

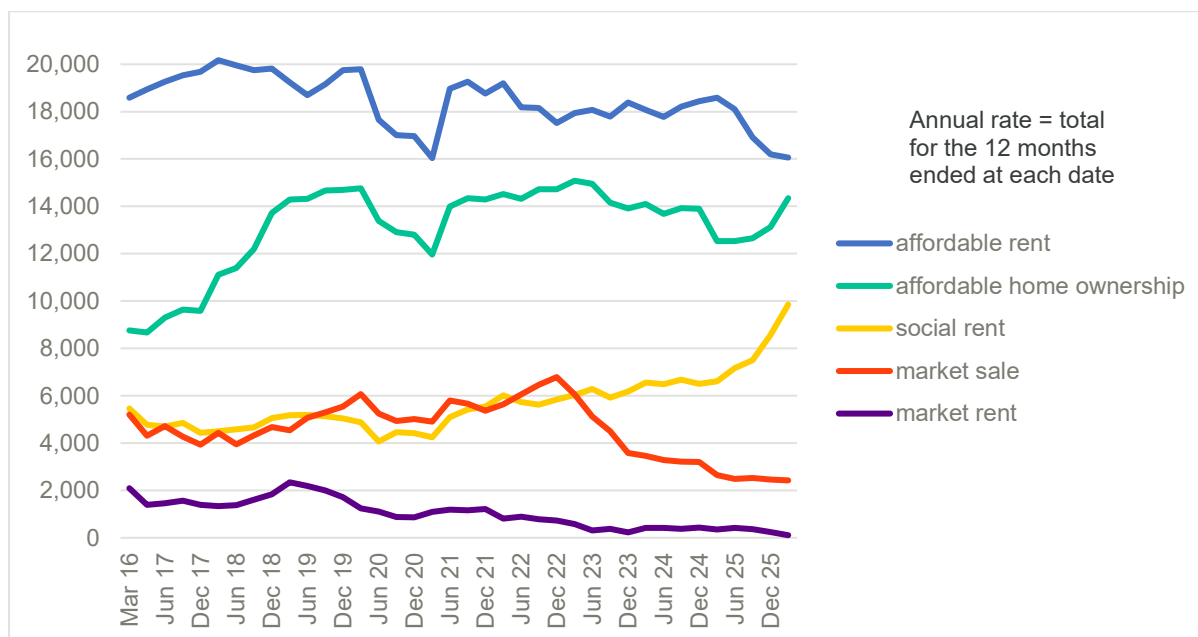
How many homes did housing associations deliver in 2025/26?

Summary

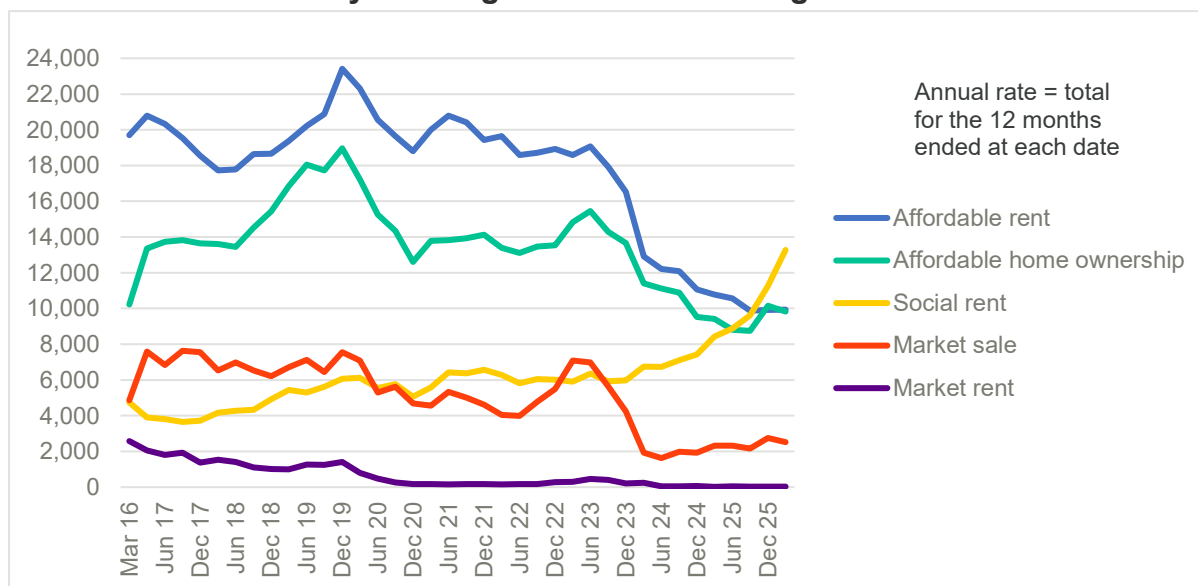
- The NHF Supply Data survey shows the number of affordable homes started in the financial year 2025-2026 increased by 15% and total starts across all tenures increased by 15%. There was a 7% increase in the number of affordable homes completed in 2025-2026 compared to 2024-2025, and an overall increase of 5% in completions across all tenures.
- Between January-March 2026, housing associations started 11,572 affordable homes, up 17% on January-March 2025 and completed 13,640 affordable homes, up 21% on the same period the year previous.
- They started 12,250 homes of all tenures (up 14%) and completed 14,320 (up 18%).
- **In the 12 months from March 2025 housing associations started 33,033 affordable homes, up 15%, and completed 40,256 up 7% on 2024-2025.**
- **They started 35,570 homes of all tenures across the year (up 15%) and completed 42,792 (up 5%).**
- 29% (3,604) of all homes started were delivered outside the Affordable Homes Programme in Q4.
- 33% (4,724) of all homes completed were delivered outside the Affordable Homes Programme in Q4.
- 20% (2,326) of affordable starts were delivered through Section 106 agreements in Q4.
- 33% (3,977) of affordable completions were delivered through Section 106 agreements in Q4.

