



Homes &
Communities
Agency



Homes and Communities Agency Housing Statistics

1 April 2016 – 30 September 2016

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1. Key results

- 1.1** There were 14,007 housing starts on site and 11,598 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 on behalf of the Greater London Authority (GLA)) between 1 April 2016 and 30 September 2016. The HCA manages the Help to Buy (Equity Loan) scheme in England but the completions are reported by the Department for Communities and Local Government (DCLG) available from the webpage below¹ and are, therefore, excluded from this publication.
- 1.2** The majority (9,400 or 67 per cent) of the housing starts on site in the six months to 30 September 2016 were for affordable homes. This represents an increase of 28 per cent on the 7,371 affordable homes reported for the period 1 April to 30 September 2015.
- 1.3** 7,250 affordable homes started in the six months to 30 September 2016 were for Affordable Rent, an increase of 24 per cent on the 5,858 started in the same period of 2015-16. A further 1,823 were for Intermediate Affordable Housing schemes, including Shared Ownership. This is an increase of 39 per cent on the 1,314 started in the same period of 2015-16. The remaining 327 were for Social Rent, an increase of 64 per cent on the 199 started in the same period of 2015-16. Of the affordable homes started in the six months to 30 September 2016, the Affordable Homes Programme (AHP) 2015-18² accounted for 90 per cent, the Single Land Programme (SLP)³ for 5 per cent and the Care and Support Specialised Housing Fund for 1 per cent.
- 1.4** 8,657 or 75 per cent of housing completions in the first six months of 2016-17 were for affordable homes. This represents an increase of 35 per cent on the 6,397 affordable homes completed in the same period of 2015-16.
- 1.5** 7,096 affordable homes completed in the six months to 30 September 2016 were for Affordable Rent, an increase of 52 per cent on the 4,681 completed in the same period of 2015-16. A further 1,345 were for Intermediate Affordable Housing schemes, including shared ownership, an increase of 30 per cent on the 1,032 completed in the same period of 2015-16. The remaining 216 were for Social Rent, a decrease of 68 per cent on the 684 completed in the same period of 2015-16. Of the affordable homes completed in the six months to 30 September 2016, the three highest delivering programmes were: AHP 2015-18 with 61 per cent; Affordable Homes Guarantees (AHG) with 30 per cent and; Care and Support Specialised Housing with 4 per cent.

¹ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

² The AHP 2015-18 replaced the AHP 2011-15 with effect from 1 April 2015. The AHP 2011-15 includes the following programmes: Affordable Homes Programme, Empty Homes, Homelessness Change, Mortgage Rescue, Short Form Agreements and Traveller Pitch Funding. For more information see Annex 1.

³ The Single Land Programme replaced the Accelerated Land Disposal, Economic Assets and Property and Regeneration programmes with effect from 1 April 2015.

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 2016 in England excluding London (for both the current and historical series⁴) with the exception of the Build to Rent, Builders Finance Fund and Get Britain Building programmes which are administered by the HCA on behalf of the Greater London Authority (GLA) and where delivery covers all of England including London.

Purposes and uses

2.2 The figures in this release show the supply of affordable and market housing delivered through the HCA's programmes⁵ with the exception of Help to Buy (Equity Loan scheme), the statistics for which are published quarterly by DCLG⁶. Further details on housing types are available in section 6 of this release. DCLG also publishes annual statistics on affordable housing supply in England⁷ showing the gross annual supply of affordable homes, irrespective of funding mechanism. Further information on the 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 plan (see paragraph 8.3). The HCA uses the data to measure progress towards commitments made in its published Corporate Plan⁸. 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 2016 and covers fifteen current programmes and nine 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 terms) or for rent.

2.5 Housing starts on site and housing completions are reported for each programme, where applicable.

2.6 A programme breakdown of the data is available in Table 1 of the tables accompanying this release⁹. Further information on the accompanying tables is provided in section 4 of this release. Table A of the latest annual statistics on affordable housing supply in England published by DCLG⁷ shows how the HCA programmes relate to the statistics on affordable housing published by DCLG.

⁴ 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.

⁵ See Annex 1 for a summary and links to information about the HCA's programmes.

⁶ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

⁷ <https://www.gov.uk/government/collections/affordable-housing-supply>

⁸ <https://www.gov.uk/government/publications/homes-and-communities-agency-corporate-plan-2014-18>

⁹ <https://www.gov.uk/government/collections/housing-statistics>

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 in section 3 of this release 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 funding 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 Single Land Programme, funding for all programmes is allocated through an application/bidding process based on the assessment eligibility/criteria for each programme. Funding is paid in accordance with the contractual agreement for each programme. Investment for projects delivered under the Single Land Programme is determined in accordance with the HCA's Financial Framework¹⁰.

London

2.10 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 on site 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 section of GOV.UK¹¹.

