



Department for
Communities and
Local Government

Affordable Housing Supply: April 2016 to March 2017 England



Housing *Statistical Release*

09 November 2017

- An additional 41,530 affordable homes were delivered in England in 2016-17.
- Affordable housing delivery in 2016/17 was 27% higher than the previous year.
- The 41,530 affordable homes delivered in 2016/17 comprised 5,380 social rent, 24,350 affordable rent and 11,810 intermediate affordable housing.
- The 11,810 intermediate affordable housing comprised of 2,060 affordable home ownership, 8,810 shared ownership and 940 intermediate rent units.
- As the Shared Ownership and Affordable Homes Programme 2016 -2021 continues to roll out the number of shared ownership properties completed more than doubled with 8,810 completed in 2016-17 compared to 4,080 2015-16.
- New build homes accounted for 92 per cent of all affordable homes provided in 2016-17, with 7 per cent from providers acquiring existing private stock.
- There were 49,420 affordable housing starts on site in 2016/17.

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Introduction

This release presents statistics on additional affordable housing supply in England. The estimates include new build and affordable housing providers' acquisitions of private housing. Losses through demolitions, sales to tenants and other sales are excluded so the statistics here show 'gross' additions to the stock.

Affordable homes are defined as additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. Further details on the coverage of this release are given in the sections on Definitions (page 10) and Data collection (page 15) towards the end of this document.

Changes in this release

Statistics on starts on site are included for the second time in this publication. Starts on site are a forward indicator of supply.

National trends in additional affordable housing

Table 1: Trends in the gross supply of affordable housing completions by tenure, England, 2008-09 to 2016-17^{1,2}

England	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17 ^P
Social rent	30,900	33,490	39,560	37,680	17,620	10,920	9,570	6,800	5,380
Affordable rent	..	..	..	1,150	7,180	19,900	40,830	16,550	24,350
Intermediate affordable housing, of which:	24,600	24,800	21,530	19,500	18,320	12,210	16,300	9,280	11,810
Intermediate rent	1,710	2,560	4,520	1,920	1,070	790	330	1,700	940
Affordable home ownership	22,900	22,240	17,010	17,590	17,260	11,410	15,970	3,490	2,060
Shared ownership	..	..	..	..	..	..	..	4,080	8,810
All affordable housing	55,500	58,290	61,090	58,330	43,120	43,030	66,700	32,630	41,530

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent, shared ownership and affordable home ownership.

2. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.

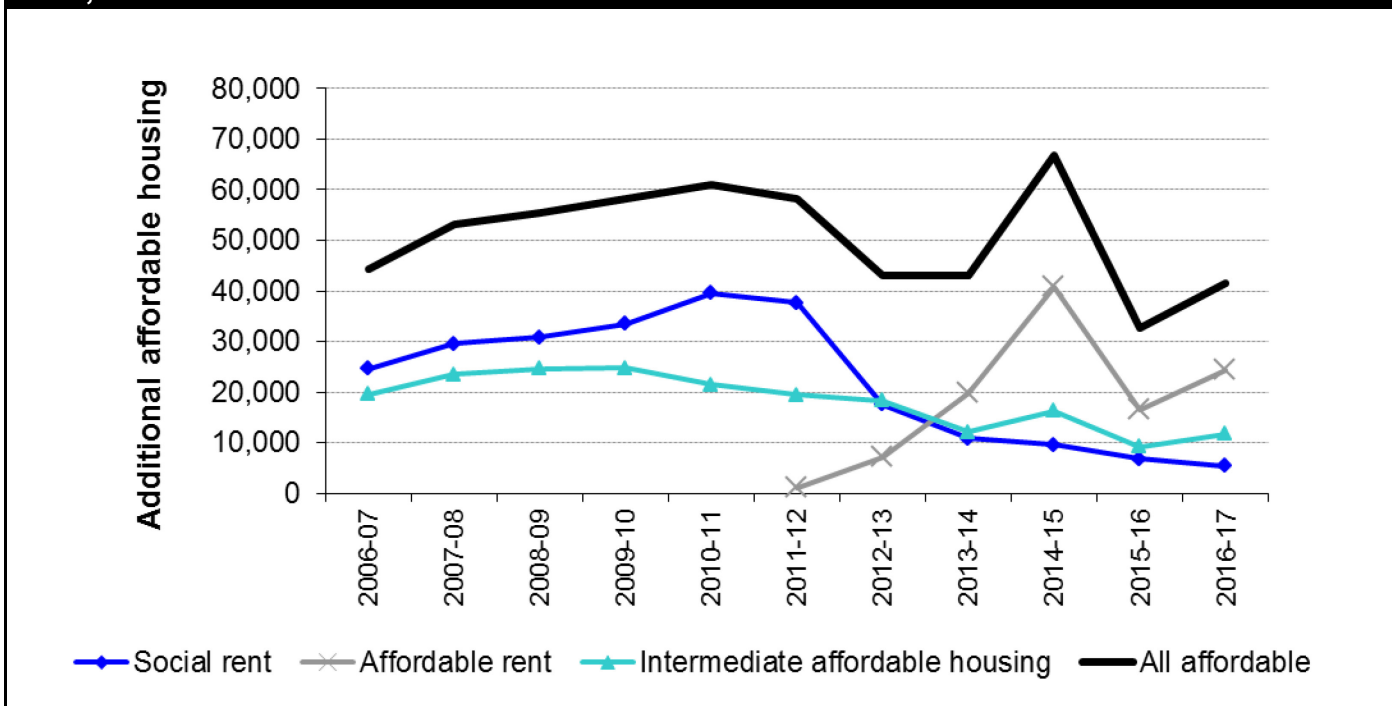
3. 'Shared ownership' was included in 'affordable home ownership' up to 2014-15. The separate figure for 'shared ownership' may be an underestimate as some units may still be counted in 'affordable home ownership'

R Revised. P Provisional.

