

Homes and Community Agency Delivered New Homes
in the North of England – 1 April - 30 September 2014

1. Key results

- There were 4,760 housing completions delivered through programmes managed by the Homes and Communities Agency (HCA) across the two northern HCA regions between 1 April and 30 September 2014 (excluding Help to Buy figures).
- There were also 4,370 new homes sold with the assistance of a Help to Buy equity loan between April and September.
- The majority (4,207 or 78 per cent) of the housing starts on site in the six months to 30 September 2014 were for affordable homes. This represents an increase of around 63 per cent on the 2,575 affordable homes reported between 1 April and 30 September 2013.
- 3,483 affordable homes started in the six months to 30 September 2014 were for Affordable Rent, an increase of 49 per cent on the same period of 2013-14. A further 349 were for Intermediate Affordable Housing schemes (exclusively shared ownership). This is an increase of 315 per cent on the same period of 2013-14. The remaining 375 were for Social Rent, an increase of 134 per cent on the same period of 2013-14.
- 3,597 or 76 per cent of housing completions (excluding Help to Buy) in the first six months of 2014-15 were for affordable homes. This represents an increase of 75% per cent on the 2,060 affordable homes completed in the first six months of 2013-14.
- 2,754 affordable homes completed in the six month period 1 April to 30 September 2014 were for Affordable Rent, an increase of 91 per cent compared to the same period of 2013-14. A further 587 were for Intermediate Affordable Housing schemes, including shared ownership, an increase of 9 per cent on the same period of 2013-14, and the remaining 256 were for Social Rent, an increase of 224 per cent on the same period of 2013-14.

2. Introduction

Geographical coverage

- 2.1 This release presents the housing starts on site and housing completions delivered by the Homes and Communities Agency (HCA) between 1 April 2010 and 30 September 2014 in the two northern HCA operating areas of the North West and North East and Yorkshire and the Humber.

Purposes and uses

- 2.2 The figures in this release show the supply of affordable and market housing delivered through the HCA's programmes. The Department for Communities and Local Government (DCLG) also publishes annual statistics on affordable housing supply in England showing the gross annual supply of affordable homes, irrespective of funding mechanism, and monthly statistics on Help to Buy: Equity Loans.
- 2.3 The data in this release are used by DCLG to monitor delivery of affordable homes as part of the DCLG business plan. The HCA use the data to measure progress towards commitments made in its published Corporate Plan and to publish operating area housing market reports. Local authorities also use the data when compiling their annual return to DCLG for the purpose of calculating the enhancement for affordable housing under the New Homes Bonus (NHB), a grant for local authorities to incentivise new housing supply.

What is included in this release?

- 2.4 This summary is based on the first release of data relating to delivery for the six month period ending 30 September 2014 produced by [HCA](#). This release includes the acquisition of existing land or property as well as new house building, and some programmes provide a mix of affordable and market housing. Affordable housing may be for home ownership (on shared ownership terms) or for rent. Help to Buy is an equity loan scheme but is not affordable housing.
- 2.5 Housing starts on site are not applicable for programmes such as Help to Buy and Mortgage Rescue because the product type records the completion of a purchase rather than a start and completion for a development or rehabilitation works.
- 2.6 There is a recognised pattern of higher delivery of affordable housing in the second half of each year. Historical evidence shows that delivery occurring in the first half of the year does not account for half of annual delivery. As a result figures in this release should be interpreted with caution.

How is new subsidised housing provided?

- 2.7 Affordable homes delivered through HCA programmes are funded by central government. The funding is administered by the HCA to fund investment partners (including private registered providers, house builders, community groups and local authorities) to deliver affordable housing.
- 2.8 With the exception of the Economic Assets, Help to Buy and the Property and Regeneration programmes, funding for all programmes is allocated through a bidding process based on the assessment criteria for each programme. Funding is paid in accordance with the contractual agreement for each programme. Investment for projects delivered under the Economic Assets and the Property and Regeneration programmes is determined in accordance with the HCA's Financial Framework.
- 2.9 The Help to Buy equity loan product is funded by the Government through the HCA and is made available to eligible applicants to assist home purchase. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000. Help to Buy equity loan homes are only available from house builders who have registered with the HCA. The equity loan is made by the HCA to the purchaser and there is no house builder contribution.

