



Homes &  
Communities  
Agency

# Homes and Communities Agency Housing Statistics

**1 April 2012 – 31 March 2013**

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## 1. Key results

- There were 41,142 housing starts on site and 33,711 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) in the financial year ending 31 March 2013.
- The majority (26,114 or 63 per cent) of the housing starts on site were for affordable homes of which 18,350 were for Affordable Rent, 3,102 for Social Rent, 75 for Intermediate Rent and 4,587 for Affordable Home Ownership. The HCA's Midlands operating area<sup>1</sup> delivered 25 per cent of these starts, whilst 21 per cent were in the East and South East, 19 per cent in the North East, Yorkshire and The Humber, 18 per cent in the South and South West and 16 per cent in the North West. The remaining 1 per cent was delivered by the HCA in London. The Affordable Homes Programme 2011-15 accounted for 92 per cent of the affordable homes started in the financial year ending 31 March 2013.
- The majority (28,558 or 85 per cent) of housing completions were also for affordable homes, of which 6,579 were for Affordable Rent, 9,577 for Social Rent, 374 for Intermediate Rent and 12,028 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 24 per cent each, whilst 23 per cent were in the East and South East, 15 per cent in the North West and 14 per cent in the North East, Yorkshire and The Humber.

## 2. Introduction

- 2.1** 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) for the financial year ending 31 March 2013. It covers England excluding London (for both the current and historic series<sup>2</sup>) with the exception of the Get Britain Building Programme, where delivery covers all of England including London which is administered by the HCA on behalf of the Greater London Authority (GLA).
- 2.2** The figures in this release show the supply of affordable homes, including new build and acquisitions, funded by central government and delivered under the Affordable Homes Programme 2011-15 (including the Affordable Homes Programme, Empty Homes, Homelessness Change, Mortgage Rescue and Traveller Pitch Funding), FirstBuy and the National Affordable Housing Programme by private (i.e. not for profit and for profit) and local authority providers in receipt of grant funding. The figures also include the supply of affordable homes delivered by private providers without grant. Further information on acquisitions and private providers is provided in section 6 of this release.
- 2.3** The figures also show market homes delivered under the Accelerated Land Disposal Programme, the Economic Assets Programme, the Get Britain Building Programme, the Kickstart Housing Delivery Programme and the Property and Regeneration Programme together with affordable homes

<sup>1</sup> See Annex 1 for the definition of operating area.

<sup>2</sup> As housing starts on site and completions are recorded by their location, they include homes located outside London where the funding was allocated to a local authority district within London.

delivered under these programmes which have not been reported under any other programme<sup>3</sup>.

- 2.4** With the exception of the Economic Assets 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 Framework<sup>4</sup>.
- 2.5** Housing starts on site and housing completions are reported for each programme, where applicable. Housing starts on site are not applicable for Mortgage Rescue and FirstBuy because the product type relates to existing property. All programmes may deliver Social Rent and Affordable Home Ownership. Affordable Rent is a new form of social housing, introduced in 2011 as the main type of affordable housing supply. It may only be delivered with grant by the Affordable Homes Programme 2011-15, including the sub-programmes set out in paragraph 2.2, or without grant by local authority and private providers. Any private provider who has not contracted with the HCA through a Framework Delivery Agreement<sup>5</sup> must contract with the HCA through a Short Form Agreement to deliver Affordable Rent without grant. The majority of delivery through the Affordable Homes Programme 2011-15 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 Affordable Homes Programme 2011-15 unless it is through Mortgage Rescue or pre-existing commitments from the National Affordable Housing Programme. Further details are provided in section 6 of this release.
- 2.6** Affordable homes are 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. 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.
- 2.7** The historic 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 website<sup>6</sup>. 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 of the HCA's former London operating area to the GLA on 1 April 2012.
- 2.8** The Department for Communities and Local Government (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 England<sup>7</sup>. 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.

