



NHBC NEW HOMES STATISTICS REVIEW 2011

With Imtiaz Farookhi - Chief Executive at NHBC

Last year was undeniably a challenging one for the housing market, and especially for the house building industry. The number of homes registered in 2011 when compared with 2010 was broadly static, but some 85,000 fewer homes were registered than in 2007, indicating that the level of new build housing was well below predicted need.

Our figures, unsurprisingly, show that London experienced better growth than other parts of the UK; this may mean that the differences between London and the rest of the UK become more pronounced over time.

We will be closely monitoring registration levels through 2012, particularly as measures planned in the Government's Housing Strategy begin to take shape. We are hopeful that 2012 will be a positive year but, like much of the industry, we believe it is unlikely that the situation will improve significantly and we remain realistic about the speed at which we will see a tangible increase in the number of homes being registered.

YEAR ON YEAR OVERALL NEW HOUSEBUILDING FIGURES - 2010 VS 2011

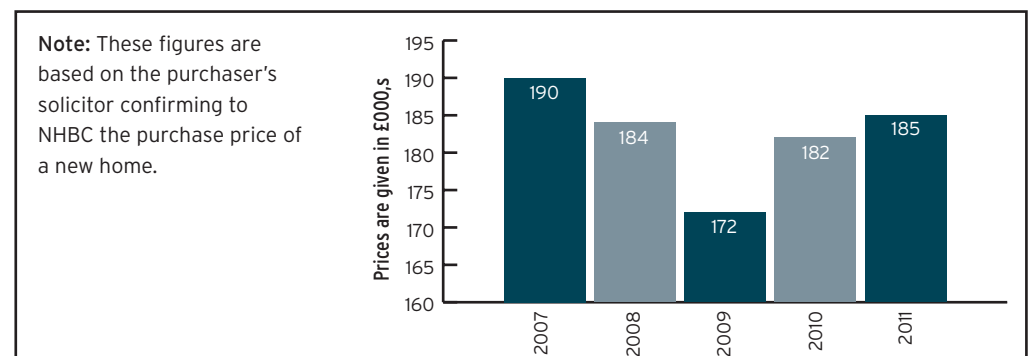


	NUMBER OF NEW HOMES
UK REGISTRATIONS	
2010	115,460
2011	114,930
UK COMPLETIONS	
2010	103,800
2011	113,880

Source: NHBC (Appendix table 1)

Note: Figures for 2011 are derived from actual 'New-Build' registrations for NHBC's ten-year warranty and the number of completions notified by NHBC inspectors. Figures are rounded to the nearest 10.

UK MEDIAN SELLING PRICE OF NEW HOMES - PRIVATE SECTOR ONLY



Source: NHBC (Appendix table 2)

