

Briefing:

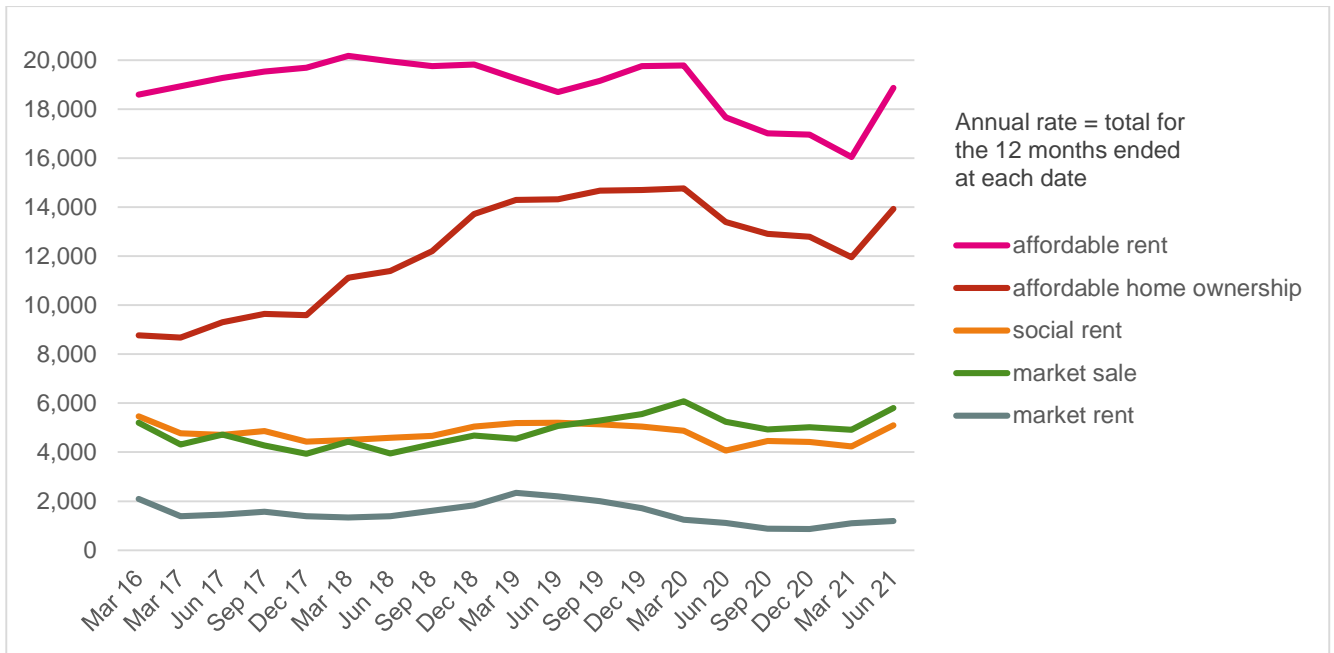
How many homes did housing associations deliver in Q1 2021/22?

