



Ministry of Housing,  
Communities &  
Local Government

# Affordable Housing Supply statistics 2019-20

Technical Notes



© Crown copyright, 2020

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence visit <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

This document/publication is also available on our website at [www.gov.uk/mhclg](http://www.gov.uk/mhclg)

If you have any enquiries regarding this document/publication, complete the form at <http://forms.communities.gov.uk/> or write to us at:

Ministry of Housing, Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: <https://twitter.com/mhclg>

November 2020

# Contents

<b>National Statistics Status</b>	<b>4</b>
<b>Data collection</b>	<b>4</b>
<b>Data quality</b>	<b>7</b>
Things to note on this release	7
Assessment of data quality	7
Imputation	12
<b>Definitions</b>	<b>12</b>
<b>Revisions policy</b>	<b>12</b>
Non-Scheduled Revisions	12
Scheduled Revisions	12
Revisions in this release	13
<b>Other information</b>	<b>14</b>
Uses of the data	14
Related Statistics	14
Devolved administration statistics	17
User engagement	20

# National Statistics Status

National Statistics status means that our statistics meet the highest standards of trustworthiness, quality and public value as set out in the [Code of Practice for Statistics](#). It is the Ministry of Housing Communities and Local Government's statisticians' responsibility to maintain compliance with these standards.

The designation of these statistics as National Statistics was first confirmed in December 2011 following an assessment by the UK Statistics Authority. These statistics last underwent a compliance check against the Code of Practice for Statistics in June 2018.

The Office for Statistics Regulation confirmed the continued designation of these as National Statistics on 9 February 2019.

## Data collection

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

- The Investment Management System (IMS) used by Homes England<sup>1</sup> (HE) and, until 2017-18, the Greater London Authority (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 HE and the GLA, which contains data on a number of housing and regeneration programmes.
- The GLAOps system used by the GLA.
- HE figures for Private Finance Initiative (these ceased in 2017-18).
- GLA figures on additional units not reported in the main IMS/GLAOps returns.
- 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.

---

<sup>1</sup> Formerly the Homes and Communities Agency (HCA).

- The July data from the bi-annual traveler caravan count (TCC) published by MHCLG, which records the number of caravans and pitches on sites across England at January and July.

Table A below shows the affordable housing products, by source, that are included in this release for 2019-20. The products marked as IMS, PCS or GLAOps are the underlying data in the Homes England bi-annually statistics release<sup>2</sup> or the GLA's quarterly data releases<sup>3</sup>. Historical data reflects the affordable housing products in operation at the time.

---

<sup>2</sup> Homes England bi-annual release can be found through the following link: <https://www.gov.uk/government/collections/housing-statistics>

<sup>3</sup> The Greater London Authority quarterly release can be found through the following link: <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