2.11 DCLG has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce Table 1012 showing total affordable housing starts on site and completions delivered nationally under the affordable housing programmes of the HCA and GLA¹². This table excludes additional affordable housing delivery reported annually through local authority returns, which are included in DCLG's full annual release on affordable housing supply in England¹³. The table includes 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 <https://www.gov.uk/government/publications/homes-and-communities-agency-financial-framework>

¹¹ <https://www.gov.uk/government/collections/housing-statistics>

¹² <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

¹³ <https://www.gov.uk/government/collections/affordable-housing-supply>

3. Housing outputs

Starts on site:

Table 1a: Housing starts on site by tenure, England (excluding non-HCA London delivery) ^{1, 2}

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Starts ³	Market ⁴	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2016-17 ⁵	Apr - Sep	7,250	327	16	1,807	9,400	4,607	14,007
2015-16 ⁵	Apr - Sep	5,858	199	0	1,314	7,371	3,979	11,350
2015-16 ⁵	Oct - Mar	10,686	403	14	2,830	13,933	8,049	21,982
2015-16 ⁵	Full Year	16,544	602	14	4,144	21,304	12,028	33,332
2014-15 ⁵	Apr - Sep	7,487	698	0	1,242	9,427	3,474	12,901
2014-15 ⁵	Oct - Mar	14,392	547	21	2,071	17,031	5,676	22,707
2014-15 ⁵	Full Year	21,879	1,245	21	3,313	26,458	9,150	35,608
2013-14	Apr - Sep	7,418	716	0	1,468	9,602	2,496	12,098
2013-14	Oct - Mar	17,764	1,864	0	3,162	22,790	3,413	26,203
2013-14	Full Year	25,182	2,580	0	4,630	32,392	5,909	38,301
2012-13	Apr - Sep	2,386	387	8	497	3,278	2,239	5,517
2012-13	Oct - Mar	15,670	2,398	26	3,873	21,967	12,294	34,261
2012-13	Full Year	18,056	2,785	34	4,370	25,245	14,533	39,778
2011-12	Apr - Sep	..	203	0	210	413	1,501	1,914
2011-12	Oct - Mar	7,045	2,078	0	1,731	10,854	2,570	13,424
2011-12	Full Year	7,045	2,281	0	1,941	11,267	4,071	15,338
2010-11	Apr - Sep	..	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 - Sep	..	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 on site and completions for London (current and historical series) except for delivery in London under the Build to Rent, Builders Finance Fund and Get Britain Building 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: <https://www.gov.uk/government/collections/housing-statistics>

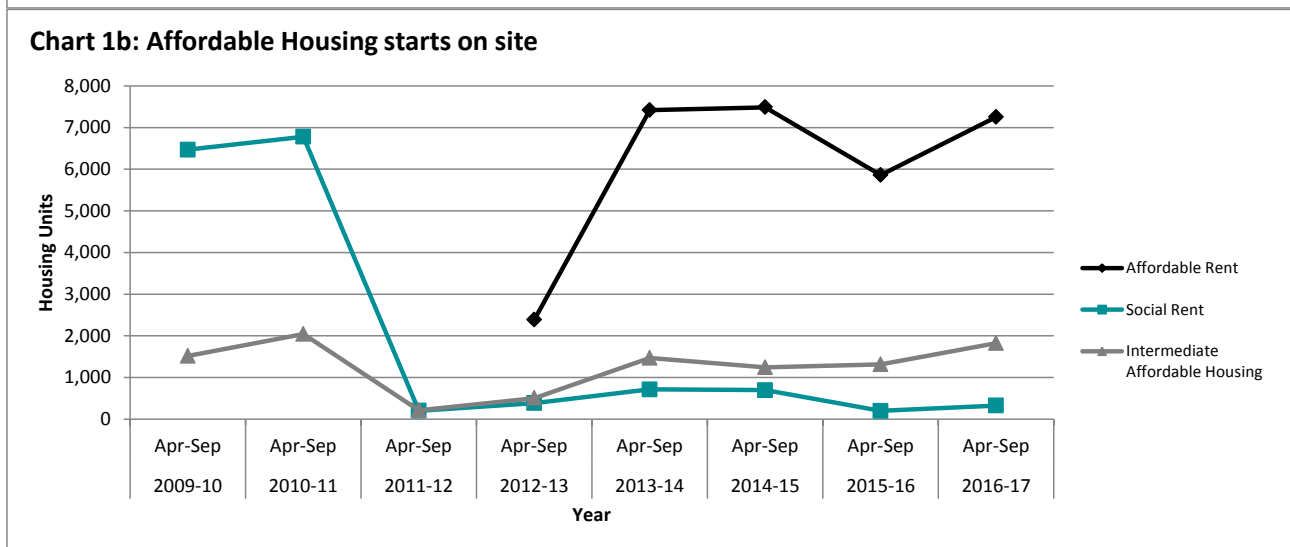
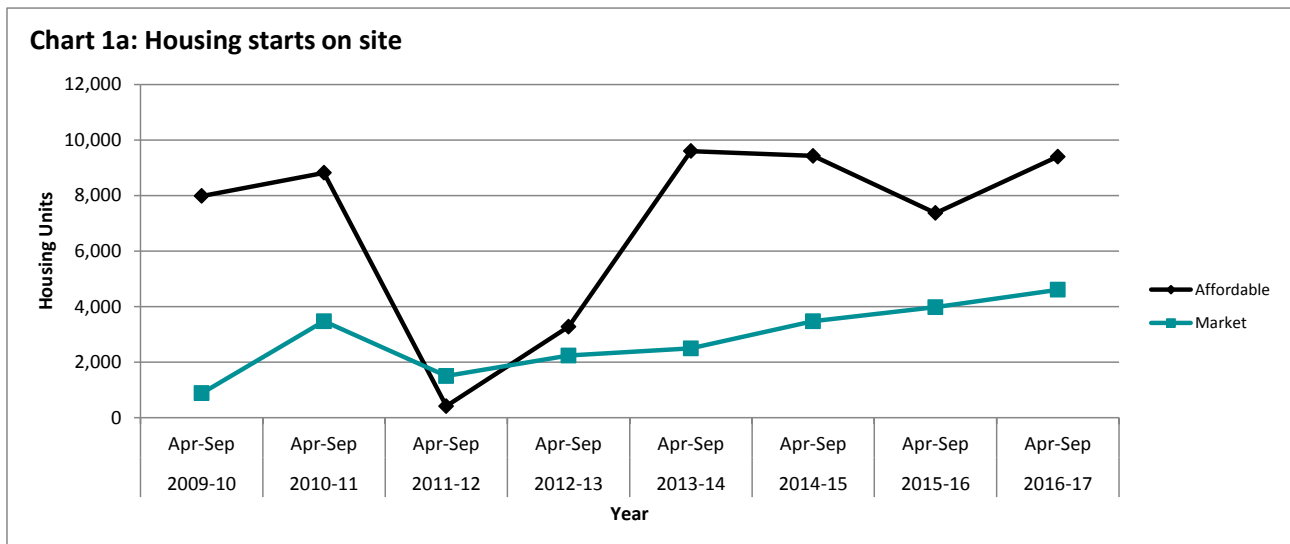
² Figures by local authority and HCA's operating areas are available in the accompanying tables.

