



Department for  
Communities and  
Local Government

# Affordable Housing Supply: April 2012 to March 2013 England

- A total of 42,830 affordable homes were provided in England in 2012-13, a decrease of 26 per cent compared to the 58,100 (revised) affordable homes supplied in 2011-12.
- The number of homes delivered in the social rented sector, including social and affordable rented homes, decreased 36 per cent from 38,610 in 2011-12 to 24,550 in 2012-13
- A total of 18,290 new homes were delivered through intermediate housing schemes, including intermediate rent and affordable home ownership, in 2012-13, a 6 per cent decrease from last year.
- There were 39,400 new build affordable homes provided in 2012-13, a 25 per cent decrease from the 52,830 built in 2011-12. New build homes represented 92 per cent of all affordable homes provided in 2012-13 compared to 91 per cent of total supply in 2011-12, the highest percentage reported since before 1991-92.
- In 2012-13, 86 per cent of total affordable home delivery was reported by the HCA or the GLA, a reduction from 89 per cent in 2011-12. Over this time period, the total number of affordable homes reported by the HCA or the GLA has decreased by around 30 per cent.



## Housing *Statistical Release*

21 November 2013

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# Introduction

This statistical release presents data on gross additional affordable housing supply in England between 2001-02 and 2012-13. Small revisions to data for 2010-11 and 2011-12 have been made due to updated figures being available from the Homes and Communities Agency (HCA) and from local authorities. 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 Greater London Authority (GLA).

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

# National trends in additional affordable housing

**Table 1: Trends in the gross supply of affordable housing by type of scheme, England, 2003-04 to 2012-13<sup>1, 10</sup>**

England	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11 <sup>R</sup>	2011-12 <sup>R</sup>	2012-13 <sup>P</sup>
<b>Social Rent, of which:</b>	<b>22,660</b>	<b>21,670</b>	<b>23,630</b>	<b>24,670</b>	<b>29,640</b>	<b>30,900</b>	<b>33,180</b>	<b>38,950</b>	<b>37,680</b>	<b>17,580</b>
HCA or GLA (new build)	16,600	16,560	17,400	18,180	21,700	23,420	27,270	30,830	29,620	13,520
HCA or GLA (acquisitions)	4,290	2,610	2,410	2,360	3,390	2,900	2,650	3,210	1,580	360
Other HCA or GLA Schemes <sup>2</sup>	-	870	920	950	660	490	130	250	450	20
Local authorities	190	100	300	250	310	490	350	2,540	2,470	540
of which HCA grant funded (new build) <sup>3</sup>	..	..	..	..	..	..	..	1,820	2,020	230
Section 106 (nil grant) new build: total <sup>4</sup>	1,580	1,530	2,550	2,750	3,450	3,430	2,140	1,900	2,360	2,220
of which, reported on IMS	.	270	960	900	1,450	1,030	820	510	320	230
Private Finance Initiative <sup>5</sup>	-	10	60	180	140	170	630	180	190	170
Permanent Affordable Traveller Pitches <sup>6</sup>	.	.	.	.	.	.	.	50	180	60
Other <sup>7</sup>	.	.	.	.	.	.	.	.	820	700
<b>Affordable Rent, of which:</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>930</b>	<b>6,960</b>
HCA or GLA (new build)	..	..	..	..	..	..	..	..	730	5,500
HCA or GLA (acquisitions)	..	..	..	..	..	..	..	..	160	890
Section 106 (nil grant) new build: total <sup>4</sup>	..	..	..	..	..	..	..	..	40	390
of which, reported on IMS	..	..	..	..	..	..	..	..	40	330
Local authorities	..	..	..	..	..	..	..	..	-	160
Other <sup>7</sup>	..	..	..	..	..	..	..	..	-	20
<b>Intermediate Affordable Housing<sup>8</sup></b>	<b>15,410</b>	<b>15,800</b>	<b>22,350</b>	<b>19,630</b>	<b>23,530</b>	<b>24,600</b>	<b>24,800</b>	<b>21,530</b>	<b>19,490</b>	<b>18,290</b>
<b>Intermediate Rent, of which:</b>	<b>280</b>	<b>1,510</b>	<b>1,680</b>	<b>1,200</b>	<b>1,110</b>	<b>1,710</b>	<b>2,560</b>	<b>4,520</b>	<b>3,240</b>	<b>2,100</b>
HCA or GLA (new build)	260	680	1,370	1,110	1,050	1,690	1,910	2,390	1,570	700
HCA or GLA (acquisitions)	30	830	310	90	60	20	650	2,140	1,390	1,050
Other <sup>7</sup>	.	.	.	.	.	.	.	.	270	350
<b>Affordable Home Ownership, of which:</b>	<b>15,120</b>	<b>14,280</b>	<b>20,680</b>	<b>18,430</b>	<b>22,420</b>	<b>22,900</b>	<b>22,240</b>	<b>17,010</b>	<b>16,250</b>	<b>16,190</b>
HCA or GLA (new build)	3,710	5,570	7,570	9,240	12,550	11,490	14,170	13,980	13,350	13,170
of which FirstBuy	..	..	..	..	..	..	..	..	2,990	7,640
HCA or GLA (acquisitions)	8,850	5,800	7,710	3,050	3,510	6,640	5,640	450	180	80
Other HCA or GLA Schemes <sup>2</sup>	-	-	490	570	130	40	-	-	20	0
Local authorities	.	.	.	.	.	.	.	.	10	10
Section 106 (nil grant) new build: total	1,550	1,900	3,810	4,440	4,910	3,440	1,590	1,590	1,720	2,310
of which, reported on IMS	.	430	1,170	1,280	2,180	1,150	740	560	290	480
Assisted Purchase Schemes <sup>9</sup>	1,010	1,020	1,100	1,130	1,320	1,290	850	980	500	280
Other <sup>7</sup>	.	.	.	.	.	.	.	.	480	340
<b>All affordable</b>	<b>38,070</b>	<b>37,470</b>	<b>45,980</b>	<b>44,300</b>	<b>53,180</b>	<b>55,500</b>	<b>57,980</b>	<b>60,480</b>	<b>58,100</b>	<b>42,830</b>

