

New home statistics review

Q1 2022

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.

45,991

new homes registered in Q1 2022

35,134

new homes registered in the private sector in Q1 2022

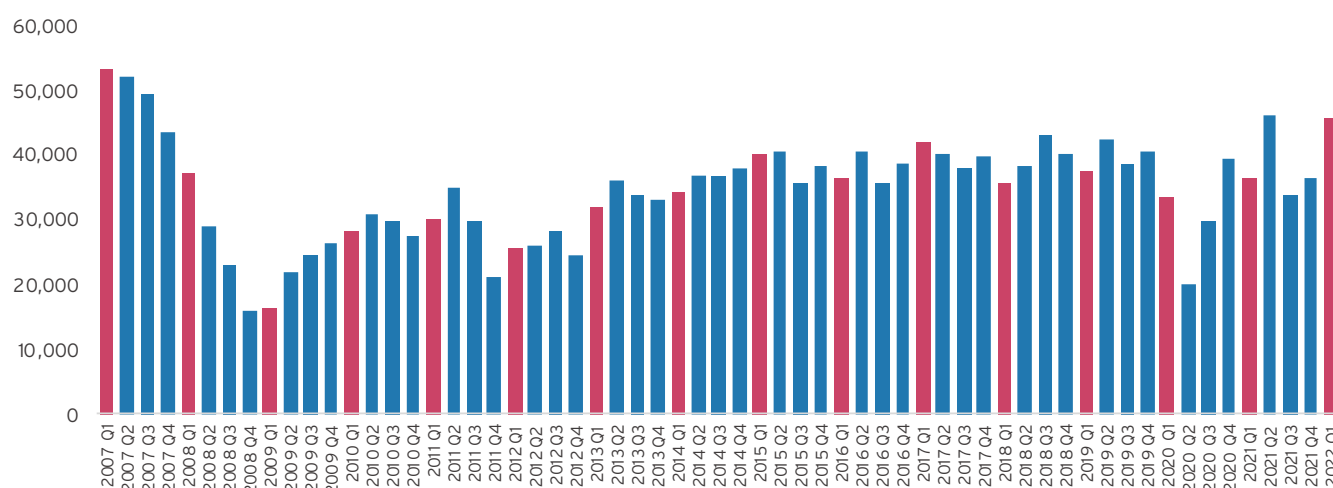
10,857

new homes registered in the Affordable & Build to Rent sector in Q1 2022

31,874

new home completions in Q1 2022

New home registrations - quarter on quarter comparison



Source: NHBC (Appendix table 1)

Headline results

- 45,991 new homes registered in Q1 2022, 25% up on Q1 2021
- 35,134 new homes registered in the Private sector in Q1 2022, 31% up on Q1 2021
- 10,857 new homes registered in the Affordable & Build to Rent sector in Q1 2022, 10% up on Q1 2021
- Detached home registrations reached 16,090, a 20-year high
- 9 out of 12 regions experienced growth in registrations in Q2 2022 vs Q1 2021; London up 51% vs Q1 2021
- 31,874 new home completions in Q1 2022, 4% down on Q1 2021

