

New home statistics review 2020

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.

123,151

new homes registered in 2020

39,749

new homes registered in Q4 2020

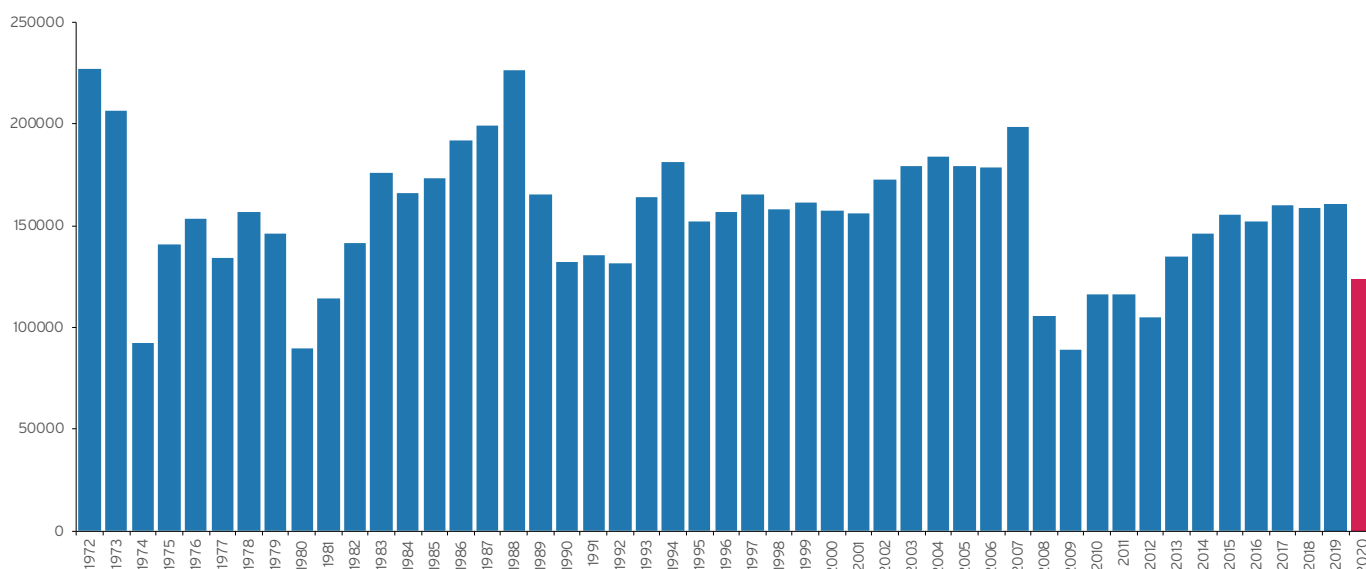
81,067

new homes registered in the Private sector in 2020

42,084

new homes registered in the Affordable & Build to Rent sector in 2020

New-build registrations - year on year comparison



Source: NHBC (Appendix table 1)

2020 Headline results

- 123,151 new homes registered in 2020, 23% down on 2019
- 39,749 new homes registered in Q4 2020, 2% down on 2019
- 115,455 new home completions in 2020, 23% down on 2019
- 39,170 new home completions in Q4 2020, 7% down on Q4 2019
- 81,067 homes registered in the Private sector in 2020, 26% down on 2019
- 42,084 homes registered in the Affordable & Build to Rent sector in 2020, 16% down on 2019