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

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

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

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

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

6. Permanent Affordable Traveller Pitches are taken from the Traveller Caravan Count. The change in the number of permanent affordable traveller pitches over the year to July was included in the New Homes Bonus enhancement calculation for 2011-12 and has been included in the affordable housing statistics given here for 2011-12 and 2012-13.

7. 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 council, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

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

9. Assisted Purchase Schemes include instances where a social rent dwelling has been purchased through the Cash Incentive Scheme, Voluntary

Purchase Grant, Right to Acquire and Social HomeBuy scheme. Completions under the First Time Buyers Initiative and London Wide Initiative scheme were moved to the HCA and GLA (new build) line for the 2010-11 release onward.

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

R Revised. P Provisional.

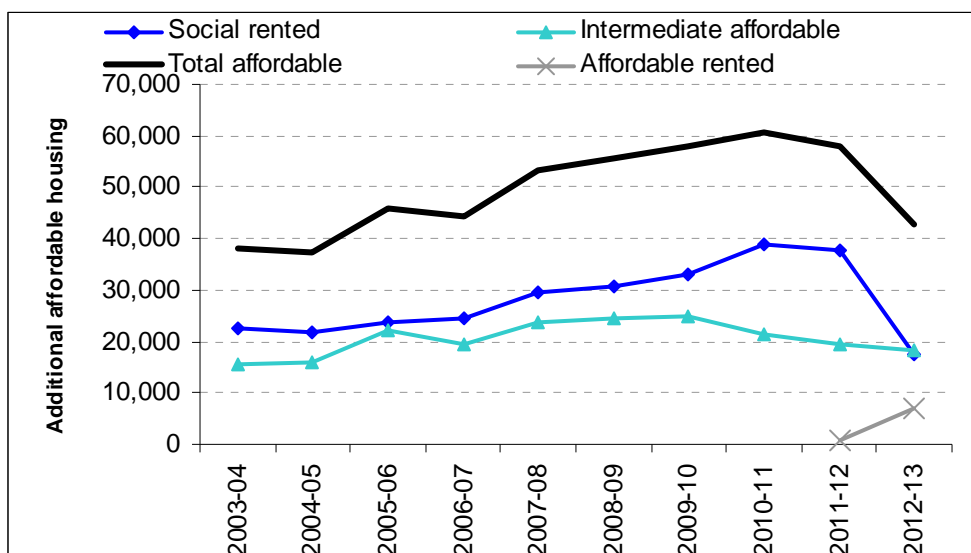
"-" nil or less than half final digit.

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

**Figure 1: Trends in the gross supply of affordable housing, England, 2003-04 to 2012-13**



A total of 42,830 affordable homes were provided in England in 2012-13, a decrease of 26 per cent compared to the 58,100 (revised) affordable homes supplied in 2011-12.

