

New home statistics review

2019

Home statistics review

NHBC statistics represent a unique source of detailed up-to-date information on new home construction and the house-building industry. The figures relate to new homes registered with NHBC for its ten-year warranty, which covers around 80 per cent of all new homes built in the UK.

NHBC figures are available well ahead of Government figures. As such, we represent the only source of up-to-date information on new home registrations.

161,022

new homes registered in 2019

112,086

new homes registered in the private sector in 2019

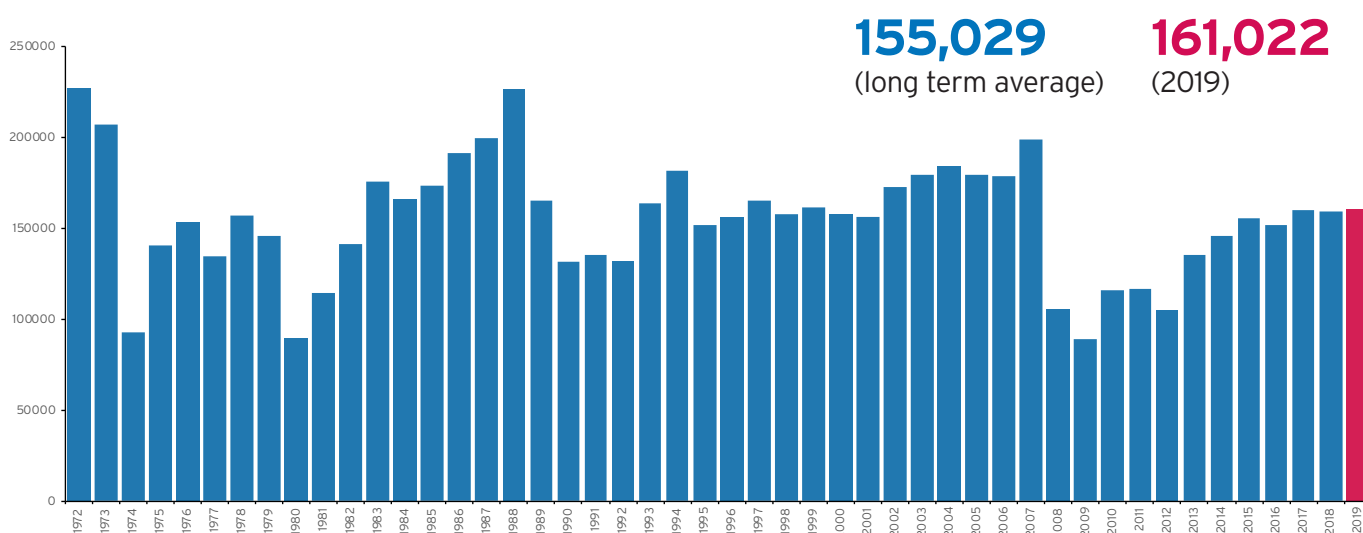
48,936

new homes registered in the affordable & rental sector in 2019

150,436

new homes completed in 2019

New-build registrations - year on year comparison



Source: NHBC (Appendix table 1)

2019 Headline results

- 161,022 new homes registered in 2019, 1% up on 2018
- 112,086 new homes were registered in the private sector in 2019, 3% down on 2018
- 48,936 new homes were registered in the affordable & rental sector in 2019, 13% up on 2018
- 21,726 new homes were registered in London in 2019, 37% up on 2018



Raising Standards. Protecting Homeowners

If you would like an interview to discuss this in more detail or if you require any further information, please contact Nadia Bedra on **01908 746 734** or email nbedra@nhbc.co.uk

