



Homes &
Communities
Agency



Homes and Communities Agency Housing Statistics

1 April 2017 – 30 September 2017

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Key results

- 1.1** There were 13,549 housing starts on site and 11,867 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 2017 and 30 September 2017. 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 linked below¹ and are, therefore, excluded from this publication.
- 1.2** 7,082 or 52 per cent of housing starts on site in the six months to 30 September 2017 were for affordable homes. This represents a decrease of 24 per cent on the 9,344 affordable starts in the same period of the previous year.
- 1.3** 4,646 affordable homes started in the six months to 30 September 2017 were for Affordable Rent, a decrease of 36 per cent on the 7,218 started in the same period of the previous year. A further 2,142 were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy. This is an increase of 18 per cent on the 1,817 started in the same period of the previous year. The remaining 294 were for Social Rent, a decrease of 5 per cent on the 309 started in the same period of the previous year. Of the affordable homes started in the six months to 30 September 2017, the three highest delivering programmes were: Shared Ownership and Affordable Homes Programme (SOAHP) 2016-21² with 45.3 per cent; Affordable Homes Programme (AHP) 2015-18³ with 45 per cent and; Single Land Programme (SLP)⁴ with 3 per cent.
- 1.4** 9,281 or 78 per cent of housing completions in the six months to 30 September 2017 were for affordable homes. This represents an increase of 7 per cent on the 8,657 affordable homes completed in the same period of the previous year.
- 1.5** 7,213 affordable homes completed in the six months to 30 September 2017 were for Affordable Rent, an increase of 2 per cent on the 7,096 completed in the same period of the previous year. A further 1,895 were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy, an increase of 42 per cent on the 1,339 completed in the same period of the previous year. The remaining 173 were for Social Rent, a decrease of 22 per cent on the 222 completed in the same period of the previous year. Of the affordable homes completed in the six months to 30 September 2017, the three highest delivering programmes were: AHP 2015-18 with 72 per cent; SOAHP 2016-21 with 16 per cent and; Care and Support Specialised Housing with 4 per cent.

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

² The SOAHP was launched in April 2016.

³ 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.

⁴ The Single Land Programme replaced the Accelerated Land Disposal, Economic Assets and Property and Regeneration programmes with effect from 1 April 2015.

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 2017 in England excluding London (for both the current and historical series⁵) with the exception of the Build to Rent, Builders Finance Fund, Get Britain Building and The Home Building Fund – Short Term Fund (THBF – STF)⁶ 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 programmes⁷ with the exception of Help to Buy (Equity Loan scheme), the statistics for which are published quarterly by DCLG⁸. Further details on housing types are available in section 6 of this release. DCLG also publishes annual statistics on affordable housing supply in England⁹ showing the gross annual supply of affordable homes, irrespective of funding mechanism. Further information on the Affordable Housing Supply and Help to Buy releases is provided in section 8 of this release.

2.3 The data in this release are used by DCLG to monitor delivery of affordable homes as part of the DCLG business plan (see paragraph 8.3). The HCA uses the data to measure progress towards commitments made in its published Corporate Plan¹⁰. 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 2017 and covers 14 current programmes and 13 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 or Rent to Buy terms) or for rent.

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

2.6 A programme breakdown of the data is available in Table 1 of the tables accompanying this release¹¹. 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 DCLG⁹ shows how the HCA programmes relate to the statistics on affordable housing published by DCLG.

⁵ As housing starts on site and completions are recorded by their location, this release may exclude homes located outside London where the funding was allocated to a local authority district within London.

⁶ The Home Building Fund – Short Term Fund was launched on 3 October 2016 and includes the Builders Finance Fund.

⁷ See Annex 1 for a summary and links to information about the HCA's programmes.

⁸ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

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

¹⁰ <https://www.gov.uk/government/publications/homes-and-communities-agency-corporate-plan-2014-18>

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

2.7 There is a recognised pattern of higher delivery of affordable housing in the second half of each year. Historical evidence shows that delivery occurring in the first half of the year does not account for half of annual delivery. As a result figures in this release should be interpreted with caution. Evidence to support this statement is provided in Tables 1a and 2a in section 3 of this release and further details are provided in section 7 of this release.

How is new subsidised housing provided?

2.8 Affordable homes delivered through HCA programmes are funded by central government. The funding is administered by the HCA to fund investment partners (including private registered providers, house builders, community groups and local authorities) to deliver affordable housing.

2.9 With the exception of the Single Land Programme, funding for all programmes is allocated through an application/bidding process based on the assessment eligibility/criteria for each programme. Funding is paid in accordance with the contractual agreement for each programme. Investment for projects delivered under the Single Land Programme is determined in accordance with the HCA's Financial Framework¹².

London

2.10 Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes housing starts on site and completions for London, except where the HCA is administering a programme on behalf of the GLA. The historical series for London, which reflects past delivery by the HCA, is included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) available from the housing statistics page on the HCA section of GOV.UK¹³.

