

How many homes did housing associations deliver in Q1 2023/24?

Briefing note

10 October 2023

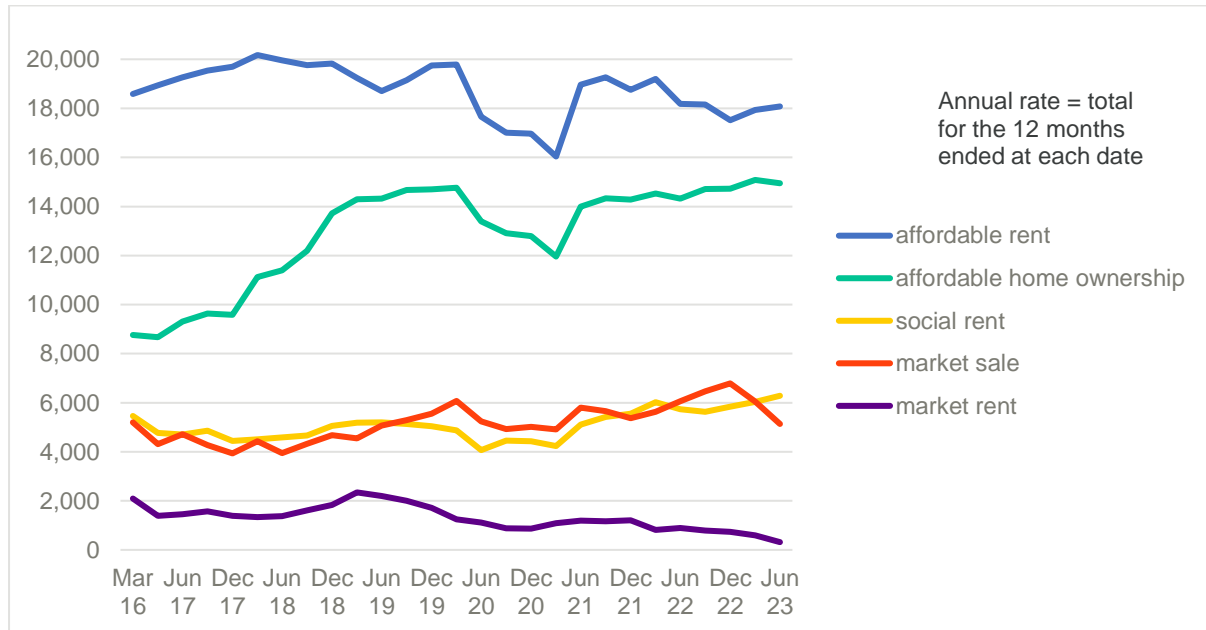
Summary

- The NHF Supply Data survey shows there was a 10% decrease in the number of homes delivered in England in the three months April-June 2023 compared with the same quarter in 2022. The number of homes started increased by 24% compared with the same quarter the previous year.
- Housing associations started 6,894 affordable homes on the three months April-June 2023, which is 27% higher than Quarter 1 of 2022. They completed 7,966 affordable homes, up 3% on the same period the year previous.
- They started 7,853 homes of all tenures (up 24%) and completed 8,769 (down 10%).
- From the 12 months July 2022 - June 2023, housing associations started 40,810 affordable homes (up 9%) and completed 39,304 (up 3%).
- They started 48,244 homes of all tenures (up 16%) and completed 44,751 (down 1%).
- 49% (3,815) of all homes started were delivered outside the Affordable Homes Programme in Q1.
- 53% (4,649) of all homes completed were delivered outside the Affordable Homes Programme in Q1.

