



Homes &
Communities
Agency



Homes and Communities Agency Housing Statistics

1 April – 30 September 2015

Table of Contents

Contents

1.	Key results.....	3
2.	Introduction	4
3.	Housing outputs	7
4.	Accompanying tables	12
5.	Revisions	13
6.	Definitions	14
7.	Data sources and quality.....	16
8.	Related statistics	16
9.	Other information.....	18
10.	User consultation.....	19
	Annex 1	20
	Annex 2.....	23

1. Key results

- 1.1** There were 10,592 housing starts on site and 9,471 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 and 30 September 2015. 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 (7,572 or 71 per cent) of the housing starts on site in the six months to 30 September 2015 were for affordable homes. This represents a decrease of 20 per cent on the 9,439 affordable homes reported between 1 April and 30 September 2014.
- 1.3** 5,965 affordable homes started in the six months to 30 September 2015 were for Affordable Rent, a decrease of 20 per cent on the same period of 2014-15. A further 1,333 were for Intermediate Affordable Housing schemes, including shared ownership. This is an increase of 6 per cent on the same period of 2014-15. The remaining 274 were for Social Rent, a decrease of 61 per cent on the same period of 2014-15. Of the affordable homes started in the six month period ending 30 September 2015, the Affordable Homes Programme (AHP) 2015-18² accounted for 91 per cent and the Single Land Programme (SLP)³ for 5 per cent.
- 1.4** 6,447 or 68 per cent of housing completions in the first six months of 2015-16 were for affordable homes. This represents a decrease of 39 per cent on the 10,483 affordable homes completed in the first six months of 2014-15.
- 1.5** 4,733 affordable homes completed in the six month period 1 April to 30 September 2015 were for Affordable Rent, a decrease of 36 per cent compared to the same period of 2014-15. A further 1,031 were for Intermediate Affordable Housing schemes, including shared ownership, a decrease of 52 per cent on the same period of 2014-15, and the remaining 683 were for Social Rent, a decrease of 23 per cent on the same period of 2014-15.

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 2015 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) which is 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 annual Affordable Housing Supply and Help to Buy releases is provided in section 8 of this release.
- 2.3** The data in this release are used by DCLG to monitor delivery of affordable homes as part of the DCLG business plan (see paragraph 8.3). The HCA use 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 2015 and covers fifteen current programmes and seven 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.

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>

- 2.5** Housing starts on site and housing completions are reported for each programme, where applicable. Housing starts on site are not applicable for programmes such as Mortgage Rescue because the product type records the completion of a purchase rather than a start and completion for a development or rehabilitation works.
- 2.6** 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 registered provider purchases the home at completion. As the completion is recorded when the provider purchases the property, there is no history or previously recorded date for the start on site, so for reporting purposes the start and completion dates are the same.
- 2.7** 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 DCLG¹⁰ shows how the HCA programmes relate to the statistics on affordable housing published by DCLG.
- 2.8** 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?

- 2.9** 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.
- 2.10** With the exception of the Single Land Programme, funding for all programmes is allocated through a bidding process based on the assessment 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 Framework¹¹.

London

- 2.11** Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes housing starts 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.UK⁹.

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

¹⁰ <https://www.gov.uk/government/collections/affordable-housing-supply>

¹¹ <https://www.gov.uk/government/publications/homes-and-communities-agency-financial-framework>

2.12 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.

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			
2015-16 ⁵	Apr - Sep	5,965	274	0	1,333	7,572	3,020	10,592
2014-15 ⁵	Apr - Sep	7,487	700	0	1,252	9,439	3,403	12,842
2014-15 ⁵	Oct - Mar	14,392	564	21	2,082	17,059	5,602	22,661
2014-15 ⁵	Full Year	21,879	1,264	21	3,334	26,498	9,005	35,503
2013-14	Apr - Sep	7,465	768	0	1,503	9,736	2,508	12,244
2013-14	Oct - Mar	18,021	1,869	0	3,207	23,097	3,393	26,490
2013-14	Full Year	25,486	2,637	0	4,710	32,833	5,901	38,734
2012-13	Apr - Sep	2,388	401	8	500	3,297	2,357	5,654
2012-13	Oct - Mar	15,962	2,499	40	4,040	22,541	12,362	34,903
2012-13	Full Year	18,350	2,900	48	4,540	25,838	14,719	40,557
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 for April – September 2015 by local authority and HCA's operating areas are available in the accompanying tables and for previous years in the housing statistics publication dated 16 June 2015 available from the webpage in the above note.

