



Department for
Communities and
Local Government

Affordable Housing Supply: April 2014 to March 2015 England



Housing *Statistical Release*

2 December 2015

- A total of 66,640 affordable homes were provided in England in 2014-15, 55 per cent higher than the 42,870 affordable homes supplied in 2013-14.
- Of the 66,640 homes, 88 per cent were reported by the Homes and Communities Agency (HCA) and Greater London Authority (GLA); slightly up on the 85 per cent reported by the HCA and GLA in 2013-14.
- Overall, the number of homes delivered for social and affordable rent increased 64 per cent from 30,670 in 2013-14 to 50,300 in 2014-15.
- There were 16,080 affordable home ownership completions in 2014-15, an increase of 41 per cent compared to delivery in 2013-14
- There were 58,560 new build affordable homes provided in 2014-15, a 60 per cent increase from the 36,640 built in 2013-14. New build homes represented 88 per cent of all affordable homes provided in 2014-15 compared to 85 per cent of total supply in 2013-14.
- Affordable rented supply increased from 19,740 in 2013/14 to 40,710 in 2014/15. Numbers of social rented homes supplied fell from 10,920 to 9,590 over the same period.

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Introduction

This statistical release presents data on gross additional affordable housing supply in England between 2005-06 and 2014-15. New affordable homes are additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. The figures in this release show the gross annual supply of affordable homes, which includes new build and acquisitions from the private sector but does not take account of losses through demolitions or sales. Further details on the coverage of this release are given in the sections on [Definitions](#) and [Data collection](#) towards the end of this document.

National trends in additional affordable housing

Table 1a: Trends in the gross supply of affordable housing by tenure, England, 2005-06 to 2014-15^{1,2}

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15 ^P
Social rent	23,630	24,670	29,640	30,900	33,180	38,950	37,680	17,620	10,920	9,590
Affordable rent	..	..	..	..	..	..	930	6,980	19,740	40,710
Intermediate affordable housing, of which:	22,350	19,630	23,530	24,600	24,800	21,530	19,500	18,320	12,210	16,340
Intermediate rent	1,680	1,200	1,110	1,710	2,560	4,520	1,920	1,070	790	270
Affordable home ownership	20,680	18,430	22,420	22,900	22,240	17,010	17,590	17,260	11,410	16,080
All affordable housing	45,980	44,300	53,180	55,500	57,980	60,480	58,110	42,920	42,870	66,640

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent and affordable home ownership.
 2. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

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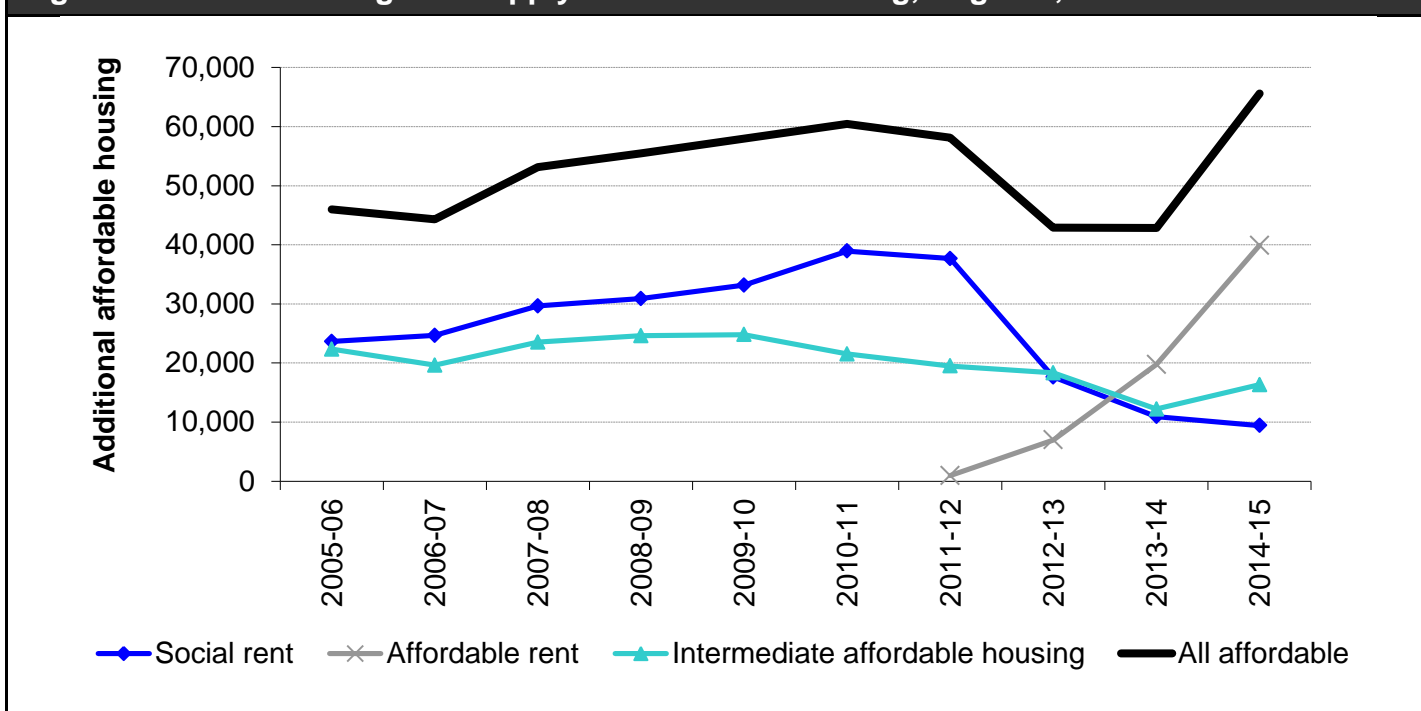
"-" nil or less than half final digit.