2.11 DCLG has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce Table 1012 showing total affordable housing starts on site and completions delivered nationally under the affordable housing programmes of the HCA and GLA¹⁴. 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 England¹⁵. 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/publications/homes-and-communities-agency-financial-framework>

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

¹⁴ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

¹⁵ <https://www.gov.uk/government/collections/affordable-housing-supply>

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			
2017-18 ⁵	Apr - Sep	4,646	294	12	2,130	7,082	6,467	13,549
2016-17 ⁵	Apr - Sep	7,218	309	16	1,801	9,344	4,675	14,019
2016-17 ⁵	Oct - Mar	14,895	635	8	4,168	19,706	6,999	26,705
2016-17 ⁵	Full Year	22,113	944	24	5,969	29,050	11,674	40,724
2015-16 ⁵	Apr - Sep	5,858	199	0	1,314	7,371	3,953	11,324
2015-16 ⁵	Oct - Mar	10,686	431	5	2,822	13,944	7,740	21,684
2015-16 ⁵	Full Year	16,544	630	5	4,136	21,315	11,693	33,008
2014-15 ⁵	Apr - Sep	7,487	698	0	1,242	9,427	3,226	12,653
2014-15 ⁵	Oct - Mar	14,392	547	21	2,071	17,031	5,676	22,707
2014-15 ⁵	Full Year	21,879	1,245	21	3,313	26,458	8,902	35,360
2013-14	Apr - Sep	7,418	716	0	1,468	9,602	2,496	12,098
2013-14	Oct - Mar	17,764	1,864	0	3,162	22,790	3,413	26,203
2013-14	Full Year	25,182	2,580	0	4,630	32,392	5,909	38,301
2012-13	Apr - Sep	2,386	387	8	497	3,278	2,239	5,517
2012-13	Oct - Mar	15,670	2,398	26	3,873	21,967	12,294	34,261
2012-13	Full Year	18,056	2,785	34	4,370	25,245	14,533	39,778
2011-12	Apr - Sep	..	203	0	210	413	1,501	1,914
2011-12	Oct - Mar	7,045	2,078	0	1,731	10,854	2,570	13,424
2011-12	Full Year	7,045	2,281	0	1,941	11,267	4,071	15,338
2010-11	Apr - Sep	..	6,779	240	1,802	8,821	3,471	12,292
2010-11	Oct - Mar	..	17,537	468	5,311	23,316	2,492	25,808
2010-11	Full Year	..	24,316	708	7,113	32,137	5,963	38,100
2009-10	Apr - Sep	..	6,470	476	1,038	7,984	883	8,867
2009-10	Oct - Mar	..	22,389	1,170	6,683	30,242	8,392	38,634
2009-10	Full Year	..	28,859	1,646	7,721	38,226	9,275	47,501

¹ Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that the HCA no longer publishes housing starts on site and completions for London (current and historical series) except for delivery in London under the Build to Rent, Builders Finance Fund, Get Britain Building and The Home Building Fund – Short Term Fund (THBF – STF) 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 exclude homes located outside London where the funding was allocated to a local authority district within London. The historical series for London included in the HCA's housing statistics published on 12 June 2012 (revised 24 August 2012) is available from:

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

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

³ Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.

⁴ The market units delivered under the Accelerated Land Disposal, Build to Rent, Builders Finance Fund, Economic Assets, Get Britain Building, Kickstart Housing Delivery, Property and Regeneration, Single Land and THBF – STF 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

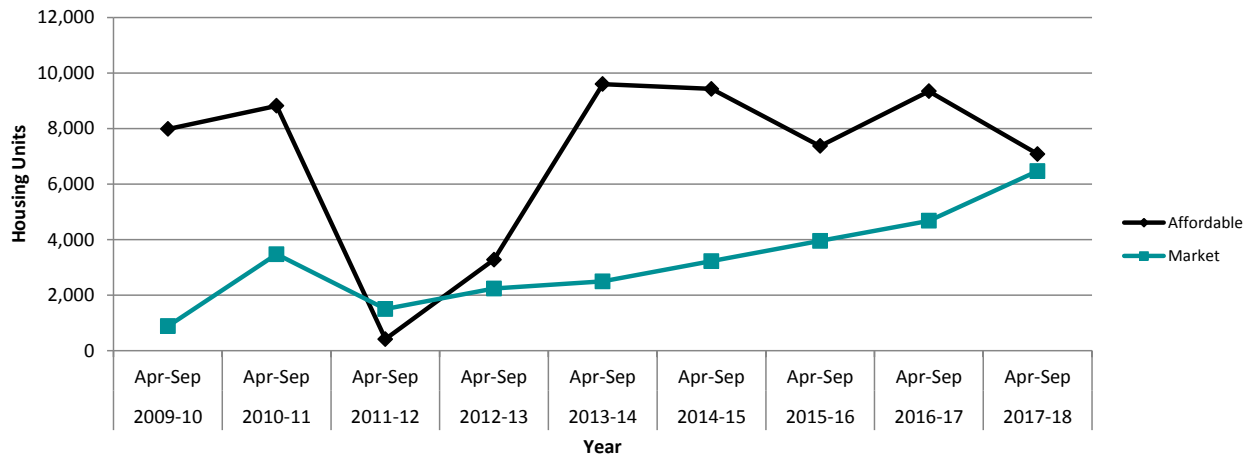
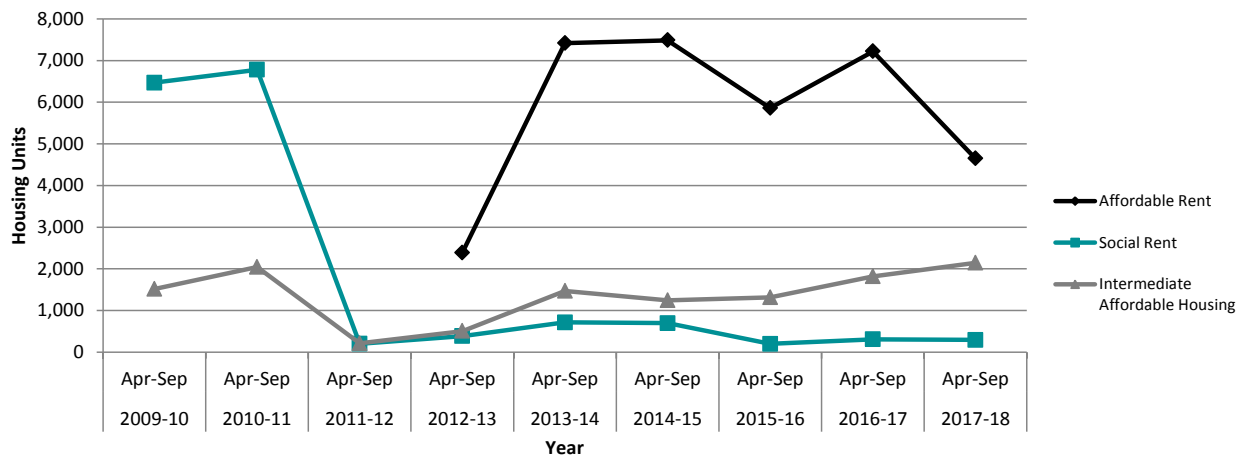


