

# New home statistics review

## 2023

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 circa 70 to 80 per cent of all new homes built in the UK and are a lead indicator of house-building activity.

# 105,449

new homes  
registered in 2023

# 64,877

new homes registered  
in the Private sector  
in 2023

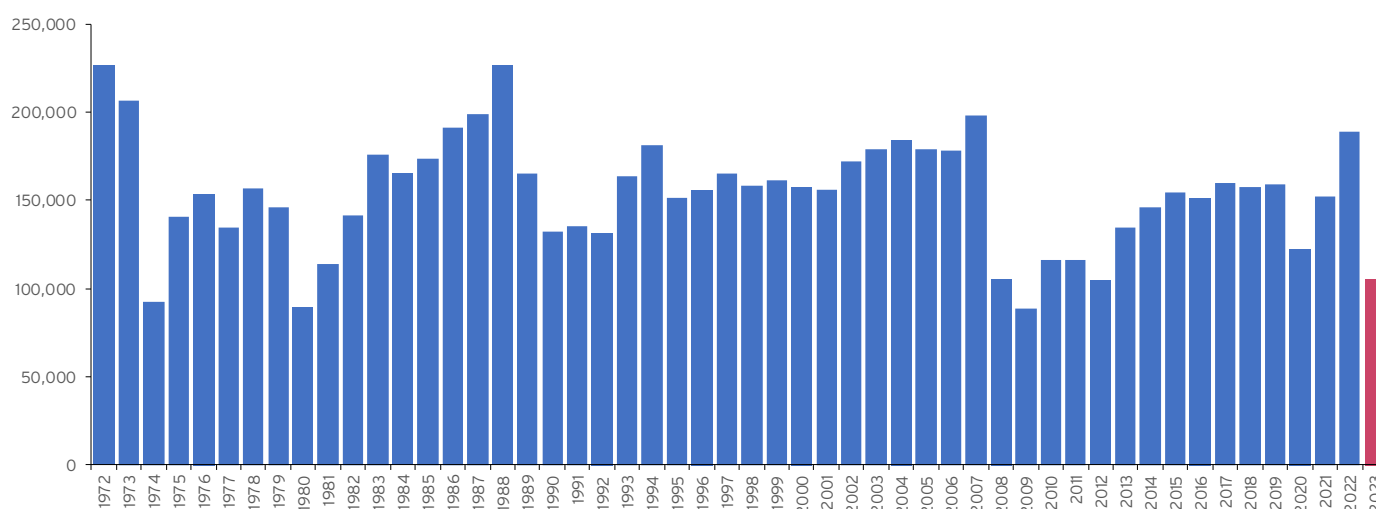
# 40,572

new homes  
registered in the  
Rental & Affordable  
sector in 2023

# 133,213

new homes completed  
in 2023

## New home registrations - year on year comparison



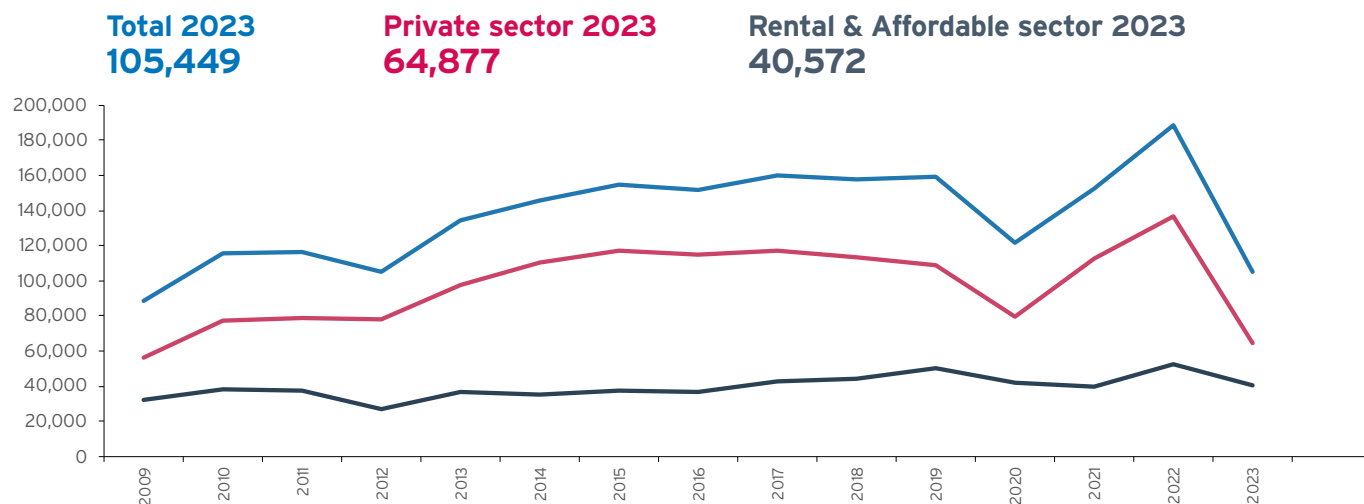
Source: NHBC (Appendix table 1)