**Table A: Affordable housing products included in 2019-20**

Programme <sup>5</sup>	Product Descriptions	Source <sup>1</sup>	Build Type <sup>3</sup>	Tenure <sup>4</sup>
Affordable Homes Programme / Shared Ownership and Affordable Homes Programme	Social rent/Affordable rent	IMS & GLAOps	NB/A	AR/SR <sup>6</sup>
	Affordable home ownership /Shared Ownership		NB/A	AHO
	Homes for Londoners		NB/A	AR/SR/LAR/IR/LLR/SO
	Other GLA programmes		NB/A	AR/SR/LAR/LLR/SO
Short Form Agreement	Short Form Agreement	IMS	NB/A	AR
Homelessness Change/ Platform for Life Programme	Homelessness Change/ Platform for Life Programme	IMS & GLAOps	NB/A	AR
Traveller Pitch Funding	Affordable Traveller Pitches	IMS & TCC <sup>8</sup>	NB/A	AR/SR
Empty Homes	Empty Homes	IMS	A	AR
Affordable Homes Guarantees programme	Affordable Homes Guarantees programme	IMS & delivery partner <sup>8</sup>	NB/A	AR/SR/AHO
Care and Support Specialised Housing Fund	Care & Support	IMS	NB	AR
Mortgage Rescue	Mortgage Rescue	IMS	A	AHO/IR
National Affordable Housing Programme (NAHP)	Re-improvements	IMS	A	SR
	Affordable rent conversions		NB/A	AR <sup>7</sup>
	Home Ownership for people with long-term disabilities		A	AHO
	Mixed funding rent		NB/A	SR
	Rent - Intermediate		NB/A	IR
National Affordable Housing Programme/Kickstart Housing Delivery	New Build HomeBuy	IMS	NB/A	AHO
Property and Regeneration Programme/Get Britain Building	Affordable home ownership (non-AHP)	PCS	NB	AHO
Get Britain Building	Intermediate rent	PCS	NB	IR
Property and Regeneration Programme /Get Britain Building/Accelerated Land Disposal/Economic Assets	Social rent (non-AHP)	PCS	NB	SR
Local Authority New Build	New build local authority	IMS & LAHS <sup>8</sup>	NB	AR/SR
Tenants Incentive Scheme	Tenants Incentive Scheme	IMS	A	AHO
Additional reporting GLA	Other London units	GLA	NB	AR/SR/AHO
Private Finance Initiative <sup>9</sup>	Private Finance Initiative	HE	NB	SR
Cash Incentive Scheme	Cash Incentive Scheme	LAHS	A	AHO
n/a	Additional nil grant units	LAHS	NB	AR/SR/AHO
n/a	Local authority acquisition nil grant	LAHS	A	AR/SR/AHO
n/a	Other	LAHS	NB/A	AR/SR/AHO

Notes for Table A:

1. Data source for each product. IMS is the Investment Management System. PCS is the Project Control System used by used by Homes England. GLAOps is the new GLA system, replacing their use of IMS. LAHS is a local authority statistical return to MHCLG. TCC is the MHCLG 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), affordable home ownership (AHO), London Affordable Rent (LAR) or London Living Rent (LLR).
5. Further detail on the scheme types funded by Homes England and the GLA is given in the definitions section above, in the Homes England's Housing Statistics release or on the GLA website.
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 Homes England in their 6-monthly statistics release.
9. The last completions funded through Private Finance Initiative were delivered in 2017-18.

## Data quality

### Things to note on this release

Due to Covid19, the response rate to LAHS and in particular the affordable housing sections of the collection (Sections I and J), was lower than in previous years. Additionally, data quality issues in LAHS for Horsham and Milton Keynes mean that this component of affordable housing was not included for these two local authorities. We expect to include these data in the scheduled revisions for this publication in June/July 2021.

Ealing revised their starts figures in the 2018-19 LAHS return and this latest release reflects this change. There were no other changes to the historical data since the July 2020 scheduled revisions.

### Assessment of data quality

#### **Assessment of data quality**

In 2015 the UK Statistics Authority (UKSA) published a [regulatory standard for the quality assurance of administrative data](#). To assess the quality of the data provided for this release the department has followed that standard.

The standard is supported with an [Administrative Data Quality Assurance Toolkit](#) which provides useful guidance on the practices that can be adopted to assure the quality of the data they utilise.

The Affordable Housing Supply statistical release is produced by MHCLG based on data provided by Homes England, the Greater London authority, local authorities and other data collections held by the department. An assessment of the level of risk based on the Quality Assurance Toolkit is as follows:

<b>Risk/Profile Matrix Statistical Series</b>	<b>Administrative Source</b>	<b>Data Quality Concern</b>	<b>Public Interest</b>	<b>Matrix Classification</b>
Affordable Housing Supply Statistics	Homes England, GLA and Local authorities' individual data systems.	Low	High	Medium Risk [A2]

The publication of Affordable Housing Supply can be considered as high profile, as there is significant mainstream media interest, with moderate economic and/or political sensitivity. These statistics show the additional supply to the existing stock of affordable housing.

