

Homes and Communities Agency National Housing Statistics

Headlines

- There were 57,605 housing starts on site and 64,242 housing completions in England in the financial year ending 31 March 2011 delivered under the National Affordable Housing Programme, the Kickstart Housing Delivery Programme, the Local Authority New Build Programme and the Property and Regeneration Programme.
- 49,361 of the housing starts on site were for affordable homes of which 35,690 were for social rent, 1,522 for intermediate rent and 12,149 for low cost home ownership. Over half of these starts on site (52 per cent) were in London and the South East.
- Housing completions in the year to 31 March 2011 included 55,856 affordable homes of which 36,660 were for social rent, 2,470 for intermediate rent and 16,726 for low cost home ownership. Over half (51 per cent) of these completions were in London, the South East and the South West.

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 2011.

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

This is the first release of data relating to delivery for the entire financial year ending 31 March 2011. The tables also include restated figures (from those published in the release of official statistics dated 30 November 2010) for the financial year ending 31 March 2010 for the Kickstart Housing Delivery Programme and the Property and Regeneration Programme and for the six months to 30 September 2010 for these two programmes and for the National Affordable Housing Programme.

Affordable homes are housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. Market homes are private housing units (or bed spaces) for rent or for sale where the rental value or market price is set mainly in the open market.

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 – 2009/10 and 2010/11 ^{1,2}

(a) National Affordable Housing Programme ³																
Housing Starts on Site																
	1 April 2009 - 31 March 2010				1 April 2010 - 30 September 2010				1 October 2010 - 31 March 2011				1 April 2010 - 31 March 2011			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁺	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁺	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁺	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ⁺
		Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership	
North East	1,400	170	114	1,684	163	10	19	192	587	64	81	732	750	74	100	924
North West	3,005	52	597	3,654	502	0	52	554	2,587	45	580	3,212	3,089	45	632	3,766
Yorkshire and the Humber	2,150	27	437	2,614	219	0	46	265	1,307	2	395	1,704	1,526	2	441	1,969
East Midlands	2,165	0	441	2,606	332	0	79	411	916	0	267	1,183	1,248	0	346	1,594
West Midlands	2,285	170	500	2,955	794	4	84	882	1,087	54	227	1,368	1,881	58	311	2,250
East of England	4,003	254	887	5,144	1,099	98	182	1,379	3,355	126	900	4,381	4,454	224	1,082	5,760
London	10,181	1,923	3,010	15,114	2,440	391	1,349	4,180	8,525	418	2,765	11,708	10,965	809	4,114	15,888
South East	6,024	441	1,502	7,967	1,846	45	392	2,283	4,594	105	1,493	6,192	6,440	150	1,885	8,475
South West	4,469	212	1,027	5,708	871	43	166	1,080	1,720	10	689	2,419	2,591	53	855	3,499
England Total	35,682	3,249	8,515	47,446	8,266	591	2,369	11,226	24,678	824	7,397	32,899	32,944	1,415	9,766	44,125
Housing Completions																
	1 April 2009 - 31 March 2010				1 April 2010 - 30 September 2010				1 October 2010 - 31 March 2011				1 April 2010 - 31 March 2011			
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁺	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁺	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁺	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ⁺
		Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership			Intermediate Rent	Low Cost Home Ownership	
North East	1,397	100	562	2,059	425	29	379	833	540	48	129	717	965	77	508	1,550
North West	2,547	4	1,370	3,921	968	0	846	1,814	1,958	26	552	2,536	2,926	26	1,398	4,350
Yorkshire and the Humber	1,321	23	1,164	2,508	519	6	753	1,278	1,358	20	453	1,831	1,877	26	1,206	3,109
East Midlands	2,086	13	1,372	3,471	836	0	646	1,482	1,757	6	600	2,363	2,593	6	1,246	3,845
West Midlands	2,811	114	1,593	4,518	919	38	715	1,672	1,820	139	616	2,575	2,739	177	1,331	4,247
East of England	4,445	276	2,901	7,622	1,242	156	1,012	2,410	2,821	80	724	3,625	4,063	236	1,736	6,035
London	6,992	743	5,037	12,772	2,106	567	1,293	3,966	6,121	675	1,725	8,521	8,227	1,242	3,018	12,487
South East	5,536	466	4,175	10,177	1,783	133	1,313	3,229	3,562	180	1,420	5,162	5,345	313	2,733	8,391
South West	3,722	194	1,972	5,888	1,342	37	917	2,296	2,970	27	749	3,746	4,312	64	1,666	6,042
England Total	30,857	1,933	20,146	52,936	10,140	966	7,874	18,980	22,907	1,201	6,968	31,076	33,047	2,167	14,842	50,056

