

December 2020

# How many homes did housing associations deliver in 2019/20?

## Summary of key points:

- Housing associations completed 46,753 homes in 2019/20 which is a 2.5% increase compared to 2018/19
- They also started 53,528 homes in 2019/20 which is a 8.4% increase compared to 2018/19
- 40% [21,656] of homes started were delivered outside the Affordable Homes Programme
- 45% [20,841] of homes completed were delivered outside the Affordable Homes Programme

## 1. How did we get to this figure, and why did we do it this way?

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There has been a long-standing problem with the available data on the supply of new housing association homes. The housebuilding figures published by the Ministry of Housing, Communities and Local Government acknowledge that the tenure split used has its limitations and is not the best source of information on new build affordable housing. For example, they do not attribute all homes that are delivered for housing associations through Section 106 agreements to the housing association category. In addition to this, the data published by Homes England and Greater London Authority only captures activity within the programmes they fund, so misses out provision of homes outside these programmes, whether they are market or sub-market products.

In order to address this, and gain a more complete picture of the level and breadth of development activity engaged in and funded by our members, we have collected data on new development directly from developing housing associations. This includes affordable homes delivered by the private sector through Section 106 agreements, but are acquired and owned by housing associations.

We achieved a response rate of 82%. As such, we believe that this figure will be a slight underestimate of the actual total. Survey respondents represent 91% of total stock owned by

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developing housing associations, indicating that the majority of non-respondents are smaller organisations.

## 2. Overall tenure breakdown

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*Table 1 – starts by tenure type*

	2015/16	2016/17	2017/18	2018/19	2019/20
Social Rent	4,744	3,903	4,173	5,447	6,113
Affordable Rent	19,693	20,793	17,731	19,375	22,306
Affordable Home Ownership	10,221	13,364	13,613	16,844	17,219
Market Rent	2,576	2,054	1,529	999	799
Market Sale	4,870	7,595	6,526	6,707	7,091
<b>Total</b>	<b>42,104</b>	<b>47,709</b>	<b>43,572</b>	<b>49,372</b>	<b>53,528</b>

*Table 2 – completions by tenure type*

	2015/16	2016/17	2017/18	2018/19	2019/20
Social Rent	5,464	4,775	4,502	5,183	4,878
Affordable Rent	18,592	18,935	20,173	19,244	19,787
Affordable Home Ownership	8,767	8,671	11,119	14,290	14,767
Market Rent	2,096	1,392	1,332	2,344	1,246
Market Sale	5,205	4,309	4,430	4,543	6,075
<b>Total</b>	<b>40,124</b>	<b>38,082</b>	<b>41,556</b>	<b>45,604</b>	<b>46,753</b>

*Table 3 – starts by tenure type and programme*

	Inside AHP	Outside AHP	Total
Social Rent	3,685	2,428	6,113
Affordable Rent	15,694	6,612	22,306
Affordable Home Ownership	12,493	4,726	17,219
<b>Total affordable</b>	<b>31,872</b>	<b>13,766</b>	<b>45,638</b>
Market Rent	0	799	799
Market Sale	0	7,091	7,091

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<b>Total Market</b>	0	7,890	7,890
<b>Grand total</b>	31,872	21,656	53,528

*Table 4 – completions by tenure type and programme*

	Inside AHP	Outside AHP	Total
Social Rent	1,875	3,003	4,878
Affordable Rent	14,722	5,065	19,787
Affordable Home Ownership	9,315	5,452	14,767
<b>Total affordable</b>	<b>25,912</b>	<b>13,520</b>	<b>39,432</b>
Market Rent	0	1,246	1,246
Market Sale	0	6,075	6,075
<b>Total Market</b>	<b>0</b>	<b>7,321</b>	<b>7,321</b>
<b>Grand total</b>	<b>25,912</b>	<b>20,841</b>	<b>46,753</b>