Regional overview

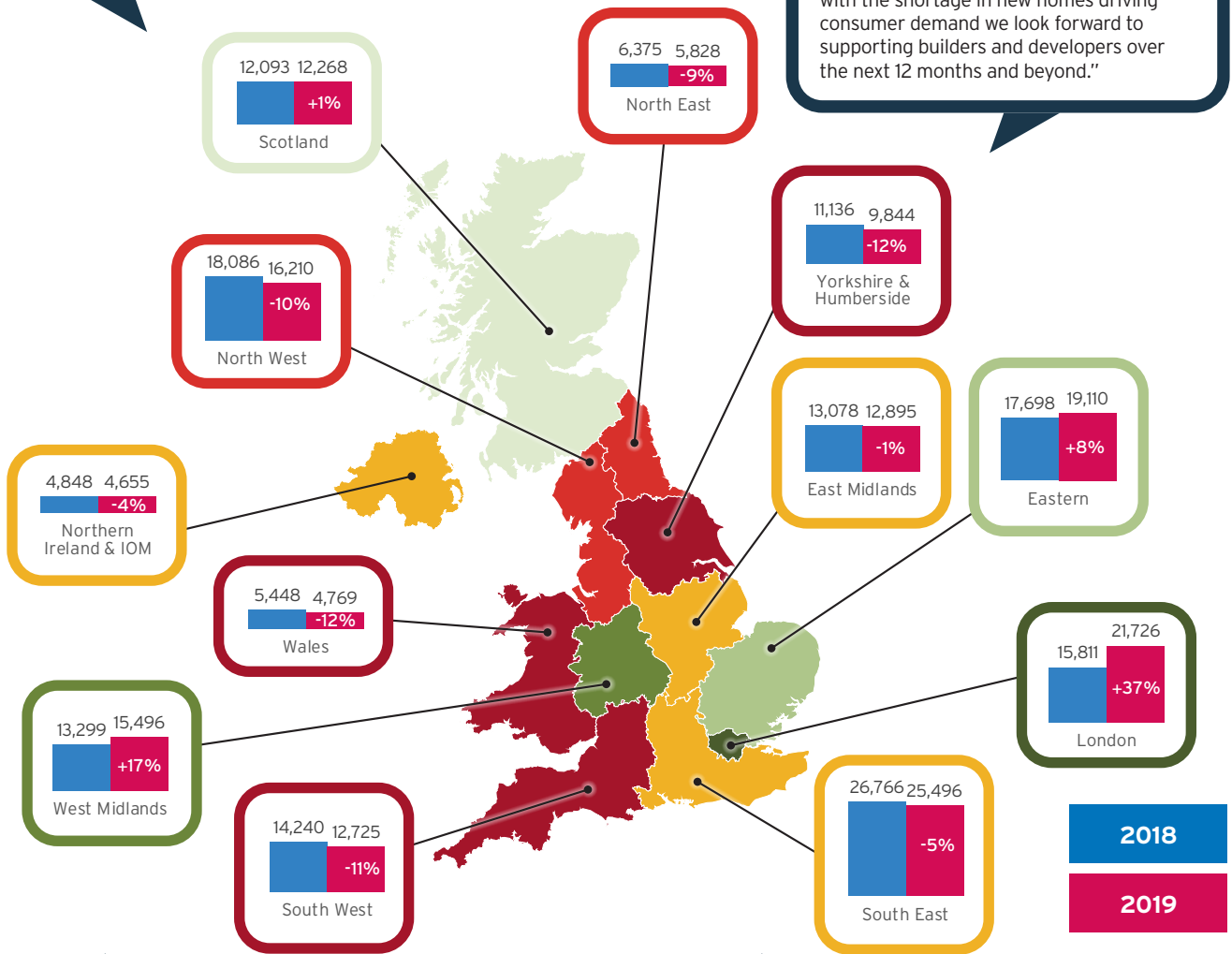
Regional registrations 2018 vs 2019

Padraig Venney - NHBC Regional Director NI & IOM

"The housing sector in NI proved to be resilient during 2019, despite the political uncertainties caused by Brexit. After three years without a Local Assembly we now have a local Government sitting in Stormont, which is welcome news for all the people of Northern Ireland. Housing has already been mentioned as a key issue for all local parties, with a renewed focus on delivering more genuinely affordable homes. Demand for new, high-quality housing remains strong, with Belfast and surrounding areas more popular than ever."

