



Affordable Housing Supply: April 2018 to March 2019 England

- There were 57,485 affordable homes delivered (completions) in England in 2018-19, an increase of 22 per cent compared to the previous year.

The chart below shows the trend for affordable homes delivered (completions) since 1991-92 and affordable homes starts on site since 2015-16.



- 66 per cent of new affordable homes in 2018-19 were for rent (including social, affordable and intermediate rent), which has been decreasing since 2014-15, when it was 78 per cent.
- Nearly half (49%) of all affordable homes delivered in 2018-19 were funded through section 106 (nil grant) agreements, similar to the previous year (when it was 48%).
- 92 per cent of affordable homes delivered in England were new build, similar to the previous two years.
- There were 61,056 starts on site in England in 2018-19, a 10 per cent increase on the previous year.

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Date of next publication:
November 2020

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 only 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 technical notes towards the end of this document.

Responsibility for affordable housing in London 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

Accompanying this release, is an open data file containing the full time series by local authority from 1991-92 onwards. For further details, please see the Open Data section of this release and the metadata for this file.

As part of the process of producing the open source data file, the historical data series was quality assured. This resulted in minor revisions to the historical data and, as such, the whole of the historical data series should be considered as "revised". For further details, please see the revisions in this release section in the technical notes.

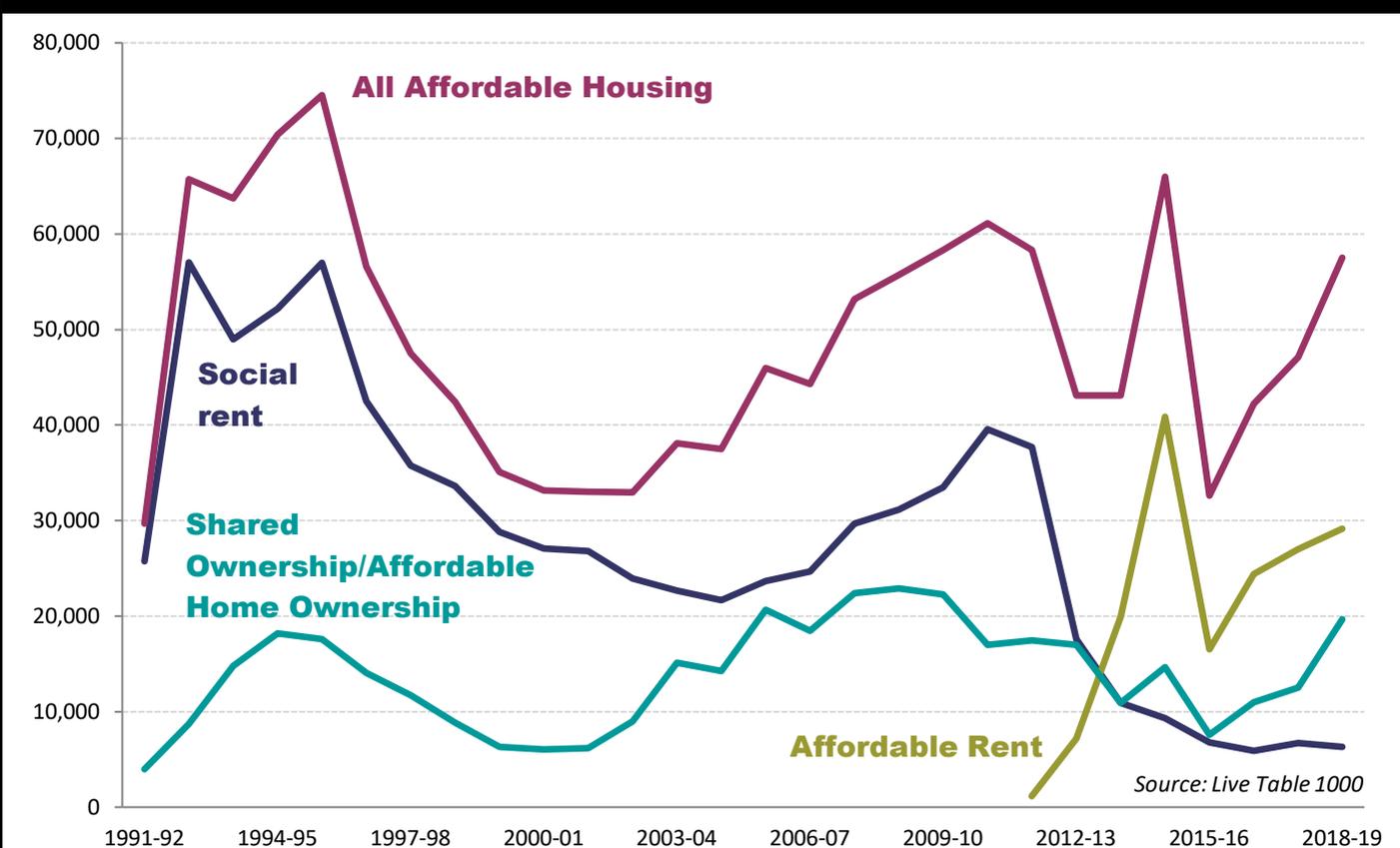
There are changes to the tables, with tables 1007a, 1007b and 1007c replacing the previous existing table 1007. This is done for transparency and consistency. Additionally, table 1006b was introduced in June along with the data revisions.