".." not applicable.

Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

Figure 1: Trends in the gross supply of affordable housing completions by tenure, England, 2006-07 to 2016-17



There were 41,530 affordable homes delivered in England in 2016-17, 27 per cent higher than the 32,630 affordable homes supplied in 2015-16. This increase reflects both the transition to the 2016-2021 affordable homes programme and the increase in section 106 nil grant units completed. Section 106 nil grant units are delivered as a percentage requirement on private developments and levels of private housebuilding have increased over recent years.¹

Looking at longer trends, supply generally peaks towards the end of each affordable housing programme. For example, supply peaked at 66,600 in 2014-15, which was the last year of the 2011 to 2015 programme. As part of a house building cycle, delivery is normally lower in the first years of any new housing programme.

Responsibility for affordable housing transferred to the Mayor of London from April 2012. This meant that the Homes and Communities Agency(HCA) no longer administer or report on most affordable housing delivery in London, which is now the responsibility of the Greater London Authority (GLA).

Of the 41,530 affordable homes delivered in 2016/17, 67 per cent were reported by the HCA and GLA; down on the 70 per cent reported by the HCA and GLA in 2015-16. The remaining 33 per cent were reported to the Department by local authorities and other delivery partners.

¹ Source: DCLG live table 209 on housebuilding <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

Figure 2: Gross supply of affordable housing by type of scheme, England, 2016-17



Affordable housing guarantees includes both grant and non-grant funded units.

Section 106 nil grant includes some units which are also covered by affordable housing guarantees.

Other includes: Traveller pitch funding, right to buy replacements and Private Finance Initiative(PFI) funding

Intermediate affordable housing is the sum of Intermediate rent, Shared Ownership and Affordable Home Ownership units

Delivery through Section 106 (nil grant) was the most common for all tenures apart from affordable rent which saw most delivery through housing associations with either HCA/GLA or independent funding.

Affordable housing guarantees reported via the HCA/GLA are mostly grant funded. Of the 5,710 units reported completed in 2016/17 over 4,710 were grant funded. Also over 800 of the section 106(nil Grant) agreements involve the Affordable Housing Guarantees scheme.

In total it is estimated that 16,650 of the completions reported by HCA/GLA were grant funded slightly less than the 17,900 reported as section 106 (nil grant).

Further detail on affordable housing supply including at local authority level, are available in the Department's Live Tables. The tables relevant to this publication are available here: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

Data on additional affordable housing is also available as open data:

<http://opendatacommunities.org/data/housing-market/supply/additions/affordablehousingtype>

New build homes and acquisitions

Table 2: Additional new build and acquired affordable homes provided, England ^{1,2,3}

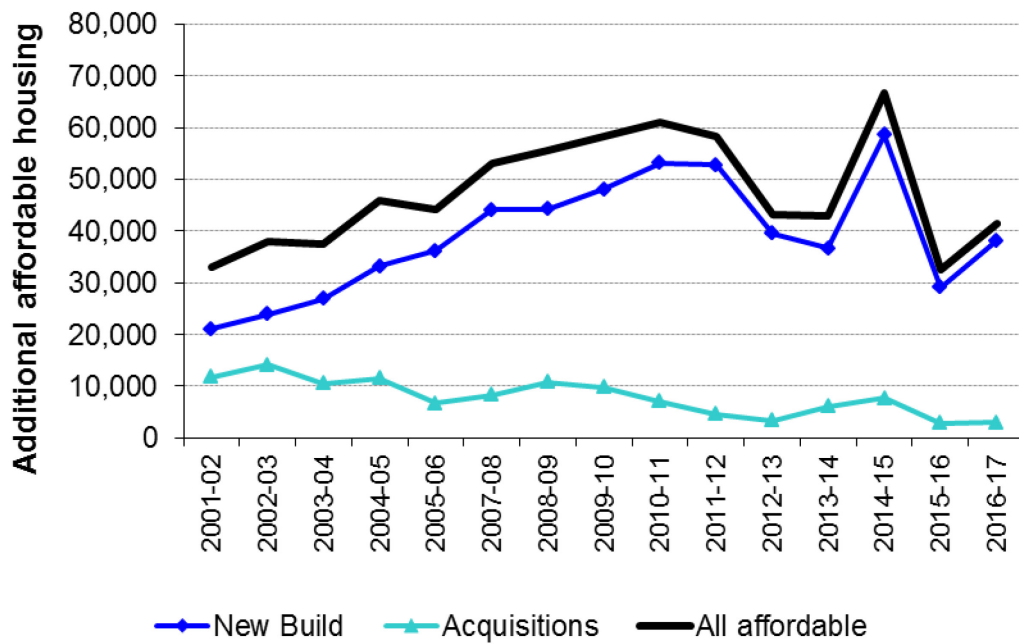
	2012-13	2013-14	2014-15	2015-16	2016-17 ^P		2012-13	2013-14	2014-15	2015-16	2016-17 ^P
Social Rent, of which:	17,620	10,920	9,570	6,800	5,380	Social Rent percentages:					
New Build	16,870	10,220	8,450	6,060	4,770	New Build	96%	94%	88%	89%	89%
Acquisitions	690	610	860	690	590	Acquisitions	4%	6%	9%	10%	11%
Not Known ²	60	90	250	50	20	Not Known ²	0%	1%	3%	1%	0%
Affordable Rent, of which:	7,180	19,890	40,830	16,550	24,350	Affordable Rent percentages:					
New Build	6,050	15,840	35,420	14,390	22,420	New Build	87%	80%	87%	87%	92%
Acquisitions	930	3,900	5,270	1,800	1,820	Acquisitions	13%	20%	13%	11%	7%
Not Known ²	200	150	140	360	110	Not Known ²	0%	0%	0%	2%	0%
Intermediate Rent, of which:	1,070	790	330	1,700	940	Intermediate Rent percentages:					
New Build	820	690	250	1,540	830	New Build	77%	87%	76%	90%	88%
Acquisitions	240	110	80	170	110	Acquisitions	23%	13%	24%	10%	12%
Not Known ²	-	-	-	-	-	Not Known ²	0%	0%	0%	0%	0%
Shared Ownership, of which:	..	..	..	4,110	8,810	Shared Ownership, percentag	..	..	..	..	..
New Build	..	..	..	4,020	8,480	New Build	..	..	..	98%	96%
Acquisitions	..	..	..	90	330	Acquisitions	..	..	..	2%	4%
Not Known ²	..	..	..	0	0	Not Known ²	..	..	..	0%	0%
Affordable Home Ownership, of which:	17,260	11,410	15,970	3,470	2,060	Affordable Home Ownership percentages:					
New Build	15,760	9,890	14,460	3,150	1,630	New Build	91%	87%	90%	91%	79%
Acquisitions	1,500	1,520	1,530	130	100	Acquisitions	9%	13%	10%	4%	5%
Not Known ²	0	0	40	190	330	Not Known ²	0%	0%	0%	6%	16%
All affordable¹, of which:	43,120	43,030	66,700	32,630	41,530	All affordable¹ percentages:					
New Build	39,510	36,640	58,600	29,160	38,130	New Build	92%	85%	88%	89%	92%
Acquisitions	3,350	6,140	7,750	2,870	2,940	Acquisitions	8%	14%	12%	9%	7%
Not Known ²	260	260	330	600	470	Not Known ²	0%	0%	0%	2%	1%