(b) Local Authority New Build ^{3.5}

	Housing Starts on Site				Housing Completions
	1 April 2009 - 31 March 2010	1 April 2010 - 30 September 2010	1 October 2010 - 31 March 2011	1 April 2010 - 31 March 2011	1 October 2010 - 31 March 2011
	Social Rent	Social Rent	Social Rent	Social Rent	Social Rent
North East	212	9	139	148	242
North West	177	33	208	241	196
Yorkshire and the Humber	498	99	58	157	405
East Midlands	360	42	12	54	299
West Midlands	283	0	15	15	191
East of England	7	0	0	0	5
London	377	103	138	241	220
South East	58	88	73	161	141
South West	96	29	51	80	76
England Total	2,068	403	694	1,097	1,775

(c) Kickstart Housing Delivery ^{3.7}

	Housing Starts on Site																							
	1 April 2009 - 31 March 2010						1 April 2010 - 30 September 2010					1 October 2010 - 31 March 2011					1 April 2010 - 31 March 2011							
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts
		Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership			
North East	433	78	13	524	273	797	0	0	52	52	64	116	34	0	89	123	110	233	34	0	141	175	174	349
North West	165	30	573	768	1,346	2,114	34	0	203	237	143	380	56	0	107	163	348	511	90	0	310	400	491	891
Yorkshire and the Humber	293	0	493	786	818	1,604	122	12	48	182	122	304	23	0	172	195	127	322	145	12	220	377	249	626
East Midlands	210		126	336	860	1,196	84	0	263	347	222	569	178	19	98	295	141	436	262	19	361	642	363	1,005
West Midlands	282	182	425	889	1,071	1,960	109	0	177	286	243	529	185	43	118	346	186	532	294	43	295	632	429	1,061
East of England	59		152	211	450	661	0	0	181	181	290	471	0	0	140	140	174	314	0	0	321	321	464	785
London	75	12	51	138	421	559	20	0	38	58	1,211	1,269	106	0	38	144	420	564	126	0	76	202	1,631	1,833
South East	140	26	286	452	757	1,209	41	29	222	292	526	818	30	0	51	81	111	192	71	29	273	373	637	1,010
South West	74	4	516	594	1,228	1,822	184	4	52	240	406	646	240	0	144	384	206	590	424	4	196	624	612	1,236
England Total	1,731	332	2,635	4,698	7,224	11,922	594	45	1,236	1,875	3,227	5,102	852	62	957	1,871	1,823	3,694	1,446	107	2,193	3,746	5,050	8,796

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

Housing Completions ⁶																								
1 April 2009 - 31 March 2010							1 April 2010 - 30 September 2010					1 October 2010 - 31 March 2011					1 April 2010 - 31 March 2011							
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions
		Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership			
North East	0	0	0	0	0	0	31	10	2	43	4	47	395	56	37	488	237	725	426	66	39	531	241	772
North West	0	0	0	0	0	0	43	0	105	148	20	168	148	13	251	412	605	1,017	191	13	356	560	625	1,185
Yorkshire and the Humber	0	0	0	0	2	2	26	0	27	53	62	115	278	0	263	541	509	1,050	304	0	290	594	571	1,165
East Midlands	9	0	0	9	0	9	28	0	14	42	42	84	173	0	114	287	559	846	201	0	128	329	601	930
West Midlands	11	0	0	11	0	11	25	23	59	107	46	153	260	159	268	687	836	1,523	285	182	327	794	882	1,676
East of England	0	0	0	0	0	0	0	0	14	14	19	33	59	0	135	194	259	453	59	0	149	208	278	486
London	0	0	0	0	0	0	0	0	0	0	0	0	110	12	41	163	496	659	110	12	41	163	496	659
South East	0	0	0	0	23	23	0	0	57	57	136	193	94	26	219	339	520	859	94	26	276	396	656	1,052
South West	2	0	13	15	0	15	0	0	82	82	44	126	108	4	136	248	904	1,152	108	4	218	330	948	1,278
England Total	22	0	13	35	25	60	153	33	360	546	373	919	1,625	270	1,464	3,359	4,925	8,284	1,778	303	1,824	3,905	5,298	9,203