Sections I and J of the Local Authority Housing Statistics (LAHS) are released along with this publication for the first time. This follows a consultation earlier this year about discontinuing the LAHS bulletin and releasing the LAHS tables and datasets in a more timely manner along with relevant publications.

National trends in additional affordable housing

There were 57,485 affordable homes delivered in England in 2018-19, an increase of 22 per cent compared the previous year. These represent the new additions to the affordable housing stock in 2018-19.

Chart 1: Trends in the supply of affordable housing completions by tenure, England, 1991-92 to 2018-19



Note: All Affordable housing also includes London Affordable Rent, Intermediate 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. Unlike during the 2011-15 programme, every year since 2015-16 has seen an increase in the delivery of affordable homes.

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 and 2016-21 affordable homes programme which funded affordable rent

tenure homes. The latter programme also funded shared ownership, which contributed to an increase in these properties, from 4,084 in 2015-16 (prior to the 2016-21 affordable homes programme starting) to 17,024 in the latest year.

There was a 73 per cent increase in intermediate rent completions in 2018-19, despite the comparably low numbers, which have been driven by London (see Live Table 1008C). This is due to the GLA funding London living rent units which for the purpose of this release are counted as intermediate rent units. This also applies to the increase in intermediate rent starts.

The number of affordable homes for rent (i.e. excluding shared ownership and affordable home ownership) has been increasing since 2015-16 in-line with the overall trend, but the share of rental units has decreased year-on-year since 2014-15, from 78 per cent to 66 per cent in 2018-19.

The 57,485 homes delivered represent an estimated 23 per cent of the total number of new additions to the housing stock¹ in 2018-19 (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).



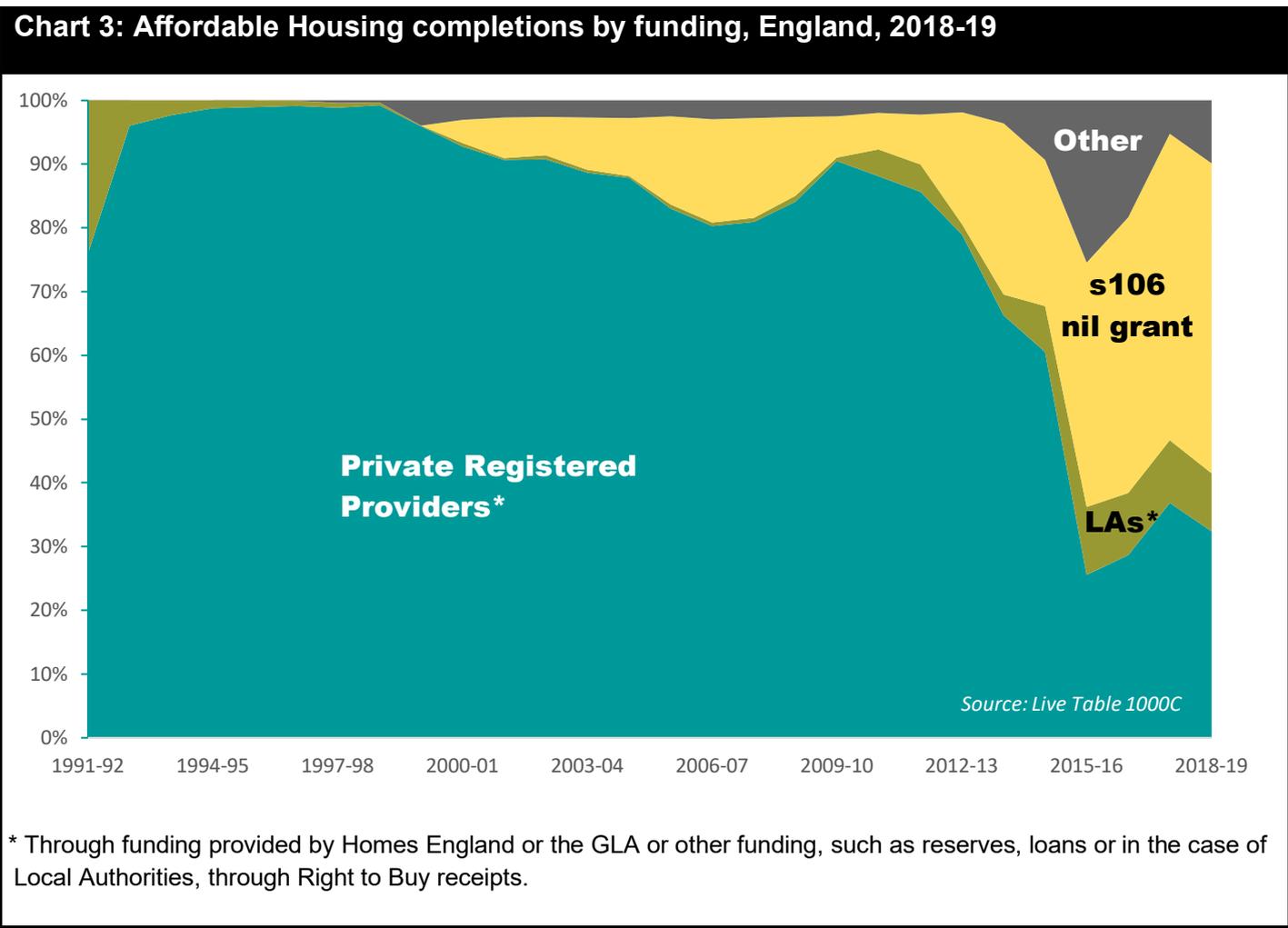
In 2018-19, 82 per cent of all affordable homes were delivered by private registered providers, with local authorities delivering 11 per cent and non-registered providers 5 per cent. There is no information for the remaining providers. These proportions are broadly similar to the previous two years, although historically, private registered providers had a higher share of the delivery (nearly