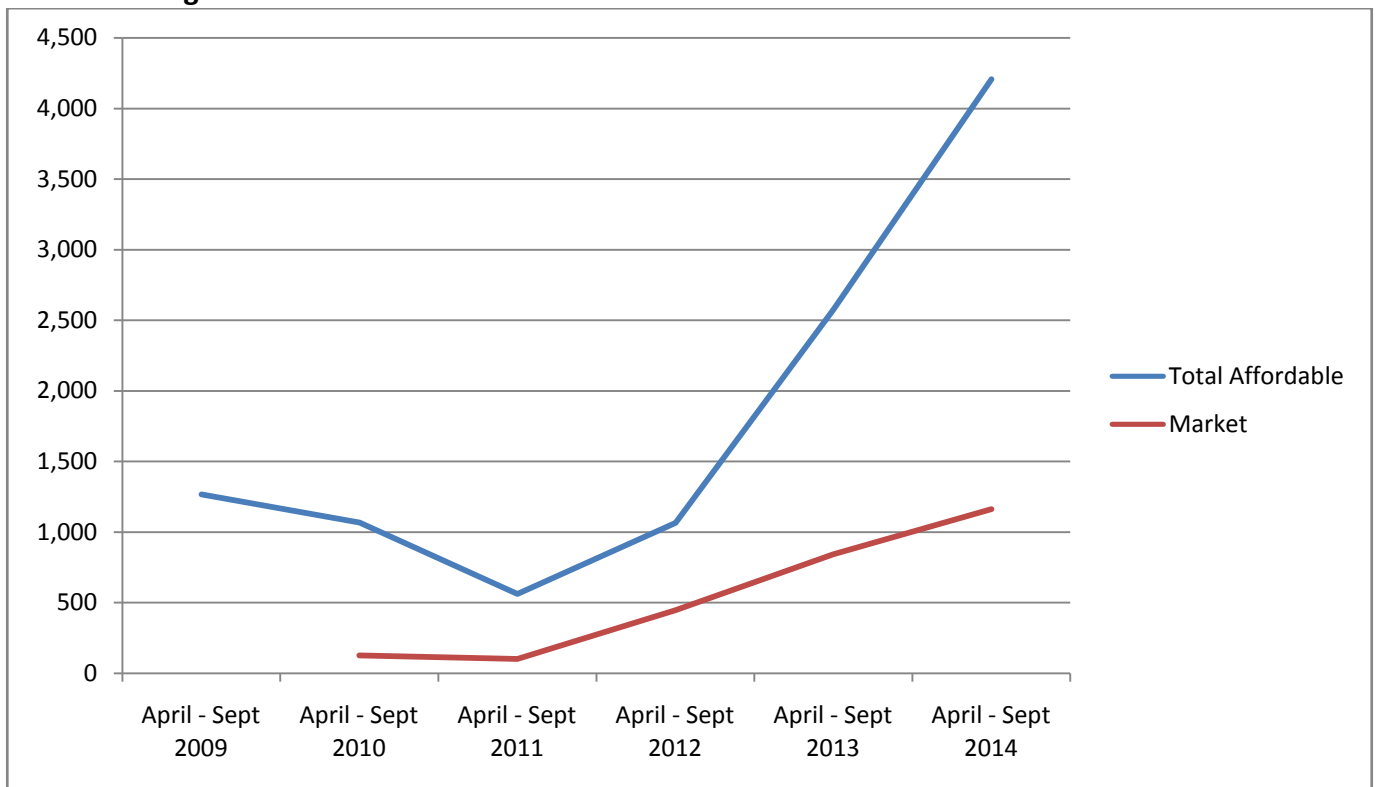
3. Housing outputs

Starts on site:

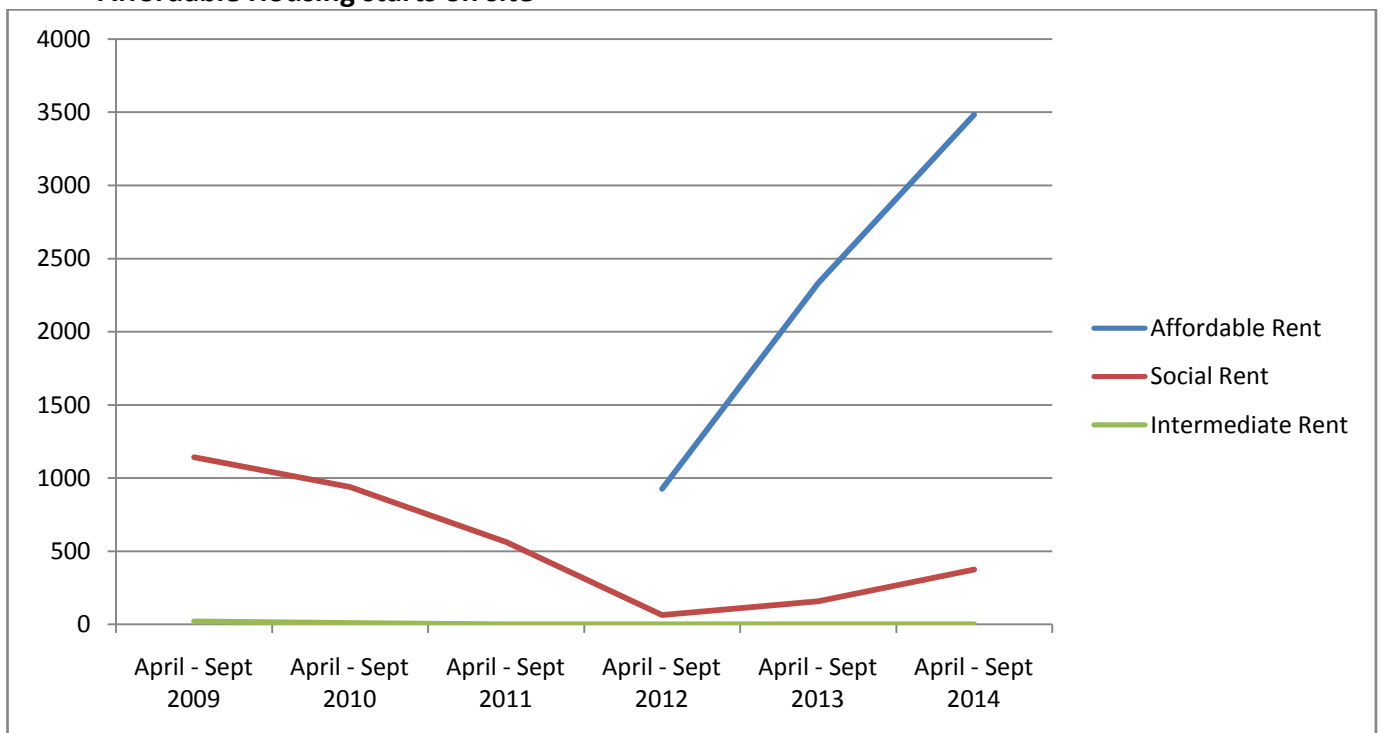
Table 1: Housing starts on site by tenure

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable	Market	Total Housing Starts
				Intermediate Rent	Affordable Home Ownership			
2014-15	Apr - Sept	3,483	375	0	349	4,207	1,163	5,370
2013-14	Apr - Sept	2,331	160	0	84	2,575	843	3,418
2012-13	Apr - Sept	925	65	0	76	1,066	447	1,513
2011-12	Apr - Sept		562	0	0	562	101	663
2010-11	Apr - Sept		939	10	119	1,068	125	1,193
2009-10	Apr - Sept		1,142	20	106	1,268		1,268