Chart 1b: Affordable Housing starts on site



In the period 1 April 2017 to 30 September 2017 (the first half of 2017-18):

- 3.1** A total of 13,549 homes started on site, representing a decrease of 470 or 3 per cent compared to 14,019 started in the same period of the previous year (the first half of 2016-17).
- 3.2** 7,082 homes started were for affordable housing, representing a decrease of 2,262 or 24 per cent compared to 9,344 started in the first half of 2016-17.
- 3.3** 4,646 or 66 per cent of affordable starts on site were for Affordable Rent. This is a decrease of 2,572 or 36 per cent compared to 7,218 started in the first half of 2016-17. Intermediate Affordable Housing accounted for a further 2,142 or 30 per cent of affordable starts. This is an increase of 325 or 18 per cent compared to 1,817 started in the first half of 2016-17. Social Rent accounted for the remaining 294 affordable homes started (4 per cent), a decrease of 15 or 5 per cent compared to 309 started in the first half of 2016-17.

3.4 Table 1b below shows the percentage of HCA’s affordable housing starts on site delivered by each operating area¹⁶ compared to the first half of 2016-17.

	Apr-Sep 2017	Apr-Sep 2016
South East	33%	23%
South West	21%	16%
Midlands	19%	24%
North East, Yorkshire and The Humber	14%	16%
North West	13%	21%
London	0%	0%

3.5 The number of market starts on site increased by 38 per cent to 6,467 compared to 4,675 started in the first half of 2016-17. The Single Land Programme produced the majority of these at 3,683 or 57 per cent, an increase of 128 or 4 per cent compared to 3,555 started in the first half of 2016-17. The remaining market starts of 2,784 or 43 per cent were delivered by THBF – STF. This programme started in October 2016 and so there is no direct comparison to delivery in the first half of 2016-17. For comparison, this figure represents an increase of 1,664 or 149 per cent on the 1,120 started in the first half of 2016-17 by the Builders Finance Fund, which was superseded by THBF – STF.

¹⁶ Due to operating area boundary changes effective from 1 April 2017, the comparisons between Midlands and South East may be skewed. See Annex 2 for the definition of operating area and a list of the boundary changes.

Completions (excluding Help to Buy):

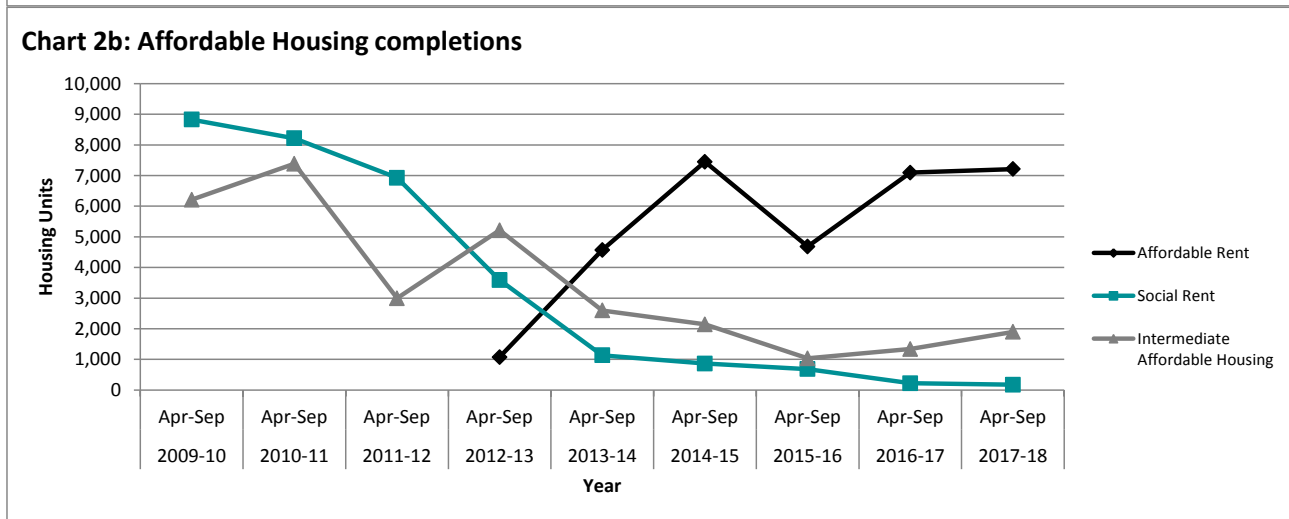
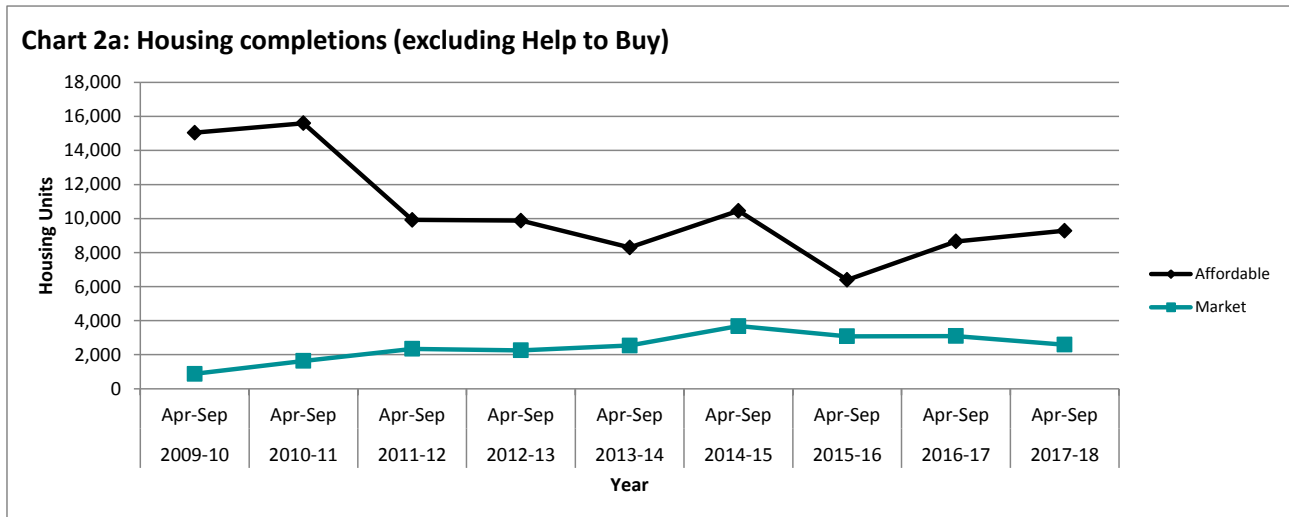
Table 2a: Housing completions by tenure, England (excluding Help to Buy and non-HCA London delivery) ^{1, 2}