¹ Source: MHCLG Live Table 120 on housing supply <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

all affordable housing delivery throughout the 1990s was through private registered providers). From 2018-19, Homes England has started funding delivery of shared ownership homes provided by non-registered providers. Non-registered providers cannot receive Homes England funding for other tenures.

Delivery of affordable homes funded through s106 nil grant agreements accounted for nearly half of all affordable homes delivered in 2017-18 and 2018-19 (48% and 49%, in 2017-18 and 2018-19, respectively). The first completions of s106 (nil grant) were recorded in 2000-01 and nearly all homes funded through this process are new build properties. Prior to 2014-15, s106 (partial grant) units were not separately identified in the data and are captured within the numbers of grant funded units. Partial grant funding used to be much more prevalent but recently the vast majority of s106 funded units are nil grant.

Chart 3 below shows the completions' profile by funding method since 1991-92.

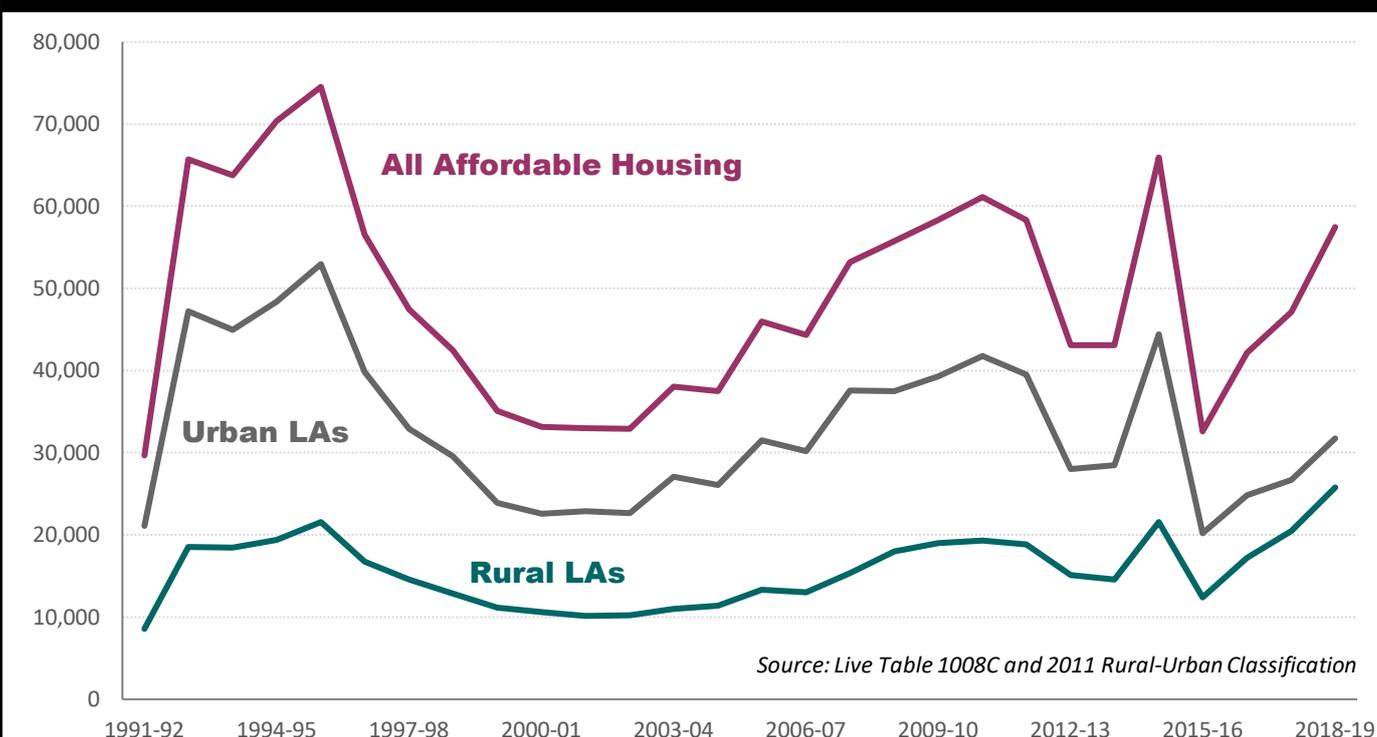


Sub-national trends: Rural-Urban delivery

Using DEFRA's 2011 Rural-Urban classification for England², it is possible to present sub-national trends in rural and urban areas.

