

Briefing:

How many homes did housing associations deliver in 2019?

20 March 2020

- Housing associations started 46,500 affordable homes in 2019, up 19% on 2018
- They also completed 38,500 affordable homes in the same period, the same as 2018
- Housing associations started 55,300 homes of all tenures in 2019, up 20% on 2018.
- They also completed 45,700 homes in the same period, an increase of 1.4%
- 15,700 homes of all tenures were started in 2019/20 Q3, an increase of 36% on the same quarter last year
- Housing associations also completed 11,600 homes in 2019/20 Q3, a decrease of 2% on the same quarter last year
- 42% (23,500) of all homes started were delivered outside the Affordable Homes Programme in 2019
- 45% (20,700) of all homes completed were delivered outside the Affordable Homes Programme in 2019
- 47% (21,400) of affordable starts were delivered through Section 106 agreements in 2019
- 56% (21,400) of affordable completions were delivered through Section 106 agreements in 2019.

1. How did we get to this figure, and why did we do it this way?

There has been a long-standing problem with the available data on the supply of new housing association homes. The housebuilding figures published by the Ministry of Housing, Communities and Local Government acknowledge that the tenure split used has its limitations and is not the best source of information on new build affordable housing. For example, they do not attribute all homes which are delivered for housing associations through Section 106 agreements to the housing association category. In addition to this, the data published by the Homes England and the Greater London Authority only captures activity within the programmes they fund, so misses out provision of homes outside these programmes, whether they are market or sub-market products.

In order to address this, and gain a more complete picture of the level and breadth of development activity engaged in and funded by our members, we collect data on new development directly from developing housing associations. This includes affordable homes delivered by the private sector through Section 106 agreements, but acquired and owned by housing associations.

We achieved a response rate of 88%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 89% of total stock owned by developing housing associations.

2. Overall tenure breakdown

Table 1 – starts by quarter and tenure type

| | Q2 17/18 | Q3 17/18 | Q4 17/18 | Q1 18/19 | Q2 18/19 | Q3 18/19 | Q4 18/19 | Q1 19/20 | Q2 19/20 | Q3 19/20 |
|----------------------------------|--------------|---------------|---------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Social Rent | 792 | 1,155 | 1,086 | 1,238 | 840 | 1,753 | 1,616 | 1,088 | 1,110 | 2,055 |
| Affordable Rent | 3,449 | 4,410 | 6,155 | 3,770 | 4,311 | 4,416 | 6,878 | 4,362 | 4,898 | 6,129 |
| Affordable Home Ownership | 2,885 | 3,335 | 4,319 | 2,913 | 3,958 | 4,247 | 5,726 | 4,042 | 3,530 | 5,057 |
| Market Rent | 556 | 117 | 627 | 101 | 262 | 30 | 606 | 369 | 187 | 194 |
| Market Sale | 2,111 | 1,411 | 1,911 | 1,555 | 1,647 | 1,100 | 2,405 | 1,962 | 888 | 2,217 |
| Grand total | 9,793 | 10,428 | 14,098 | 9,577 | 11,018 | 11,546 | 17,231 | 11,823 | 10,613 | 15,652 |

Table 2 – completions by quarter and tenure type

| | Q2 17/18 | Q3 17/18 | Q4 17/18 | Q1 18/19 | Q2 18/19 | Q3 18/19 | Q4 18/19 | Q1 19/20 | Q2 19/20 | Q3 19/20 |
|----------------------------------|--------------|--------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|
| Social Rent | 939 | 1,014 | 1,409 | 1,227 | 1,016 | 1,398 | 1,542 | 1,237 | 951 | 1,117 |
| Affordable Rent | 4,538 | 4,699 | 6,378 | 4,337 | 4,342 | 4,764 | 5,801 | 3,745 | 4,629 | 5,110 |
| Affordable Home Ownership | 2,288 | 2,347 | 4,112 | 2,647 | 3,091 | 3,872 | 4,680 | 2,662 | 3,365 | 3,662 |
| Market Rent | 350 | 306 | 334 | 391 | 582 | 529 | 842 | 240 | 394 | 239 |
| Market Sale | 789 | 895 | 1,545 | 713 | 1,178 | 1,236 | 1,416 | 1,241 | 1,400 | 1,476 |
| Grand total | 8,904 | 9,261 | 13,778 | 9,315 | 10,209 | 11,799 | 14,281 | 9,125 | 10,739 | 11,604 |

Table 3 – Q3 starts by tenure type and programme

| | Inside AHP | Outside AHP | Total |
|---------------------------|--------------|--------------|---------------|
| Social Rent | 1,129 | 926 | 2,055 |
| Affordable Rent | 4,196 | 1,933 | 6,129 |
| Affordable Home Ownership | 3,431 | 1,626 | 5,057 |
| Total affordable | 8,756 | 4,485 | 13,241 |
| Market Rent | - | 194 | 194 |
| Market Sale | - | 2,217 | 2,217 |
| Total Market | - | 2,411 | 2,411 |
| Grand total | 8,756 | 6,896 | 15,652 |

Table 4 – Q3 completions by tenure type and programme

| | Inside AHP | Outside AHP | Total |
|---------------------------|--------------|--------------|---------------|
| Social Rent | 404 | 713 | 1,117 |
| Affordable Rent | 3,659 | 1,451 | 5,110 |
| Affordable Home Ownership | 2,066 | 1,596 | 3,662 |
| Total affordable | 6,129 | 3,760 | 9,889 |
| Market Rent | - | 239 | 239 |
| Market Sale | - | 1,476 | 1,476 |
| Total Market | - | 1,715 | 1,715 |
| Grand total | 6,129 | 5,475 | 11,604 |