

STATISTICAL RELEASE

Homes and Communities Agency Housing Statistics

November 2012

Table of Contents

Contents

- 1. Headlines.....3**
- 2. Introduction.....3**
- 3. Housing outputs5**
- 4. Accompanying tables.....7**
- 5. Revisions.....8**
 - Revisions policy..... 8
 - Scheduled Revisions..... 8
 - Non-Scheduled Revisions 8
 - Revisions in this release..... 8
- 6. Definitions10**
- 7. Data sources and quality10**
- 8. Related statistics11**
 - Affordable Housing Supply11
- 9. Other information12**
 - Pre-release access.....12
 - Changes in the HCA’s responsibilities12
 - Future publication dates12
- 10. User consultation12**
- 11. Annex 113**
- 12. Annex 2.....14**

1. Headlines

- There were 5,243 housing starts on site and 11,981 housing completions delivered through programmes managed by the Homes and Communities Agency (HCA) in England (excluding London) between 1 April and 30 September 2012.
- The majority (3,310 or 63 per cent) of the housing starts on site were for affordable homes of which 2,437 were for Affordable Rent, 373 for Social Rent, 8 for Intermediate Rent and 492 for Affordable Home Ownership. The HCA's South and South West operating area¹ delivered 29 per cent of these starts, whilst 25 per cent were in the East and South East and 19 per cent in the North West. The 2011-15 Affordable Homes Programme accounted for 96 per cent of the affordable homes started between 1 April and 30 September 2012.
- The majority (9,874 or 82 per cent) of housing completions were also for affordable homes, of which 1,074 were for Affordable Rent, 3,586 for Social Rent, 135 for Intermediate Rent and 5,079 for Affordable Home Ownership. These completions were spread over the HCA's operating areas, with the Midlands and the South and South West having the largest shares at 26 per cent and 24 per cent respectively, whilst 21 per cent were in the East and South East.

2. Introduction

- 2.1** This is the first housing statistical release covering delivery since the transfer of HCA's former London region to the Greater London Authority (GLA) on 1 April 2012. London is excluded from the statistics, both for the six months ending 30 September 2012 and for the historic series². The historic series for London, which reflects delivery by the HCA, is included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) available from the housing statistics page on the HCA website³. The historic series for London has not been restated in this release because the data may have been revised by the GLA since the transfer.
- 2.2** The Department for Communities and Local Government has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce affordable housing starts and completions for England. They include any revisions made to London data since it was published by the HCA on 12 June 2012 (revised 24 August 2012). Further details are provided in section 8 of this release.

¹ See Annex 1 for the definition of operating area.

² As housing starts on site and completions are recorded by the location for the first time in this release, it includes homes located outside London where the funding was allocated to a local authority district within London. These homes would have previously been included in the London figures.

³ <http://www.homesandcommunities.co.uk/housing-statistics>

- 2.3** 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 (excluding London) for the first six months of the financial year commencing 1 April 2012.
- 2.4** The figures in this release show the supply of homes delivered under the Accelerated Land Disposal Programme, the 2011-15 Affordable Homes Programme (including the Affordable Homes Programme, Empty Homes, Homelessness Change, Mortgage Rescue and Traveller Pitch Funding), the Economic Assets Programme, FirstBuy, the Get Britain Building Programme, the Kickstart Housing Delivery Programme, the National Affordable Housing Programme and the Property and Regeneration Programme⁴.
- 2.5** This release covers both affordable and market homes. Affordable homes are housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. Market homes are private housing units (or bed spaces) for rent or for sale where the rental value or market price is set mainly in the open market. Further details are provided in section 6 of this release.
- 2.6** This is the first release of data relating to delivery in the six months to September 2012. The tables include restated figures (from those published in the release of official statistics dated 12 June 2012 and re-published on 24 August 2012) for each of the financial years ending 31 March 2010, 2011 and 2012. The changes to the figures are detailed in the Revisions section later in this release.
- 2.7** There is a recognised pattern of higher delivery of affordable housing in the second half of each year. As a result figures in this release should be interpreted with caution because historical evidence shows that delivery occurring in the first half of the year does not account for half of annual delivery. Evidence to support this statement is provided in Tables 1a and 1b below and further details are provided in section 7 of this release.

