



Homes &
Communities
Agency



Homes and Communities Agency Housing Statistics

1 April – 30 September 2013

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1. Key results

- There were 12,569 housing starts on site and 10,890 housing completions delivered through programmes managed by the Homes and Communities Agency (HCA) in England (excluding London for all programmes except those administered by the HCA) between 1 April and 30 September 2013. These figures exclude delivery under the Help to Buy programme.
- In addition, 5,375 new homes were sold with the assistance of a Help to Buy equity loan in the six months to 30 September 2013 under the new Help to Buy programme.
- The majority (9,970 or 79 per cent) of the housing starts on site in the six months to 30 September 2013 were for affordable homes, an increase of 202 per cent on the 3,297 affordable homes started between 1 April and 30 September 2012.
- 7,608 affordable homes started in the six months to 30 September 2013 were for Affordable Rent, an increase of 219 per cent on the same period of 2012-13. A further 802 were for Social Rent, an increase of 100 per cent on the same period of 2012-13, and the remaining 1,560 were for intermediate affordable housing schemes, including shared ownership and equity loan, an increase of 207 per cent on the same period of 2012-13. The Affordable Homes Programme (AHP) 2011-15 accounted for 96 per cent of the affordable homes started in the six month period ending 30 September 2013.
- 8,314 or 76 per cent of housing completions (excluding Help to Buy) in the first six months of the financial year 2013-14 were for affordable homes, a decrease of 16 per cent on the 9,879 affordable homes completed in the first six months of 2012-13.
- 4,569 affordable homes completed in the six month period 1 April to 30 September 2013 were for Affordable Rent, an increase of 325 per cent compared to the same period of 2012-13. A further 1,144 were for Social Rent, a decrease of 68 per cent on the same period of 2012-13, and the remaining 2,601 were for intermediate affordable housing schemes, including shared ownership and equity loan, a decrease of 50 per cent on the same period of 2012-13.

2. Introduction

Geographical coverage

- 2.1** This release presents the housing starts on site and housing completions delivered by the Homes and Communities Agency (HCA) between 1 April 2009 and 30 September 2013 in England excluding London (for both the current and historical series¹) with the exception of the Build to Rent, Get Britain Building and Help to Buy programmes which are administered by the HCA on behalf of the Greater London Authority (GLA) and where delivery covers all of England including London.

¹ As housing starts on site and completions are recorded by their location, they may include homes located outside London where the funding was allocated to a local authority district within London.

Purposes and uses

- 2.2** The figures in this release show the supply of affordable and market housing delivered through the HCA's programmes². Further details on housing types are available in section 6. The Department for Communities and Local Government (DCLG) also publishes annual statistics on affordable housing supply in England³ showing the gross annual supply of affordable homes, irrespective of funding mechanism, and quarterly statistics on Help to Buy: Equity Loans⁴. Further information on the annual Affordable Housing Supply and Help to Buy releases is provided in section 8 of this release.
- 2.3** The data in this release are used by DCLG to monitor delivery of affordable homes as part of the DCLG business plan⁵ (see paragraph 8.3). The HCA use the data to measure progress towards commitments made in its published Corporate Plan⁶ and to publish operating area housing market reports⁷. Local authorities also use the data when compiling their annual return to DCLG for the purpose of calculating the enhancement for affordable housing under the New Homes Bonus (NHB), a grant for local authorities to incentivise new housing supply.

What is included in this release?

- 2.4** This is the first release of data relating to delivery for the six month period ending 30 September 2013 and covers twelve current programmes and three historical programmes delivered by the HCA (summarised in Annex 1). These include the acquisition of existing land or property as well as new house building, and some programmes provide a mix of affordable and market housing. Affordable housing may be for home ownership (on shared ownership or equity loan (FirstBuy) terms) or for rent. Help to Buy is an equity loan scheme but is not affordable housing as defined in section 6 of this release.
- 2.5** Housing starts on site and housing completions are reported for each programme, where applicable. Housing starts on site are not applicable for FirstBuy, Help to Buy and Mortgage Rescue because the product type records the completion of a purchase rather than a start and completion for a development or rehabilitation works.
- 2.6** A programme breakdown of the data is available in Table 1 of the tables accompanying this release for all programmes with the exception of Help to Buy which is available in Table 3 of the tables accompanying this release⁸. Further information on the accompanying tables is provided in section 4 of this release. Table A of the annual statistics on affordable housing supply in England published by DCLG⁹ shows how the HCA programmes relate to the statistics on affordable housing published by DCLG.

² See Annex 1 for a summary and links to information about the HCA's programmes.

³ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

⁴ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

⁵ <http://transparency.number10.gov.uk/>

⁶ http://www.homesandcommunities.co.uk/sites/default/files/aboutus/hca_corporate_plan_2013_full.pdf

⁷ <http://www.homesandcommunities.co.uk/ourwork/operating-area-housing-market-reports>

⁸ <http://www.homesandcommunities.co.uk/housing-statistics>

⁹ <https://www.gov.uk/government/publications/affordable-housing-supply-in-england-2012-to-2013>

2.7 There is a recognised pattern of higher delivery of affordable housing in the second half of each year. Historical evidence shows that delivery occurring in the first half of the year does not account for half of annual delivery. As a result figures in this release should be interpreted with caution. Evidence to support this statement is provided in Tables 1a and 2a below and further details are provided in section 7 of this release.

How is new subsidised housing provided?

2.8 Affordable homes delivered through HCA programmes are funded by central government. The grant is administered by the HCA to fund investment partners (including private registered providers, house builders, community groups and local authorities) to deliver affordable housing.

2.9 With the exception of the Economic Assets, Help to Buy and the Property and Regeneration programmes, funding for all programmes is allocated through a bidding process based on the assessment criteria for each programme. Grant is paid in accordance with an agreed payment rate as set out in the contractual agreement for each programme. Investment for projects delivered under the Economic Assets and the Property and Regeneration programmes is determined in accordance with the HCA's Financial Framework¹⁰.

2.10 The Help to Buy equity loan product is funded by the Government through the HCA and is made available to eligible applicants to assist home purchase. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000. Help to Buy equity loan homes are only available from house builders who have registered with the HCA. The equity loan is made by the HCA to the purchaser and there is no house builder contribution.

London

2.11 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 housing starts and completions for London, except where the HCA is administering a programme on behalf of the GLA. The historical series for London, which reflects past 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 website¹¹.

2.12 DCLG has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce affordable housing starts and completions for England¹². 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.

¹⁰ http://www.homesandcommunities.co.uk/sites/default/files/financial_framework.pdf

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

¹² <https://www.gov.uk/government/organisations/departments-for-communities-and-local-government/series/affordable-housing-supply>

3. Housing outputs ¹

Starts on site:

Table 1a: Housing starts on site by tenure ²

		Affordable rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ³	Market ⁴	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2013/14	Apr-Sept	7,608	802	0	1,560	9,970	2,599	12,569
2012-13	Apr - Sept	2,388	401	8	500	3,297	2,403	5,700
2012-13	Oct - Mar	15,962	2,701	67	4,087	22,817	12,625	35,442
2012-13	Full Year	18,350	3,102	75	4,587	26,114	15,028	41,142
2011-12	Apr - Sept	..	203	0	210	413	1,536	1,949
2011-12	Oct - Mar	7,045	2,078	0	1,701	10,824	2,402	13,226
2011-12	Full Year	7,045	2,281	0	1,911	11,237	3,938	15,175
2010-11	Apr - Sept	..	6,779	240	1,802	8,821	3,471	12,292
2010-11	Oct - Mar	..	17,537	468	5,311	23,316	2,492	25,808
2010-11	Full Year	..	24,316	708	7,113	32,137	5,963	38,100
2009-10	Apr - Sept	..	6,470	476	1,038	7,984	883	8,867
2009-10	Oct - Mar	..	22,389	1,170	6,683	30,242	8,392	38,634
2009-10	Full Year	..	28,859	1,646	7,721	38,226	9,275	47,501

¹ 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 housing starts and completions for London (current and historical series) except for delivery in London under the Build to Rent, Get Britain Building and Help to Buy Programmes which are administered by the HCA on behalf of the GLA. As housing starts on site and completions are recorded by their location, they may include homes located outside London where the funding was allocated to a local authority district within London. The historical series for London included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) is available from:

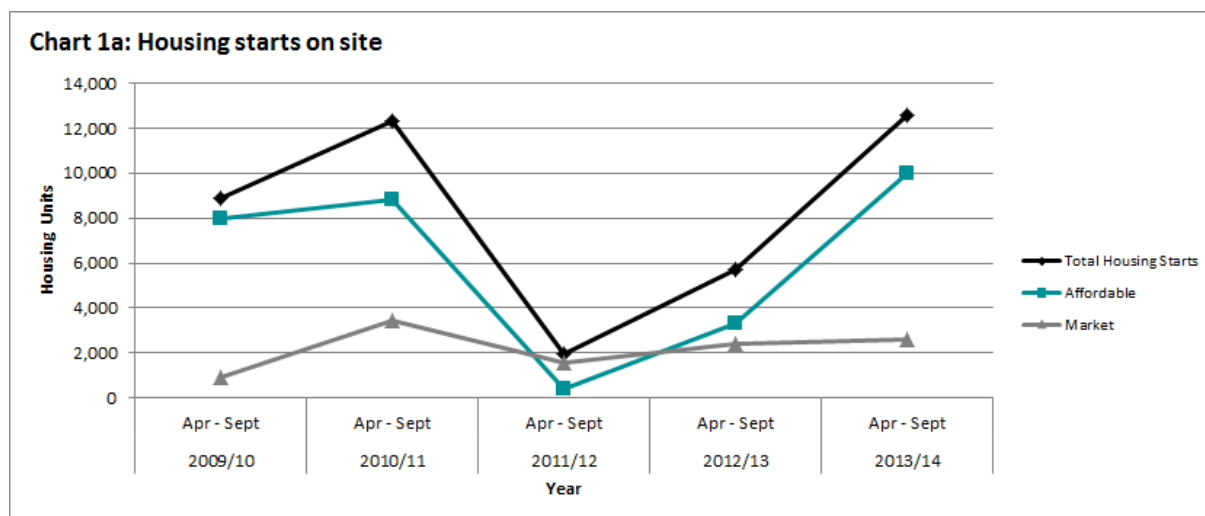
<http://www.homesandcommunities.co.uk/housing-statistics>