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

Chart 1a: Housing starts on site

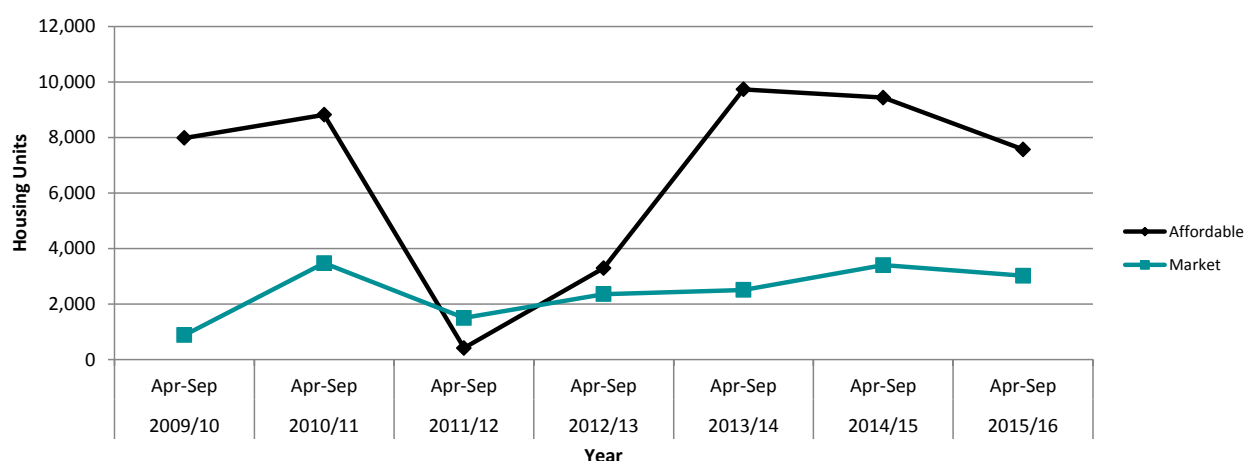
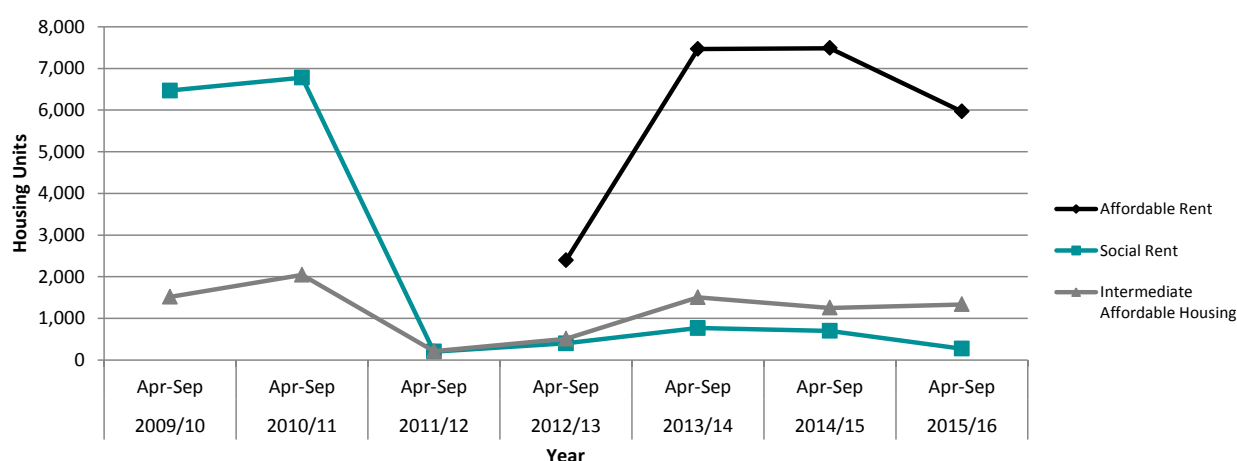