Malcolm MacLeod - NHBC Director Scotland

"Registrations in Scotland for the year were slightly ahead of 2018, representing a positive outcome for everyone in the sector. Overall builder confidence is good, with many predicting improvement in the market over the next two to three years. The Scottish central belt continued to be the key hotspot for new home sales over the year especially the Lothians and with the shortage in new homes driving consumer demand we look forward to supporting builders and developers over the next 12 months and beyond."



Paul Edwards - NHBC Regional Director West & Wales

"It was a frustrating year for the industry in Wales with overall new home registrations down 12% for the year with Brexit, land availability and the future of Help-to-Buy in Wales beyond 2021 being the main causes for concern. We will obviously help to support the sector to try and reverse this over the next 12 months. One positive aspect is that an additional £130m is to be given to Welsh Housing Associations by the Government to support the delivery and improvement of social housing across the country."

Steve Catt - NHBC Senior Regional Director

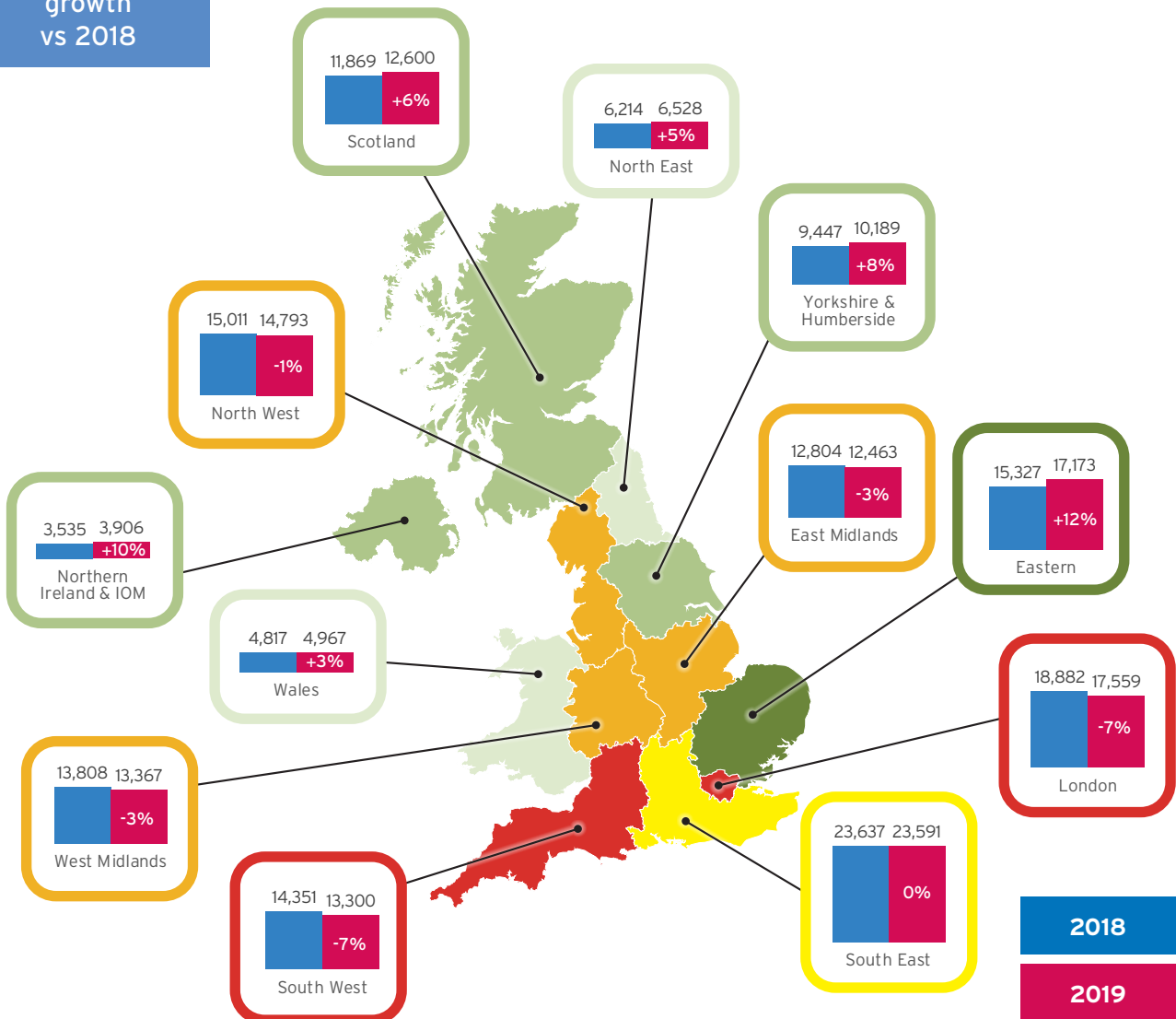
"New home registrations in England increased by 2% over the year compared to 2018, which is promising news for the industry and prospective new homeowners alike. Volumes in London continue to increase, boosted by the growth in the private rental sector and several large regeneration projects. Despite the political uncertainty of the preceding 12 months, the sector has performed well and looking ahead we will continue to support builders and developers deliver the high-quality new homes that the country needs."