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, Build to Rent, Builders Finance Fund, Economic Assets, Get Britain Building, Kickstart Housing Delivery, Property and Regeneration and Single Land programmes may include some starts on site and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

⁵ To ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion. For reporting purposes, the start on site date is taken as the date of completion.

".." not applicable



In the period 1 April to 30 September 2016 (the first half of 2016-17):

- 3.1** A total of 14,007 homes started on site, representing an increase of 2,657 or 23 per cent compared to the 11,350 reported for the same period in the previous year (the first half of 2015-16).
- 3.2** 9,400 homes started were for affordable housing, representing an increase of 2,029 or 28 per cent compared to the 7,371 reported for the first half of 2015-16.
- 3.3** The majority (7,250 or 77 per cent) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the AHP 2015-18 where Affordable Rent is the main product funded. This is an increase of 1,392 or 24 per cent compared to 5,858 delivered in the first half of 2015-16. Intermediate Affordable Housing accounted for a further 1,823 (19 per cent) of affordable homes started on site. This is an increase of 509 or 39 per cent compared to 1,314 delivered in the first half of 2015-16. Social Rent accounted for the remaining 327 affordable homes started (3 per cent). This is an increase of 128 or 64 per cent compared to 199 started in the first half of 2015-16.

3.4 Table 1b below shows the percentage of HCA's affordable housing starts on site delivered by each operating area¹⁴ compared to the first half of 2015-16¹⁵.

	Apr-Sep 2016	Apr-Sep 2015
Midlands	24%	24%
East and South East	23%	22%
North West	21%	17%
North East, Yorkshire and The Humber	16%	17%
South and South West	16%	20%
London	0%	1%

3.5 Looking at previous trends in delivery of affordable housing starts on site, in 2011-12, delivery 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 both 2012-13 and 2013-14 and reduced delivery in 2014-15 which reflects the closure of the programme in March 2015. The Get Britain Building programme delivered the majority of its affordable housing starts on site in 2012-13, the first year of the programme. In 2013-14, four new programmes¹⁶ commenced delivery of starts on site and increased delivery in 2014-15. Although a reduction on the two previous years, the number of starts delivered in 2015-16 through the AHP 2015-18 is a significant increase compared to the same period in 2011-12, the first year of the previous programme. This upward trajectory has continued through the first half of 2016-17, consistent with the start of previous programmes.

3.6 The number of market homes started increased by 16 per cent to 4,607 compared to 3,979 in the first half of 2015-16. The Single Land Programme produced the majority of market starts on site (3,577 or 78 per cent), an increase of 838 or 31 per cent compared to 2,739 delivered in the first half of 2015-16. The Builders Finance Fund contributed the remaining 1,030 starts (22 per cent), an increase of 742 or 258 per cent on the 288 started in the first half of 2015-16.

