



# Housing Statistics

1 April 2025 – 30 September 2025

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# 1. Key results

- 1.1 In the six-month period 1 April to 30 September 2025 **15,581** housing starts on site and **13,500** housing completions were delivered through programmes managed by Homes England in England (excluding London for all programmes except those administered by Homes England on behalf of the Greater London Authority (GLA)).
- 1.2 **11,474** affordable housing starts on site were delivered. This is a decrease of 12% on the same period of the previous year and represents 74% of all starts.
- 1.3 Of the affordable homes started:
- **8,938** were with the tenure to be confirmed<sup>1</sup>, an increase of 5% on the previous year.
  - **1,248** were for Social Rent, a decrease of 38%.
  - **826** were for Affordable Rent, a decrease of 24%.
  - **462** were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy. This is a decrease of 68%.
  - **94%** were delivered by the Affordable Homes Programme (AHP) 2021-26.
  - **3%** were delivered by the Home Building Fund (HBF)<sup>2</sup>.
  - **1%** was delivered by each of the Local Authority Accelerated Construction (LAAC) and the Single Land Programme (SLP).
- 1.4 The Shared Ownership and Affordable Homes Programme (SOAHP) 2016-21 closed to new business in March 2024 and, over its lifetime, delivered a total of 136,169 affordable starts on site. This differs from the programme target of 130,000 starts, against which a reconciled total of 133,622 affordable starts was delivered. The reconciled total includes Right to Buy Replacement and AHP 2015-18 grant funded units started from 2016-17 onwards, and excludes around 24,300 nil grant units above the 10% nil grant cap, which did not count towards the target.
- 1.5 **10,309** affordable housing completions were delivered. This is a decrease of 3% on the previous year and represents 76% of all completions.
- 1.6 Of the affordable homes completed:
- **4,654** were for Intermediate Affordable Housing schemes, including Shared Ownership and Rent to Buy. This is a decrease of 8%.
  - **3,316** were for Affordable Rent, a decrease of 5%.
  - **2,339** were for Social Rent, an increase of 15%.
  - **70%** were delivered by the AHP 2021-26.
  - **25%** were delivered by the SOAHP 2016-21.
  - **3%** were delivered by the SLP

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<sup>1</sup> Affordable Tenure TBC refers to units that have reached the start on site milestone but where the tenure of these units has not yet been specified. This was introduced as a flexibility for Strategic Partnerships to enable them to determine tenure close to or at the point of completion. These starts will be restated under their specified tenure headings in future national statistics updates once the tenure has been established at completion.

<sup>2</sup> Formerly known as the Levelling Up – Home Building Fund

- **1%** was delivered by each of the HBF and the HBF – Short Term Fund (HBF-STF).

## 2. Introduction

### Geographical coverage

- 2.1 This release presents the housing starts on site and housing completions delivered by Homes England between 1 April 2009 and 30 September 2025 in England excluding London (for both the current and historical series<sup>3</sup>) with the exception of the Build to Rent (BtR), Builders Finance Fund (BFF) (now known as the HBF-STF), Get Britain Building (GBB), the HBF-STF and the HBF programmes which are administered by Homes England on behalf of the Greater London Authority (GLA) and where delivery covers all of England including London.

### Purposes and uses

- 2.2 The figures in this release show the supply of affordable and market housing delivered through Homes England's programmes<sup>4</sup> except for Help to Buy (Equity Loan scheme), the statistics for which were published quarterly by MHCLG<sup>5</sup> (this scheme closed on 31 May 2023). Further details on housing types are available in section 5 of the technical notes document accompanying this release<sup>6</sup>. MHCLG also publishes annual statistics on affordable housing supply in England<sup>7</sup> showing the gross annual supply of affordable homes, irrespective of funding mechanism. Further information on the Affordable Housing Supply and Help to Buy releases is provided in section 6 of the technical notes document.
- 2.3 The data in this release are used by MHCLG to monitor delivery of affordable homes as part of the MHCLG business plan (see paragraph 6.3 in the technical notes). Homes England uses the data to measure progress towards commitments made in its published Strategic Plan<sup>8</sup> and its Annual Business Plan. Local authorities also use the data when compiling their annual return to MHCLG 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 is the first release of data relating to delivery for the six-month period ending 30 December 2025 and covers all current and historical programmes delivered by Homes England

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<sup>3</sup> As housing starts on site and completions are recorded by their geographical location, this release may exclude homes located outside London where the funding was allocated to a local authority district within London.

<sup>4</sup> See Annex 1 for a summary and links to information about Homes England's programmes.

<sup>5</sup> <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

<sup>6</sup> <https://www.gov.uk/government/collections/housing-statistics>

<sup>7</sup> <https://www.gov.uk/government/collections/affordable-housing-supply>

<sup>8</sup> <https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028>

(summarised in Annex 1). These include the acquisition of existing land or property as well as new house building, and some programmes that provide a mix of affordable and market housing. Affordable housing may be for home ownership (on Shared Ownership or Rent to Buy terms) or for rent.

- 2.5 Housing starts on site and housing completions are reported for each programme, where applicable.
- 2.6 A programme breakdown of the data is available in Table 1 of the tables accompanying this release<sup>9</sup>. Further information on the accompanying tables is provided in section 4 of this release. Table A of the latest annual statistics on affordable housing supply in England published by MHCLG<sup>10</sup> shows how Homes England's programmes relate to the statistics on affordable housing published by MHCLG.
- 2.7 Homes England manages the Help to Buy (Equity Loan) scheme in England, however, the completions were reported by the Ministry of Housing, Communities and Local Government (MHCLG) until the programme's closure in 2023. These statistics are available from the webpage linked below<sup>11</sup> and are excluded from this publication. The Help to Buy (Equity Loan) scheme closed to new applications in October 2022.

## How is new subsidised housing provided?

- 2.8 Affordable homes delivered through Homes England programmes are funded by central government. The funding is administered by Homes England to fund investment partners (including private registered providers, house builders, community groups and local authorities) to deliver affordable housing.
- 2.9 With the exception of the SLP, funding for all programmes is allocated through an application/bidding process based on the assessment eligibility/criteria for each programme. Funding is paid in accordance with the contractual agreement for each programme. Investment for projects delivered under the SLP is determined in accordance with Homes England's Framework Document<sup>12</sup> and relevant commissioning template.

