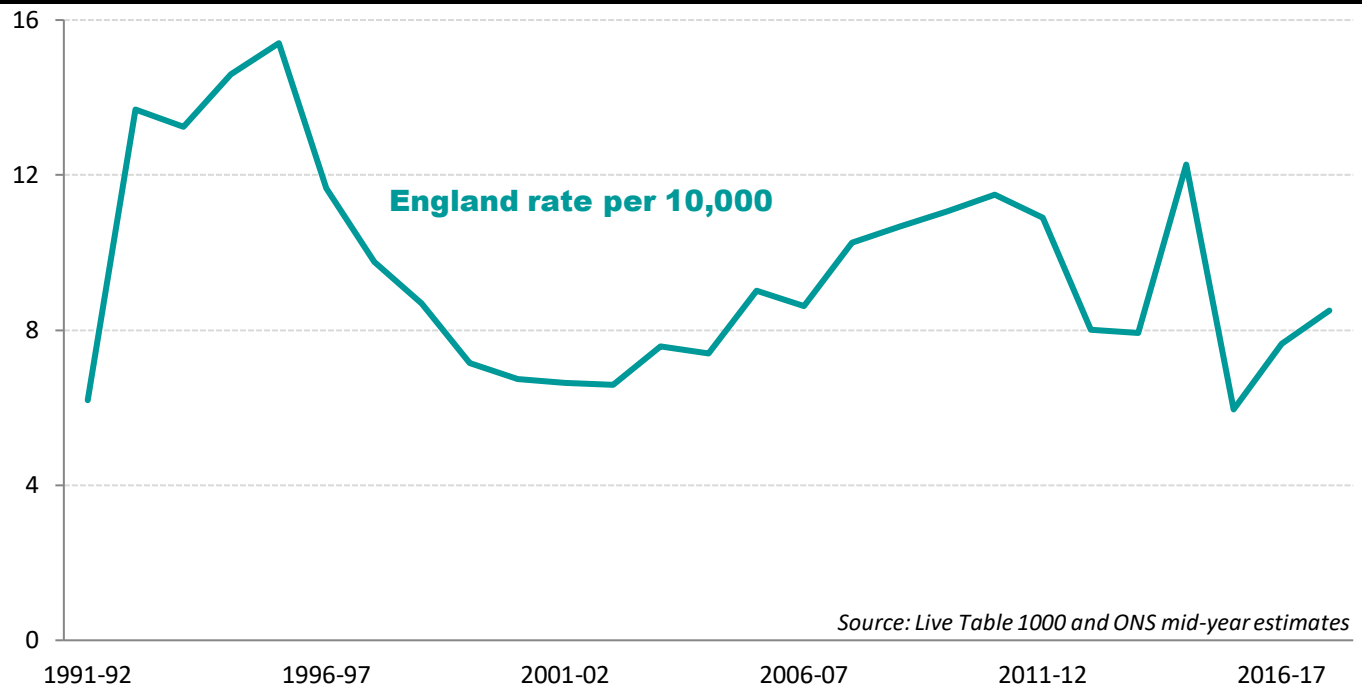
Completions by local authority going back to 1991-92 are presented in Live Table 1008C (1008S for starts). Other local authority information can be also found in Live Tables 1006, 1006a and 1007 (with a suffix C for completions and a suffix S for starts).

Completions per 10,000 population

The rate of affordable homes completions has varied between 6 and 12 affordable homes per 10,000 population since 1996-1997. The overall trend mirrors the shape of overall delivery, showing that, at England level, there is no direct relationship with population. In 2017-18, there were 8.5 affordable homes completed per 10,000 population in England.

These rates are calculated by dividing the affordable housing supply for each financial year by that year's June mid-year population estimate (e.g. the 2017 mid-year estimate was used for 2017-18).

Chart 5: Affordable Housing completions per 10,000 population, 1991-92 to 2017-18



