

Homes and Communities Agency National Housing Statistics

Headlines

- There were 17,519 housing starts on site and 21,093 housing completions in England in the six months to 30 September 2010 delivered under the National Affordable Housing Programme, the Kickstart Housing Delivery Programme, the Local Authority New Build Programme and the Property and Regeneration Programme.
- 13,402 of the housing starts on site were for affordable homes of which 9,340 were for social rent, 633 for intermediate rent and 3,429 for low cost home ownership. Over half of these starts on site (53 per cent) were in London and the South East.
- Housing completions in the six months to 30 September 2010 included 19,533 affordable homes of which 10,301 were for social rent, 1,022 for intermediate rent and 8,210 for low cost home ownership. Half of these completions were in London, the South East and the 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 2010.

The figures presented include restated figures for the financial year ending 31 March 2010 for the Kickstart Housing Delivery Programme and the Property and Regeneration Programme (published in the release of official statistics dated 15 June 2010) together with figures for the 6 months to 30 September 2010.

The figures in this release show the supply of affordable homes delivered under the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme together with 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 and Kickstart Housing Delivery Programme, at the point of completion of the purchase.

Housing Outputs

Housing outputs – 2009/10 and 1 April – 30 September 2010^{1,2}

(a) National Affordable Housing Programme³

	Housing Starts on Site							
	1 April 2009 - 31 March 2010				1 April 2010 - 30 September 2010			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴
Intermediate Rent		Low Cost Home Ownership	Intermediate Rent			Low Cost Home Ownership		
North East	1,400	170	114	1,684	177	10	19	206
North West	3,005	52	597	3,654	540	0	54	594
Yorkshire and the Humber	2,150	27	437	2,614	222	0	46	268
East Midlands	2,165	0	441	2,606	329	0	79	408
West Midlands	2,285	170	500	2,955	799	4	84	887
East of England	4,003	254	887	5,144	1,126	103	162	1,391
London	10,181	1,923	3,010	15,114	2,576	391	1,291	4,258
South East	6,024	441	1,502	7,967	1,860	53	423	2,336
South West	4,469	212	1,027	5,708	878	43	165	1,086
England Total	35,682	3,249	8,515	47,446	8,507	604	2,323	11,434
	Housing Completions							
	1 April 2009 - 31 March 2010				1 April 2010 - 30 September 2010			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions 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	1,397	100	562	2,059	425	29	379	833
North West	2,547	4	1,370	3,921	968	0	846	1,814
Yorkshire and the Humber	1,321	23	1,164	2,508	519	6	753	1,278
East Midlands	2,086	13	1,372	3,471	836	0	650	1,486
West Midlands	2,811	114	1,593	4,518	919	38	716	1,673
East of England	4,445	276	2,901	7,622	1,250	156	1,004	2,410
London	6,992	743	5,037	12,772	2,106	570	1,293	3,969
South East	5,536	466	4,175	10,177	1,783	153	1,292	3,228
South West	3,722	194	1,972	5,888	1,342	37	917	2,296
England Total	30,857	1,933	20,146	52,936	10,148	989	7,850	18,987

(b) Local Authority New Build ^{3, 5}

	Housing Starts on Site	Housing Starts on Site
	1 April 2009 - 31 March 2010	1 April 2010 - 30 September 2010
	Social Rent	Social Rent
North East	212	9
North West	177	33
Yorkshire and the Humber	498	99
East Midlands	360	42
West Midlands	283	0
East of England	7	0
London	377	103
South East	58	88
South West	96	29
England Total	2,068	403

(c) Kickstart Housing Delivery ^{3, 7}

	Housing Starts on Site											
	1 April 2009 - 31 March 2010						1 April 2010 - 30 September 2010					
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	Open Market	Total Housing Starts
		Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership			
North East	433	78	20	531	273	804	0	0	28	28	12	40
North West	152	30	664	846	1,270	2,116	30	0	158	188	51	239
Yorkshire and the Humber	293		549	842	771	1,613	106	0	26	132	62	194
East Midlands	202		238	440	695	1,135	84	0	245	329	18	347
West Midlands	284	182	642	1,108	881	1,989	109	0	170	279	258	537
East of England	59		226	285	385	670	0	0	230	230	282	512
London	75	12	111	198	427	625	20	0	6	26	1,100	1,126
South East	151	48	354	553	688	1,241	41	29	218	288	469	757
South West	74	4	539	617	1,212	1,829	40	0	25	65	319	384
England Total	1,723	354	3,343	5,420	6,602	12,022	430	29	1,106	1,565	2,571	4,136