## London

- 2.10 Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that Homes England no longer publishes housing starts on site and completions for London, except where Homes England is administering a programme on behalf of the GLA. The historical series for London, which reflects past delivery by Homes England, is included in Homes England's housing statistics published on 12 June 2012 (revised 24 August 2012). Due to its age this publication is no

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<sup>9</sup> <https://www.gov.uk/government/collections/housing-statistics>

<sup>10</sup> <https://www.gov.uk/government/collections/affordable-housing-supply>

<sup>11</sup> <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>

<sup>12</sup> <https://www.gov.uk/government/publications/homes-england-framework-document>

longer available on the housing statistics page on the Homes England section of GOV.UK<sup>13</sup>, but can be provided on request (see section 6 for contact details).

- 2.11 MHCLG has combined the affordable housing statistics in this release with the GLA's affordable housing statistics to produce Table 1012 showing total affordable housing starts on site and completions delivered nationally under the affordable housing programmes of Homes England and the GLA<sup>14</sup>. From 2019/20 onwards, table 1012 includes units delivered by the GLA funded via the Right to Buy ringfence offer which are not included in their quarterly management information. Therefore, there will be some discrepancies between the total in this table and the GLA's own tables. This table excludes additional affordable housing delivery reported annually through local authority returns, which are included in MHCLG's full annual release on affordable housing supply in England<sup>15</sup>. The table includes any revisions made to London data since it was published by Homes England on 12 June 2012 (revised 24 August 2012). Further details are provided in section 6 of the technical notes.

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<sup>13</sup> <https://www.gov.uk/government/collections/housing-statistics>

<sup>14</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

<sup>15</sup> <https://www.gov.uk/government/collections/affordable-housing-supply>

### 3. Housing outputs

This section provides the detailed statistics for housing starts and completions by tenure. It includes all Homes England programmes and analyses them over time<sup>16</sup>.

Data for the current and two previous years should be considered as provisional since they are subject to revisions as set out in section 4 of the technical notes accompanying this release.

#### Starts on site

**Table 1a: Housing starts on site by tenure, England (excluding non-Homes England London delivery)**<sup>1, 2</sup>

**Note:** All data for Rent to Buy (RtB), previously included in the Affordable Home Ownership (AHO) column, are now shown separately in their own column.

Financial Year <sup>3</sup>	Period	Affordable Rent	Social Rent	Intermediate Affordable Housing			Affordable Tenure TBC <sup>4</sup>	Total Affordable Housing Starts <sup>5</sup>	Market <sup>6</sup>	Total Housing Starts
				Intermediate Rent	Rent to Buy	Affordable Home Ownership				
2025-26	Apr - Sep	826	1,248	0	37	425	8,938	11,474	4,107	15,581
2024-25	Apr - Sep	1,085	2,005	90	239	1,107	8,539	13,065	3,029	16,094
2024-25	Oct - Mar	1,580	3,675	49	127	1,188	10,403	17,022	5,192	22,214
<b>2024-25</b>	<b>Full Year</b>	<b>2,665</b>	<b>5,680</b>	<b>139</b>	<b>366</b>	<b>2,295</b>	<b>18,942</b>	<b>30,087</b>	<b>8,221</b>	<b>38,308</b>
2023-24	Apr - Sep	1,163	775	19	220	788	8,425	11,390	1,636	13,026
2023-24	Oct - Mar	2,085	3,186	163	461	2,208	10,405	18,508	5,018	23,526
<b>2023-24</b>	<b>Full Year</b>	<b>3,248</b>	<b>3,961</b>	<b>182</b>	<b>681</b>	<b>2,996</b>	<b>18,830</b>	<b>29,898</b>	<b>6,654</b>	<b>36,552</b>
2022-23	Apr - Sep	1,985	752	60	152	1,144	6,896	10,989	3,953	14,942
2022-23	Oct - Mar	3,015	1,474	134	406	1,939	10,266	17,234	3,885	21,119
<b>2022-23</b>	<b>Full Year</b>	<b>5,000</b>	<b>2,226</b>	<b>194</b>	<b>558</b>	<b>3,083</b>	<b>17,162</b>	<b>28,223</b>	<b>7,838</b>	<b>36,061</b>
2021-22	Apr - Sep	1,770	791	118	66	1,227	7,701	11,673	4,384	16,057
2021-22	Oct - Mar	3,858	1,062	257	434	2,525	7,341	15,477	6,538	22,015
<b>2021-22</b>	<b>Full Year</b>	<b>5,628</b>	<b>1,853</b>	<b>375</b>	<b>500</b>	<b>3,752</b>	<b>15,042</b>	<b>27,150</b>	<b>10,922</b>	<b>38,072</b>
2020-21	Apr - Sep	3,254	486	262	317	2,234	3,380	9,933	2,691	12,624
2020-21	Oct - Mar	6,740	1,986	270	274	3,588	4,184	17,042	6,577	23,619
<b>2020-21</b>	<b>Full Year</b>	<b>9,994</b>	<b>2,472</b>	<b>532</b>	<b>591</b>	<b>5,822</b>	<b>7,564</b>	<b>26,975</b>	<b>9,268</b>	<b>36,243</b>
2019-20	Apr - Sep	5,183	844	57	388	3,683	2,895	13,050	4,777	17,827
2019-20	Oct - Mar	11,092	1,926	95	616	6,302	1,843	21,874	7,081	28,955
<b>2019-20</b>	<b>Full Year</b>	<b>16,275</b>	<b>2,770</b>	<b>152</b>	<b>1,004</b>	<b>9,985</b>	<b>4,738</b>	<b>34,924</b>	<b>11,858</b>	<b>46,782</b>
2018-19	Apr - Sep	5,488	455	156	352	2,872	..	9,323	6,230	15,553
2018-19	Oct - Mar	11,762	877	158	654	6,800	..	20,251	9,102	29,353
<b>2018-19</b>	<b>Full Year</b>	<b>17,250</b>	<b>1,332</b>	<b>314</b>	<b>1,006</b>	<b>9,672</b>	<b>..</b>	<b>29,574</b>	<b>15,332</b>	<b>44,906</b>
2017-18	Apr - Sep	4,531	305	8	218	1,899	..	6,961	6,501	13,462
2017-18	Oct - Mar	12,346	1,388	108	976	5,697	..	20,515	7,616	28,131
<b>2017-18</b>	<b>Full Year</b>	<b>16,877</b>	<b>1,693</b>	<b>116</b>	<b>1,194</b>	<b>7,596</b>	<b>..</b>	<b>27,476</b>	<b>14,117</b>	<b>41,593</b>
2016-17	Apr - Sep	7,350	199	42	0	1,874	..	9,465	5,318	14,783
2016-17	Oct - Mar	14,860	540	8	194	3,863	..	19,465	6,693	26,158
<b>2016-17</b>	<b>Full Year</b>	<b>22,210</b>	<b>739</b>	<b>50</b>	<b>194</b>	<b>5,737</b>	<b>..</b>	<b>28,930</b>	<b>12,011</b>	<b>40,941</b>

<sup>16</sup> Some of the tables and charts in this release have been restricted in length to avoid overcrowding pages with excessively long graphics. For earlier years (going back to 2009-10) please see the accompanying tables and previous releases available at <https://www.gov.uk/government/collections/housing-statistics>.