New build homes and acquisitions

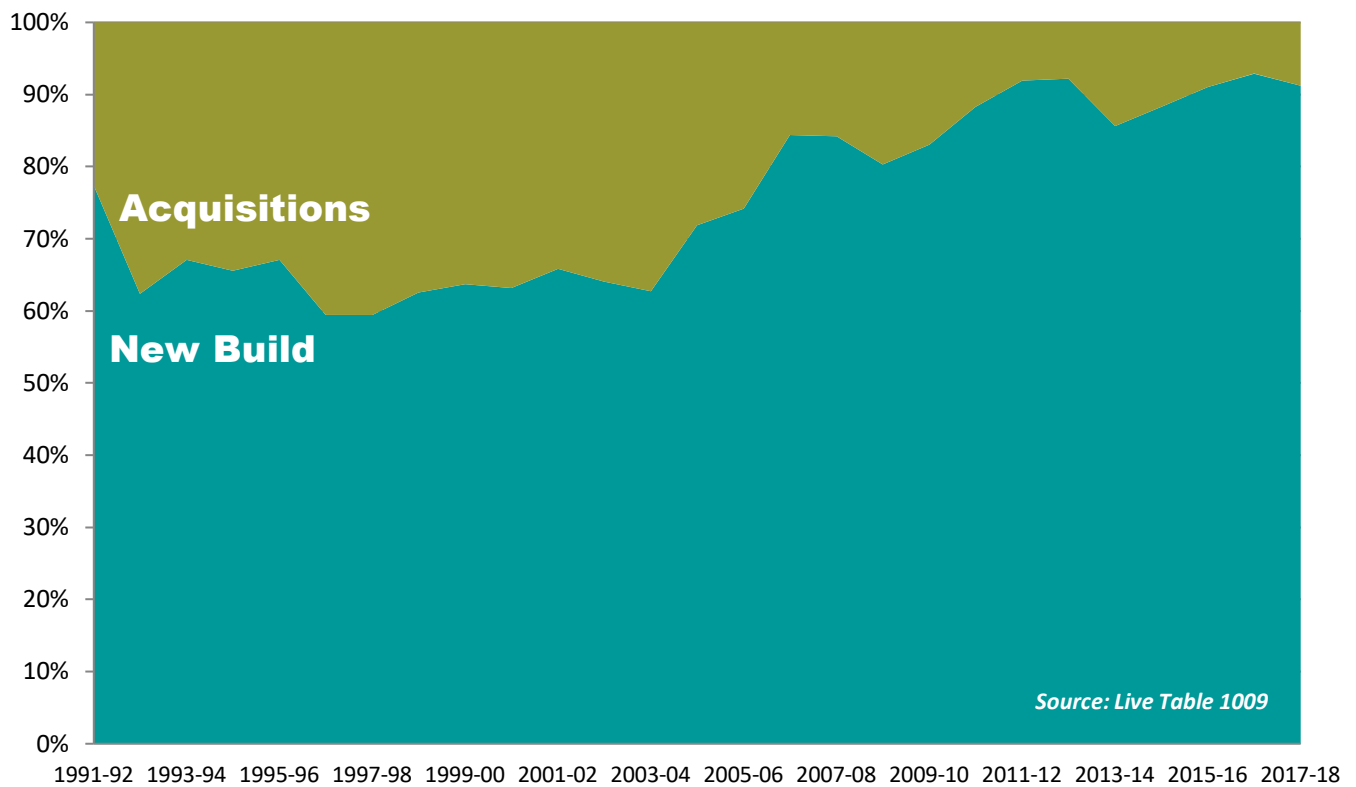
There were 42,757 new build affordable homes completed in 2017-18, the second highest value since 2012-13. These were complemented with 4,113 acquisitions of existing stock.

The 42,757 new build affordable homes represent an increase of 0.2 per cent on the existing stock of all 23.95m homes in England³. This is consistent with previous years.

Proportionally, of the 47,355 affordable homes delivered in 2017-18, 90% were new build and 9% were acquisitions. These proportions have changed considerably since the early 1990s, particularly after 2003-04. Chart 6 below shows this change in proportions, excluding unknowns: in 1992-93, 6 out of 10 new affordable homes were new build compared to 9 out of 10 in the latest year. The remaining homes were acquisitions.

³ Source: MHCLG Live Table 104 on dwelling stock <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

Chart 6: Trends in the supply of affordable housing by type, England, 1991-92 to 2017-18



Note: Excludes completed affordable units where build type was unknown.

Further detail on affordable housing supply by build type, are available in the Department's Live Tables. The tables relevant to this section are Tables 1009 which can be found here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

