

Briefing:

How many homes did housing associations deliver in quarter two 2020/21?

7 May 2021

- Housing associations started 45,438 homes in the 12 months up to and including September 2020.
- They also completed 40,184 homes in the same period.
- 9,307 homes were started in quarter two 2020/21 (July-September 2020). This was 15% down on the same quarter in 2019/20 reflecting a slowdown in activity caused by covid-19 restrictions.
- They also completed 9,653 homes in quarter two 2020/21, a decrease of 12% on the same quarter in 2019/20.
- 36% (3,321) of all homes started were delivered outside the Affordable Homes Programme in Q2.
- 41% (3,984) of all homes completed were delivered outside the Affordable Homes Programme in Q2.
- 40% (3,190) of affordable starts were delivered through Section 106 agreements in Q2.
- 52% (4,399) of affordable completions were delivered through Section 106 agreements in Q2.

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 quarterly house building figures published by the Ministry of Housing, Communities and Local Government (MHCLG) acknowledges that the split of data across tenures has limitations and is not the best source of information on new build affordable housing. For example, not all homes delivered for housing associations through Section 106 agreements are attributed to the housing association category.

However, for results in 2020/21 MHCLG has reviewed and improved its house building data collection so that a larger proportion of Section 106 is now attributed to housing associations.

Other 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 these issues, 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 of all tenures directly from developing housing associations. This includes affordable homes delivered by the private sector through Section 106 agreements, acquired and owned by housing associations.

We achieved a response rate of 76%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 87% of total stock owned by developing housing associations.

2. Overall tenure breakdown

Table 1 – starts by quarter and tenure type

	Q4 17/18	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21
Social Rent	1,086	1,238	840	1,753	1,616	1,088	1,162	2,202	1,661	525
Affordable Rent	6,155	3,770	4,311	4,416	6,878	4,611	4,977	6,947	5,771	2,842
Affordable Home Ownership	4,319	2,913	3,958	4,247	5,726	4,120	3,634	5,484	3,981	2,155
Market Rent	627	101	262	30	606	369	236	194	0	44
Market Sale	1,911	1,555	1,647	1,100	2,405	1,962	968	2,221	1,940	164
Grand total	14,098	9,577	11,018	11,546	17,231	12,150	10,977	17,048	13,353	5,730

Table 2 – completions by quarter and tenure type

	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21
Social Rent	1,238	840	1,753	1,616	1,088	1,162	2,202	1,661	525	1,374
Affordable Rent	3,770	4,311	4,416	6,878	4,611	4,977	6,947	5,771	2,842	3,983
Affordable Home Ownership	2,913	3,958	4,247	5,726	4,120	3,634	5,484	3,981	2,155	2,698
Market Rent	101	262	30	606	369	236	194	0	44	15
Market Sale	1,555	1,647	1,100	2,405	1,962	968	2,221	1,940	164	1,237
Grand total	9,577	11,018	11,546	17,231	12,150	10,977	17,048	13,353	5,730	9,307

Table 3 – Q2 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	801	573	1,374
Affordable Rent	3,183	800	3,983
Affordable Home Ownership	2,002	696	2,698
Total affordable	5,986	2,069	8,055
Market Rent	-	15	15
Market Sale	-	1,237	1,237
Total Market	-	1,252	1,252
Grand total	5,986	3,321	9,307

Table 4 – Q2 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	747	598	1,345
Affordable Rent	2,911	1,226	4,137
Affordable Home Ownership	2,011	950	2,961
Total affordable	5,669	2,774	8,443
Market Rent	-	160	160
Market Sale	-	1,050	1,050
Total Market	-	1,210	1,210
Grand total	5,669	3,984	9,653