<sup>3</sup> See Annex 2 for a summary and links to information about the HCA's programmes

<sup>4</sup> [http://www.homesandcommunities.co.uk/sites/default/files/financial\\_framework.pdf](http://www.homesandcommunities.co.uk/sites/default/files/financial_framework.pdf)

<sup>5</sup> <http://www.homesandcommunities.co.uk/affordable-homes>

<sup>6</sup> <http://www.homesandcommunities.co.uk/housing-statistics>

<sup>7</sup> <https://www.gov.uk/government/organisations/departments-for-communities-and-local-government/series/affordable-housing-supply>

- 2.9** DCLG also publishes annual statistics on affordable housing supply in England<sup>8</sup> showing the gross annual supply of affordable homes, which includes new build and acquisitions but does not take account of losses through demolitions or sales. The Affordable Housing Supply release differs from this HCA release in timing, coverage and data sources used. The intent of the HCA release is to report on affordable housing delivered through its programmes, whilst the DCLG's statistics aim to provide a complete picture on affordable housing delivered, irrespective of funding mechanism. Further information on the annual Affordable Housing Supply release is provided in section 8 of this release.
- 2.10** This is the first release of data relating to delivery for the entire financial year ending 31 March 2013. The tables include restated figures (from those published in the release of official statistics dated 16 November 2012) for the six months to 30 September 2012 and some revisions have been made to previous years. The changes to the figures are detailed in the Revisions section later in this release.

<sup>8</sup> <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

### 3. Housing outputs <sup>1</sup>

#### Starts on site:

Table 1a: Housing starts on site by tenure <sup>2</sup>

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

<sup>1</sup> Since the transfer of HCA's former London operating area to the GLA on 1 April 2012, London is excluded from the statistics (current and historic series) except for delivery in London under the Get Britain Building Programme which is administered by the HCA on behalf of the GLA. As housing starts on site and completions are recorded by their location, they include homes located outside London where the funding was allocated to a local authority district within London. 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>

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

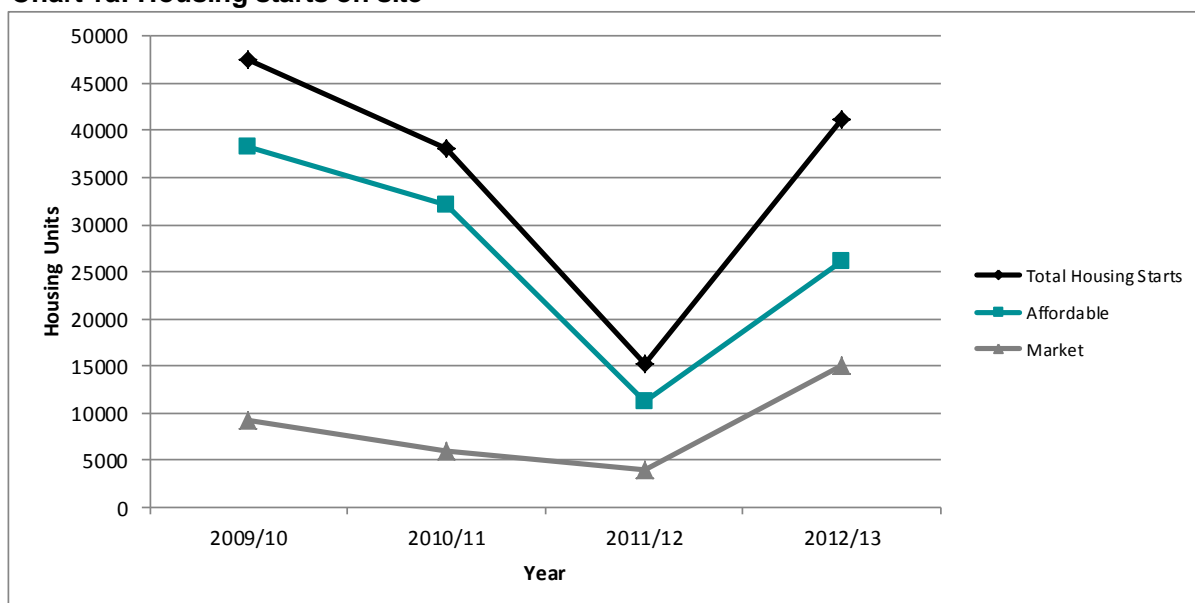
<sup>3</sup> Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.

<sup>4</sup> 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.

