How many homes did housing associations deliver in Q3 2021/22?

18 May 2022

Summary

- The NHF Supply Data survey shows there was a dip in delivery in England in the three months October-December 2021 compared with the same quarter in 2020.
- Housing associations started 10,747 affordable homes, down 5% on the three months October-December 2020 and completed 9,944 affordable homes, down 4%.
- They started 11,756 homes of all tenures (down 8%) and completed 11,511 (down 5%).
- In the 12 months ended December 2021 housing associations started 40,087 affordable homes, 10% above the year ended December 2020 and completed 38,416 affordable homes, up 12% on December 2020.
- They started 44,882 homes of all tenures (up 9%) and completed 44,999 (up 12%).
- 35% (4,169) of all homes started were delivered outside the Affordable Homes Programme in Q3.
- 40% (4,549) of all homes completed were delivered outside the Affordable Homes Programme in Q3.
- 43% (4,665) of affordable starts were delivered through Section 106 agreements in Q3.
- 44% (4,395) of affordable completions were delivered through Section 106 agreements in Q3.

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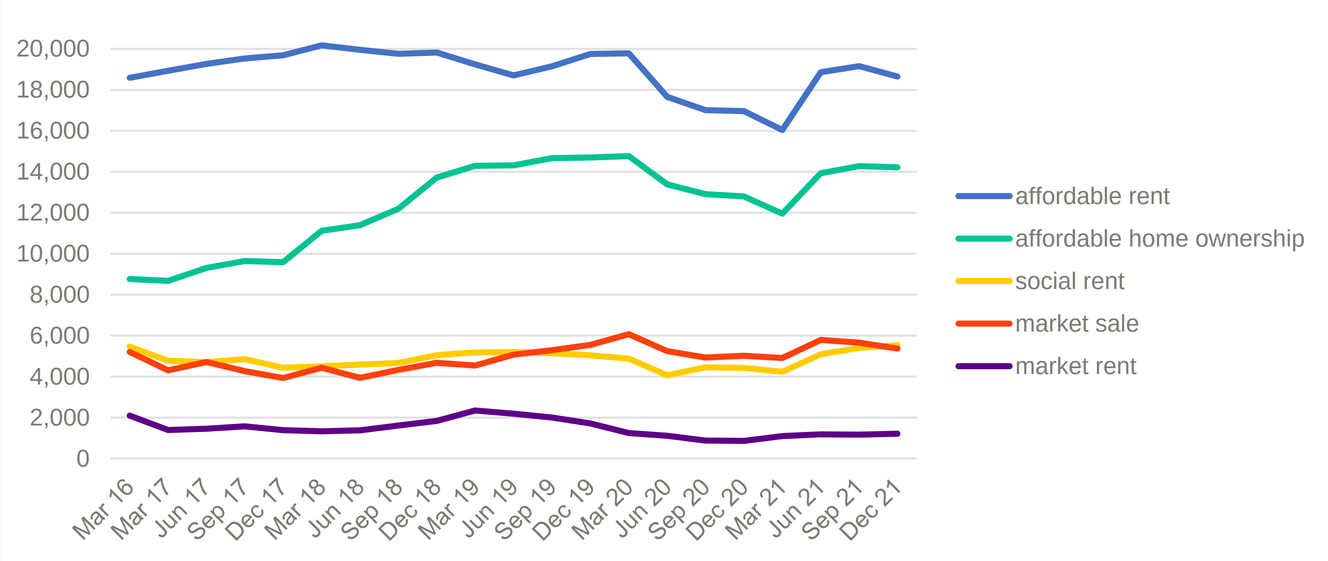
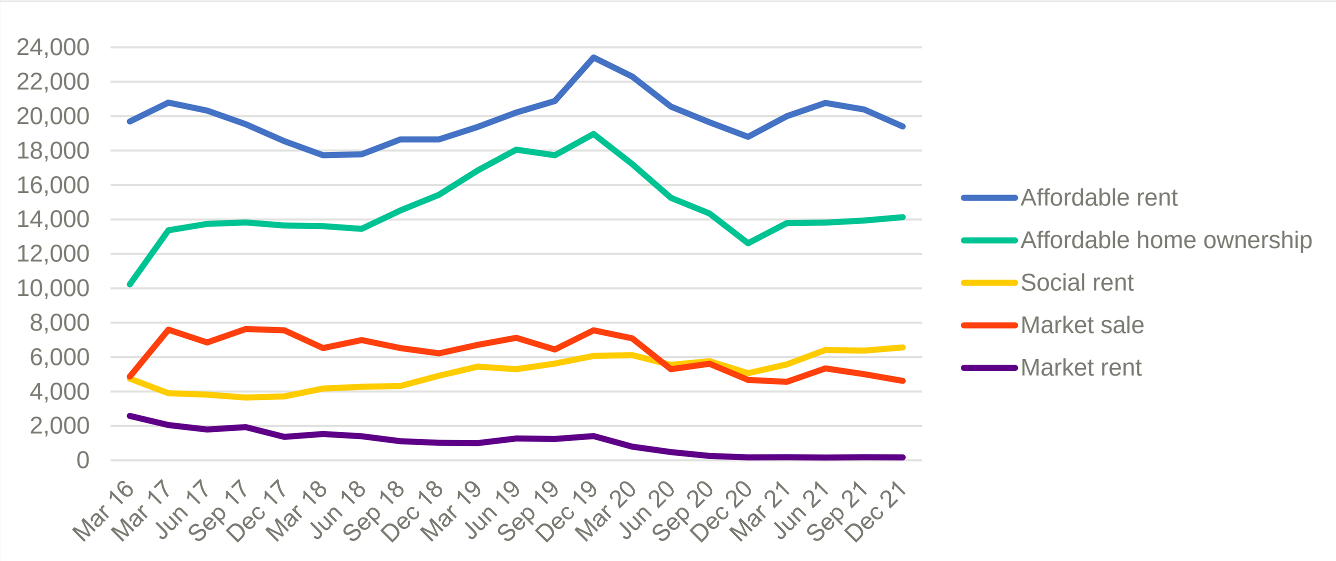
NATIONAL HOUSING FEDERATION