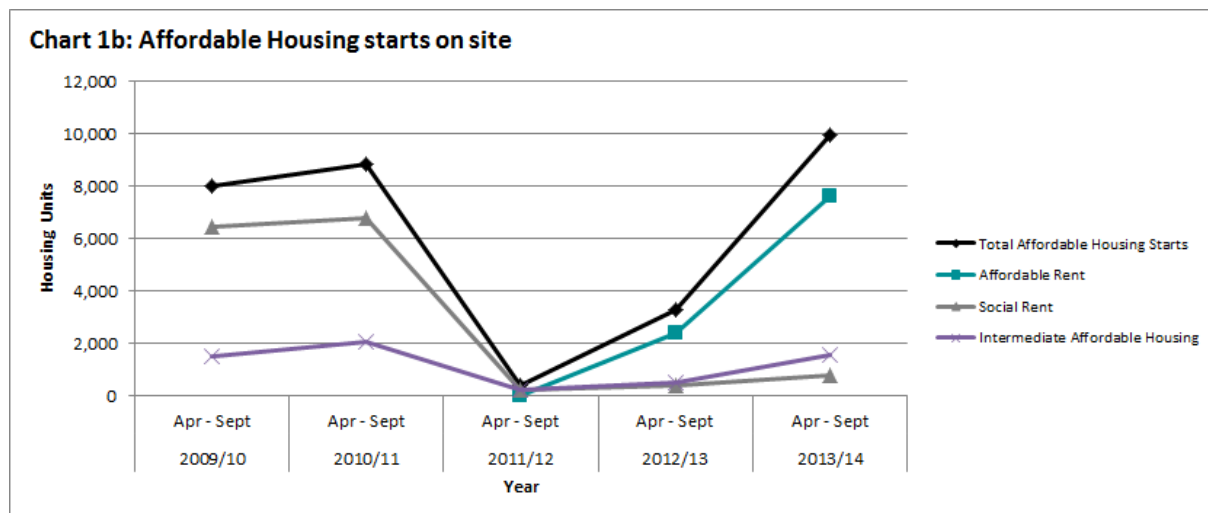
² Figures by local authority and HCA's operating areas are available in the accompanying tables.

³ Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.

⁴ The market units delivered under the Accelerated Land Disposal, Get Britain Building, Kickstart Housing Delivery and Property and Regeneration programmes include some starts and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

".." not applicable





- A total of 12,569 homes started on site in the first six months of the financial year 2013-14, an increase of 121 per cent compared to the 5,700 homes started in the same period of the previous year.
- 9,970 homes started were for affordable housing, an increase of 6,673 or 202 per cent from the first six months of 2012-13. This reflects increases in delivery under the Affordable Homes Programme 2011-15 (AHP), where starts on site began to be delivered in the second half of 2011-12. The AHP delivered 9,522 affordable housing starts on site in the first six months of 2013-14, an increase of 6,397 or 205 per cent compared to the same period of 2012-13.
- The majority (76 per cent or 7,608) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the AHP, where Affordable Rent is the main product funded. Housing for Affordable Home Ownership accounted for a further 16 per cent (1,560) of affordable homes started on site in the first six months of 2013-14 with the remaining 8 per cent for Social Rent (802).
- The HCA's East and South East operating area¹³ delivered 34 per cent of the affordable housing starts in the six months ending 30 September 2013 (25 per cent in the same period of 2012-13), whilst 22 per cent were in the South and South West (29 per cent in the same period of 2012-13), 18 per cent in the Midlands (15 per cent in same period of 2012-13), 18 per cent in the North West (18 per cent in the same period of 2012-13) and 8 per cent in the North East, Yorkshire and The Humber (13 per cent in the same period of 2012-13).
- In 2011-12, delivery of housing starts on site was affected by the transition from the National Affordable Housing Programme 2008-11 to the AHP 2011-15 and the closure of the Local Authority New Build and Kickstart Housing Delivery programmes to new commitments in March 2011. The AHP 2011-15 commenced delivery of housing starts on site in the second half of 2011-12, increased delivery in 2012-13 and the first half of 2013-14. The Get Britain Building and Build to Rent Programmes commenced delivery of housing starts on site in 2012-13 and 2013-14 respectively. The outcome is a significant increase in the number of starts on site for affordable housing reported in the first six months of 2013-14 (9,970) compared to the same period in 2011-12 (413).

