

Homes and Communities Agency National Housing Statistics

Headlines

- There were 64,811 housing starts on site and 56,118 housing completions in England in the financial year ending 31 March 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.
- 54,881 of the housing starts on site were for affordable homes of which 39,443 were for social rent, 3,577 for intermediate rent and 11,861 for low cost home ownership. Over half of these starts on site (56 per cent) were in London, the South East and the South West.
- Housing completions in the year to 31 March 2010 included 52,969 affordable homes of which 30,877 were for social rent, 1,933 for intermediate rent and 20,159 for low cost home ownership. Over half (58 per cent) 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 financial year ending 31 March 2010.

The figures presented include restated figures for the 6 months to 30 September 2009 for the National Affordable Housing Programme and the Property and Regeneration Programme (published in the release of official statistics dated 24 November 2009) together with figures for the 6 months to 31 March 2010 and the 12-month totals.

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

Table 1: Housing outputs – 1 April – 31 March 2010 ^{1,2}

(a) National Affordable Housing Programme ³

	Housing Starts on Site											
	1 April 2009 - 30 September 2009 (revised)				1 October 2009 - 31 March 2010				1 April 2009 - 31 March 2010			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	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			Intermediate Rent	Low Cost Home Ownership	
North East	341	20	13	374	1,059	150	101	1,310	1,400	170	114	1,684
North West	484	0	49	533	2,521	52	548	3,121	3,005	52	597	3,654
Yorkshire and the Humber	301	0	44	345	1,849	27	393	2,269	2,150	27	437	2,614
East Midlands	625	0	129	754	1,540	0	312	1,852	2,165	0	441	2,606
West Midlands	813	29	131	973	1,472	141	369	1,982	2,285	170	500	2,955
East of England	841	98	86	1,025	3,162	156	801	4,119	4,003	254	887	5,144
London	2,523	922	1,053	4,498	7,658	1,001	1,957	10,616	10,181	1,923	3,010	15,114
South East	1,871	226	381	2,478	4,153	215	1,121	5,489	6,024	441	1,502	7,967
South West	1,188	103	205	1,496	3,281	109	822	4,212	4,469	212	1,027	5,708
England Total	8,987	1,398	2,091	12,476	26,695	1,851	6,424	34,970	35,682	3,249	8,515	47,446
	Housing Completions											
	1 April 2009 - 30 September 2009 (revised)				1 October 2009 - 31 March 2010				1 April 2009 - 31 March 2010			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁴	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			Intermediate Rent	Low Cost Home Ownership	
North East	453	5	164	622	944	95	398	1,437	1,397	100	562	2,059
North West	781	0	348	1,129	1,766	4	1,022	2,792	2,547	4	1,370	3,921
Yorkshire and the Humber	526	18	321	865	795	5	843	1,643	1,321	23	1,164	2,508
East Midlands	909	13	495	1,417	1,177	0	877	2,054	2,086	13	1,372	3,471
West Midlands	1,068	60	531	1,659	1,743	54	1,062	2,859	2,811	114	1,593	4,518
East of England	1,361	89	984	2,434	3,084	187	1,917	5,188	4,445	276	2,901	7,622
London	1,769	296	1,904	3,969	5,223	447	3,133	8,803	6,992	743	5,037	12,772
South East	2,263	214	2,026	4,503	3,273	252	2,149	5,674	5,536	466	4,175	10,177
South West	1,429	40	709	2,178	2,293	154	1,263	3,710	3,722	194	1,972	5,888
England Total	10,559	735	7,482	18,776	20,298	1,198	12,664	34,160	30,857	1,933	20,146	52,936

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

	Housing Starts on Site 1 October 2009 - 31 March 2010 Social Rent
North East	212
North West	177
Yorkshire and the Humber	498
East Midlands	360
West Midlands	283
East of England	7
London	377
South East	58
South West	96
England Total	2,068