Starts on site

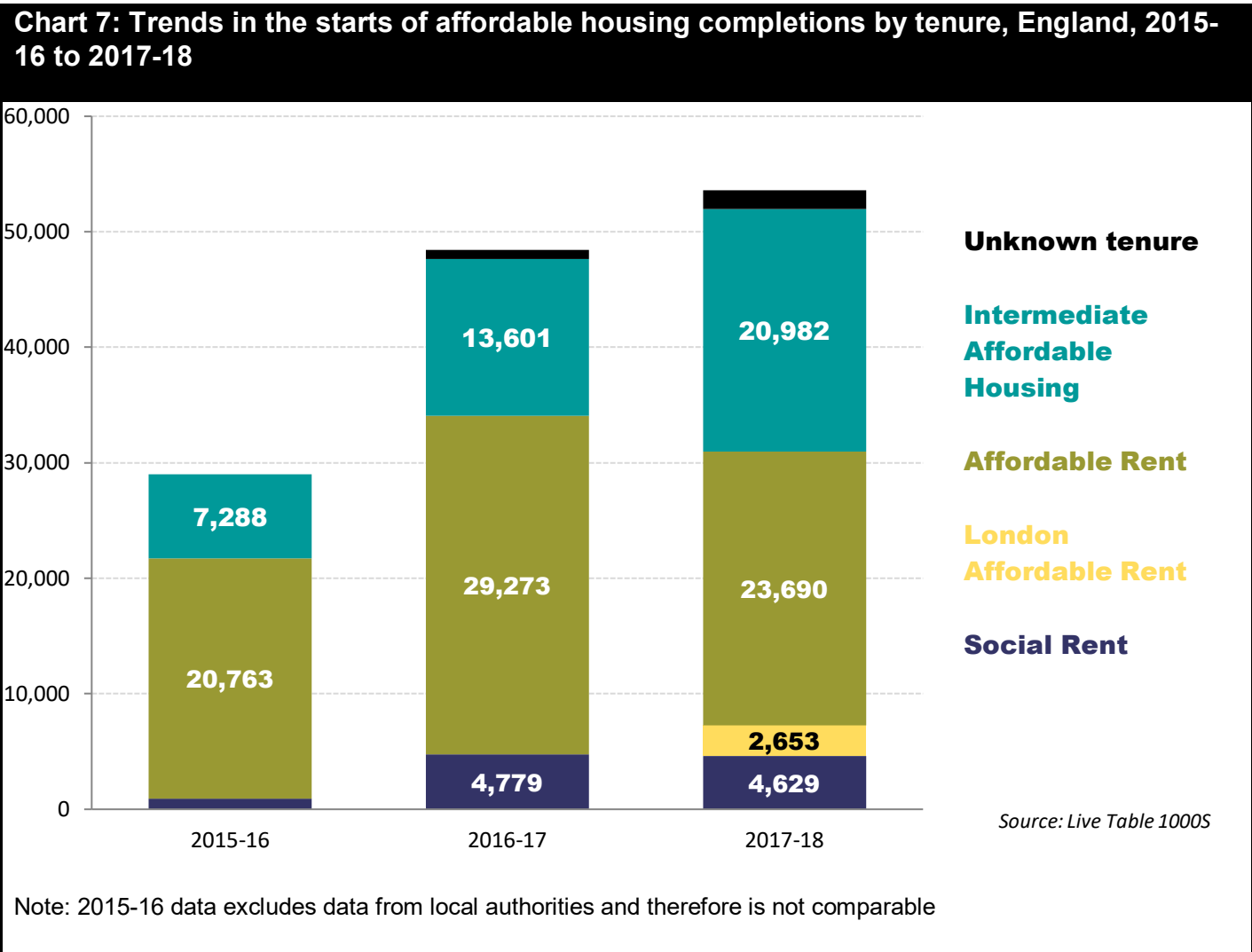
Since 2015-16, the department has published a number of the live tables with starts on site of affordable housing to provide a leading indicator of affordable supply. In that year, data were only provided by Homes England and the GLA, but since 2016-17 it has also been collected from local authorities on a voluntary basis.

This means that starts funded directly by local authorities or by planning agreements will have been excluded from 2015-16 data and may still be under reported.

There were 53,572 starts on site in England in 2017-18⁴, compared to 48,412 in the previous year. This represents an 11 per cent increase. Direct comparisons with 2015-16 cannot be made as this

⁴ Due to data quality issues, Homes England was unable to provide starts data from the Affordable Housing Guarantees Scheme, managed outside their main reporting system, for inclusion in this release. We expect to include these data in the live tables in the scheduled mid-2019 revision.

was the first year the data were collected and data from local authorities was not included.



By tenure, there was an increase of 54 per cent in intermediate affordable housing, driven by a 56 per cent increase in shared ownership starts (included in intermediate affordable housing) from 11,244 to 17,561. By contrast, there was a reduction of 19 per cent in the number of affordable rent starts compared to the previous year.

Accompanying tables

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

Table 1000: Additional affordable homes provided by tenure, England

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 1012: Affordable housing starts and completions funded by Homes England and the GLA

Some of the tables may be subject to revision as part of the process for agreeing final grant allocations under the New Homes Bonus. This update would take place in mid-2019 (see scheduled revisions below).

Open Data

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

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

We aim to release further tables in an open data format along with the mid-2019 scheduled revision.

Technical notes

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

Figures are presented unrounded unless otherwise stated.

Note: Homes England (HE) has replaced the Homes and Communities Agency (HCA) in January 2018.

Symbols

R Revised

P Provisional

"-" nil units

".." not applicable

Data collection

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

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

Table A below shows the affordable housing products, by source, that are included in this release for 2016-17. The products marked as IMS or GLAOps are included in the Homes England bi-annually statistics release or the GLA's regular data releases. Historical data will reflect the affordable housing products in operation at the time