17,580 social rented homes were delivered in 2012-13. This was a significant decrease from the 37,680 delivered in 2011-12. However, this decrease was partially offset by the 6,960 new affordable rented homes delivered, up from 930 in 2011-12. Overall, the number of homes delivered in the social rented sector (social and affordable rented) decreased 36 per cent from 38,610 in 2011-12 to 24,550 in 2012-13

A total of 18,290 new homes were delivered through intermediate rent and affordable home ownership schemes in 2012-13. This is a 6 per cent decrease from last year, reflecting relatively unchanged delivery of affordable home ownership properties and a 35 per cent reduction in the delivery of intermediate rent homes.

In 2012-13, 86 per cent of total affordable home delivery was reported by the HCA or the GLA, a reduction from 89 per cent in 2011-12. Over this time period, the total number of affordable homes reported by the HCA or the GLA has decreased by around 30 per cent.

The number of affordable homes completed through planning obligations (Section 106) without grant rose by 19 per cent to 4,920. Of these 4,920 homes delivered under Section 106 without grant, 2,220 were for social rent, 390 were for affordable rent and 2,310 were for affordable home ownership.

# Affordable home ownership

**Table 2: Low Cost Home Ownership completions, by product<sup>5</sup>, England, 2003-04 to 2012-13**

England	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11 <sup>R</sup>	2011-12 <sup>R</sup>	2012-13 <sup>P</sup>
<b>Affordable Home Ownership:</b>	<b>15,120</b>	<b>14,280</b>	<b>20,680</b>	<b>18,430</b>	<b>22,420</b>	<b>22,900</b>	<b>22,240</b>	<b>17,010</b>	<b>16,250</b>	<b>16,190</b>
Open Market HomeBuy	2,550	5,140	7,360	2,510	2,880	6,220	5,350	140	-	-
New Build HomeBuy <sup>1</sup>	3,620	5,860	8,700	10,960	14,880	11,820	9,110	8,680	8,720	3,570
HomeBuy Direct	..	..	..	..	..	..	5,070	5,720	1,320	130
Social HomeBuy	..	..	..	50	160	100	80	110	40	20
FirstBuy	..	..	..	..	..	..	..	..	2,990	7,640
Affordable Home Ownership (AHP) <sup>2</sup>	..	..	..	..	..	..	..	..	550	1,700
Section 106 nil grant <sup>3</sup>	1,550	1,470	2,640	3,160	2,730	2,290	850	1,030	1,430	1,830
Other <sup>4</sup>	7,410	1,810	1,980	1,760	1,780	2,470	1,780	1,330	1,200	1,300

1. New Build HomeBuy completions include Rent to HomeBuy.

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

3. Section 106 figures exclude S106 nil grant completions recorded in HCA IMS data.

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

5. 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

There were 16,190 affordable home ownership completions in 2012-13, broadly similar to delivery in 2011-12. The largest component of affordable ownership was FirstBuy (7,640), accounting for 47 per cent of completions.

Completions under the Open Market HomeBuy products have now ceased, following the closure of this scheme in 2010-11. HomeBuy Direct only provided funding for the first three months of 2011-12 and completions under this scheme fell from 8 per cent of total affordable home ownership completions in 2011-12 to 1 per cent in 2012-13.

There were 1,700 Affordable Home Ownership units delivered under the Affordable Homes Programme, comprising 10 per cent of total affordable home ownership completions for 2012-13.

# New build homes and acquisitions

**Table 3: Trends in the gross supply of affordable housing by new build and acquisitions, England, 2003-04 to 2012-13<sup>1,2,3</sup>**