The data quality concern is considered a low concern given that the data are checked by providers and most of the data would have been released in publications that are compliant with the Code of Practice for Statistics and subject to data quality checks prior to publication.

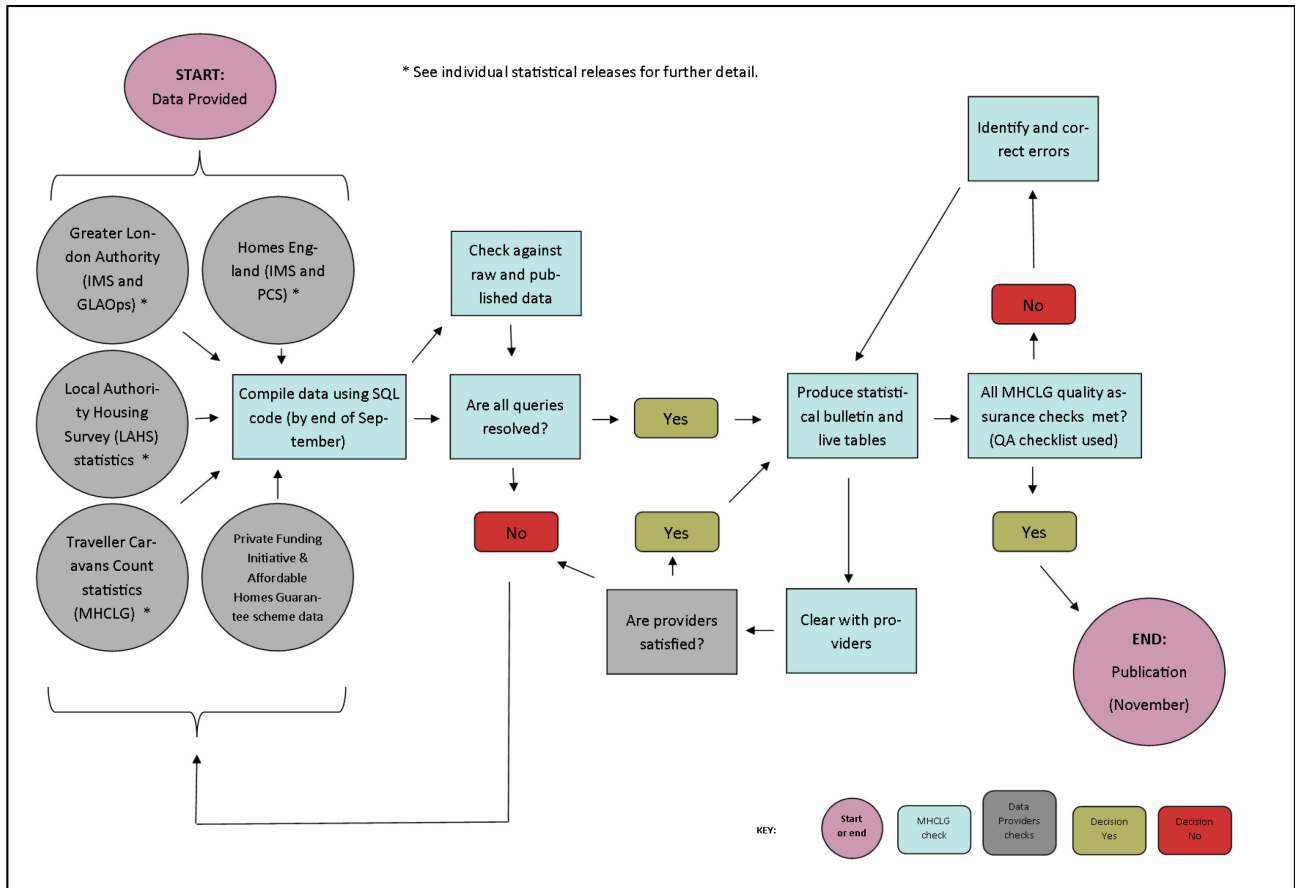
The data are then further quality assured in detail by the statisticians responsible for this publication, who perform further detailed validation and checks, spotting and correcting any errors. These checks involve comparisons with data provided, published or historical data.