¹⁴ See Annex 2 for the definition of operating area.

¹⁵ Note that proportions do not sum to 100 per cent due to rounding.

¹⁶ Programmes which commenced delivery in 2013-14 include Affordable Homes Guarantees Programme, the Department of Health funded Care and Support Specialised Housing Fund, Empty Homes Round Two and Right to Buy Replacement.

Completions (excluding Help to Buy):

Table 2a: Housing completions by tenure, England (excluding Help to Buy and non-HCA London delivery) ^{1, 2}

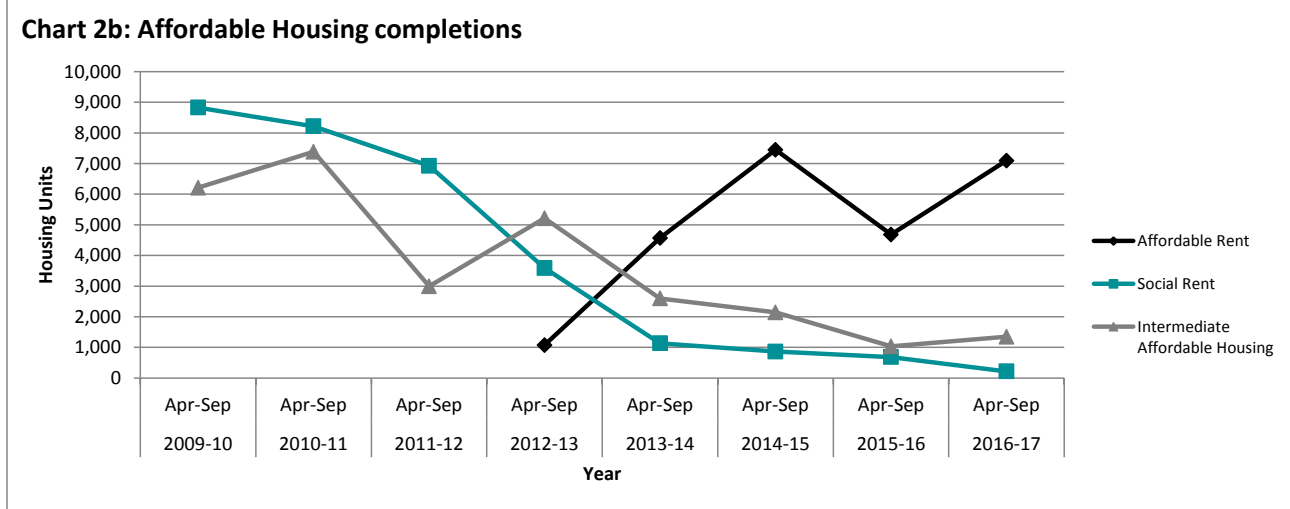
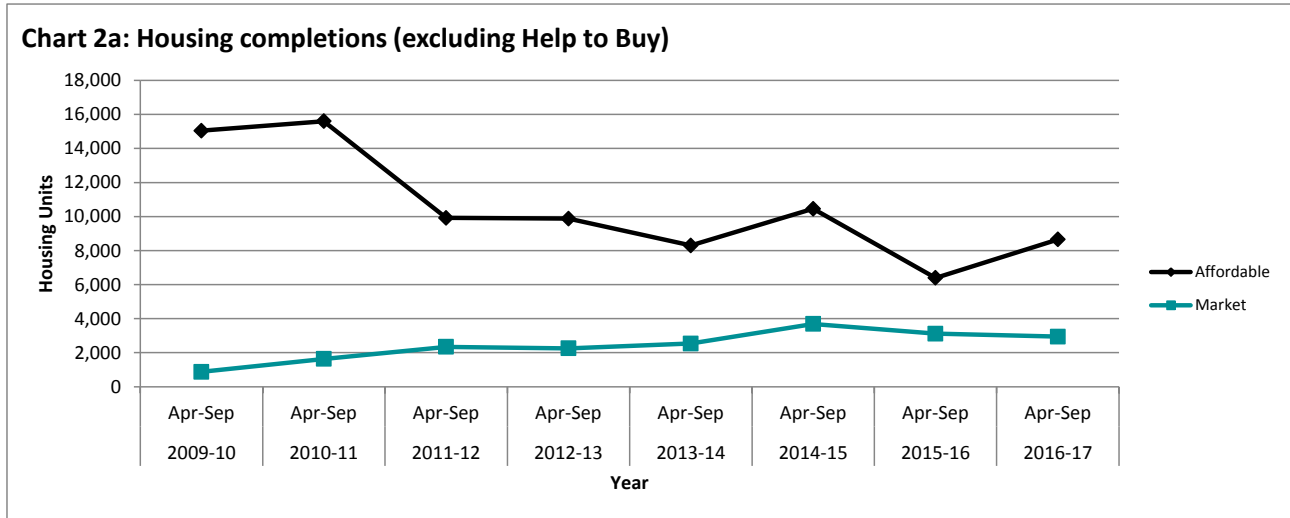
		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ³	Market ^{4,5}	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2016-17	Apr - Sep	7,096	216	1	1,344	8,657	2,941	11,598
2015-16	Apr - Sep	4,681	684	0	1,032	6,397	3,115	9,512
2015-16	Oct - Mar	8,419	809	2	1,767	10,997	4,806	15,803
2015-16	Full Year	13,100	1,493	2	2,799	17,394	7,921	25,315
2014-15	Apr - Sep	7,447	865	0	2,141	10,453	3,692	14,145
2014-15	Oct - Mar	23,387	2,124	18	4,882	30,411	6,235	36,646
2014-15	Full Year	30,834	2,989	18	7,023	40,864	9,927	50,791
2013-14	Apr - Sep	4,569	1,135	84	2,511	8,299	2,540	10,839
2013-14	Oct - Mar	12,525	3,340	19	3,423	19,307	4,281	23,588
2013-14	Full Year	17,094	4,475	103	5,934	27,606	6,821	34,427
2012-13	Apr - Sep	1,074	3,590	135	5,078	9,877	2,258	12,135
2012-13	Oct - Mar	5,505	6,013	239	6,966	18,723	2,882	21,605
2012-13	Full Year	6,579	9,603	374	12,044	28,600	5,140	33,740
2011-12	Apr - Sep	..	6,928	291	2,702	9,921	2,340	12,261
2011-12	Oct - Mar	797	16,213	560	8,067	25,637	4,203	29,840
2011-12	Full Year	797	23,141	851	10,769	35,558	6,543	42,101
2010-11	Apr - Sep	..	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 - Sep	..	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