⁴ See Annex 2 for links to information about the HCA's programmes

3. Housing outputs ¹

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	Open Market ⁵	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2009/10 ^R	Apr - Sept	..	6,470	476	1,038	7,984	888	8,872
2009/10 ^R	Oct - Mar	..	22,407	1,171	6,670	30,248	8,520	38,768
2009/10 ^R	Full year	..	28,877	1,647	7,708	38,232	9,408	47,640
2010/11 ^R	Apr - Sept	..	6,768	245	1,810	8,823	3,614	12,437
2010/11 ^R	Oct - Mar	..	17,578	468	5,334	23,380	2,620	26,000
2010/11 ^R	Full year	..	24,346	713	7,144	32,203	6,234	38,437
2011/12 ^R	Apr - Sept	0	214	0	210	424	1,599	2,023
2011/12 ^R	Oct - Mar	7,045	2,108	58	1,731	10,942	2,278	13,220
2011/12 ^R	Full year	7,045	2,322	58	1,941	11,366	3,877	15,243
2012/13	Apr - Sept	2,437	373	8	492	3,310	1,933	5,243

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁴	Open Market ⁵	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2009/10 ^R	Apr - Sept	..	8,828	447	5,771	15,046	865	15,911
2009/10 ^R	Oct - Mar	..	15,119	752	9,640	25,511	1,887	27,398
2009/10 ^R	Full year	..	23,947	1,199	15,411	40,557	2,752	43,309
2010/11 ^R	Apr - Sept	..	8,217	432	6,951	15,600	1,638	17,238
2010/11 ^R	Oct - Mar	..	19,929	784	6,719	27,432	5,716	33,148
2010/11 ^R	Full year	..	28,146	1,216	13,670	43,032	7,354	50,386
2011/12 ^R	Apr - Sept	0	6,923	280	2,698	9,901	2,319	12,220
2011/12 ^R	Oct - Mar	797	16,213	560	8,057	25,627	4,167	29,794
2011/12 ^R	Full year	797	23,136	840	10,755	35,528	6,486	42,014
2012/13	Apr - Sept	1,074	3,586	135	5,079	9,874	2,107	11,981

¹ This is the first housing statistical release covering delivery since the transfer of HCA's former London region to the Greater London Authority (GLA) on 1 April 2012. London is excluded from the statistics, both for the six months ending 30 September 2012 and for the historic series. However, homes where the house is located outside London but the funding was allocated to a local authority district within London are included. The historic series for London included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) is available from

<http://www.homesandcommunities.co.uk/housing-statistics>

² The delivery of housing starts on site has been affected by the closure of the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme to new commitments in March 2011. The new Affordable Homes Programme commenced delivery of housing starts on site in the second half of 2011-12.

³ Figures by local authority and HCA's operating areas are available in the accompanying tables.

⁴ Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.

⁵ The open market units delivered under the Property and Regeneration Programme include some starts and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

^R Revised since the figures were published in the release of official statistics dated 12 June 2012 (revised 24 August 2012)

".." not applicable

Starts on site:

- A total of 5,243 homes started on site in the first six months of the financial year commencing 1 April 2012, an increase of 159 per cent compared to the 2,023 (revised) homes started in the same period of the previous year.
- 3,310 homes started were for affordable housing, an increase of 2,886 or 681 per cent from the first six months of 2011-12. This reflects delivery from the 2011-15 Affordable Homes Programme, where starts on site began to be delivered in the second half of 2011-12. This followed closure of the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme to new commitments in March 2011.
- The majority (74 per cent or 2,437) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the new Affordable Homes Programme, where Affordable Rent is the main product funded. Housing for Affordable Home Ownership accounted for a further 15 per cent (492) of affordable homes started on site in the first six months of 2012-13.
- The number of market homes started in the six months to 30 September 2012 increased by 21 per cent to 1,933 compared to 1,599 (revised) in the first six months of 2011-12. The Property and Regeneration Programme produced the majority of market starts on site in the first six months of 2012-13 (63 per cent or 1,212), a decrease of 387 or 24 per cent compared to the same period in 2011-12.