21 October 2021

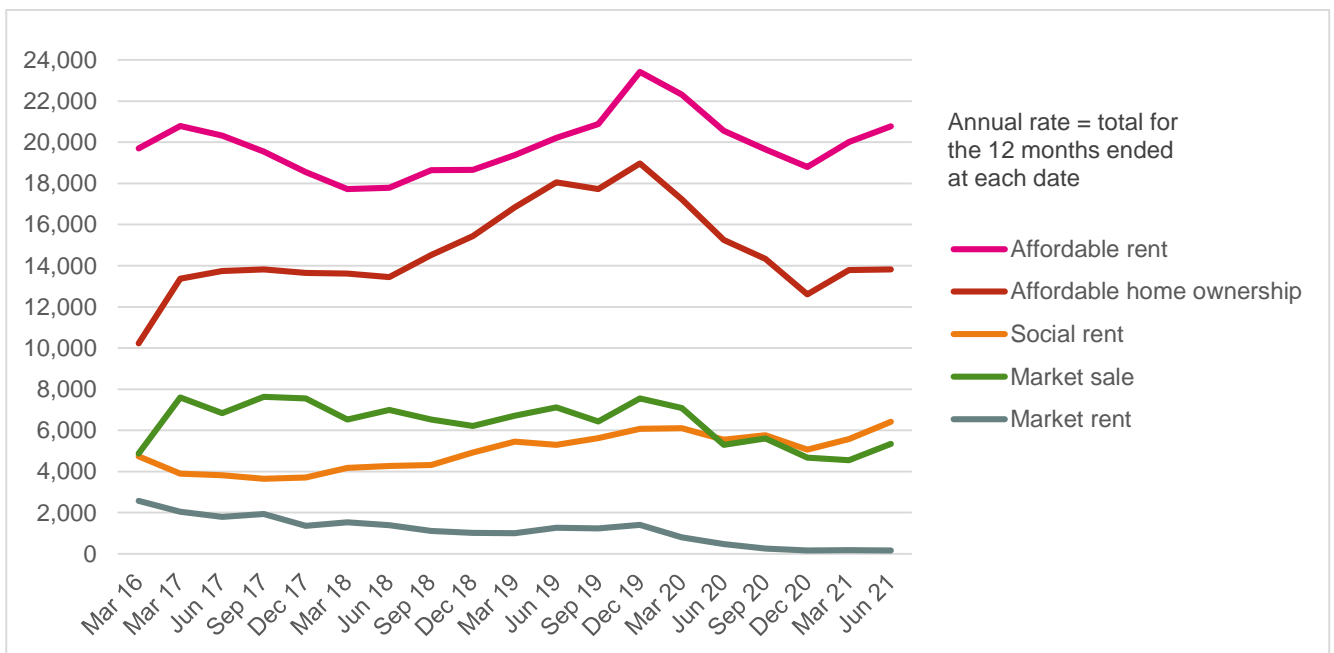
- The NHF Supply Data survey shows that there was a strong recovery in delivery by housing associations between April-June 2021 compared with the same quarter in 2020.
- Housing associations started 7,183 affordable homes, up 30% on April-June 2020 and completed 9,038 affordable homes, up 167%.
- They started 8,154 homes of all tenures (up 42%) and completed 10,530 (up 170%).
- These results reflect a rebound in house building in the private sector where completions in April-June 2021 increased by 155% compared with the same quarter in 2020. (DLUHC, Indicators of new supply).
- In the 12 months ended June 2021 housing associations started 40,998 affordable homes, just 1% below the year ended June 2020 and completed 37,885 affordable homes, up 8% on June 2020.
- They started 46,497 homes of all tenures (down 1%) also completed 44,868 (up 8%).
- 40% (3,271) of all homes started were delivered outside the Affordable Homes Programme in Q1.
- 44% (4,629) of all homes completed were delivered outside the Affordable Homes Programme in Q1.
- 41% (2,939) of affordable starts were delivered through Section 106 agreements in Q1.
- 54% (4,855) of affordable completions were delivered through Section 106 agreements in Q1.

1. Long-term trends

Annual rate of completions by housing associations



Annual rate of starts by housing associations



2. 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 Department of Levelling Up, Housing and Communities (DLUHC) 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 the homes delivered for housing associations through Section 106 agreements are attributed to the housing association category.

However, for results in 2021/22 DLUHC has reviewed and improved its house building data collection so that a larger proportion of Section 106 is 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 the delivery 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 78%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 90% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1 – starts by quarter and tenure type

	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22
Social Rent	1,616	1,088	1,162	2,202	1,661	525	1,374	1,500	2,175	1,367
Affordable Rent	6,878	4,611	4,977	6,947	5,771	2,864	4,066	6,095	6,977	3,630
Affordable Home Ownership	5,726	4,120	3,634	5,484	3,981	2,155	2,720	3,756	5,152	2,186
Market Rent	606	369	236	194	0	44	15	108	13	24
Market Sale	2,405	1,962	968	2,221	1,940	165	1,284	1,288	1,820	947
Grand total	17,231	12,150	10,977	17,048	13,353	5,753	9,459	12,747	16,137	8,154

Table 2 – completions by quarter and tenure type

	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22
Social Rent	1,542	1,239	961	1,300	1,378	429	1,352	1,264	1,195	1,280
Affordable Rent	5,801	3,795	4,793	5,361	5,838	1,666	4,145	5,315	4,912	4,489
Affordable Home Ownership	4,680	2,673	3,445	3,898	4,751	1,295	2,966	3,785	3,913	3,269
Market Rent	842	240	394	239	373	105	160	226	604	197
Market Sale	1,416	1,241	1,400	1,491	1,943	409	1,088	1,582	1,831	1,295
Grand total	14,281	9,188	10,993	12,289	14,283	3,904	9,711	12,172	12,455	10,530

Table 3 – Q1 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	911	456	1,367
Affordable Rent	2,515	1,115	3,630
Affordable Home Ownership	1,457	729	2,186
Total affordable	4,883	2,300	7,183
Market Rent	-	24	24
Market Sale	-	947	947
Total Market	-	971	971
Grand total	4,883	3,271	8,154

Table 4 – Q1 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	573	707	1,280
Affordable Rent	3,174	1,315	4,489
Affordable Home Ownership	2,154	1,115	3,269
Total affordable	5,901	3,137	9,038
Market Rent	-	197	197
Market Sale	-	1,295	1,295
Total Market	-	1,492	1,492
Grand total	5,901	4,629	10,530