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable Housing Completions ³	Market ^{4,5}	Total Housing Completions
				Intermediate Rent	Affordable Home Ownership			
2017-18	Apr - Sep	7,213	173	0	1,895	9,281	2,586	11,867
2016-17	Apr - Sep	7,096	222	1	1,338	8,657	3,094	11,751
2016-17	Oct - Mar	11,184	375	4	2,638	14,201	5,047	19,248
2016-17	Full Year	18,280	597	5	3,976	22,858	8,141	30,999
2015-16	Apr - Sep	4,681	684	0	1,032	6,397	3,082	9,479
2015-16	Oct - Mar	8,419	809	2	1,765	10,995	4,831	15,826
2015-16	Full Year	13,100	1,493	2	2,797	17,392	7,913	25,305
2014-15	Apr - Sep	7,447	865	0	2,141	10,453	3,682	14,135
2014-15	Oct - Mar	23,387	2,124	18	4,882	30,411	6,218	36,629
2014-15	Full Year	30,834	2,989	18	7,023	40,864	9,900	50,764
2013-14	Apr - Sep	4,569	1,135	84	2,511	8,299	2,540	10,839
2013-14	Oct - Mar	12,525	3,340	19	3,423	19,307	4,281	23,588
2013-14	Full Year	17,094	4,475	103	5,934	27,606	6,821	34,427
2012-13	Apr - Sep	1,074	3,590	135	5,078	9,877	2,258	12,135
2012-13	Oct - Mar	5,505	6,013	239	6,966	18,723	2,882	21,605
2012-13	Full Year	6,579	9,603	374	12,044	28,600	5,140	33,740
2011-12	Apr - Sep	..	6,928	291	2,702	9,921	2,340	12,261
2011-12	Oct - Mar	797	16,213	560	8,067	25,637	4,203	29,840
2011-12	Full Year	797	23,141	851	10,769	35,558	6,543	42,101
2010-11	Apr - Sep	..	8,217	432	6,951	15,600	1,633	17,233
2010-11	Oct - Mar	..	19,939	784	6,717	27,440	5,725	33,165
2010-11	Full Year	..	28,156	1,216	13,668	43,040	7,358	50,398
2009-10	Apr - Sep	..	8,828	441	5,771	15,040	871	15,911
2009-10	Oct - Mar	..	15,119	751	9,640	25,510	1,906	27,416
2009-10	Full Year	..	23,947	1,192	15,411	40,550	2,777	43,327

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

⁵ Some of the market completions delivered in 2013-14, 2014-15, 2015-16, 2016-17 and the 6 months to 30 September 2017 may include houses sold to purchasers who have received assistance through the Help to Buy scheme to buy a property at market value from a house builder where the scheme as a whole may have benefitted from funding through another programme. Help to Buy is reported by DCLG (see below¹⁷)
 “..” not applicable

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



In the period 1 April 2017 to 30 September 2017 (the first half of 2017-18):

- 3.6** A total of 11,867 homes completed, representing an increase of 116 or 1 per cent compared to the 11,751 completed in the first half of 2016-17.
- 3.7** 9,281 affordable homes completed, an increase of 624 or 7 per cent compared to 8,657 completed in the first half of 2016-17.
- 3.8** 7,213 or 78 per cent of affordable completions were for Affordable Rent, an increase of 117 or 2 per cent compared to the 7,096 completed in the first half of 2016-17. Intermediate Affordable Housing accounted for a further 1,895 or 20 per cent, an increase of 556 or 42 per cent compared to the 1,339 completed in the first half of 2016-17. The remaining 173 or 2 per cent of affordable homes completed were for Social Rent, a decrease of 49 or 22 per cent compared to the 222 completed in the first half of 2016-17.
- 3.9** Table 2b below shows the percentage of HCA's affordable housing completions delivered by each operating¹⁸ area compared to the same period of 2016-17¹⁹.

¹⁸ Due to operating area boundary changes effective from 1 April 2017, the comparisons between Midlands and South East may be skewed. See Annex 2 for the definition of operating area and a list of the boundary changes.