Table A: Affordable housing products included in 2017-18

Programme ⁵	Product Descriptions	Source ¹	Build Type ³	Tenure ⁴
Affordable Homes Programme / Shared Ownership and Affordable Homes Programme	Affordable rent	IMS & GLAOps	NB/A	AR/SR ⁶
	Affordable home ownership /Shared Ownership		NB/A	AHO
	Homes for Londoners		NB/A	AR/SR/LAR/IR /LLR/SO
	Other GLA programmes		NB/A	AR/SR/LAR/LLR/SO
Short Form Agreement	Short Form Agreement	IMS	NB/A	AR
Homelessness Change/ Platform for Life Programme	Homelessness Change/ Platform for Life Programme	IMS & GLAOps	NB/A	AR
Traveller Pitch Funding	Affordable Traveller Pitches	IMS & TCC ⁸	NB/A	AR/SR
Empty Homes	Empty Homes	IMS ⁸	A	AR
Affordable Homes Guarantees programme	Affordable Homes Guarantees programme	IMS & delivery partner ⁸	NB/A	AR/SR/AHO
Care and Support Specialised Housing Fund	Care & Support	IMS	NB	AR
Mortgage Rescue	Mortgage Rescue	IMS	A	AHO/IR
National Affordable Housing Programme (NAHP)	Re-improvements	IMS	A	SR
	Affordable rent conversions		NB/A	AR ⁷
	Home Ownership for people with long-term disabilities		A	AHO
	Mixed funding rent		NB/A	SR
	Rent - Intermediate		NB/A	IR
National Affordable Housing Programme/Kickstart Housing Delivery	New Build HomeBuy	IMS	NB/A	AHO
Property and Regeneration Programme/Get Britain Building	Affordable home ownership (non-AHP)	PCS	NB	AHO
Get Britain Building	Intermediate rent	PCS	NB	IR
Shared Ownership and Affordable Homes Programme	Social Rent	IMS	NB/A	Social Rent
Property and Regeneration Programme /Get Britain Building/Accelerated Land Disposal/Economic Assets	Social rent (non-AHP)	PCS	NB	SR
Local Authority New Build	New build local authority	IMS & LAHS ⁸	NB	AR/SR
Tenants Incentive Scheme	Tenants Incentive Scheme	IMS	A	AHO
Additional reporting GLA	Other London units	GLA	NB	AR/SR/AHO
Private Finance Initiative	Private Finance Initiative	HE	NB	SR
Cash Incentive Scheme	Cash Incentive Scheme	LAHS	A	AHO
n/a	Additional nil grant units	LAHS	NB	AR/SR/AHO
n/a	Local authority acquisition nil grant	LAHS	A	AR/SR/AHO
n/a	Other	LAHS	NB/A	AR/SR/AHO

1 Data source for each product. IMS is the Investment Management System. And PCS is the Project Control System used by used by Homes England and GLA. GLAOps is the new GLA system, replacing IMS. LAHS is a local authority statistical return to MHCLG. TCC is the MHCLG Traveller Caravan Count. Sources are shown at the foot of individual tables. Tribal manage the Empty Homes Community Fund.

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

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

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

5 Further detail on the scheme types funded by Homes England and the GLA is given in the definitions section above, in the Homes England's Housing Statistics release or on the GLA website

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

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

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

Data quality

Due to data quality issues, Homes England was unable to provide starts data from the Affordable Housing Guarantees Scheme, managed outside their main reporting system, for inclusion in this release. We expect to include these data in the live tables in the scheduled mid-2019 revision. This is expected to be around 300-500 extra starts based on historical supply.

Assessment of data quality

In 2015 the UK Statistics Authority (UKSA) published a [regulatory standard for the quality assurance of administrative data](#). To assess the quality of the data provided for this release the department has followed that standard.

The standard is supported with an [Administrative Data Quality Assurance Toolkit](#) which provides useful guidance on the practices that can be adopted to assure the quality of the data they utilise.

The Affordable Housing Supply statistical release is produced by MHCLG based on data provided by Homes England, the Greater London authority, local authorities and other data collections held by the department. An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

Risk/Profile Matrix Statistical Series	Administrative Source	Data Quality Concern	Public Interest	Matrix Classification
Affordable Housing Supply Statistics	Homes England, GLA and Local authorities' individual data systems.	Low	High	Medium Risk [A2]

The publication of Affordable Housing Supply can be considered as high profile, as there is significant mainstream media interest, with moderate economic and/or political sensitivity. These statistics show the additional supply to the existing stock of affordable housing.

The data quality concern is considered a low concern given that the data are checked by providers and most of the data would have been released in publications that are compliant with the Code of Practice for Statistics and subject to data quality checks prior to publication.

