How many homes did housing associations deliver in Q4 2023/24?

Briefing note

07 July 2024

Summary

* The NHF Supply Data survey shows there was a 1% decrease in the number of affordable homes completed in the financial year 2023-2024 compared to 2022-2023, and an overall decrease of 7% across all tenures. The number of affordable homes started in 2023-2024 decreased by 22% and total starts across tenures decreased by 30%.
* Housing associations started 9,248 affordable homes, down 36% on January-March 2023 and completed 12,396 affordable homes, up 2% on the same period the year previous.
* They started 9,820 homes of all tenures (down 43%) and completed 13,879 (up 2%).
* In the 12 months from March 2023 housing associations started 30,631 affordable homes, down 22%, and completed 38,740, down 1% on 2022-2023.
* They started 32,705 homes of all tenures across the year (down 30%) and completed 42,617 (down 7%).
* 38% (3,780) of all homes started were delivered outside the Affordable Homes Programme in Q4.
* 42% (5,794) of all homes completed were delivered outside the Affordable Homes Programme in Q4.
* 31% (2,885) of affordable starts were delivered through Section 106 agreements in Q4.
* 38% (4,663) of affordable completions were delivered through Section 106 agreements in Q4.

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 62%. As such, we believe that this figure will be an underestimate of the actual total. Survey respondents represent 80% of total stock owned by developing housing associations.

3. Overall tenure breakdown

Table 1: Starts by quarter and tenure type

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Q3 21/22** | **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** |
| **Social Rent** | 1,685 | 1,897 | 899 | 1,560 | 1,664 | 1,789 | 1,329 | 1,140 | 1,688 | 2,562 |
| **Affordable Rent** | 5,110 | 7,192 | 2,612 | 3,804 | 5,315 | 6,858 | 3,077 | 2,638 | 3,743 | 3,246 |
| **Affordable Home Ownership** | 3,952 | 4,411 | 1,906 | 3,202 | 4,021 | 5,703 | 2,488 | 2,023 | 3,257 | 3,440 |
| **Market Rent** | 105 | 0 | 38 | 37 | 205 | 20 | 187 | 1 | 0 | 50 |
| **Market Sale** | 904 | 1,246 | 880 | 1,745 | 1,620 | 2,848 | 772 | 317 | 225 | 522 |
| **Grand total** | **11,756** | **14,746** | **6,335** | **10,348** | **12,825** | **17,218** | **7,853** | **6,119** | **8,913** | **9,820** |

Table 2: Completions by quarter and tenure type

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Q3 21/22** | **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** |
| **Social Rent** | 1,398 | 1,662 | 1,005 | 1,563 | 1,612 | 1,854 | 1,254 | 1,201 | 1,865 | 2,239 |
| **Affordable Rent** | 4,812 | 5,348 | 3,582 | 4,413 | 4,172 | 5,770 | 3,717 | 4,132 | 4,768 | 5,457 |
| **Affordable Home Ownership** | 3,734 | 4,151 | 3,128 | 3,704 | 3,741 | 4,509 | 2,995 | 2,916 | 3,496 | 4,700 |
| **Market Rent** | 272 | 207 | 271 | 37 | 218 | 61 | 1 | 94 | 75 | 251 |
| **Market Sale** | 1,295 | 2,092 | 1,723 | 1,357 | 1,616 | 1,355 | 802 | 732 | 690 | 1,232 |
| **Grand total** | **11,511** | **13,460** | **9,709** | **11,074** | **11,359** | **13,549** | **8,769** | **9,075** | **10,894** | **13,879** |

Table 3: **Q4** starts by tenure type and programme

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Inside AHP** | **Outside AHP** | **Total** |
| **Social Rent** | 1,073 | 615 | 1,688 |
| **Affordable Rent** | 2,154 | 1,589 | 3,743 |
| **Affordable Home Ownership** | 1,942 | 1,315 | 3,257 |
| **Total affordable** | **5,169** | **3,519** | **8,688** |
| **Market Rent** | - | 0 | 0 |
| **Market Sale** | - | 225 | 225 |
| **Total Market** | **-** | **225** | **225** |
| **Grand total** | **5,169** | **3,744** | **8,913** |

Table 4: **Q4** completions by tenure type and programme

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Inside AHP** | **Outside AHP** | **Total** |
| **Social Rent** | 1,637 | 602 | 2,239 |
| **Affordable Rent** | 3,339 | 2,118 | 5,457 |
| **Affordable Home Ownership** | 3,109 | 1,591 | 4,700 |
| **Total affordable** | **8,085** | **4,311** | **12,396** |
| **Market Rent** | - | 251 | 251 |
| **Market Sale** | - | 1,232 | 1,232 |
| **Total Market** | **-** | **1,483** | **1,483** |
| **Grand total** | **8,085** | **5,794** | **13,879** |