1. Affordable housing is the sum of social rent, affordable rent, intermediate rent, shared ownership and affordable home ownership.
 2. Figures for remodelled units, some affordable traveller pitches and some delivery under the Affordable Housing Guarantees programme cannot be broken down to show new build and acquisitions.
 3. Figures shown represent our best estimate and may be subject to revisions. The figures have been rounded to the nearest 10 and therefore totals may not sum due to rounding.
- R Revised. P Provisional.
 "-" nil or less than five units.
 ".." not applicable.
- Source: Homes and Communities Agency, Greater London Authority, local authorities, delivery partners

There were 38,130 new build affordable homes provided in 2016-17, a 31 per cent increase from the 29,160 built in 2015-16. New build homes represented 92 per cent of all affordable homes provided in 2016-17 compared to 89 per cent of total supply in 2015-16.

There were 2,940 acquisitions in 2016-17, which was 7 per cent of total supply.

Figure 3: Trends in the gross supply of affordable housing by type, England, 2001-02 to 2016-17



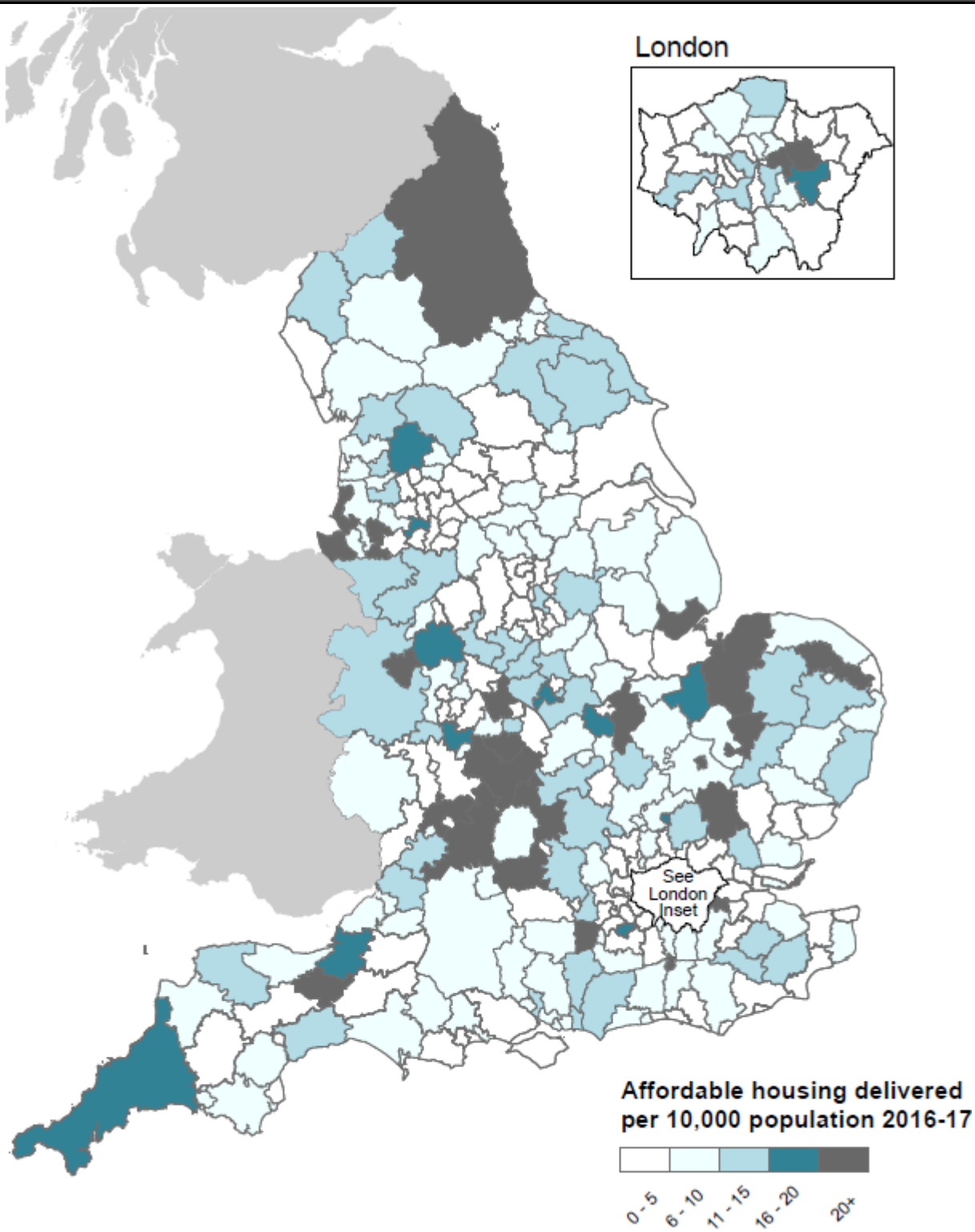
Over 85% of affordable housing supply since 2006-07 has been new build. Prior to this the proportion of new build was lower representing between 60% and 75% of affordable housing supply.