These notes relate to Table 1a on the previous page

<sup>1</sup> Since April 2012, the Mayor of London has had oversight of strategic housing, regeneration and economic development in London. This means that Homes England no longer publishes housing starts on site and completions for London (current and historical series) except for delivery in London under the BtR, BFF, GBB, HBF and HBF-STF programmes which are administered by Homes England on behalf of the GLA.

<sup>2</sup> Figures by local authority and region are available in the accompanying tables.

<sup>3</sup> 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 (known as Off The Shelf (OTS) units). For reporting purposes, the start on site date is taken as the date of completion. An exception to this is under the AHP 2021-26 Strategic Partnerships where OTS starts are also counted upon exchange of purchase contract, which may be prior to completion of the build.

<sup>4</sup> Tenure will be determined on completion of the unit and will be restated in future releases under its appropriate tenure.

<sup>5</sup> Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent, Rent to Buy, Affordable Home Ownership, First Homes (for completions only) and Affordable Tenure TBC (for starts only).

<sup>6</sup> The market units delivered under the Accelerated Land Disposal, BtR, BFF, Economic Assets, GBB, Kickstart Housing Delivery, HBF, Local Authority Accelerated Construction (LAAC), Property and Regeneration, SLP and the HBF-STF programmes may include some starts on site and completions which are made available at below market price or rents but do not meet the definition for affordable housing.

“..” not applicable

Chart 1a: Housing starts on site

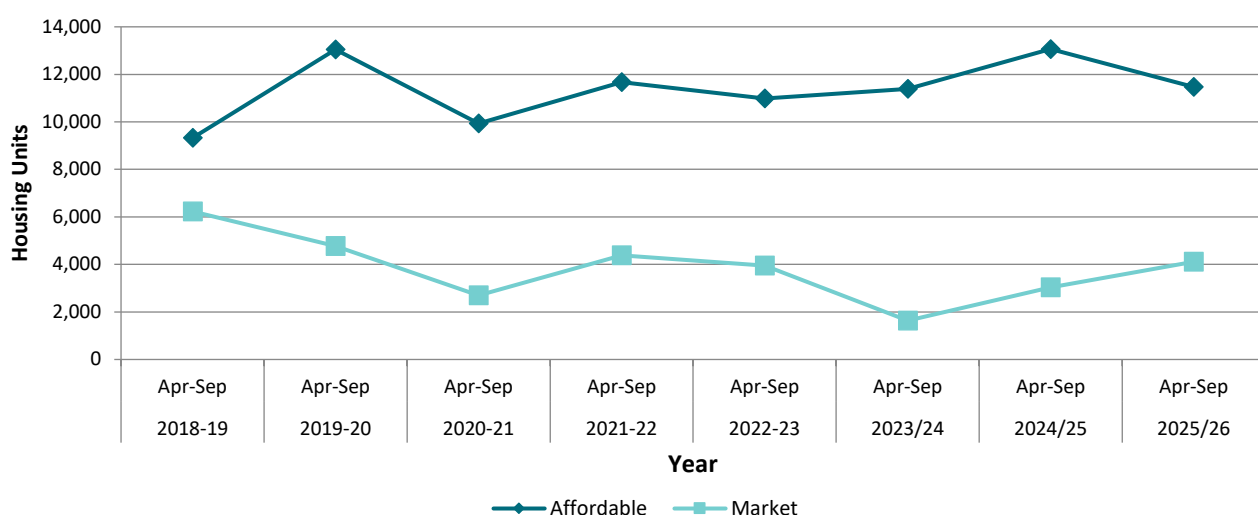
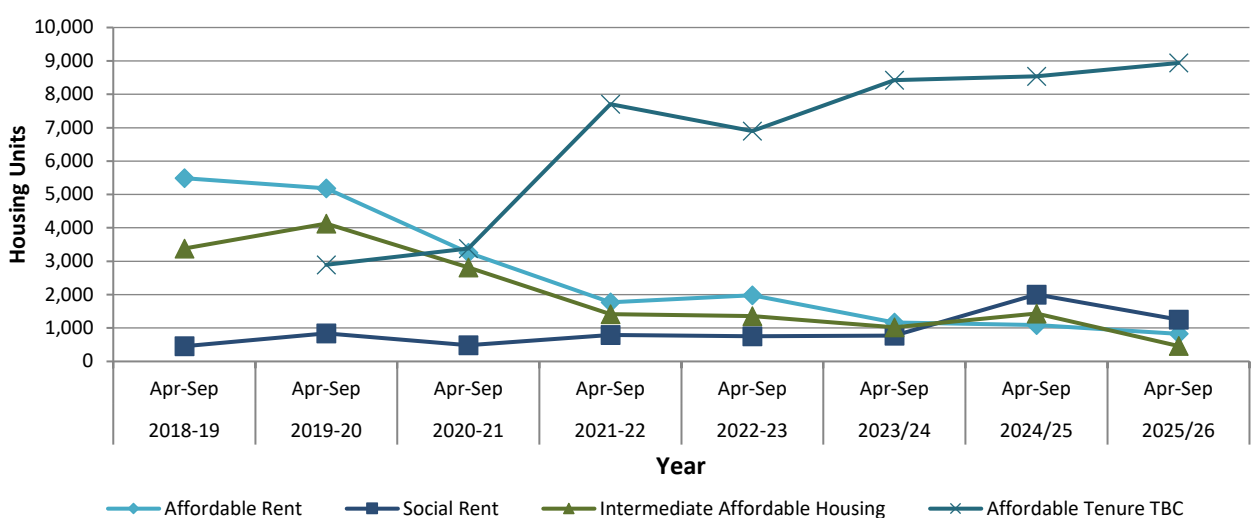


