

How many homes did housing associations deliver in 2022/23?

Briefing note

10 October 2023

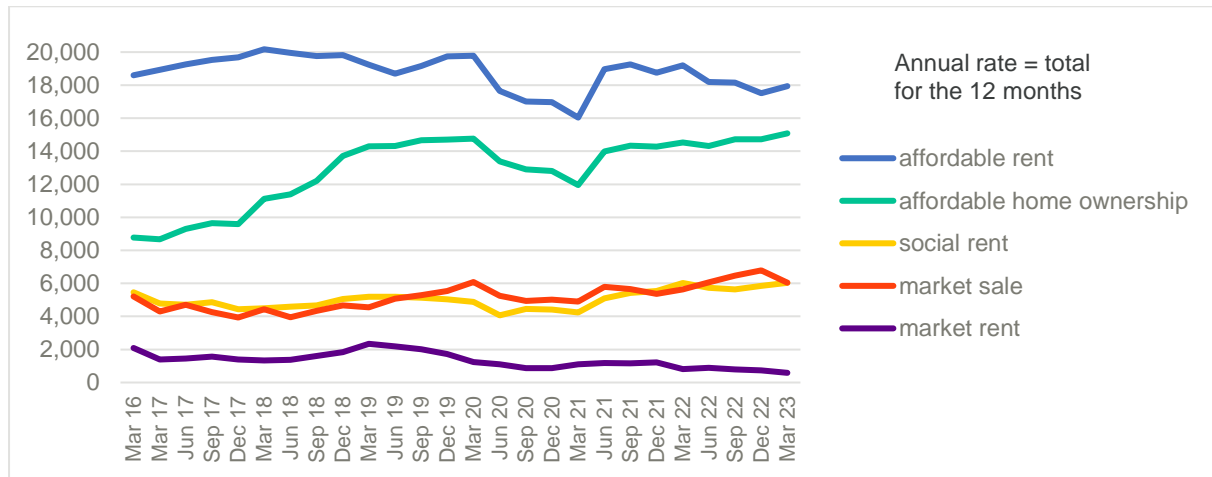
Summary

- The NHF Supply Data survey shows that in the financial year from April 2022-March 2023, housing associations started 39,333 affordable homes (up 0.1% on 2021/2022) and completed 39,053 (down 2%).
- They started 46,726 homes of all tenures (up 7.4%) and completed 45,691, (down 1%).
- The number of homes delivered in England in the three months January-March 2023 decreased by 1% compared with the same quarter in 2022. The number of homes started increased by 7% compared with the same quarter the previous year.
- Housing associations started 14,350 affordable homes on the three months January-March 2023, which is 6% higher than Quarter 4 of 2022. They completed 12,133 affordable homes, up 9% on the same period the year previous.
- They started 17,218 homes of all tenures (up 17%) and completed 13,549 (up 1%).
- 41% (19,024) of all homes started were delivered outside the Affordable Homes Programme in the year 2022/2023.
- 39% (19,782) of all homes completed were delivered outside the Affordable Homes Programme in 2022/2023.