## Headline results

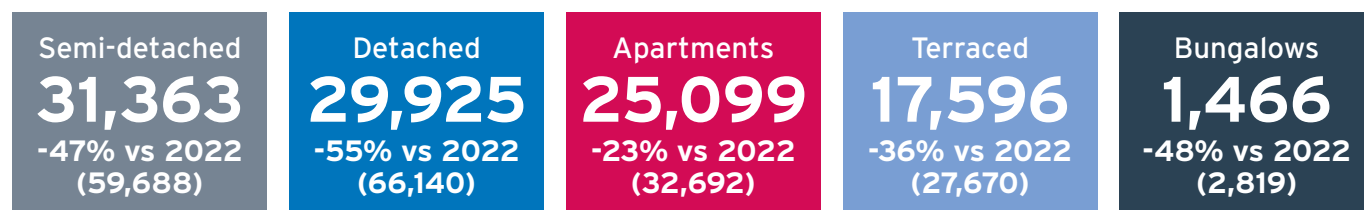
- 105,449 new homes registered in 2023, 44% down on 2022 (189,009)
- 64,877 new homes registered in the Private sector in 2023, 53% down on 2022 (136,805)
- 40,572 new homes registered in the Rental & Affordable sector in 2023, 22% down on 2022 (52,204)
- 133,213 new homes completed in 2023, down 12% on 2022 (151,308)
- 87,564 new homes completed in the Private sector in 2023, down 20% on 2022 (109,829)
- 45,649 new homes completed in the Rental & Affordable sector in 2023, up 10% on 2022 (41,479)

# Analysis of new home registrations

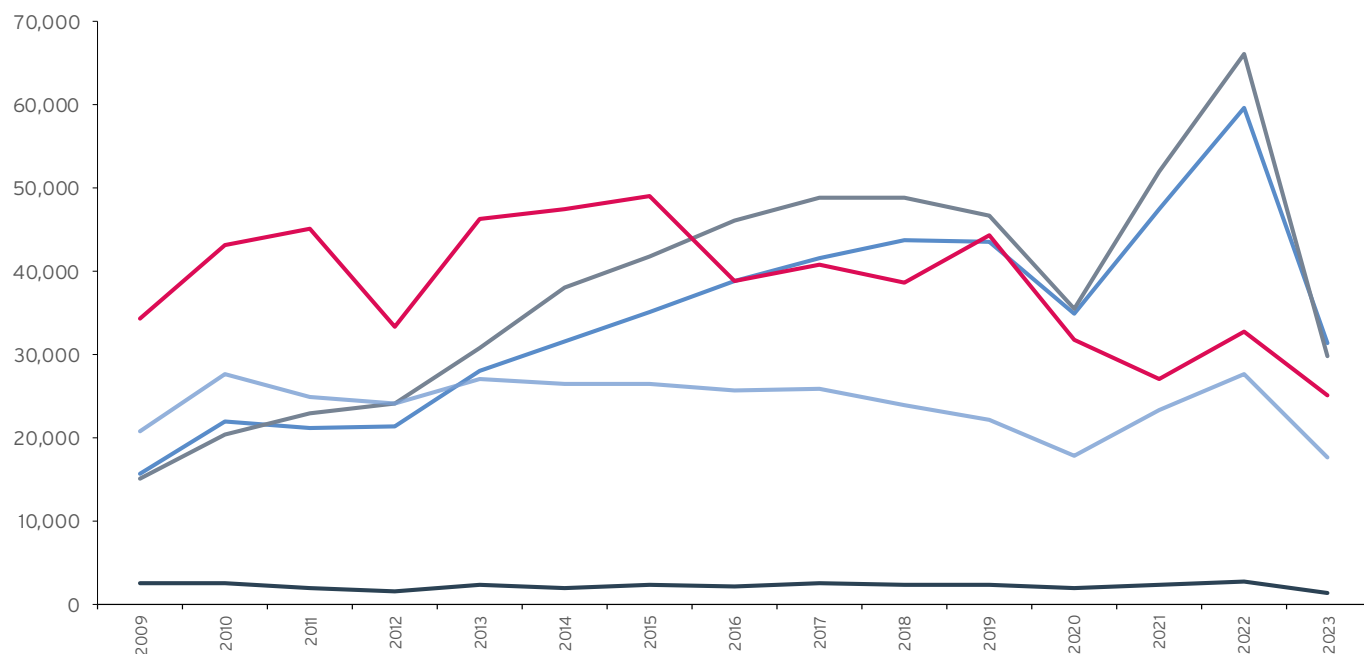
## New home registrations - Private and Rental & Affordable sector