CONTENTS

THE BIG NUMBERS FOR 2011
1

REGIONAL OVERVIEW
2

PUBLIC VS. PRIVATE
3

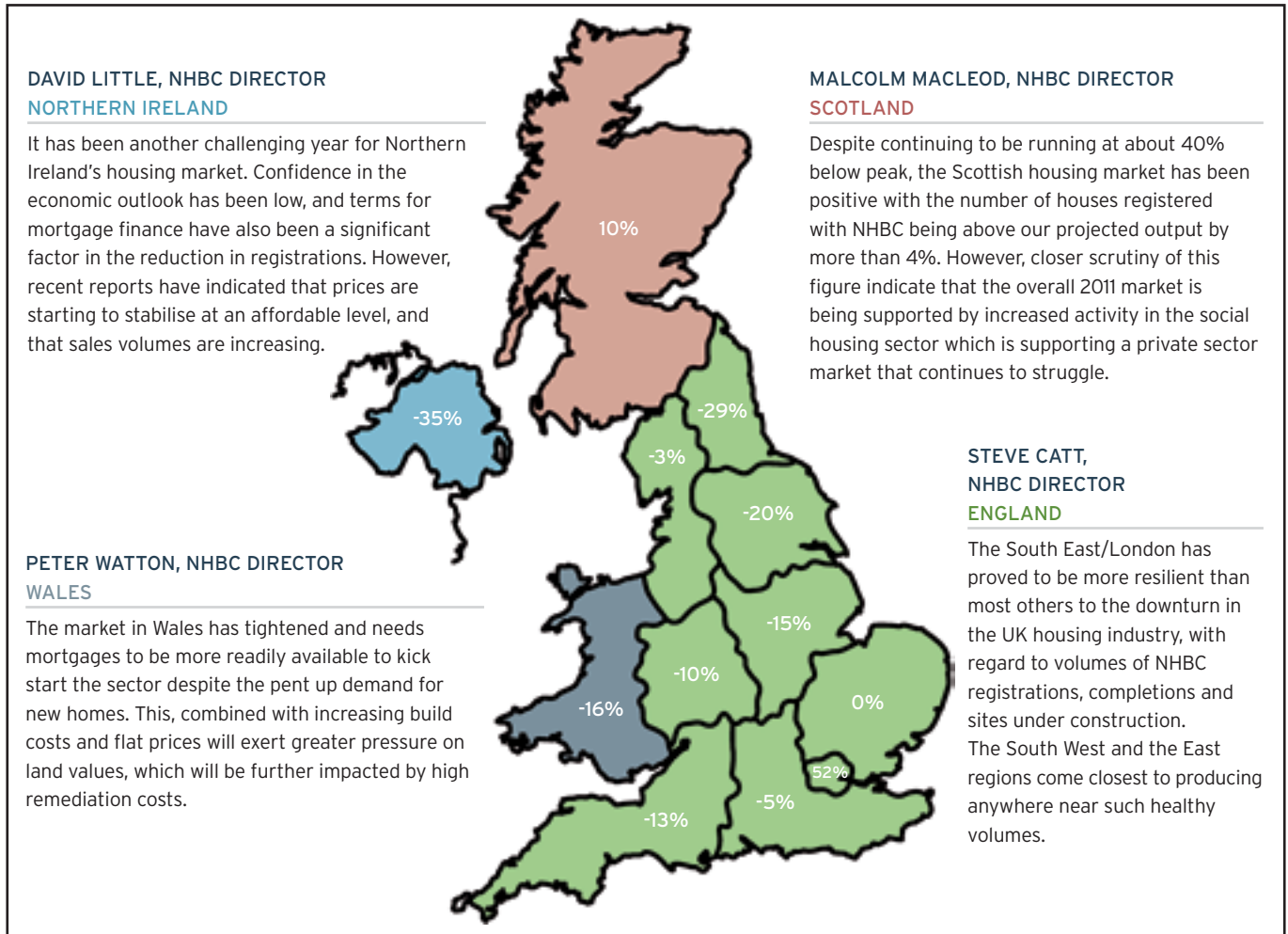
APPENDIX
4



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

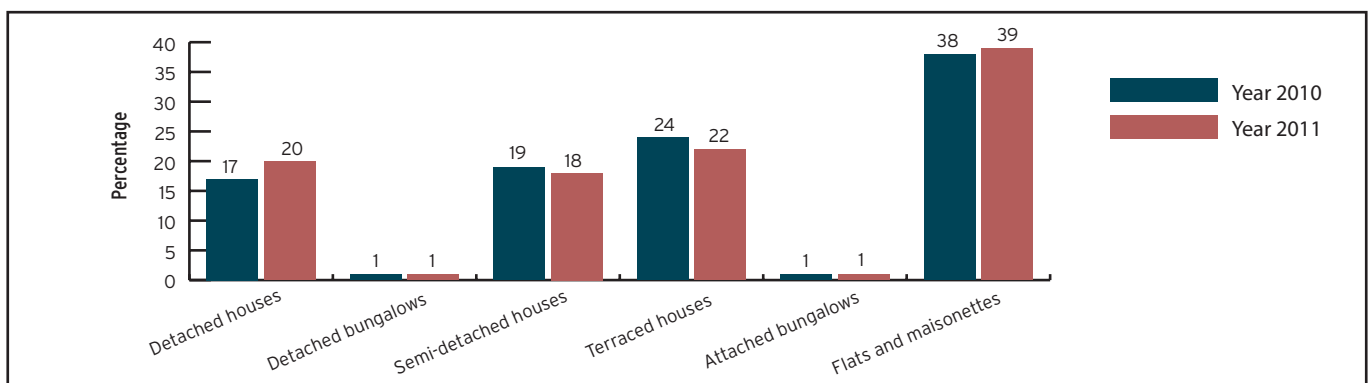
Annual registrations for all sectors (% change 2010 on 2011)



Source: NHBC (Appendix table 3)

Note: The comparison is based on 'New-Build' registrations for NHBC's ten-year warranty.