(d) Property and Regeneration Programme ^{7, 8, 9}

Housing Starts on Site																								
1 April 2009 - 31 March 2010							1 April 2010 - 30 September 2010					1 October 2010 - 31 March 2011					1 April 2010 - 31 March 2011							
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts *	Open Market	Total Housing Starts
		Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership			
North East	0	0	0	0	149	149	0	0	0	0	146	146	0	0	0	0	36	36	0	0	0	0	182	182
North West	0	1	0	1	292	293	0	0	0	0	89	89	0	0	0	0	52	52	0	0	0	0	141	141
Yorkshire and the Humber	0	0	0	0	21	21	0	0	0	0	185	185	0	0	0	0	40	40	0	0	0	0	225	225
East Midlands	0	0	8	8	124	132	0	0	5	5	73	78	0	0	0	0	58	58	0	0	5	5	131	136
West Midlands	20	0	0	20	686	706	72	0	0	72	246	318	50	0	114	164	118	282	122	0	114	236	364	600
East of England	0	0	0	0	575	575	25	0	0	25	385	410	9	0	1	10	95	105	34	0	1	35	480	515
London	0	0	62	62	430	492	0	0	0	0	30	30	0	0	0	0	365	365	0	0	0	0	395	395
South East	0	0	0	0	745	745	0	0	20	20	505	525	40	0	41	81	458	539	40	0	61	101	963	1,064
South West	0	0	0	0	160	160	0	0	0	0	34	34	7	0	9	16	279	295	7	0	9	16	313	329
England Total	20	1	70	91	3,182	3,273	97	0	25	122	1,693	1,815	106	0	165	271	1,501	1,772	203	0	190	393	3,194	3,587

(d) Property and Regeneration Programme continued ^{7, 8, 9}

Housing Completions																								
1 April 2009 - 31 March 2010							1 April 2010 - 30 September 2010					1 October 2010 - 31 March 2011					1 April 2010 - 31 March 2011							
	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions *	Open Market	Total Housing Completions
		Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership					Intermediate Rent	Low Cost Home Ownership			
North East	0	0	0	0	157	157	0	0	0	0	68	68	0	0	0	0	71	71	0	0	0	0	139	139
North West	0	1	0	1	201	202	0	0	0	0	70	70	0	0	0	0	224	224	0	0	0	0	294	294
Yorkshire and the Humber	8	0	0	8	66	74	0	0	0	0	340	340	0	0	0	0	27	27	0	0	0	0	367	367
East Midlands		0	0	0	140	140	2	0	0	2	142	144	0	0	8	8	66	74	2	0	8	10	208	218
West Midlands	9	0	0	9	325	334	12	0	0	12	64	76	29	0	0	29	226	255	41	0	0	41	290	331
East of England	8	0	0	8	166	174	0	0	0	0	76	76	12	0	1	13	97	110	12	0	1	13	173	186
London	0	0	20	20	242	262	0	0	0	0	258	258	0	0	0	0	289	289	0	0	0	0	547	547
South East	17	1	120	138	948	1,086	0	0	9	9	432	441	5	0	42	47	453	500	5	0	51	56	885	941
South West	0	0	0	0	729	729	0	0	0	0	28	28	0	0	0	0	157	157	0	0	0	0	185	185
England Total	42	2	140	184	2,974	3,158	14	0	9	23	1,478	1,501	46	0	51	97	1,610	1,707	60	0	60	120	3,088	3,208