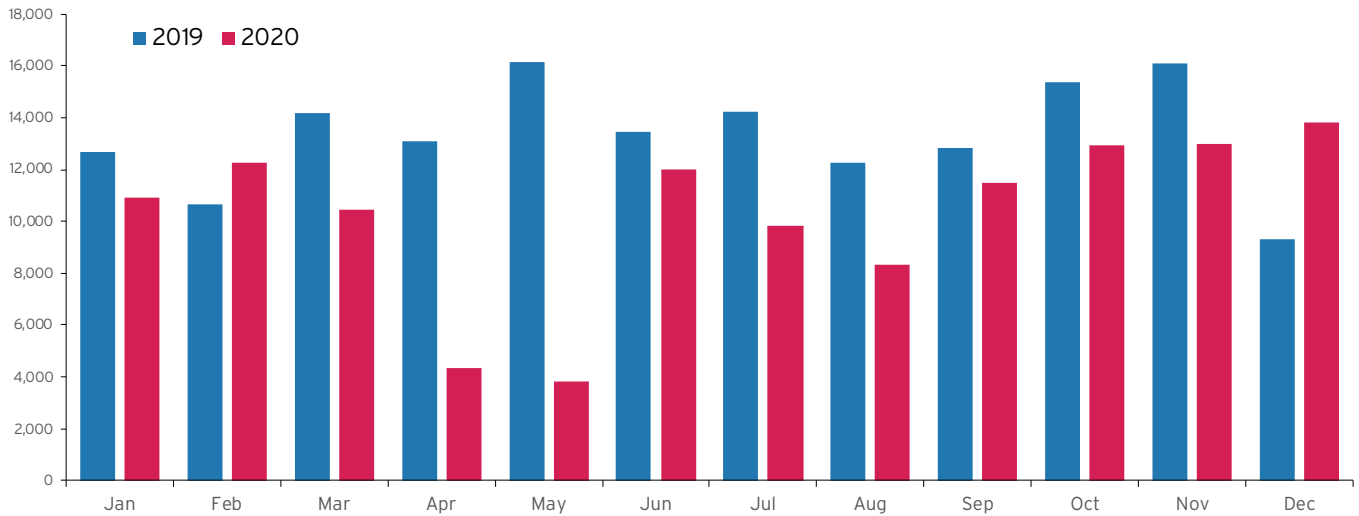


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For further information please email the Media Office moffice@nhbc.co.uk

Analysis of new home registrations

New-build registrations - 2019 & 2020



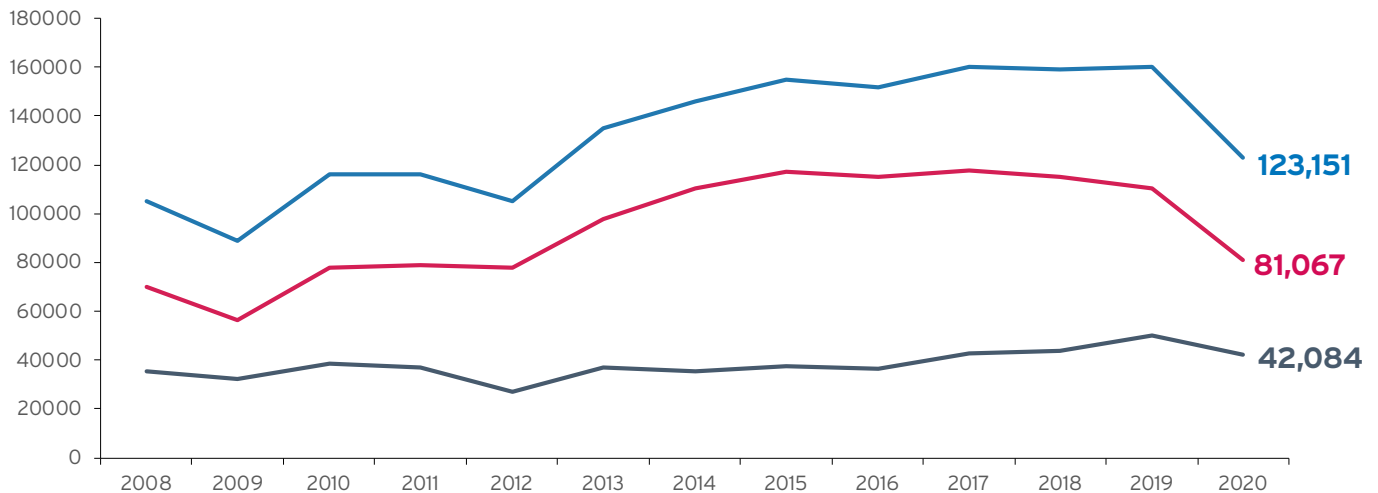
Source: NHBC (Appendix table 7)

New-build registrations - Private and Affordable & Build to Rent sector

Total 2020
123,151
 (-23% vs 2019)

Private Sector 2020
81,067
 (-26% vs 2019)

