How many homes did housing associations deliver in Q1 2024/25?

Briefing note

11 February 2025

Summary

* The NHF Supply Data survey shows there was a 7% decrease in the number of homes delivered in England in the three months April-June 2024 compared with the same quarter in 2023. The number of homes started decreased by 34% compared with the same quarter the previous year.
* Housing associations started 5,970 affordable homes on the three months April-June 2024, which is 14% lower than Quarter 1 of 2023. They completed 7,174 affordable homes, down 10% on the same period the year previous.
* They started 6,448 homes of all tenures (down 19%) and completed 7,800 (down 11%).
* From the 12 months July 2023 - June 2024, housing associations started 30,059 affordable homes (down 26%) and completed 37,948 (down 3%).
* They started 31,735 homes of all tenures (down 34%) and completed 41,650 (down 7%).
* 44% (2,605) of all homes started were delivered outside the Affordable Homes Programme in Q1.
* 43% (3,115) of all homes completed were delivered outside the Affordable Homes Programme in Q1.
* 41% (2,475) of affordable starts were delivered through Section 106 agreements in Q1.
* 45% (3,262) of affordable completions were delivered through Section 106 agreements in Q1.

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 67%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 83% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Q4 21/22** | **Q1 22/23** | **Q2 22/23** | **Q3 22/23** | **Q4 22/23** | **Q1 23/24** | **Q2 23/24** | **Q3 23/24** | **Q4 23/24** | **Q1 24/25** |
| **Social Rent** | 1,897 | 899 | 1,560 | 1,664 | 1,789 | 1,337 | 1,140 | 1,703 | 2,562 | 1,331 |
| **Affordable Rent** | 7,192 | 2,612 | 3,804 | 5,315 | 6,858 | 3,094 | 2,656 | 3,911 | 3,246 | 2,396 |
| **Affordable Home Ownership** | 4,411 | 1,906 | 3,202 | 4,021 | 5,703 | 2,528 | 2,032 | 3,399 | 3,440 | 2,243 |
| **Market Rent** | 0 | 38 | 37 | 205 | 20 | 187 | 1 | 0 | 50 | 0 |
| **Market Sale** | 1,246 | 880 | 1,745 | 1,620 | 2,848 | 772 | 400 | 225 | 522 | **478** |
| **Grand total** | **14,746** | **6,335** | **10,348** | **12,825** | **17,218** | **7,918** | **6,229** | **9,238** | **9,820** | **6,448** |

Table 2: Completions by quarter and tenure type

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|   | **Q4 21/22** | **Q1 22/23** | **Q2 22/23** | **Q3 22/23** | **Q4 22/23** | **Q1 23/24** | **Q2 23/24** | **Q3 23/24** | **Q4 23/24** | **Q1 24/25** |
| **Social Rent** | 1,662 | 1,005 | 1,563 | 1,612 | 1,854 | 1,254 | 1,201 | 1,865 | 2,239 | 1,179 |
| **Affordable Rent** | 5,348 | 3,582 | 4,413 | 4,172 | 5,770 | 3,717 | 4,132 | 4,768 | 5,457 | 3,424 |
| **Affordable Home Ownership** | 4,151 | 3,128 | 3,704 | 3,741 | 4,509 | 2,995 | 2,916 | 3,496 | 4,700 | 2,571 |
| **Market Rent** | 207 | 271 | 37 | 218 | 61 | 1 | 94 | 75 | 251 | 0 |
| **Market Sale** | 2,092 | 1,723 | 1,357 | 1,616 | 1,355 | 802 | 732 | 690 | 1,234 | 626 |
| **Grand total** | **13,460** | **9,709** | **11,074** | **11,359** | **13,549** | **8,769** | **9,075** | **10,894** | **13,881** | **7,800** |

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** |