

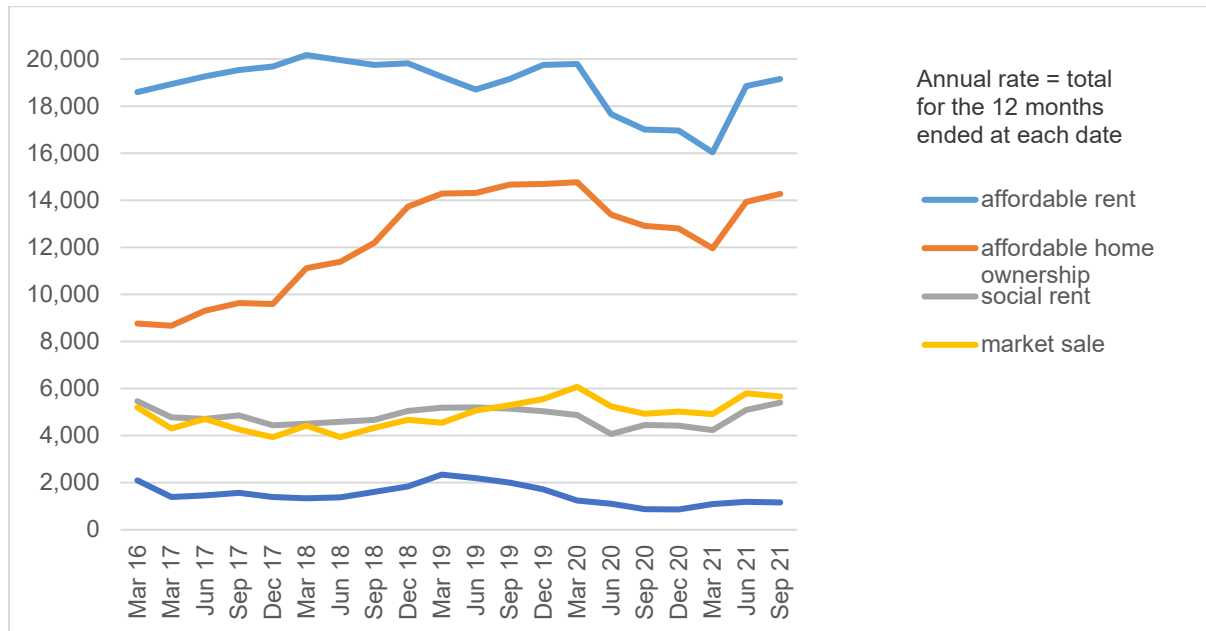
# Briefing: How many homes did housing associations deliver in Q2 2021/22?

22 December 2021

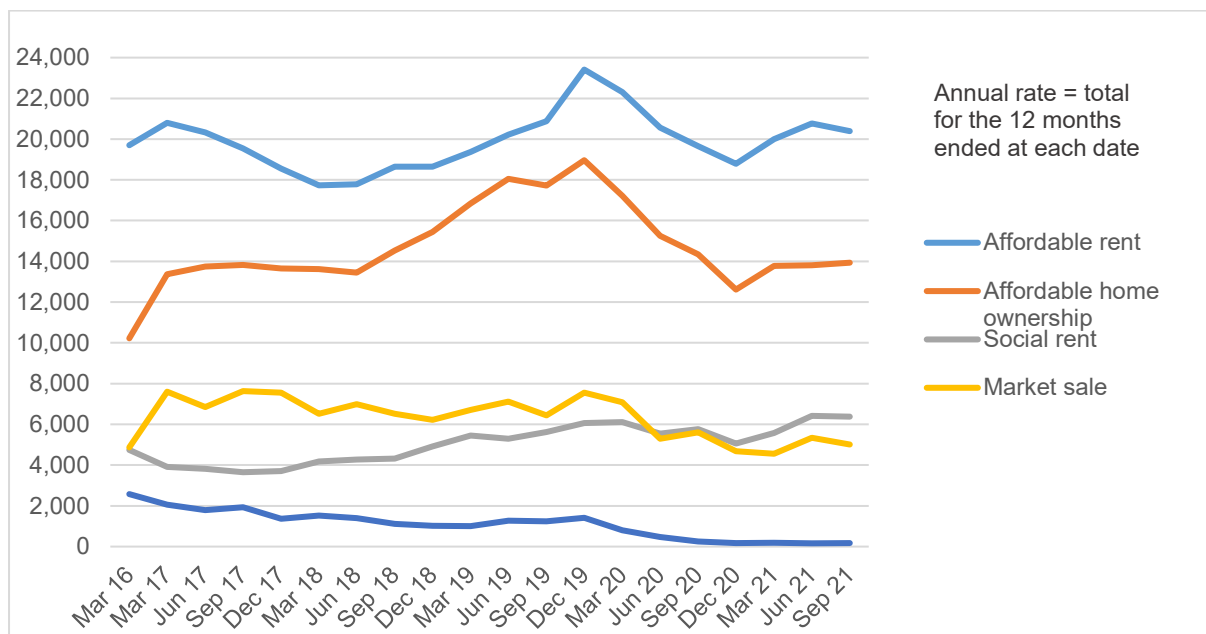
- The NHF Supply Data survey shows there was a dip in the number of starts on site by housing associations in England in the three months July-September 2021 compared with the same quarter in 2020, but an upswing in the number of new homes completed.
- Housing associations started 7,853 affordable homes, down 4% on the three months July-September 2020 and completed 9,414 affordable homes, up 11%.
- They started 8,835 homes of all tenures (down 7%) and completed 10,503 (up 8%).
- These results compare with new housing construction (measured by value) in Great Britain which fell 3.5% in July-September 2021 compared with the same quarter in 2020. (Office for National Statistics, Construction Output).
- In the 12 months ended September 2021 housing associations started 40,691 affordable homes, 2% above the year ended September 2020 and completed 38,836 affordable homes, up 13% on September 2020.
- They started 45,873 homes of all tenures (up 1%) and completed 45,660 (up 14%).
- 35% (3,052) of all homes started were delivered outside the Affordable Homes Programme in Q2.
- 39% (4,047) of all homes completed were delivered outside the Affordable Homes Programme in Q2.
- 40% (3,150) of affordable starts were delivered through Section 106 agreements in Q2.
- 44% (4,166) of affordable completions were delivered through Section 106 agreements in Q2.