Source: NHBC (Appendix table 2)

Regional overview

Regional completions 2018 vs 2019

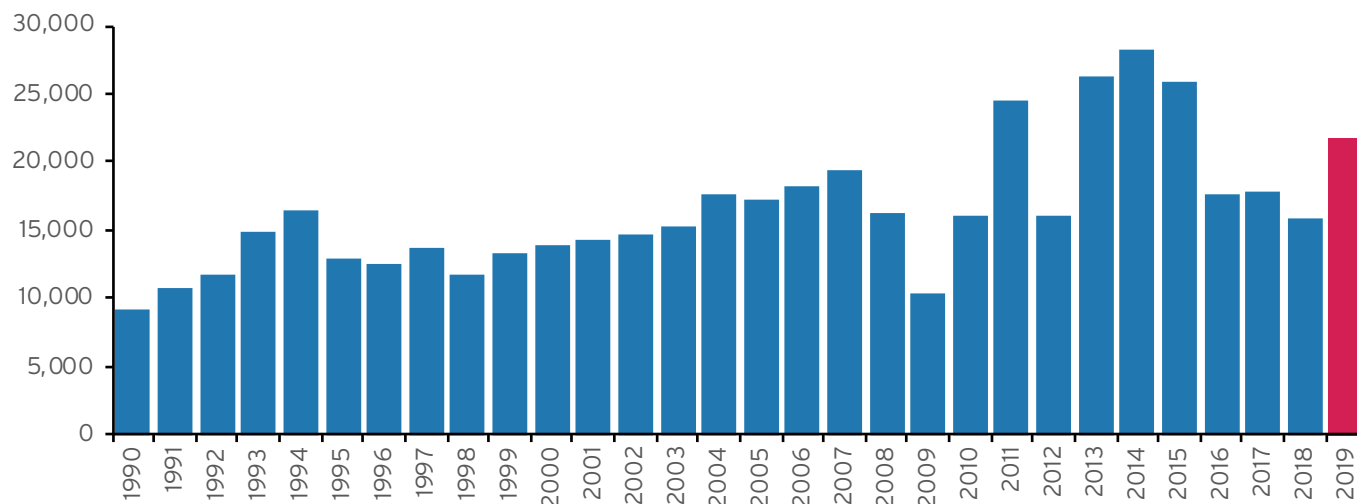
6/12
regions
experienced
growth
vs 2018



Source: NHBC (Appendix table 3)