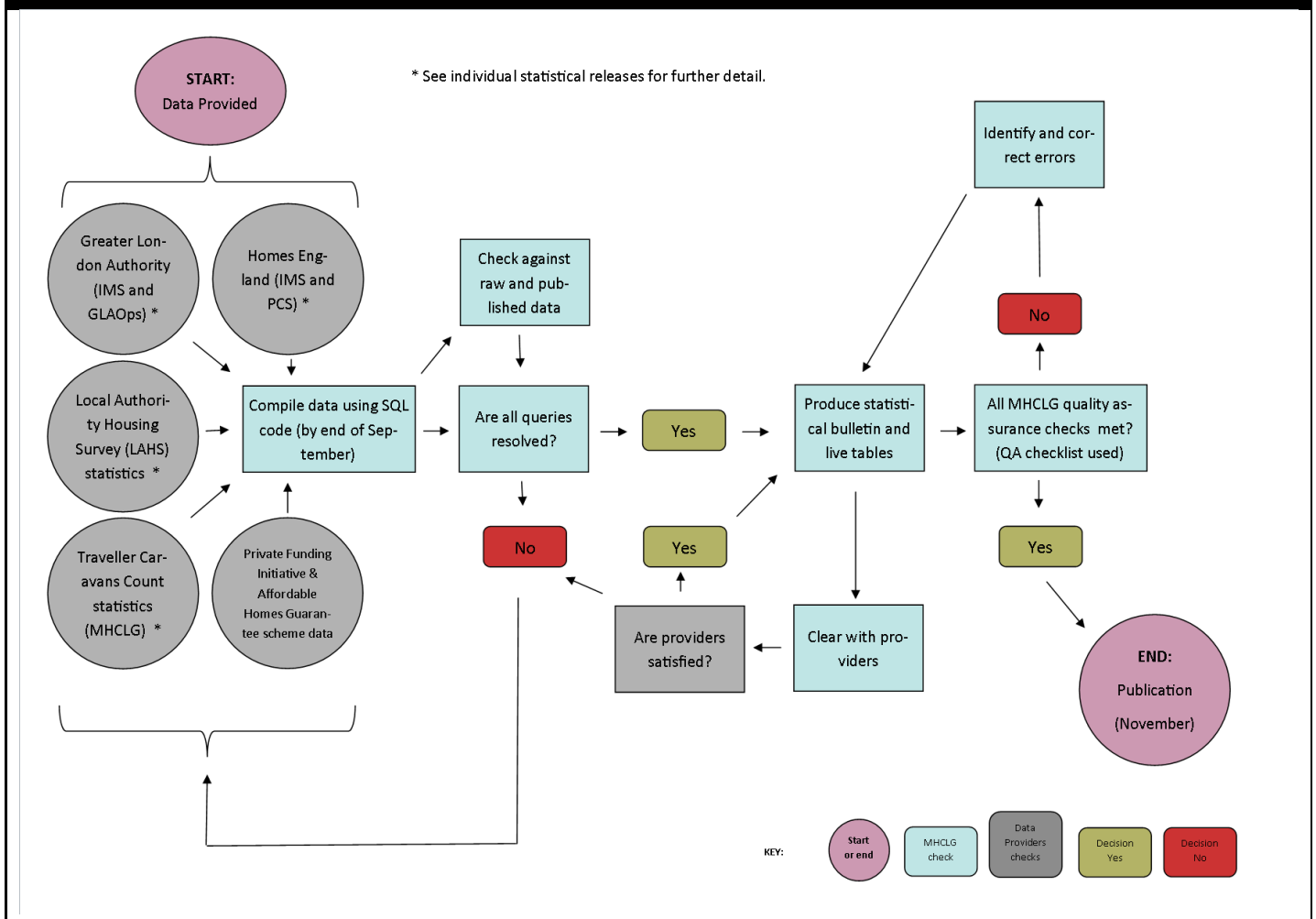
The data are then further quality assured in detail by the responsible statisticians this publication, who perform further detailed validation and checks, spotting and correcting any errors. These checks involve comparisons with data provided, published or historical data.

Overall, the Affordable Housing Supply statistics have been assessed as A2: Medium Risk. This is mainly driven by the high profile nature of the figures.

A full outline of the statistical production process and quality assurance carried out is provided in

the flow chart in Figure 1 below. Further details are also provided against each of the four areas outlined in the Quality Assurance of Administrative Data (QAAD) Toolkit.

Figure 1: Quality assurance flow diagram



Operational context and administrative data collection

The main data sources for affordable housing supply statistics are the administrative systems used by Homes England and the GLA (IMS, PCS, GLAOps). These systems contain information provided by investment partners in accordance with monitoring requirements for the payment of grant. Because these data are audited and subject to the rules of the Capital Funding Guide⁵, it is considered a reliable source. Further details can be found at

<https://www.gov.uk/government/collections/housing-statistics> (for Homes England) and <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics> (for the GLA).

Another main data source is the LAHS return, where local authorities are asked to only record affordable housing that has not been reported by Homes England or the GLA. The LAHS return is

⁵ <https://www.gov.uk/guidance/capital-funding-guide>

also used for affordable housing that did not receive grant funding or developer contributions under planning agreements. The 'other' category found in some of the tables in this release reports units delivered by private registered providers or other unregistered providers without grant funding and without developer contributions. Further details on LAHS can be found here <https://www.gov.uk/government/collections/local-authority-housing-data>

Homes England also provides information on dwellings funded through the Private Financing Initiative (for which 2017-18 was the last year) and the Affordable Homes Guarantee programme.

Further information on Permanent Affordable Traveller Pitches is taken from the Traveller Caravan count (TCC) statistical release, and further detail can be found at <https://www.gov.uk/government/collections/traveller-caravan-count>

Communication with data supply partners

There are regular contacts with the data suppliers for this release to ensure that there is a common understanding of what information is being supplied.