	Housing Completions ⁶										
	1 April 2009 - 31 March 2010					1 April 2010 - 30 September 2010					
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁴	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁴	Open Market
Intermediate Rent		Low Cost Home Ownership	Intermediate Rent					Low Cost Home Ownership			
North East			0		0	31	10	2	43	3	46
North West			0		0	43	0	105	148	0	148
Yorkshire and the Humber			0	2	2	26	0	27	53	38	91
East Midlands	9		9		9	28	0	14	42	12	54
West Midlands	11		11		11	25	23	59	107	46	153
East of England			0		0	0	0	14	14	14	28
London			0		0	0	0	0	0	0	0
South East			0	7	7	0	0	57	57	44	101
South West				13	13	0	0	82	82	0	82

(d) Property and Regeneration Programme ^{7,8}

	Housing Starts on Site		Housing Completions	
	1 April 2009 - 31 March 2010	1 April 2010 - 30 September 2010	1 April 2009 - 31 March 2010	1 April 2010 - 30 September 2010
North East	149	136	157	40
North West	293	60	200	34
Yorkshire and the Humber	21	185	74	340
East Midlands	167	73	203	142
West Midlands	706	318	271	66
East of England	497	410	167	77
London	492	30	266	282
South East	874	325	1,078	394
South West	160	9	729	28
England Total	3,359	1,546	3,145	1,403

¹ The figures exclude any housing outputs which may be attributable to the programmes inherited from the Department for 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 2010/11.

³ The National Affordable Housing Programme, Local Authority New Build and Kickstart (HomeBuy Direct and NAHP) figures for the six months to 30 September 2010 are sourced from our Investment Management System (IMS) at close of business on 30 September 2010. There are no amendments to the IMS figures for the financial year ending 31 March 2010 which were published in the release of official statistics dated 15 June 2010.

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

⁵There are no completion figures for the 6 months ending 30 September 2010 for Local Authority New Build due to the timing of starts on site in the final quarter of 2009/10.

⁶The small number of completion figures for the Kickstart Housing Delivery Programme is due to the timing of starts on site in the final quarter of 2009/10.

⁷The Property and Regeneration Programme and Kickstart (Investment Support) figures are sourced from our Project Control System (PCS) at close of business on 16 November 2010.

⁸Some units delivered under the Property and Regeneration Programme relate to the National Coalfields Programme and are jointly recorded by the Regional Development Agencies. In the financial year ending 31 March 2010 these include 14 housing starts on site and 43 housing completions delivered in the North East, 30 housing starts on site and 19 housing completions delivered in East Midlands and 225 housing starts on site in the West Midlands. In the 6 months to 30 September 2010, the jointly recorded outputs include 50 housing starts on site and 25 housing completions in the North East and 7 housing starts on site and 11 housing completions in the East Midlands.

Revisions to official statistics for the financial year ending 31 March 2010

The following revisions have been made to the official statistics which were published on 15 June 2010 for the financial year ending 31 March 2010:

- The total housing starts on site figure for the Kickstart Housing Delivery Programme has increased by 111 units from 11,911 to 12,022. The increase relates to units which were not previously claimed.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 7 units from 35 to 42. The increase relates to the subsequent notification of 7 units.
- The total housing starts on site figure for the Property and Regeneration Programme has reduced by 27 units from 3,386 to 3,359. The reduction relates to the subsequent conversion of 22 open market units to HomeBuy Direct delivered under the National Affordable Housing Programme and the incorrect reporting of 5 units.
- The total housing completions figure for the Property and Regeneration Programme has reduced by 2 units from 3,147 to 3,145. The net reduction relates to the incorrect reporting of 4 units which were partially offset by notification from the developer of 2 additional units.

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, Local Authority New Build and Kickstart (HomeBuy Direct and NAHP) data in the table has been produced using our Investment Management System which contains information provided by investment partners.

The Property and Regeneration Programme and Kickstart (Investment Support) 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

Any revisions to these published figures will be disclosed in the next release of official statistics.

Future publication dates

Our official statistics for 2010/11 will be published in May/June 2011; this will include any revisions to previously reported official statistics.

Relationship with other official statistics

The Department for Communities and Local Government (DCLG) 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. DCLG will be publishing estimates of gross affordable supply for 2010-11 in autumn 2011.

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