Analysis of new home registrations

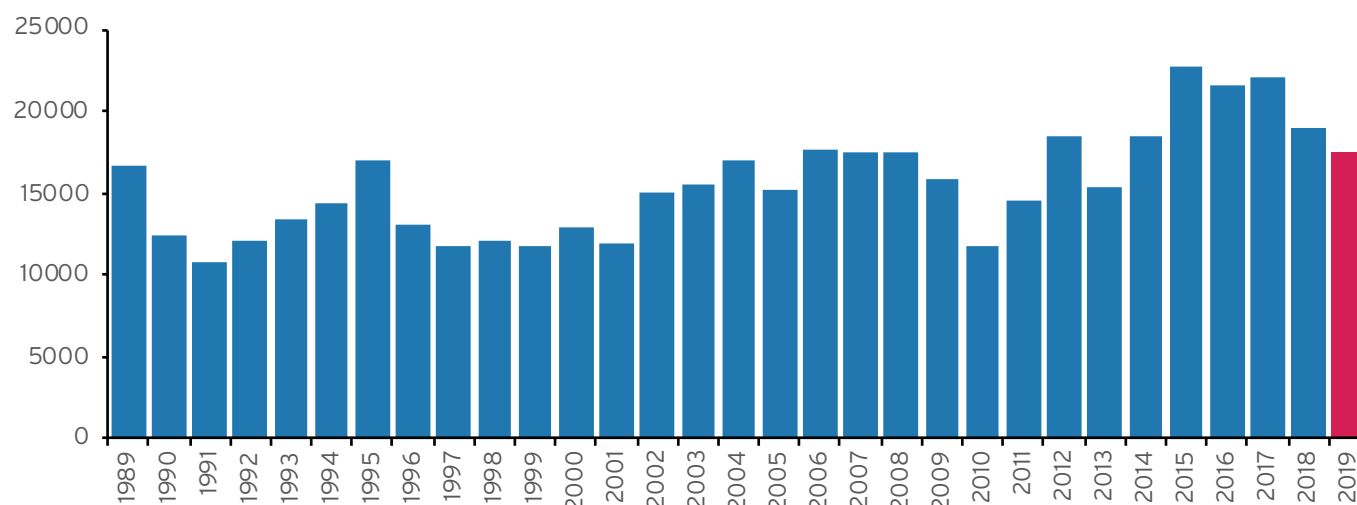
New homes registered in London



Source: NHBC (Appendix table 4)



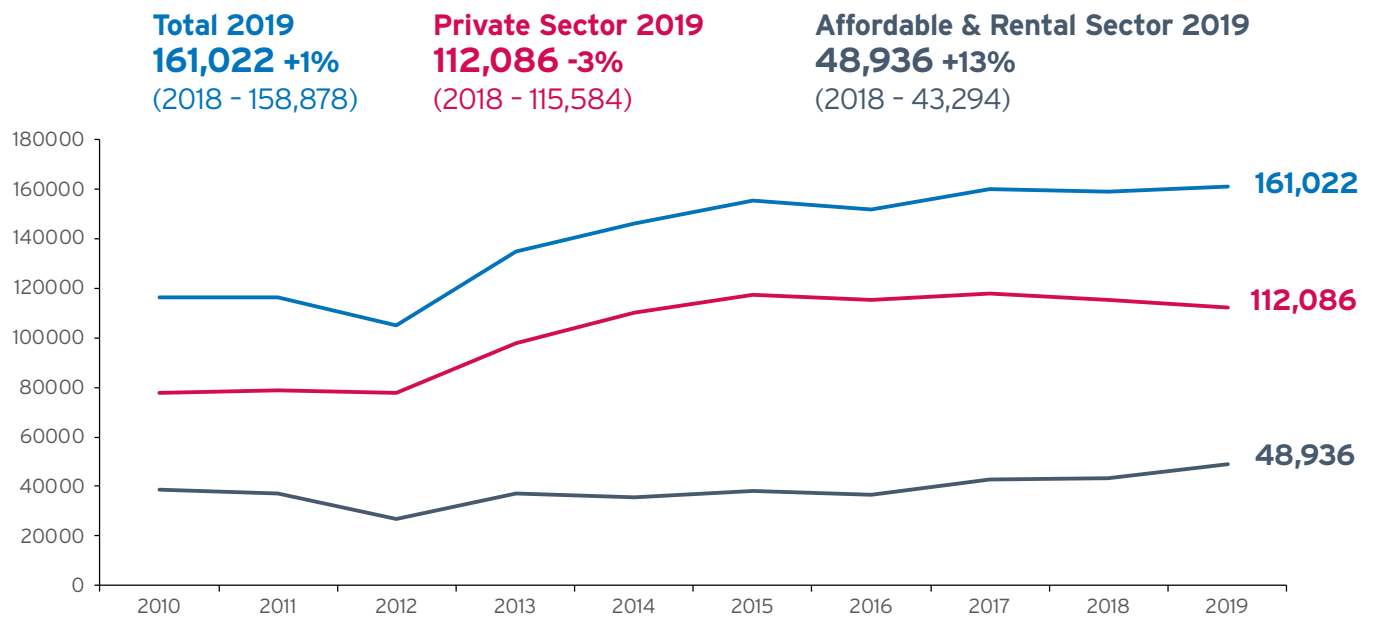
New homes completed in London



Source: NHBC (Appendix table 5)