Housing starts on site



Affordable Housing starts on site

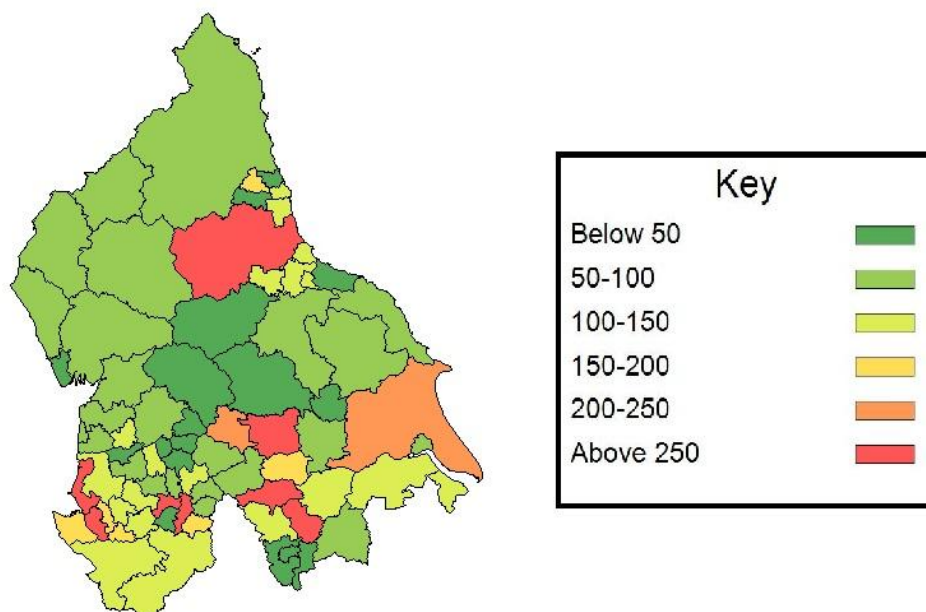


- To ensure consistent reporting with completions, with effect from 1 April 2014 the range of products reported for affordable housing starts on site includes the start on site for new build homes where the procurement route is such that the provider purchases the home at completion. These have not been reported historically and

have been excluded from year on year comparisons below to ensure that comparisons are on a like for like basis.

- A total of 5,370 homes started on site in the first six months of the financial year 2014-15. This represents an increase of 57 per cent compared to the 3,418 homes reported for the same period of the previous year.
- 4,207 homes started in the six months to 30 September 2014 were for affordable housing. This represents an increase of 1,632 or around 63 per cent compared to 2,575 reported for the same period of 2013-14.
- The majority (83 per cent or 3,483) of starts on site for affordable housing were for Affordable Rent, reflecting allocations made under the AHP 2011-15 and the programmes which were new in 2013-14, where Affordable Rent is the main product funded. Housing for Affordable Home Ownership accounted for a further 8 per cent (349) of affordable homes started on site in the first six months of 2014-15. The remaining 9 per cent (375) of affordable homes started in the first half of 2014-15 were for Social Rent.
- The HCA's North West operating area delivered 27 per cent of the affordable housing starts in England in the six months ending 30 September 2014 (18 per cent in the same period of 2013-14), whilst 16 per cent were in the in the North East, Yorkshire and The Humber (8 per cent in the same period of 2013-14). This compares to 24 per cent in the Midlands (18 per cent in the same period of 2013-14), 18 per cent in the South and South West (23 per cent in the same period of 2013-14), and 15 per cent in the East and South East (33 per cent in the same period of 2013-14).
- Looking at previous trends in delivery of affordable housing starts on site, in 2011-12, delivery was affected by the transition from the National Affordable Housing Programme 2008-11 to the AHP 2011-15 and the closure of the Local Authority New Build and Kickstart Housing Delivery programmes to new commitments in March 2011. The AHP 2011-15 commenced delivery of housing starts on site in the second half of 2011-12. The Get Britain Building programme delivered the majority of the programme's affordable housing starts on site in 2012-13 nationally, the first year of the programme. In 2013-14, four new programmes commenced delivery of starts on site.
- The number of market homes started in the six months to 30 September 2014 increased by 38 per cent to 1,163 compared to 843 in the first six months of 2013-14.