In 2018-19, 25,774 units were delivered in local authorities classified as rural³ and 31,711 in those classified as urban⁴. In 2018-19, completions in local authorities classified as rural were the highest for the period for which data is available (1991-92 to 2018-19).

Chart 4: Trends in the supply of affordable housing completions by 2011 Rural-Urban classification, England, 1991-92 to 2018-19



Note: All Affordable housing also includes units for which LA information isn't available.

The proportion of completions in rural local authorities has historically been around 30% of all completions, but it has increased steadily since 2014-15 and in 2018-19 represented 45% of all completions.

² The DEFRA 2011 Rural-Urban classification can be found here: <https://www.gov.uk/government/statistics/2011-rural-urban-classification-of-local-authority-and-other-higher-level-geographies-for-statistical-purposes>

³ For the purpose of this bulletin, Rural includes the following three categories: Mainly Rural (rural including hub towns >=80%), Largely Rural (rural including hub towns 50-79%) and Urban with Significant Rural (rural including hub towns 26-49%).

⁴ For the purpose of this bulletin, Urban includes the following three categories: Urban with City and Town, Urban with Minor Conurbation and Urban with Major Conurbation.

Completions by local authority going back to 1991-92 are presented in Live Table 1008C (1008S for starts). Breakdown of this by tenure can be found in other live tables (with a suffix C for completions and a suffix S for starts) available here: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

New build homes and acquisitions

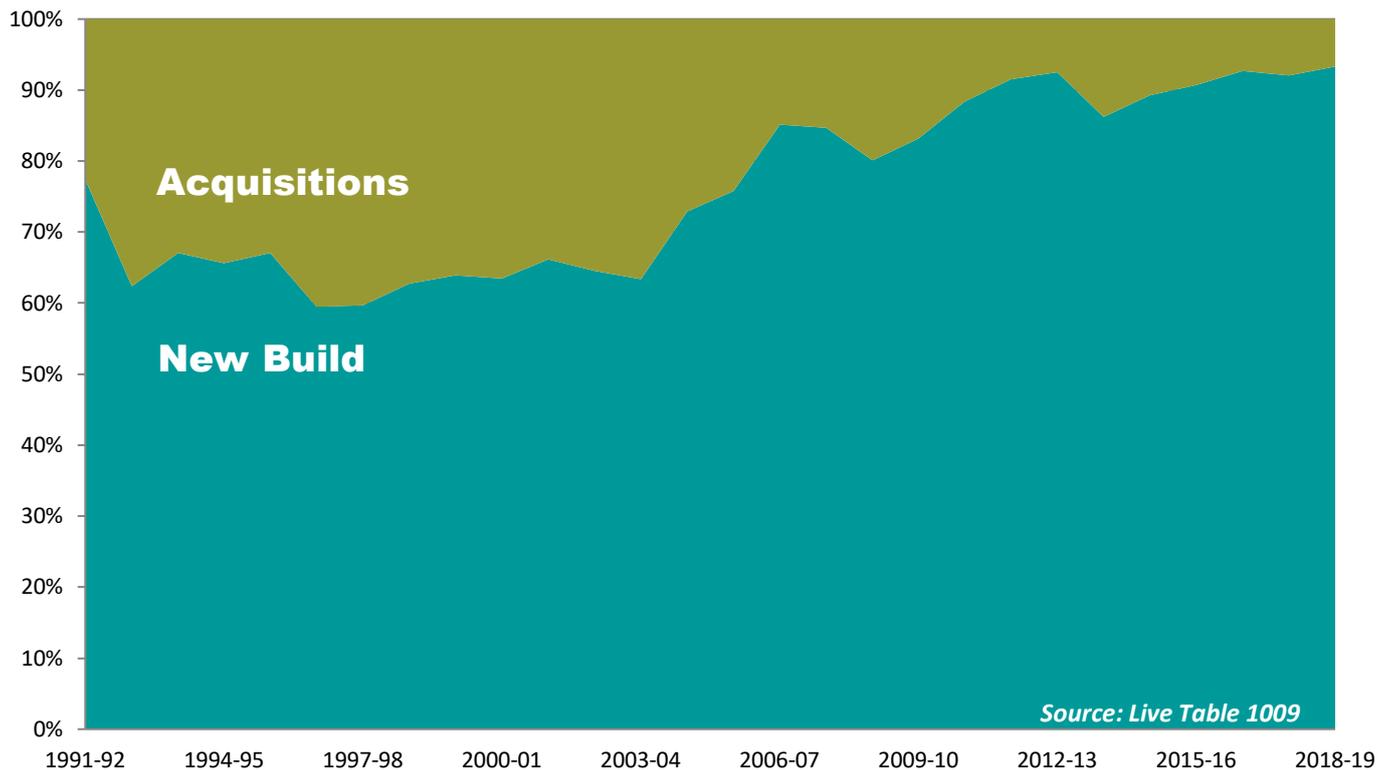
There were 53,044 new build affordable homes completed in 2018-19, the third highest value since 1991-92 and the highest since 2014-15. These were complemented by 3,803 acquisitions of existing stock and 638 homes where there is currently no information on whether they are new build or acquisitions.

