

How many homes did housing associations deliver in Q2 2023/24?

Briefing note

07 Feb 2024

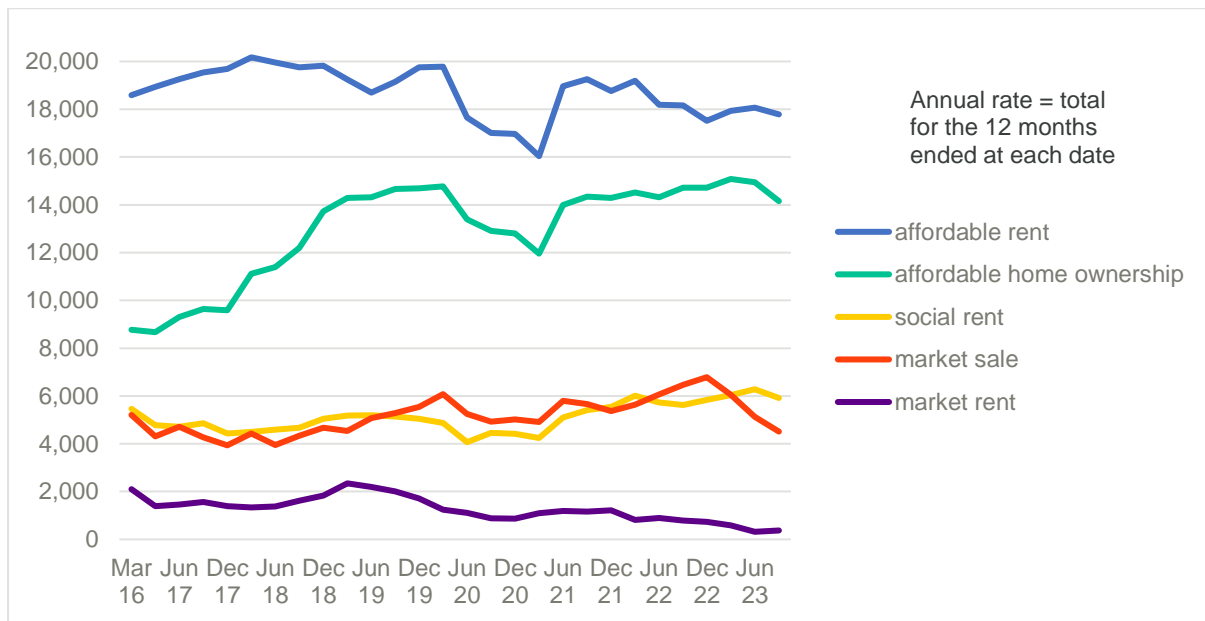
Summary

- The NHF Supply Data survey shows there was a 41% decrease in the number of homes started in England in the three months July-September 2023 compared with the same quarter in 2022. The delivery of homes in England decreased by 18%.
- Housing associations started 5,801 affordable homes, down 32% on the three months July-September 2022 and completed 8,249 affordable homes, down 15% on the same period the year previous.
- They started 6,119 homes of all tenures (down 41%) and completed 9,075 (down 18%).
- In the 12 months from September 2022 housing associations started 38,045 affordable homes, down 1% on the year ended September 2022, and completed 37,873 down 2%.
- They started 44,015 homes of all tenures (up 2%) and completed 42,752, (down 7%).
- 54% (3,320) of all homes started were delivered outside the Affordable Homes Programme in Q2.
- 50% (4,613) of all homes completed were delivered outside the Affordable Homes Programme in Q2.