¹³ See Annex 2 for the definition of operating area.

- The number of market homes started in the six months to 30 September 2013 increased by 8 per cent to 2,599 compared to 2,403 in the first six months of 2012-13. The Property and Regeneration Programme produced the majority of market starts on site (61 per cent or 1,594), a decrease of 33 or 2 per cent compared to the same period in 2012-13. The Get Britain Building Programme contributed a further 16 per cent (408), a decrease of 144 or 26 per cent compared to the same period in 2012-13. The Accelerated Land Disposal Programme accounted for 11 per cent or 291 and the Economic Assets Programme for 8 per cent or 204. The Build to Rent programme commenced delivery of market starts on site in the first half of 2013-14 delivering 102 or 4 per cent.

Completions (excluding Help to Buy):

Table 2a: Housing completions by tenure (excluding Help to Buy) ²

		Affordable rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ³	Market ^{4,5}	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2013-14	Apr - Sept	4,569	1,144	90	2,511	8,314	2,576	10,890
2012-13	Apr - Sept	1,074	3,590	135	5,080	9,879	2,339	12,218
2012-13	Oct - Mar	5,505	5,987	239	6,948	18,679	2,814	21,493
2012-13	Full Year	6,579	9,577	374	12,028	28,558	5,153	33,711
2011-12	Apr - Sept	..	6,928	291	2,702	9,921	2,340	12,261
2011-12	Oct - Mar	797	16,213	560	8,057	25,627	4,182	29,809
2011-12	Full Year	797	23,141	851	10,759	35,548	6,522	42,070
2010-11	Apr - Sept	..	8,217	432	6,951	15,600	1,633	17,233
2010-11	Oct - Mar	..	19,939	784	6,717	27,440	5,725	33,165
2010-11	Full Year	..	28,156	1,216	13,668	43,040	7,358	50,398
2009-10	Apr - Sept	..	8,828	441	5,771	15,040	871	15,911
2009-10	Oct - Mar	..	15,119	751	9,640	25,510	1,906	27,416
2009-10	Full Year	..	23,947	1,192	15,411	40,550	2,777	43,327

^{2,3,4} See above for footnotes below Table 1a

⁵ Some of the market completions delivered in the 6 months ending 30 September 2013 may include houses sold to purchasers who have received assistance through the Help to Buy scheme to buy a property at market value from a house builder where the scheme as a whole may have benefitted from funding through another programme. Help to Buy is reported separately at the end of this section.

".." not applicable

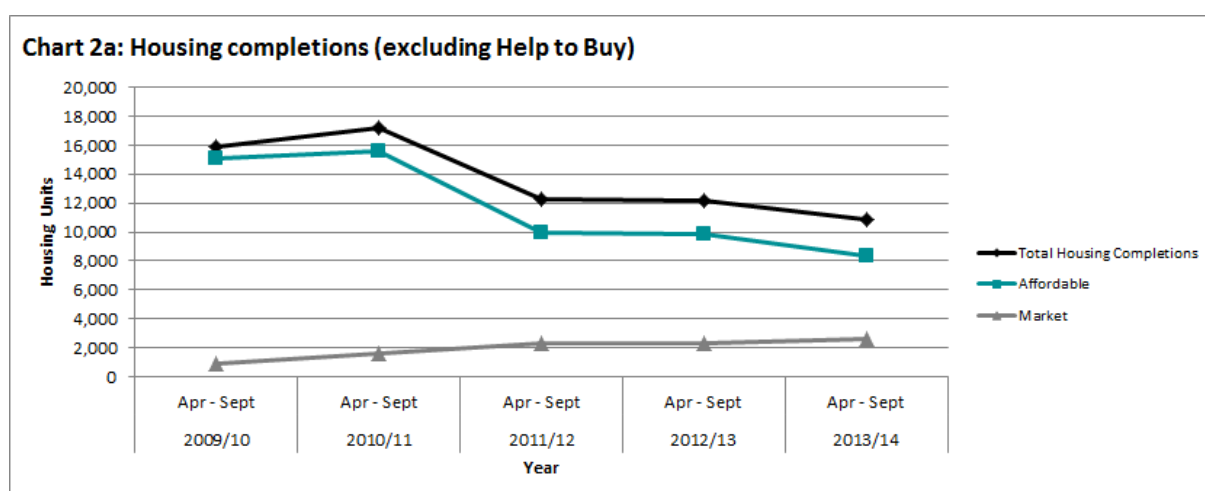
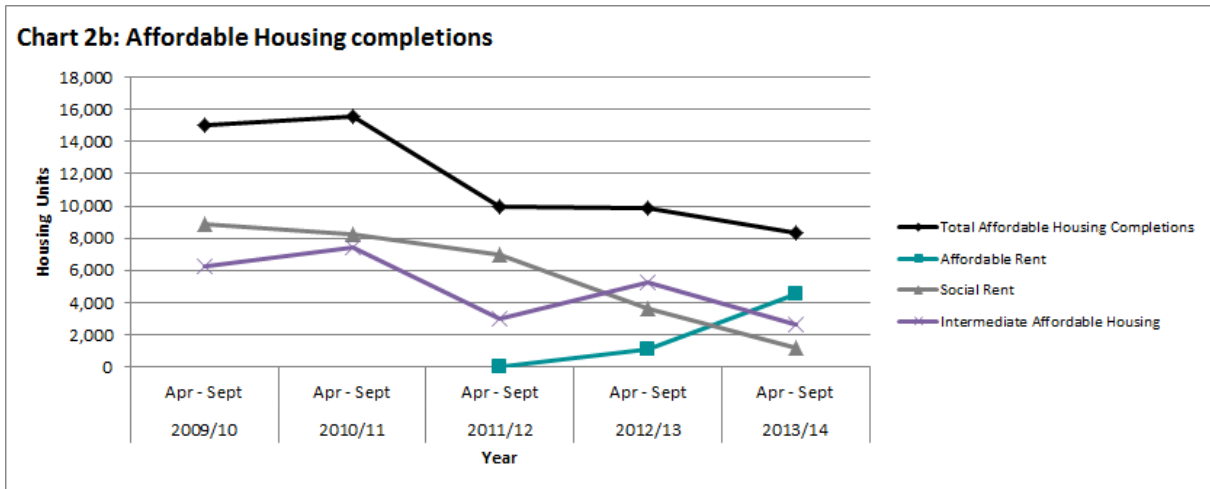