# 1. Long-term trends

Annual rate of completions by housing associations



Annual rate of starts by housing associations



## 2. How did we get to this figure, 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 80%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 89% of total stock owned by developing housing associations.

### 3. Overall tenure breakdown

	Q1 19/20	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
<b>Social Rent</b>	1,088	1,162	2,202	1,661	525	1,374	1,500	2,175	1,367	1,333
<b>Affordable Rent</b>	4,611	4,977	6,947	5,771	2,864	4,066	6,095	6,977	3,630	3,683
<b>Affordable Home Ownership</b>	4,120	3,634	5,484	3,981	2,155	2,720	3,756	5,152	2,186	2,837
<b>Market Rent</b>	369	236	194	0	44	15	108	13	24	32
<b>Market Sale</b>	1,962	968	2,221	1,940	165	1,284	1,288	1,820	947	950
<b>Grand total</b>	<b>12,150</b>	<b>10,977</b>	<b>17,048</b>	<b>13,353</b>	<b>5,753</b>	<b>9,459</b>	<b>12,747</b>	<b>16,137</b>	<b>8,154</b>	<b>8,835</b>

Table 2 – completions by quarter and tenure type

	Q1 19/20	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
<b>Social Rent</b>	1,239	961	1,300	1,378	429	1,352	1,264	1,195	1,280	1,665
<b>Affordable Rent</b>	3,795	4,793	5,361	5,838	1,666	4,145	5,315	4,912	4,489	4,441
<b>Affordable Home Ownership</b>	2,673	3,445	3,898	4,751	1,295	2,966	3,785	3,913	3,269	3,308
<b>Market Rent</b>	240	394	239	373	105	160	226	604	197	138
<b>Market Sale</b>	1,241	1,400	1,491	1,943	409	1,088	1,582	1,831	1,295	951
<b>Grand total</b>	<b>9,188</b>	<b>10,993</b>	<b>12,289</b>	<b>14,283</b>	<b>3,904</b>	<b>9,711</b>	<b>12,172</b>	<b>12,455</b>	<b>10,530</b>	<b>10,503</b>

Table 3 – Q2 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	842	491	1,333
Affordable Rent	2,797	886	3,683
Affordable Home Ownership	2,144	693	2,837

<b>Total affordable</b>	<b>5,783</b>	<b>2,070</b>	<b>7,853</b>
Market Rent	-	32	32
Market Sale	-	950	950
<b>Total Market</b>	<b>-</b>	<b>982</b>	<b>982</b>
<b>Grand total</b>	<b>5,783</b>	<b>3,052</b>	<b>8,835</b>

Table 4 – Q2 completions by tenure type and programme

	<b>Inside AHP</b>	<b>Outside AHP</b>	<b>Total</b>
Social Rent	1,113	552	1,665
Affordable Rent	3,109	1,332	4,441
Affordable Home Ownership	2,234	1,074	3,308
<b>Total affordable</b>	<b>6,456</b>	<b>2,958</b>	<b>9,414</b>
Market Rent	-	138	138
Market Sale	-	951	951
<b>Total Market</b>	<b>-</b>	<b>1,089</b>	<b>1,089</b>
<b>Grand total</b>	<b>6,456</b>	<b>4,047</b>	<b>10,503</b>