Chart 1b: Affordable Housing Starts on Site



- 3.1 In the period 1 April 2025 to 30 September 2025 (first half of financial year 2025-26, with comparisons to the same period of 2024-25) there were:
- **15,581** housing starts on site in total, a decrease of 513 or 3%; of which
  - **11,474** were affordable housing starts on site, a decrease of 1,591 or 12%; of which
  - **8,938** were started with tenure to be confirmed<sup>17</sup>, an increase of 399 or 5%
  - **1,248** were for Social Rent, a decrease of 757 or 38%
  - **826** were for Affordable Rent, a decrease of 259 or 24%
  - **462** were for Intermediate Affordable Housing, including Shared Ownership and Rent to Buy, a decrease of 974 or 68%
- 3.2 Of the affordable housing starts delivered, the three highest delivering programmes were:
- The AHP 2021-26 with **94%**, down from 96%.
  - The HBF with **3%**, up from 2%
  - The LAAC with **1%**, up from 0%
- 3.3 The decrease in affordable housing starts is largely due to unusually high delivery in the first six months of last year, when starts were 15% higher than in the same period of 2023-24 and 19% higher than the year before that. Funding pressures within the Continuous Market Engagement (CME) route of the AHP 2021-26 also affected starts, although overall affordable housing starts delivery still exceeded that of the equivalent periods in 2023-24 and 2022-23.
- 3.4 Table 1b below shows the percentage<sup>18</sup> of Homes England's affordable housing starts on site delivered by each region<sup>19</sup> compared to the same period last year, ranked highest to lowest. A map showing the region boundaries is available at Annex 2.

**Table 1b: Affordable Housing Starts on Site - Percentage Delivery by Region**

Region	2025-26 Apr-Sep	2024-25 Apr-Sep
South East	22%	18%
South West	18%	11%
North West	15%	18%
East Midlands	14%	12%
East of England	10%	15%
Yorkshire and The Humber	9%	10%
West Midlands	8%	8%
North East	5%	9%
London	0%	0%

<sup>17</sup> All 'tenure to be confirmed' starts originate from Strategic Partnerships (SP) where providers are not contractually required to identify the tenure of a unit until completion. The tenure for these units will not be known until completion and they will be restated under their appropriate tenure in future releases.

<sup>18</sup> Note that proportions do not sum to 100% due to rounding.

<sup>19</sup> <https://www.ons.gov.uk/methodology/geography/ukgeographies/administrativegeography/england#regions-former-gors>

3.5 Of the total starts on site delivered:

- **4,107** were for market sale, an increase of 1,078 or 36%; of which
- **1,836** were delivered by the HBF, an increase of 828 or 82%
- **1,041** were delivered by the SLP, a decrease of 459 or 31%
- **663** were delivered by the LAAC, an increase of 621 or 1,479%
- **567** were delivered by the HBF-STF<sup>20</sup>, an increase of 88 or 18%

3.6 The increase in market housing starts was mostly driven by the HBF, which saw an expected rise given the current stage of the programme lifecycle. Several multi-site deals that contracted late last year and earlier this year have now begun delivery, alongside a number of larger single-site deals that contacted earlier this year.

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<sup>20</sup> This programme is now closed to new business.

# Completions (excluding Help to Buy):

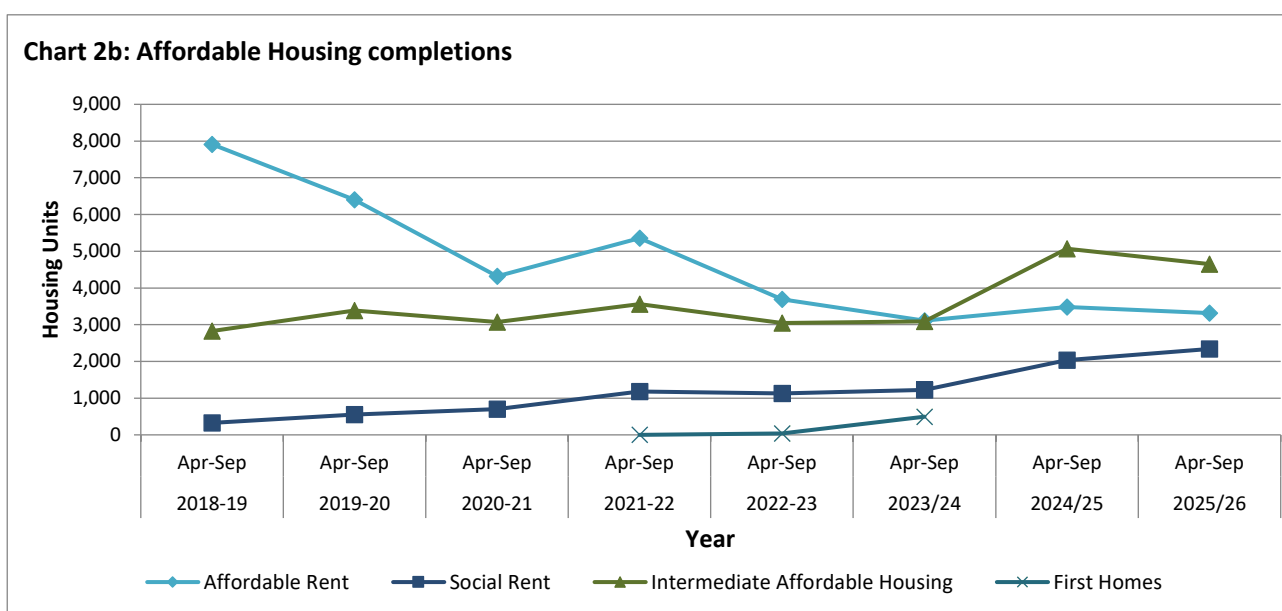
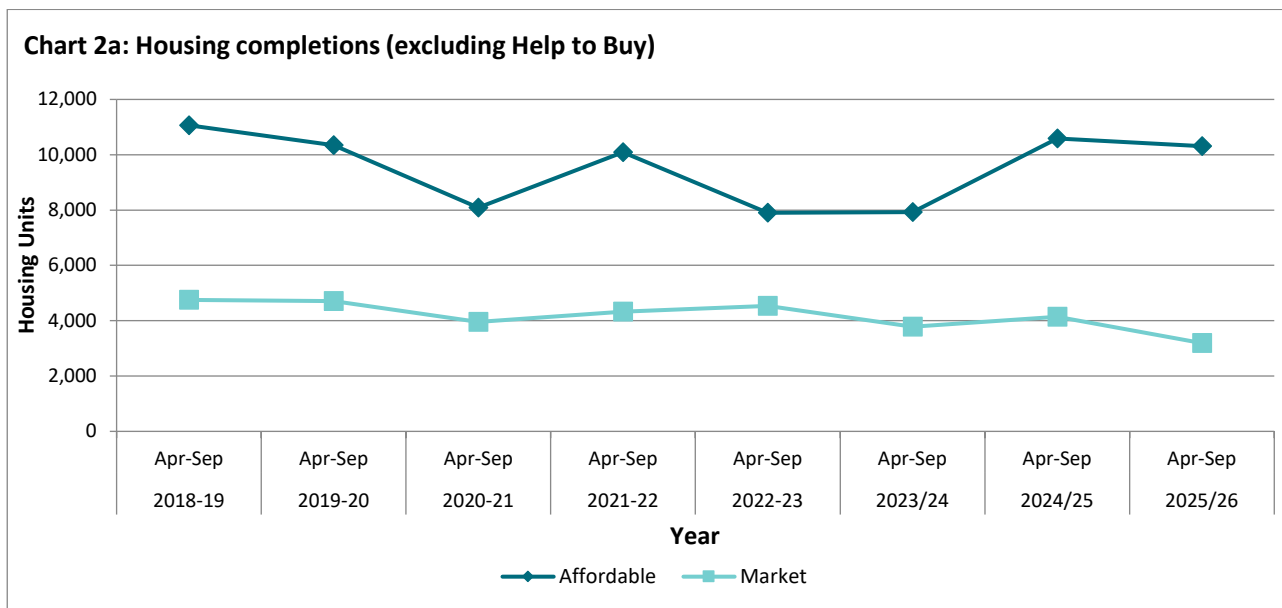
**Table 2a: Housing completions by tenure, England (excluding Help to Buy and non-Homes England London delivery) <sup>1, 2</sup>**

