

Briefing:

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

21 July 2021

- Housing associations started 36,100 affordable homes in the 12 months ended December 2020, down 25% on 2019 reflecting a slowdown in activity caused by Covid-19 restrictions.
- The level of starts in 2020 compared with a high point in 2019, which could have been boosted by variations in the roll-out of the AHP 2016-21.
- Housing associations also completed 34,000 affordable homes in 2020, down 14% on 2019.
- They started 40,800 homes of all tenures in 2020, down 29% on 2019.
- They also completed 39,600 homes in 2020, a decrease of 15%.
- Housing associations were not alone in the downturn in delivery. House building activity, more generally, was weaker during the pandemic. Starts by the private sector in 2020 were down 16% on 2019, and completions fell by 17% ([MHCLG Indicators of new supply, Table 244](#)).
- 12,446 homes of all tenures were started by housing associations in quarter three 2020/21 (October-December 2020). This was 27% down on the same quarter in 2019/20.
- They also completed 11,715 homes in quarter three 2020/21, a decrease of 5% on the same quarter in 2019/20.
- 35% (4,397) of all homes started were delivered outside the Affordable Homes Programme in Q3.

- 41% (4,803) of all homes completed were delivered outside the Affordable Homes Programme in Q3.
- 36% (4,051) of affordable starts were delivered through Section 106 agreements in Q3.
- 44% (4,451) of affordable completions were delivered through Section 106 agreements in Q3.

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 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 78%. 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

	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	Q3 20/21
Social Rent	840	1,753	1,616	1,088	1,162	2,202	1,661	525	1,374	1,433
Affordable Rent	4,311	4,416	6,878	4,611	4,977	6,947	5,771	2,842	3,983	6,025
Affordable Home Ownership	3,958	4,247	5,726	4,120	3,634	5,484	3,981	2,155	2,698	3,671
Market Rent	262	30	606	369	236	194	0	44	15	108
Market Sale	1,647	1,100	2,405	1,962	968	2,221	1,940	164	1,237	1,209
Grand total	11,018	11,546	17,231	12,150	10,977	17,048	13,353	5,730	9,307	12,446

Table 2 – completions by quarter and tenure type

	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	Q3 20/21
Social Rent	1,016	1,398	1,542	1,239	961	1,300	1,378	429	1,345	1,243
Affordable Rent	4,342	4,764	5,801	3,795	4,793	5,361	5,838	1,715	4,137	5,167
Affordable Home Ownership	3,091	3,872	4,680	2,673	3,445	3,898	4,751	1,311	2,961	3,752
Market Rent	582	529	842	240	394	239	373	105	160	190
Market Sale	1,178	1,236	1,416	1,241	1,400	1,491	1,943	399	1,050	1,363
Grand total	10,209	11,799	14,281	9,188	10,993	12,289	14,283	3,959	9,653	11,715

Table 3 – Q3 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	865	568	1,433
Affordable Rent	4,474	1,551	6,025
Affordable Home Ownership	2,710	961	3,671
Total affordable	8,049	3,080	11,129
Market Rent	-	108	108
Market Sale	-	1,209	1,209
Total Market	-	1,317	1,317
Grand total	8,049	4,397	12,446

Table 4 – Q3 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	563	680	1,243
Affordable Rent	3,830	1,337	5,167
Affordable Home Ownership	2,519	1,233	3,752
Total affordable	6,912	3,250	10,162
Market Rent	-	190	190
Market Sale	-	1,363	1,363
Total Market	-	1,553	1,553
Grand total	6,912	4,803	11,715