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Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

Figure 1: Trends in the gross supply of affordable housing, England, 2005-06 to 2014-15



A total of 66,640 affordable homes were provided in England in 2014-15, 55% higher than the 42,870 affordable homes supplied in 2013-14. Of the 66,640 homes, 88 per cent were reported by the Homes and Communities Agency (HCA) and Greater London Authority (GLA); slightly up on the 85 per cent reported by the HCA and GLA in 2013-14. The remaining 12 per cent were reported to the Department by local authorities and other delivery partners.

Looking at longer term trends, affordable housing delivery has broadly increased from around 46 thousand homes in 2005-06 to over 60 thousand in 2010-11. Since 2011-12, delivery of affordable housing by the HCA and GLA, which typically reports around 85 to 90 per cent of all affordable

homes delivered, has been affected by the transition from the National Affordable Housing Programme (NAHP) 2008-11 to the Affordable Housing Programme (AHP) 2011-15 and the closure of the Local Authority New Build and Kickstart Housing Delivery programmes to new commitments in March 2011.

From April 2012, the Mayor of London has had strategic oversight of housing, regeneration and economic development in London. This means that the HCA no longer administer or report on most affordable housing delivery in London and this responsibility has been taken over by the GLA. However, the programmes by which the GLA deliver affordable housing remain similar to those of the HCA.

Table 1b: Trends in the gross supply of affordable housing for rent by type of scheme, England, 2005-06 to 2014-15^{1,2,3}

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15P
Affordable housing for rent	23,630	24,670	29,640	30,900	33,180	38,950	38,610	24,600	30,670	50,300
Social rent, of which:	23,630	24,670	29,640	30,900	33,180	38,950	37,680	17,620	10,920	9,590
HCA and GLA (new build)	17,400	18,180	21,700	23,420	27,270	30,830	29,390	12,690	5,610	4,090
HCA and GLA (acquisitions)	2,410	2,360	3,390	2,900	2,650	3,210	1,600	360	310	220
Affordable Housing Guarantees	..	..	..	..	..	..	..	..	70	300
Other HCA and GLA schemes	920	950	660	490	130	250	450	20	40	-
Local authorities	300	250	310	490	350	2,540	2,450	550	590	1,210
of which HCA/GLA grant funded (new build)	..	..	..	..	..	1,820	2,020	230	200	360
Section 106 (nil grant) new build: total	2,550	2,750	3,450	3,430	2,140	1,900	2,600	3,080	3,330	3,020
of which, reported on IMS/PCS	960	900	1,450	1,030	820	510	560	1,090	1,540	1,140
Private Finance Initiative	60	180	140	170	630	180	190	170	200	120
Permanent Affordable Traveller Pitches	.	.	.	.	.	50	180	40	40	230
Other	.	.	.	.	.	.	820	710	730	410
Affordable rent, of which:	..	..	..	..	..	..	930	6,980	19,740	40,710
HCA and GLA (new build)	..	..	..	..	..	..	730	4,370	11,170	25,320
HCA and GLA (acquisitions)	..	..	..	..	..	..	160	890	3,460	3,910
Affordable Housing Guarantees	..	..	..	..	..	..	..	..	250	2,330
Section 106 (nil grant) new build: total	..	..	..	..	..	..	40	1,520	3,700	5,180
of which, reported on IMS/PCS	..	..	..	..	..	..	40	1,460	3,700	5,090
Permanent Affordable Traveller Pitches	..	..	..	..	..	..	..	-	50	420
Local authorities	..	..	..	..	..	..	-	160	760	3,000
Other	..	..	..	..	..	..	-	30	360	550

1. Affordable housing for rent is the sum of social rent and affordable rent.

2. Information about individual schemes can be found in the [Table A](#).

3. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

R Revised. P Provisional.

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Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

Overall, the number of homes delivered for social and affordable rent increased 64 per cent from 30,670 in 2013-14 to 50,300 in 2014-15.

In 2014-15, 9,590 social rented homes were delivered. This was a 12 per cent decrease from the 10,920 delivered in 2013-14. However, this decrease was more than offset by the 40,710 new affordable rented homes delivered; significantly up from 19,740 in 2013-14.

Table 1c: Trends in the gross supply of intermediate affordable housing by type of scheme, England, 2005-06 to 2014-15 ^{1,2,3}

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15 ^P
Intermediate affordable housing	22,350	19,630	23,530	24,600	24,800	21,530	19,500	18,320	12,210	16,340
Intermediate rent, of which:	1,680	1,200	1,110	1,710	2,560	4,520	1,920	1,070	790	270
HCA and GLA (new build)	1,370	1,110	1,050	1,690	1,910	2,390	1,570	700	550	30
HCA and GLA (acquisitions)	310	90	60	20	650	2,140	70	10	10	20
Other	.	.	.	.	.	.	270	350	240	220
Affordable home ownership, of which:	20,680	18,430	22,420	22,900	22,240	17,010	17,590	17,260	11,410	16,080
HCA and GLA (new build)	7,570	9,240	12,550	11,490	14,170	13,980	13,140	12,480	4,830	7,520
of which FirstBuy	..	..	..	..	..	..	2,990	7,640	970	-
HCA and GLA (acquisitions)	7,710	3,050	3,510	6,640	5,640	450	1,510	1,120	1,030	870
Affordable Housing Guarantees	..	..	..	..	..	..	..	..	250	560
Other HCA and GLA schemes	490	570	130	40	-	-	20	-	-	-
Local authorities	.	.	.	.	.	.	10	10	30	120
Section 106 (nil grant) new build: total	3,810	4,440	4,910	3,440	1,590	1,590	1,940	3,030	4,540	6,170
of which, reported on IMS/PCS	1,170	1,280	2,180	1,150	740	560	510	1,200	2,600	3,340
Assisted Purchase Schemes	1,100	1,130	1,320	1,290	850	980	500	280	370	570
Other	.	.	.	.	.	.	480	340	370	270

1. Affordable housing for rent is the sum of social rent and affordable rent.

2. Information about individual schemes can be found in the [Table A](#).

3. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

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Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

A total of 16,340 new homes were delivered through intermediate rent and affordable home ownership schemes in 2014-15. This is a 34 per cent increase from last year, reflecting an increase of 41 per cent in affordable home ownership properties and a 67 per cent reduction in the delivery of intermediate rent homes.