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11 <sup>R</sup>	2011-12 <sup>R</sup>	2012-13 <sup>P</sup>
<b>Social Rent, of which:</b>	<b>22,660</b>	<b>21,670</b>	<b>23,630</b>	<b>24,670</b>	<b>29,640</b>	<b>30,900</b>	<b>33,180</b>	<b>38,950</b>	<b>37,680</b>	<b>17,580</b>
New Build	18,370	18,790	20,510	21,440	25,660	27,600	30,400	35,180	34,920	16,800
Acquisitions	4,290	2,890	2,460	2,450	3,390	2,900	2,650	3,480	2,130	710
Not Known <sup>2</sup>	-	-	660	790	590	410	130	300	640	70
<b>Affordable Rent, of which:</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>930</b>	<b>6,960</b>
New Build	..	..	..	..	..	..	..	..	770	6,050
Acquisitions	..	..	..	..	..	..	..	..	160	910
Not Known <sup>2</sup>	..	..	..	..	..	..	..	..	-	-
<b>Intermediate Rent, of which:</b>	<b>280</b>	<b>1,510</b>	<b>1,680</b>	<b>1,200</b>	<b>1,110</b>	<b>1,710</b>	<b>2,560</b>	<b>4,520</b>	<b>3,240</b>	<b>2,100</b>
New Build	260	680	1,370	1,110	1,050	1,690	1,910	2,390	1,700	820
Acquisitions	30	830	310	90	60	20	650	2,140	1,540	1,280
Not Known <sup>2</sup>	-	-	-	-	-	-	-	-	-	-
<b>Affordable Home Ownership, of which:</b>	<b>15,120</b>	<b>14,280</b>	<b>20,680</b>	<b>18,430</b>	<b>22,420</b>	<b>22,900</b>	<b>22,240</b>	<b>17,010</b>	<b>16,250</b>	<b>16,190</b>
New Build	5,260	7,460	11,380	13,680	17,460	14,940	15,750	15,570	15,450	15,720
Acquisitions	9,860	6,820	8,810	4,180	4,830	7,920	6,480	1,430	780	470
Not Known <sup>2</sup>	0	0	490	570	130	40	0	0	20	0
<b>All affordable<sup>1</sup>, of which:</b>	<b>38,070</b>	<b>37,470</b>	<b>45,980</b>	<b>44,300</b>	<b>53,180</b>	<b>55,500</b>	<b>57,980</b>	<b>60,480</b>	<b>58,100</b>	<b>42,830</b>
New Build	23,890	26,930	33,260	36,220	44,180	44,220	48,060	53,140	52,830	39,400
Acquisitions	14,180	10,540	11,570	6,720	8,280	10,840	9,790	7,050	4,610	3,360
Not Known <sup>2</sup>	0	0	1,150	1,360	720	440	140	300	650	70
<b>Social Rent percentages:</b>										
New Build	81%	87%	87%	87%	87%	89%	92%	90%	93%	96%
Acquisitions	19%	13%	10%	10%	11%	9%	8%	9%	6%	4%
Not Known <sup>2</sup>	0%	0%	3%	3%	2%	1%	0%	1%	2%	0%
<b>Affordable Rent percentages:</b>										
New Build	..	..	..	..	..	..	..	..	83%	87%
Acquisitions	..	..	..	..	..	..	..	..	17%	13%
Not Known <sup>2</sup>	..	..	..	..	..	..	..	..	0%	0%
<b>Intermediate Rent percentages:</b>										
New Build	91%	45%	82%	92%	95%	99%	75%	53%	52%	39%
Acquisitions	9%	55%	18%	8%	5%	1%	25%	47%	48%	61%
Not Known <sup>2</sup>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Affordable Home Ownership percentages:</b>										
New Build	35%	52%	55%	74%	78%	65%	71%	92%	95%	97%
Acquisitions	65%	48%	43%	23%	22%	35%	29%	8%	5%	3%
Not Known <sup>2</sup>	0%	0%	2%	3%	1%	0%	0%	0%	0%	0%
<b>All affordable<sup>1</sup> percentages:</b>										
New Build	63%	72%	72%	82%	83%	80%	83%	88%	91%	92%
Acquisitions	37%	28%	25%	15%	16%	20%	17%	12%	8%	8%
Not Known <sup>2</sup>	0%	0%	3%	3%	1%	1%	0%	0%	1%	0%

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

2. Figures for remodelled units and affordable traveller pitches cannot be broken down to show new build and acquisitions.