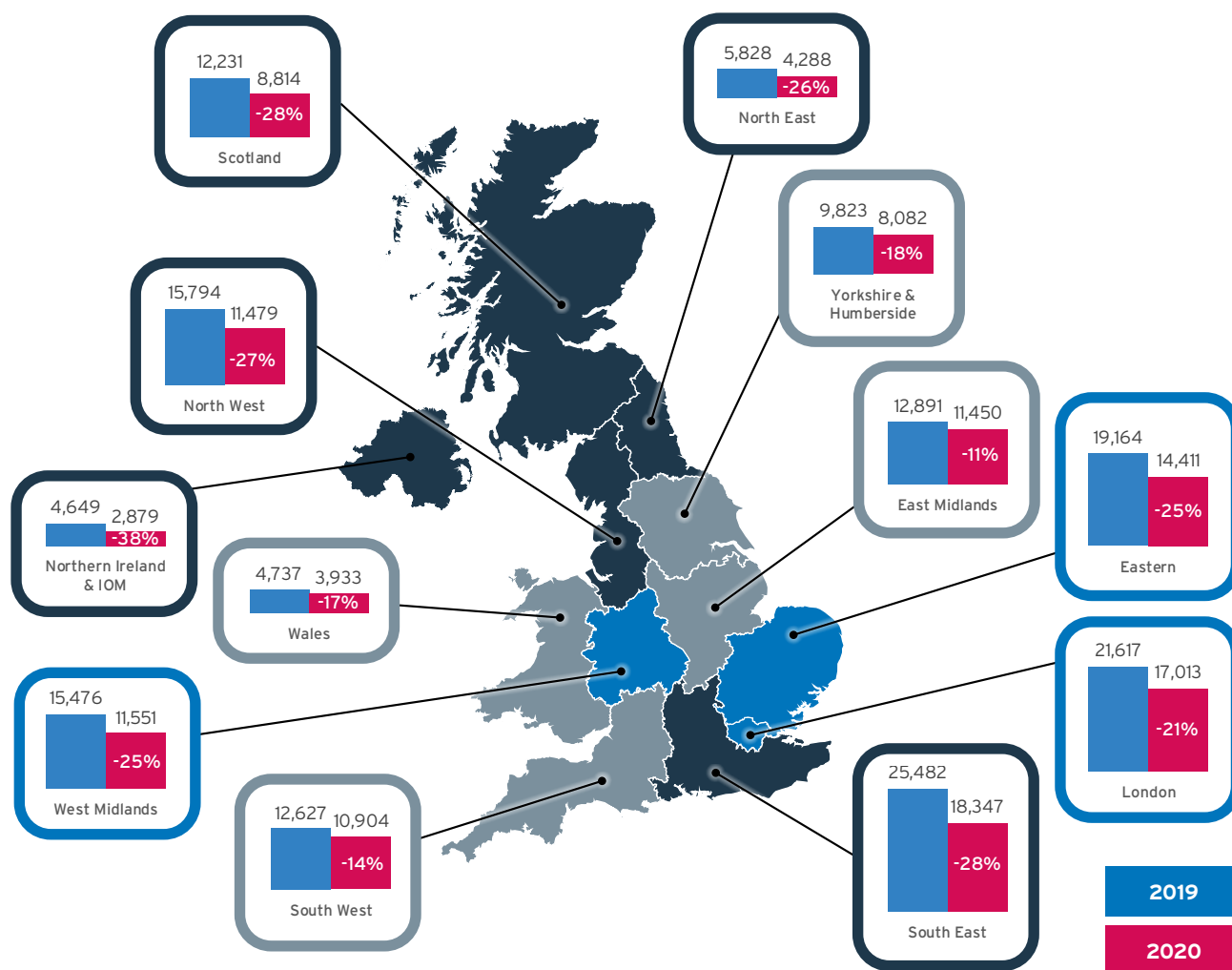
Affordable & Build to Rent Sector 2020
42,084
 (-16% vs 2019)



Source: NHBC (Appendix table 2)