Overall, the Affordable Housing Supply statistics have been assessed as A2: Medium Risk. This is mainly driven by the high profile nature of the figures.



A full outline of the statistical production process and quality assurance carried out is provided in the flow chart in Figure 1 below. Further details are also provided against each of the four areas outlined in the Quality Assurance of Administrative Data (QAAD) Toolkit.

**Figure 1: Quality assurance flow diagram**



## Operational context and administrative data collection

The main data sources for affordable housing supply statistics are the administrative systems used by Homes England and the GLA (IMS, PCS, GLAOps). These systems contain information provided by investment partners in accordance with monitoring requirements for the payment of grant. Because these data are audited and subject to the rules of the Capital Funding Guide<sup>4</sup>, it is considered a reliable source. Further details can be found at <https://www.gov.uk/government/collections/housing-statistics> (for Homes England) and <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics> (for the GLA).

<sup>4</sup> The Capital Funding Guide can be found at the following link: <https://www.gov.uk/guidance/capital-funding-guide>

Another main data source is the LAHS return, where local authorities are asked to only record affordable housing that has not been reported by Homes England or the GLA. The LAHS return is also used for 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. Further details on LAHS can be found here <https://www.gov.uk/government/collections/local-authority-housing-data>

Homes England also provides data on the Affordable Homes Guarantee programme and previously provided information on dwellings funded through the Private Financing Initiative (2017-18 was the last year for this scheme).

Further information on Permanent Affordable Traveller Pitches is taken from the Traveller Caravan count (TCC) statistical release, and further detail can be found at <https://www.gov.uk/government/collections/traveller-caravan-count>

### **Communication with data supply partners**

There are regular contacts with the data suppliers for this release to ensure that there is a common understanding of what information is being supplied.

Communication with suppliers is managed through a number of formats including direct contact, the Affordable Homes Programme board and the Central Local Information Partnership (CLIP) Housing sub-group, which is attended by local authority representatives.

For data collected directly by the department (LAHS or TCC) please see the individual releases for further specific engagement with their suppliers (links provided above).

There is a clear Memorandum of Understanding between MHCLG, Homes England and the GLA outlining the terms of what data are provided and timescales.

### **Quality assurance principles, standards and checks by data suppliers**

The Homes England publication Housing Statistics is a National Statistics publication and has been assessed to obtain that badge. The Mayor of London has a commitment to

achieve full compliance with the Code of Practice and the GLA revises its data to ensure quality of information. Details of the operational context and quality assurance procedures involved in how these figures are collected are included in those sources.

In the LAHS return, local authorities are asked to only record affordable housing that has not been reported by Homes England or the GLA. To assist them in doing so and minimise the risk of double counting, Homes England (outside London) or the GLA (within London) sends all local authorities a list of the new affordable housing recorded in their administrative systems. However, despite best efforts, double-counting may still occur 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. Figures provided by local authorities are subject to additional quality assurance to minimise the risk of double counting.

The LAHS return contains mandatory questions on completions and voluntary questions on starts on site. Where there are mandatory questions, these are completed by all local authorities that submit a return. Some authorities may not report data for all voluntary parts of the return. Therefore, the starts on site data provided directly by local authorities may undercount the real value.

The TCC statistical release is badged as official statistics and includes a section on their quality assurance processes. Figures are produced by other statisticians in the department and there is a clear working relationship between teams to ensure good understanding of data quality.

### **Producers' quality assurance investigation and documentation**

Whilst providers are expected to carry out their own checks before the data is submitted for this publication, further quality assurance is carried once the data is received by the statisticians responsible for this publication.