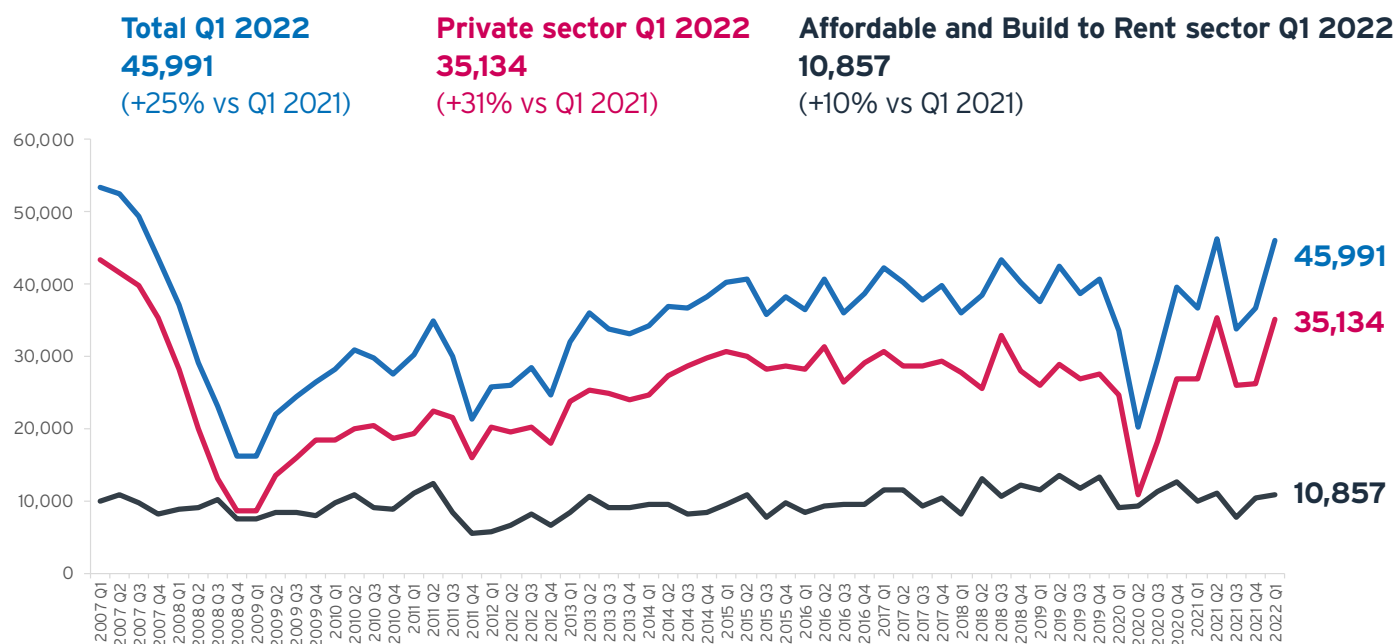


Raising Standards. Protecting Homeowners

If you would like an interview to discuss this in more detail or if you require any further information, please email the Press Office (mediateam@nhbc.co.uk)

New home registrations

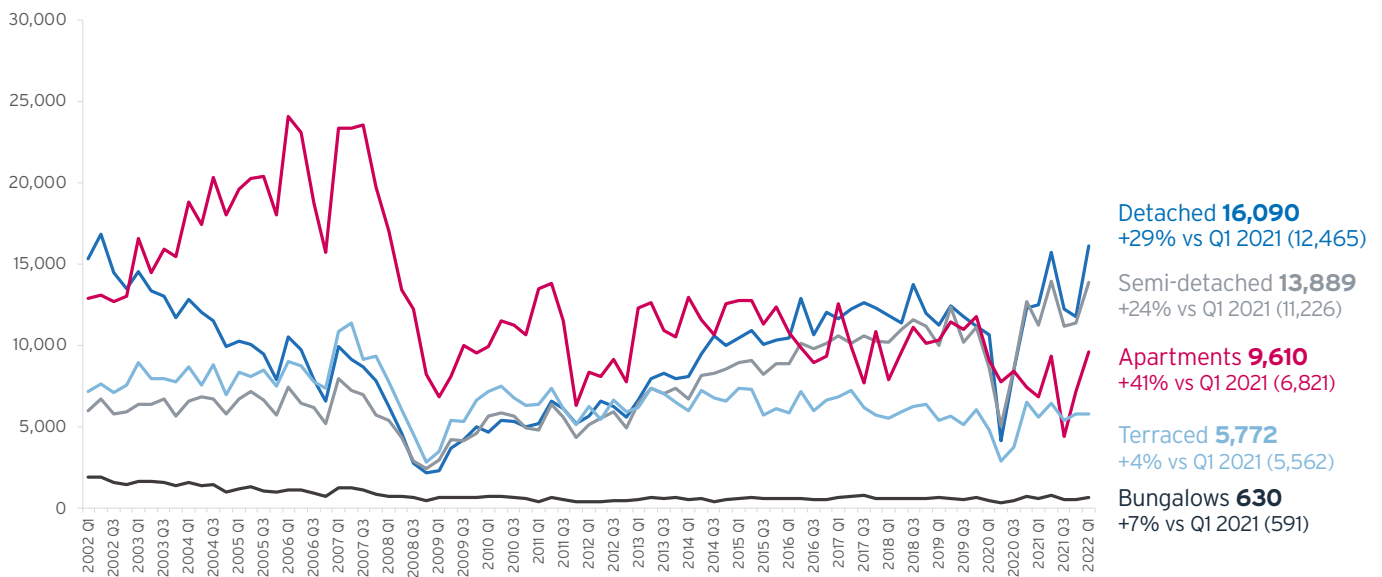
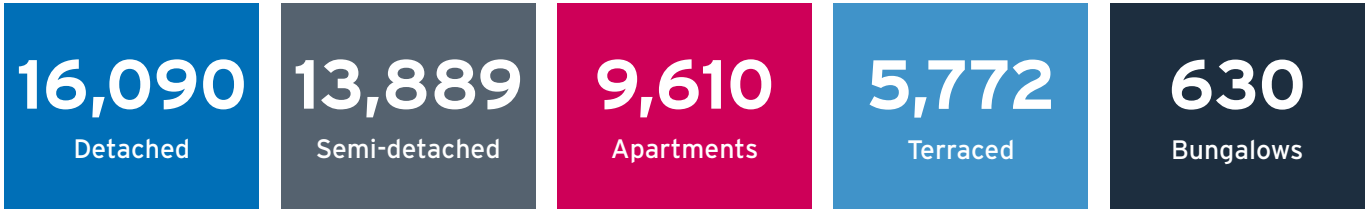
New home registrations - Private and Affordable and Build to Rent sector



Source: NHBC (Appendix table 3)