PERCENTAGE OF UK HOUSE TYPES IN TOTAL REGISTRATIONS - ALL SECTORS



Source: NHBC (Appendix table 5)

NHBC NEW HOMES STATISTICS REVIEW 2011

PRIVATE vs. AFFORDABLE

PRIVATE SECTOR

	NUMBER OF NEW HOMES	YEAR ON YEAR PERCENTAGE CHANGE
REGISTRATIONS		
2010	77,530	
2011	78,250	1%
COMPLETIONS		
2010	72,480	
2011	76,890	6%

AFFORDABLE SECTOR

	NUMBER OF NEW HOMES	YEAR ON YEAR PERCENTAGE CHANGE
REGISTRATIONS		
2010	37,920	
2011	36,680	-3%
COMPLETIONS		
2010	31,320	
2011	36,990	18%

Note: Figures are rounded to the nearest 10.

MEHBAN CHOWDERY, HEAD OF SOCIAL HOUSING AT NHBC

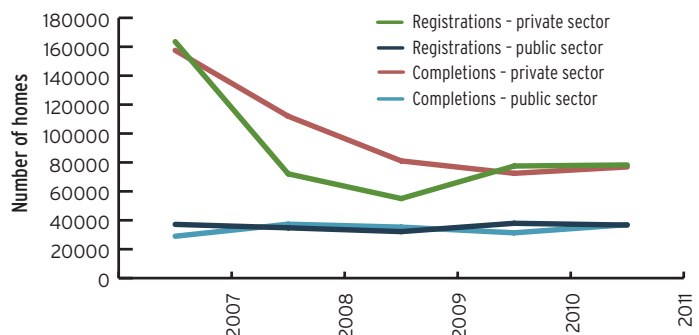
The tail-end of the 2008-2011 National Affordable Homes Programme tempered the decrease in affordable housing in 2011.

Registrations in the affordable sector remained strong in the first half of 2011, with a marked drop later in most areas. The UK as a whole dropped compared with 2010, though that masks regional disparities. Wales and North East almost halved, whereas London and East of England grew slightly.

Completions overall were 18% better than in 2010 and trending upwards. Regional variation included substantial increase in Yorkshire/Humberside and West Midlands, but flat volumes across London, South East and East of England.

The slow start to HCA Affordable rent scheme, recent low levels of planning approvals, plus implementation of the Housing Strategy and Localism Act mean the outlook is uncertain, but probably weakening further.

CHART 2: NHBC REGISTRATIONS AND COMPLETIONS



Source: NHBC (Appendix table 4)

Appendix

TABLE 1: UK REGISTRATIONS AND COMPLETIONS ALL SECTORS

	NUMBER OF NEW HOMES
REGISTRATIONS	
2007	200,700
2008	106,890
2009	88,080
2010	115,460
2011	114,930
Q4 2011 (Oct-Dec)	21,060
Q3 2011 (Jul-Sep)	30,040
Q2 2011 (Apr-Jun)	33,820
Q1 2011 (Jan-Mar)	30,010
COMPLETIONS	
2007	186,480
2008	148,890
2009	116,330
2010	103,800
2011	113,880
Q4 2011 (Oct-Dec)	32,110
Q3 2011 (Jul-Sep)	24,440
Q2 2011 (Apr-Jun)	30,880
Q1 2011 (Jan-Mar)	26,450

NOTES

- NHBC statistics are derived almost exclusively from its registered builders, who construct around 80% of the new homes built in the UK. As such, they represent a unique source of detailed, up-to-date information on new home construction and the house-building industry.
- A NHBC registered builder is required to register a house with NHBC at least 21 days before building starts.
- A house registered with NHBC is deemed completed when the NHBC Building Inspector, who carried out key stage inspections during construction, considers that the house has been satisfactorily completed in respect of NHBC's technical requirements.
- These figures are rounded numbers.
- The number of 'Registrations' relate to homes registered, less a small percentage reduction to allow for likely cancellations. During an economic downturn the number of actual cancellations is likely to be higher.
- The above figures relate to 'New-Build' registrations for NHBC's ten-year warranty in the UK, including the Isle of Man.
- 'Completions' relate to the number of homes 'finalled' by NHBC's Building Inspectors and are reported in the month they are received and processed.