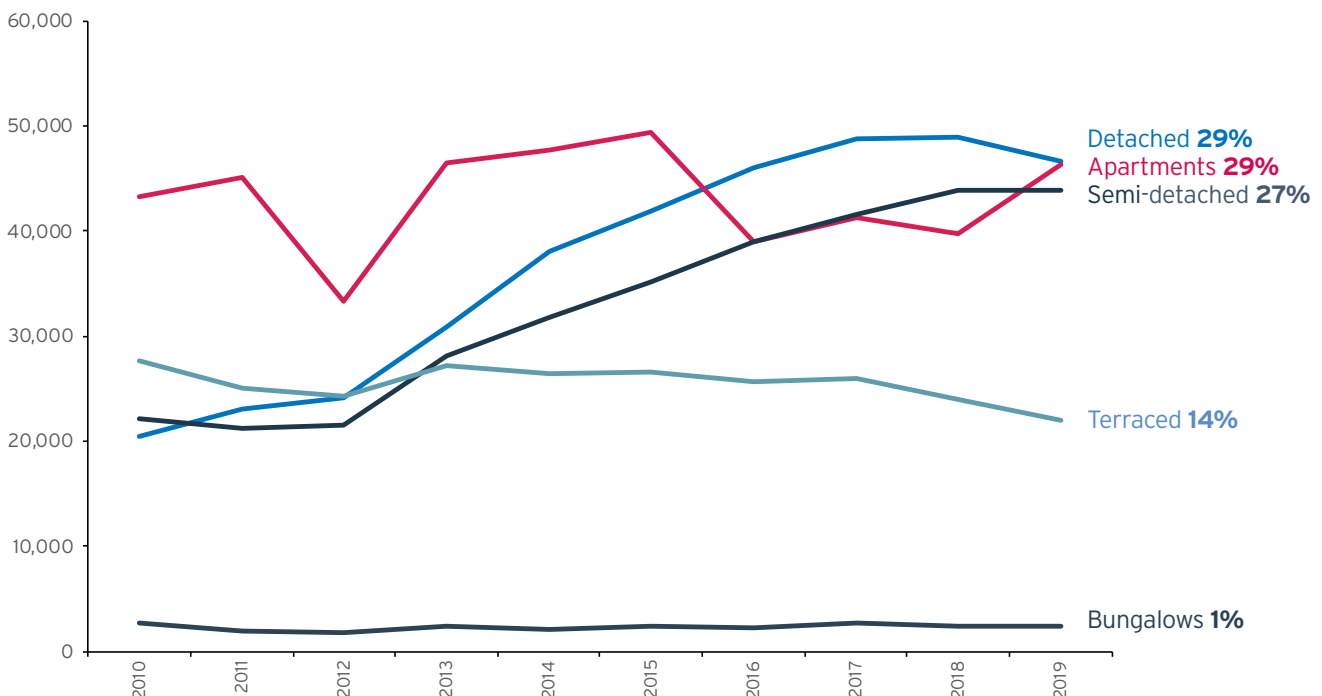
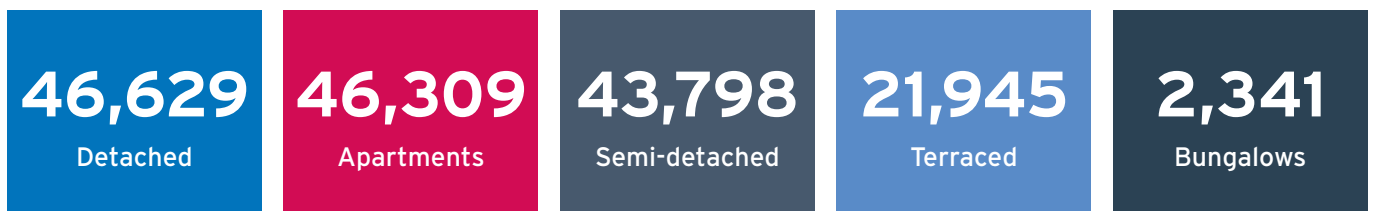
Analysis of new home registrations