(e) Total Affordable Housing																
Housing Starts on Site																
1 April 2009 - 31 March 2010				1 April 2010 - 30 September 2010				1 October 2010 - 31 March 2011				1 April 2010 - 31 March 2011				
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	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			Intermediate Rent	Low Cost Home Ownership		
North East	2,045	248	127	2,420	172	10	71	253	760	64	170	994	932	74	241	1,247
North West	3,347	83	1,170	4,600	569	0	255	824	2,851	45	687	3,583	3,420	45	942	4,407
Yorkshire and the Humber	2,941	27	930	3,898	440	12	94	546	1,388	2	567	1,957	1,828	14	661	2,503
East Midlands	2,735	0	575	3,310	458	0	347	805	1,106	19	365	1,490	1,564	19	712	2,295
West Midlands	2,870	352	925	4,147	975	4	261	1,240	1,337	97	459	1,893	2,312	101	720	3,133
East of England	4,069	254	1,039	5,362	1,124	98	363	1,585	3,364	126	1,041	4,531	4,488	224	1,404	6,116
London	10,633	1,935	3,123	15,691	2,563	391	1,387	4,341	8,769	418	2,803	11,990	11,332	809	4,190	16,331
South East	6,222	467	1,788	8,477	1,975	74	634	2,683	4,737	105	1,585	6,427	6,712	179	2,219	9,110
South West	4,639	216	1,543	6,398	1,084	47	218	1,349	2,018	10	842	2,870	3,102	57	1,060	4,219
England Total	39,501	3,582	11,220	54,303	9,360	636	3,630	13,626	26,330	886	8,519	35,735	35,690	1,522	12,149	49,361
Housing Completions																
1 April 2009 - 31 March 2010				1 April 2010 - 30 September 2010				1 October 2010 - 31 March 2011				1 April 2010 - 31 March 2011				
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	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			Intermediate Rent	Low Cost Home Ownership		
North East	1,397	100	562	2,059	456	39	381	876	1,177	104	166	1,447	1,633	143	547	2,323
North West	2,547	5	1,370	3,922	1,011	0	951	1,962	2,302	39	803	3,144	3,313	39	1,754	5,106
Yorkshire and the Humber	1,329	23	1,164	2,516	545	6	780	1,331	2,041	20	716	2,777	2,586	26	1,496	4,108
East Midlands	2,095	13	1,372	3,480	866	0	660	1,526	2,229	6	722	2,957	3,095	6	1,382	4,483
West Midlands	2,831	114	1,593	4,538	956	61	774	1,791	2,300	298	884	3,482	3,256	359	1,658	5,273
East of England	4,453	276	2,901	7,630	1,242	156	1,026	2,424	2,897	80	860	3,837	4,139	236	1,886	6,261
London	6,992	743	5,057	12,792	2,106	567	1,293	3,966	6,451	687	1,766	8,904	8,557	1,254	3,059	12,870
South East	5,553	467	4,295	10,315	1,783	133	1,379	3,295	3,802	206	1,681	5,689	5,585	339	3,060	8,984
South West	3,724	194	1,985	5,903	1,342	37	999	2,378	3,154	31	885	4,070	4,496	68	1,884	6,448
England Total	30,921	1,935	20,299	53,155	10,307	999	8,243	19,549	26,353	1,471	8,483	36,307	36,660	2,470	16,726	55,856

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

² The delivery of housing outputs is impacted by seasonal factors and, therefore, the rate of delivery increased in the second half of 2010/11.

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 2011. There are no amendments to the National Affordable Housing Programme figures for the financial year ending 31 March 2010 which were published in the release of official statistics dated 15 June 2010.

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

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

⁶ The small number of completions for the Kickstart Housing Delivery Programme for the 6 months ending 30 September 2010 is due to the timing of starts on site in the final quarter of 2009/10.

⁷ The Property and Regeneration Programme and Kickstart (Investment Support) figures are sourced from our Project Control System (PCS) at close of business on 27 May 2011.

⁸ The open market units delivered under the Property and Regeneration Programme include 282 housing starts on site and 554 housing completions recorded in 2009/10, 69 housing starts on site and 196 housing completions recorded in the 6 months ending 30 September 2010 and 23 housing starts on site and 36 housing completions recorded in the 6 months ending 31 March 2011 which are made available at below market price or rents but do not meet the definition for affordable housing.

⁹ Some open market units delivered under the Property and Regeneration Programme relate to the National Coalfields Programme and are jointly recorded by the Regional Development Agencies. In the financial year ending 31 March 2010 these include 14 housing starts on site and 43 housing completions delivered in the North East, 30 housing starts on site and 19 housing completions delivered in East Midlands and 225 housing starts on site in the West Midlands. In the 6 months to 30 September 2010, the jointly recorded outputs include 7 housing starts on site and 11 housing completions in the East Midlands. In the 6 months to 31 March 2011, the jointly recorded outputs include 12 housing starts on site and 19 housing completions in the East Midlands and 29 housing starts on site in the West Midlands.