^{1, 2, 3, 4} See footnotes below Table 1a on page 6

⁵ Some of the market completions delivered in 2013-14, 2014-15, 2015-16 and 2016-17 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 by DCLG (see below¹⁷)

".." not applicable

¹⁷ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>



In the period 1 April to 30 September 2016 (the first half of 2016-17):

- 3.7** A total of 11,598 homes completed, representing an increase of 2,086 or 22 per cent compared to the 9,512 completions reported for the same period in the previous year (the first half of 2015-16).
- 3.8** 8,657 affordable homes were completed, an increase of 2,260 or 35 per cent compared to 6,397 delivered in the first half of 2015-16. The majority (7,096 or 82 per cent) were for Affordable Rent, an increase of 2,415 or 52 per cent compared to the 4,681 completed in the first half of 2015-16. Intermediate Affordable Housing accounted for a further 1,345 (16 per cent) of affordable homes completed, an increase of 313 or 30 per cent compared to the 1,032 completed in the first half of 2015-16. The remaining 216 completions (2 per cent) of affordable homes completed were for Social Rent, a decrease of 468 or 68 per cent compared to the 684 completed in the first half of 2015-16.

3.9 Table 2b below shows the percentage of HCA's affordable housing completions delivered by each operating area compared to the first half of 2015-16¹⁸.

	Apr-Sep 2016	Apr-Sep 2015
Midlands	27%	23%
East and South East	21%	23%
South and South West	20%	24%
North East, Yorkshire and The Humber	16%	12%
North West	15%	17%
London	1%	0%

3.10 The number of market homes completed (2,941) decreased by 6 per cent compared to 3,115 in the first half of 2015-16. This decrease is mainly attributable to the Get Britain Building Programme which is in the closing stages of the programme and delivered 323 market completions compared to 885 in the first half of 2015-16.

4. Accompanying tables

4.1 The tables accompanying this release are available to download from the housing statistics page on the HCA section of GOV.UK¹⁹ and include the following:

Table 1

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

- 1 April 2016 – 30 September 2016
- 1 April 2015 – 31 March 2016 with half year analysis
- 1 April 2014 – 31 March 2015 with half year analysis
- 1 April 2013 – 31 March 2014 with half year analysis
- 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 2

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy), 1 April – 30 September 2016.

4.2 Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy) for historical periods are available to download from the HCA housing statistics web page¹⁹.

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 Table 2 is based on the local authority district in which the house is located. This table also identifies the HCA operating area in which each local authority is located. A map showing the operating area boundaries is available at Annex 2.

¹⁸ Note that proportions do not sum to 100 per cent due to rounding.

¹⁹ <https://www.gov.uk/government/collections/housing-statistics>

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 Mike Shone.

5. Revisions

Revisions policy

5.1 The HCA has adopted the revisions policy developed by DCLG²⁰. This policy covers two types of revisions.

Scheduled revisions

5.2 These statistics are drawn from funding and project administration systems and therefore updated information can be provided by funding 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/December 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.

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.

5.5 If, as a result of new information, there are significant changes to the figures in years outside of the scheduled revisions period, that information will be revised in the May/June release together with scheduled revisions.

If you would like to comment on our revisions policy please contact Mike Shone on 01234 242537 or email housing.statistics@hca.gsi.gov.uk.