New build registrations - private and affordable & rental sector



Source: NHBC (Appendix table 1)

UK house types



Source: NHBC (Appendix table 4)

Appendices

Table 1 - New build registrations - private and affordable & rental sector

YEAR	VOLUME	YEAR	VOLUME	YEAR	VOLUME	YEAR	VOLUME
1972	226,700	1984	165,600	1996	156,353	2008	105,300
1973	206,600	1985	173,300	1997	165,386	2009	88,849
1974	92,400	1986	191,600	1998	157,963	2010	116,129
1975	140,700	1987	199,098	1999	161,212	2011	116,295
1976	153,500	1988	226,285	2000	157,443	2012	104,937
1977	134,400	1989	164,962	2001	155,968	2013	134,968
1978	156,900	1990	131,905	2002	172,403	2014	146,058
1979	146,000	1991	135,638	2003	178,982	2015	155,430
1980	89,500	1992	131,671	2004	184,045	2016	151,817
1981	114,200	1993	163,906	2005	179,040	2017	160,237
1982	141,600	1994	181,517	2006	178,439	2018	158,878
1983	175,800	1995	151,779	2007	198,693	2019	161,022

Notes

1. The figures show new build (and Solo prior to October 2015) homes registered for NHBC's ten-year warranty
2. Nationally NHBC provides warranties on approximately 80% of new homes built in the UK (including the Isle of Man)
3. The figures are sourced from information held on NHBC's Fusion system as at 31st December 2019
4. Changes can occur between figures published at different times owing to changes in policies and cancellations

Appendices

Table 2 - UK registrations by region

REGION / COUNTRY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
NORTH EAST	4,542	3,245	3,972	5,225	5,328	5,802	6,173	6,593	6,375	5,828
NORTH WEST	8,390	8,171	8,723	11,238	11,630	13,533	15,110	16,915	18,086	16,210
YORKSHIRE & HUMBERSIDE	7,404	5,986	5,996	7,047	8,776	7,622	9,669	9,349	11,136	9,844
WEST MIDLANDS	8,909	8,036	7,915	10,726	12,448	13,534	13,226	14,977	13,299	15,496
EAST MIDLANDS	9,093	7,733	7,867	10,927	11,801	13,168	12,186	14,522	13,078	12,895
EASTERN	13,356	13,512	11,385	14,619	13,685	16,828	15,915	17,315	17,698	19,110
SOUTH WEST	13,157	11,567	11,761	13,717	14,323	15,719	16,427	15,058	14,240	12,725
LONDON	16,167	24,470	16,029	26,262	28,332	25,893	17,612	17,920	15,811	21,726
SOUTH EAST	19,507	18,887	16,946	19,420	21,319	22,831	26,159	25,954	26,766	25,496
SCOTLAND	8,218	9,079	8,405	10,113	11,117	12,658	11,557	12,650	12,093	12,268
WALES	4,219	3,546	4,136	3,543	4,793	4,626	4,542	5,466	5,448	4,769
NORTHERN IRELAND & IOM	3,167	2,063	1,802	2,131	2,506	3,216	3,241	3,518	4,848	4,655

Notes

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Table 3 - UK completions by region