Affordable home ownership

Table 2: Affordable home ownership completions, by product, England, 2005-06 to 2014-15^{1,2}

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15 ^P
Affordable home ownership, by product:	20,680	18,430	22,420	22,900	22,240	17,010	17,590	17,260	11,410	16,080
Open Market HomeBuy	7,360	2,510	2,880	6,220	5,350	140	-	-	-	-
New Build HomeBuy	8,700	10,960	14,880	11,820	9,110	8,680	8,720	3,570	1,890	730
HomeBuy Direct	..	..	..	..	5,070	5,720	1,320	130	-	-
Social HomeBuy	..	50	160	100	80	110	40	20	20	40
FirstBuy	..	..	..	..	..	..	2,990	7,640	970	-
Affordable Home Ownership (AHP)	..	..	..	..	..	..	550	1,700	4,340	10,180
Affordable Home Ownership (AGHP)	..	..	..	..	..	..	..	..	240	510
Section 106 nil grant	2,640	3,160	2,730	2,290	850	1,030	1,430	1,830	1,950	2,830
Other ⁴	1,980	1,760	1,780	2,470	1,780	1,330	2,540	2,370	2,000	1,780

1. Information about individual schemes can be found in [Table B](#).

2. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

R Revised. P Provisional.

"-" nil or less than half final digit.

".." not applicable.

Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

There were 16,080 affordable home ownership completions in 2014-15, an increase of 41 per cent compared to delivery in 2013-14. The largest component of the completions were the 10,180 'units delivered under the Affordable Homes Programme, comprising 63 per cent of total affordable home ownership completions for 2014-15.

New build homes and acquisitions

Table 3: Trends in the gross supply of affordable housing by new build and acquisitions, England, 2005-06 to 2014-15^{1,2,3}

Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15 ^P
Social rent, of which:	23,630	24,670	29,640	30,900	33,180	38,950	37,680	17,620	10,920	9,590
New Build	20,510	21,440	25,660	27,600	30,400	35,180	34,920	16,870	10,220	8,470
Acquisitions	2,460	2,450	3,390	2,900	2,650	3,480	2,130	690	610	860
Not Known ²	660	790	590	410	130	300	640	60	90	250
Affordable rent, of which:	..	..	..	..	..	..	930	6,980	19,740	40,710
New Build	..	..	..	..	..	..	770	6,050	15,840	35,400
Acquisitions	..	..	..	..	..	..	160	930	3,900	5,270
Not Known ²	..	..	..	..	..	..	-	-	-	40
Intermediate rent, of which:	1,680	1,200	1,110	1,710	2,560	4,520	1,920	1,070	790	270
New Build	1,370	1,110	1,050	1,690	1,910	2,390	1,700	820	690	180
Acquisitions	310	90	60	20	650	2,140	220	240	110	80
Not Known ²	-	-	-	-	-	-	-	-	-	-
Affordable home ownership, of which:	20,680	18,430	22,420	22,900	22,240	17,010	17,590	17,260	11,410	16,080
New Build	11,380	13,680	17,460	14,940	15,750	15,570	15,460	15,760	9,890	14,500
Acquisitions	8,810	4,180	4,830	7,920	6,480	1,430	2,110	1,500	1,520	1,530
Not Known ²	490	570	130	40	-	-	20	-	-	40
All affordable housing, of which:	45,980	44,300	53,180	55,500	57,980	60,480	58,110	42,920	42,870	66,640
New Build	33,260	36,220	44,180	44,220	48,060	53,140	52,840	39,510	36,640	58,560
Acquisitions	11,570	6,720	8,280	10,840	9,790	7,050	4,620	3,350	6,140	7,750
Not Known ²	1,150	1,360	720	440	140	300	650	60	100	330
Social rent percentages:										
New Build	87%	87%	87%	89%	92%	90%	93%	96%	94%	88%
Acquisitions	10%	10%	11%	9%	8%	9%	6%	4%	6%	9%
Not Known ²	3%	3%	2%	1%	0%	1%	2%	0%	1%	3%
Affordable rent percentages:										
New Build	..	..	..	..	..	..	83%	87%	80%	87%
Acquisitions	..	..	..	..	..	..	17%	13%	20%	13%
Not Known ²	..	..	..	..	..	..	0%	0%	0%	0%
Intermediate rent percentages:										
New Build	82%	92%	95%	99%	75%	53%	89%	77%	87%	68%
Acquisitions	18%	8%	5%	1%	25%	47%	11%	23%	13%	32%
Not Known ²	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Affordable home ownership percentages:										
New Build	55%	74%	78%	65%	71%	92%	88%	91%	87%	90%
Acquisitions	43%	23%	22%	35%	29%	8%	12%	9%	13%	10%
Not Known ²	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%
All affordable housing percentages:										
New Build	72%	82%	83%	80%	83%	88%	91%	92%	85%	88%
Acquisitions	25%	15%	16%	20%	17%	12%	8%	8%	14%	12%
Not Known ²	3%	3%	1%	1%	0%	0%	1%	0%	0%	0%

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

2. Figures for remodelled units, some affordable traveller pitches and some delivery under the Affordable Housing Guarantees programme cannot be broken down to show new build and acquisitions.

3. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

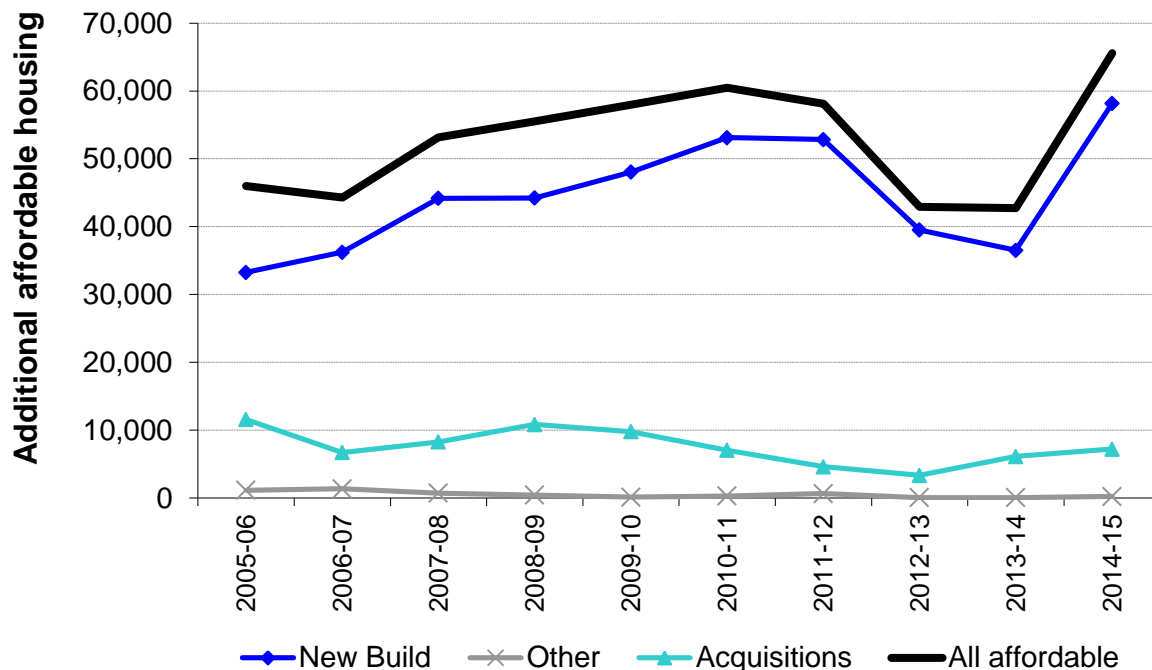
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Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

Figure 2: Trends in the gross supply of affordable housing, England, 2005-06 to 2014-15

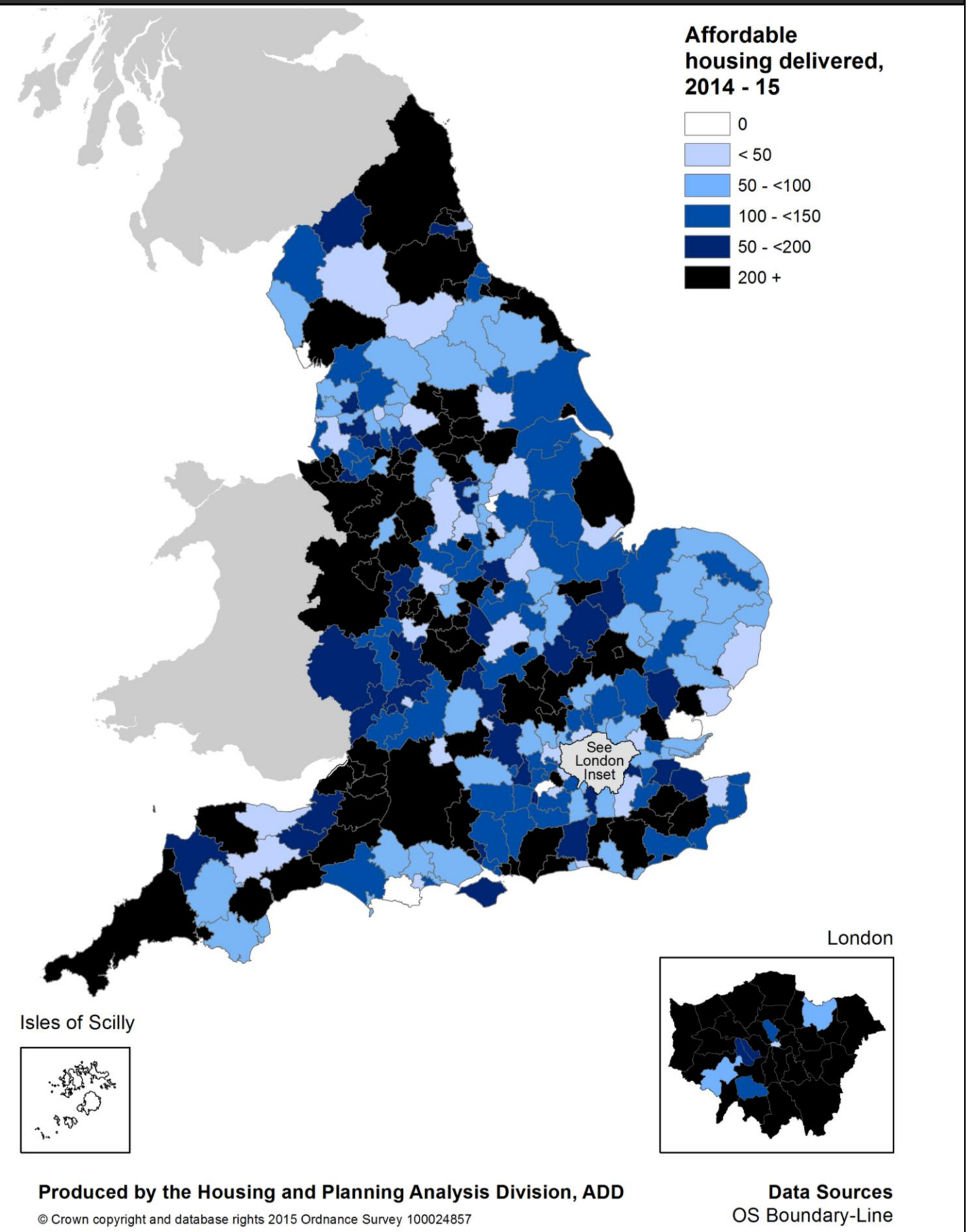


There were 58,560 new build affordable homes provided in 2014-15, a 60 per cent increase from the 36,640 built in 2013-14. New build homes represented 88 per cent of all affordable homes provided in 2014-15 compared to 85 per cent of total supply in 2013-14.