The data is compiled together and compared to the raw data, published figures, historical time series and policy information that may have impacted the figures (e.g. lower numbers could mean less funding because a specific funding programme is now over). There were also discussions with the GLA to ensure on how best to classify their new affordable

housing products when these were introduced. Queries are raised with producers if necessary, to seek further clarification.

The data, report and tables are quality assured independently by another statistician in the production team. Further final checks are performed to the final product. These checks use a clear checklist approach to ensure the figures are consistent across the release and live tables, with each check being systematically signed off when it has been completed.

## Imputation

No imputation is made specifically for this release. Imputation is used in the LAHS dataset, but not for the sections used for this release.

## Definitions

The definitions used in this publication can be found in the 'Housing statistics and English Housing survey' glossary published by MHCLG and that can be found at:

<https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary>

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Statistics and the Ministry of Housing, Communities and Local Government Revisions Policy and can be found at

<https://www.gov.uk/government/publications/statistical-notice-mhclg-revisions-policy>.

It covers two types of revisions that the policy covers, as follow:

### 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

The next scheduled update for the live tables is mid-2021. These revisions will then be incorporated into the next Statistical Release.

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

Provisional figures from the LAHS return for 2019-20 have been used and may be subject to revisions. Local authorities will be able to submit changes to their 2019-20 return during the scheduled revisions period early 2021. Due to Covid19, the LAHS response rate and completeness was lower than usual.

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 the tables.

Figures from HE 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 serious error, a change in methodology or definition.

## Revisions in this release

One local authority (Ealing) revised their starts figures for 2018-19 and these data reflects this change. There were no other changes to the historical data since the July 2020 scheduled revisions.

Figures for 2019-20 are considered as provisional (P) as these may be subject to change as part of the NHB provisional grant allocation process and the LAHS scheduled revisions.

# Other information

## Uses of the data

The data are used for monitoring annual amounts and changes in the 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.

## Related Statistics

The Ministry of Housing, Communities and Local Government is part of a cross-government working group, including devolved administrations and the Office of National Statistics, working to improve the trustworthiness quality and value of housing and planning statistics across the UK. This working group has published action plan to make the planned improvements on house building statistics clear and transparent to users.

Details of this work and how you can provide feedback are available via the Government Statistical Service website: <https://gss.civilservice.gov.uk/guidances/working-with-users-2/housing-and-planning-statistics/>

**Table B: Related statistics**

Release	What do statistics show?	Frequency	Where does the data come from?	What are these figures most appropriate for?
<b>Affordable starts and completions funded by Homes England (HE)</b>	Information on the number of affordable homes delivered under the Homes England affordable housing programmes	Bi-annually  Usually published in June and November	The Investment Management System (IMS) containing information provided by investment partners in accordance with monitoring requirements for the payment of grant.  The Project Control System (PCS) containing data on a number of housing and regeneration programmes.	Monitor the affordable housing programmes for which HE is responsible.  MHCLG combines data from the HE and the GLA into Live Table 1012, which is updated twice a year and shows the affordable housing starts and completions delivered nationally under the affordable housing programmes of the Homes England and GLA.