Chart 1b: Affordable Housing starts on site



- 3.1** 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 completion¹⁴.
- 3.2** A total of 10,592 homes started on site in the first six months of the financial year 2015-16. This represents a decrease of 18 per cent compared to the 12,842 homes reported for the same period of the previous year.
- 3.3** 7,572 homes started in the six months to 30 September 2015 were for affordable housing. This represents a decrease of 1,867 or 20 per cent compared to 9,439 reported for the same period of 2014-15.
- 3.4** The majority (79 per cent or 5,965) 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 a decrease of 1,522 or 20 per cent compared to 7,487 delivered in the same period of 2014-15. Housing for Affordable Home Ownership accounted for a further 18 per cent (1,333) of affordable homes started on site in the first half of 2015-16. This is an increase of 81 or 6 per cent compared to 1,252 delivered in the same period of 2014-15. The remaining 4

¹⁴ For reporting purposes, the start on site date is taken as the date of completion.

per cent¹⁵ (274) of affordable homes started in the first half of 2015-16 were for Social Rent. This is a decrease of 426 or 61 per cent compared to 700 started in the same period of 2014-15.

- 3.5** Table 1b below shows the percentage of HCA's affordable housing starts on site delivered by each operating area¹⁶ in the first six months of 2015-16 compared to the same period in the previous year.

Table 1b: Affordable Housing Starts on Site - Percentage Delivery by Operating Area		
	2015-16 Apr-Sep	2014-15 Apr-Sep
Midlands	25%	24%
East and South East	22%	15%
South and South West	21%	18%
North West	16%	26%
North East, Yorkshire and The Humber	16%	17%
London	0%	0%

- 3.6** 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 programmes¹⁷ 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 the first half of 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.

- 3.7** The number of market homes started in the six months to 30 September 2015 decreased by 11 per cent to 3,020 compared to 3,403 in the first six months of 2014-15. The Single Land Programme produced the majority of market starts on site (92 per cent or 2,768), a decrease of 86 or 3 per cent compared to 2,854 delivered in the same period in 2014-15 by its predecessor programmes the Accelerated Land Disposal, Economic Assets and Property and Regeneration programmes. The Build to Rent Programme contributed a further 6 per cent (193) and the Builders Finance Fund 2 per cent (59).

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

¹⁶ See Annex 2 for the definition of operating area.

¹⁷ 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):

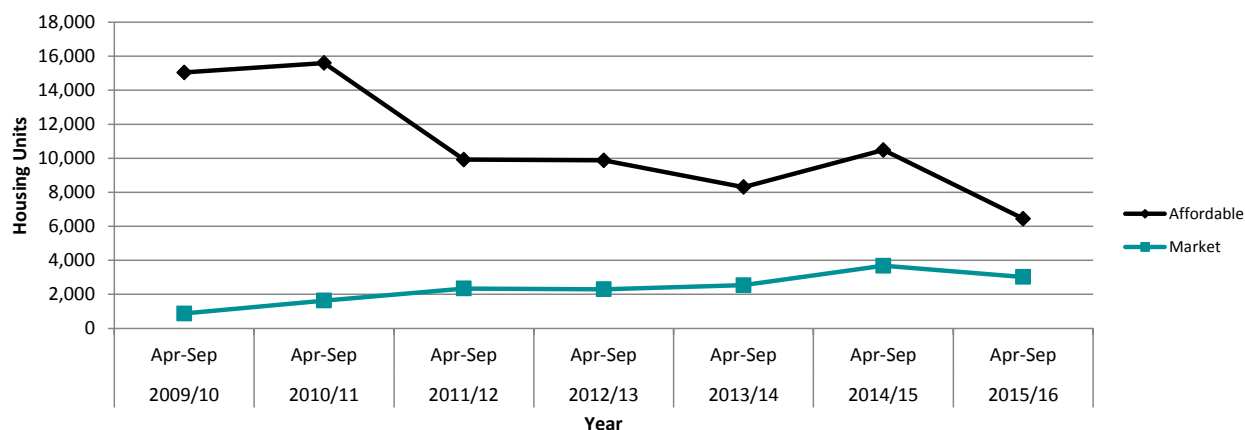
Table 2a: Housing completions by tenure, England (excluding Help to Buy and non-HCA London delivery) ^{1, 2}