Source: NHBC (Appendix table 2)



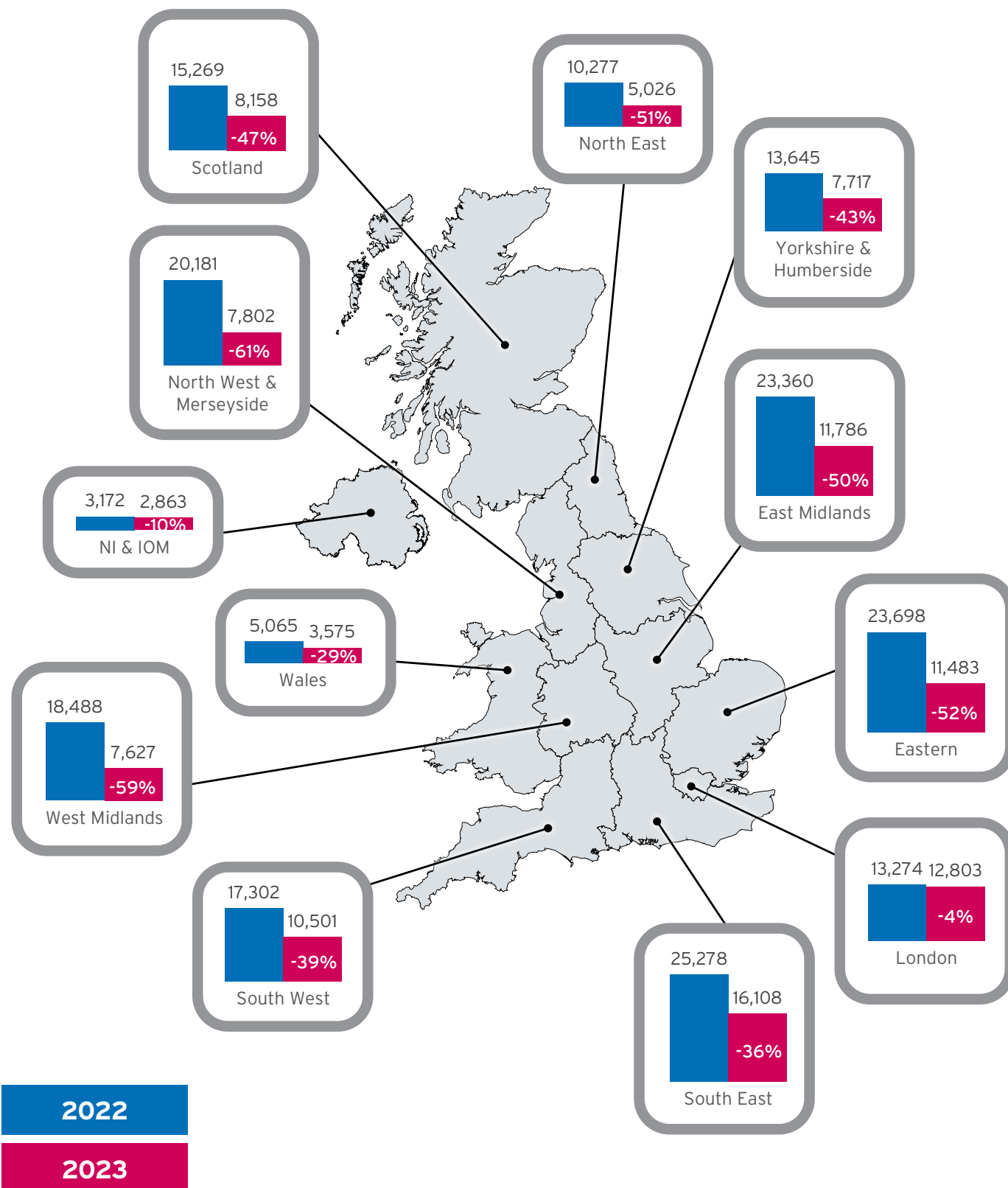
## UK House types



Source: NHBC (Appendix table 3)