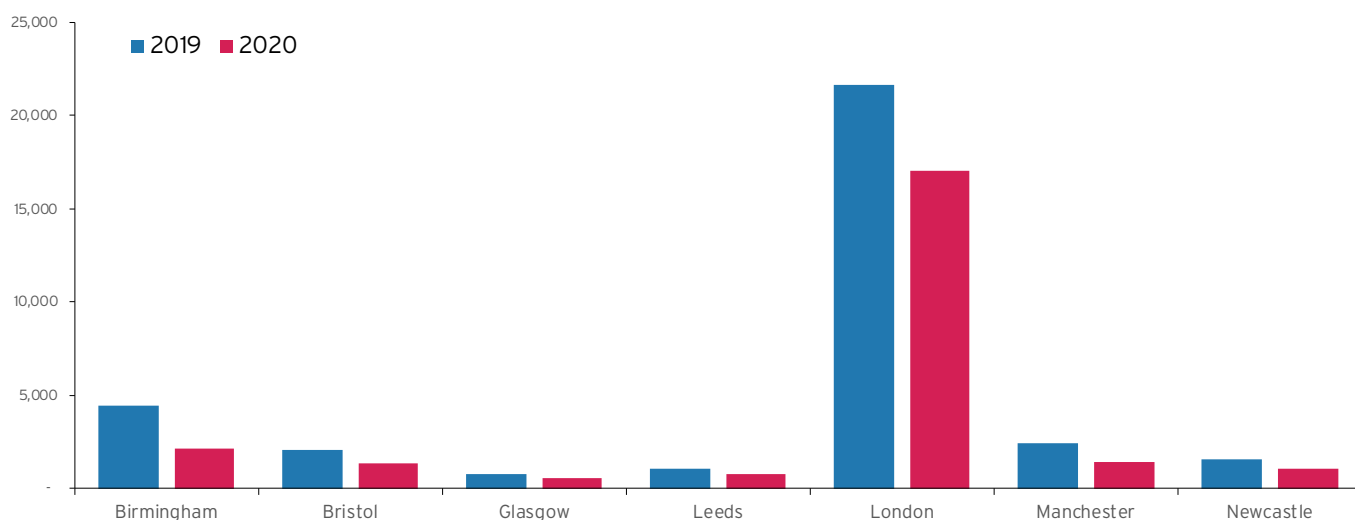
Regional registrations

Regional registrations 2020



Source: NHBC (Appendix table 4)