Completions:

- A total of 11,981 homes were completed in the six months to 30 September 2012, a decrease of 2 per cent compared to the 12,220 (revised) homes completed in the same period last year.
- 9,874 affordable homes were completed in the six months to 30 September 2012, virtually unchanged from the 9,901 delivered in the same period in 2011-12. The majority (51 per cent or 5,079) were for Affordable Home Ownership of which 3,499 were under the FirstBuy programme. Housing for Social Rent accounted for a further 36 per cent (3,586) of affordable homes completed in the first six months of 2012-13, a decrease of 3,337 or 48 per cent compared to the same period in 2011-12. This reflects the closure of the National Affordable Housing Programme to new commitments in April 2011. A further 1,074 or 11 per cent were housing for Affordable Rent, the main product being delivered under the 2011-15 Affordable Homes Programme which commenced delivery in the second half of 2011-12.
- The number of market homes completed between 1 April and 30 September 2012 decreased by 9 per cent with 2,107 completed compared to 2,319 (revised) in the same period of 2011-12.

4. Accompanying tables

- 4.1 The tables accompanying this release are available to download from the housing statistics page on the HCA website⁵ and include the following:

Table 1

Housing starts on site and completions by programme and tenure for:

- 1 April 2009 – 31 March 2010 with half year analysis
- 1 April 2010 – 31 March 2011 with half year analysis
- 1 April 2011 – 31 March 2012 with half year analysis
- 1 April 2012 – 30 September 2012

Table 2a

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2012 – 30 September 2012

Table 2b

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2011 - 31 March 2012

Table 2c

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2010 - 31 March 2011

- 4.2 In a small number of cases, HCA funding to an affordable housing provider is to support a person or family to be housed in a local authority that is different to the one in which they currently reside. The local authority presentation in Tables 2a to 2c is based on the local authority district in which the house is located. This is different to the presentation in the last release, which was based on the local authority where the funding is allocated. The change has been made to ensure consistency with housing statistics published at local authority level by the Department for Communities and Local Government.
- 4.3 The HCA did not receive significant feedback to the proposal set out in the last release to discontinue the presentation of programme level statistics by statistical region and HCA operating area. This presentation has now been discontinued.
- 4.4 Tables 2a to 2c identify the HCA operating area in which each local authority is located. A map showing the operating area boundaries is available at Annex 1.
- 4.5 Tables 2a and 2b accompanying the last release included a data summary for the former government region (denoted as statistical region). Following the abolition of regional government and the decision by the Department for Communities and Local Government to discontinue publication of statistics at regional level as set out in the Written Ministerial Statement⁶ on 18 September 2012, the HCA has omitted the summary. The published data identifies the former government region and can be used to compile a data summary, if required.

⁵ <http://www.homesandcommunities.co.uk/housing-statistics>

⁶ <http://www.communities.gov.uk/statements/newsroom/localstatistics>

5. Revisions

Revisions policy

- 5.1 The HCA has adopted the revisions policy developed by the Department for Communities and Local Government⁷. This policy covers two types of revisions.

Scheduled Revisions

- 5.2 These statistics are drawn from grant and project administration systems and therefore updated information can be provided by grant recipients and developers after the official statistics have been extracted and compiled from these systems. This is particularly the case during the financial year and figures for the first six months of the year, as reported in the November release, are subject to scheduled revision in the release of financial year data in June. It is also possible for revisions to be made for earlier periods, although procedures are in place to minimise the scale of these.

- 5.3 Revisions are incorporated into the next scheduled release of data.

Non-Scheduled Revisions

- 5.4 If a substantial error occurs as a result of the production process, the statistical release and accompanying tables will be updated with a correction notice as soon as is practical.

Revisions in this release

- 5.5 A number of revisions have been made to historic periods in this release, compared to that published on 12 June 2012 (revised 24 August 2012), mainly reflecting updated information received from providers/developers. These are summarised below at the HCA investment programme level and are labelled with 'R' in the tables.