Further detail on affordable housing supply by build type, are available in the Department's Live Tables. The tables relevant to this section are Tables 1009 which can be found here-

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

Subnational trends

Figure 4: Supply of affordable housing by local authority, England 2016-17



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Data Sources
OS Boundary-Line

Starts on site

As part of the 2015-16 publication a number of the live tables were updated to include figures of starts on site of affordable housing to provide a leading indicator of affordable supply.

Starts information was only available from data provided by the HCA and GLA in 2015-16. For 2016-17 data on starts was also collected from local authorities. However the completion of starts data by local authorities is voluntary as some of them may be unable to provide figures. This means that starts funded directly by local authorities or by planning agreements will have been excluded from 2015-16 data and may be under reported in 2016-17 data.

Table 3: Starts on site of affordable housing, England 2015-16 to 2016-17

	2015-16 ¹	2016-17 ^P
Social Rent, of which:	950	4,780
Affordable Rent, of which:	20,940	29,920
Intermediate Rent, of which:	20	600
Shared Ownership	6,670	11,890
Affordable Home Ownership:	590	1,750
All affordable⁸	29,170	49,420

Source: Homes and Communities Agency, Greater London Authority, delivery partners and LAHS return
1. Starts figures for 2015-16 do not include any information from local authorities via the LAHS return as this was not collected until 2016-17

There were 49,420 starts on site recorded in England in 2016-17.

Further detail on affordable housing starts, are available in the Department's Live Tables. The tables relevant to this section are all suffixed by an "S" and they can be found alongside existing live tables here- <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

Accompanying tables and Open Data

The tables in this release and further tables showing affordable housing supply for individual local authorities are available to download alongside this release. These are:

Table 1000: Additional affordable homes provided by tenure, England

Table 1000S: Additional affordable homes provided by type of scheme, Starts on site, England

Table 1000C: Additional affordable homes provided by type of scheme, Completions, England

Chart 1004: Additional affordable homes provided by type of scheme, England

Table 1006S: Additional social rent dwellings provided by local authority area - Starts on site

Table 1006C: Additional social rent dwellings provided by local authority area - Completions

Table 1006aS: Additional affordable rent dwellings provided by local authority area - Starts on site

Table 1006aC: Additional affordable rent dwellings provided by local authority area - Completions

Table 1007S: Additional units of intermediate affordable housing provided by local authority area - Starts on site

Table 1007C: Additional units of intermediate affordable housing provided by local authority area - Completions

Table 1008S: Total additional affordable homes provided by local authority area – Starts on site

Table 1008C: Total additional affordable homes provided by local authority area – Completions

Table 1009: Additional new build and acquired affordable homes provided, England

Table 1011: Additional affordable housing supply 2015-16, detailed breakdown by local authority

Table 1012: Affordable housing starts and completions funded by the HCA and the GLA

Open data: Data from tables 1006C, 1006aC, 1007C and 1008C is available in Open Data format

<http://opendatacommunities.org/data/housing-market/supply/additions/affordablehousingtype>

Some of the tables may be subject to revision as part of the process for agreeing final grant allocations under the New Homes Bonus. This update would take place in early 2018.

Definitions

Affordable housing is the sum of affordable rent, social rent, intermediate rent, shared ownership and affordable home ownership. Affordable homes are defined in line with the National Planning Policy Framework, 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.

Further information about the National Planning Policy Framework can be found here:

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

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 Affordable Homes Programme 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). Further details are available here: <http://www.homesandcommunities.co.uk/ourwork/affordable-rent>

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 equity loan products, shared ownership, rent to buy and intermediate rent.