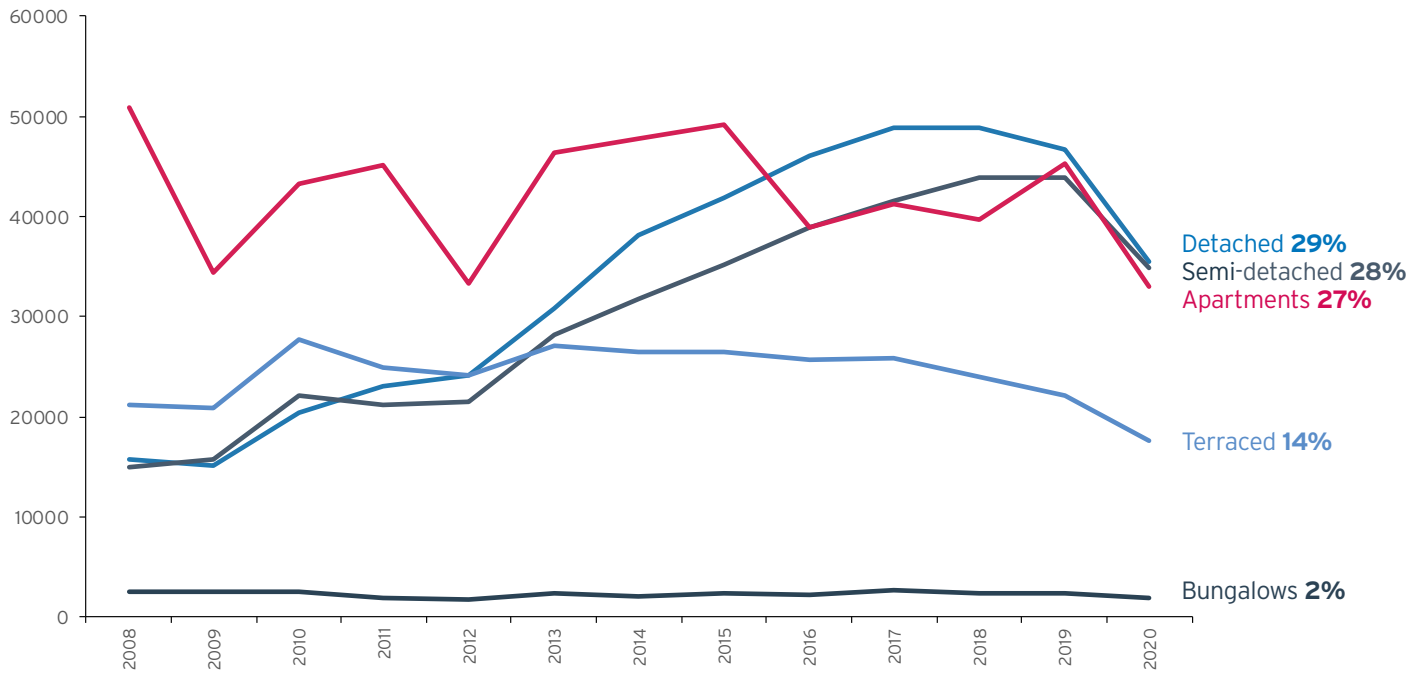
UK cities registrations



Source: NHBC (Appendix table 6)

UK registrations by house type

UK house types



Source: NHBC (Appendix table 3)

Appendices

Table 1 - Total new build registrations

YEAR	VOLUME	YEAR	VOLUME	YEAR	VOLUME	YEAR	VOLUME
1972	226,700	1985	173,300	1998	157,962	2011	116,240
1973	206,600	1986	191,600	1999	161,212	2012	104,922
1974	92,400	1987	199,098	2000	157,444	2013	134,902
1975	140,700	1988	226,285	2001	155,913	2014	145,997
1976	153,500	1989	164,962	2002	172,402	2015	155,121
1977	134,400	1990	131,905	2003	178,980	2016	151,721
1978	156,900	1991	135,638	2004	184,043	2017	160,221
1979	146,000	1992	131,671	2005	179,018	2018	158,900
1980	89,500	1993	163,905	2006	178,423	2019	160,319
1981	114,200	1994	181,496	2007	198,580	2020	123,151
1982	141,600	1995	151,779	2008	105,264		
1983	175,800	1996	156,353	2009	88,838		
1984	165,600	1997	165,386	2010	116,118		

Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) homes registered for NHBC's ten-year warranty.
2. Nationally NHBC provides warranties on approximately 70-80% 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 and cross tab from Tableau as at 31 December 2020.
4. Changes can occur between figures published at different times owing to changes in policies and cancellations, however, prior to 1987 the data derives from information contained in NHBC Actuarial Department Statistics booklets and these are not subject to change.

Appendices

Table 2 - New home registrations - Private and Affordable & Build to Rent sector

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2008	69,944	35,320	105,264
2009	56,584	32,254	88,838
2010	77,631	38,487	116,118
2011	79,043	37,197	116,240
2012	77,805	27,117	104,922
2013	97,905	36,997	134,902
2014	110,364	35,633	145,997
2015	117,382	37,739	155,121
2016	115,071	36,650	151,721
2017	117,440	42,781	160,221
2018	114,966	43,934	158,900
2019	110,288	50,031	160,319
2020	81,067	42,084	123,151

Table 3 - 2020 UK house types

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2008	15,777	14,951	50,857	21,166	2,513
2009	15,134	15,826	34,410	20,889	2,579
2010	20,420	22,088	43,263	27,715	2,632
2011	23,095	21,150	45,081	24,986	1,928
2012	24,123	21,493	33,377	24,209	1,720
2013	30,795	28,146	46,354	27,160	2,447
2014	38,104	31,700	47,699	26,468	2,026
2015	41,821	35,151	49,188	26,512	2,449
2016	46,044	38,871	38,938	25,666	2,202
2017	48,783	41,575	41,260	25,932	2,671
2018	48,914	43,904	39,631	24,039	2,412
2019	46,618	43,827	45,317	22,201	2,356
2020	35,560	34,917	33,035	17,697	1,942

Notes

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Table 4 - 2020 regional registrations