<sup>R</sup> Revised since the figures were published in the release of official statistics dated 16 November 2012

".." not applicable

Chart 1a: Housing starts on site



- A total of 41,142 homes started on site in 2012-13, an increase of 171 per cent compared to the 15,175 (revised) homes started in 2011-12.
- 26,114 homes started were for affordable housing, an increase of 14,877 or 132 per cent compared to 2011-12. This reflects delivery from 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 23,989 affordable housing starts on site in 2012-13, an increase of 13,694 or 133 per cent compared to 2011-12.
- The majority (70 per cent or 18,350) 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 18 per cent (4,587) of affordable homes started on site in 2012-13 with the remaining 12 per cent for Social Rent (3,102) and Intermediate Rent (75).
- In 2011-12, delivery of housing starts on site was affected by the transition from the National Affordable Housing Programme 2008-11 to the Affordable Homes Programme 2011-15 and the closure of the Local Authority New Build and Kickstart Housing Delivery programmes to new commitments in March 2011. The Affordable Homes Programme 2011-15 commenced delivery of housing starts on site in the second half of 2011-12 and gained momentum in 2012-13 whilst at the same time, the Get Britain Building Programme commenced delivery of housing starts on site. The outcome was an increase in the number of starts on site between 2011-12 and 2012-13 of 171 per cent.
- The number of market homes started in 2012-13 increased by 282 per cent to 15,028 compared to 3,938 (revised) in 2011-12. The Get Britain Building Programme commenced delivery of starts on site in 2012-13 and produced the majority of market starts on site (66 per cent or 9,946) with the Property and Regeneration Programme contributing a further 28 per cent (4,190), an increase of 270 or 7 per cent compared to 2011-12.

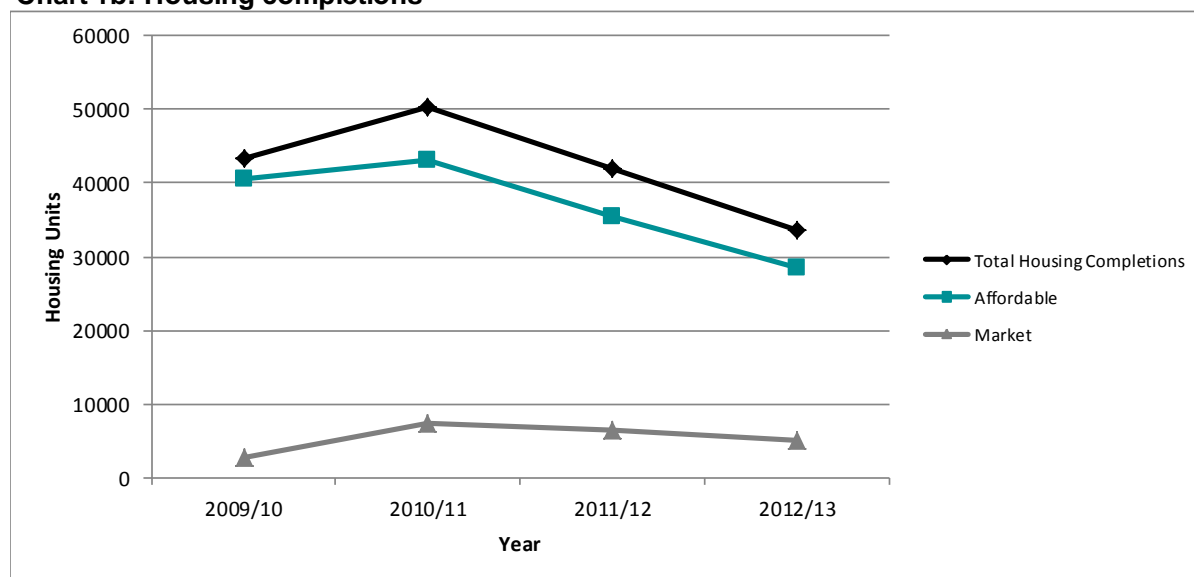
## Completions:

**Table 1b: Housing completions by tenure <sup>2</sup>**

		Affordable rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions <sup>3</sup>	Open Market <sup>4</sup>	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2009-10	Apr - Sept	..	8,828	441	5,771	15,040	871	15,911
2009-10	Oct - Mar <sup>R</sup>	..	15,119	751	9,640	25,510	1,906	27,416
<b>2009-10</b>	<b>Full Year <sup>R</sup></b>	..	<b>23,947</b>	<b>1,192</b>	<b>15,411</b>	<b>40,550</b>	<b>2,777</b>	<b>43,327</b>
2010-11	Apr - Sept <sup>R</sup>	..	8,217	432	6,951	15,600	1,633	17,233
2010-11	Oct - Mar <sup>R</sup>	..	19,939	784	6,717	27,440	5,725	33,165
<b>2010-11</b>	<b>Full Year <sup>R</sup></b>	..	<b>28,156</b>	<b>1,216</b>	<b>13,668</b>	<b>43,040</b>	<b>7,358</b>	<b>50,398</b>
2011-12	Apr - Sept <sup>R</sup>	..	6,928	291	2,702	9,921	2,340	12,261
2011-12	Oct - Mar <sup>R</sup>	797	16,213	560	8,057	25,627	4,182	29,809
<b>2011-12</b>	<b>Full Year <sup>R</sup></b>	<b>797</b>	<b>23,141</b>	<b>851</b>	<b>10,759</b>	<b>35,548</b>	<b>6,522</b>	<b>42,070</b>
2012-13	Apr - Sept <sup>R</sup>	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
<b>2012-13</b>	<b>Full Year</b>	<b>6,579</b>	<b>9,577</b>	<b>374</b>	<b>12,028</b>	<b>28,558</b>	<b>5,153</b>	<b>33,711</b>

<sup>2,3,4</sup>, See above for footnotes below Table 1a

**Chart 1b: Housing completions**



- A total of 33,711 homes were completed in 2012-13, a decrease of 20 per cent compared to the 42,070 (revised) homes completed in 2011-12.
- 28,558 affordable homes were completed in 2012-13, a decrease of 20 per cent compared to 35,548 delivered in 2011-12. The majority (42 per cent or 12,028) were for Affordable Home Ownership of which 7,043 were under the FirstBuy programme. Housing for Social Rent accounted for a further 34 per cent (9,577) of affordable homes completed in 2012-13, a decrease of 13,564 or 59 per cent compared to 2011-12 reflecting the closure of the National Affordable Housing Programme to new commitments in March 2011. A further 6,579 or 23 per cent were housing for Affordable Rent, a significant increase of 5,782 compared to 2011-12.



- Affordable Rent is the main product being delivered under the Affordable Homes Programme 2011-15 which commenced delivery in the second half of 2011-12. Based on the number of starts on site achieved in the first two years of the programme (34,284) the number of completions is expected to increase over the remaining two years of the programme.
- The number of market homes completed in 2012-13 (5,153) decreased by 21 per cent compared to 6,522 (revised) in 2011-12. This reflects the reduced number of market homes delivered under Kickstart Housing Delivery in the final year of the programme<sup>9</sup>, a decrease of 2,811 or 74 per cent compared to 3,812 in 2011-12. This decrease was partially offset by an increase of 43 per cent in the number of market homes delivered under the Property and Regeneration Programme from 2,638 (revised) to 3,785.

## 4. Accompanying tables

- 4.1 The tables accompanying this release are available to download from the housing statistics page on the HCA website<sup>10</sup> 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 – 31 March 2013 with half year analysis

### Table 2a

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

### 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. 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 1.
- 4.3 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.

<sup>9</sup> It has been agreed that one project delivering 234 units will be permitted to complete in 2013-14.

<sup>10</sup> <http://www.homesandcommunities.co.uk/housing-statistics>

## 5. Revisions

### Revisions policy

- 5.1** The HCA has adopted the revisions policy developed by DCLG<sup>11</sup>. 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** Historically, revisions have been incorporated into the next scheduled release of data. In future, we propose making 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 will be an exception to this approach in November 2013 when we will publish revisions to correct the misattribution of outputs by local authority area within our Investment Management System (IMS). These revisions will change some local authority data but will not affect total delivery at a national level. Paragraph 5.6 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.

### Revisions in this release

- 5.5** A number of revisions have been made to historic periods in this release, compared to that published on 16 November 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** We recently identified some FirstBuy, Mortgage Rescue and Kickstart Housing Delivery schemes within our IMS where the local authority has been incorrectly recorded. Evidence to date indicates that the problem is not significant (in 2012-13, of 8,649 schemes delivering FirstBuy, Kickstart Housing Delivery and Mortgage Rescue, the local authority was incorrect for 478 schemes or 6 per cent) and does not affect overall delivery through these programmes. We have ensured that the housing statistics for 2012-13 are allocated to the appropriate local authority in this release. Due to the time involved in checking the data, revisions required for 2010-11 and 2011-12 will be published in November 2013. We have implemented validation checks in IMS to ensure that such discrepancies do not occur in future.