REGION / COUNTRY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
NORTH EAST	3,803	4,116	4,024	4,201	4,936	5,434	5,586	5,958	6,214	6,528
NORTH WEST	7,911	8,737	8,754	8,726	10,766	12,241	12,544	14,047	15,011	14,793
YORKSHIRE & HUMBERSIDE	6,405	7,630	6,073	6,354	6,930	7,907	8,352	9,012	9,447	10,189
WEST MIDLANDS	7,352	9,140	8,446	8,736	9,587	12,439	12,233	13,121	13,808	13,367
EAST MIDLANDS	8,770	8,955	8,040	8,122	10,269	11,791	12,574	12,358	12,804	12,463
EASTERN	13,101	13,466	13,250	12,484	12,892	13,702	14,368	14,761	15,327	17,173
SOUTH WEST	11,190	12,709	11,516	11,812	12,420	14,047	14,512	14,231	14,351	13,300
LONDON	11,701	14,523	18,478	15,406	18,456	22,785	21,548	22,032	18,882	17,559
SOUTH EAST	16,605	18,227	18,935	17,066	16,527	21,426	20,850	22,913	23,637	23,591
SCOTLAND	8,535	8,682	8,596	9,620	10,340	11,426	11,658	11,173	11,869	12,600
WALES	3,837	3,884	3,730	3,828	4,326	4,658	4,505	4,571	4,817	4,967
NORTHERN IRELAND & IOM	3,397	2,933	2,414	2,348	2,634	2,746	3,084	3,443	3,535	3,906

Notes

1. The figures show new build (and Solo homes prior to October 2015) completed for NHBC's ten-year warranty.
2. 'Completions' relate to the number of homes 'finalled' by NHBC Building Inspectors and changes can occur between figures published at different times.
3. The figures are sourced from information held on NHBC's Fusion system as at 31st December 2019
4. Nationally NHBC provides warranties on approximately 80% of new homes built in the UK (including the Isle of Man).

Appendices

Table 4 - New home registrations in London

YEAR	VOLUME	YEAR	VOLUME	YEAR	VOLUME
1990	9,110	2000	13,834	2010	16,167
1991	10,674	2001	14,240	2011	24,470
1992	11,726	2002	14,656	2012	16,029
1993	14,938	2003	15,269	2013	26,262
1994	16,425	2004	17,658	2014	28,332
1995	12,849	2005	17,196	2015	25,893
1996	12,616	2006	18,310	2016	17,612
1997	13,726	2007	19,369	2017	17,920
1998	11,843	2008	16,306	2018	15,811
1999	13,412	2009	10,356	2019	21,726

Table 5 - New home completions in London

YEAR	VOLUME	YEAR	VOLUME	YEAR	VOLUME
1990	12,459	2000	12,931	2010	11,701
1991	10,783	2001	11,975	2011	14,523
1992	12,045	2002	15,020	2012	18,478
1993	13,427	2003	15,485	2013	15,406
1994	14,413	2004	17,054	2014	18,456
1995	16,998	2005	15,176	2015	22,785
1996	13,131	2006	17,583	2016	21,548
1997	11,728	2007	17,550	2017	22,032
1998	12,024	2008	17,471	2018	18,882
1999	11,709	2009	15,840	2019	17,559

Notes

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Appendices

Table 6 - New home registrations - private and affordable & rental sector

YEAR	PRIVATE	AFFORDABLE & RENTAL SECTOR	TOTAL
2010	77,642	38,487	116,129
2011	79,051	37,244	116,295
2012	77,820	27,117	104,937
2013	97,940	37,028	134,968
2014	110,378	35,680	146,058
2015	117,469	37,961	155,430
2016	115,226	36,591	151,817
2017	117,670	42,567	160,237
2018	115,584	43,294	158,878
2019	112,086	48,936	161,022

Table 7 - UK house types - registrations

	DETACHED HOUSES	APARTMENTS	SEMI-DETACHED HOUSES	TERRACED HOUSES	BUNGALOWS
2010	20,423	43,270	22,091	27,710	2,635
2011	23,098	45,129	21,150	24,988	1,930
2012	24,129	33,378	21,494	24,214	1,722
2013	30,807	46,390	28,154	27,170	2,447
2014	38,105	47,747	31,701	26,476	2,029
2015	41,844	49,355	35,190	26,587	2,454
2016	46,062	38,947	38,924	25,684	2,200
2017	48,767	41,336	41,573	25,889	2,672
2018	48,918	39,723	43,925	23,906	2,406
2019	46,629	46,309	43,798	21,945	2,341

Notes

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