²⁰ <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

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 Framework²¹, 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 2008²².

Affordable rented housing is a form of social housing, introduced in 2011. It may only be delivered with grant through the AHP 2011-15 and other associated and subsequent programmes or without grant by local authority and other providers, where a contract or confirmation of the ability to charge an Affordable Rent is in place. 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 per cent 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.

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.

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 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 the historical series covered by this release, equity loan was available under FirstBuy, Kickstart and the NAHP (HomeBuy Direct). There are a small number of equity loan cases in the current series.

As set out in the latest Affordable Housing Supply release published by DCLG²³, **FirstBuy** which was available prior to April 2013 is considered affordable housing.

²¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

²² http://www.legislation.gov.uk/ukpga/2008/17/pdfs/ukpga_20080017_en.pdf

²³ <https://www.gov.uk/government/collections/affordable-housing-supply>

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 registered provider 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 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 or market housing supply that take place without building a new property. This can include the purchase of existing properties for use as affordable or market 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. Conversions of existing affordable or market properties are only included where there is substantial re-improvement works carried out to the fabric of the building (for example the conversion of bedsits to self-contained apartments). Repairs or simple refurbishment of properties are not included.

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.

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, the Kickstart Housing Delivery Programme, the AHP 2011-15 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 Act²⁴, 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 wishing to deliver Affordable Rent homes, who has not contracted with the HCA through a Grant Agreement, must contract with the HCA through a Short Form Agreement to deliver Affordable Rent without grant. The definition of private registered providers is not affected by the Office for National Statistics' recent decision to classify them to the public sector for National Accounts and statistical purposes.

²⁴ http://www.legislation.gov.uk/ukpga/2008/17/pdfs/ukpga_20080017_en.pdf

7. Data sources and quality

- 7.1** Data for the Affordable Homes Guarantees, AHP, AHP 2015-18, Care and Support Specialised Housing, Empty Homes, Empty Homes Round Two, FirstBuy, Homelessness Change, Homelessness Change 2015-18, 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, Platform for Life, Right to Buy Replacement, Short Form Agreements and Traveller Pitch Funding have been produced using our Investment Management System (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, Build to Rent, Builders Finance Fund, Economic Assets, Get Britain Building, Kickstart Housing Delivery (Investment Support), Property and Regeneration and Single Land programmes have 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 on site 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. The low percentage of starts on site in 2011-12 was atypical because 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 completions were delivered in the first half of the year, reflecting an increase in delivery of the AHP 2011-15. The increase in starts on site in the first half of the year continued in 2013-14 and 2014-15 with 30 per cent and 36 per cent respectively delivered in the first half of the year. Thirty per cent of completions were delivered in the first half of 2013-14 and 26 per cent in the first half of 2014-15. In 2015-16 35 per cent of starts on site and 37 per cent of completions were delivered in the first half of the year.

8. Related statistics

Affordable housing starts on site 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 on site and completions for London, except for delivery in London under the Builders Finance Fund and Get Britain Building programmes which are administered by the HCA on behalf of the GLA. Responsibility for publication of other London delivery has been taken over by the GLA. In addition to its annual release, DCLG combines half-year data from the HCA and the GLA to publish six monthly affordable housing starts on site 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 website²⁵ and housing statistics published by the GLA are available from the GLA website²⁶.
- 8.3** Delivery of affordable homes forms part of the DCLG business plan. 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 report²⁷.

Affordable housing supply

- 8.4** The annual Affordable Housing Supply release published by DCLG (see paragraph 2.2), includes delivery of affordable housing, but not market housing. Starts information is only currently available from data provided by the HCA and GLA, and is included for the first time in the November 2016 release. Data on starts are not currently collected from local authorities; therefore starts funded by local authorities or reported through planning agreements may be excluded. 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.

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. The number of home purchases delivered through the HCA is published by DCLG together with information about the type and price of properties purchased, purchaser deposits and applicant incomes²⁸.

²⁵ <https://www.gov.uk/government/collections/affordable-housing-supply>

²⁶ <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

²⁷ <https://www.gov.uk/government/publications>

²⁸ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

9. Other information

Pre-release access

9.1 Details of officials who receive pre-release access to the release up to 24 hours before publication are available from the housing statistics page on the HCA section of GOV.UK²⁹.

A brief history of the HCA

9.2 The HCA was created on 1 December 2008 by bringing together the 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.

Future publication dates

9.4 Our official statistics for the financial year 1 April 2016 to 31 March 2017 will be published in May/June 2017; this will include any revisions to previously reported statistics for 2014-15, 2015-16 and the first six months of 2016-17.