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

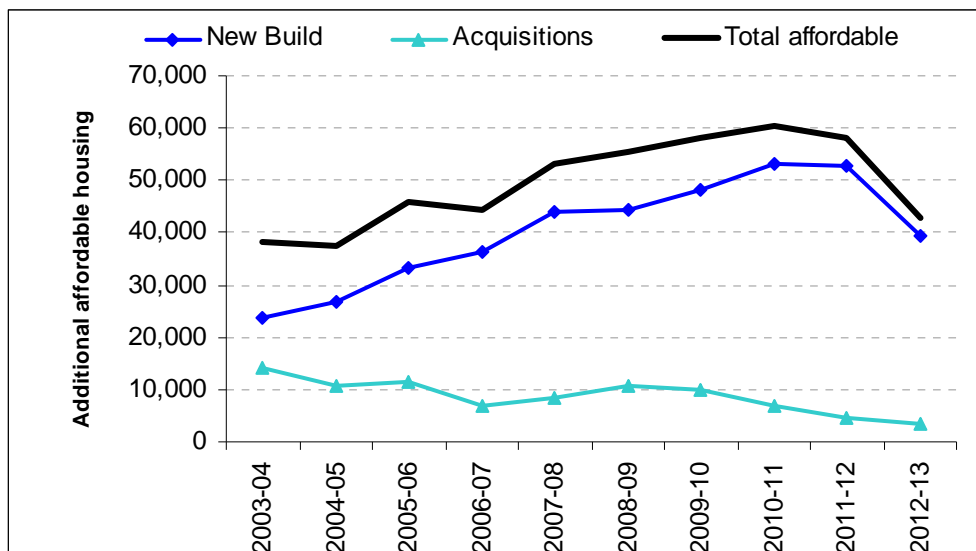
R Revised. P Provisional.