- 5.6 The tenure of housing starts on site delivered under the Kickstart Housing Delivery Programme is subject to change depending on the tenure of the corresponding housing completions. We have reported revised housing start on site figures for 2009-10 and 2010-11 but there may be further revisions to report in the next housing statistical release dependent on the final completions to be delivered by this programme in the second half of 2012-13.

Revisions for the financial year ending 31 March 2012:

- The total housing starts figure for the Economic Assets Programme has decreased by 6 units from 24 to 18. The decrease relates to data revisions on a single project following the receipt of updated information from the developer.

⁷ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 166 units from 5,917 to 6,083. The net increase relates to the receipt of updated information from providers/developers together with conversions between HomeBuy Direct and market units.
- The total housing starts on site figure for the Property and Regeneration Programme has increased by 22 units from 4,410 to 4,432. The net increase relates to the receipt of updated information from developers, a delay in recording system data and the removal of double counting with the Affordable Homes Programme.
- The total housing completions figure for the Property and Regeneration Programme has decreased by 24 units from 2,827 to 2,803. The net decrease relates to the receipt of updated information from developers and the removal of double counting with the Affordable Homes Programme or with Kickstart.

Revisions for the financial year ending 31 March 2011:

- The total housing starts on site figure for the Kickstart Housing Delivery Programme has decreased by 834 units from 6,963 to 6,129. The net decrease relates to failure of HomeBuy Direct units to complete and a review of project data to reflect final completion.
- The total housing completions figure for the Kickstart Housing Delivery Programme has decreased by 6 units from 8,496 to 8,490. The net decrease relates to a review of system data and a provider withdrawing from a project.
- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 23 units from 3,235 to 3,212. The net decrease relates to review of system data and the receipt of updated information from providers/developers.

Revisions for the financial year ending 31 March 2010:

- The total housing starts figure for the Kickstart Housing Delivery Programme has decreased by 486 units from 11,363 to 10,877. The net decrease relates to failure of HomeBuy Direct units to complete and a review of project data to reflect final completion.
- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 24 units from 2,764 to 2,740. The decrease relates to the revision of a project phase in which some units are now being delivered at a later date under a different tenure.
- The total housing completions figure for the Property and Regeneration Programme has increased by 14 units from 2,901 to 2,915. The net increase relates to the review of data following project completion procedures and the removal of double counting with the National Affordable Homes Programme.

For further information relating to the revisions marked 'R' in Tables 2b and 2c please contact the HCA Referrals and Regulatory Enquiries Team on 0300 1234 500 or email mail@homesandcommunities.co.uk.

6. 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 Framework⁸, published 27 March 2012, as housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market.

Social rented housing is rented housing owned and managed by local authorities and registered providers, for which guideline 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 shared equity products, shared ownership and intermediate rent.

Affordable rented housing is 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 no more than 80% of the local market rent (including service charges, where applicable).

Housing starts on site are reported when the provider/developer and builder have entered into the house building contract, the building contractor has taken possession of the site and the start on site works have commenced. Starts on site are not reported for Mortgage Rescue or for shared equity products delivered under FirstBuy.

Housing completions are reported when the units are fit for occupation or, in the case of Mortgage Rescue and shared equity products delivered under FirstBuy, the Kickstart Housing Delivery Programme and the National Affordable Housing Programme, at the point of completion of the purchase.

7. Data sources and quality

7.1 Data for the Affordable Homes Programme, Empty Homes, FirstBuy, Homelessness Change, the Kickstart Housing Delivery Programme (HomeBuy Direct and NAHP), the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme and Traveller Pitch Funding has been produced using our Investment Management System, which contains information provided by investment partners in accordance with monitoring requirements for the payment of grant.

7.2 Data for the Accelerated Land Disposal programme, the Economic Assets Programme, the Get Britain Building Programme, the Kickstart Housing Delivery Programme (Investment Support) and the Property and Regeneration Programme has been produced using our Project Control System, which is maintained by our own staff based on the best information currently available.