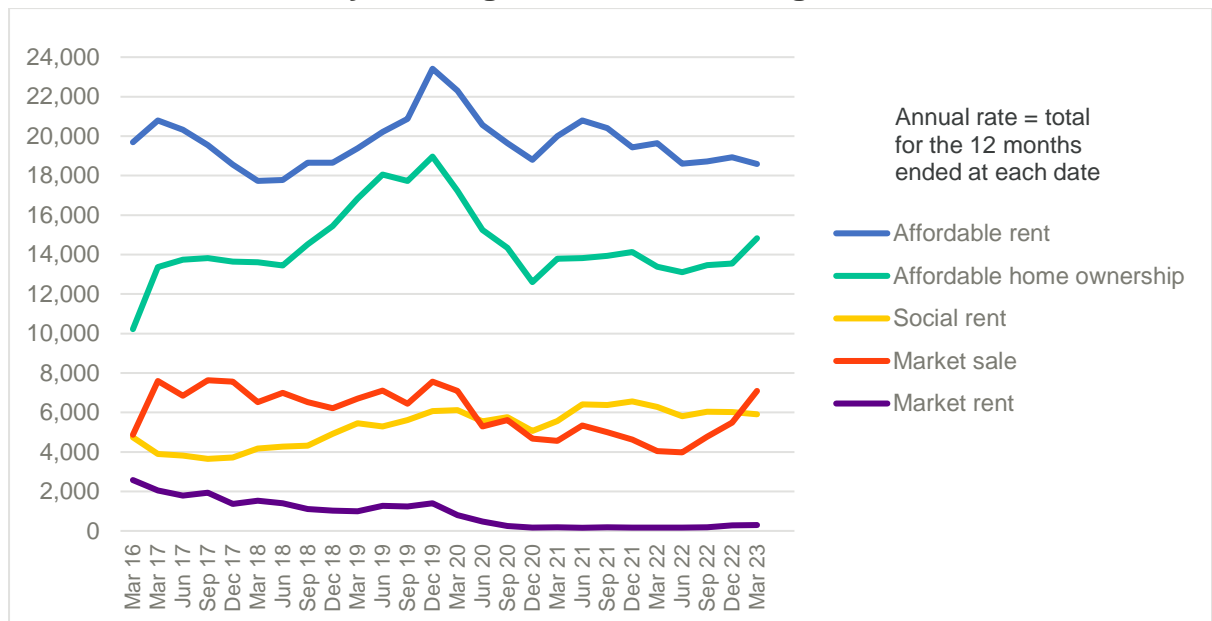
- 36% (14,250) of affordable starts were delivered through Section 106 agreements in 2022/2023.
- 4% (17,602) of affordable completions were delivered through Section 106 agreements in 2022/2023.

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 70%. As such, we believe that this figure will be a small underestimate of the actual total. Survey respondents represent 85% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

	Q3 20/21	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
Social Rent	1,500	2,175	1,367	1,333	1,685	1,897	899	1,560	1,664	1,789
Affordable Rent	6,095	6,977	3,653	3,683	5,110	7,192	2,612	3,804	5,315	6,858
Affordable Home Ownership	3,756	5,152	2,186	2,837	3,952	4,411	1,906	3,202	4,021	5,703
Market Rent	108	13	24	32	105	0	38	37	205	20
Market Sale	1,288	1,820	947	950	904	1,246	880	1,745	1,620	2,848
Grand total	12,747	16,137	8,177	8,835	11,756	14,746	6,335	10,348	12,825	17,218

Table 2: Completions by quarter and tenure type

	Q3 20/21	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
Social Rent	1,264	1,195	1,291	1,665	1,398	1,662	1,005	1,563	1,612	1,854
Affordable Rent	5,315	4,912	4,594	4,441	4,812	5,348	3,582	4,413	4,172	5,770
Affordable Home Ownership	3,785	3,913	3,331	3,308	3,734	4,151	3,128	3,704	3,741	4,509
Market Rent	226	604	197	138	272	207	271	37	218	61
Market Sale	1,582	1,831	1,295	951	1,295	2,092	1,723	1,357	1,616	1,355
Grand total	12,172	12,455	10,708	10,503	11,511	13,460	9,709	11,074	11,359	13,549

Table 3: Q4 starts by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,365	424	1,789
Affordable Rent	5,197	1,661	6,858
Affordable Home Ownership	4,545	1,158	5,703
Total affordable	11,107	3,243	14,350
Market Rent	-	20	20
Market Sale	-	2,848	2,848
Total Market	-	2,868	2,868
Grand total	11,107	6,111	17,218

Table 4: Q4 completions by tenure type and programme

	Inside AHP	Outside AHP	Total
Social Rent	1,294	560	1,854
Affordable Rent	3,751	2,019	5,770
Affordable Home Ownership	3,196	1,313	4,509
Total affordable	8,241	3,892	12,133
Market Rent	-	61	61
Market Sale	-	1,355	1,355
Total Market	-	1,416	1,416
Grand total	8,241	5,308	13,549