**Note:** All data for RtB, previously included in the AHO column, are now shown separately in their own column.

Financial Year	Period	Affordable Rent	Social Rent	Intermediate Affordable Housing			First Homes	Total Affordable Housing Completions <sup>5</sup>	Market <sup>6, 7</sup>	Total Housing Completions
				Intermediate Rent	Rent to Buy	Affordable Home Ownership				
2025-26	Apr - Sep	3,316	2,339	70	742	3,842	0	10,309	3,191	13,500
2024-25	Apr - Sep	3,483	2,032	87	396	4,586	0	10,584	4,142	14,726
2024-25	Oct - Mar	7,272	3,700	126	1,060	5,628	0	17,786	4,360	22,146
<b>2024-25</b>	<b>Full Year</b>	<b>10,755</b>	<b>5,732</b>	<b>213</b>	<b>1,456</b>	<b>10,214</b>	<b>0</b>	<b>28,370</b>	<b>8,502</b>	<b>36,872</b>
2023-24	Apr - Sep	3,110	1,223	133	325	2,635	495	7,921	3,786	11,707
2023-24	Oct - Mar	6,265	3,102	297	943	6,218	21	16,846	4,286	21,132
<b>2023-24</b>	<b>Full Year</b>	<b>9,375</b>	<b>4,325</b>	<b>430</b>	<b>1,268</b>	<b>8,853</b>	<b>516</b>	<b>24,767</b>	<b>8,072</b>	<b>32,839</b>
2022-23	Apr - Sep	3,691	1,129	93	172	2,777	40	7,902	4,538	12,440
2022-23	Oct - Mar	6,587	2,600	157	639	5,502	687	16,172	5,412	21,584
<b>2022-23</b>	<b>Full Year</b>	<b>10,278</b>	<b>3,729</b>	<b>250</b>	<b>811</b>	<b>8,279</b>	<b>727</b>	<b>24,074</b>	<b>9,950</b>	<b>34,024</b>
2021-22	Apr - Sep	5,353	1,185	65	346	3,146	..	10,095	4,323	14,418
2021-22	Oct - Mar	8,596	1,923	125	642	5,126	32	16,444	6,374	22,818
<b>2021-22</b>	<b>Full Year</b>	<b>13,949</b>	<b>3,108</b>	<b>190</b>	<b>988</b>	<b>8,272</b>	<b>32</b>	<b>26,539</b>	<b>10,697</b>	<b>37,236</b>
2020-21	Apr - Sep	4,315	700	25	230	2,813	..	8,083	3,960	12,043
2020-21	Oct - Mar	8,991	1,196	61	571	5,055	..	15,874	7,071	22,945
<b>2020-21</b>	<b>Full Year</b>	<b>13,306</b>	<b>1,896</b>	<b>86</b>	<b>801</b>	<b>7,868</b>	<b>..</b>	<b>23,957</b>	<b>11,031</b>	<b>34,988</b>
2019-20	Apr - Sep	6,405	556	20	275	3,087	..	10,343	4,713	15,056
2019-20	Oct - Mar	10,458	918	97	784	5,613	..	17,870	7,577	25,447
<b>2019-20</b>	<b>Full Year</b>	<b>16,863</b>	<b>1,474</b>	<b>117</b>	<b>1,059</b>	<b>8,700</b>	<b>..</b>	<b>28,213</b>	<b>12,290</b>	<b>40,503</b>
2018-19	Apr - Sep	7,912	326	3	62	2,762	..	11,065	4,752	15,817
2018-19	Oct - Mar	10,977	668	42	518	5,446	..	17,651	6,618	24,269
<b>2018-19</b>	<b>Full Year</b>	<b>18,889</b>	<b>994</b>	<b>45</b>	<b>580</b>	<b>8,208</b>	<b>..</b>	<b>28,716</b>	<b>11,370</b>	<b>40,086</b>
2017-18	Apr - Sep	7,219	174	0	67	1,833	..	9,293	2,723	12,016
2017-18	Oct - Mar	12,544	859	34	106	3,026	..	16,569	5,321	21,890
<b>2017-18</b>	<b>Full Year</b>	<b>19,763</b>	<b>1,033</b>	<b>34</b>	<b>173</b>	<b>4,859</b>	<b>..</b>	<b>25,862</b>	<b>8,044</b>	<b>33,906</b>
2016-17	Apr - Sep	7,096	218	1	0	1,338	..	8,653	2,957	11,610
2016-17	Oct - Mar	11,184	373	4	36	2,635	..	14,232	5,252	19,484
<b>2016-17</b>	<b>Full Year</b>	<b>18,280</b>	<b>591</b>	<b>5</b>	<b>36</b>	<b>3,973</b>	<b>..</b>	<b>22,885</b>	<b>8,209</b>	<b>31,094</b>