Acquisitions of affordable homes increased 26 per cent in 2014-15 compared to 2013-14. There were 7,750 acquisitions in 2014-15, 12 per cent of total supply.

Subnational trends

Figure 3: Gross supply of affordable housing by local authority, 2014-15



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 type of scheme, England
- Chart 1004:** Additional affordable homes provided by type of scheme, England
- Table 1006:** Additional social rented homes provided by local authority area
- Table 1006a:** Additional affordable rented homes provided by local authority area
- Table 1007:** Additional intermediate affordable homes provided by local authority area
- Table 1008:** Additional affordable homes provided by local authority area
- Table 1009:** Additional new build and acquired affordable homes provided, England
- Table 1010:** Additional Affordable Home Ownership homes provided in England, by scheme
- Table 1011:** Additional affordable housing supply 2014-15, detailed breakdown by local authority
- Table 1012:** Affordable housing starts and completions funded by the HCA and the GLA

These tables present data back to 1991-92 and can be found here:

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

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 early 2016.

Definitions

Affordable housing is the sum of affordable rent, social rent, intermediate rent and affordable home ownership. Affordable homes are defined in line with the National Planning Policy Framework, published 27 March 2012, as housing units (or traveller pitches and bed spaces when describing a shared dwelling such as a hostel) provided to specified eligible households whose needs are not met by the market. Eligibility may be determined with regard to local authority allocations policies, local incomes and local house prices depending on the type of affordable housing. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Further information about the National Planning Policy Framework can be found here:

<https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively/supporting-pages/national-planning-policy-framework>

Affordable rented housing is 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>

Social rented housing is 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.

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

Under an **equity loan** scheme for affordable housing, the majority of the cost (usually at least 70 per cent) is funded by the purchaser through a mortgage and savings (deposit). The remaining cost of the home is paid for by the government and the house builder through an equity loan. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government and the house builder the value of the same equity share of the property when it is sold.

Under a **shared ownership scheme** for affordable housing, 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.

Definitions of the main affordable housing schemes cited in this release are given in [Tables A](#) and [B](#) overleaf.

Table A: Definitions of schemes listed in Table 1b and 1c:

HCA/GLA new build and acquisitions are delivery under programmes managed by the HCA and GLA, which include:

- The Affordable Homes Programme (AHP) 2011-15, which was announced as part of the Government's Spending Review 2010.
- The Empty Homes (EH) programme, which provides funding to bring empty properties back into use as affordable housing.
- The Homelessness Change Programme, which delivers new or refurbished bed spaces in hostel accommodation.
- Short Form Agreements (SFAs), which are used by the HCA or GLA to contract with providers who wish to deliver affordable rent units without grant funding.
- The National Affordable Housing Programme (NAHP), the predecessor to the AHP 2011-15.
- The Mortgage Rescue Scheme (MRS), which helps eligible persons at risk of repossession. Under this scheme, shared equity and mortgage to rent options are available. All delivery was treated intermediate rent in 2010-11 and affordable home ownership in subsequent years.
- The Get Britain Building (GBB) programme, which unlocks homes on stalled sites with planning permission through access to development finance.
- The Accelerated Land Disposal (ALD) programme, which supports the additional or accelerated delivery of housing.
- The Economic Assets (EA) programme, which ensures the effective use and disposal of land and property assets transferred from the former Regional Development Agencies.
- Kickstart Housing Delivery (KHD), a stimulus package investing in restarting homes on stalled sites, which closed in March 2013.
- The Property and Regeneration (P&R) programme, which covers all the historical property and regeneration investments and assets inherited from English Partnerships.
- The Traveller Pitch Funding (TPF) programme, which invests in developing and refurbishing traveller pitches.

Other HCA or GLA schemes include the Places of Change programme, Safer Communities, Recycled Capital Grant Funds, Disposal Proceeds Fund, and some remodelled units. The Places of Change Programme figures include some refurbishments as well as new builds. The majority will be units but a small number of bedspaces are included. Recycled Capital Grant Fund figures and Disposal Proceeds Fund figures are not included after 2007-08 as they are included in the HCA/GLA new build and acquisitions line. The remodelled units are for supported housing up to 2007-08, and also include general needs for 2008-09 onwards.

Affordable Housing Guarantees combine a Government-provided guarantee to support debt raised by borrowers and grant funding to help housing providers expand the provision of affordable housing.

Local authority delivery includes the Local Authority New Build programme, as announced in the Housing Stimulus Programme in the April 2009 budget, which was delivered through the HCA and GLA and closed in March 2012. Local authorities may also build without grant funding and these figures are taken from the LAHS.

A **Section 106 (S106) agreement** is 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. Affordable housing delivered under S106 agreements with grant are included as HCA/GLA new build and acquisitions. S106 nil grant completions, taken from the HCA or GLA IMS, are excluded from the HCA or GLA new build figures elsewhere in the table and reported here. From 2011-12 onward, delivery reported through the HCA or GLA PCS are also excluded from the HCA or GLA new build figures elsewhere in the table and reported here. The 'of which, reported on IMS/PCS' shows the total number of S106 nil grant units reported on IMS prior to 2011-12 and the IMS and PCS from 2011-12 onwards.