(c) Kickstart Housing Delivery ^{3,5,6}

	Housing Starts on Site 1 October 2009 - 31 March 2010						Housing Completions 1 October 2009 - 31 March 2010					
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁴	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁴	Open Market	Total Housing Completions
		Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership			
North East	433	78	20	531	273	804	0	0	0	0	0	0
North West	145	30	664	839	1,259	2,098	0	0	0	0	0	0
Yorkshire and the Humber	293	0	549	842	771	1,613	0	0	0	0	2	2
East Midlands	199	0	230	429	673	1,102	9	0	0	9	0	9
West Midlands	280	182	647	1,109	872	1,981	11	0	0	11	0	11
East of England	59	0	226	285	361	646	0	0	0	0	0	0
London	75	12	117	204	427	631	0	0	0	0	0	0
South East	140	26	354	520	697	1,217	0	0	0	0	0	0
South West	69	0	539	608	1,211	1,819	0	0	13	13	0	13
England Total	1,693	328	3,346	5,367	6,544	11,911	20	0	13	33	2	35

(d) Property and Regeneration Programme^{6, 7}

	Housing Starts on Site			Housing Completions		
	1 April - 30 September 2009 (revised)	1 October 2009 - 31 March 2010	1 April 2009 - 31 March 2010	1 April - 30 September 2009 (revised)	1 October 2009 - 31 March 2010	1 April 2009 - 31 March 2010
North East	55	95	150	60	97	157
North West	55	238	293	140	60	200
Yorkshire and the Humber	19	2	21	0	74	74
East Midlands	49	118	167	43	160	203
West Midlands	54	652	706	66	195	261
East of England	175	322	497	114	53	167
London	413	79	492	67	198	265
South East	351	549	900	534	557	1,091
South West	54	106	160	61	668	729
England Total	1,225	2,161	3,386	1,085	2,062	3,147

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

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

³ The National Affordable Housing Programme, Local Authority New Build and Kickstart (HomeBuy Direct and NAHP) figures are sourced from our Investment Management System (IMS) at close of business on 31 March 2010.

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

⁵ There are no figures for the 6 months ending 30 September 2009 for Local Authority New Build and Kickstart.

⁶ The Property and Regeneration Programme and Kickstart (Investment Support) figures relate to actual outputs in the 12 months to 31 March 2010 and are sourced from our Project Control System (PCS) at close of business on 24 May 2010.

⁷ Some 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 6 months to 30 September 2009 these include 30 housing starts on site delivered in East Midlands and 15 housing completions delivered in the North East. In the 6 months to 31 March 2010, the jointly recorded outputs include 14 housing starts on site and 28 housing completions in the North East, 225 housing starts on site in the West Midlands and 19 housing completions in the East Midlands.

Revisions to official statistics for the 6 months to 30 September 2009

The following revisions have been made to the official statistics which were published on 24 November 2009 for the 6 months to 30 September 2009:

- The provisional half year numbers for the National Affordable Housing Programme have been revised to correct for allocation transfer between schemes. This has resulted in reductions of 470 affordable housing starts from 12,946 to 12,476 and 370 affordable housing completions from 19,146 to 18,776.
- The total housing starts on site figure for the Property and Regeneration Programme has increased by 35 units from 1,190 to 1,225. The net increase relates to notification by the respective developers of 84 additional units offset by a reduction of 49 units which had also been reported under the National Affordable Housing Programme.
- The total housing completions figure for the Property and Regeneration Programme has increased by 54 units from 1,031 to 1,085. The net increase related to notification by the respective developers of 85 additional units offset by a reduction of 31 units which had also been reported under the National Affordable Housing Programme.

Guidance Notes

Affordable housing definitions

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

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

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

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

Data sources and quality

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

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

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

Revisions

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

Future publication dates

Our official statistics for the 6 months to 30 September 2010 will be published in November/December 2010; this will include any revisions to previously reported official statistics.

Relationship with other official statistics

Communities and Local Government (CLG) publish official statistics on the total gross supply of affordable housing in England each year. The number of affordable homes delivered by the HCA programmes contribute to these statistics. CLG will be publishing estimates of gross affordable supply for 2009-10 in the autumn 2010.

Enquiries:

Media Enquiries Email: anne.kerin@hca.gsx.gov.uk
Tel: 020 7881 1052

Public Enquiries Email: mail@homesandcommunities.co.uk
Tel: 020 7881 1662