



Dame Meg Hillier MP
Chair of the Public Accounts Committee
House of Commons
London
SW1A 0AA

20 December 2021

Dear Dame Meg,

Public Accounts Committee: Starter Homes inquiry – Affordable Housing statistics

As part of the Public Accounts Committee's inquiry into the Starter Homes programme in 2020, Homes England committed to writing to the committee every six months to provide a breakdown of delivery across different tenure types through the Shared Ownership and Affordable Homes Programme (2016 – 2021) (SOAHP).

As you will be aware, the SOAHP ended on the 31 March 2021, however, partners delivering through the programme are still able to claim affordable housing starts up to the end of the financial year 2021/22.

The SOAHP uses the definition of an affordable home contained within the National Planning Policy Framework. There are five affordable housing products delivered through the programme – shared ownership, rent to buy, affordable rent, specialist housing and social rent.

The latest delivery data that we have available for total allocations made through the programme goes up to the end of September 2021. This shows that Homes England has supported the delivery of 142,551 affordable homes through the programme. This is broken down as follows:

Tenure	SOAHP Delivery
Shared Ownership	47,463
Rent to Buy	5,170
Affordable Rent	66,666
Specialist Housing	9,657
Social Rent	13,595
Total	142,551

You will note that the data shows some slight changes to allocations (both increases in some tenures and decreases in others) and overall a very slight reduction in total delivery compared to the June 2021 update provided to the Committee. This is a result of Covid-

19 and market conditions impacting on delivery and was expected in the last year that partners could claim housing starts on the programme.

As you will be aware, a new £7.32 billion Affordable Homes Programme (2021 – 2026) launched on 1 April to deliver 126,000 grant funded affordable homes outside of London. Homes England recently announced that it had allocated £5.2 billion of funding to 31 strategic partners to deliver 90,000 grant funded affordable homes; with an additional 100,000 non-grant funded homes to be delivered by strategic partners over the funding period.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Denton', with a stylized flourish extending to the right.

Peter Denton
Chief Executive Officer, Homes England