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.

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.

Under the **Rent to Buy scheme** for affordable housing, homes are let at an Intermediate Rent (at or below 80% of the market rate) to tenants who plan to buy in the future but need a period of lower rents to help them to save for a deposit. After an initial rental period (at least the first five years of the life of the property) the tenant has the option to buy outright the home they are living in. Grant funded Rent to Buy has to be set at no more than 80 per cent of the market rate and is not subject to rent reduction.

Definitions of the main affordable housing schemes cited in this release are given in Tables A and B.

Start on site is counted as the date work begins on the new dwelling site. This includes laying of

the foundation, including 'slabbing' for houses that require it, but not including site preparation. Further details of the more detailed HCA definition of a start on site are given in the capital funding guide <https://www.gov.uk/guidance/capital-funding-guide/>

Table A: Definitions of schemes:

HCA/GLA new build and acquisitions are delivery under programmes managed by the HCA and GLA, which include:

- Shared Ownership and Affordable Homes Programme (SOAHP) 2016 - 2021
- Affordable Homes Programme (AHP) 2015-18
- The Affordable Homes Programme (AHP) 2011-15.
- The Empty Homes (EH) programme, which provides funding to bring empty properties back into use as affordable housing.
- The Homelessness Change /Platform for Life Programme, which delivers new or refurbished bed spaces in hostel accommodation.
- Short Form Agreements (SFAs), which are used by the HCA or GLA to contract with providers who wish to deliver affordable rent units without grant funding.
- The National Affordable Housing Programme (NAHP), the predecessor to the AHP 2011-15.
- The Mortgage Rescue Scheme (MRS), which helps eligible persons at risk of repossession. Under this scheme, shared equity and mortgage to rent options are available. All delivery was treated intermediate rent in 2010-11 and affordable home ownership in subsequent years.
- The Get Britain Building (GBB) programme, which unlocks homes on stalled sites with planning permission through access to development finance.
- The Accelerated Land Disposal (ALD) programme, which supports the additional or accelerated delivery of housing.
- The Economic Assets (EA) programme, which ensures the effective use and disposal of land and property assets transferred from the former Regional Development Agencies.
- Kickstart Housing Delivery (KHD), a stimulus package investing in restarting homes on stalled sites, which closed in March 2013.
- The Property and Regeneration (P&R) programme, which covers all the historical property and regeneration investments and assets inherited from English Partnerships.
- The Traveller Pitch Funding (TPF) programme, which invests in developing and refurbishing traveller pitches.

Other HCA or GLA schemes include the Places of Change programme, Safer Communities, Recycled Capital Grant Funds, Disposal Proceeds Fund, and some remodelled units. The Places of Change Programme figures include some refurbishments as well as new builds. The majority will be units but a small number of bedspaces are included. Recycled Capital Grant Fund figures and Disposal Proceeds Fund figures are not included after 2007-08 as they are included in the HCA/GLA new build and acquisitions line. The remodelled units are for supported housing up to 2007-08, and also include general needs for 2008-09 onwards.

Affordable Housing Guarantees combine a Government-provided guarantee to support debt raised by borrowers and grant funding to help housing providers expand the provision of affordable housing.

Local authority Local authorities may also build without grant funding and these figures are taken from the LAHS. Historically this included the Local Authority New Build programme, as announced in the Housing Stimulus Programme in the April 2009 budget, which was delivered through the HCA and GLA and closed in March 2012.

A **Section 106 (S106) agreement** is a legal agreement (similar to a covenant) which ensures that developers contribute towards the infrastructure that is required to make a development acceptable in planning terms. Contributions may be either financial or in kind and may be used to deliver affordable housing. Affordable housing delivered under S106 agreements with grant are included as HCA/GLA new build and acquisitions. S106 nil grant completions, taken from the HCA or GLA IMS, are excluded from the HCA or GLA new build figures elsewhere in the table and reported here. From 2011-12 onward, delivery reported through the HCA or GLA PCS are also excluded from the HCA or GLA new build figures elsewhere in the table and reported here. The 'of which, reported on IMS/PCS' shows the total number of S106 nil grant units reported on IMS prior to 2011-12 and the IMS and PCS from 2011-12 onwards.

In housing **Private Finance Initiative** (PFI) schemes, local authorities contract with private sector firms to build, improve, manage and maintain their social housing stock. New build local authority stock for social rent are included in the PFI line in the release. Private Finance Initiative figures are mostly new build but will include a small number of acquisitions.

Permanent Affordable Traveller Pitches are taken from the Traveller Caravan Count and from delivery through the TPF programme reported by the HCA and GLA. The change in the number of permanent affordable traveller pitches over the year to July from Traveller Caravan Count has been included in the affordable housing statistics given here. Delivery through the TPF programme has been reported for 2012-13, 2013-14, 2014-15 and 2015-16.

Other contains units delivered by private registered providers or other unregistered providers without HCA or GLA funding and without developer contributions. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

FirstBuy was an equity loan product in the Government's HomeBuy range. From April 2013, FirstBuy has been subsumed into the Help to Buy equity loan programme, which does not meet the definition for affordable housing. FirstBuy completions reported in 2013-14 were those where sales had been agreed prior to 31 March 2013 but had not completed until after this date.