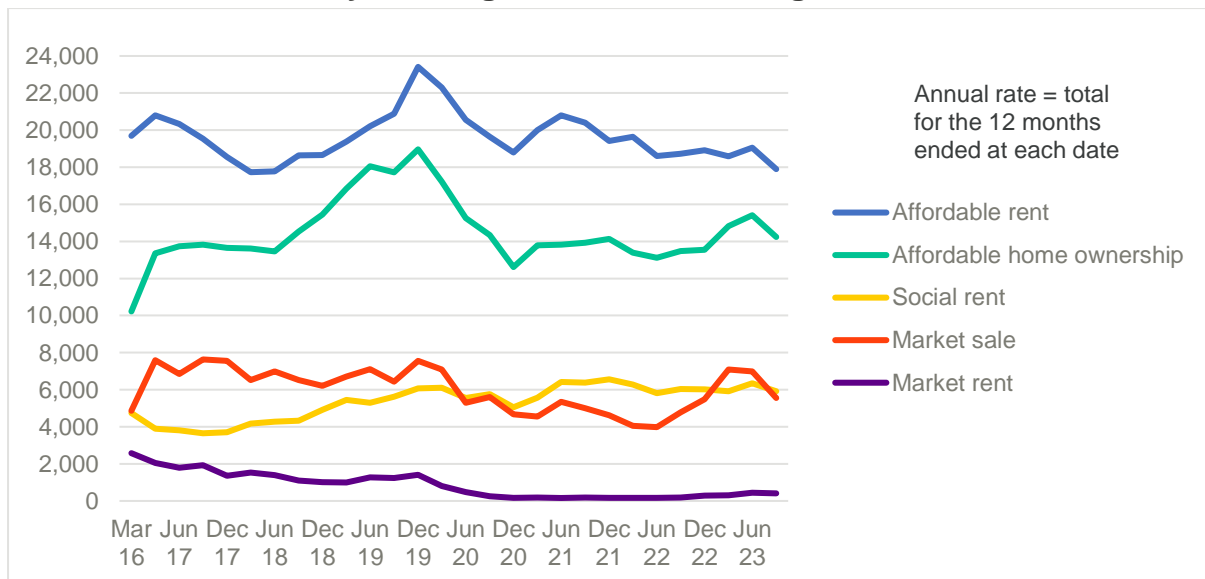
- 50% (2,908) of affordable starts were delivered through Section 106 agreements in Q2.
- 47% (3,854) of affordable completions were delivered through Section 106 agreements in Q2.

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 68%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 75% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

	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	Q2 23/24
Social Rent	1,367	1,333	1,685	1,897	899	1,560	1,664	1,789	1,329	1,140
Affordable Rent	3,653	3,683	5,110	7,192	2,612	3,804	5,315	6,858	3,077	2,638
Affordable Home Ownership	2,186	2,837	3,952	4,411	1,906	3,202	4,021	5,703	2,488	2,023
Market Rent	24	32	105	0	38	37	205	20	187	1
Market Sale	947	950	904	1,246	880	1,745	1,620	2,848	772	317
Grand total	8,177	8,835	11,756	14,746	6,335	10,348	12,825	17,218	7,853	6,119

Table 2: Completions by quarter and tenure type

	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	Q2 23/24
Social Rent	1,291	1,665	1,398	1,662	1,005	1,563	1,612	1,854	1,254	1,201
Affordable Rent	4,594	4,441	4,812	5,348	3,582	4,413	4,172	5,770	3,717	4,132
Affordable Home Ownership	3,331	3,308	3,734	4,151	3,128	3,704	3,741	4,509	2,995	2,916
Market Rent	197	138	272	207	271	37	218	61	1	94
Market Sale	1,295	951	1,295	2,092	1,723	1,357	1,616	1,355	802	732
Grand total	10,708	10,503	11,511	13,460	9,709	11,074	11,359	13,549	8,769	9,075

Table 3: Q2 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	633	507	1,140
Affordable Rent	1,164	1,474	2,638
Affordable Home Ownership	1,002	1,021	2,023
Total affordable	2,799	3,002	5,801
Market Rent	-	1	1
Market Sale	-	317	317
Total Market	-	318	318
Grand total	2,799	3,320	6,119

Table 4: Q2 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	503	698	1,201
Affordable Rent	2,226	1,906	4,132
Affordable Home Ownership	1,733	1,183	2,916
Total affordable	4,462	3,787	8,249
Market Rent	-	94	94
Market Sale	-	732	732
Total Market	-	826	826
Grand total	4,462	4,613	9,075