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ³	Market ^{4,5}	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2015-16	Apr - Sep	4,733	683	12	1,019	6,447	3,024	9,471
2014-15	Apr - Sep	7,447	886	0	2,150	10,483	3,680	14,163
2014-15	Oct - Mar	23,606	2,253	18	4,952	30,829	6,195	37,024
2014-15	Full Year	31,053	3,139	18	7,102	41,312	9,875	51,187
2013-14	Apr - Sep	4,569	1,135	90	2,511	8,305	2,540	10,845
2013-14	Oct - Mar	12,525	3,342	27	3,426	19,320	4,262	23,582
2013-14	Full Year	17,094	4,477	117	5,937	27,625	6,802	34,427
2012-13	Apr - Sep	1,074	3,590	135	5,080	9,879	2,301	12,180
2012-13	Oct - Mar	5,505	6,013	239	6,984	18,741	2,952	21,693
2012-13	Full Year	6,579	9,603	374	12,064	28,620	5,253	33,873
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

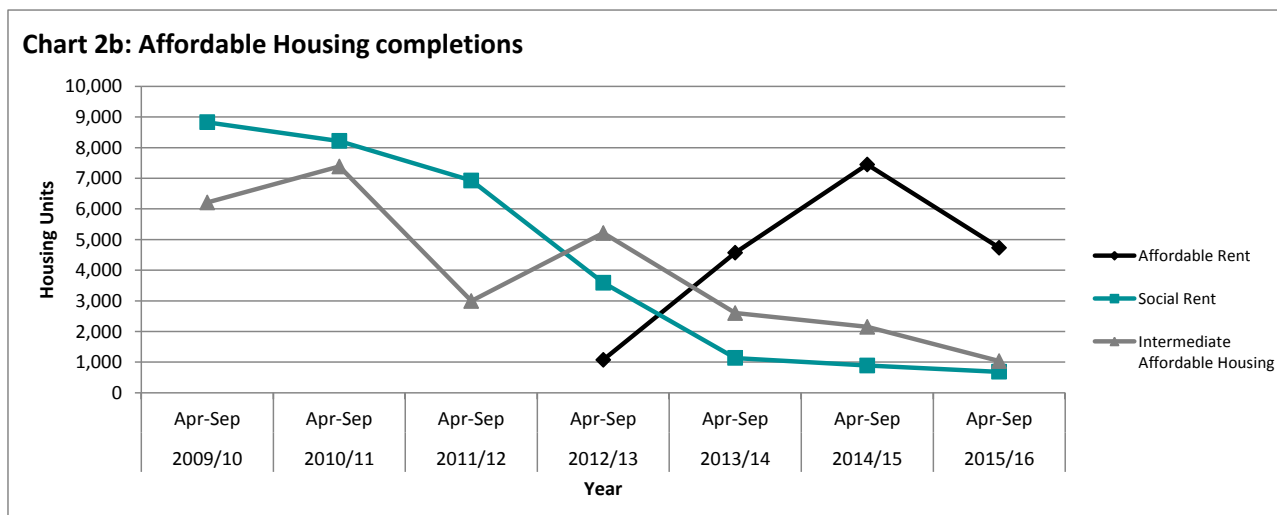
^{1, 2, 3, 4} See above for footnotes below Table 1a

⁵ Some of the market completions delivered in 2013-14, 2014-15 and 2015-16 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 ¹⁸ below
 “..” not applicable

Chart 2a: Housing completions (excluding Help to Buy)



¹⁸ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>



3.8 A total of 9,471 homes (excluding Help to Buy) were completed in the six months to 30 September 2015, a decrease of 33 per cent compared to the 14,163 homes completed in the same period last year.

3.9 6,447 affordable homes were completed in the six months to 30 September 2015, a decrease of 39 per cent compared to 10,483 delivered in the same period in 2014-15. The majority (73 per cent or 4,733) were for Affordable Rent, a decrease of 2,714 or 36 per cent compared to the same period in 2014-15. Intermediate Affordable Housing accounted for a further 16 per cent (1,031) of affordable homes completed in the first six months of 2015-16, a decrease of 1,119 or 52 per cent compared to the same period in 2014-15. The remaining 11 per cent (683) of affordable homes completed in the first half of 2015-16 were for Social Rent, a decrease of 203 or 23 per cent compared to the first half of 2014-15. The decreases in Social Rent and Intermediate Affordable Housing reflect the impact of the closure of the National Affordable Housing Programme to new commitments in March 2011. The main rented product funded under the AHP 2015-18 and the AHP 2011-15 is Affordable Rent.