<p><b>Affordable starts and completions funded by Greater London Authority (GLA)</b></p>	<p>Information on affordable housing programmes for which the GLA is responsible.</p> <p>These don't include completions from programmes managed directly by boroughs or developed outside GLA programmes.</p>	<p>Quarterly</p>	<p>The Investment Management System (IMS) containing information provided by investment partners in accordance with monitoring requirements for the payment of grant.</p> <p>The Project Control System (PCS) containing data on a number of housing and regeneration programmes.</p> <p>GLAOps system</p>	<p>Monitor the affordable housing programmes for which the GLA is responsible.</p> <p>MHCLG combines data from the HE and the GLA into Live Table 1012, which is updated twice a year and shows the affordable housing starts and completions delivered nationally under the affordable housing programmes of the HE and GLA.</p>
<p><b>Help to Buy (Equity Loan scheme)</b></p>	<p>Data on the Help to Buy equity loan scheme, setting out the number of homes purchased and value of equity loans issued under the scheme in England.</p> <p>This includes cumulative number of legal completions by property price, property type, purchaser deposit level and type of purchaser and total applicant income.</p>	<p>Quarterly</p>	<p>Equity Loans Data is extracted from Homes England's Investment Management System (IMS).</p> <p>NewBuy Guarantee Scheme data in this release have been provided by JLT Insurance Management (Guernsey) Ltd (JLTIM) in its capacity as administrator to the NewBuy Mortgage Indemnity Scheme. MHCLG analysts have worked with JLTIM's analysts to ensure the accuracy of the data presented.</p>	<p>The data are used for monitoring the delivery of the Help to Buy: Equity loans scheme, and the Help to Buy: NewBuy Guarantee scheme. They are also used to inform wider government policy on housing.</p>
<p><b>House Building</b></p>	<p>Information on new house building starts and completions.</p> <p>However, the house building statistics do categorise new build into private, private registered</p>	<p>Quarterly</p>	<p>This release takes information from three data sources on building control:</p> <ul style="list-style-type: none"> <li>• P2' quarterly house building returns submitted to MHCLG by local authority building control departments;</li> <li>• monthly information from the National House-Building Council (NHBC) on the volume</li> </ul>	<p>These figures are a useful indicator of future supply.</p> <p>These data is are not the best source of information on the amount of newly built affordable housing as it is sometimes not possible for administrative data providers to identify</p>

	<p>provider (housing association) and local authority tenure,</p> <p>Data on starts and completions by individual building control organisations are not published.</p>		<p>of building control inspections they undertake in each local authority area, and;</p> <ul style="list-style-type: none"> <li>quarterly data collection from other approved inspectors (AIs).</li> </ul>	<p>whether a dwelling is being built for a social housing provider or for a private developer, possibly understating social sector starts and completions and a corresponding overstating of private enterprise figures recorded in the house building statistics.</p> <p>This issue is more likely to occur with starts than completions.</p>
<b>Net Supply of Housing</b>	<p>Data on the net supply of housing statistics, also known as 'net additions'.</p> <p>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.</p>	<p>Annual</p> <p>Usually published in November</p>	<p>Annual figures on net housing supply in England comes from two data sources:</p> <ul style="list-style-type: none"> <li>Information collected by the GLA for London Boroughs.</li> <li>Information submitted to MHCLG by local authorities outside London through the Housing Flows Reconciliation (HFR) form.</li> </ul>	<p>Provide a measure of total housing supply in England comprising both market and affordable tenures.</p>
<b>Dwelling Stock Estimates</b>	<p>Estimates of the number of dwellings in England and in each local authority district.</p> <p>The estimates are at 31 March each year.</p>	<p>Annual</p> <p>Usually published in April/May</p>	<p>No data are directly collected for this release, which instead uses the following sources:</p> <ul style="list-style-type: none"> <li>Census 2001 and 2011;</li> <li>Labour Force Survey</li> <li>Housing statistics published by MHCLG</li> <li>Data returns from Homes England.</li> </ul>	<p>Estimate the total dwelling stock in England and by local authority district and tenure each year.</p>
<b>Traveller caravan count</b>	<p>Information on the number of caravans and pitches on sites across England.</p> <p>It includes the number of permanent residential</p>	<p>Bi-annually</p> <p>The published data refers to January and July.</p>	<p>The count of traveller caravans is compiled on a particular count day. LA representatives will visit traveller caravan sites and carry out a manual count.</p> <p>The information is submitted by LAs in England via a series of online forms.</p>	<p>Provide local data on the number and seasonal movement of caravans in January and July.</p>



	pitches provided by LAs and Registered Providers.			
--	---	--	--	--

## Devolved administration statistics

### Wales

The Welsh Government publishes an annual statistical release on additional affordable housing delivered across Wales. The data are based on direct returns from local authorities, National park authorities and registered social landlords. Affordable housing applies to housing where secure mechanisms are in place to ensure that it is accessible to those who cannot afford market housing, both on first and subsequent occupation as defined in [Technical Advice Note \(TAN\) 2](#)<sup>5</sup> Planning and Affordable Housing (2006). The figures cover all additional affordable housing units, whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. They do not take account of any loss of affordable housing stock through demolitions or sales during the year.

