



Homes
England

2021 to 2026 Affordable Homes programme Summary: end of March 2023



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 Affordable Homes Programme 2021 to 2026 (AHP 21-26) allocated by Homes England, as at the end of March 2023. The summary includes allocations made through Strategic Partnerships

Summary information is presented in this report for Affordable Rent, Affordable Home Ownership and Social Rent allocations. Further analyses by lead partner, region and by Homes England minimum geography area are provided in accompanying spreadsheets, alongside a list of the AHP 2021-2026 schemes that have been agreed by Homes England which had reached the grant confirmation stage by the end of March 2023.

Further information on the Affordable Homes Programme 2021 to 2026 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).

The tables below provide a summary of Affordable Homes Programme 2021 to 20261 agreed allocations as at the end of March 2023.

Table 1a: AHP 21-26 funding and homes by Government Office Region, excluding Strategic Partnerships (end of March 2023)

Region	Funding (£)	Affordable Home Ownership homes	Affordable Rent homes	Social Rent homes	Total homes
East Midlands	97,828,437	452	1118	276	1,846
East of England	156,422,982	1,203	1002	671	2,876
North East	84,762,600	539	1207	73	1,819
North West	280,243,351	1,491	3395	915	5,801
South East	106,691,443	740	698	534	1,972
South West	109,208,393	844	137	776	1,757
West Midlands	117,141,857	457	1185	489	2,131
Yorkshire and The Humber	47,582,996	220	517	199	936
Total	999,882,059	5,946	9,259	3,933	19,138

Table 1b: Strategic Partnership funding and homes by Government Office Region (end of March 2023)

Region	Funding (£)	Affordable Home Ownership homes	Affordable Rent homes	Social Rent homes	Total homes
East Midlands	508,365,476	4,771	4034	1070	9,875
East of England	522,610,156	4,868	3283	1391	9,542
North East	213,689,870	1,893	1840	283	4,016
North West	715,824,872	7,012	5915	1128	14,055
South East	939,790,850	7,678	3467	3308	14,453
South West	1,005,882,211	8,540	5431	3394	17,365
West Midlands	570,138,414	4,859	3888	1856	10,603
Yorkshire and The Humber	499,129,003	4,405	4733	445	9,583
Region unspecified	194,256,681				
Total	5,169,687,533	44,026	32,591	12,875	89,492

Table 2: Average Affordable Homes Programme 2021 to 2026 funding per home by Government Office Region (end of March 2023), excluding nil grant homes

Region	Affordable Home Ownership	Affordable Rent	Social Rent	All Programme average
East Midlands Total	£45,438	£53,317	£64,063	£52,995
East of England Total	£42,386	£52,360	£78,940	£54,389
North East Total	£44,623	£46,066	£69,987	£46,598
North West Total	£45,910	£44,672	£65,715	£48,309
South East Total	£41,554	£52,604	£73,453	£54,103
South West Total	£43,243	£55,823	£83,845	£62,156
West Midlands Total	£42,200	£53,736	£69,897	£54,970
Yorkshire and The Humber Total	£43,302	£50,223	£60,762	£50,837
Total	£43,742	£48,962	£72,832	£52,246

Table 3: Affordable Homes Programme 2021 to 2026 Total scheme costs (TSC) and Works Cost by Government Office Region (end of March 2023)

Region	TSC	Homes	TSC/home	Works Cost	Works cost/m2
East Midlands	£356,668,319	1,846	£193,211	£254,019,576	£1,933
East of England	£771,450,969	2,876	£268,237	£496,360,383	£2,548
North East	£319,095,142	1,819	£175,423	£244,336,182	£1,706
North West	£1,070,570,557	5,801	£184,549	£800,054,998	£2,039
South East	£576,163,333	1,972	£292,172	£352,787,872	£2,592
South West	£420,740,215	1,757	£239,465	£197,173,059	£1,505
West Midlands	£412,996,667	2,131	£193,804	£287,858,394	£2,051
Yorkshire and The Humber	£176,064,658	936	£188,103	£121,147,388	£1,925
Total	£4,103,749,860	19,138	£214,429	£2,753,737,852	£2,067

Table 4: Number of Affordable Homes Programme 2021 to 2026 Rural homes (less than 3000 population) and Supported housing/homes for older people by Government Office Region (end of March 2023)

Region	Rural homes	% of homes	Supported Housing/Older People homes	% of homes
East Midlands	128	6.9%	375	8.9%
East of England	216	11.6%	482	11.4%
North East	226	12.1%	306	7.2%
North West	285	15.3%	1,053	24.9%
South East	364	19.5%	502	11.9%
South West	372	20.0%	225	5.3%
West Midlands	165	8.9%	924	21.8%
Yorkshire and The Humber	106	5.7%	363	8.6%
Total	1,862	9.7%	4,230	22.1%

Table 5: Average gross rents as a proportion of market rent (including service charges) by Government Office Region (end of March 2023) for Affordable Homes Programme 2021 to 2026 rented programme only

Region	Average Rent (£/week)	Average Rent as a % of Market Rent
East Midlands	£142	75%
East of England	£191	76%
North East	£116	80%
North West	£133	77%
South East	£197	76%
South West	£135	78%
West Midlands	£150	79%
Yorkshire and The Humber	£154	78%
Total	£145	77%

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