Chart 2b: Affordable Housing completions



- A total of 10,890 homes (excluding Help to Buy) were completed in the six months to 30 September 2013, a decrease of 11 per cent compared to the 12,218 homes completed in the same period last year.
- 8,314 affordable homes were completed in the six months to 30 September 2013, a decrease of 16 per cent compared to 9,879 delivered in the same period in 2012-13. The majority (55 per cent or 4,569) were for Affordable Rent, an increase of 3,495 or 325 per cent compared to the same period in 2012-13. This reflects a continuing upward trend under the AHP, of which Affordable Rent is the main product, since delivery started in the second half of 2011-12. Housing for Affordable Home Ownership accounted for a further 30 per cent (2,511) of affordable homes completed in the first six months of 2013-14, a decrease of 2,569 or 51 per cent compared to the same period in 2012-13. Housing for Social Rent represented a further 14 per cent (1,144) of affordable homes completed in the first half of 2013-14, a decrease of 2,446 or 68 per cent compared to the first half of 2012-13. The remaining 1 per cent (90) of affordable homes completed in the first half of 2013-14 was for Intermediate Rent, a decrease of 45 or 33 per cent compared to the first half of 2012-13. These decreases reflect the impact of the closure of the National Affordable Housing Programme to new commitments in March 2011 and the replacement of FirstBuy by Help to Buy in April 2013.
- The completed affordable homes were spread over the HCA's operating areas, with the South and South West having the largest share at 28 per cent (23 per cent in the first six months of 2012-13), whilst 24 per cent were in the East and South East (21 per cent in the same period in 2012-13), 23 per cent in the Midlands (26 per cent in the same period in 2012-13), 15 per cent in the North West (16 per cent in the same period in 2012-13) and 10 per cent in the North East, Yorkshire and The Humber (14 per cent in the same period in 2012-13).
- The number of market homes completed in the first six months of 2013-14 (2,576) increased by 10 per cent compared to 2,339 in the same period of 2012-13. This reflects the 626 market completions under the Get Britain Building Programme which did not commence delivery until the second half of 2012-13 and a 2 per cent increase in the number of market homes delivered under the Property and Regeneration Programme from 1,718 in the first half of 2012-13 to 1,751 in the same period of 2013-14. The increase was partially offset by a 70 per cent decrease in the number of market completions reported for the Economic Assets Programme from 133 in the first half of 2012-13 to 40 in the same period of 2013-14. Kickstart Housing Delivery finished on 31 March

2013 subject to the completion of one project in the first half of 2013-14 and included in the reported statistics.

Help to Buy completions

- A total of 5,375 homes were completed under the Help to Buy programme in the six months to 30 September 2013. The programme commenced on 1 April 2013 and provides purchasers with assistance to buy a property at market value from a house builder. Some of the homes sold under the Help to Buy programme may have also benefitted from funding through other programmes supporting delivery of market homes.