# Regional overview

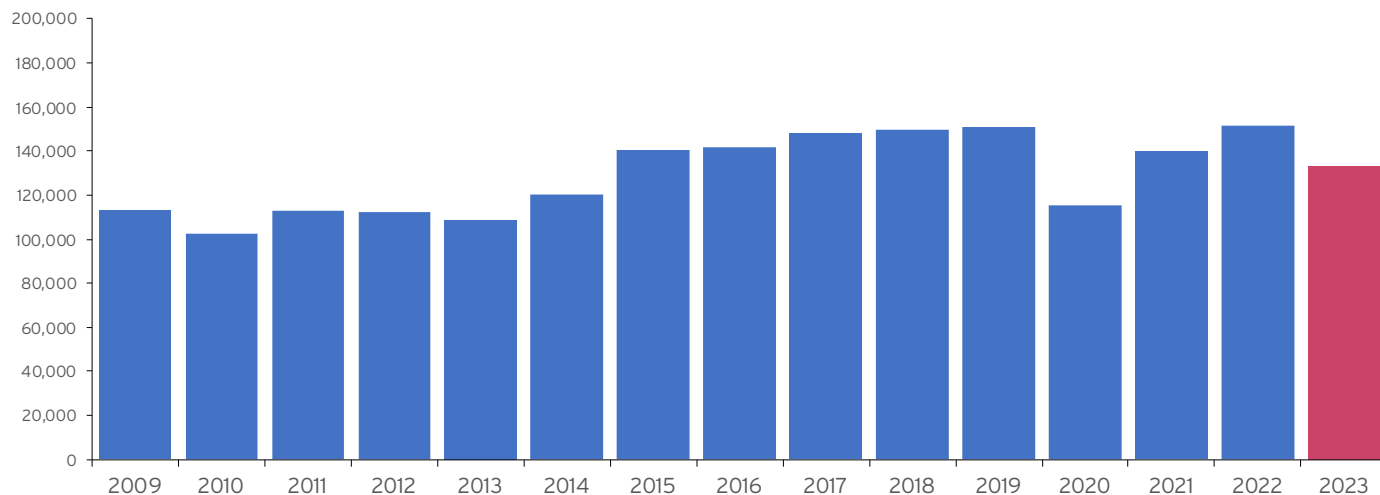
## Regional registrations 2023 vs 2022



Source: NHBC (Appendix table 3)