<sup>1, 2, 5, 6</sup> These footnotes are the same as those for Table 1a, see page 8

<sup>7</sup> Some of the market completions delivered between 2013-14 and 2023-24 may include houses sold to purchasers who have received assistance through the Help to Buy scheme to buy a property at market value from a house builder where the scheme as a whole may have benefitted from funding through another programme. Help to Buy was reported by MHCLG (see <https://www.gov.uk/government/collections/help-to-buy-equity-loan-and-newbuy-statistics>)



3.7 In the period 1 April 2025 to 30 September 2025 (first half of financial year 2025-26, with comparisons to the same period of 2024-25) there were:

- **13,500** housing completions in total, a decrease of 1,226 or 8%; of which
- **10,309** were affordable housing completions, a decrease of 275 or 3%; of which
- **4,654** were for Intermediate Affordable Housing, including Shared Ownership and Rent to Buy, a decrease of 415 or 8%
- **3,316** were for Affordable Rent, a decrease of 167 or 5%
- **2,339** were for Social Rent, an increase of 307 or 15%

3.8 Of the affordable housing completions delivered, the three highest delivering programmes were:

- The AHP 2021-26 with **70%**, up from 58%. This increase is due to the closure of the SOAHP 2016-21, which finished delivering housing starts in March 2024 and is due to finish delivery of completions by the end of March 2026.
- The SOAHP 2016-21 with **25%**, down from 32%

- The SLP with **3%**, down from 4%

3.9 The decrease in total housing completions is mostly due to two programmes: the SOAHP 2016-21, which is in its final year of delivery, and the HBF-STF, a closed fund whose completions are expected to continue declining year-on-year as it winds down.

3.10 Table 2b below shows the percentage<sup>21</sup> of Homes England's affordable housing completions delivered by each region compared to last year, ranked highest to lowest.

**Table 2b: Affordable Housing Completions - Percentage Delivery by Region**

Region	2025-26 Apr-Sep	2024-25 Apr-Sep
North West	23%	21%
South East	16%	11%
East Midlands	14%	10%
East of England	13%	15%
South West	10%	13%
Yorkshire and The Humber	8%	9%
West Midlands	8%	12%
North East	7%	8%
London	0%	1%

3.11 Of the total completions delivered:

- **3,191** were for market sale, a decrease of 951 or 23%; of which
- **1,373** were delivered by the SLP, a decrease of 476 or 26%
- **970** were delivered by the HBF-STF<sup>22</sup>, a decrease of 757 or 44%
- **764** were delivered by the HBF, an increase of 312 or 69%
- **84** were delivered by the LAAC<sup>22</sup>, a decrease of 28 or 25%

3.12 As shown above, the reduction in market completions is largely due to the HBF-STF. With the fund now closed to new business, its completions are expected to continue falling as the programme winds down.

<sup>21</sup> Note that proportions do not sum to 100% due to rounding.

<sup>22</sup> This programme is now closed to new business.

## First Homes

3.13 First Homes (FH) were included in the December 2023 release for the first time. Launched in 2021 they were previously only reported in MHCLG's Table 1012<sup>23</sup> and annual statistics on affordable housing supply in England<sup>24</sup>, with a mention in this release. The tables accompanying this release include FH delivery for the period 2021-22 to 2023-24, comprising of the Phase One Early Delivery Programme (launched in 2021-22 and delivered by the SLP) and the Phase Two (grant funded) Early Delivery Programme (launched in 2022-23). Where FH completions were delivered under the phase one pilot, the number of market completions have been reduced by the same value. This is because phase one FH completions were delivered by converting existing market completions. The main delivery mechanism will be through developer contributions. Both of these programmes closed in 2023-24 and delivered a combined total of 1,275 completions.

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<sup>23</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

<sup>24</sup> <https://www.gov.uk/government/collections/affordable-housing-supply>

## 4. Accompanying tables

- 4.1 The tables accompanying this release are available to download from the housing statistics page on the Homes England section of GOV.UK<sup>25</sup> and include the following:

### Table 1

Housing starts on site and completions by programme and tenure for:

1 April 2025 – 30 September 2025  
1 April 2024 – 31 March 2025 with half year analysis  
1 April 2023 – 31 March 2024 with half year analysis  
1 April 2022 – 31 March 2023 with half year analysis  
1 April 2021 – 31 March 2022 with half year analysis  
1 April 2020 – 31 March 2021 with half year analysis  
1 April 2019 – 31 March 2020 with half year analysis  
1 April 2018 – 31 March 2019 with half year analysis  
1 April 2017 – 31 March 2018 with half year analysis  
1 April 2016 – 31 March 2017 with half year analysis  
1 April 2015 – 31 March 2016 with half year analysis  
1 April 2014 – 31 March 2015 with half year analysis  
1 April 2013 – 31 March 2014 with half year analysis  
1 April 2012 – 31 March 2013 with half year analysis  
1 April 2011 – 31 March 2012 with half year analysis  
1 April 2010 – 31 March 2011 with half year analysis  
1 April 2009 – 31 March 2010 with half year analysis

### Table 2

Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy), 1 April 2025 – 30 September 2025.

- 4.2 Housing starts on site and completions by local authority district and tenure (all programmes except Help to Buy) for historical periods are available to download from the Homes England housing statistics web page<sup>25</sup>.
- 4.3 In a small number of cases, Homes England funding to an affordable housing provider may be to support a person or family to be housed in a local authority that is different to the one in

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<sup>25</sup> <https://www.gov.uk/government/collections/housing-statistics>

which they currently reside. The local authority presentation in Table 2 is based on the local authority district in which the house is located. This table also identifies the region in which each local authority is located.