4. Accompanying tables

- 4.1 The tables accompanying this release are available to download from the housing statistics page on the HCA website¹⁴ and include the following:

Table 1

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

- 1 April 2013 – 30 September 2013
- 1 April 2012 – 31 March 2013 with half year analysis
- 1 April 2011 – 31 March 2012 with half year analysis
- 1 April 2010 – 31 March 2011 with half year analysis
- 1 April 2009 – 31 March 2010 with half year analysis

Table 2a

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy), 1 April 2013 – 30 September 2013

Table 2b

Housing starts on site and completions by local authority district and tenure (all programmes), 1 April 2012 – 31 March 2013

Table 2c

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

Table 2d

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

Table 3

Help to Buy completions by local authority district, 1 April 2013 – 30 September 2013

¹⁴ <http://www.homesandcommunities.co.uk/housing-statistics>

- 4.2** Tables 2c and 2d include restated figures for some local authorities (from those published in the release of official statistics dated 11 June 2013) for 2011-12 and 2010-11. Further details are presented in paragraphs 5.3 and 5.5.
- 4.3** In a small number of cases, HCA funding to an affordable housing provider may be 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 2d is based on the local authority district in which the house is located. These tables also identify the HCA operating area in which each local authority is located. A map showing the operating area boundaries is available at Annex 2.
- 4.4** We can provide programme level statistics for specified local authority areas in response to requests made to:
housing.statistics@hca.gsi.gov.uk marked for the attention of Penny Edge.

5. Revisions

Revisions policy

- 5.1** The HCA has adopted the revisions policy developed by DCLG¹⁵. 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** As notified in our release of official statistics published on 11 June 2013, we will make scheduled revisions once a year in June. These revisions will cover the first six months of the full year being reported together with revisions for the previous two financial years. Data for earlier years will be regarded as final and there will be no further changes. There is an exception to this approach in this release where we have published revisions to correct the misattribution of some outputs by local authority area within our Investment Management System (IMS). These revisions have changed some local authority data but have not affected total delivery at a national level. Paragraph 5.5 provides further information.

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.

¹⁵ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

Revisions in this release

- 5.5** In accordance with the advance notice published in our June 2013 release, we have published revisions for 2010-11 and 2011-12 for FirstBuy, Mortgage Rescue and Kickstart Housing Delivery schemes within our IMS where the local authority had been incorrectly recorded. The changes are not significant (in 2011-12, of 5,241 schemes delivering FirstBuy, Kickstart Housing Delivery and Mortgage Rescue, the local authority was incorrect for 200 schemes or 4 per cent and in 2010-11, of 3,742 schemes the local authority was incorrect for 71 schemes or 2 per cent). These changes do not affect overall delivery through these programmes. We have implemented validation checks in IMS to ensure that such discrepancies do not occur in future.
- 5.6** The Kickstart Housing Delivery Programme ended in March 2013 but there may be revisions to report in the June 2014 statistical release dependent on the outcome of the programme closure process.

If you would like to comment on our revisions policy or you require further information relating to the revisions marked 'R' in Tables 2c and 2d please contact Penny Edge on 01908 353625 or email housing.statistics@hca.gsi.gov.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 Framework¹⁶, 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. The term 'affordable housing' is equivalent to 'social housing' as defined in Section 68 of the Housing and Regeneration Act 2008¹⁷.

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 AHP 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% of the local market rent (including service charges, where applicable).

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.

¹⁶ <https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively/supporting-pages/national-planning-policy-framework>

¹⁷ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

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 ownership, equity loan products and intermediate rent. Intermediate rented housing was eligible for funding under the now closed NAHP. It is no longer funded under the AHP.

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.

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. In 2013-14 equity loan is only available through the legacy FirstBuy programme. In the historical series covered by this release, equity loan was available under FirstBuy, Kickstart and the NAHP (HomeBuy Direct).

Under the Help to Buy **equity loan scheme**, the majority of the cost (between 80 per cent and 90 per cent) of a new build property up to a maximum purchase price (£600,000 currently), is funded by the purchaser through a conventional repayment mortgage and savings (deposit). The remaining cost of the home is paid for by the government through an equity loan made by the HCA to the purchaser. It is paid directly to house builders registered with the HCA to participate in the Help to Buy initiative. The equity loan is provided to the purchaser 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 the value of the same equity share of the property when it is sold.

Market housing is private housing (or bed spaces) for rent or for sale where the rental value or market price is set mainly in the open market.

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.

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 applicable for Mortgage Rescue or for equity loan products delivered under FirstBuy and Help to Buy.

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

Private registered providers, under the terms of the 2008 Housing and Regeneration Act¹⁸, are organisations which provide social housing, either in a for-profit or not-for-profit capacity, and who are registered on the Statutory Register of Providers of Social Housing maintained by the HCA. Most private registered providers are housing associations. The term excludes local authorities, who also provide social housing. Any private provider who has not contracted with the HCA through a Framework Delivery Agreement¹⁹ must contract with the HCA through a Short Form Agreement to deliver Affordable Rent without grant.