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 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 the homes delivered for housing associations through Section 106 agreements are attributed to the housing association category.

However, for results from 2021/22 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 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 68%. As such, we believe that this figure will be an underestimate of the actual total. Survey respondents represent 80% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

	Q3 23/24	Q4 23/24	Q1 24/25	Q2 24/25	Q3 24/25	Q4 24/25	Q1 25/26	Q2 25/26	Q3 25/26	Q4 25/26
Social Rent	1,703	2,562	1,331	1,507	1,937	3,570	1,779	2,240	3,671	5,585
Affordable Rent	3,911	3,246	2,396	2,532	2,626	2,961	2,185	1,842	2,926	2,986
Affordable Home Ownership	3,399	3,440	2,243	1,809	1,829	3,337	1,626	1,749	3,443	3,001
Market Rent	0	50	0	3	13	0	21	0	0	0
Market Sale	225	522	478	748	174	913	484	584	770	678
Grand total	9,238	9,820	6,448	6,599	6,579	10,781	6,095	6,415	10,810	12,250

Table 2: Completions by quarter and tenure type

	Q3 23/24	Q4 23/24	Q1 24/25	Q2 24/25	Q3 24/25	Q4 24/25	Q1 25/26	Q2 25/26	Q3 25/26	Q4 25/26
Social Rent	1,865	2,239	1,179	1,397	1,583	2,345	1,734	1,728	2,770	3,621
Affordable Rent	4,768	5,457	3,424	4,559	4,914	5,604	2,948	3,372	4,274	5,464
Affordable Home Ownership	3,496	4,700	2,571	3,155	3,384	3,335	2,563	3,278	3,949	4,555
Market Rent	75	251	0	58	122	171	72	0	5	33
Market Sale	690	1,234	626	667	672	681	469	710	600	647
Grand total	10,894	13,881	7,800	9,836	10,675	12,136	7,786	9,088	11,598	14,320

Table 3: **Q4** starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	5,117	468	5,585
Affordable Rent	1,487	1,499	2,986
Affordable Home Ownership	2,042	959	3,001
Total affordable	8,646	2,926	11,572
Market Rent	-	0	0
Market Sale	-	678	678
Total Market	-	678	678
Grand total	8,646	3,604	12,250

Table 4: **Q4** completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	2,937	684	3,621
Affordable Rent	3,514	1,950	5,464
Affordable Home Ownership	3,145	1,410	4,555
Total affordable	9,596	4,044	13,640
Market Rent	-	33	33
Market Sale	-	647	647
Total Market	-	680	680
Grand total	9,596	4,724	14,320