¹⁹ Note that proportions do not sum to 100 per cent due to rounding.

	Apr-Sep 2017	Apr-Sep 2016
South East	32%	21%
South West	21%	20%
Midlands	19%	27%
North West	14%	15%
North East, Yorkshire and The Humber	14%	15%
London	0%	0%

3.10 2,586 market homes completed, a decrease of 16 per cent on the 3,094 that completed in the first half of 2016-17. This decrease is mainly attributable to a drop in completions from the Build to Rent and Get Britain Building Programmes which are in their closing stages and delivered 164 and 83 market completions respectively compared to 347 and 323 in the first half of 2016-17.

Accompanying tables

4.1 The tables accompanying this release are available to download from the housing statistics page on the HCA section of GOV.UK²⁰ and include the following:

Table 1

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

- 1 April 2017 – 30 September 2017
- 1 April 2016 – 31 March 2017 with half year analysis
- 1 April 2015 – 31 March 2016 with half year analysis
- 1 April 2014 – 31 March 2015 with half year analysis
- 1 April 2013 – 31 March 2014 with half year analysis
- 1 April 2012 – 31 March 2013 with half year analysis
- 1 April 2011 – 31 March 2012 with half year analysis
- 1 April 2010 – 31 March 2011 with half year analysis
- 1 April 2009 – 31 March 2010 with half year analysis

Table 2

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy), 1 April 2017 – 30 September 2017.

4.2 Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy) for historical periods are available to download from the HCA housing statistics web page²⁰.

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 presentations in Table 2 are based on the local authority district in which the house is located. These tables also identify the HCA operating area²¹ in which each local authority is located. A map showing the operating area boundaries is available at Annex 2.

²⁰ <https://www.gov.uk/government/collections/housing-statistics>

²¹ With effect from 1 April 2017 there were two HCA Operating Area name changes, with *East and South East* becoming *South East* and *South and South West* becoming *South West*. Additionally, there was a boundary change with the following Local Authorities moving from Midlands to South East: Bedford, Central Bedfordshire, Corby, Daventry, East Northamptonshire, Kettering, Luton, Milton Keynes, Northampton, South Northamptonshire and Wellingborough.

4.4 We can provide programme level statistics for specified local authority areas in response to requests made to housing.statistics@hca.gsi.gov.uk marked for the attention of Mike Shone.

Revisions

Revisions policy

5.1 The HCA has adopted the revisions policy developed by DCLG²². This policy covers two types of revisions.

Scheduled revisions

5.2 These statistics are drawn from funding and project administration systems and therefore updated information can be provided by funding recipients and developers after the official statistics have been extracted and compiled from these systems. This is particularly the case during the financial year and figures for the first six months of the year, as reported in the November/December release, are subject to scheduled revision in the release of financial year data in June. It is also possible for revisions to be made for earlier periods, although procedures are in place to minimise the scale of these.

5.3 As notified in our release of official statistics published on 11 June 2013, we will make scheduled revisions once a year in June. These revisions will cover the first six months of the full year being reported together with revisions for the previous two financial years. Data for earlier years will be regarded as final and there will be no further changes.

Non-scheduled revisions

5.4 If a substantial error occurs as a result of the production process, the statistical release and accompanying tables will be updated with a correction notice as soon as is practical.

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

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

²² <http://www.communities.gov.uk/documents/corporate/pdf/1466387.pdf>

Definitions

Affordable Housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership (Shared Ownership and Rent to Buy). Affordable homes are defined in line with the National Planning Policy Framework²³, 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 2008²⁴.

Affordable rented housing is a form of social housing, introduced in 2011. It may only be delivered with grant through the AHP 2011-15 and other associated and subsequent programmes or without grant by local authority and other providers, where a contract or confirmation of the ability to charge an Affordable Rent is in place. Affordable rented homes are let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of up to 80 per cent of the local market rent (including service charges, where applicable).

Social rented housing is rented housing owned and managed by local authorities and private registered providers, for which target rents are determined through the national rent regime. It may also include rented housing managed by other persons and provided under equivalent rental arrangements to the above.

Intermediate affordable housing is housing at prices and rents above those of Social Rent but below market price or rents, and which meet the criteria as set out in the definition for affordable housing. These can include Shared Ownership, equity loan products, Rent to Buy and Intermediate Rent. Intermediate rented housing was eligible for funding under the now closed NAHP.

Under an **equity loan scheme** for affordable housing, the majority of the cost (usually at least 70 per cent) is funded by the purchaser through a mortgage and savings (deposit). The remaining cost of the home is paid for by the government and the house builder through an equity loan. The property title is held by the home owner who can therefore sell their home at any time and upon sale should provide the government and the house builder the value of the same equity share of the property when it is sold. In the historical series covered by this release, equity loan was available under FirstBuy, Kickstart and the NAHP (HomeBuy Direct). There are a small number of equity loan cases in the current series.

As set out in the latest Affordable Housing Supply release published by DCLG²⁵, **FirstBuy** which was available prior to April 2013 is considered affordable housing.

²³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

²⁵ <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.

Under the **Rent to Buy scheme** for affordable housing, homes are let at an Intermediate Rent 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 Intermediate Rent has to be set at no more than 80 per cent of the market rate.

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 Act²⁶, are organisations which provide social housing, either in a for-profit or not-for-profit capacity, and who are registered on the Statutory Register of Providers of Social Housing maintained by the HCA. Most private registered providers are housing associations. The term excludes local authorities, who also provide social housing. Any private provider wishing to deliver Affordable Rent homes, who has not contracted with the HCA through a Grant Agreement, must contract with the HCA through a Short Form Agreement to deliver Affordable Rent without grant. The definition of private registered providers is not affected by the Office for National Statistics' recent decision to classify them to the private sector for National Accounts and statistical purposes.