The 53,044 new build affordable homes represent an increase of 0.2 per cent on the existing stock of all 24.17m homes in England⁵. This is consistent with previous years.

Proportionally, of the 57,485 affordable homes delivered in 2018-19, 92% were new build and 7% 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.

⁵ 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 2018-19



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

Further details on affordable housing supply by build type, are available in Live Table 1009.

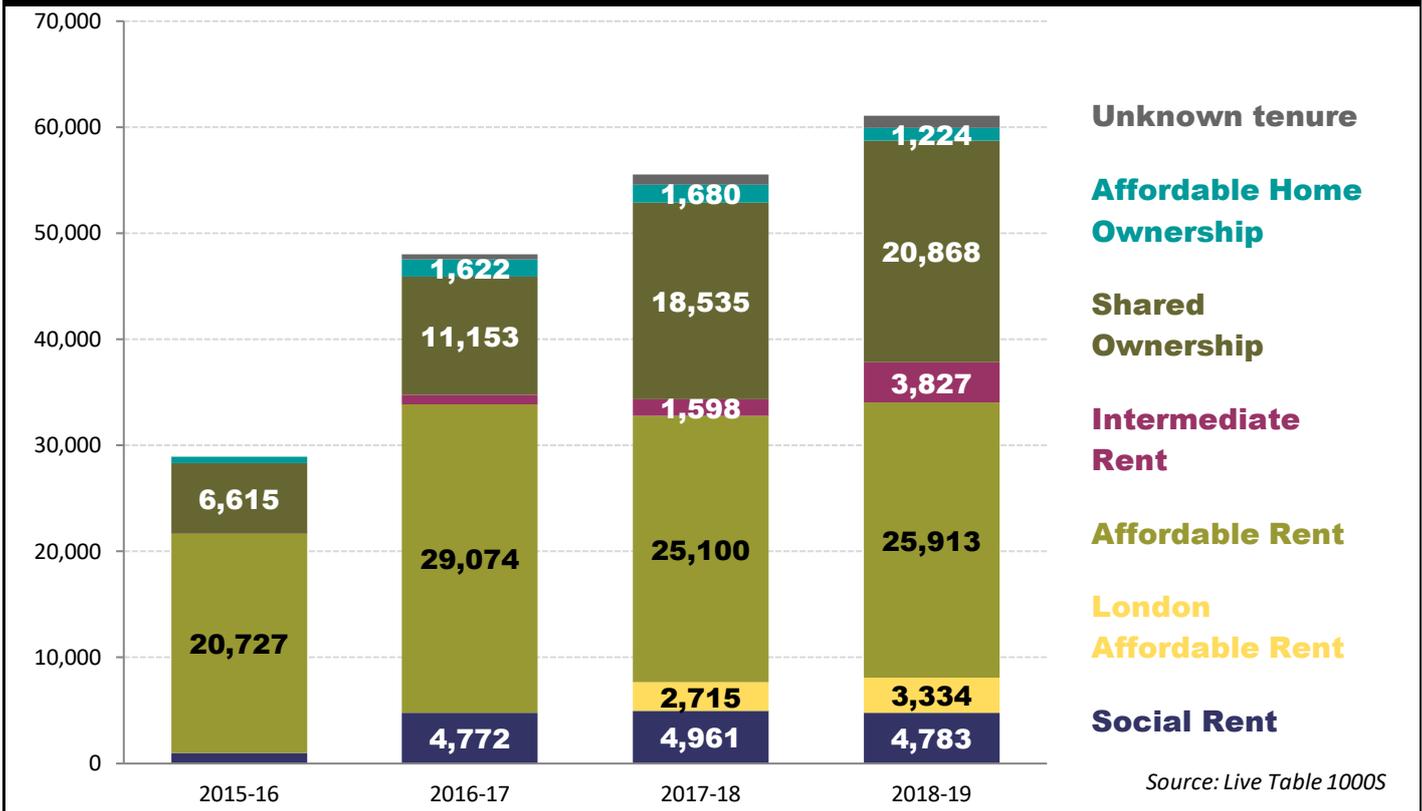
Starts on site

Since 2015-16, the department has published live tables with starts on site⁶ 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 61,056 starts on site in England in 2018-19, compared to 55,555 in the previous year. This represents a 10 per cent increase. Direct comparisons with 2015-16 cannot be made as this was the first year the data were collected and data from local authorities was not included.

⁶ It should be noted that starts on site are not planning applications. For further details, please see definition in the [Housing statistics and English Housing Survey glossary](#).

Chart 7: Trends in the starts of affordable housing by tenure, England, 2015-16 to 2018-19



Source: Live Table 1000S

Note: 2015-16 data excludes data from local authorities and therefore is not comparable

By tenure, affordable rent and shared ownership continue to account for the largest number of starts, with the number of starts increasing for both tenures. In 2018-19, these two tenures accounted for over three quarters of new affordable housing starts.