3.10 Table 2b below shows the percentage of HCA's affordable housing completions delivered by each operating area in the first six months of 2015-16 compared to the same period in the previous year.

Table 2b: Affordable Housing Completions - Percentage Delivery by Operating Area		
	2015-16 Apr-Sep	2014-15 Apr-Sep
South and South West	24%	21%
East and South East	23%	22%
Midlands	23%	22%
North West	17%	20%
North East, Yorkshire and The Humber	12%	14%
London	0%	0%

3.11 The number of market homes completed in the first six months of 2015-16 (3,024) decreased by 18 per cent compared to 3,680 in the same period of 2014-15. This decrease is mainly attributable to the number of market homes completed under the Get Britain Building Programme which delivered 901 in the first half of 2015-16 compared to 1,660 in the first half of 2014-15, a decrease of 759 or 46 per cent. This is due to being in the closing stages of the programme.

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 – 30 September 2015
- 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 2015 – 30 September 2015.

- 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 housing statistics published on 16 June 2015¹⁹.
- 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.
- 4.4** The Single Land Programme replaced the Accelerated Land Disposal, Economic Assets and Property and Regeneration programmes with effect from 1 April 2015. We can provide an analysis by these predecessor programmes for housing completions delivered in the period 1 April to 30 September 2015. With effect from our next publication in June 2016 we will no longer be able to provide this analysis due to the data structure which does not identify completions relating to the predecessor programmes separately.
- 4.5** We can also provide programme level statistics for specified local authority areas.
- 4.6** Requests for additional information as indicated in paragraphs 4.4 and 4.5 should be sent to:
housing.statistics@hca.gsi.gov.uk marked for the attention of Mike Shone.

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

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.

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 as the main type of affordable housing supply. 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. It is no longer funded under the AHP 2011-15 and other associated and subsequent programmes.

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 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, 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, Right to Buy Replacement, Short Form Agreements and Traveller Pitch Funding has 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 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 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 this year 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 25 per cent in the first half of 2014-15.

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 (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 release²⁸.

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 incomes²⁹.

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/affordable-housing-supply>

²⁹ <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 release are available from the housing statistics page on the HCA section of GOV.UK³⁰.

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 2015 to 31 March 2016 will be published in May/June 2016; this will include any revisions to previously reported statistics for 2013-14, 2014-15 and the first six months of 2015-16.

Responsible statistician

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

³⁰ <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: helen.stoddart@hca.gsi.gov.uk

Tel: 020 7874 8263

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 which is 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 Programme³	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 replaces the Affordable Homes Programme 2011-15 and aims to increase the supply of new affordable homes in England by March 2018.	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	The Department of Health's Caring for our Future: reforming care and support white paper published in July 2012 announced the Care and Support Specialised Housing Fund. Over five years from 2013/14, the Department of Health is making available £160m capital funding for specialist housing to meet the needs of older people and adults with disabilities outside of London.	Aff. Rent / Social Rent / AHO (shared ownership)	NB/A

Programme	Programme Summary	Tenure¹	Build Type²
<u>Economic Assets</u>	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
<u>Empty Homes</u> ³	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
<u>Empty Homes Round Two</u>	On 26 November 2012 the Government announced a second round of funding aimed at bringing empty properties back into use. As well as tackling empty homes this additional bid round has an emphasis on the refurbishment of empty commercial and non-residential properties as affordable housing. On 20 June 2013 the HCA announced allocations of just under £40.8 million which could deliver up to 1,939 new affordable homes.	Aff. Rent / Social Rent / AHO	A
<u>FirstBuy</u>	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
<u>Get Britain Building</u>	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
<u>Help to Buy</u>	Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.	Market	NB
<u>Homelessness Change</u> ³	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
<u>Kickstart Housing Delivery</u>	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
<u>Local Authority New Build</u>	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB
<u>Mortgage Rescue</u> 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
<u>National Affordable Housing Programme</u>	The National Affordable Housing Programme is the predecessor to the AHP 2011-15.	Social Rent / Int. Rent / AHO	NB/A