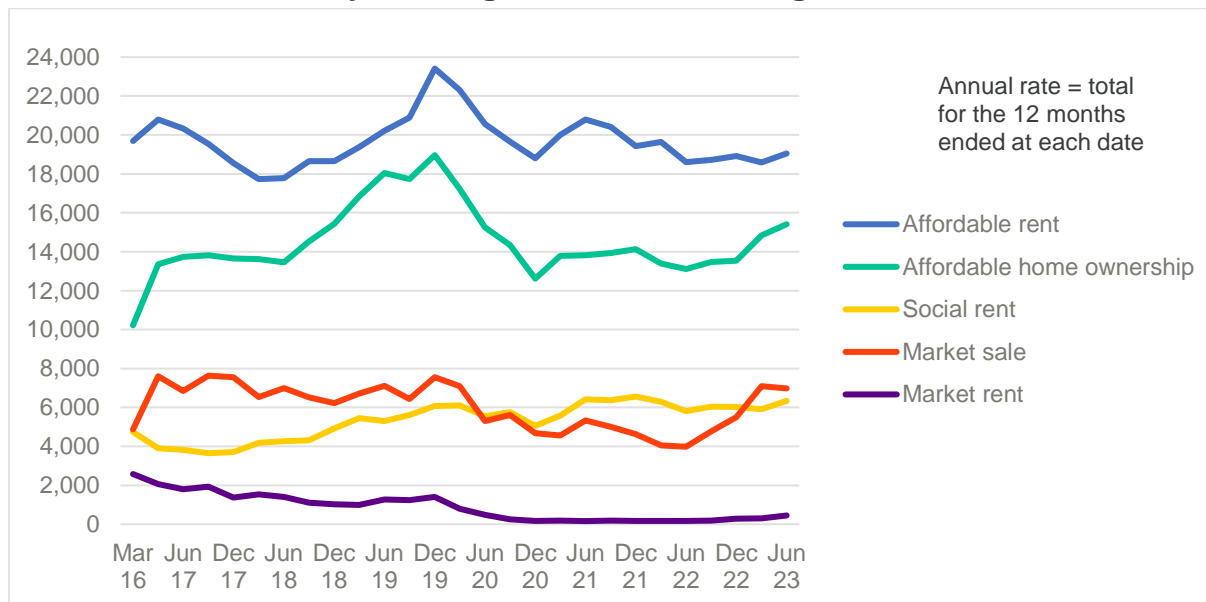
- 47% (3,259) of affordable starts were delivered through Section 106 agreements in Q1.
- 60% (4,756) of affordable completions were delivered through Section 106 agreements in Q4.

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 from 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 71%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 82% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

	Q4 20/21	Q1 21/22	Q2 21/22	Q3 21/22	Q4 21/22	Q1 22/23	Q2 22/23	Q3 22/23	Q4 22/23	Q1 23/24
Social Rent	2,175	1,367	1,333	1,685	1,897	899	1,560	1,664	1,789	1,329
Affordable Rent	6,977	3,653	3,683	5,110	7,192	2,612	3,804	5,315	6,858	3,077
Affordable Home Ownership	5,152	2,186	2,837	3,952	4,411	1,906	3,202	4,021	5,703	2,488
Market Rent	13	24	32	105	0	38	37	205	20	187
Market Sale	1,820	947	950	904	1,246	880	1,745	1,620	2,848	772
Grand total	16,137	8,177	8,835	11,756	14,746	6,335	10,348	12,825	17,218	7,853

Table 2: Completions by quarter and tenure type

	Q4 20/21	Q1 21/22	Q2 21/22	Q3 21/22	Q4 21/22	Q1 22/23	Q2 22/23	Q3 22/23	Q4 22/23	Q1 23/24
Social Rent	1,195	1,291	1,665	1,398	1,662	1,005	1,563	1,612	1,854	1,254
Affordable Rent	4,912	4,594	4,441	4,812	5,348	3,582	4,413	4,172	5,770	3,717
Affordable Home Ownership	3,913	3,331	3,308	3,734	4,151	3,128	3,704	3,741	4,509	2,995
Market Rent	604	197	138	272	207	271	37	218	61	1
Market Sale	1,831	1,295	951	1,295	2,092	1,723	1,357	1,616	1,355	802
Grand total	12,455	10,708	10,503	11,511	13,460	9,709	11,074	11,359	13,549	8,769

Table 3: Q1 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	910	419	1,329
Affordable Rent	1,539	1,538	3,077
Affordable Home Ownership	1,589	899	2,488
Total affordable	4,038	2,856	6,894
Market Rent	-	187	187
Market Sale	-	772	772
Total Market	-	959	959
Grand total	4,038	3,815	7,853

Table 4: Q1 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	910	419	1,329
Affordable Rent	1,539	1,538	3,077
Affordable Home Ownership	1,589	899	2,488
Total affordable	4,038	2,856	6,894
Market Rent	0	187	187
Market Sale	0	772	772
Total Market	0	959	959
Grand total	4,038	3,815	7,853