In housing **Private Finance Initiative (PFI)** schemes, local authorities contract with private sector firms to build, improve, manage and maintain their social housing stock. New build local authority stock for social rent are included in the PFI line in the release. Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.

Permanent Affordable Traveller Pitches are taken from the Traveller Caravan Count and from delivery through the TPF programme reported by the HCA and GLA. The change in the number of permanent affordable traveller pitches over the year to July from Traveller Caravan Count has been included in the affordable housing statistics given here. Delivery through the TPF programme has been reported for 2012-13, 2013-14 and 2014-15.

Other contains units delivered by private registered providers or other unregistered providers without HCA or GLA funding and without developer contributions. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

FirstBuy was an equity loan product in the Government's HomeBuy range. From April 2013, FirstBuy has been subsumed into the Help to Buy equity loan programme, which does not meet the definition for affordable housing. FirstBuy completions reported in 2013-14 were those where sales had been agreed prior to 31 March 2013 but had not completed until after this date.

Assisted purchase schemes

These schemes include:

- Right to Acquire (RTA) helps social tenants purchase their home at a discount. These are included because the funds from their sale are recycled back into providing affordable housing.
- Cash Incentive Scheme (CIS)/Tenants Incentive Scheme (TIS) helps social tenants purchase a property on the open market. The number of grants provided is included because they help social tenants enter home ownership and release an affordable home.
- Social HomeBuy offers some social tenants the opportunity to buy outright or a share in their rented home.
- London Wide Initiative (LWI) was a shared ownership scheme for key workers, which has now closed.
- First Time Buyers' Initiative (FTBi) was a shared equity scheme for first time buyers who were key workers. Funding has ceased and final FTBi schemes completed in 2013-14.

Completions under the First Time Buyers Initiative and London Wide Initiative scheme were moved to the HCA/GLA new build line for the 2010-11 release onward.

Table B: Definitions of schemes listed in Table 2:

Open Market HomeBuy was a flexible equity loan scheme designed to help households to buy their own homes on the open market, subject to certain criteria. These are recorded as acquisitions in this release because existing private stock are being purchased. Funding for Open Market HomeBuy has ceased.

New Build HomeBuy is a shared ownership option that offers brand new homes for sale on a part buy/part rent basis.

HomeBuy Direct offered equity loans towards the purchase of a new build home on selected developments. Funding under HomeBuy Direct was only available until June 2012.

Social HomeBuy offers some social tenants the opportunity to buy outright or a share in their rented home.

FirstBuy was an equity loan product in the Government's HomeBuy range. From April 2013, FirstBuy has been subsumed into the Help to Buy equity loan programme, which does not meet the definition for affordable housing. FirstBuy completions reported in 2013-14 were those where sales had been agreed prior to 31 March 2013 but had not completed until after this date.

Affordable home ownership (AHP) covers shared ownership completions delivered as part of the Affordable Homes Programme.

Affordable home ownership (AHGP) covers shared ownership completions delivered as part of the Affordable Housing Guarantees programme.

Section 106 nil grant completions result from planning agreements (as described in Table A). The delivery listed in Table 2 exclude S106 nil grant completions recorded in HCA and GLA IMS or PCS data.

Other includes Assisted Purchase Schemes (see table A for a list) and other grant funded schemes not specified above, including Home ownership for people with long term disabilities (HOLD), a specially tailored option to assist people with long-term disabilities to purchase a share in a property.

The figures in this release show the gross supply of affordable homes each year; these include new build and acquisitions but do not take account of losses through demolitions and sales. Figures are presented for financial years ending 31 March. They represent our best estimate, and may be subject to revisions. Figures have been rounded to the nearest 10.

Delivery of affordable housing is reported upon completion, defined as when the housing is fit for occupation or, in the case of Mortgage Rescue and equity loan products delivered under FirstBuy, the Kickstart Housing Delivery Programme and the National Affordable Housing Programme, at the point of completion of the purchase.

Acquisitions (non-new build) are additions to affordable housing supply that take place without building a new property. This can include the purchase of private sector stock which is then provided as affordable housing. It may also include empty properties brought back into use. These will normally be long term empty properties where rehabilitation works are required and which would not otherwise come back into use without intervention. Acquisitions of existing social stock are not counted unless there are substantive works carried out which leads to an addition in affordable supply. Similarly, conversion of existing affordable properties where there is substantive rehabilitation works carried out which result in a gain in self-contained affordable units can be counted but repairs, refurbishment or extension of existing properties are not counted as these will not lead to an addition in affordable supply.

Private registered providers, under the terms of the 2008 Housing and Regeneration Act, are organisations which provide social housing, either in a for-profit or not-for-profit capacity, and who are registered on the Statutory Register of Providers of Social Housing maintained by the HCA. Most private registered providers are housing associations. The term excludes local authorities, who also provide social housing. Any private provider who has not contracted with the HCA or GLA through a Framework Delivery Agreement must contract with the HCA or GLA through a Short Form Agreement to deliver affordable rent without grant.

Technical notes

Symbols

- R Revised
- P Provisional
- "-" nil or less than half final digit
- “.” not available
- ".." not applicable

Data collection

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

- The Investment Management System (IMS) used by the HCA 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 the HCA and the GLA, which contains data on a number of housing and regeneration programmes
- HCA and GLA figures on First Time Buyers Initiative (FTBi), London Wide Initiative (LWI) and the housing Private Finance Initiative
- The Local Authority Housing Statistics (LAHS) return submitted to the Department by local authorities
- Administrative data from Tribal, who manage the Empty Homes Community Fund
- Administrative data from the Department's Affordable Homes Guarantees programme delivery partner.
- The bi-annual traveller caravan count published by DCLG, which records the number of caravans and pitches on sites across England at January and July

Table B overleaf shows the affordable housing products, by source, that are included in this release for 2014-15. The products shaded grey are those which are included in the HCA's 6-monthly statistics release. Historic data will reflect the affordable housing products in operation at the time

Data quality

For some additional affordable housing delivered only one source of data exists. In most cases, this is the IMS used by the HCA and the GLA. Because this is linked to grant funding, it is considered a reliable source. In other cases, data from the HCA and the GLA is combined with

data from the local authority returns. For example, Section 106 nil grant completions are taken from both the LAHS returns and the IMS. Similarly, as part of the housing stimulus package in the 2009 budget, additional funding was made available for local authority new build. This was administered through the HCA (and from April 2012, the GLA) and the number of grant funded local authority completions can be taken from the IMS. Local authorities may also build without grant funding and these figures are taken from the LAHS.