⁸ <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

7.3 The levels of affordable housing starts and completions recorded in the first half of the year reflect the historic annual delivery profile of the programmes. In 2009-10 and 2010-11 less than 28 per cent of starts on site and less than 40 per cent of completions were delivered in the first half of the year. HCA data is dependent on the submission of grant claims by providers and historically the majority have been submitted in the second half of the year. In 2011-12 delivery was lower with 4 per cent of starts on site and 28 per cent of completions delivered in the first half of the year. In this year, the distribution of starts on site and completions was impacted by the closure of the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme to new commitments in March 2011. The new Affordable Homes Programme commenced delivery of housing starts on site in the second half of 2011-12.

8. Related statistics

Affordable Housing Supply

8.1 The Department for Communities and Local Government publishes annual statistics on affordable housing supply in England⁹. These 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.

8.2 The objective of the HCA statistics is to report on affordable housing delivered through its programmes, whilst the Department for Communities and Local Government's statistics aim to provide a complete picture on affordable housing delivered, irrespective of funding mechanism. Whilst delivery through the HCA accounts for the majority of affordable housing supply, the scope of the statistics reported is wider than the HCA figures.

8.3 Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that, in the future, the HCA will no longer publish affordable housing starts and completions for London and this responsibility will be taken over by the Greater London Authority (GLA). The Department for Communities and Local Government will combine 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.

8.4 The combined statistics published by the Department for Communities and Local Government are available from the DCLG website⁹ and housing statistics published by the GLA are available from the GLA website¹⁰.

⁹<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousing/supply/>

¹⁰<http://data.london.gov.uk/datastore/package/gla-affordable-housing-programme-outturn-borough>

9. Other information

Pre-release access

- 9.1 Details of officials who receive pre-release access to the release up to 24 hours are available from the housing statistics page on the HCA website¹¹.

Changes in the HCA's responsibilities

- 9.2 The Department for Communities and Local Government are currently considering the results of consultation on the transfer of development control powers in the expansion areas of Milton Keynes from the HCA to Milton Keynes Council. It is proposed that the HCA will also transfer the operation of the Milton Keynes Tariff at the same time. This transfer would see a reduction in the amount of market housing completions recorded by the HCA in those areas. The HCA will still record completions which are on HCA owned land in west Milton Keynes or where the affordable homes form part of one of the HCA's programmes.

Future publication dates

- 9.3 Our official statistics for the financial year 1 April 2012 to 31 March 2013 will be published in May/June 2013; this will include any revisions to previously reported official statistics.

10. User consultation

- 10.1 Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be sent to the "Public Enquiries" address given in:

Enquiries:

Media Enquiries	Email: robert.davies@hca.gsi.gov.uk
	Tel: 020 7874 8269
Public Enquiries	Email: mail@homesandcommunities.co.uk
	Tel: 0300 1234 500

¹¹ <http://www.homesandcommunities.co.uk/housing-statistics>

Annex 1



HCA Operating Areas

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11. Annex 2

HCA's programmes

The following links provide information about HCA's programmes:

Programme	Weblink
Accelerated Land Disposal	http://www.homesandcommunities.co.uk/ourwork/our-land
Affordable Homes Programme	http://www.homesandcommunities.co.uk/affordable-homes
Economic Assets	http://www.homesandcommunities.co.uk/ourwork/economic-assets
Empty Homes	http://www.homesandcommunities.co.uk/ourwork/empty-homes
FirstBuy	http://www.homesandcommunities.co.uk/firstbuy
Get Britain Building	http://www.homesandcommunities.co.uk/get-britain-building
Homelessness Change	http://www.homesandcommunities.co.uk/ourwork/homelessness-change
Kickstart Housing Delivery	http://www.homesandcommunities.co.uk/ourwork/kickstart
Local Authority New Build	http://www.homesandcommunities.co.uk/bidding_for_new_build
Mortgage Rescue	http://www.homesandcommunities.co.uk/mortgage_rescue_guidance
National Affordable Housing Programme	http://www.homesandcommunities.co.uk/ourwork/national-affordable-housing-programme
Property and Regeneration Programme	http://www.homesandcommunities.co.uk/ourwork/regeneration
Traveller Pitch Funding	http://www.homesandcommunities.co.uk/ourwork/traveller-pitch-funding

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