Map 1: Housing starts by local authority

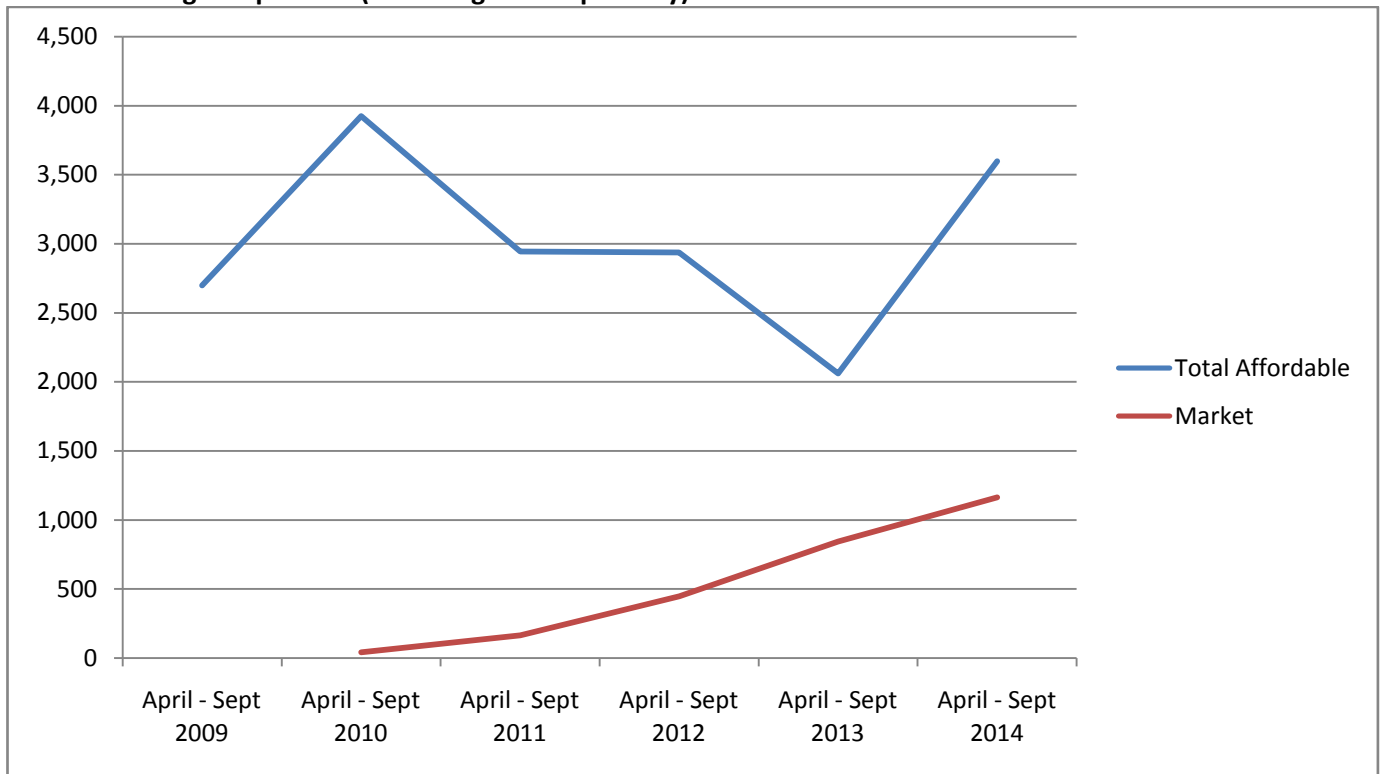


Completions (excluding Help to Buy):