In the LAHS return local authorities are asked to only record affordable housing that had not been reported to the HCA or the GLA. To assist them in doing so, the HCA or the GLA sends all local authorities a list of the new affordable housing recorded in their administrative systems

Table C: Affordable housing products included in 2014-15

Product Description	Source ¹	Code ²	Build Type ³	Tenure ⁴	Programme ⁵
Affordable rent	IMS	AFFRENT	NB/A	AR/SR ⁶	Affordable Homes Programme
Affordable home ownership	IMS	AFFHO/FAHO	NB/A	AHO	
Short Form Agreement	IMS	SFARENT	NB/A	AR	Short Form Agreement
Homelessness Change	IMS	HCP	NB/A	AR	Homelessness Change
Affordable Traveller Pitches	IMS & TCC ⁸	TPFRENT	NB/A	AR/SR	Traveller Pitch Funding
Empty Homes	IMS & Tribal ⁸	EH/EHARENT	A	AR	Empty Homes
Affordable Homes Guarantees programme	IMS & delivery partner ⁸	AFFRENT/AFFHO	NB/A	AR/SR/AHO	Affordable Homes Guarantees programme
Care & Support	IMS	CSAFRENT	NB	AR	Care and Support Specialised Housing Fund
FirstBuy	IMS	HBFB	NB	AHO	FirstBuy
Mortgage Rescue	IMS	MORTGAGE	A	AHO/IR	Mortgage Rescue
Re-improvements	IMS	ADREIMMF	A	SR	National Affordable Housing Programme
Affordable rent conversions	IMS	AFFRENTC	NB/A	AR ⁷	
Home Ownership for people with long-term disabilities	IMS	HOLD	A	AHO	
Mixed funding rent	IMS	MFRENT	NB/A	SR	
Rent - Intermediate	IMS	INTRENT	NB/A	IR	
New Build HomeBuy	IMS	HBYNB	NB/A	AHO	
Affordable home ownership (non-AHP)	PCS	AHO (non-AHP)	NB	AHO	Property and Regeneration Programme/Get Britain Building
Intermediate rent	PCS	Intermediate rent	NB	IR	Get Britain Building
Social rent (non-AHP)	PCS	Social rent (non-AHP)	NB	SR	Property and Regeneration Programme /Get Britain Building/Accelerated Land Disposal/Economic Assets
New build local authority	IMS & LAHS ⁸	LANB	NB	AR/SR	Local Authority New Build
Tenants Incentive Scheme	IMS	TIS-GLA	A	AHO	Tenants Incentive Scheme
Right to Acquire	IMS	RTA	A	AHO	Right to Acquire
Social HomeBuy	IMS & LAHS	SHB	A	AHO	Social HomeBuy
First Time Buyers Initiative	HCA	FTBi	NB	AHO	First Time Buyers Initiative
London Wide Initiative	GLA	LWI	NB	AHO	London Wide Initiative
Private Finance Initiative	HCA	PFI	NB	SR	Private Finance Initiative
Cash Incentive Scheme	LAHS	CIS	A	AHO	Cash Incentive Scheme
Additional nil grant units	LAHS	S106	NB	AR/SR/AHO	n/a
Local authority acquisition nil grant	LAHS	LA Acq	A	AR/SR/AHO	n/a
Other	LAHS	Other	NB/A	AR/SR/AHO	n/a

1 System or survey providing data for each product. IMS is the Investment Management System used by the HCA and GLA. PCS is the Project Control System used by the HCA and GLA. LAHS is a local authority statistical return to the Department for Communities and Local Government. TCC is the Department's 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) or affordable home ownership (AHO)

5 Further detail on the scheme types funded by the HCA and GLA is given in the definitions section above, in the HCA's Housing Statistics release at: <http://www.homesandcommunities.co.uk/statistics> or on the GLA website at: <http://www.london.gov.uk/priorities/housing-land/increasing-housing-supply>

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 the HCA in their 6-monthly statistics release

However, there was still a risk of double-counting 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 2014-15 but the HCA or the GLA had reported it in 2013-14 or 2015-16. In this situation, a local authority might also report the additional housing in their LAHS return.

The return also collects data on 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. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Department for Communities and Local Government Revisions Policy (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.

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 early in 2016. These revisions will then be incorporated into the next Statistical Release.

Provisional figures from the LAHS return for 2014-15 have been used and may be subject to minor revision.

Provisional figures from Tribal for delivery under the Empty Homes Community Fund and the Department's delivery partner for the Affordable Housing Guarantees programme have been used and may be subject to minor revision.

Figures from the HCA 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 change in methodology or definition.

Revisions in this release

Revised figures are labelled with an 'R'. Figures for 2014-15 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.

For the 2011-15 Affordable Homes Programme (AHP), grant was paid on an 'Agreed Payment Rate' whereby grant payments were averaged out per unit across a provider's whole programme. For providers with a mix of grant-funded and nil grant schemes in their programme, this meant some grant payment was received for 'nil grant' homes. During the department's internal quality assurance of the administrative source data provided by the HCA and the GLA, it was identified that housing provided through s106 without grant had been underestimated in 2012-13 and 2013-14. **This does not affect the total affordable supply numbers** reported in the release. HCA's and GLA's information management systems have details of each development scheme including whether there was an s106 agreement, whether any grant was paid and whether any grant was attributable to that scheme (i.e. identifying nil grant and grant funded schemes separately to whether a payment was made).