Assisted purchase schemes

These schemes include:

- Right to Acquire (RTA) helps social tenants purchase their home at a discount. These were included historically because the funds from their sale are recycled back into providing affordable housing.
- Cash Incentive Scheme (CIS)/Tenants Incentive Scheme (TIS) helps social tenants purchase a property on the open market. They help social tenants enter home ownership and release an affordable home.
- Social HomeBuy offers some social tenants the opportunity to buy outright or a share in their rented home.
- London Wide Initiative (LWI) was a shared ownership scheme for key workers, which has now closed.
- First Time Buyers' Initiative (FTBi) was a shared equity scheme for first time buyers who were key workers. Funding has ceased and final FTBi schemes completed in 2013-14.

Completions under the First Time Buyers Initiative and London Wide Initiative scheme were moved to the HCA/GLA new build line for the 2010-11 release onward.

From the 2015-16 publication it was decided that as some of the assisted purchase scheme figures were strictly sales they would no longer be included in overall supply estimates. Associated starts and completions on units funded through these sales should appear in the data when and where they actually occur.

Open Market HomeBuy was a flexible equity loan scheme designed to help households to buy their own homes on the open market, subject to certain criteria. These are recorded as acquisitions in this release because existing private stock are being purchased. Funding for Open Market HomeBuy has ceased.

New Build HomeBuy was a shared ownership option that offers brand new homes for sale on a part buy/part rent basis.

HomeBuy Direct offered equity loans towards the purchase of a new build home on selected developments. Funding under HomeBuy Direct was only available until June 2012.

Social HomeBuy offers some social tenants the opportunity to buy outright or a share in their rented home.

Affordable home ownership (AHP) prior to 2015-16 covered shared ownership and shared equity completions delivered as part of the Affordable Homes Programme. Shared ownership is now separated out.

Other includes Assisted Purchase Schemes (see table A for a list) and other grant funded schemes not specified above, including Home ownership for people with long term disabilities (HOLD), a specially tailored option to assist people with long-term disabilities to purchase a share in a property.

The figures in this release show the gross supply of affordable homes each year; these include new build and acquisitions but do not take account of losses through demolitions and sales.

Figures are presented for financial years ending 31 March. They represent our best estimate, and may be subject to revisions. Figures have been rounded to the nearest 10.

Delivery of affordable housing is reported upon completion, defined as when the housing is fit for occupation or, in the case of Mortgage Rescue and equity loan products delivered under FirstBuy, the Kickstart Housing Delivery Programme and the National Affordable Housing Programme, at the point of completion of the purchase.

Acquisitions (non-new build) are additions to affordable housing supply that take place without building a new property. This can include the purchase of private sector stock which is then provided as affordable housing. It may also include empty properties brought back into use. These will normally be long term empty properties where rehabilitation works are required and which would not otherwise come back into use without intervention. Acquisitions of existing social stock are not counted unless there are substantive works carried out which leads to an addition in affordable supply. Similarly, conversion of existing affordable properties where there is substantive rehabilitation works carried out which result in a gain in self-contained affordable units can be counted but repairs, refurbishment or extension of existing properties are not counted as these will not lead to an addition in affordable supply.

Private registered providers, under the terms of the 2008 Housing and Regeneration Act, 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 or GLA through a Framework Delivery Agreement must contract with the HCA or GLA through a Short Form Agreement to deliver affordable rent without grant.

Technical notes

Symbols

R Revised

P Provisional

"-" nil or less than 5 units

".." not applicable

Data collection

There are several data sources on gross affordable housing supply which have been used in this statistical release:

- The Investment Management System (IMS) used by the HCA and the GLA, which contains information provided by investment partners in accordance with monitoring requirements for the payment of grant
- The Project Control System (PCS) used by the HCA and the GLA, which contains data on a number of housing and regeneration programmes
- HCA figures for Private Finance Initiative.
- GLA figures on additional units not reported in the main IMS return.
- The Local Authority Housing Statistics (LAHS) return submitted to the Department by local authorities
- Administrative data from the Department's Affordable Homes Guarantees programme delivery partner.
- The bi-annual traveller caravan count published by DCLG, which records the number of caravans and pitches on sites across England at January and July

Table B overleaf shows the affordable housing products, by source, that are included in this release for 2016-17. The products shaded grey are those which are included in the HCA's 6-monthly statistics release or the GLA's regular data releases. Historical data will reflect the affordable housing products in operation at the time

Data quality

For some additional affordable housing delivered only one source of data exists. In most cases, this is the IMS used by the HCA and the GLA. Because this is linked to grant funding, it is considered a reliable source. In other cases, data from the HCA and the GLA is combined with data from the local authority returns. For example, Section 106 nil grant completions are taken from both the LAHS returns and the IMS. Similarly, as part of the housing stimulus package in the 2009 budget, additional funding was made available for local authority new build. This was administered through the HCA (and from April 2012, the GLA) and the number of grant funded local authority completions can be taken from the IMS. Local authorities may also build without grant funding and these figures are taken from the LAHS.