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

**Figure 2: Trends in the gross supply of affordable housing, England, 2003-04 to 2012-13**

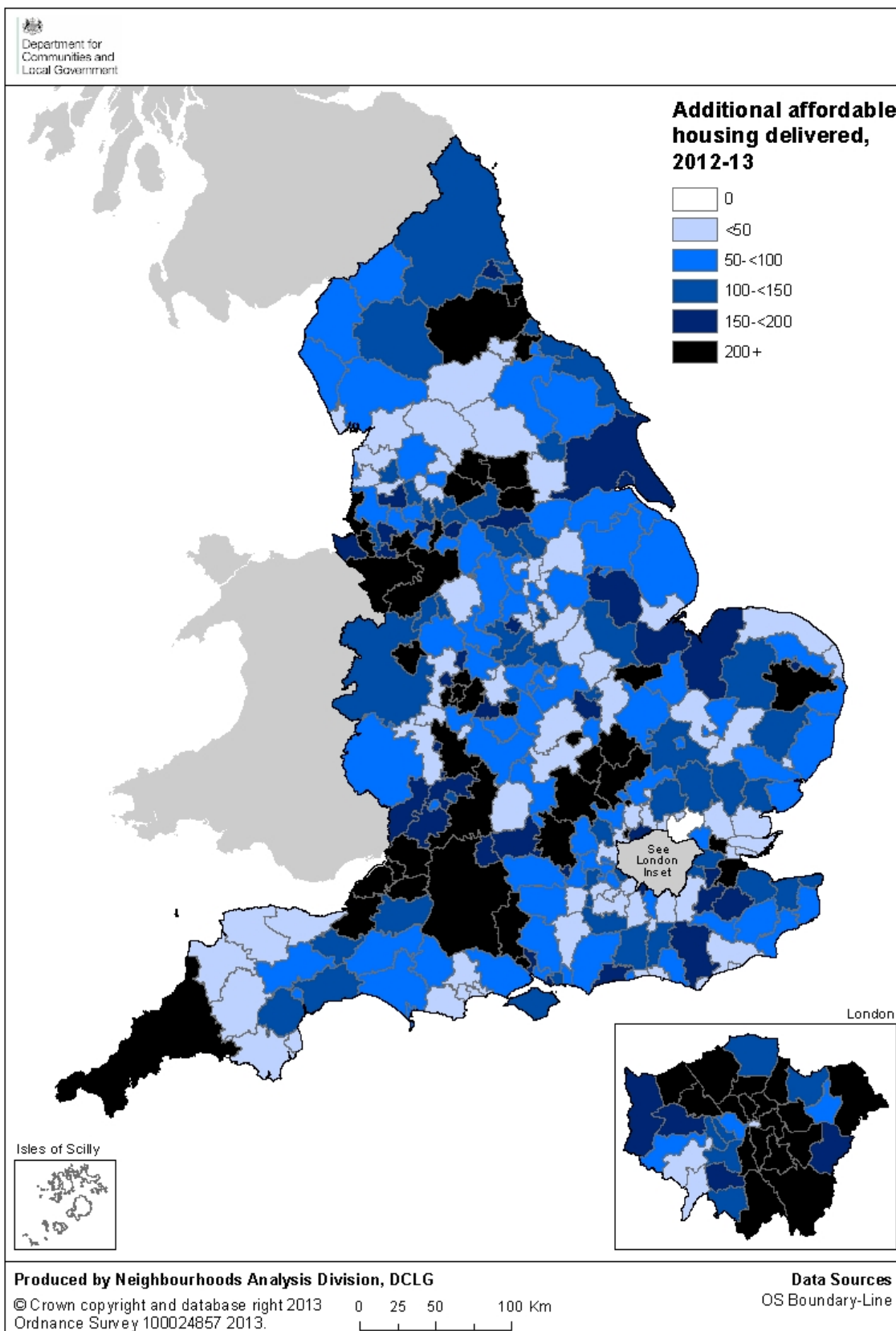


There were 39,400 new build affordable homes provided in 2012-13, a 25 per cent decrease from the 52,830 built in 2011-12. New build homes represented 92 per cent of all affordable homes provided in 2012-13 compared to 91 per cent of total supply in 2011-12, the highest percentage reported since before 1991-92.

Acquisitions of affordable homes decreased 27 per cent in 2012-13 compared to 2011-12, an equivalent decrease to that seen in new build provision. There were 3,360 acquisitions in 2012-13, 8 per cent of total supply.

# Subnational trends

Figure 3: Gross supply of affordable housing by local authority, 2012-13



The numbers of social rented, affordable rented, intermediate affordable and total affordable housing delivered in each local authority can be found in the accompanying tables.



# Accompanying tables

The tables in this release and further tables showing additional 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 AHO homes provided in England, by type of scheme
- Table 1011:** Additional affordable housing supply 2011 to 2012, 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 2014.

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

<https://www.gov.uk/government/speeches/local-statistics>

## 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 new form of social housing, introduced in 2011 as the main type of affordable housing supply. It may only be delivered with grant by the Affordable Homes Programme 2011-15 or without grant by local authority and private registered providers. 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 equity loan is provided without fees for the first five years of ownership. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government and the house builder the value of the same equity share of the property when it is sold.

Under a **shared ownership scheme** 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 housing association owns the remaining share and rent is paid on the landlord's share. The rent is up to 3 per cent of the share's value. Shared ownership properties are always leasehold homes.

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

**Table A: Definitions of main products reported in this release:**

The **Affordable Homes Programme** (AHP) was announced as part of the Government's Spending Review 2010.

The **National Affordable Housing Programme** (NAHP) was the predecessor to the AHP.

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

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

The **Get Britain Building** (GBB) programme will unlock homes on stalled sites with planning permission through access to development finance.

The **Homelessness Change Programme** will deliver new or refurbished bed spaces in hostel accommodation.

A **Short Form Agreement** (SFA) is used by the HCA or GLA to contract with providers who wish to deliver affordable rent units without grant funding.

The **Traveller Pitch Funding** (TPF) programme invests in developing and refurbishing traveller pitches.

**Open Market HomeBuy** was a flexible equity loan scheme designed to help households earning up to a maximum household income of £60,000 a year to buy their own homes on the open market, subject to certain criteria. These are recorded as acquisitions in this release because existing private stock are being purchased. Funding for Open Market HomeBuy has ceased.

**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.

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

**FirstBuy** was a equity loan product in the Government's HomeBuy range where equity loan funding of up to 20 per cent of the purchase price was split equally between the HCA or GLA and a housebuilder. From April 2013, FirstBuy has been subsumed into the Help to Buy equity loan programme, which does not meet the definition for affordable housing

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

In housing **Private Finance Initiative** (PFI) schemes, local authorities contract with private sector firms to build, improve, manage and maintain their social housing stock. New build local authority stock for social rent are included in the PFI line in the release.

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

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

A **Section 106 agreement** is a legal agreement (similar to a covenant) which provides a means of ensuring that developers contribute towards the infrastructure that is required to make a development acceptable in planning terms. Contributions may be either financial or in kind and may be used to deliver affordable housing. Affordable housing delivered under Section 106 agreements, with or without grant, is included here.

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

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 or GLA. 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
- HCA and GLA figures on affordable homes delivered through the Property and Regeneration Programme, First Time Buyers Initiative (FTBi), London Wide Initiative (LWI) and the housing Private Finance Initiative
- The Local Authority Housing Statistics (LAHS) return submitted to the Department for Communities and Local Government by local authorities

Previously, local authority data used in this publication came from the Housing Strategy Statistical Appendix (HSSA), the P2 quarterly house building return and the P1B social housing sales return. In 2012, following a detailed review and public consultation exercise in 2011-12, HSSA and the Business Plan Statistical Appendix (BPSA) returns were rationalised and replaced with a single new form on Local Authority Housing Statistics.

