

Briefing:

embargoed to 16 February 2021

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

15 February 2021

- Housing associations started 47,108 homes in the 12 months up to and including June 2020.
- They also completed 41,524 homes in the same period.
- 5,730 homes were started in quarter one 2020/21 (April-June 2020). This was 53% down on the same quarter in 2019/20 reflecting a slowdown in activity caused by covid-19 lockdown restrictions.
- They also completed 3,959 homes in quarter one 2020/21, a decrease of 57% on the same quarter in 2019/20.
- 31% (1,758) of all homes started were delivered outside the Affordable Homes Programme in Q1.
- 36% (1,430) of all homes completed were delivered outside the Affordable Homes Programme in Q1.
- 43% (2,356) of affordable starts were delivered through Section 106 agreements in Q1.
- 46% (1,589) of affordable completions were delivered through Section 106 agreements in Q1.

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 house building figures published by the Ministry of Housing, Communities and Local Government (MHCLG) acknowledges that the tenure split used had 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 its commentary on the data MHCLG includes some additional modelling which demonstrates a much larger volume of delivery by housing associations. However, this modelling is not included in the published data tables.

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, but acquired and owned by housing associations.

We achieved a response rate of 77%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 90% 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

	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	1,409	1,227	1,016	1,398	1,542	1,239	961	1,300	1,378	429
Affordable Rent	6,378	4,337	4,342	4,764	5,801	3,795	4,793	5,361	5,838	1,715
Affordable Home Ownership	4,112	2,647	3,091	3,872	4,680	2,673	3,445	3,898	4,751	1,311
Market Rent	334	391	582	529	842	240	394	239	373	105
Market Sale	1,545	713	1,178	1,236	1,416	1,241	1,400	1,491	1,943	399
Grand total	13,778	9,315	10,209	11,799	14,281	9,188	10,993	12,289	14,283	3,959

Table 3 – Q1 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	278	247	525
Affordable Rent	2,153	689	2,842
Affordable Home Ownership	1,541	614	2,155
Total affordable	3,972	1,550	5,522
Market Rent	-	44	44
Market Sale	-	164	164
Total Market	-	208	208
Grand total	3,972	1,758	5,730

Table 4 – Q1 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	226	203	429
Affordable Rent	1,326	389	1,715
Affordable Home Ownership	977	334	1,311
Total affordable	2,529	926	3,455
Market Rent	-	105	105
Market Sale	-	399	399
Total Market	-	504	504
Grand total	2,529	1,430	3,959