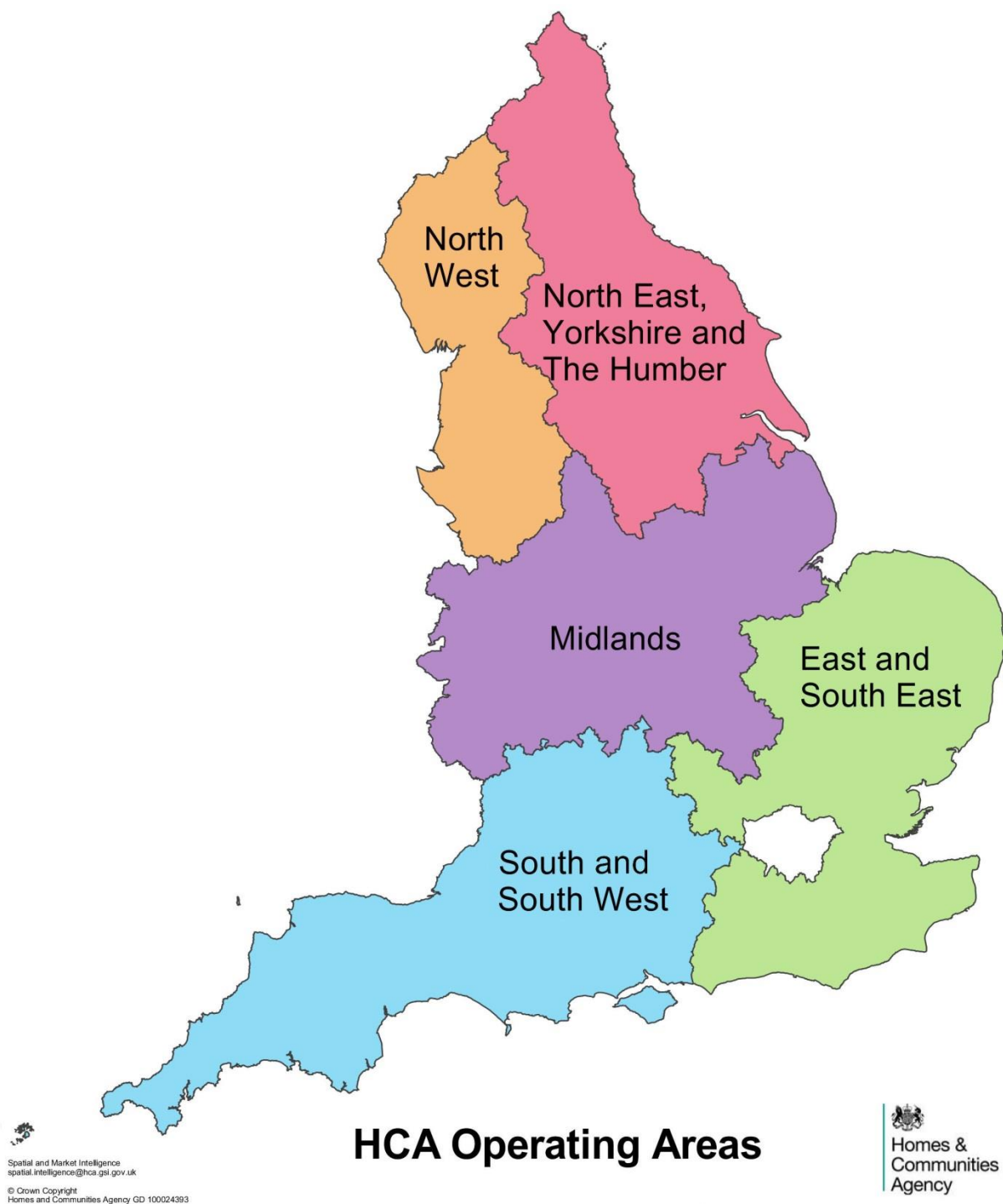
Programme	Programme Summary	Tenure ¹	Build Type ²
<u>Property and Regeneration Programme</u>	The Property and Regeneration programme covered all the historical property and regeneration investments and assets inherited from English Partnerships. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A
<u>Right to Buy Replacement</u>	With effect from 2 April 2012, every additional local authority home sold under Right to Buy Replacement 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
<u>Short Form Agreement</u> 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
<u>Single Land Programme</u>	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
<u>Traveller Pitch Funding</u> ³	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 / 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



www.gov.uk/hca
mail@homesandcommunities.co.uk
0300 1234 500



Homes and Communities Agency

Fry Building
2 Marsham Street
London SW1P 4DF

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.

Publication date: 3 December 2015