Communication with suppliers is managed through a number of formats (regular contact, Affordable Homes Programme board, the Central Local Information Partnership (CLIP) Housing sub-group).

For data collected directly by the department (LAHS or TCC) please see the individual releases for further specific engagement with their suppliers (links provided above).

There is a clear Memorandum of Understanding between MHCLG, Homes England and the GLA outlining the terms of what data are provided and timescales.

QA principles, standards and checks by data suppliers

The Homes England publication Housing Statistics is a National Statistics publication and has been assessed to obtain that badge. The Mayor of London has a commitment to achieve full compliance with the Code of Practice and the GLA revises its data to ensure quality of information. Details of the operational context and quality assurance procedures of how these figures are collected are included in those sources.

In the LAHS return, local authorities are asked to only record affordable housing that has not been reported by Homes England or the GLA. To assist them in doing so and minimise the risk of double-counting, either the Homes England or the GLA sends all local authorities a list of the new affordable housing recorded in their administrative systems. However, despite best efforts, double-counting may still occur if local authorities misunderstand the instructions on the form or if, due to differing definitions of completion of housing, local authorities considered that a unit had been completed in a separate financial year. Figures provided by local authorities are subject to additional quality assurance to minimise the risk of double counting.

The LAHS return contains mandatory on completions and voluntary questions on starts on site. Where there are mandatory questions, these are completed by all local authorities that submit a return. Some authorities may not report data for all voluntary parts of the return. Therefore, the starts on site data provided directly by local authorities may undercount the real value.

The TCC statistical release is badged as official statistics and includes a section on their quality assurance processes. Figures are produced by other statisticians in the department and there is a clear working relationship between teams to ensure good understanding of data quality,

Producers' QA investigation and documentation

Whilst providers are expected to carry out their own checks before the data is submitted for this publication, further quality assurance is carried once the data is received by the responsible statisticians for this publication.

The data is compiled together and compared to the raw data, published figures, historical time series and policy information that may have impacted the figures (e.g. lower numbers could mean less funding because a specific funding programme is now over). This year there were also discussions with the GLA to ensure on how best to classify their new affordable housing products. Queries are escalated to producers if necessary to clarify further.

The data, report and tables are quality assured independently by another statistician in the production team. Further final checks are performed to the final end product. These checks use a clear checklist approach to ensure the figures are consistent across the release and live tables, with each check being systematically signed off when it has been completed.

Imputation

No imputation is made specifically for this release.

Imputation is used in the LAHS dataset, as described in that publication. However, the data on completions and starts on site from LAHS that is used for this release is not imputed; if a value is missing, it is set at zero.

Revisions policy

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

There are two types of revisions that the policy covers:

Non-Scheduled Revisions

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

Scheduled Revisions

Changes to the component data sources used in this release will be incorporated in the next scheduled release of data. The next scheduled update for the live tables is mid-2019.

Provisional figures from the LAHS return for 2017-18 have been used and may be subject to minor revision.

Local authorities will be given the opportunity to provide evidence to challenge their New Homes Bonus (NHB) calculation as part of the provisional grant allocation following the release of these statistics. This process may lead to some revisions to the affordable housing statistics, which will be released as updates to tables alongside the final allocations in mid-2019. These revisions will then be incorporated into the next Statistical Release.

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

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

Revisions in this release

The GLA has revised their figures for 2015-16 and 2016-17. Figures revised since the previous publication are labelled with an 'R'. Figures for 2017-18 are labelled provisional (P) as these have used provisional data as described above and may be subject to change as part of the NHB provisional grant allocation process.

Uses of the data

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

User engagement

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

"Enquiries" section below.

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

Related statistics

The Ministry of Housing Communities and Local Government is part of a cross government working group, including devolved administrations and the Office of National Statistics, working to improve the trustworthiness quality and value of housing and planning statistics across the UK.

This working group has published action plan to make the planned improvements on house building statistics clear and transparent to users. Details of this work and how you can provide feedback are available via the Government Statistical Service website:

<https://gss.civilservice.gov.uk/guidances/working-with-users-2/housing-and-planning-statistics/>

Table B: Related statistics				
Release	What do statistics show?	Frequency	Where does the data come from?	What are these figures most appropriate for?
Affordable starts and completions funded by Homes England (HE)	Information on the number of affordable homes delivered under the Homes England affordable housing programmes	Bi-annually Usually published in June and November	The Investment Management System (IMS) containing information provided by investment partners in accordance with monitoring requirements for the payment of grant. The Project Control System (PCS) containing data on a number of housing and regeneration programmes.	Monitor the affordable housing programmes for which HE is responsible. MHCLG combines data from the HE and the GLA into Live Table 1012, which is updated twice a year and shows the affordable housing starts and completions delivered nationally under the affordable housing programmes of the Homes England and GLA.
Affordable starts and completions funded by Greater London Authority (GLA)	Information on affordable housing programmes for which the GLA is responsible. These don't include completions from programmes managed directly by boroughs or developed outside GLA programmes.	Quarterly	The Investment Management System (IMS) containing information provided by investment partners in accordance with monitoring requirements for the payment of grant. The Project Control System (PCS) containing data on a number of housing and regeneration programmes. GLAOps system	Monitor the affordable housing programmes for which the GLA is responsible. MHCLG combines data from the HE and the GLA into Live Table 1012, which is updated twice a year and shows the affordable housing starts and completions delivered nationally under the affordable housing programmes of the HE and GLA.