<sup>11</sup> <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

- 5.7** We have reported revised housing start on site and completion figures for the Kickstart Housing Delivery Programme which ended in March 2013 but there may be further revisions to report in the June 2014 statistical release dependent on the outcome of the programme closure process.

***Revisions for the six month period ending 30 September 2012:***

- The total housing starts on site figure for the Affordable Homes Programme has decreased by 46 units from 3,149 to 3,103. The decrease relates to the termination of 2 schemes where grant had not been claimed, the approved transfer of outputs from one scheme to another (delivered in the second half of 2012-13) and the amendment of the start on site date for another scheme.
- The total housing starts figure for the Get Britain Building Programme has increased by 80 units from 497 to 577. The increase relates to data revisions on a single project following the late receipt of information from the developer.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 23 units from 935 to 958. The net increase relates to the receipt of updated information from providers/developers together with conversions between HomeBuy Direct and Open Market units.
- The total housing starts on site figure for the Property and Regeneration Programme has increased by 423 units from 1,272 to 1,695. The net increase relates to the receipt of updated information from developers, a delay in recording system data and a delay in reaching agreement on outputs with a local authority.
- The total housing completions figure for the Property and Regeneration Programme has increased by 214 units from 1,593 to 1,807. 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.

***Revisions for the financial year ending 31 March 2012:***

- The total housing completions figure for the Economic Assets Programme has increased by 25 units from 47 to 72. The increase relates to data revisions on a single project following the receipt of updated information from the developer.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 36 units from 6,083 to 6,119. The net increase relates to the receipt of updated information from providers/developers together with conversions between HomeBuy Direct and Open Market units.
- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 68 units from 4,432 to 4,364. The net decrease 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. In addition, 58 units previously reported as Intermediate Rent are now Open Market.

- The total housing completions figure for the Property and Regeneration Programme has decreased by 5 units from 2,803 to 2,798. The net decrease relates to the amendment of outputs following a project review and the transfer of outputs to another programme.

#### ***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 306 units from 6,129 to 5,823. The net decrease relates to conversion of HomeBuy Direct units to Open Market and the reconciliation of starts to completions following review of project data as part of the programme closure process; starts which did not complete within the programme delivery timeframe (April 2009 to March 2013) have been removed from the project records.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 34 units from 8,490 to 8,524. The net increase relates to a review of system data and the conversion of HomeBuy Direct units to Open Market.
- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 31 units from 3,212 to 3,181. The decrease relates to revised planning consent on one project and double counting with FirstBuy units on another.
- The total housing completions figure for the Property and Regeneration Programme has decreased by 22 units from 2,771 to 2,749. The decrease relates to double counting with HomeBuy Direct and FirstBuy units.

#### ***Revisions for the financial year ending 31 March 2010:***

- The total housing starts figure for the Kickstart Housing Delivery Programme has decreased by 138 units from 10,877 to 10,739. The net decrease relates to failure of Kickstart units to complete and the reconciliation of starts to completions following review of project data as part of the programme closure process; starts which did not complete within the programme delivery timeframe (April 2009 to March 2013) have been removed from the project records.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 18 units from 60 to 78. The increase relates to the review of project data.
- The total housing starts on site figure for the Property and Regeneration Programme has decreased by 1 unit from 2,740 to 2,739. The decrease relates to a single project where the starts were revised to match the number of completions delivered. In addition, 1 start previously reported as Intermediate Rent is now Open Market.
- The total housing completions figure for the Property and Regeneration Programme is unchanged; however 7 units previously reported as Intermediate Rent are now Open Market.

If you would like to comment on our revisions policy or you require further information relating to the revisions marked 'R' in Tables 1, 2b and 2c please contact Penny Edge on 01908 353625 or email [housing.statistics@hca.qsi.gov.uk](mailto:housing.statistics@hca.qsi.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 Framework<sup>12</sup>, 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 2008<sup>13</sup>.