1. Long-term trends

Annual rate of completions by housing associations in England



Annual rate of starts by housing associations in England



2. How did we get these results, 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 92% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22	Q2 21/22	Q3 21/22
Social Rent	1,162	2,202	1,661	525	1,374	1,500	2,175	1,367	1,333	1,685
Affordable Rent	4,977	6,947	5,771	2,864	4,066	6,095	6,977	3,630	3,683	5,110
Affordable Home Ownership	3,634	5,484	3,981	2,155	2,720	3,756	5,152	2,186	2,837	3,952
Market Rent	236	194	0	44	15	108	13	24	32	105
Market Sale	968	2,221	1,940	165	1,284	1,288	1,820	947	950	904
Grand total	**10,977**	**17,048**	**13,353**	**5,753**	**9,459**	**12,747**	**16,137**	**8,154**	**8,835**	**11,756**

Table 2: Completions by quarter and tenure type

	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22	Q2 21/22	Q3 21/22
Social Rent	961	1,300	1,378	429	1,352	1,264	1,195	1,280	1,665	1,398
Affordable Rent	4,793	5,361	5,838	1,666	4,145	5,315	4,912	4,489	4,441	4,812
Affordable Home Ownership	3,445	3,898	4,751	1,295	2,966	3,785	3,913	3,269	3,308	3,734
Market Rent	394	239	373	105	160	226	604	197	138	272
Market Sale	1,400	1,491	1,943	409	1,088	1,582	1,831	1,295	951	1,295
Grand total	**10,993**	**12,289**	**14,283**	**3,904**	**9,711**	**12,172**	**12,455**	**10,530**	**10,503**	**11,511**

Table 3: **Q3** starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,130	555	1,685
Affordable Rent	3,613	1,497	5,110
Affordable Home Ownership	2,844	1,108	3,952
Total affordable	**7,587**	**3,160**	**10,747**
Market Rent	-	105	105
Market Sale	-	904	904
Total Market	**-**	**1,009**	**1,009**
Grand total	**7,587**	**4,169**	**11,756**

Table 4: **Q3** completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	853	545	1,398
Affordable Rent	3,447	1,365	4,812
Affordable Home Ownership	2,662	1,072	3,734
Total affordable	**6,962**	**2,982**	**9,944**
Market Rent	-	272	272
Market Sale	-	1,295	1,295
Total Market	**-**	**1,567**	**1,567**
Grand total	**6,962**	**4,549**	**11,511**