<p>Help to Buy (Equity Loan scheme)</p>	<p>Data on the Help to Buy equity loan scheme, setting out the number of homes purchased and value of equity loans issued under the scheme in England.</p> <p>This includes cumulative number of legal completions by property price, property type, purchaser deposit level and type of purchaser and total applicant income.</p>	<p>Quarterly</p>	<p>Equity Loans Data is extracted from Homes England's Investment Management System (IMS).</p> <p>NewBuy Guarantee Scheme data in this release have been provided by JLT Insurance Management (Guernsey) Ltd (JLTIM) in its capacity as administrator to the NewBuy Mortgage Indemnity Scheme. MHCLG analysts have worked with JLTIM's analysts to ensure the accuracy of the data presented.</p>	<p>The data are used for monitoring the delivery of the Help to Buy: Equity loans scheme, and the Help to Buy: NewBuy Guarantee scheme. They are also used to inform wider government policy on housing.</p>
<p>House Building</p>	<p>Information on new house building starts and completions.</p> <p>However, the house building statistics do categorise new build into private, private registered provider (housing association) and local authority tenure,</p> <p>Data on starts and completions by individual building control organisations are not published.</p>	<p>Quarterly</p>	<p>This release takes information from three data sources on building control:</p> <ul style="list-style-type: none"> • P2' quarterly house building returns submitted to MHCLG by local authority building control departments; • monthly information from the National House-Building Council (NHBC) on the volume of building control inspections they undertake in each local authority area, and; • quarterly data collection from other approved inspectors (AIs). 	<p>These figures are a useful indicator of future supply.</p> <p>These data is are not the best source of information on the amount of newly built affordable housing as it is sometimes not possible for administrative data providers to identify whether a dwelling is being built for a social housing provider or for a private developer, possibly understating social sector starts and completions and a corresponding overstating of private enterprise figures recorded in the house building statistics.</p> <p>This issue is more likely to occur with starts than completions.</p>
<p>Net Supply of Housing</p>	<p>Data on the net supply of housing statistics, also known as 'net additions'.</p> <p>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</p>	<p>Annual Usually published in November</p>	<p>Annual figures on net housing supply in England comes from two data sources:</p> <ul style="list-style-type: none"> • Information collected by the GLA for London Boroughs. • Information submitted to MHCLG by local authorities outside London through the Housing Flows Reconciliation (HFR) form. 	<p>Provide a measure of total housing supply in England comprising both market and affordable tenures.</p>

	tenure.			
Dwelling Stock Estimates	<p>Estimates of the number of dwellings in England and in each local authority district.</p> <p>The estimates are at 31 March each year.</p>	<p>Annual</p> <p>Usually published in April/May</p>	<p>No data are directly collected for this release, which instead uses the following sources:</p> <ul style="list-style-type: none"> • Census 2001 and 2011; • Labour Force Survey • Housing statistics published by MHCLG • Data returns from Homes England. 	<p>Estimate the total dwelling stock in England and by local authority district and tenure each year.</p>
Traveller caravan count	<p>Information on the number of caravans and pitches on sites across England.</p> <p>It includes the number of permanent residential pitches provided by LAs and Registered Providers.</p>	<p>Bi-annually</p> <p>The published data refers to January and July.</p>	<p>The count of traveller caravans is compiled on a particular count day. LA representatives will visit traveller caravan sites and carry out a manual count.</p> <p>The information is submitted by LAs in England via a series of online forms.</p>	<p>Provide local data on the number and seasonal movement of caravans in January and July.</p>

Definitions

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local

market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing: a form of social housing, introduced in 2011 as the main type of affordable housing supply. It may only be delivered with grant through the Affordable Homes Programme 2011-15 and other associated and subsequent programmes or without grant by local authority and other providers, where a contract or confirmation of the ability to charge an affordable rent is in place. Affordable rented homes are let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of up to 80 per cent of the local market rent (including service charges, where applicable). Further details are available here: <http://www.homesandcommunities.co.uk/ourwork/affordable-rent>

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

Intermediate rent: Sub-market rent where the rent must not exceed 80% of the current market rate (inclusive of service charge).

Section 106 (S106) agreement: a legal agreement (similar to a covenant) which ensures that developers contribute towards the infrastructure that is required to make a development acceptable in planning terms. Contributions may be either financial or in kind and may be used to deliver affordable housing. The agreement is a contract entered into by a local planning authority and a property developer under section 106 of the Town and Country Planning Act 1990 under which the developer agrees to provide defined facilities, such as affordable housing, as part of the proposed development.