Table B: Affordable housing products included in 2016-17

Product Description	Source ¹	Code ²	Build Type ³	Tenure ⁴	Programme ⁵
Affordable rent	IMS	AFFRENT	NB/A	AR/SR ⁶	Affordable Homes Programme / Shared Ownership and Affordable Homes Programme
Affordable home ownership /Shared Ownership	IMS	AFFHO/FAHO	NB/A	AHO	
Short Form Agreement	IMS	SFARENT	NB/A	AR	Short Form Agreement
Homelessness Change/ Platform for Life Programme	IMS	HCP/AFFRENT	NB/A	AR	Homelessness Change/ Platform for Life Programme
Affordable Traveller Pitches	IMS & TCC ⁸	TPFRENT	NB/A	AR/SR	Traveller Pitch Funding
Empty Homes	IMS ⁸	EH/EHARENT	A	AR	Empty Homes
Affordable Homes Guarantees programme	IMS & delivery partner ⁸	AFFRENT/AFFHO	NB/A	AR/SR/AHO	Affordable Homes Guarantees programme
Care & Support	IMS	CSAFRENT	NB	AR	Care and Support Specialised Housing Fund
Mortgage Rescue	IMS	MORTGAGE	A	AHO/IR	Mortgage Rescue
Re-improvements	IMS	ADREIMMF	A	SR	National Affordable Housing Programme
Affordable rent conversions	IMS	AFFRENTC	NB/A	AR ⁷	
Home Ownership for people with long-term disabilities	IMS	HOLD	A	AHO	
Mixed funding rent	IMS	MFRENT	NB/A	SR	
Rent - Intermediate	IMS	INTRENT	NB/A	IR	
New Build HomeBuy	IMS	HBYNB	NB/A	AHO	National Affordable Housing Programme/Kickstart Housing Delivery
Affordable home ownership (non-AHP)	PCS	AHO (non-AHP)	NB	AHO	Property and Regeneration Programme/Get Britain Building
Intermediate rent	PCS	Intermediate rent	NB	IR	Get Britain Building
Social rent (non-AHP)	PCS	Social rent (non-AHP)	NB	SR	Property and Regeneration Programme /Get Britain Building/Accelerated Land Disposal/Economic Assets
New build local authority	IMS & LAHS ⁸	LANB	NB	AR/SR	Local Authority New Build
Tenants Incentive Scheme	IMS	TIS-GLA	A	AHO	Tenants Incentive Scheme
Other London units	GLA	Other	NB	AR/SR/AHO	Additional reporting GLA
Private Finance Initiative	HCA	PFI	NB	SR	Private Finance Initiative
Cash Incentive Scheme	LAHS	CIS	A	AHO	Cash Incentive Scheme
Additional nil grant units	LAHS	S106	NB	AR/SR/AHO	n/a
Local authority acquisition nil grant	LAHS	LA Acq	A	AR/SR/AHO	n/a
Other	LAHS	Other	NB/A	AR/SR/AHO	n/a

1 System or survey providing data for each product. IMS is the Investment Management System used by the HCA and GLA. PCS is the Project Control System used by the HCA and GLA. LAHS is a local authority statistical return to the Department for Communities and Local Government. TCC is the Department's Traveller Caravan Count. Sources are shown at the foot of individual tables. Tribal manage the Empty Homes Community Fund.

2 Product code or acronym, as used in the IMS or PCS system or local authority data return

3 New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock

4 Tenure; whether units delivered under each product are allocated to social rent (SR), affordable rent (AR), intermediate rent (IR) or affordable home ownership (AHO)

5 Further detail on the scheme types funded by the HCA and GLA is given in the definitions section above, in the HCA's Housing Statistics release at: <http://www.homesandcommunities.co.uk/statistics> or on the GLA website at: <http://www.london.gov.uk/priorities/housing-land/increasing-housing-supply>

6 Although the majority of delivery for this product is expected to be affordable rent units, in some cases providers may choose to deliver social rent units

7 The tenure of these units when funding was allocated through the NAHP was social rent but as part of an agreed programme of delivery through the AHP they will convert on completion (ahead of first letting) to affordable rent

8 Only the IMS delivery is reported by the HCA in their 6-monthly statistics release

In the LAHS return local authorities are asked to only record affordable housing that had not been reported to the HCA or the GLA. To assist them in doing so, the HCA or the GLA sends all local authorities a list of the new affordable housing recorded in their administrative systems

However, there is still a risk of double-counting if local authorities misunderstand the instructions on the form or if, due to differing definitions of completion of housing, local authorities considered that a unit had been completed in a separate financial year.

The return also collects data on affordable housing that did not receive grant funding or developer contributions under planning agreements. The 'other' category found in some of the tables in this release reports units delivered by private registered providers or other unregistered providers without grant funding and without developer contributions. In some cases these were solely funded by the provider and in other cases alternative sources of funding, such as grants from the local authority or funding from the local authority's Housing Revenue Account, Right to Buy recycled receipts, the Empty Homes Community Fund or the Department of Health's Extra Care Fund, were used.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Department for Communities and Local Government Revisions Policy (found at <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>).

There are two types of revisions that the policy covers:

Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled Revisions

Changes to the component data sources used in this release will be incorporated in the next scheduled release of data.

Local authorities will be given the opportunity to provide evidence to challenge their New Homes Bonus (NHB) calculation as part of the provisional grant allocation following the release of these statistics. This process may lead to some revisions to the affordable housing statistics, which will be released as updates to tables alongside the final allocations early in 2018. These revisions will then be incorporated into the next Statistical Release.

Provisional figures from the LAHS return for 2016-17 have been used and may be subject to minor revision.

Figures from the HCA or the GLA can be re-stated for historical periods. Because they are drawn from grant and project administration systems, updated information can be provided by grant recipients and developers after the official statistics have been extracted and compiled from these systems.

Other revisions to historical data (all data older than that currently due for scheduled revision) will only be made where there is a substantial revision, such as a change in methodology or definition.

Revisions in this release

Revised figures are labelled with an 'R'. Figures for 2016-17 are labelled provisional (P) as these have used provisional data as described above and may be subject to change as part of the NHB provisional grant allocation process.