Table B overleaf shows the affordable housing products, by source, that are included in this release for 2012-13. 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 the number of grant funded local authority completions can be taken from the HCA's IMS. Local authorities may also build without grant funding and these figures are taken from the LAHS.

This is the second rationalised data collection using the new single Local Authority Housing Statistics form. In this return local authorities are asked to only record affordable housing that had not been reported to the HCA or the Greater London Authority. 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 B: Affordable housing products included in 2012-13**

Product Description	Source <sup>1</sup>	Code <sup>2</sup>	Build Type <sup>3</sup>	Tenure <sup>4</sup>	Programme <sup>5</sup>
Affordable rent	IMS	AFFRENT	NB/A	Aff. rent /Social rent <sup>6</sup>	<a href="#">Affordable Homes Programme</a>
Affordable rent conversions	IMS	AFFRENTC	NB/A	Social rent <sup>7</sup>	
Affordable Home Ownership	IMS	AFFHO	NB/A	AHO	
Short Form Agreement	IMS	SFARENT	NB/A	Aff. rent	<a href="#">Short Form Agreement</a>
Homelessness Change	IMS	HCP	A	Aff. rent	<a href="#">Homelessness Change</a>
Affordable Traveller Pitches	IMS & TCC	TPFRENT	NB/A	Aff. rent /Social rent	<a href="#">Traveller Pitch Funding</a>
Empty Homes	IMS	EH/EHARENT	A	Aff. rent	<a href="#">Empty Homes</a>
FirstBuy	IMS	HBFB	NB	AHO	<a href="#">FirstBuy</a>
Mortgage Rescue	IMS	MORTGAGE	A	AHO/Int. rent	<a href="#">Mortgage Rescue</a>
Re-improvements	IMS	ADREIMMF	A	Social rent	<a href="#">National Affordable Housing Programme</a>
Settled Homes Mixed Funded rent	IMS	SHMFR	NB	Social rent	
Home Ownership for people with long-term disabilities	IMS	HOLD	A	AHO	
Mixed funding rent	IMS	MFRENT	NB/A	Social rent	
Rent - Intermediate	IMS	INTRENT	NB/A	Int. rent	
Newbuild Homebuy	IMS	HBYNB	NB/A	AHO	<a href="#">National Affordable Housing Programme / Kickstart Housing Delivery</a>
HomeBuy Direct	IMS	HBDSALE	NB	AHO	
Affordable Home Ownership (Non-AHP)	PCS	AHO (non-AHP)	NB	AHO	
Intermediate rent	PCS	Intermediate rent	NB	Int. rent	<a href="#">Kickstart Housing Delivery / Property and Regeneration Programme</a>
Social rent (Non-AHP)	PCS	Social rent (Non-AHP)	NB	Social rent	
New build local authority	IMS & LAHS	LANB	NB	Social rent	<a href="#">Local Authority New Build</a>
First Time Buyers Initiative	HCA	FTBi	NB	AHO	<a href="#">First Time Buyers Initiative</a>
London Wide Initiative	GLA	LWI	NB	AHO	<a href="#">London Wide Initiative</a>
Private Finance Initiative	HCA	PFI	NB	Social rent	<a href="#">Private Finance Initiative</a>
Right to Acquire	IMS	RTA	A	AHO	<a href="#">Right to Acquire</a>
Social HomeBuy	IMS & LAHS	SHB	A	AHO	<a href="#">Social HomeBuy</a>
Cash Incentive Scheme	LAHS	CIS	A	AHO	n/a
Additional nil grant units	LAHS	S106	NB	AHO /Social rent /Aff. rent	n/a
Local authority acquisition nil grant	LAHS	LA Acq	A	AHO /Social rent /Aff. rent	n/a
Other	LAHS	Other	NB/A	AHO /Social rent /Aff. rent	n/a

<sup>1</sup> 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.

<sup>2</sup> Product code or acronym, as used in the IMS or PCS system or local authority data return.

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

<sup>4</sup> Tenure; whether units delivered under each product are allocated to social rent (Social rent), affordable rent (Aff. rent), intermediate rent (Int. rent) or affordable home ownership (AHO).

<sup>5</sup> Further detail on the scheme types funded by the HCA and GLA is given in the definitions section above or in the HCA's Housing Statistics release at: <http://www.homesandcommunities.co.uk/statistics>.