²⁶ http://www.legislation.gov.uk/ukpga/2008/17/pdfs/ukpga_20080017_en.pdf

Data sources and quality

- 7.1** Data for the Affordable Homes Guarantees, AHP, AHP 2015-18, Care and Support Specialised Housing, Empty Homes, Empty Homes Round Two, FirstBuy, Homelessness Change, Homelessness Change 2015-18, the Kickstart Housing Delivery Programme (HomeBuy Direct and National Affordable Housing Programme), the Local Authority New Build Programme, Mortgage Rescue, the National Affordable Housing Programme, Platform for Life, Rent to Buy, Right to Buy Replacement, Short Form Agreements, SOAHP 2016-21 and Traveller Pitch Funding have been produced using our Investment Management System (IMS), which contains information provided by investment partners in accordance with monitoring requirements for the payment of grant.
- 7.2** Data for the Accelerated Land Disposal, Build to Rent, Builders Finance Fund, Economic Assets, Get Britain Building, Kickstart Housing Delivery (Investment Support), Property and Regeneration, Single Land and THBF – STF programmes have been produced using our Project Control System, which is maintained by our own staff based on the best information currently available.
- 7.3** The levels of affordable housing starts on site and completions recorded in the first half of the year reflect the historical annual delivery profile of the programmes. In 2009-10 and 2010-11 less than 28 per cent of starts on site and less than 38 per cent of completions were delivered in the first half of the year. HCA data is dependent on the submission of grant claims by providers and historically the majority have been submitted in the second half of the year. In 2011-12 delivery was lower with 4 per cent of starts on site and 28 per cent of completions delivered in the first half of the year. The low percentage of starts on site in 2011-12 was atypical because the distribution of starts on site and completions was impacted by the closure of the National Affordable Housing Programme, the Local Authority New Build Programme and the Kickstart Housing Delivery Programme to new commitments in March 2011. The AHP 2011-15 commenced delivery of housing starts on site in the second half of 2011-12. In 2012-13, 13 per cent of starts on site and 35 per cent of completions were delivered in the first half of the year, reflecting an increase in delivery of the AHP 2011-15. The increase in starts on site in the first half of the year continued in 2013-14 and 2014-15 with 30 per cent and 36 per cent respectively delivered in the first half of the year. Thirty per cent of completions were delivered in the first half of 2013-14 and 26 per cent in the first half of 2014-15. In 2015-16 35 per cent of starts on site and 37 per cent of completions were delivered in the first half of the year. This pattern continued in 2016-17 with 34 per cent of starts and 38 per cent of completions being delivered in the first half of the year.

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 website²⁷ and housing statistics published by the GLA are available from the GLA website²⁸.
- 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 report²⁹.

Affordable housing supply

- 8.4** The annual Affordable Housing Supply release published by DCLG (see paragraph 2.2), includes delivery of affordable housing, but not market housing. Starts information 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 submission 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 that are not included in the HCA or GLA statistics were not included in 2015-16 data and may be under reported in subsequent publications. Delivery through the HCA (and GLA) accounts for the majority of Affordable Housing Supply, but the scope of the statistics reported by DCLG 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 covered 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 release²⁷.

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 incomes³⁰.

²⁷ <https://www.gov.uk/government/collections/affordable-housing-supply>

²⁸ <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

²⁹ <https://www.gov.uk/government/publications>

³⁰ <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

Other information

Pre-release access

9.1 Details of officials who receive pre-release access to the release up to 24 hours before publication are available from the housing statistics page on the HCA section of GOV.UK³¹.

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 2017 to 31 March 2018 will be published in May/June 2018. This will include any revisions to previously reported statistics for 2015-16, 2016-17 and the first six months of 2017-18.

Responsible statistician

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

³¹ <https://www.gov.uk/government/collections/housing-statistics>

User consultation

10.1 Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be sent to the "Statistical Enquiries" address given below:

Enquiries:

Media Enquiries

Email: communications@hca.gsi.gov.uk

Tel: 0300 1234 500

Statistical Enquiries

Mike Shone (c/o)

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

Tel: 01234 242537

Annex 1

HCA's programmes

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

Programme	Programme Summary	Tenure ¹	Build Type ²
Accelerated Land Disposal	The Accelerated Land Disposal programme was announced in the Budget 2011 to support the additional or accelerated delivery of 3,000 housing starts on site by 31 March 2015. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / AHO / Market	NB
Affordable Homes Guarantees	On 6 September 2012, the Government announced its proposal to guarantee up to £10bn of debt to help housing providers expand the provision of both purpose built private rented and affordable housing. As well as the Guarantee for the Affordable Homes element, the Government confirmed that it would make £225m of funding available for new affordable housing, for use where needed alongside the Affordable Homes Guarantee. This funding was then doubled in the 2013 Budget to £450m, including London, to support up to 30,000 new affordable homes.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme ³	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and delivered over 58,000 (excluding London) new affordable homes by 31 March 2015, with rents set at up to 80 per cent of market rent.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme 2015 - 18	The Affordable Homes Programme 2015-18 replaced the Affordable Homes Programme 2011-15 and aims to increase the supply of new affordable homes in England by March 2018. It is now closed although commitments agreed under this programme will be delivered during the 2016-21 period.	Aff. Rent / Social Rent / AHO (Shared Ownership)	NB/A
Build to Rent	The Build to Rent Fund was launched in December 2012 in response to the recommendations of the Montague report to stimulate new private rented housing supply and to provide opportunities for new institutional investment in the sector. It will support the delivery of up to 10,000 new homes.	Market	NB
Builders Finance Fund	The £525 million Builders Finance Fund is designed to help restart and speed up housing developments between 5 and 250 units that have slowed down or stalled. Its main objective is to address difficulties in accessing development finance faced by some house builders, particularly smaller developers, and to help bring forward stalled but viable sites. With effect from October 2016, existing commitments transferred to the Home Building fund – Short Term Fund.	Social Rent / Int. Rent / AHO / Market	NB/A