NHBC NEW HOMES STATISTICS REVIEW 2011

Appendix

TABLE 2: MEDIAN SELLING PRICE OF NEW HOUSES - PRIVATE SECTOR ONLY

PRICES ARE GIVEN IN £000'S	2007	2008	2009	2010	2011
North East	165	157	144	150	144
North West	150	148	138	149	154
Yorkshire & The Humber	161	150	146	159	152
West Midlands	165	156	152	158	160
East Midlands	170	155	149	157	159
Eastern	210	195	180	205	205
South West	200	190	175	190	185
Greater London	260	270	256	250	295
South East	235	225	210	230	235
England	190	185	175	185	188
Scotland	189	188	174	185	187
Wales	176	160	145	157	160
Northern Ireland	193	169	148	145	132
United Kingdom	190	184	172	182	185

NOTES

1. NHBC asks the purchaser's solicitor to return a document confirming the purchase price of a house.
2. For each update, the previous figures are re-calculated and this can result in some minor changes occurring.
3. Houses includes flats, maisonettes and bungalows.

NHBC NEW HOMES STATISTICS REVIEW 2011

Appendix (continued)

TABLE 3: REGIONAL REGISTRATION FIGURES - ALL SECTORS

	2007	2008	2009	2010	2011
North East	8,570	2,850	2,760	4,550	3,230
North West	17,840	8,250	6,470	8,320	8,100
Yorkshire & the Humber	14,000	6,600	4,730	7,340	5,890
West Midlands	16,010	7,630	5,780	8,780	7,890
East Midlands	15,540	8,070	7,040	8,980	7,660
Eastern	22,620	12,760	11,690	13,340	13,340
South West	18,190	10,650	10,740	13,070	11,380
Greater London	20,000	16,020	10,300	16,170	24,590
South East	30,770	17,560	15,360	19,310	18,300
England	163,550	90,370	74,870	99,850	100,380
Scotland	20,920	9,750	6,810	8,210	8,990
Wales	8,760	3,640	2,870	4,190	3,500
Northern Ireland (incl. Isle of Man)	7,460	3,130	3,530	3,200	2,070
United Kingdom (incl. Isle of Man)	200,700	106,890	88,080	115,460	114,930

Note: Please note these figures are rounded to the nearest 10.

Northern Ireland Registration Figures by County - all sectors

	2007	2008	2009	2010	2011
Antrim	1,986	710	1,010	952	715
Armagh	639	343	296	243	109
Down	2,704	1,060	1,380	988	796
Fermanagh	445	167	196	122	80
Londonderry	752	344	276	509	199
Tyrone	549	209	193	262	131

NHBC NEW HOMES STATISTICS REVIEW 2011

Appendix (continued)

Scotland Registration Figures by Council - all sectors

	2007	2008	2009	2010	2011
Aberdeenshire	1,284	1,099	921	654	837
Angus	281	130	181	172	167
Argyll & Bute	151	109	185	110	107
City of Aberdeen	503	247	233	195	587
City of Edinburgh	1,848	617	594	837	1,105
City of Glasgow	3,067	844	426	1,063	382
Clackmannan	306	6	58	35	97
Dumfries & Galloway	480	106	136	254	67
Dundee City	644	330	188	153	88
East Ayrshire	515	124	56	134	143
East Dumbartonshire	207	66	54	131	380
East Lothian	457	152	208	231	148
East Renfrewshire	111	151	42	203	192
Falkirk	673	404	189	162	307
Fife	1,836	925	416	570	752
Highland	835	528	361	407	367
Inverclyde	356	186	49	82	97
Midlothian	420	290	124	232	313
Moray	142	98	72	185	64
North Ayrshire	558	103	68	137	113
North Lanarkshire	1,231	734	459	495	673
Orkney Islands	44	33	38	19	12
Perthshire & Kinross	817	216	194	234	152
Renfrewshire	846	313	166	197	97
Scottish Borders	514	250	85	131	83
Shetland Islands	41	25	15	5	4
South Ayrshire	67	118	69	92	63
South Lanarkshire	1,286	838	459	778	602
Stirling	380	271	105	171	142
West Dumbartonshire	322	120	95	18	62
Western Isles	39	21	20	64	9
West Lothian	662	298	548	58	774

Appendix (continued)