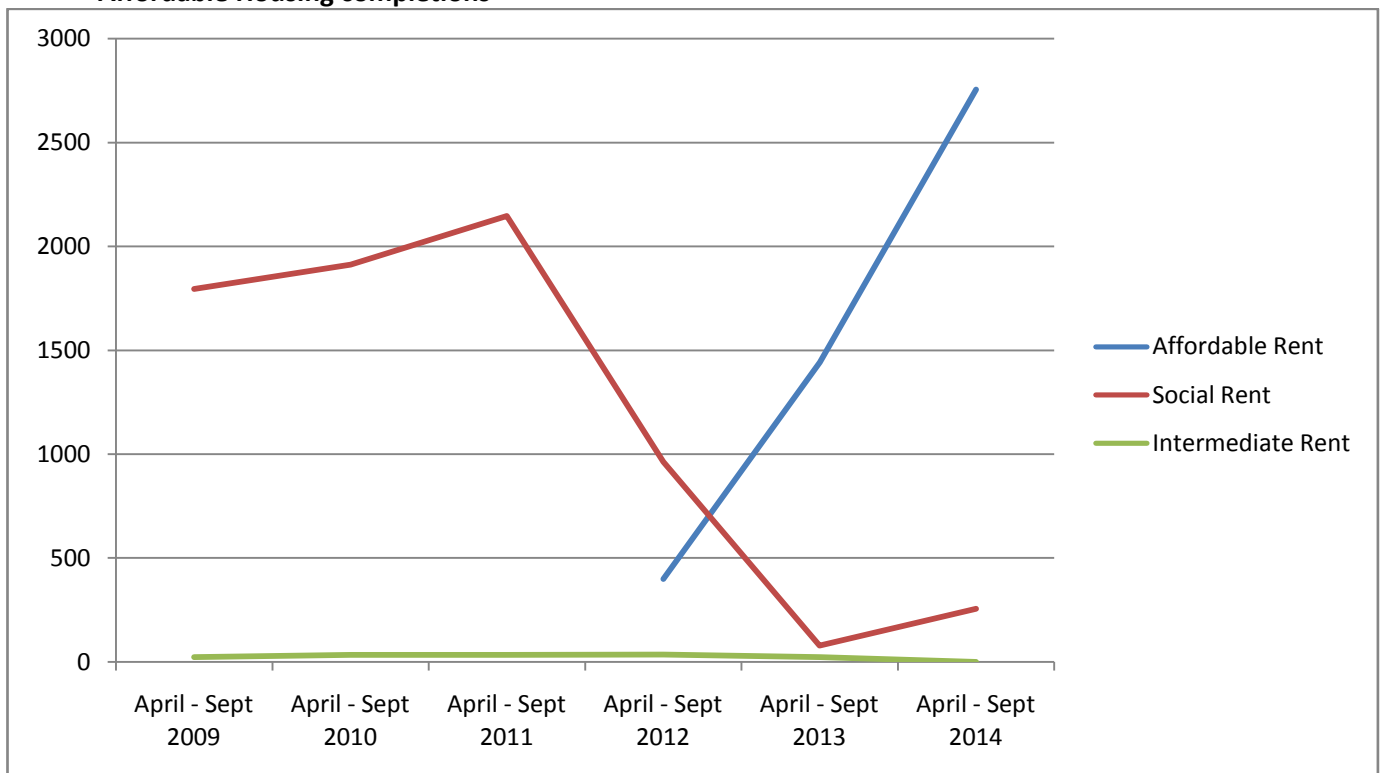
Table 2: Housing completions by tenure (excluding Help to Buy)

		Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable	Market	Total
				Intermediate Rent	Affordable Home Ownership			
2014-15	Apr - Sept	2,754	256	0	587	3,597	1,163	4,760
2013-14	Apr - Sept	1,442	79	24	515	2,060	843	2,903
2012-13	Apr - Sept	399	963	36	1,539	2,937	447	3,384
2011-12	Apr - Sept		2,146	34	764	2,944	164	3,108
2010-11	Apr - Sept		1,912	35	1,978	3,925	41	3,966
2009-10	Apr - Sept		1,795	23	879	2,697		2,697

Housing completions (excluding the Help to Buy)