Programme	Programme Summary	Tenure ¹	Build Type ²
Care and Support Specialised Housing Fund	<p>The Department of Health's Care and Support Specialised Housing Fund (CASSH) provides funding for housing for older people and adults with disabilities (physical or sensory disabilities, mental health needs and learning disabilities & autism).</p> <p>The fund is split into two phases. Phase 1 was launched in October 2012 and phase 2 was launched in February 2015. The initial budget for the programme was £160m over five years (2013-14 to 2017-18) outside London. In 2013, this was increased by a further £80m and the delivery time frame extended to 2020-21.</p>	Aff. Rent / Social Rent / AHO (Shared Ownership)	NB/A
Economic Assets	<p>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.</p>	Social Rent / Int. Rent / AHO / Market	NB/A
Empty Homes ³	<p>The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring back into use empty residential properties (in private ownership) as affordable housing. The programme delivered 2,759 homes by 30 September 2016 outside London.</p>	Aff. Rent / Social Rent / AHO	A
Empty Homes Round Two	<p>In November 2012 a second round of funding was launched to bring back into use empty properties as affordable housing. As well as residential properties (in private ownership), the programme had an emphasis on the refurbishment of empty commercial and non-residential properties. The programme delivered 868 homes by 31 March 2017 outside London.</p>	Aff. Rent / Social Rent / AHO	A
FirstBuy	<p>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</p>	AHO	NB
Get Britain Building	<p>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.</p>	Social Rent / Int. Rent / AHO / Market	NB

Programme	Programme Summary	Tenure ¹	Build Type ²
Help to Buy (equity loan)	<p>Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% (40% in London) equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.</p> <p>Launched in April 2013 with an initial budget of £3.7bn, the programme aspired to support 74,000 plus homebuyers in the first 3 years. The 2015 Spending Review confirmed £8.6bn of funding and extended the programme to 2021 to assist an anticipated 145,000 purchases. In October 2017, the Government announced it will invest a further £10 billion in the Help to Buy Equity Loan programme.</p> <p>More than 130,000 completions have already taken place by people using the equity loan, which helps people buy a new build home with only a 5% deposit.</p> <p>The new funding means that the Help to Buy Equity Loan could help around 135,000 more people to buy homes by 2021. This would bring the total number of households across England that would be supported through the scheme since it began in 2013 to around 360,000.</p>	Market	NB
Homelessness Change ³	<p>The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 and delivered 1,128 new or refurbished bed spaces in hostel accommodation by 31 March 2015 (outside London).</p>	Aff. Rent	NB/A
Homelessness Change 2015-18	<p>The Homes and Communities Agency is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing and improving hostel accommodation and facilities for the delivery of healthcare, training or education aimed at supporting rough sleepers, those at risk of sleeping rough, and other non-statutory homeless people of specialist housing to meet the needs of older people and adults with disabilities or mental health problems outside of London.</p> <p>This programme was launched jointly alongside the Platform for Life fund in March 2015.</p>	Aff. Rent	NB/A
Kickstart Housing Delivery	<p>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.</p>	Social Rent / Int. Rent / AHO / Market	NB
Local Authority New Build	<p>The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.</p>	Social Rent	NB
Mortgage Rescue ³	<p>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.</p>	AHO / Int. Rent	A
National Affordable Housing Programme	<p>The National Affordable Housing Programme is the predecessor to the AHP 2011-15.</p>	Social Rent / Int. Rent / AHO	NB/A

Programme	Programme Summary	Tenure ¹	Build Type ²
Platform for Life	<p>The Homes and Communities Agency is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing low-rent accommodation for young people aged 18 to 24 who are homeless or at risk of homelessness and are in housing need, to support their participation in work, further education or vocational training, with the aim of assisting residents into long term employment and independence, and improving their prospects for a successful and healthy life.</p> <p>This programme was launched jointly alongside the Homelessness Change 2015 to 2017 fund in March 2015.</p>	Aff. Rent	NB/A
Property and Regeneration Programme	<p>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.</p>	Social Rent / Int. Rent / AHO / Market	NB/A
Rent to Buy	<p>The Rent to Buy Loan 2015-17 provided loan at a low, fixed rate to registered providers to deliver homes outside London. The homes will be let at a sub-market rent for at least 7 years with the intention of supporting working households to save money and achieve their aspiration of home ownership.</p> <p>This programme is now closed.</p>	AHO	NB
Right to Buy Replacement	<p>With effect from 2 April 2012, every additional local authority home sold under Right to Buy will be replaced by a new home for affordable rent, with receipts from sales recycled towards the cost of replacement. Where a local authority decides not to undertake the development themselves, they return the relevant portion of the receipts to DCLG for re-investment nationally.</p>	Aff. Rent	NB
Shared Ownership and Affordable Homes Programme 2016-21	<p>This programme aims to increase the supply of Shared Ownership and other affordable homes in England by March 2021.</p>	Aff. Rent / Social Rent / AHO (Shared Ownership and Rent to Buy)	NB/A
Short Form Agreement ³	<p>A Short Form Agreement (SFA) is used by the HCA to contract with providers who wish to deliver Affordable Rent units without HCA funding.</p>	Aff. Rent	NB/A
Single Land Programme	<p>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.</p>	Social Rent / Int. Rent / AHO / Market	NB/A
The Home Building Fund – Short Term Fund	<p>The Home Building Fund is government finance to increase the number of new homes being built in England. Applications are being accepted from private sector businesses to build new homes or prepare sites for development.</p>	Social Rent / Int. Rent / AHO / Market	NB/A