The number of social rent units started in 2018-19 decreased slightly compared to 2017-18 but is similar to 2016-17, while there were increases in the number of affordable housing starts where the tenure was intermediate or London affordable rent.

In 2018-19, affordable housing starts for rent represent over three out of five starts (62%), similar to the previous year, while the overall number of affordable starts for rent by increased 10 per cent compared to 2017-18.

Accompanying tables and open data

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

Table 1000: Additional affordable homes provided by tenure, England

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

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

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 1006bS: Additional London affordable rent dwellings provided by local authority area - Starts on site

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

Table 1007aS: Additional units of intermediate rent provided by local authority area -Starts on site

Table 1007aC: Additional units of intermediate rent provided by local authority area -Completions

Table 1007bS: Additional units of shared ownership provided by local authority area -Starts on site

Table 1007bC: Additional units of shared ownership provided by local authority area -Completions

Table 1007cS: Additional units of affordable home ownership provided by local authority area - Starts on site

Table 1007cC: Additional units of affordable home ownership 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

Notes: Table 1007 has been replaced by Tables 1007a, 1007b and 1007c. Table 1012 will be updated on 3 December 2019, when Homes England will publish their Housing Statistics.

These tables may be subject to revision as part of the process for agreeing final grant allocations under the New Homes Bonus. These revisions, if necessary, will take place in mid-2020 (see scheduled revisions below). Once this update is published, please refer to the live tables rather than this bulletin.

Future changes to tables

The department will be looking at ways to make use of best use of the open data. This includes replacing some of these tables with other tools, such as dashboards, without loss of the publicly available information. As such, we expect to discontinue some of the tables in their current format during 2020. We will keep users informed of these plans.

Open data

Accompanying this release there is an open data file containing the time series by local authority and a number of characteristics from 1991-92 onwards. For further details, please see the relevant documentation.

National Statistics Status



National Statistics status means that our statistics meet the highest standards of trustworthiness, quality and public value as set out in the [Code of Practice for Statistics](#). It is the Ministry of Housing Communities and Local Government's statisticians' responsibility to maintain compliance with these standards.

The designation of these statistics as National Statistics was first confirmed in December 2011 following an assessment by the UK Statistics Authority. These statistics last underwent a compliance check against the Code of Practice for Statistics in June 2018.

The Office for Statistics Regulation confirmed the continued designation of these as National Statistics on 9 February 2019.

<https://www.statisticsauthority.gov.uk/correspondence/response-to-update-on-statistics-on-housing-in-england/>

As part of ongoing work to continuously improve the publication, over the past year we have:

- Increased access to the data with an open data file covering the full-time series available for its release;
- Improved commentary to address gaps identified by users, for instance around affordable housing for rent and rural-urban;
- Created an online [glossary](#) as to be able to include more definitions and that these are consistent across housing statistical releases;
- Ensure consistent use of terminology throughout the report and tables, for instance, by removing references “intermediate affordable housing” and replacing Live Table 1007S and 1007C with two sets of three tables on tenure.

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.

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 (these ceased in 2017-18).
- 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 July data from the bi-annual traveler caravan count (TCC) 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 2018-19. 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 2018-19

| Programme ⁵ | Product Descriptions | Source ¹ | Build Type ³ | Tenure ⁴ |
|---|---|-------------------------------------|-------------------------|----------------------|
| Affordable Homes Programme / Shared Ownership and Affordable Homes Programme | Social rent/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 |
| 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 ⁹ | 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.

9 The last completions funded through Private Finance Initiative were delivered in 2017-18.

Data quality

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.