7. Data sources and quality

- 7.1** Data for the AHP, Empty Homes, Empty Homes Round Two, FirstBuy, Help to Buy, Homelessness Change, the Kickstart Housing Delivery Programme (HomeBuy Direct and National Affordable Housing Programme), the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme, Short Form Agreements and Traveller Pitch Funding has been produced using our IMS, 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 Build to Rent 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.
- 7.3** The levels of affordable housing starts and completions recorded in the first half of the year reflect the historical annual delivery profile of the programmes. In 2009-10 and 2010-11 less than 28 per cent of starts on site and less than 38 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 AHP 2011-15 commenced delivery of housing starts on site in the second half of 2011-12. In 2012-13, 13 per cent of starts on site and 35 per cent of

¹⁸ <http://www.legislation.gov.uk/ukpga/2008/17/contents>

¹⁹ <http://www.homesandcommunities.co.uk/affordable-homes>

completions were delivered in the first half of the year reflecting an increase in delivery of the AHP.

8. Related statistics

Affordable housing starts and completions funded by the HCA and the GLA

- 8.1** 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. 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.
- 8.2** The combined statistics published by DCLG are available from the DCLG website²⁰ and housing statistics published by the GLA are available from the GLA website²¹.
- 8.3** Delivery of affordable homes forms part of the DCLG business plan²². Progress, based on the data in this release, is reported as one of the DCLG business plan quarterly indicators²³. The HCA is responsible for the administration of the programmes that deliver affordable housing (as described in section 2) and report on progress in their annual report²⁴.

Affordable housing supply

- 8.4** The Affordable Housing Supply release published by DCLG (see paragraph 2.2), includes delivery (completions) of affordable housing, but not market housing. Starts on site are not reported in the DCLG release. Delivery through the HCA (and GLA) accounts for the majority of Affordable Housing Supply, but the scope of the statistics reported is wider. It also includes delivery through other HCA and GLA programmes not reported here (such as Social HomeBuy and Right to Acquire) as well as affordable housing not funded by the HCA and GLA programmes that is reported in local authority returns to the Department. The DCLG publication provides less detail about the individual HCA programmes and focuses more on the properties of the units delivered, such as tenure and whether they are new build or acquisitions. The 'Data sources' section of the DCLG release provides more information about the coverage of the release²⁵.

²⁰ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

²¹ <http://data.london.gov.uk/datastore/package/gla-affordable-housing-programme-outturn>

²² <http://transparency.number10.gov.uk/>

²³ <http://dclgapps.communities.gov.uk/indicators/>

²⁴ <http://www.homesandcommunities.co.uk/annual-report>

²⁵ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

Help to Buy

8.5 The Help to Buy (Equity Loan scheme) release published by DCLG details the number of home purchases and the value of equity loans under the Government's Help to Buy: Equity Loan scheme. The HCA is responsible for all Help to Buy (Equity Loan scheme) delivery including London and, therefore, the number of home purchases published by DCLG is consistent with the numbers published by the HCA in Table 3 of the tables accompanying this publication. In addition, the DCLG publication provides information about the type and price of properties purchased, purchaser deposits and applicant incomes²⁶.

9. Other information

Pre-release access

9.1 Details of officials who receive pre-release access to the release up to 24 hours before release are available from the housing statistics page on the HCA website²⁷.

A brief history of the HCA

9.2 The HCA was created on 1 December 2008 by bringing together regeneration body English Partnerships (including the Property and Regeneration programme), the investment arm of the Housing Corporation (including the National Affordable Housing Programme), the Academy for Sustainable Communities and a number of housing and regeneration programmes from the DCLG. In October 2011, the HCA took responsibility for the land and property assets of eight of England's nine Regional Development Agencies, ahead of their operational closure in March 2012. On 1 April 2012, the HCA's former London operating area transferred to the GLA and, as a result of the Localism Act which came into force on 15 November 2011, the HCA became the Social Housing Regulator.

United Kingdom Statistics Authority

9.3 The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- Meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

²⁶ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

²⁷ <http://www.homesandcommunities.co.uk/housing-statistics>

Future publication dates

9.4 Our official statistics for the financial year 1 April 2013 to 31 March 2014 will be published in May/June 2014; this will include any revisions to previously reported statistics.