**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).

**Social rented housing** is rented housing owned and managed by local authorities and private 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.

Under a **shared equity scheme**, the majority of the cost (usually at least 70 per cent) is funded by the purchaser through a mortgage and savings (deposit). The remaining cost of the home is paid for by the government and the house builder through an equity loan. The equity loan is provided without fees for the first five years of ownership. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government and the house builder the value of the same equity share of the property when it is sold.

Under a **shared ownership scheme**, the purchaser pays for an initial share of between 25 per cent and 75 per cent of the home's value. 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.

**Market housing** is housing 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

<sup>12</sup> <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

<sup>13</sup> <http://www.legislation.gov.uk/ukpga/2008/17/contents>



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 should not be 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 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.

**Private registered providers**, under the terms of the 2008 Housing and Regeneration Act<sup>14</sup>, 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. The term excludes Local Authorities, who also provide social housing.

## **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 National Affordable Housing Programme), the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme 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 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 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 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 Affordable Homes Programme 2011-15 (AHP) commenced delivery of housing starts on site in the second half of 2011-12. In 2012-13, 13 per cent of

<sup>14</sup> <http://www.legislation.gov.uk/ukpga/2008/17/contents>

starts on site and 35 per cent of completions were delivered in the first half of the year reflecting the momentum 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 website<sup>15</sup> and housing statistics published by the GLA are available from the GLA website<sup>16</sup>.
- 8.3** Delivery of affordable homes forms part of the DCLG business plan<sup>17</sup>. Progress, based on the data in this release, is reported as one of the DCLG business plan quarterly indicators<sup>18</sup>. 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 report<sup>19</sup>.

### **Affordable housing supply**

- 8.4** The Affordable Housing Supply release published by DCLG (see paragraph 2.9) 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 release<sup>20</sup>.

<sup>15</sup> <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/affordable-housing-supply>

<sup>16</sup> <http://data.london.gov.uk/datastore/package/gla-affordable-housing-programme-outturn>

<sup>17</sup> <https://www.gov.uk/government/publications/dclg-business-plan-2012-to-2015>

<sup>18</sup> <http://dclgapps.communities.gov.uk/indicators/>

<sup>19</sup> <http://www.homesandcommunities.co.uk/annual-report>

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

## **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 website<sup>21</sup>.

### **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.

### **Changes in the HCA's responsibilities**

- 9.3** In January 2013, development control powers in the expansion areas of Milton Keynes together with the operation of the Milton Keynes Tariff transferred from the HCA to Milton Keynes Council. This transfer will result in a reduction in the amount of market housing completions recorded by the HCA in these 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**

- 9.4** Our official statistics for the six months to 30 September 2013 will be published in November/December 2013; this will include revisions to correct the misattribution of outputs by local authority area within our IMS for 2010-11 and 2011-12.

### **Responsible statistician**

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

<sup>21</sup> <http://www.homesandcommunities.co.uk/housing-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 "Statistical Enquiries" address given below:

### Enquiries:

Media Enquiries

Email: [helen.stoddart@hca.gsi.gov.uk](mailto:helen.stoddart@hca.gsi.gov.uk)