Responsible statistician

9.5 The responsible statistician for this statistical release is Mike Shone.

²⁹ <https://www.gov.uk/government/collections/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: communications@hca.gsi.gov.uk

Tel: 0300 1234 500

Statistical Enquiries

Mike Shone (c/o)

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

Tel: 01234 242537

Annex 1

HCA's programmes

The following table and links provide information about HCA's programmes which are funded by the Department for Communities and Local Government except for Care and Support Specialised Housing, Homelessness Change 2015-18 and Platform for Life which are funded by the Department of Health:

Programme	Programme Summary	Tenure ¹	Build Type ²
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 on site by 31 March 2015. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / AHO / Market	NB
Affordable Homes Guarantees	On 6 September 2012, the Government announced its proposal to guarantee up to £10bn of debt to help housing providers expand the provision of both purpose built private rented and affordable housing. As well as the Guarantee for the Affordable Homes element, the Government confirmed that it would make £225m of funding available for new affordable housing, for use where needed alongside the Affordable Homes Guarantee. This funding was then doubled in the 2013 Budget to £450m, including London, to support up to 30,000 new affordable homes.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme ³	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and delivered over 58,000 (excluding London) new affordable homes by 31 March 2015, with rents set at up to 80 per cent of market rent.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme 2015 - 18	The Affordable Homes Programme 2015-18 replaced the Affordable Homes Programme 2011-15 and aims to increase the supply of new affordable homes in England by March 2018. It is now closed although commitments agreed under this programme will be delivered during the 2016-21 period.	Aff. Rent / Social Rent / AHO (shared ownership)	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
Builders Finance Fund	The £525 million Builders Finance Fund is designed to help restart and speed up housing developments between 5 and 250 units that have slowed down or stalled. Its main objective is to address difficulties in accessing development finance faced by some house builders, particularly smaller developers, and to help bring forward stalled but viable sites.	Social Rent / Int. Rent / AHO / Market	NB/A
Care and Support Specialised Housing Fund	<p>The Department of Health's Care and Support Specialised Housing Fund (CASSH) provides funding for housing for older people and adults with disabilities (physical or sensory disabilities, mental health needs and learning disabilities & autism).</p> <p>The fund is split into two phases. Phase 1 was launched in October 2012 and phase 2 was launched in February 2015. The initial budget for the programme was £160m over five years (2013-14 to 2017-18) outside London. In 2013, this was increased by a further £80m and the delivery time frame extended to 2020-21.</p>	Aff. Rent / Social Rent / AHO (shared ownership)	NB/A

Programme	Programme Summary	Tenure ¹	Build Type ²
Economic Assets	The Economic Assets programme was announced in the Budget 2011 and worked with partners to ensure the effective use and disposal of more than 300 land and property assets transferred from the former Regional Development Agencies. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A
Empty Homes ³	The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring back into use empty residential properties (in private ownership) as affordable housing. The programme delivered 2,759 homes by 30 September 2016 outside London.	Aff. Rent / Social Rent / AHO	A
Empty Homes Round Two	In November 2012 a second round of funding was launched to bring back into use empty properties as affordable housing. As well as residential properties (in private ownership), the programme had an emphasis on the refurbishment of empty commercial and non-residential properties. The programme delivered 861 homes by 30 September 2016 outside London.	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.	Social Rent / Int. Rent / AHO / Market	NB
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% (40% in London) equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.	Market	NB
Homelessness Change ³	The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 and delivered 1,128 new or refurbished bed spaces in hostel accommodation by 31 March 2015 (outside London).	Aff. Rent	NB/A
Homelessness Change 2015-18	The Homes and Communities Agency is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing and improving hostel accommodation and facilities for the delivery of healthcare, training or education aimed at supporting rough sleepers, those at risk of sleeping rough, and other non-statutory homeless people of specialist housing to meet the needs of older people and adults with disabilities or mental health problems outside of London. This programme was launched jointly alongside the Platform for Life fund in 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