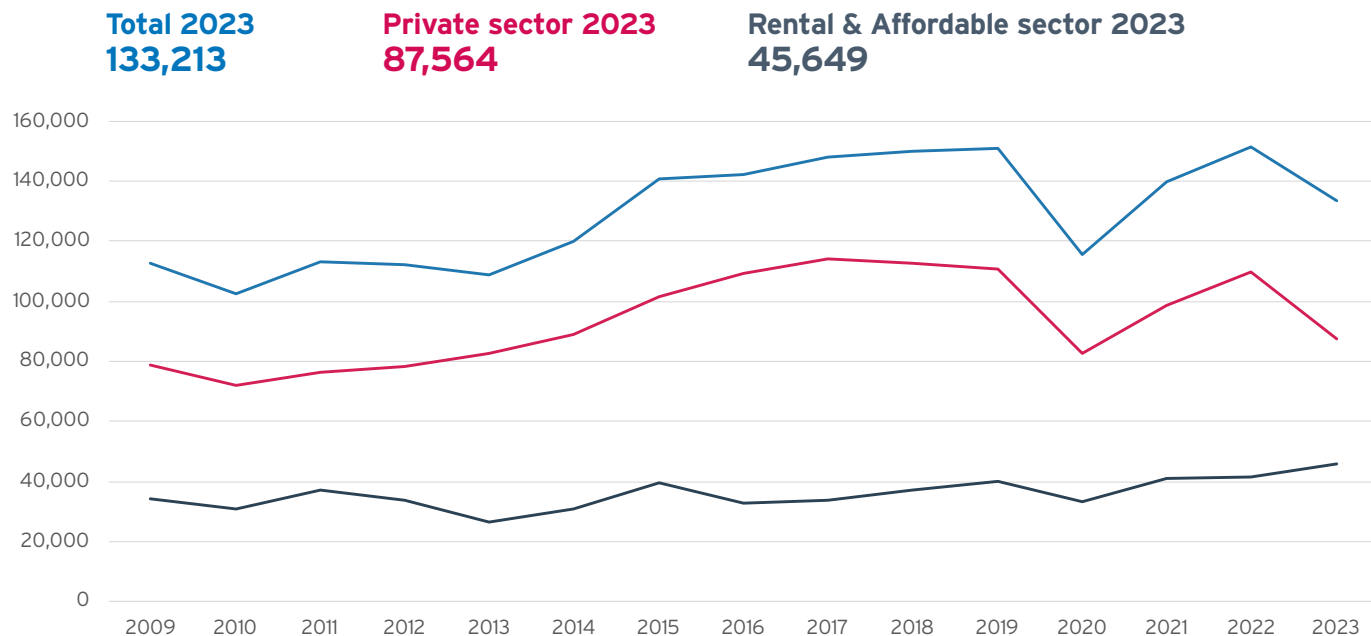
# Analysis of new home completions

## New home completions - year on year comparison



Source: NHBC (Appendix table 4)

## New home completions - Private and Rental & Affordable sector



Source: NHBC (Appendix table 5)

# Appendices

Table 1: New home registrations - Private and Rental & Affordable sector

CALENDAR YEAR	TOTAL	CALENDAR YEAR	TOTAL	CALENDAR YEAR	TOTAL
1972	226,700	1990	131,904	2008	105,126
1973	206,600	1991	135,638	2009	88,797
1974	92,400	1992	131,669	2010	116,071
1975	140,700	1993	163,903	2011	116,186
1976	153,500	1994	181,495	2012	104,864
1977	134,400	1995	151,778	2013	134,720
1978	156,900	1996	156,353	2014	145,722
1979	146,000	1997	165,386	2015	154,840
1980	89,500	1998	157,960	2016	151,632
1981	114,200	1999	161,212	2017	159,718
1982	141,600	2000	157,441	2018	157,712
1983	175,800	2001	155,912	2019	159,115
1984	165,600	2002	172,397	2020	121,993
1985	173,300	2003	178,969	2021	152,472
1986	191,600	2004	184,009	2022	189,009
1987	199,098	2005	178,982	2023	105,449
1988	226,285	2006	178,284		
1989	164,961	2007	198,404		

## Notes

1. The figures show new build homes registered for NHBC's ten-year warranty.
2. Nationally NHBC provides warranties on approximately 70-80% of new homes built in the UK.
3. The figures reflect NHBC data as at 31 December 2023.
4. Changes in historical data can occur.