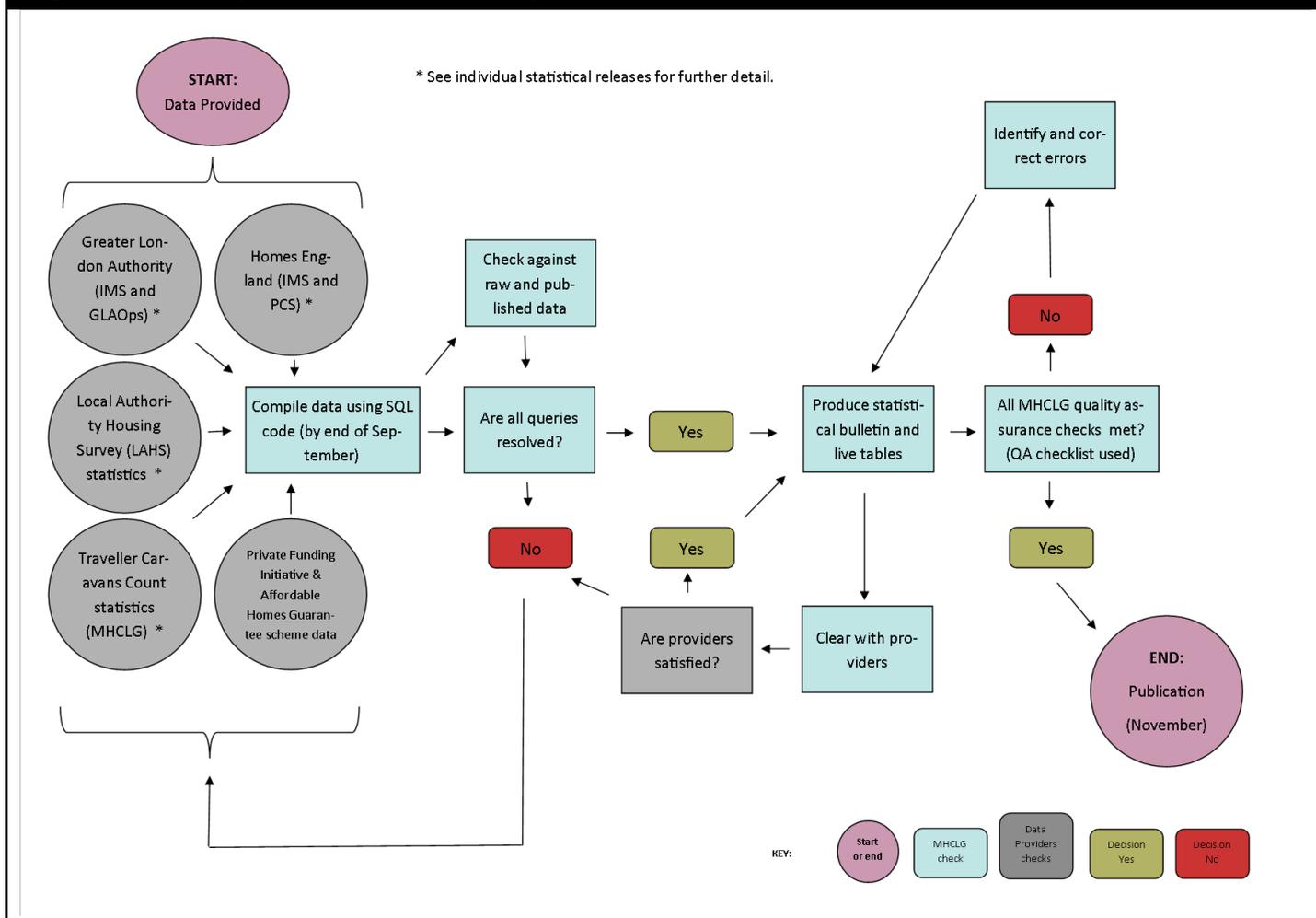
The data quality concern is considered a low concern given that the data are checked by providers and most of the data would have been released in publications that are compliant with the Code of Practice for Statistics and subject to data quality checks prior to publication.

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 Guide⁷, 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 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

⁷ <https://www.gov.uk/guidance/capital-funding-guide>

<https://www.gov.uk/government/collections/local-authority-housing-data>

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

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 seek further clarification.

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, but not for the sections used for this release.

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-2020.

Provisional figures from the LAHS return for 2018-19 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-2020. 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

As part of the process of producing the open source data that accompanies this release, the historical data series was quality assured and 2014-15 data were revised to reflect the latest available information. Overall, this resulted in changes of less than 100 units in some years and of a reduction of 739 affordable housing units in 2014-15.

These revisions to the historical data also resulted in revisions to categories, the main one being the tenure reclassification of s106 intermediate rent units reported in LAHS between 2011-12 and 2014-15 that had been grouped along with affordable home ownership units.

There were revisions for the 2017-18 data as well. The GLA provided a more detailed breakdown of their data resulting in a number of units changing tenure from the previous published figures, most noticeable from London affordable rent to social rent. Information on starts for the Affordable Homes Guarantees programme has also now been included.

Figures for 2018-19 are labelled provisional (P) as these 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 | 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) | 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 |

| | | | | |
|---|---|---|--|--|
| | include completions from programmes managed directly by boroughs or developed outside GLA programmes. | | containing data on a number of housing and regeneration programmes. GLAOps system | 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. |
| Help to Buy (Equity Loan scheme) | 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. This includes cumulative number of legal completions by property price, property type, purchaser deposit level and type of purchaser and total applicant income. | Quarterly | Equity Loans Data is extracted from Homes England's Investment Management System (IMS). 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. | 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. |
| House Building | Information on new house building starts and completions. However, the house building statistics do categorise new build into private, private registered provider (housing association) and local authority tenure, Data on starts and completions by individual building control organisations are not published. | Quarterly | This release takes information from three data sources on building control: <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). | These figures are a useful indicator of future supply. 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. This issue is more likely to occur with starts than completions. |
| Net Supply of Housing | Data on the net supply of housing statistics, also known as 'net additions'. The net supply statistics report | Annual Usually published in November | Annual figures on net housing supply in England comes from two data sources: <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 | Provide a measure of total housing supply in England comprising both market and affordable tenures. |

| | | | | |
|---------------------------------|---|---|--|--|
| | the split of housing supply into new builds, conversions, changes of use and demolitions but does not include a split by tenure. | | Housing Flows Reconciliation (HFR) form. | |
| Dwelling Stock Estimates | Estimates of the number of dwellings in England and in each local authority district. The estimates are at 31 March each year. | Annual Usually published in April/May | No data are directly collected for this release, which instead uses the following sources: <ul style="list-style-type: none"> • Census 2001 and 2011; • Labour Force Survey • Housing statistics published by MHCLG • Data returns from Homes England. | Estimate the total dwelling stock in England and by local authority district and tenure each year. |
| Traveller caravan count | Information on the number of caravans and pitches on sites across England. It includes the number of permanent residential pitches provided by LAs and Registered Providers. | Bi-annually The published data refers to January and July. | 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. The information is submitted by LAs in England via a series of online forms. | Provide local data on the number and seasonal movement of caravans in January and July. |

Definitions

The definitions used in this publication can be found the housing statistics and English Housing survey glossary published by MHCLG and that can be found at:

<https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary>

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](#) ⁸Planning and Affordable Housing (2006). The figures cover all additional affordable housing units, whether through new build, purchase, acquisition, leasing or conversion of existing

⁸ 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.

