**Affordable Housebuilding - Year to Q1 2018[[1]](#footnote-1)**

**Starts**

* In the year to Q1 2018, 2,390 dwellings started being built in Thames Valley Berkshire (TVB), of which 352 were affordable dwellings (15% of the total).
* TVB’s percentage of affordable dwellings started was just over half the national average (27%).
* Of the 352 affordable dwellings started 45% of them were ‘affordable home ownership dwellings’, followed by ‘affordable rent dwellings’ (34%).
* In comparison to surrounding LEP areas, TVB had the joint lowest percentage of affordable dwellings started, with Buckinghamshire. Oxfordshire had started 1,027 dwelling, 29% of its overall number of dwellings started, the highest of the surrounding LEP areas.
* At local authority level, the highest percentages of affordable dwellings started were in West Berkshire (54%) and Reading (48%). Slough had not started any affordable housing during this timeframe.
* In West Berkshire there was a higher number of ‘affordable home ownership’ (67%) dwellings started compare to any other type of affordable dwelling, whereas in Reading 65% of the affordable dwelling started were ‘affordable rent dwellings’.

**Completions**

* In year to Q1 2018 TVB completed 3,230 dwellings of which 559 of which were affordable dwellings, this was 17% of the total.
* TVB’s percentage of affordable dwellings completed is lower than the national average (21%).
* Of the 559 affordable dwellings completed 55% of them were ‘affordable rent dwellings’. TVB follows the same trend in type of affordable dwellings completed as the national average.
* Compared to the surrounding areas TVB is average in terms of the percentage of affordable dwellings completed. Enterprise M3 (41%) and Buckinghamshire (20%) have a higher percentage of affordable dwellings completed.
* Within TVB, Wokingham (29%) had the highest percentage of affordable dwellings completed. This percentage was nearly double the next largest percentage, Bracknell Forest (15%). Slough as with the affordable dwelling started, hadn’t completed any affordable housing during the timeframe.
* Wokingham’s affordable dwellings were split over two types affordable rent (51%) and affordable home ownership (49%), where as in Bracknell Forest all the affordable dwellings completed were affordable rent dwellings.

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Starts | | | | | Completions | | | | |
| Area | Stock 2017 | No. | Rate | Rank | No. of Affordable Housing | Percentage | No. | Rate | Rank | No. of Affordable Housing | Percentage |
| Bracknell Forest | 49,060 | 350 | 0.7% | 120 | 29 | 8% | 240 | 0.5% | 195 | 36 | 15% |
| Reading | 68,770 | 260 | 0.4% | 234 | 125 | 48% | 670 | 1.0% | 78 | 73 | 11% |
| Slough | 54,390 | 190 | 0.3% | 247 | - | 0% | 340 | 0.6% | 149 | 0 | 0% |
| West Berkshire | 67,370 | 220 | 0.3% | 255 | 118 | 54% | 470 | 0.7% | 133 | 62 | 13% |
| Windsor and Maidenhead | 63,330 | 100 | 0.2% | 303 | 11 | 11% | 260 | 0.4% | 232 | 28 | 11% |
| Wokingham | 65,670 | 1,270 | 1.9% | 7 | 69 | 5% | 1,250 | 1.9% | 8 | 360 | 29% |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Thames Valley Berkshire | 368,590 | 2,390 | 0.6% | 21 | 352 | 15% | 3,230 | 0.9% | 8 | 559 | 17% |
| BTVLEP | 219,990 | 2,080 | 0.9% | 6 | 317 | 15% | 1,870 | 0.9% | 11 | 381 | 20% |
| Enterprise M3 | 713,950 | 6,130 | 0.9% | 8 | 1,464 | 24% | 4,700 | 0.7% | 21 | 1945 | 41% |
| London | 3,524,450 | 18,120 | 0.5% | 31 |  |  | 23,850 | 0.7% | 20 |  |  |
| Oxfordshire LEP | 285,750 | 3,590 | 1.3% | 1 | 1,027 | 29% | 3,490 | 1.2% | 2 | 462 | 13% |
| Swindon and Wiltshire | 311,460 | 2,850 | 0.9% | 7 | 651 | 23% | 3,490 | 1.1% | 3 | 447 | 13% |
| England | 23,950,000 | 157,480 | 0.7% | - | 42,652 | 27% | 160,460 | 0.7% | - | 33,741 | 21% |

**Table 1: Dwellings started and completed in the year to Q1 2018 in Berkshire and its surrounding areas**

**Table 2: Affordable starts on site in the year Q1 2018**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Area | Starts on Site | | | | | | |
| Affordable Rent | Social Rent | Intermediate Rent | Affordable Home Ownership | Total Affordable | Market | Total |
| Bracknell Forest | 5 | 0 | 0 | 10 | 15 | 14 | 29 |
| Reading | 81 | 0 | 0 | 44 | 125 | 0 | 125 |
| Slough | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Berkshire | 4 | 35 | 0 | 79 | 118 | 0 | 118 |
| Windsor and Maidenhead | 11 | 0 | 0 | 0 | 11 | 0 | 11 |
| Wokingham | 19 | 26 | 0 | 24 | 69 | 0 | 69 |
|  |  |  |  |  |  |  |  |
| Thames Valley Berkshire | 120 | 61 | 0 | 157 | 338 | 14 | 352 |
|  |  |  |  |  |  |  |  |
| BTVLEP | 272 | 1 | 0 | 44 | 317 | 0 | 317 |
| Enterprise M3 | 805 | 18 | 0 | 321 | 1144 | 320 | 1464 |
| Oxfordshire LEP | 844 | 42 | 4 | 102 | 992 | 35 | 1027 |
| Swindon and Wiltshire | 478 | 0 | 0 | 173 | 651 | 0 | 651 |
|  |  |  |  |  |  |  |  |
| ENGLAND (Excluding non-Homes England London delivery) | 17,159 | 1,409 | 153 | 9,184 | 27,905 | 14,747 | 42,652 |

**Table 3: Affordable completions in the year to Q1 2018**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Area | Completions | | | | | | |
| Affordable Rent | Social Rent | Intermediate Rent | Affordable Home Ownership | Total Affordable | Market | Total |
| Bracknell Forest | 33 | 0 | 0 | 0 | 33 | 3 | 36 |
| Reading | 43 | 0 | 0 | 30 | 73 | 0 | 73 |
| Slough | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Berkshire | 17 | 0 | 0 | 0 | 17 | 45 | 62 |
| Windsor and Maidenhead | 28 | 0 | 0 | 0 | 28 | 0 | 28 |
| Wokingham | 185 | 0 | 0 | 175 | 360 | 0 | 360 |
|  |  |  |  |  |  |  |  |
| Thames Valley Berkshire | 306 | 0 | 0 | 205 | 511 | 48 | 559 |
|  |  |  |  |  |  |  |  |
| BTVLEP | 170 | 70 | 0 | 54 | 294 | 87 | 381 |
| Enterprise M3 | 1214 | 36 | 0 | 261 | 1511 | 434 | 1945 |
| Oxfordshire LEP | 284 | 16 | 0 | 24 | 324 | 138 | 462 |
| Swindon and Wiltshire | 296 | 0 | 0 | 73 | 369 | 78 | 447 |
|  |  |  |  |  |  |  |  |
| ENGLAND (Excluding non-Homes England London delivery) | 19,763 | 990 | 8 | 5,080 | 25,841 | 7,900 | 33,741 |

1. New data will be released in May / June 2019 [↑](#footnote-ref-1)