- 4.4 We can provide programme level statistics for specified local authority areas in response to requests made to [housing.statistics@homesengland.gov.uk](mailto:housing.statistics@homesengland.gov.uk).
- 4.5 We can provide local authority level statistics (Table 2) showing the RtB / AHO split for financial years 2016-17 to 2021-22 in response to requests (see 4.4 above for contact details).

## 5. Other information

### Pre-release access

- 5.1 Details of officials who receive pre-release access to the release up to 24 hours before publication are available from the housing statistics page on the Homes England section of GOV.UK<sup>26</sup>.

### A brief history of Homes England

- 5.2 Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (HCA) (the legal entity). The HCA was created on 1 December 2008 by bringing together the regeneration body English Partnerships (including the Property and Regeneration programme), the investment arm of the Housing Corporation (including the National Affordable Housing Programme), the Academy for Sustainable Communities and a number of housing and regeneration programmes from MHCLG (then known as the Department for Communities and Local Government (DCLG). In October 2011, the HCA took responsibility for the land and property assets of eight of England's nine Regional Development Agencies, ahead of their operational closure in March 2012. On 1 April 2012, the HCA's former London operating area transferred to the GLA.

### Future publication dates

- 5.3 Our official statistics for the period 1 April 2025 to 31 March 2026 will be published in June to July 2026.

### Responsible statistician

- 5.4 The responsible statistician for this statistical release is Mike Shone.

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<sup>26</sup> <https://www.gov.uk/government/collections/housing-statistics>

## 6. User consultation

- 6.1 Users' comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be sent to the "Statistical Enquiries" address given below:

### Enquiries

#### Media Enquiries

Email: [media@homesengland.gov.uk](mailto:media@homesengland.gov.uk)

Tel: 020 7874 8262

#### Statistical Enquiries

Mike Shone (c/o)

Email: [housing.statistics@homesengland.gov.uk](mailto:housing.statistics@homesengland.gov.uk)

Tel: 01234 242537

## 7. Technical Notes

Please see the accompanying technical notes document for further information. This can be found on the Homes England housing statistics page for 1 April 2025 to 30 September 2025:

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

# Annex 1

## Homes England's programmes

The following table and links provide information about Homes England's programmes (current and historical), which are funded by Ministry of Housing Communities & Local Government (MHCLG) with the exception of Care and Support Specialised Housing, Homelessness Change 2015-18 and Platform for Life, which were funded by the Department of Health:

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
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 on site by 31 March 2015. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / AHO / Market	NB
<a href="#"><u>Affordable Homes Guarantees</u></a>	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
<a href="#"><u>Affordable Homes Programme</u></a> <sup>3</sup>	The Affordable Homes Programme was announced as part of the Government's Spending Review 2010 and delivered over 58,000 (excluding London) new affordable homes by 31 March 2015, with rents set at up to 80% of market rent.	Aff. Rent / Social Rent / AHO	NB/A
<a href="#"><u>Affordable Homes Programme 2015 - 18</u></a>	The Affordable Homes Programme 2015-18 replaced the Affordable Homes Programme 2011-15 and aims to increase the supply of new affordable homes in England by March 2018. It is now closed although commitments agreed under this programme will be delivered during the 2016-21 period.	Aff. Rent / Social Rent / RtB / AHO (Shared Ownership)	NB/A

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Affordable Homes Programme 2021-26</u></a>	The Affordable Homes Programme 2021-26 is replacing the Shared Ownership and Affordable Homes Programme 2016-21 with the aim to increase the supply of new affordable homes in England by March 2026.	Aff. Rent / Social Rent / RtB / AHO (Shared Ownership)	NB/A
<a href="#"><u>Build to Rent</u></a>	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
<a href="#"><u>Builders Finance Fund</u></a>	The £525 million Builders Finance Fund is designed to help restart and speed up housing developments between 5 and 250 units that have slowed down or stalled. Its main objective is to address difficulties in accessing development finance faced by some house builders, particularly smaller developers, and to help bring forward stalled but viable sites. With effect from October 2016, existing commitments transferred to the Home Building fund – Short Term Fund.	Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Care and Support Specialised Housing Fund</u></a>	<p>The Department of Health's Care and Support Specialised Housing Fund (CASSH) provides funding for housing for older people and adults with disabilities (physical or sensory disabilities, mental health needs and learning disabilities &amp; autism).</p> <p>The fund is split into two phases. Phase 1 was launched in October 2012 and phase 2 was launched in February 2015. The initial budget for the programme was £160m over five years (2013-14 to 2017-18) outside London. In 2013, this was increased by a further £80m and the delivery time frame extended to 2020-21.</p>	Aff. Rent / Social Rent / AHO (Shared Ownership)	NB/A

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Economic Assets</u></a>	The Economic Assets programme was announced in the Budget 2011 and worked with partners to ensure the effective use and disposal of more than 300 land and property assets transferred from the former Regional Development Agencies. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Empty Homes</u></a> <sup>3</sup>	The Empty Homes programme was announced as part of the Government's Spending Review 2010 to bring back into use empty residential properties (in private ownership) as affordable housing. The programme delivered 2,759 homes by 30 September 2016 outside London.	Aff. Rent / Social Rent / AHO	A
<a href="#"><u>Empty Homes Round Two</u></a>	In November 2012 a second round of funding was launched to bring back into use empty properties as affordable housing. As well as residential properties (in private ownership), the programme had an emphasis on the refurbishment of empty commercial and non-residential properties. The programme delivered 868 homes by 31 March 2017 outside London.	Aff. Rent / Social Rent / AHO	A
<a href="#"><u>FirstBuy</u></a>	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
<a href="#"><u>First Homes</u></a>	First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.	AHO	NB
<a href="#"><u>Get Britain Building</u></a>	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

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Help to Buy (equity loan)</u></a>	<p>Help to Buy was announced in the Budget 2013 to help purchasers struggling to buy a new build home. It offers a maximum 20% (40% in London) equity loan (minimum 10%) on new build properties up to a maximum purchase price of £600,000.</p> <p>Launched in April 2013 with an initial budget of £3.7bn, the programme aspired to support 74,000 plus homebuyers in the first 3 years. The 2015 Spending Review confirmed £8.6bn of funding and extended the programme to 2021 to assist an anticipated 145,000 purchases. In October 2017, the Government announced it will invest a further £10 billion in the Help to Buy Equity Loan programme.</p> <p>More than 330,000 completions were achieved by the end of the programme, which helped people buy a new build home with only a 5% deposit.</p>	Market	NB
<a href="#"><u>Help to Buy: Equity Loan (2021-2023)</u></a>	<p>Help to Buy: Equity Loan (2021-2023) is for first-time buyers and includes regional property price limits to ensure the scheme reaches people who need it most.</p> <p>As with the previous scheme, the government provided lending to homebuyers of between 5% and 20% of the cost of a newly built home, and up to 40% in London.</p> <p>Help to Buy: Equity Loan (2021-2023) is now closed to new applications.</p>	Market	NB
<a href="#"><u>Homelessness Change</u></a> <sup>3</sup>	The Homelessness Change Programme was announced as part of the Government's Spending Review 2010 and delivered 1,128 new or refurbished bed spaces in hostel accommodation by 31 March 2015 (outside London).	Aff. Rent	NB/A