Tel: 020 7874 8269

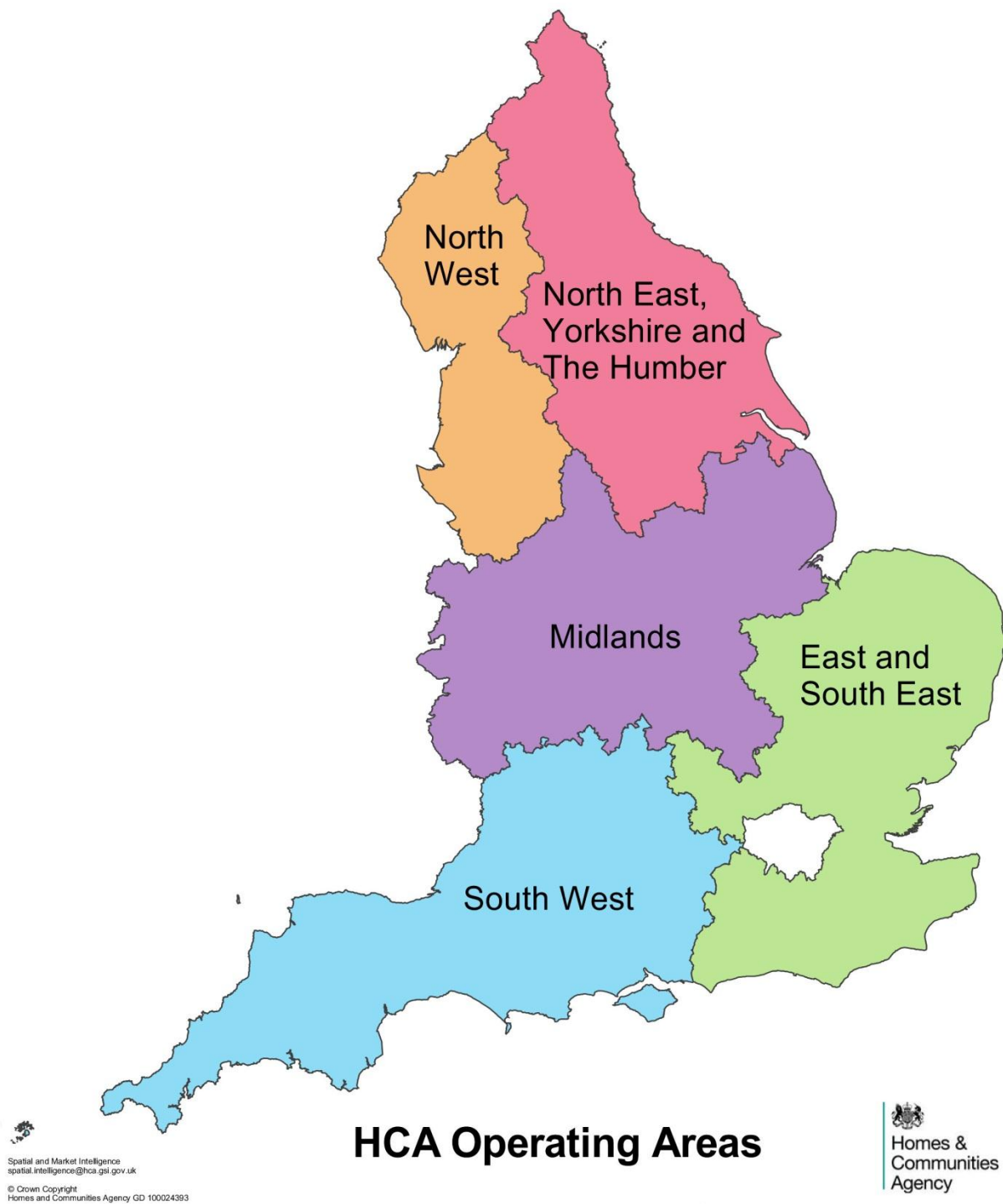
Statistical Enquiries

Penny Edge (c/o)

Email: [housing.statistics@hca.gsi.gov.uk](mailto:housing.statistics@hca.gsi.gov.uk)

Tel: 01908 353625

## Annex 1



## Annex 2

### HCA's programmes

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

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#">Accelerated Land Disposal</a>	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
<a href="#">Affordable Homes Programme</a>	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and is creating up to 64,000 (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
<a href="#">Economic Assets</a>	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
<a href="#">Empty Homes</a>	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
<a href="#">FirstBuy</a>	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
<a href="#">Get Britain Building</a>	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.	Social Rent / Int. Rent / AHO / Market	NB
<a href="#">Homelessness Change</a>	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
<a href="#">Kickstart Housing Delivery</a>	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
<a href="#">Local Authority New Build</a>	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB
<a href="#">Mortgage Rescue</a>	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	A

<b>Programme</b>	<b>Programme Summary</b>	<b>Tenure<sup>1</sup></b>	<b>Build Type<sup>2</sup></b>
<a href="#"><u>National Affordable Housing Programme</u></a>	The National Affordable Housing Programme is the predecessor to the AHP.	Social Rent / Int. Rent / AHO	NB/A
<a href="#"><u>Property and Regeneration Programme</u></a>	The Property and Regeneration programme covers all the historic property and regeneration investments and assets inherited from English Partnerships.	Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Traveller Pitch Funding</u></a>	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

<sup>1</sup> 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).

<sup>2</sup> 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.



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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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