

Homes and Communities Agency National Housing Statistics

Headlines

- There were 14,136 housing starts on site and 20,177 housing completions in England in the six months to 30 September 2009 delivered under the National Affordable Housing Programme and the Property and Regeneration Programme.
- 12,946 of the housing starts on site were for affordable homes of which 9,280 are for social rent, 1,556 for intermediate rent and 2,110 for low cost home ownership. Over half of these starts on site (55 per cent) are in London and the South East.
- Housing completions in the six months to 30 September 2009 include 19,146 affordable homes of which 10,671 are for social rent, 789 for intermediate rent and 7,686 for low cost home ownership. Just under half (45 per cent) of these completions were in London and the South East.

Introduction

This release of official statistics has been produced in accordance with the Code of Practice for Official Statistics and presents the housing starts on site and housing completions delivered by the Homes and Communities Agency (HCA) in England and its regions for the first six months of the financial year commencing 1 April 2009.

The figures in this release show the supply of affordable homes delivered under the National Affordable Housing Programme and all homes delivered under the Property and Regeneration Programme.

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

Housing starts on site are reported when the building contractor for the housing development takes possession of the site or property and the provider/developer and builder have both signed the building contract. Housing completions are reported when the units are fit for occupation or, in the case of shared equity products delivered under the National Affordable Housing Programme, after exchange of contracts on the purchase.

Housing Outputs

Table 1: Housing outputs - 1 April – 30 September 2009 ^{1,2}

(a) National Affordable Housing Programme ³

	Housing Starts on Site (P)				Housing Completions (P)			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁴
		Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership	
North East	341	20	13	374	453	5	164	622
North West	500	0	49	549	812	0	394	1,206
Yorkshire and the Humber	301	0	44	345	530	18	321	869
East Midlands	631	14	131	776	909	13	499	1,421
West Midlands	846	29	131	1,006	1,080	60	532	1,672
East of England	895	98	92	1,085	1,365	89	988	2,442
London	2,597	944	1,030	4,571	1,789	343	2,027	4,159
South East	1,913	283	404	2,600	2,271	214	2,046	4,531
South West	1,256	168	216	1,640	1,462	47	715	2,224
England Total	9,280	1,556	2,110	12,946	10,671	789	7,686	19,146

(b) Property and Regeneration Programme ⁵

	Housing Starts on Site (P) ⁶	Housing Completions (P) ⁶
North East	55	61
North West	48	139
Yorkshire and the Humber	21	0
East Midlands	33	15
West Midlands	48	76
East of England	212	141
London	418	48
South East	301	498
South West	54	53
England Total	1,190	1,031

(P) Figures are provisional.

¹ The figures exclude any housing outputs which may be attributable to the programmes inherited from Communities and Local Government.

² The delivery of housing outputs is impacted by seasonal factors and, therefore, the rate of delivery is expected to increase in the second half of 2009/10.

³ The National Affordable Housing Programme figures are sourced from our Investment Management System (IMS) at close of business on 30 September 2009.

⁴ Total affordable housing is the sum of social rent, intermediate rent and low cost home ownership.

⁵ The Property and Regeneration Programme figures relate to actual outputs achieved in the 6 months to 30 September 2009 and are sourced from our Project Control System (PCS) at close of business on 2 November 2009.

⁶ The Property and Regeneration Programme figures include 30 housing starts on site delivered in East Midlands and 15 housing completions delivered in the North East which relate to the National Coalfields Programme. These outputs are shared with the Regional Development Agencies.

Guidance Notes

Affordable housing definitions

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is affordable rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with HCA as a condition of social housing grant.

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

Data sources and quality

The National Affordable Housing Programme data in the table has been produced using our Investment Management System which contains information provided by investment partners.

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

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

Revisions

The figures are provisional and subject to revision in the release following the end of the financial year.

Future publication dates

Our official statistics for 2009/10 will be published in May/June 2010; this will include any revisions for the six months to 30 September 2009.

Relationship with other official statistics

Communities and Local Government (CLG) publish official statistics on the total gross supply of affordable housing in England each year. The number of affordable homes delivered by the HCA programmes contribute to these statistics. CLG will be publishing estimates of gross affordable supply for 2008-09 on 8th December 2009.

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