Responsible statistician

9.5 The responsible statistician for this statistical release is Penny Edge.

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 "Statistical Enquiries" address given below:

Enquiries:

Media Enquiries

Email: helen.stoddart@hca.gsi.gov.uk

Tel: 020 7874 8263

Statistical Enquiries

Penny Edge (c/o)

Email: housing.statistics@hca.gsi.gov.uk

Tel: 01908 353625

Annex 1

HCA's programmes

The following table and links provide information about HCA's programmes:

Programme	Programme Summary	Tenure¹	Build Type²
Accelerated Land Disposal	The Accelerated Land Disposal programme was announced in the Budget 2011 to support the additional or accelerated delivery of 3,000 housing starts by 31 March 2015.	Social rent / AHO / Market	NB
Affordable Homes Programme³	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and is creating up to 58,000 (excluding London) new affordable homes by 31 March 2015, with rents set at up to 80% of market rent.	Aff. Rent / Social Rent / AHO	NB/A
Build to Rent	The Build to Rent Fund was launched in December 2012 in response to the recommendations of the Montague report to stimulate new private rented housing supply and to provide opportunities for new institutional investment in the sector. It will support the delivery of up to 10,000 new homes.	Market	NB
Economic Assets	The Economic Assets programme was announced in the Budget 2011 and works with partners to ensure the effective use and disposal of more than 300 land and property assets transferred from the former Regional Development Agencies.	Social Rent / Int. Rent / AHO / Market	NB/A
Empty Homes³	The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring 3,300 empty homes back into use as affordable homes, including delivery in London. On 5 March 2012 the HCA announced allocations which could deliver up to 5,600 new affordable homes, of which the HCA will deliver up to 4,500 following the transfer of its London operating area to the GLA on 1 April 2012.	Aff. Rent / Social Rent / AHO	A
Empty Homes Round Two	On 26 November 2012 the Government announced a second round of funding aimed at bringing empty properties back into use. As well as tackling empty homes this additional bid round has an emphasis on the refurbishment of empty commercial and non-residential properties as affordable housing. On 20 June 2013 the HCA announced allocations of just under £40.8 million which could deliver up to 1,939 new affordable homes.	Aff. Rent / Social Rent / AHO	A
FirstBuy	The FirstBuy scheme was announced in the Budget 2011 to help support 10,000 first time buyers on the property ladder. The scheme was expanded in September 2012 and from 1 April 2013 was replaced with Help to Buy.	AHO	NB
Get Britain Building	The Get Britain Building programme was set up to unlock more than 12,000 homes on stalled sites with planning permission through access to development finance. All homes must complete by 31 March 2015.	Social Rent / Int. Rent / AHO / Market	NB

Programme	Programme Summary	Tenure¹	Build Type²
Help to Buy	Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.	Market	NB
Homelessness Change³	The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 to deliver 900 new or refurbished bed spaces in hostel accommodation by 31 March 2015.	Aff. Rent	NB/A
Kickstart Housing Delivery	The Kickstart Housing Delivery programme was part of the 2009 Housing Stimulus Programme investing in restarting more than 20,000 homes on stalled sites. The programme closed on 31 March 2013.	Social Rent / Int. Rent / AHO / Market	NB
Local Authority New Build	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB
Mortgage Rescue³	The Mortgage Rescue scheme was announced as part of the Government's Spending Review 2010 to provide support to some 2,500 vulnerable home owners struggling to maintain mortgage payments and at risk of repossession.	AHO / Int. Rent	A
National Affordable Housing Programme	The National Affordable Housing Programme is the predecessor to the AHP.	Social Rent / Int. Rent / AHO	NB/A
Property and Regeneration Programme	The Property and Regeneration programme covers all the historical property and regeneration investments and assets inherited from English Partnerships.	Social Rent / Int. Rent / AHO / Market	NB/A
Short Form Agreement³	A Short Form Agreement (SFA) is used by the HCA to contract with providers who wish to deliver affordable rent units without HCA funding.	Aff. Rent	NB/A
Traveller Pitch Funding³	The Traveller Pitch Funding programme was announced as part of the Government's Spending Review 2010 to invest in developing and refurbishing 600 traveller pitches.	Aff. Rent	NB/A

¹ Tenure indicates whether units delivered under each programme are allocated to Social Rent (Social Rent), Affordable Rent (Aff. Rent), Intermediate Rent (Int. Rent), Affordable Home Ownership (AHO) or Open Market (Market).

² New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock. Grant under some programmes can be used to deliver either newly built units or to fund acquisitions.

³ The programme is part of the Affordable Homes Programme 2011-15 (AHP). The majority of delivery through the AHP will be made available as Affordable Rent with some Affordable Home Ownership and, in some limited circumstances, Social Rent. Intermediate Rent may not be delivered by the AHP unless it is through Mortgage Rescue or pre-existing commitments from the National Affordable Housing Programme.

Annex 2



HCA Operating Areas


Spatial and Market Intelligence
spatial.intelligence@hca.gsi.gov.uk
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Communities
Agency

homesandcommunities.co.uk
mail@homesandcommunities.co.uk
0300 1234 500



Homes and Communities Agency

7th Floor
Maple House
149 Tottenham Court Road
London W1T 7BN

The Homes and Communities Agency is committed to providing accessible information where possible and we will consider providing information in alternative formats such as large print, audio and Braille upon request.

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