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 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 2017-18 is available at the following link:

<https://gov.wales/affordable-housing-provision-april-2017-march-2018>

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/additional-affordable-housing-provision-quality-report>

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).

Update following consultation on Local Authority Housing Statistics (LAHS)

For the first time alongside this release sections I and J of the Local Authority Housing Statistics (LAHS) data return will be published. These sections provide data which is used to produce the final estimates of affordable housing supply.

Between 15 July and 9 September 2019, users of the Local Authority Housing Statistics (LAHS) statistics were asked to provide comments on proposed changes to the statistical bulletin. The department previously produced this statistical bulletin in January each year. A copy of the consultation can be found at <https://www.gov.uk/government/consultations/local-authority-housing-statistics-proposed-changes>

To make the LAHS data more accessible and placed in better context, in the consultation the department proposed to discontinue the LAHS bulletin that is published in January every year and move its content and commentary to be published instead in other statistical bulletins throughout the year. As sections I and J of LAHS are used in the production of these Affordable Housing Supply statistics, the department has moved forward the release of this data to coincide with these statistics.

Summary of responses and next steps

The majority of the nine responses to the consultation were in favour of ceasing publication of the LAHS bulletin. This was subject to there being no loss of the data being published, the department sticks to a clear timetable for publication of the data and a longer time series be made available. Therefore, MHCLG will go ahead with the proposals outlined in the consultation:

- MHCLG will continue to publish the LAHS data return annually in the current format in the same page as previous years: <https://www.gov.uk/government/collections/local-authority-housing-data>;
- The LAHS bulletin will be discontinued as of the 2018-19 data return (this was originally scheduled for January 2020).

The tables for sections of the LAHS data return will be published at the same time as they appear in bulletins. It is the department's intention to continue releasing the data aligned with the same publications in the future.

For 2018-19, the data will be released between November 2019 and January 2020 according to the dates set out in Table C below. These dates reflect pre-announced dates at the time of publication of this statistical release. For further updates, please check Gov.uk⁹.

⁹ https://www.gov.uk/search/research-and-statistics?content_store_document_type=upcoming_statistics&organisations%5B%5D=ministry-of-housing-communities-and-local-government

Table C: Release dates for 2018-19 LAHS data

| Section | Published with | Release date |
|-------------------------------------|--------------------------------------|----------------------|
| A Dwelling Stock | Social Housing Sales (**) | 5 December 2019 (**) |
| B Sales and Transfers | Social Housing Sales | 5 December 2019 |
| C Allocations | Social Housing Lettings | 28 January 2020 (*) |
| D Lettings and Nominations | Social Housing Lettings | 28 January 2020 (*) |
| E Vacants | English Housing Survey | 23 January 2020 |
| F Condition of Stock | English Housing Survey | 23 January 2020 |
| G Stock Management | Social Housing Lettings | 28 January 2020 (*) |
| H Rents and Rents arrears | Social Housing Lettings | 28 January 2020 (*) |
| I Affordable Housing Completions | Affordable Housing Supply statistics | 20 November 2019 |
| J Affordable Housing Starts on site | Affordable Housing Supply Statistics | 20 November 2019 |

Notes:

(*) The Social Housing Lettings statistical release is usually published in late November alongside the Social Housing Sales Release, however this year it has been postponed until January 2020. In future years, the date should be back to late November and the relevant LAHS sections will be published at that time.

(**) Section A will be aligned in future years with Social Housing Lettings, however due to this year's postponement of that publication it will be released instead with Social Housing Sales.

It is the department's intention to keep the release of the sections associated to the statistical bulletins in table 1, so future data releases of LAHS tables should follow a similar pattern, with the exact release dates to be pre-announced on Gov.uk. From the 2019-20 data collection (to be released in 2020), some of the data published in the LAHS tables (in sections A and H) will be collected through the new Local Authority Data Return, which is collected by the Social Housing Regulator.

Statisticians in MHCLG will be releasing a longer open source time series file during 2020. This file will be made available on the LAHS page on Gov.uk

(<https://www.gov.uk/government/collections/local-authority-housing-data>) and it will include a full time series of the LAHS collections (from 2011-12). Statisticians will also be working to include, wherever possible and consistent, information from the data collections preceding LAHS to have a time series as long as possible in an open source format file. This will be made available a longer time series information for LAHS, which was requested by respondents.

Enquiries

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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:

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics>

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November 2019

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