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Homelessness Change 2015-18</u></a>	<p>Homes England is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing and improving hostel accommodation and facilities for the delivery of healthcare, training or education aimed at supporting rough sleepers, those at risk of sleeping rough, and other non-statutory homeless people of specialist housing to meet the needs of older people and adults with disabilities or mental health problems outside of London.</p> <p>This programme was launched jointly alongside the Platform for Life fund in March 2015.</p>	Aff. Rent	NB/A
<a href="#"><u>Kickstart Housing Delivery</u></a>	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
<a href="#"><u>Home Building Fund</u></a>	The Home Building Fund offers finance from £250,000. Smaller loans for innovative housing solutions will also be considered.	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB
<a href="#"><u>Local Authority Accelerated Construction</u></a>	<p>Through our new Accelerated Construction programme we want to provide a tailored package of support to ambitious local authorities who would like to develop out surplus land holdings at pace.</p> <p>There is no single approach to accelerated construction that we expect to support. Our intention is to support a range of proposals at different scales and in locations where there is sufficient demand for housing.</p>	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB
<a href="#"><u>Local Authority New Build</u></a>	The Local Authority New Build programme was set up to deliver 4,000 homes for rent by 31 March 2012.	Social Rent	NB

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Mortgage Rescue</u></a> <sup>3</sup>	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. This scheme is now closed.	AHO / Int. Rent	A
<a href="#"><u>National Affordable Housing Programme</u></a>	The National Affordable Housing Programme is the predecessor to the AHP 2011-15.	Social Rent / Int. Rent / AHO	NB/A
<a href="#"><u>Platform for Life</u></a>	Homes England is allocating a share of up to £25 million capital funding for specialist housing providers, on behalf of the Department of Health, to bring forward proposals for developing low-rent accommodation for young people aged 18 to 24 who are homeless or at risk of homelessness and are in housing need, to support their participation in work, further education or vocational training, with the aim of assisting residents into long term employment and independence, and improving their prospects for a successful and healthy life.  This programme was launched jointly alongside the Homelessness Change 2015 to 2017 fund in March 2015.	Aff. Rent	NB/A
<a href="#"><u>Property and Regeneration Programme</u></a>	The Property and Regeneration programme covered all the historical property and regeneration investments and assets inherited from English Partnerships. With effect from 1 April 2015, existing commitments transferred to the Single Land Programme.	Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Rent to Buy</u></a>	The Rent to Buy Loan 2015-17 provided loans at a low, fixed rate to registered providers to deliver homes outside London. The homes will be let at a sub-market rent for at least 7 years with the intention of supporting working households to save money and achieve their aspiration of home ownership.  This programme is now closed.	AHO	NB

Programme	Programme Summary	Tenure <sup>1</sup>	Build Type <sup>2</sup>
<a href="#"><u>Right to Buy Replacement</u></a>	With effect from 2 April 2012, every additional local authority home sold under Right to Buy will be replaced by a new home for affordable rent, with receipts from sales recycled towards the cost of replacement. Where a local authority decides not to undertake the development themselves, they return the relevant portion of the receipts to MHCLG for re-investment nationally.	Aff. Rent	NB
<a href="#"><u>Shared Ownership and Affordable Homes Programme 2016-21</u></a>	This programme aims to increase the supply of Shared Ownership and other affordable homes in England.	Aff. Rent / Social Rent / RtB / AHO (Shared Ownership)	NB/A
<a href="#"><u>Short Form Agreement</u></a> <sup>3</sup>	A Short Form Agreement (SFA) is used by Homes England to contract with providers who wish to deliver Affordable Rent units without Homes England funding.	Aff. Rent	NB/A
<a href="#"><u>Single Land Programme</u></a>	The Single Land Programme, with effect from 1 April 2015, consists of existing commitments taken from the amalgamation of historical Homes England land programmes (Accelerated Land Disposal, Economic Assets and Property and Regeneration) and transferred sites from across Government under the Public Sector Land Transfer model. It is a self-financing programme funded through the recycling of receipts supporting Government's targets on housing (including starter homes), public sector land release and asset disposals.	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>The Home Building Fund – Short Term Fund</u></a>	The Home Building Fund is government finance to increase the number of new homes being built in England. Applications are being accepted from private sector businesses to build new homes or prepare sites for development.	Aff. Rent / Social Rent / Int. Rent / AHO / Market	NB/A
<a href="#"><u>Traveller Pitch Funding</u></a> <sup>3</sup>	The Traveller Pitch Funding programme was announced as part of the Government's Spending Review 2010 and delivered 515 new traveller pitches by 31 March 2015 (outside London). In addition, 386 refurbished pitches were delivered.	Aff. Rent / AHO	NB/A

- <sup>1</sup> Tenure indicates whether units delivered under each programme are allocated to Affordable Rent (Aff. Rent), Social Rent (Social Rent), Intermediate Rent (Int. Rent), RtB, AHO including Shared Ownership, or Open Market (Market).
- <sup>2</sup> New supply is either a new build (NB) or an acquisition (A) from existing non-affordable stock. Grant under some programmes can be used to deliver either newly built units or to fund acquisitions.
- <sup>3</sup> The programme was part of the Affordable Homes Programme (AHP) 2011-15. The majority of delivery through the AHP 2011-15 and other associated programmes was made available as Affordable Rent with some Affordable Home Ownership and, in some limited circumstances, Social Rent. Intermediate Rent was not delivered by the AHP 2011-15 unless it was through Mortgage Rescue or pre-existing commitments from the National Affordable Housing Programme.

## Annex 2

### England – Regions (former Government offices for the regions (GOR))



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0300 1234 500  
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