



Homes England

Shared Ownership and Affordable Homes
Programme 2016 to 2021 summary: end of
December 2017



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Introduction

Homes England is committed to transparency in relation to the programmes it funds, and at the same time to providing information that is useful for key stakeholders.

The following information provides an updated summary of the total Shared Ownership and Affordable Homes Programme 2016-2021 (SOAHP16-21) allocated by Homes England, as at the end of December 2017. This update supersedes the previous update which presented the total programme position as at the end of March 2017.

Summary information is presented in this report for Affordable Rent and Affordable Home Ownership allocations. Further analyses by lead partner and by Homes England minimum geography area are provided in accompanying spreadsheets, alongside a list of the SOAHP 2016 to 2021 schemes that have been agreed by Homes England and reached grant confirmation stage by the end of December 2017.

Further information on the Shared Ownership and Affordable Homes Programme 2016 to 2021 is available on the GOV.UK [website](#).

(Note that this information excludes allocations in London which, since 1 April 2012, has been under the responsibility of the Greater London Authority).



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The tables below provide a summary of Shared Ownership and Affordable Homes Programme 2016 to 2021 agreed allocations as at the end of December 2017.

Table 1: SOAHP 2016-2021 funding and homes by Homes England Operating Area (end of December 2017)

Homes England Operating Area	Funding	Affordable Home Ownership homes		Affordable Rent homes		Total homes	
		Grant funded	Nil grant	Grant funded	Nil grant	Grant funded	Nil grant
Midlands	364,417,824	8777	450	2505	585	11282	1035
North East, Y & H	316,469,472	7154	116	2631	519	9785	635
North West	313,634,983	8163	286	2164	449	10327	735
South East	262,522,053	8550	2992	1579	2956	10129	5948
South West	190,113,025	4980	608	1080	2259	6060	2867
TOTAL	1,447,157,357	37624	4452	9959	6768	47583	11220

Table 2: Average SOAHP 2016 to 2021 funding per home by Homes England Operating Area (end of December 2017), excluding nil grant homes

Homes England Operating Area	Affordable Home Ownership	Affordable Rent	All Programme average
Midlands	31,483	35,165	32,301
North East, Y & H	32,478	31,974	32,342
North West	29,116	35,101	30,370
South East	26,972	20,210	25,918
South West	31,925	28,820	31,372
TOTAL	30,192	31,249	30,413



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Table 3: SOAHP 2016-2021 total scheme costs (TSC) and Works Cost by Homes England Operating Area (end of December 2017)

Homes England Operating Area	TSC	Homes	TSC/home	Works Cost	Works cost/m2
Midlands	£1,766,492,641	12,317	£143,419	£1,259,192,332	£1,438
North East, Y & H	£1,361,704,887	10,420	£130,682	£997,423,639	£1,282
North West	£1,481,059,546	11,062	£133,887	£1,096,500,087	£1,347
South East	£3,112,053,995	16,077	£193,572	£2,010,865,204	£1,739
South West	£1,574,789,776	8,927	£176,408	£1,010,538,903	£1,580
TOTAL	£9,296,100,845	58,803	£158,089	£6,374,520,165	£1,495

Table 4: Number of SOAHP 2016-2021 rural homes (less than 3000 population) and supported housing/homes for older people by Homes England Operating Area (end of December 2017)

Homes England Operating Area	Rural homes	% of homes	Supported Housing / Older People homes	% of homes
Midlands	492	4.0%	1949	15.8%
North East, Y & H	429	4.1%	2110	20.2%
North West	207	1.9%	1299	11.7%
South East	1637	10.2%	1034	6.4%
South West	841	9.4%	1325	14.8%
TOTAL	3606	6.1%	7717	13.1%

Table 5: Average gross rents as a proportion of market rent (including service charges) by Homes England Operating Area (end of December 2017) for SOAHP 2016-2021 rented programme only

Homes England Operating Area	Average Rent (£/week)	Average Rent as a % of Market Rent
Midlands	£134	78%
North East, Y & H	£114	80%
North West	£112	80%
South East	£158	74%
South West	£154	76%
TOTAL	£134	76%