<sup>6</sup> 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.

<sup>7</sup> The tenure of these units on completion will be social rent but they will then convert to affordable rent units.

However, there was still a risk of double-counting if local authorities misunderstood the instructions on the form or if, due to differing definitions of completion of housing, local authorities considered that a unit had been completed in 2011-12 but the HCA or the GLA had reported it in 2010-11 or 2012-13. In this situation, a local authority might also report the additional housing in their LAHS

return. To minimise this, the local authorities who reported the largest numbers of units completed were contacted to ensure that they were only recording units not reported to the HCA or the GLA. There may still have been some double counting by local authorities who reported smaller numbers of units.

The new return also collects data on affordable housing that did not receive grant funding or developer contributions under planning agreements. Again, to ensure that local authorities were not mistakenly including housing that had been funded by the HCA, the GLA or using developer contributions, the local authorities who reported the largest numbers of units completed were contacted to ask about the sources of funding they had used. 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 council, the Department of Health's Extra Care Fund or the Empty Homes Community 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 published here:

<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 2014. These revisions will then be incorporated into the next Statistical Release.

Provisional figures from the LAHS return for 2012-13 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) should 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'. Revisions have been made to figures for 2010-11 and 2011-12 to reflect additional information from the HCA, the GLA and from local authority returns. Total supply for 2010-11 has been revised up by 54 units since the 2011-12 release, whilst supply for 2011-12 has been revised up by 144 units (0.2%).

The HCA have also provided revisions for 2010-11 and 2011-12 for some programmes within their IMS where the local authority had been incorrectly recorded. These revisions include London as the HCA were responsible for reporting affordable housing delivery in London over this period. The changes did not affect overall delivery for these years and were not significant (in 2010-11, of 3,841 schemes the local authority was incorrect for 73 schemes or 2 per cent, while in 2011-12, of 5,628 schemes delivering these programmes, the local authority was incorrect for 202 schemes or 4 per cent). The HCA have implemented validation checks in their IMS and that of the GLA to ensure that such discrepancies do not occur in future.

Figures for 2012-13 are labelled provisional (P) as these have used provisional LAHS return data and may be subject to change as part of the New Homes Bonus (NHB) provisional grant allocation process.

In order to incorporate further breakdowns of the new affordable housing tenure of affordable rent, extra lines have been added to the tables in this release where appropriate. These changes do not affect the overall total supply figures for past years.

## 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. Local authorities will be given the opportunity to provide evidence to challenge their NHB calculation as part of the provisional grant allocation. This process may lead to some revisions to the affordable housing statistics which will then be released alongside the final allocations early in 2014.



## 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:

<http://www.homesandcommunities.co.uk/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 B above are those which are included in both the Department's and the HCA's official statistics 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](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 1<sup>st</sup> 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 for Communities and Local Government publishes quarterly statistics on new house building starts and completions. Although the house building statistics do categorise new build into private, 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 for Communities and Local Government release on the net supply of housing statistics, also known as 'net additions', gives a measure of total housing supply in England comprising both market and affordable tenures. The net supply statistics report the split of housing supply into new builds, conversions, changes of use and demolitions but does not include a split by tenure. This is in contrast to the figures in this affordable housing supply release, which show the gross annual supply of affordable homes only, including new build and acquisitions from the private sector, but does not take account of losses through demolitions or sales. The net supply release, which includes supply by local authority district, can be found at the following link:

<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 change in the number of permanent affordable traveller pitches over the year to July has been included in the affordable housing statistics given here for 2012-13 and will be included in the NHB enhancement calculation. 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. Data for newly built affordable dwellings in Scotland is readily available and is collected in the same way as data for England, through a combination of local authority data returns and grant administration data. However, there is limited information on conversions or acquisitions to social stock. Northern Ireland publish an annual compendium which includes data tables relating to changes to social stock. Further details for each country are given below.

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

<http://wales.gov.uk/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.

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. This can be found here:

[http://www.dsdni.gov.uk/index/stats\\_and\\_research/stats-publications/stats-housing-publications/housing\\_stats.htm](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

### **Media enquiries:**

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Email: [press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

### **Public enquiries and Responsible Statistician:**

Sarah Webb

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

[www.statistics.gov.uk/hub/browse-by-theme/index.html](http://www.statistics.gov.uk/hub/browse-by-theme/index.html)

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](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

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