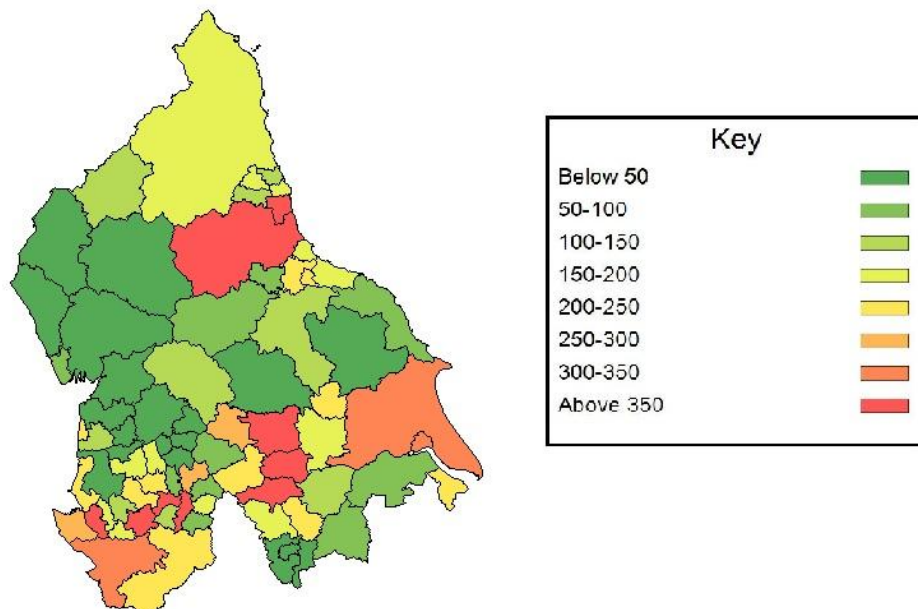
Affordable Housing completions



- A total of 4,760 homes (excluding Help to Buy) were completed in the six months to 30 September 2014, an increase of 64 per cent compared to the 2,903 homes completed in the same period last year.

- 3,597 affordable homes were completed in the six months to 30 September 2014, an increase of 75 per cent compared to 2,060 delivered in the same period in 2013-14. The majority (77 per cent or 2,754) were for Affordable Rent, an increase of 1,312 or 91 per cent compared to the same period in 2013-14. Intermediate Affordable Housing accounted for a further 16 per cent (587) of affordable homes completed in the first six months of 2014-15, an increase of 48 or 9 per cent compared to the same period in 2013-14. The remaining 7 per cent (256) of affordable homes completed in the first half of 2014-15 were for Social Rent, an increase of 177 or 224 per cent compared to the first half of 2013-14.
- The completed affordable homes were spread over the HCA's operating areas, with 20 per cent in the North West (14 per cent in the same period in 2013-14), 14 per cent in the North East, Yorkshire and The Humber (10 per cent in the same period in 2013-14), the East and South East and Midlands both having a 22 per cent share (24 and 23 per cent respectively in the same period in 2013-14), whilst 21 per cent were in the South and South West (29 per cent in the same period in 2013-14), and 1 per cent in London (no delivery in the same period in 2013-14).
- The number of market homes completed in the first six months of 2014-15 (1,163) increased by 38 per cent compared to 843 in the same period of 2013-14. HCA states that this increase is mainly attributable to the number of market homes completed under the Get Britain Building Programme.

Map 2: Housing completions by local authority



Help to Buy completions

- A total of 4,307 homes were completed under the Help to Buy programme in the 6 months to 30 September 2014. The programme commenced on 1 April 2013 and provides purchasers with assistance to buy a property at market value from a house builder. Some of the homes sold under the Help to Buy programme may have also benefitted from funding through other programmes supporting delivery of market homes.

The tables accompanying this release are available to download from the housing statistics page on the HCA section of GOV.UK at

<https://www.gov.uk/government/collections/housing-statistics>

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Appendix 1

HCA's programmes

The following table provides information about HCA's programmes which are funded by the Department for Communities and Local Government except for Care and Support Specialised Housing which is funded by the Department of Health:

Programme	Programme Summary	Tenure	Build Type
Accelerated Land Disposal	The Accelerated Land Disposal programme was announced in the Budget 2011 to support the additional or accelerated delivery of 3,000 housing starts by 31 March 2015.	Social rent / AHO / Market	NB
Affordable Homes Guarantees	On 6 September 2012, the Government announced its proposal to guarantee up to £10bn of debt to help housing providers expand the provision of both purpose built private rented and affordable housing. As well as the Guarantee for the Affordable Homes element, the Government confirmed that it would make £225m of funding available for new affordable housing, for use where needed alongside the Affordable Homes Guarantee. This funding was then doubled in the 2013 Budget to £450m, including London, to support up to 30,000 new affordable homes.	Aff. Rent / Social Rent / AHO	NB/A
Affordable Homes Programme	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and is creating up to 58,000 (excluding London) new affordable homes by 31 March 2015, with rents set at up to 80 per cent of market rent.	Aff. Rent / Social Rent / AHO	NB/A
Build to Rent	The Build to Rent Fund was launched in December 2012 in response to the recommendations of the Montague report to stimulate new private rented housing supply and to provide opportunities for new institutional investment in the sector. It will support the delivery of up to 10,000 new homes.	Market	NB
Care and Support Specialised Housing Fund	The Department of Health's Caring for our future: reforming care and support white paper published in July 2012 announced the Care and Support Specialised Housing Fund. Over five years from 2013/14, the Department of Health is making available	Aff. Rent / Social Rent / AHO	NB/A

	£160m capital funding for specialist housing to meet the needs of older people and adults with disabilities outside of London.		
Economic Assets	The Economic Assets programme was announced in the Budget 2011 and works with partners to ensure the effective use and disposal of more than 300 land and property assets transferred from the former Regional Development Agencies.	Social Rent / Int. Rent / AHO / Market	NB/A
Empty Homes	The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring 3,300 empty homes back into use as affordable homes, including delivery in London. On 5 March 2012 the HCA announced allocations which could deliver up to 5,600 new affordable homes, of which the HCA will deliver up to 4,500 following the transfer of its London operating area to the GLA on 1 April 2012.	Aff. Rent / Social Rent / AHO	A
Empty Homes Round Two	On 26 November 2012 the Government announced a second round of funding aimed at bringing empty properties back into use. As well as tackling empty homes this additional bid round has an emphasis on the refurbishment of empty commercial and non-residential properties as affordable housing. On 20 June 2013 the HCA announced allocations of just under £40.8 million which could deliver up to 1,939 new affordable homes.	Aff. Rent / Social Rent / AHO	A
FirstBuy	The FirstBuy scheme was announced in the Budget 2011 to help support 10,000 first time buyers on the property ladder. The scheme was expanded in September 2012 and from 1 April 2013 was replaced with Help to Buy.	AHO	NB
Get Britain Building	The Get Britain Building programme was set up to unlock more than 12,000 homes on stalled sites with planning permission through access to development finance.	Social Rent / Int. Rent / AHO / Market	NB
Help to Buy	Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.	Market	NB
Homelessness Change	The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 to deliver 900 new or refurbished bed spaces in hostel accommodation by 31 March 2015.	Aff. Rent	NB/A

Kickstart Housing Delivery	The Kickstart Housing Delivery programme was part of the 2009 Housing Stimulus Programme investing in restarting more than 20,000 homes on stalled sites. The programme closed on 31 March 2013.	Social Rent / Int. Rent / AHO / Market	NB
Local Authority New Build	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB
Mortgage Rescue	The Mortgage Rescue scheme was announced as part of the Government's Spending Review 2010 to provide support to some 2,500 vulnerable home owners struggling to maintain mortgage payments and at risk of repossession.	AHO / Int. Rent	A
National Affordable Housing Programme	The National Affordable Housing Programme is the predecessor to the AHP 2011-15.	Social Rent / Int. Rent / AHO	NB/A
Property and Regeneration Programme	The Property and Regeneration programme covers all the historical property and regeneration investments and assets inherited from English Partnerships.	Social Rent / Int. Rent / AHO / Market	NB/A
Right to Buy Replacement	With effect from 2 April 2012, every additional home sold under Right to Buy Replacement will be replaced by a new home for affordable rent, with receipts from sales recycled towards the cost of replacement.	Aff. Rent	NB
Short Form Agreement	A Short Form Agreement (SFA) is used by the HCA to contract with providers who wish to deliver affordable rent units without HCA funding.	Aff. Rent	NB/A
Traveller Pitch Funding	The Traveller Pitch Funding programme was announced as part of the Government's Spending Review 2010 to invest in developing and refurbishing 600 traveller pitches.	Aff. Rent / AHO	NB/A