Shared ownership scheme: It's an affordable housing where the purchaser pays for an initial share of between 25 per cent and 75 per cent of the home's value with the option to increase their ownership if they later choose and can afford to do so. The registered provider owns the remaining share and rent is paid on the landlord's share. The rent is up to 3 per cent of the share's value. Shared ownership properties are always leasehold homes.

Start on site: The milestone recording the start of a development scheme, this is deemed to be the date when the contractor takes possession of the site/property AND both parties have signed and dated the main building contract. Further, there is an additional condition that start on site works must have commenced. This milestone is used, where appropriate, by Homes England and the Greater London Authority to release the payment of the first tranche of grant funding. This definition is used for affordable housing starts on site in the Affordable Housing Supply statistical release. It differs from new build dwelling start, which is more focused on the individual commencement date of building work on each individual unit on site. Further details of the more detailed Homes England definition of a start on site are given in the capital funding guide <https://www.gov.uk/guidance/capital-funding-guide/>"

Social rented housing: rented housing owned and managed by local authorities and private registered providers, for which target rents are determined through the national rent regime. It may also include rented housing, managed by other persons and provided under equivalent rental arrangements to the above.

Devolved administration statistics

Wales

The Welsh Government publishes an annual statistical release on additional affordable housing delivered across Wales. The data are based on direct returns from local authorities, National park authorities and registered social landlords. Affordable housing applies to housing where secure mechanisms are in place to ensure that it is accessible to those who cannot afford market housing, both on first and subsequent occupation as defined in [Technical Advice Note \(TAN\) 2](#)^[1] Planning and Affordable Housing (2006). The figures cover all additional affordable housing units, whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. **They do not take account of any loss of affordable housing stock through demolitions or sales during the year.**

Affordable housing includes social rented housing that is provided by local authorities and registered social landlords as well as intermediate housing where prices or rents are above those of social rent but below market housing prices or rents. Figures include additional affordable housing units provided under schemes which may provide for stair-casing to full ownership as long as there are secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. The additional affordable housing figures shown within this release include those housing units leased to provide accommodation for homeless families where the lease is for more than a year. It should be noted however that these units do not fully conform to the TAN 2 [definition in relation to the subsequent occupation once the lease has expired](#).

The additional affordable housing figures will include any units that have been specifically delivered through planning obligations (section 106 agreements) or planning conditions either as a

^[1] The private sector units leased for more than 1 year to house homeless families and included within the overall total do not fully conform to the (TAN)2 definition.

part of or as a result of market housing developments. The number of affordable homes provided on a particular site will be determined by the local authority's planning policy and negotiations with the developer. The agreed affordable housing contribution will be secured via a section 106 agreement which is a legally binding contract between a developer and a local planning authority that operates alongside a planning permission.

The latest annual release for 2016-17 is available at the following link: <https://gov.wales/statistics-and-research/affordable-housing-provision/?lang=en>

The full data set is available on Stats Wales at:

<https://statswales.gov.wales/Catalogue/Housing/Affordable-Housing/Provision>

Information on related statistics for other UK countries is shown in the Quality report published alongside the annual release: <https://gov.wales/docs/statistics/2017/171115-housing-statistics-quality-report-en.pdf>

Scotland

The Scottish Government publishes statistics on affordable housing supply in Scotland in the Quarterly Housing Statistics Updates, available at

<https://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration>.

These statistics are based on information held in the Scottish Government Affordable Housing Supply Programme administration system, which records activity on all affordable housing projects which receive some form of government funding, but which will exclude some units which are delivered without government funding, such as some contributions by private sector developers which are agreed through the planning system. Information available includes the number of units which are approved, started and completed for each quarterly period, split by the type of affordable housing provided, and whether the units are classified as new build, off-the-shelf or rehabilitation. The figures exclude demolitions and any sales of existing stock, and so should be treated as 'gross' estimates of supply.

The Scottish Government Quarterly Housing Statistics publications also include information on the number of new build starts and completions by sector, information which is sourced from a combination of quarterly data returns from local authorities along with information held in the Scottish Government Affordable Housing Supply Programme administration system.

Northern Ireland

For the purposes of the Strategic Planning Policy Statement for Northern Ireland (SPPS), 'affordable housing' relates to social rented housing and intermediate housing. These are defined as follows:

Social Rented Housing is housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation should be available to households in housing

need and is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.

Intermediate Housing consists of shared ownership housing provided through a Registered Housing Association (e.g. the Co Ownership Housing Association) and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association. The proportion of property ownership and renting can vary depending on householder circumstances and preferences.

This definition of intermediate housing used for the purpose of this policy may change over time to incorporate other forms of housing tenure below open market rates.

Northern Ireland Statistics and Research Agency and the Department for Communities publish an annual compendium on housing statistics, which includes data tables relating to changes to social stock. This can be found via their web pages here:

<https://www.communities-ni.gov.uk/topics/housing-statistics>

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

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

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

Information about statistics at MHCLG is available via the Ministry's website:

www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

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