Uses of the data

The data are used for monitoring annual amounts and changes in the gross supply of affordable housing nationally and to inform government policy on affordable housing. The data from 2010-11 onward are used to calculate the enhancement for affordable housing under the NHB, a grant for local authorities to incentivise new housing supply.

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users is published here: <https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

Related statistics

Affordable starts and completions funded by the HCA and the GLA

Information on the number of affordable homes delivered under the HCA affordable housing programmes is published twice a year, normally in June and November. The most recent statistics can be found here:

<https://www.gov.uk/government/organisations/homes-and-communities-agency/about/statistics>

The objective of the HCA statistics is to report on affordable housing delivered through its programmes, while the Affordable Housing Supply statistics aim to provide a complete picture on affordable housing delivered, irrespective of funding mechanism. Delivery through the HCA accounts for the majority of affordable housing supply, however the scope of the statistics reported here is wider than the HCA figures. The products shaded grey in Table B above are those which

are included in both the Department's and the HCA's statistical release.

Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes affordable housing starts and completions for London, except for delivery in London under the Get Britain Building programme which is administered by the HCA on behalf of the GLA. Responsibility for publication of other London delivery has been taken over by the GLA. Housing statistics published monthly by the GLA can be found here:

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

DCLG combines data from the HCA and the GLA to publish six monthly affordable housing starts and completions delivered nationally under the affordable housing programmes of the HCA and GLA. These statistics can be found in live table 1012.

Help to Buy (Equity Loan scheme)

The Help to Buy equity loan programme has replaced the FirstBuy programme from 1st April 2013. Although FirstBuy is considered affordable housing and is included in these statistics, the Help to Buy equity loan programme is not. A methodological note providing more information about this accompanies this release. Data on the Help to Buy equity loan programme is published by the Department and can be found here:

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

House Building

The Department publishes quarterly statistics on new house building starts and completions. Although the house building statistics do categorise new build into private, private registered provider (housing association) and local authority tenure, this is not the best source of information on the amount of newly built affordable housing as it is sometimes difficult for data providers to identify whether a dwelling is being built for a social housing provider or for a private developer. This may lead to an understatement of social sector starts and completions and a corresponding overstatement of private enterprise figures recorded in the house building statistics. This problem is more likely to occur with starts than completions. House building statistics can be found at the following link:

<https://www.gov.uk/government/collections/house-building-statistics>

Net Supply of Housing

The Department's release on the net supply of housing statistics, also known as 'net additions', gives a measure of total housing supply in England comprising both market and affordable tenures. The net supply statistics report the split of housing supply into new builds, conversions, changes of use and demolitions but does not include a split by tenure. This is in contrast to the figures in this affordable housing supply release, which show the gross annual supply of affordable homes only, including new build and acquisitions from the private sector, but does not take account of losses through demolitions or sales. The net supply release, which includes supply by

local authority district, can be found at the following link:

<https://www.gov.uk/government/collections/net-supply-of-housing>

Dwelling Stock Estimates

The Department for Communities and Local Government also publishes statistics showing the total dwelling stock in England each year and estimates of stock by local authority district and tenure. They can be found at the following link:

<https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

Traveller caravan count

The bi-annual traveller caravan count records the number of caravans and pitches on sites across England at January and July. It includes the number of permanent residential pitches provided by local authorities and Registered Providers. The traveller caravan count can be found here:

<https://www.gov.uk/government/collections/traveller-caravan-count>

Devolved administration statistics

Statistics relating to the supply of affordable housing in the other UK countries are published by the devolved administrations.

Wales is the only other country which provides a single statistical release on affordable housing. Their data is compiled by direct returns from local authorities and social landlords in line with a definition of affordable housing which is comparable to that in England. The latest data on affordable housing supply for Wales can be found here:

<http://wales.gov.uk/statistics-and-research/affordable-housing-provision/?lang=en>

Data are collected directly from local authorities and social landlords on their affordable housing provision. The data is based on the full Technical Advice Note (TAN) 2 definition for affordable housing and covers all additional affordable housing units of all tenures (including general needs, supported housing, sheltered accommodation and extra care units), whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. The figures are based on additional affordable housing units only and do not take account of any reduction of affordable housing stock. The scope of the affordable housing statistics presented for Wales are therefore conceptually similar to those presented for England.

Data for newly built affordable dwellings in **Scotland** is readily available and is collected in the same way as data for England, through a combination of local authority data returns and grant administration data. However, there is limited information on conversions or acquisitions to social stock. The Scottish Government do not publish a single release of data relating to all additional affordable housing. However, data on all new build dwellings started and completed by local authorities and Registered Social Landlords (housing associations) in Scotland is available here:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

As in England, data on local authority new building are provided by quarterly returns from councils and data on new housing provided by housing associations are drawn from data on the

administration of housing support grants. This includes properties built for social rent and affordable home ownership. Tables are also published on conversions, but these do not separately identify additions to the local authority or housing association stock.

Northern Ireland Statistics and Research Agency and Department for Communities (Northern Ireland) publishes an annual compendium on housing statistics, which includes data tables relating to changes to social stock. This can be found via their web pages here:

<https://www.gov.uk/government/organisations/northern-ireland-statistics-and-research-agency>

This includes tables on new build completions by housing associations and in the social rented sector and information on co-ownership sales (the equivalent of affordable home ownership HomeBuy schemes in Great Britain).

Enquiries

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Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.gov.uk/government/statistics/announcements>

Information about statistics at DCLG is available via the Department's website:

www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

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