# Appendices

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Table 2: New home registrations - Private and Rental & Affordable sector

	PRIVATE	RENTAL & AFFORDABLE	TOTAL
2009	56,543	32,254	88,797
2010	77,584	38,487	116,071
2011	78,994	37,192	116,186
2012	77,762	27,102	104,864
2013	97,857	36,863	134,720
2014	110,138	35,584	145,722
2015	117,252	37,588	154,840
2016	114,950	36,682	151,632
2017	116,934	42,784	159,718
2018	113,748	43,964	157,712
2019	109,019	50,096	159,115
2020	79,667	42,326	121,993
2021	112,472	40,000	152,472
2022	136,805	52,204	189,009
2023	64,877	40,572	105,449

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Table 3: New home registrations - UK house types

	SEMI-DETACHED HOUSES	DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2009	15,819	15,112	34,408	20,886	2,572
2010	22,085	20,404	43,244	27,711	2,627
2011	21,136	23,071	45,079	24,980	1,920
2012	21,469	24,111	33,364	24,201	1,719
2013	28,123	30,780	46,228	27,146	2,443
2014	31,639	38,079	47,526	26,454	2,024
2015	35,129	41,751	49,025	26,490	2,445
2016	38,861	46,045	38,856	25,669	2,201
2017	41,559	48,751	40,792	25,940	2,676
2018	43,740	48,873	38,671	24,042	2,386
2019	43,568	46,605	44,349	22,274	2,319
2020	34,922	35,552	31,729	17,866	1,924
2021	47,498	52,066	27,122	23,368	2,418
2022	59,688	66,140	32,692	27,670	2,819
2023	31,363	29,925	25,099	17,596	1,466

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Table 4: UK registrations by region

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
West Midlands	5,756	8,904	8,035	7,915	10,720	12,440	13,472	13,191	14,965	13,370	14,705	11,485	13,849	18,488	7,627
East Midlands	7,181	9,092	7,728	7,863	10,923	11,755	13,164	12,165	14,517	13,043	12,892	11,680	17,283	23,360	11,786
Eastern	11,821	13,344	13,509	11,375	14,579	13,659	16,817	15,910	17,295	17,672	19,227	14,410	20,830	23,698	11,483
South West	10,866	13,153	11,567	11,755	13,713	14,345	15,719	16,371	15,055	14,234	12,607	10,919	14,478	17,302	10,501
London	10,356	16,160	24,422	16,028	26,139	28,131	25,733	17,611	17,616	15,882	21,764	16,037	12,074	13,274	12,803
South East	15,438	19,502	18,885	16,937	19,387	21,308	22,739	26,160	25,968	26,714	25,311	18,202	21,237	25,278	16,108
Scotland	6,844	8,216	9,075	8,402	10,097	11,113	12,653	11,526	12,639	12,073	12,031	8,766	12,568	15,269	8,158
Wales	2,882	4,213	3,540	4,135	3,541	4,776	4,616	4,537	5,424	5,424	4,646	3,907	4,193	5,065	3,575
NI & IOM	3,527	3,145	2,047	1,785	2,116	2,502	3,207	3,227	3,509	4,670	4,614	2,878	3,659	3,172	2,863
North East	2,803	4,542	3,245	3,972	5,224	5,328	5,793	6,171	6,587	6,336	5,799	4,287	7,453	10,277	5,026
North West & Merseyside	6,532	8,389	8,160	8,722	11,234	11,599	13,319	15,098	16,804	17,163	15,711	11,409	14,332	20,181	7,802
Yorkshire & Humberside	4,791	7,411	5,973	5,975	7,047	8,766	7,608	9,665	9,339	11,131	9,808	8,013	10,516	13,645	7,717
Total Registrations	88,797	116,071	116,186	104,864	134,720	145,722	154,840	151,632	159,718	157,712	159,115	121,993	152,472	189,009	105,449

## Notes

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**Table 5: New home completions - Private and Rental & Affordable sector**

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2009	78,669	34,073	112,742
2010	71,790	30,824	102,614
2011	76,067	36,939	113,006
2012	78,454	33,821	112,275
2013	82,389	26,318	108,707
2014	89,119	30,982	120,101
2015	101,244	39,375	140,619
2016	109,105	32,791	141,896
2017	114,022	33,689	147,711
2018	112,689	37,130	149,819
2019	110,866	39,790	150,656
2020	82,412	33,201	115,613
2021	98,643	40,956	139,599
2022	109,829	41,479	151,308
2023	87,564	45,649	133,213

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