Welsh Registration Figures by Unitary Authority - all sectors

	2007	2008	2009	2010	2011
Blaenau Gwent	88	36	85	131	58
Bridgend	430	228	210	422	300
Caerphilly	553	103	268	198	220
Cardiff	2,022	598	359	467	208
Carmarthenshire	278	125	200	260	263
Ceredigion	40	22	14	40	34
Conwy	302	182	140	103	75
Denbighshire	124	172	53	119	128
Flintshire	360	168	118	174	265
Gwynedd	173	36	68	50	39
Isle of Anglesey	151	116	74	74	83
Merthyr Tydfil	503	7	107	240	21
Monmouthshire	210	186	33	242	152
Neath Port Talbot	149	214	100	206	210
Newport	839	508	267	253	292
Pembrokeshire	99	72	73	100	121
Powys	175	160	78	82	176
Rhondda Cynon Taff	601	205	116	198	272
Swansea	882	287	154	361	285
Torfaen	185	95	108	150	73
Vale of Glamorgan	63	15	122	91	63
Wrexham	537	105	125	232	157

NHBC NEW HOMES STATISTICS REVIEW 2011

Appendix (continued)

TABLE 4: UK PRIVATE AND AFFORDABLE SECTOR REGISTRATIONS AND COMPLETIONS

	PRIVATE SECTOR NUMBER	AFFORDABLE SECTOR NUMBER
REGISTRATIONS		
2007	163,540	37,160
2008	72,110	34,780
2009	55,910	32,170
2010	77,530	37,920
2011	78,250	36,680
COMPLETIONS		
2007	157,520	28,950
2008	111,950	36,940
2009	81,060	35,270
2010	72,480	31,320
2011	76,890	36,990

NOTES

1. The above figures relate to 'New-Build' registrations for NHBC's ten-year warranty in the UK. Northern Ireland values include the Isle of Man.
2. NHBC registration figures are obtained as follows: A builder is required to register a house with NHBC at least 21 days before building starts.
3. NHBC registration figures reflect an intention to build, they may give an earlier indication of market trends.
4. 'Completions' relate to the number of homes 'finalled' by NHBC's Building Inspectors and are reported in the month they are received and processed.
5. These figures are rounded.

Appendix (continued)

TABLE 5: PERCENTAGE OF HOUSE TYPES IN TOTAL REGISTRATIONS

PRIVATE AND AFFORDABLE SECTOR - PERCENTAGE OF HOUSE TYPE IN TOTAL REGISTRATIONS							
COUNTRY	YEAR	DETACHED HOUSES	DETACHED BUNGALOWS	SEMI-DETACHED HOUSES	TERRACED HOUSES	ATTACHED BUNGALOWS	FLATS AND MAISONNETTES
England	2007	14%	1%	14%	22%	1%	48%
	2008	12%	1%	14%	21%	1%	51%
	2009	15%	1%	17%	25%	1%	40%
	2010	15%	1%	19%	25%	1%	39%
	2011	17%	1%	18%	22%	1%	40%
Wales	2007	26%	1%	18%	17%	1%	37%
	2008	21%	2%	20%	20%	1%	37%
	2009	23%	2%	22%	24%	2%	27%
	2010	28%	2%	27%	22%	0.4%	21%
	2011	38%	1%	24%	20%	1%	16%
Scotland	2007	37%	3%	11%	10%	1%	38%
	2008	34%	2%	14%	14%	2%	34%
	2009	31%	3%	20%	11%	2%	33%
	2010	33%	3%	14%	14%	2%	34%
	2011	38%	2%	16%	12%	1%	30%
Northern Ireland	2007	24%	3%	25%	17%	0.3%	30%
	2008	25%	6%	21%	15%	0.5%	33%
	2009	24%	5%	25%	20%	1%	25%
	2010	23%	4%	27%	25%	1%	20%
	2011	29%	5%	33%	14%	0.4%	19%
United Kingdom	2007	18%	1%	14%	20%	1%	46%
	2008	14%	1%	14%	20%	1%	49%
	2009	17%	1%	18%	24%	1%	39%
	2010	17%	1%	19%	24%	1%	38%
	2011	20%	1%	18%	22%	1%	39%

NOTES

1. The above table shows the percentages of different types of homes registered by country for the past five years by house types.

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.



NHBC
NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP
Tel: 0844 633 1000 Fax: 0844 633 0022 www.nhbc.co.uk