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
NORTH EAST	2,664	2,803	4,542	3,245	3,972	5,224	5,328	5,801	6,173	6,593	6,375	5,828	4,288
NORTH WEST	7,815	6,533	8,390	8,171	8,723	11,234	11,629	13,344	15,108	16,912	18,051	15,794	11,479
YORKSHIRE & HUMBERSIDE	6,422	4,792	7,412	5,984	5,990	7,047	8,767	7,616	9,667	9,348	11,108	9,823	8,082
WEST MIDLANDS	7,259	5,758	8,909	8,036	7,915	10,726	12,443	13,525	13,193	14,977	13,323	15,476	11,551
EAST MIDLANDS	7,910	7,182	9,093	7,730	7,866	10,927	11,799	13,167	12,179	14,520	13,081	12,891	11,450
EASTERN	12,853	11,821	13,354	13,512	11,384	14,583	13,661	16,822	15,915	17,307	17,708	19,164	14,411
SOUTH WEST	10,543	10,869	13,156	11,567	11,759	13,715	14,332	15,718	16,416	15,058	14,239	12,627	10,904
LONDON	16,306	10,356	16,167	24,422	16,028	26,259	28,306	25,886	17,612	17,913	15,841	21,617	17,013
SOUTH EAST	17,571	15,439	19,505	18,887	16,946	19,418	21,318	22,756	26,158	25,966	26,766	25,482	18,347
SCOTLAND	9,463	6,846	8,216	9,079	8,402	10,098	11,115	12,658	11,529	12,649	12,091	12,231	8,814
WALES	3,395	2,885	4,215	3,546	4,136	3,543	4,793	4,616	4,539	5,462	5,439	4,737	3,933
NORTHERN IRELAND & IOM	3,063	3,554	3,159	2,061	1,801	2,128	2,506	3,212	3,232	3,516	4,878	4,649	2,879

Table 5 - 2020 regional completions

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
NORTH EAST	4,533	3,603	3,803	4,116	4,024	4,201	4,938	5,436	5,592	5,961	6,220	6,539	4,496
NORTH WEST	11,779	8,144	7,911	8,737	8,754	8,727	10,766	12,241	12,547	14,055	15,011	14,807	12,065
YORKSHIRE & HUMBERSIDE	10,635	6,337	6,407	7,633	6,080	6,354	6,934	7,909	8,358	9,016	9,450	10,172	6,754
WEST MIDLANDS	10,499	7,907	7,352	9,140	8,446	8,736	9,587	12,439	12,240	13,123	13,812	13,389	10,542
EAST MIDLANDS	11,162	8,930	8,770	8,955	8,042	8,122	10,269	11,791	12,576	12,362	12,811	12,472	9,584
EASTERN	16,685	13,350	13,101	13,466	13,251	12,476	12,892	13,705	14,373	14,762	15,333	17,181	12,910
SOUTH WEST	14,799	11,612	11,190	12,709	11,517	11,813	12,420	14,049	14,519	14,235	14,356	13,298	9,668
LONDON	17,471	15,840	11,701	14,524	18,478	15,407	18,456	22,785	21,548	22,033	18,887	17,570	15,978
SOUTH EAST	25,396	18,981	16,607	18,227	18,935	17,068	16,528	21,427	20,853	22,920	23,648	23,636	17,578
SCOTLAND	14,495	9,248	8,535	8,682	8,596	9,623	10,340	11,426	11,658	11,173	11,880	12,606	8,584
WALES	4,828	4,226	3,837	3,884	3,737	3,828	4,327	4,658	4,508	4,572	4,816	4,973	3,775
NORTHERN IRELAND & IOM	5,321	4,564	3,397	2,933	2,414	2,348	2,634	2,746	3,086	3,442	3,535	3,906	3,521

Notes

1. The figures show New build (and Solo prior to October 2015) homes registered 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. Nationally NHBC provides warranties on approximately 70-80% of new homes built in the UK (including the Isle of Man).
4. The figures are sourced from information held on NHBC's Fusion system as at 31 December 2020.
5. Changes can occur between figures published at different times owing to changes in policies and cancellations.

Appendices

Table 6 - UK cities registrations

	2019	2020
Birmingham	4,426	2,171
Bristol	2,102	1,382
Glasgow	786	595
Leeds	1,075	775
London	21,617	17,013
Manchester	2,427	1,400
Newcastle	1,555	1,061

Table 7 - New build registrations 2019 & 2020

	2019	2020
Jan	12,676	10,900
Feb	10,677	12,238
Mar	14,198	10,448
Apr	13,075	4,336
May	16,148	3,826
Jun	13,460	12,016
Jul	14,245	9,837
Aug	12,255	8,327
Sep	12,822	11,474
Oct	15,353	12,931
Nov	16,074	12,978
Dec	9,336	13,840

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