The revisions increase the sub-totals of 'S106-nil grant' dwellings from 2012/13 onwards and reduce commensurately the sub-totals of new build dwellings funded by grant from the HCA or GLA.

Uses of the data

The data are used for monitoring annual amounts and changes in the gross supply of affordable housing nationally and to inform government policy on affordable housing. The data from 2010-11 onward are used to calculate the enhancement for affordable housing under the 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 Department'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

Affordable starts and completions funded by the HCA and the GLA

Information on the number of affordable homes delivered under the HCA affordable housing programmes is published twice a year, normally in June and November. The most recent statistics can be found here:

<https://www.gov.uk/government/organisations/homes-and-communities-agency/about/statistics>

The objective of the HCA statistics is to report on affordable housing delivered through its programmes, while the Affordable Housing Supply statistics aim to provide a complete picture on affordable housing delivered, irrespective of funding mechanism. Delivery through the HCA accounts for the majority of affordable housing supply, however the scope of the statistics reported here is wider than the HCA figures. The products shaded grey in Table C above are those which are included in both the Department's and the HCA's statistical release.

Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes affordable housing starts and completions for London, except for delivery in London under the Get Britain Building programme which is administered by the HCA on behalf of the GLA. Responsibility for publication of other London delivery has been taken over by the GLA. Housing statistics published monthly by the GLA can be found here:

<http://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/gla-affordable-housing-statistics>

DCLG combines data from the HCA and the GLA to publish six monthly affordable housing starts and completions delivered nationally under the affordable housing programmes of the HCA and GLA. These statistics can be found here:

https://www.gov.uk/government/collections/affordable-housing-supply#group_174

Help to Buy (Equity Loan scheme)

The Help to Buy equity loan programme has replaced the FirstBuy programme from 1st April 2013. Although FirstBuy is considered affordable housing and is included in these statistics, the Help to Buy equity loan programme is not. A methodological note providing more information about this accompanies this release. Data on the Help to Buy equity loan programme is published by the Department and can be found here:

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

House Building

The Department publishes quarterly statistics on new house building starts and completions. Although the house building statistics do categorise new build into private, private registered provider (housing association) and local authority tenure, this is not the best source of information on the amount of newly built affordable housing as it is sometimes difficult for data providers to identify whether a dwelling is being built for a social housing provider or for a private developer. This may lead to an understatement of social sector starts and completions and a corresponding overstatement of private enterprise figures recorded in the house building statistics. This problem is more likely to occur with starts than completions. House building statistics can be found at the following link:

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

Net Supply of Housing

The Department's release on the net supply of housing statistics, also known as 'net additions', gives a measure of total housing supply in England comprising both market and affordable tenures. The net supply statistics report the split of housing supply into new builds, conversions, changes of use and demolitions but does not include a split by tenure. This is in contrast to the figures in this affordable housing supply release, which show the gross annual supply of affordable homes only, including new build and acquisitions from the private sector, but does not take account of losses through demolitions or sales. The net supply release, which includes supply by local authority district, can be found at the following link:

<https://www.gov.uk/government/collections/net-supply-of-housing>

Dwelling Stock Estimates

The Department for Communities and Local Government also publishes statistics showing the total dwelling stock in England each year and estimates of stock by local authority district and tenure. They can be found at the following link:

<https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

Traveller caravan count

The bi-annual traveller caravan count records the number of caravans and pitches on sites across England at January and July. It includes the number of permanent residential pitches provided by local authorities and Registered Providers. The traveller caravan count can be found here:

<https://www.gov.uk/government/collections/traveller-caravan-count>

Devolved administration statistics

Statistics relating to the supply of affordable housing in the other UK countries are published by the devolved administrations.

Wales is the only other country which provides a single statistical release on affordable housing. Their data is compiled by direct returns from local authorities and social landlords in line with a definition of affordable housing which is comparable to that in England. The latest data on affordable housing supply for Wales can be found here:

<http://wales.gov.uk/statistics-and-research/affordable-housing-provision/?lang=en>

Data are collected directly from local authorities and social landlords on their affordable housing provision. The data is based on the full Technical Advice Note (TAN) 2 definition for affordable housing and covers all additional affordable housing units of all tenures (including general needs, supported housing, sheltered accommodation and extra care units), whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. The figures are based on additional affordable housing units only and do not take account of any reduction of affordable housing stock. The scope of the affordable housing statistics presented for Wales are therefore conceptually similar to those presented for England.

Data for newly built affordable dwellings in **Scotland** is readily available and is collected in the same way as data for England, through a combination of local authority data returns and grant administration data. However, there is limited information on conversions or acquisitions to social stock. The Scottish Government do not publish a single release of data relating to all additional affordable housing. However, data on all new build dwellings started and completed by local authorities and Registered Social Landlords (housing associations) in Scotland is available here:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

As in England, data on local authority new building are provided by quarterly returns from councils and data on new housing provided by housing associations are drawn from data on the administration of housing support grants. This includes properties built for social rent and affordable home ownership. Tables are also published on conversions, but these do not separately identify additions to the local authority or housing association stock.

The Department for Social Development in **Northern Ireland** publishes an annual compendium on housing statistics, which includes data tables relating to changes to social stock. This can be found here:

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

This includes tables on new build completions by housing associations and in the social rented

sector and information on co-ownership sales (the equivalent of affordable home ownership HomeBuy schemes in Great Britain).

Enquiries

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Email: press@communities.gsi.gov.uk

Public enquiries and Responsible Statistician:

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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 DCLG is available via the Department's website:

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

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