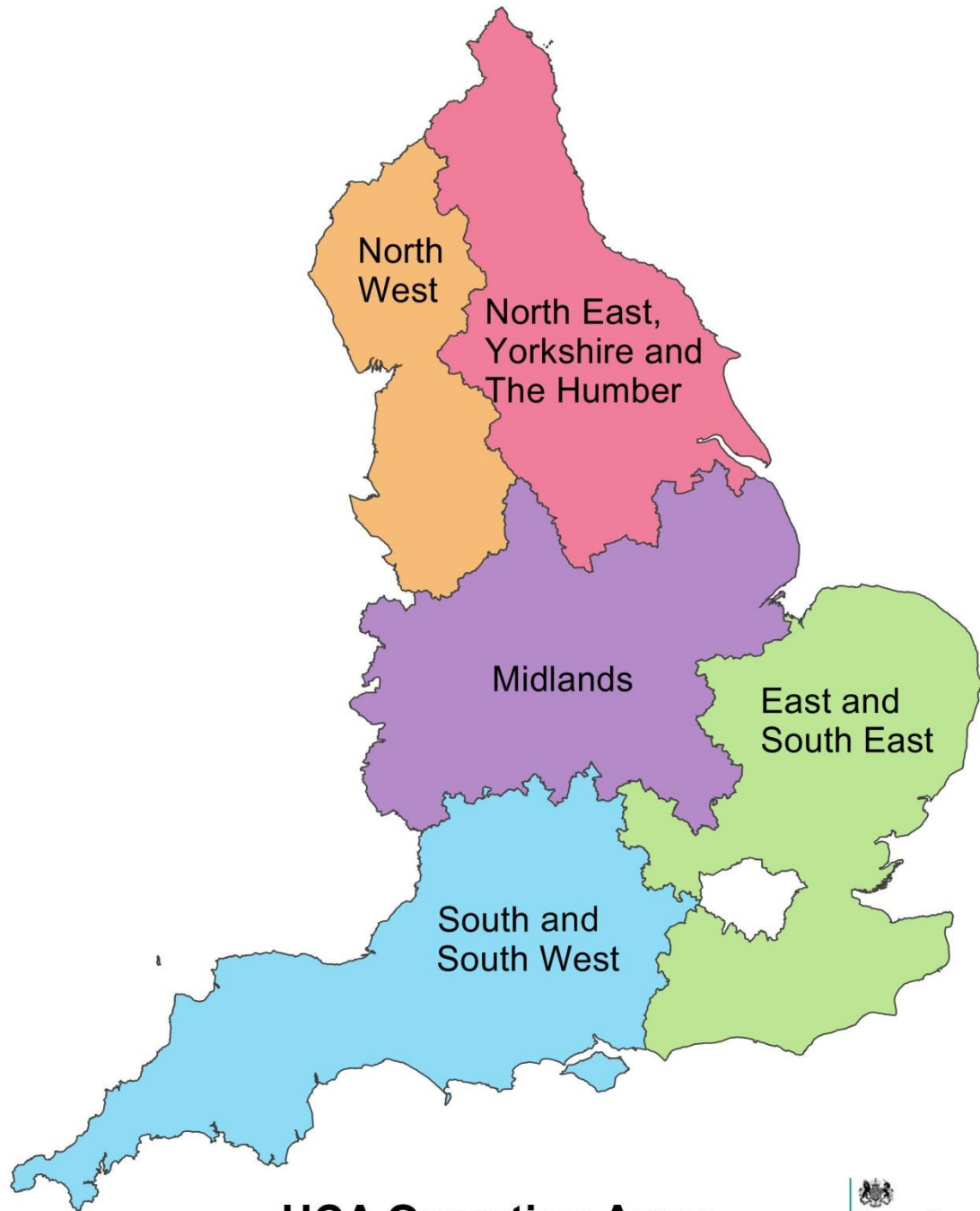
Programme	Programme Summary	Tenure ¹	Build Type ²
Mortgage Rescue ³	The Mortgage Rescue scheme was announced as part of the Government's Spending Review 2010 to provide support to some 2,500 vulnerable home owners struggling to maintain mortgage payments and at risk of repossession. This scheme is now closed.	AHO / Int. Rent	A
National Affordable Housing Programme	The National Affordable Housing Programme is the predecessor to the AHP 2011-15.	Social Rent / Int. Rent / AHO	NB/A
Platform for Life	The Homes and Communities Agency is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing low-rent accommodation for young people aged 18 to 24 who are homeless or at risk of homelessness and are in housing need, to support their participation in work, further education or vocational training, with the aim of assisting residents into long term employment and independence, and improving their prospects for a successful and healthy life. This programme was launched jointly alongside the Homelessness Change 2015 to 2017 fund in March 2015.	Aff. Rent	NB/A
Property and Regeneration Programme	The Property and Regeneration programme covered all the historical property and regeneration investments and assets inherited from English Partnerships. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A
Right to Buy Replacement	With effect from 2 April 2012, every additional local authority home sold under Right to Buy will be replaced by a new home for affordable rent, with receipts from sales recycled towards the cost of replacement. Where a local authority decides not to undertake the development themselves, they return the relevant portion of the receipts to DCLG for re-investment nationally.	Aff. Rent	NB
Short Form Agreement ³	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
Single Land Programme	The Single Land Programme, with effect from 1 April 2015, consists of existing commitments taken from the amalgamation of historical HCA land programmes (Accelerated Land Disposal, Economic Assets and Property and Regeneration) and transferred sites from across Government under the Public Sector Land Transfer model. It is a self-financing programme funded through the recycling of receipts supporting Government's targets on housing (including starter homes), public sector land release and asset disposals.	Social Rent / Int. Rent / AHO / Market	NB/A
Traveller Pitch Funding ³	The Traveller Pitch Funding programme was announced as part of the Government's Spending Review 2010 and delivered 515 new traveller pitches by 31 March 2015 (outside London). In addition 386 refurbished pitches were delivered.	Aff. Rent / AHO	NB/A

¹ Tenure indicates whether units delivered under each programme are allocated to Affordable Rent (Aff. Rent), Social Rent (Social 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 (AHP) 2011-15. The majority of delivery through the AHP 2011-15 and other associated programmes 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 2011-15 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
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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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