Affordable housing includes social rented housing that is provided by local authorities and registered social landlords as well as intermediate housing where prices or rents are above those of social rent but below market housing prices or rents. Figures include additional affordable housing units provided under schemes which may provide for stair-casing to full ownership as long as there are secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. The additional affordable housing figures shown within this release include those housing units leased to provide accommodation for homeless families where the lease is for more than a year. It should be noted however that these units do not fully conform to the TAN 2 definition in relation to the subsequent occupation once the lease has expired.

The additional affordable housing figures will include any units that have been specifically delivered through planning obligations (section 106 agreements) or planning conditions

---

<sup>5</sup> The private sector units leased for more than 1 year to house homeless families and included within the overall total do not fully conform to the (TAN)2 definition.

either as a part of or as a result of market housing developments. The number of affordable homes provided on a particular site will be determined by the local authority's planning policy and negotiations with the developer. The agreed affordable housing contribution will be secured via a section 106 agreement which is a legally binding contract between a developer and a local planning authority that operates alongside a planning permission.

The latest annual release is available at the following link: <https://gov.wales/affordable-housing-provision>

The full data set is available on Stats Wales at:

<https://statswales.gov.wales/Catalogue/Housing/Affordable-Housing/Provision>

Information on related statistics for other UK countries is shown in the Quality report published alongside the annual release: <https://gov.wales/additional-affordable-housing-provision-quality-report>

## **Scotland**

The Scottish Government publishes statistics on affordable housing supply in Scotland as part of the Housing Statistics Quarterly Updates, available at

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

Excel tables on affordable housing supply in Scotland are available in a separate link to the publication at <https://www.gov.scot/publications/housing-statistics-for-scotland-new-house-building/> .

Figures are also published as open data on statistics.gov.scot, at

<https://statistics.gov.scot/resource?uri=http%3A%2F%2Fstatistics.gov.scot%2Fdata%2FAffordable-housing-supply-programme> .

The affordable housing supply statistics are based on information held in the Scottish Government Affordable Housing Supply Programme administration system, which records activity on all affordable housing projects which receive some form of government support through loans, grant or guarantees, but which will exclude some units which are delivered without government support, such as some contributions by private sector developers which are agreed through the planning system. Information available includes the number

of units which are approved, started and completed in each quarterly period. The approvals, starts and completions are also split by the type of affordable housing provided, and whether the units are classified as new build, off-the-shelf or rehabilitation. The affordable housing supply figures exclude demolitions and any sales of existing stock, and so should be treated as 'gross' estimates of supply.

## **Northern Ireland**

For the purposes of the Strategic Planning Policy Statement for Northern Ireland (SPPS), 'affordable housing' relates to social rented housing and intermediate housing. These are defined as follows:

**Social Rented Housing** is housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation should be available to households in housing need and is offered in accordance with the Common Selection Scheme, administered by the Northern Ireland Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.

**Intermediate Housing** consists of shared ownership housing provided through a Registered Housing Association (e.g. the Co Ownership Housing Association) and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association. The proportion of property ownership and renting can vary depending on householder circumstances and preferences.

This definition of intermediate housing used for the purpose of this policy may change over time to incorporate other forms of housing tenure below open market rates.

Northern Ireland Statistics and Research Agency and the Department for Communities publish 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.communities-ni.gov.uk/topics/housing-statistics>

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).

## 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 Housing Statistics inbox [housing.statistics@communities.gov.uk](mailto:housing.statistics@communities.gov.uk)

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>