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

The following revisions have been made to the official statistics which were published on 30 November 2010 for the financial year ending 31 March 2010:

- The total housing starts on site figure for the Kickstart Housing Delivery Programme has decreased by 100 units from 12,022 to 11,922. The net decrease relates to 22 intermediate rent units that had been incorrectly recorded and a net reduction of 116 low cost home ownership units of which 106 units identified for Homebuy Direct did not sell by the end of March deadline. These were offset by 8 social rent units and 30 open market units not previously recorded. In addition, 592 low cost home ownership (HomeBuy Direct) units were converted to open market.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 18 units from 42 to 60. The increase relates to the subsequent notification of 2 social rent and 16 open market units.
- The total housing starts on site figure for the Property and Regeneration Programme has reduced by 86 units from 3,359 to 3,273. The net reduction relates to the incorrect reporting of 188 units that were not directly attributable to HCA's investment in the scheme, 74 units that had also been reported under the Kickstart Housing Delivery Programme and a reduction of 18 units following updated information from the developer. The reduction was partially offset by the addition of 117 units previously thought to have been claimed under the National Affordable Housing Programme, 3 units following updated information from the developer and 74 units recorded incorrectly in the first six months of 2010/11.
- The total housing completions figure for the Property and Regeneration Programme has increased by 13 units from 3,145 to 3,158. The net increase is due to the addition of 13 units recorded incorrectly in 2010/11 and 10 units following updated information from the developer offset by the removal of 6 units due to incorrect recording and 4 units following updated information from the developer.

Revisions to official statistics for the 6 months to 30 September 2010

The following revisions have been made to the official statistics which were published on 30 November 2010 for the 6 months to 30 September 2010:

- The provisional half year numbers for the National Affordable Housing Programme have been revised to correct for changes in scheme delivery. This has resulted in reductions of 208 affordable housing starts from 11,434 to 11,226 and 7 affordable housing completions from 18,987 to 18,980.
- The total housing starts on site figure for the Kickstart Housing Delivery Programme has increased by 966 units from 4,136 to 5,102. The net increase relates to the subsequent notification of 981 units, either by the developer submitting returns in arrears, as agreed, or as a result of site visits, and the conversion of 82 HomeBuy Direct units to open market. These increases were offset by the incorrect reporting of 97 units.
- The total housing completions figure for the Kickstart Housing Delivery Programme has increased by 216 units from 703 to 919. The net increase relates to the subsequent notification of 230 units, either by the developer or as a result of site visits which was partially offset by the incorrect reporting of 14 units.
- The total housing starts on site figure for the Property and Regeneration Programme has increased by 269 units from 1,546 to 1,815. The net increase is due to the addition of 321 units following updated information from developers and 108 unclaimed units highlighted during project reviews offset by the removal of 86 units claimed in error and 74 units that should have been in recorded in 2009/10.
- The total housing completions figure for the Property and Regeneration Programme has increased by 98 units from 1,403 to 1,501. The increase relates to the addition of 136 units following site visits and updated information from developers offset by the removal of 14 units following updated information from the developer and 24 units that 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 providers, 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 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, shared ownership and intermediate rent.

Data sources and quality

The National Affordable Housing Programme, Local Authority New Build and Kickstart (Homebuy Direct and NAHP) data in the table has been produced using our Investment Management System which contains information provided by investment partners. Starts on site relating to nil grant units delivered under the Kickstart Housing Delivery Programme may be reported retrospectively and are allocated in the reporting year which may differ from the year in which the start on site occurred.

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

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

Revisions

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

Future data presentation

The data in this release is presented for each of the former government office regions. We will maintain this form of presentation in future releases and in addition we will present the data based on our six operating areas – East and South East; London; Midlands; North East, Yorkshire and The Humber; North West; and South West.

Future publication dates

Our official statistics for the 6 months to 30 September 2011 will be published in November/December 2011; this will include any revisions to previously reported official statistics.

Relationship with other official statistics

The Department for Communities and Local Government (DCLG) publish official statistics on the total gross supply of affordable housing in England each year. The number of affordable homes delivered by the HCA programmes contribute to these statistics. DCLG will be publishing estimates of gross affordable supply for 2010-11 in autumn 2011.

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