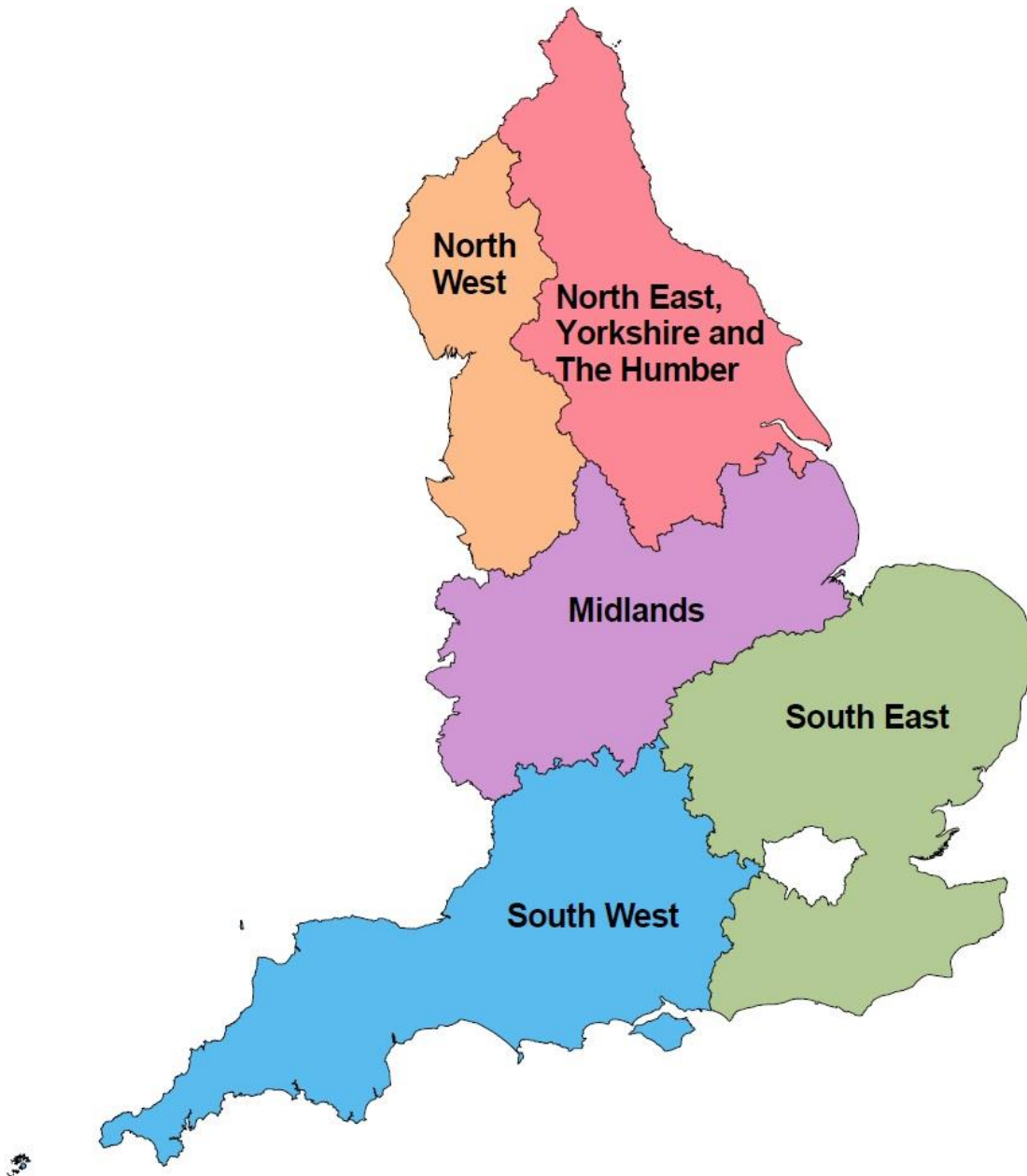
Programme	Programme Summary	Tenure ¹	Build Type ²
Traveller Pitch Funding ³	The Traveller Pitch Funding programme was announced as part of the Government's Spending Review 2010 and delivered 515 new traveller pitches by 31 March 2015 (outside London). In addition 386 refurbished pitches were delivered.	Aff. Rent / AHO	NB/A

¹ Tenure indicates whether units delivered under each programme are allocated to Affordable Rent (Aff. Rent), Social Rent (Social Rent), Intermediate Rent (Int. Rent), Affordable Home Ownership (AHO), including Shared Ownership and Rent to Buy, or Open Market (Market).

² New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock. Grant under some programmes can be used to deliver either newly built units or to fund acquisitions.

³ The programme is part of the Affordable Homes Programme (AHP) 2011-15. The majority of delivery through the AHP 2011-15 and other associated programmes will be made available as Affordable Rent with some Affordable Home Ownership and, in some limited circumstances, Social Rent. Intermediate Rent may not be delivered by the AHP 2011-15 unless it is through Mortgage Rescue or pre-existing commitments from the National Affordable Housing Programme.

Annex 2



HCA Operating Areas

Information shown is correct to the best of Spatial Intelligence Department's knowledge at date of issue.

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MXP24987 / 16-11-2017

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Note: With effect from 1 April 2017 there were two HCA Operating Area name changes, with *East and South East* becoming *South East* and *South and South West* becoming *South West*. Additionally, there was a boundary change with the following Local Authorities moving from Midlands to South East: Bedford, Central Bedfordshire, Corby, Daventry, East Northamptonshire, Kettering, Luton, Milton Keynes, Northampton, South Northamptonshire and Wellingborough.

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The Homes and Communities Agency is committed to providing accessible information where possible and we will consider providing information in alternative formats such as large print, audio and Braille upon request.

Publication date: 28 November 2017