New home registrations

UK house types



Source: NHBC (Appendix table 4)

Regional overview

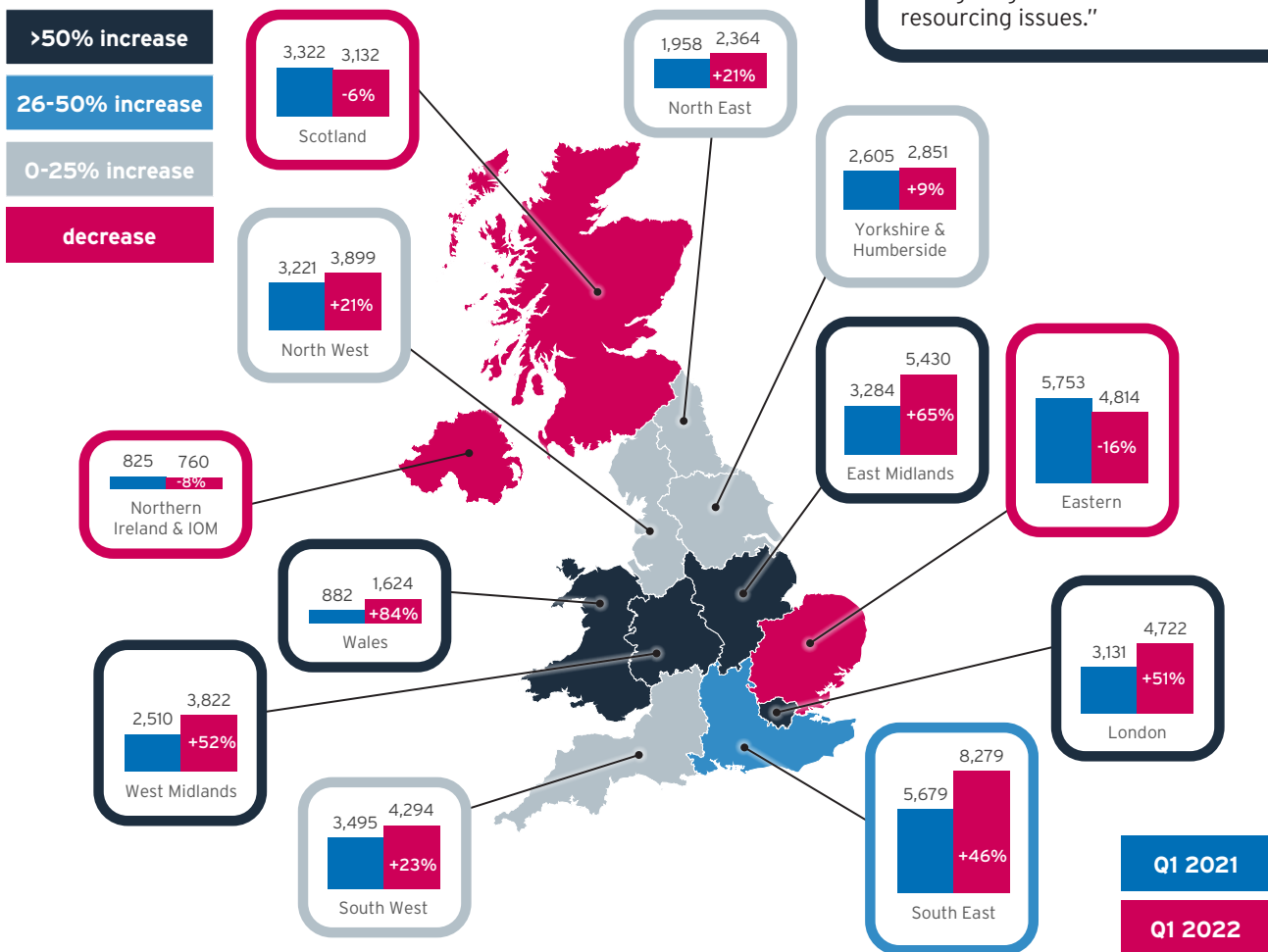
Regional registrations Q1 2022 vs Q1 2021

Padraig Venney - NHBC Regional Director NI & IOM

"The Northern Ireland market remains strong with new build homes continuing to sell within days of being released. Recent revisions to Part F of the Building Regulations will require the energy efficiency of new build houses in Northern Ireland to be improved by 40% from 30 June 2022."

Raymond Baxter - NHBC Director Scotland

"Housing demand continues to outweigh supply in Scotland which is continually driving up house prices. New build production targets remain high despite an ongoing shortage of labour. Builders are reporting that Local Authority consents are taking longer than usual due to resourcing issues."



Luke Carter - NHBC Regional Director West & Wales

"The heightened demand for housing in the West Midlands and Wales continues with house prices reaching unprecedented levels and new home registrations increasing significantly in Q1 2022 compared to the same period last year. Despite this, planning approval turnarounds remain sluggish and are restricting site starts. The lack of skilled and available labour also remains a concern."

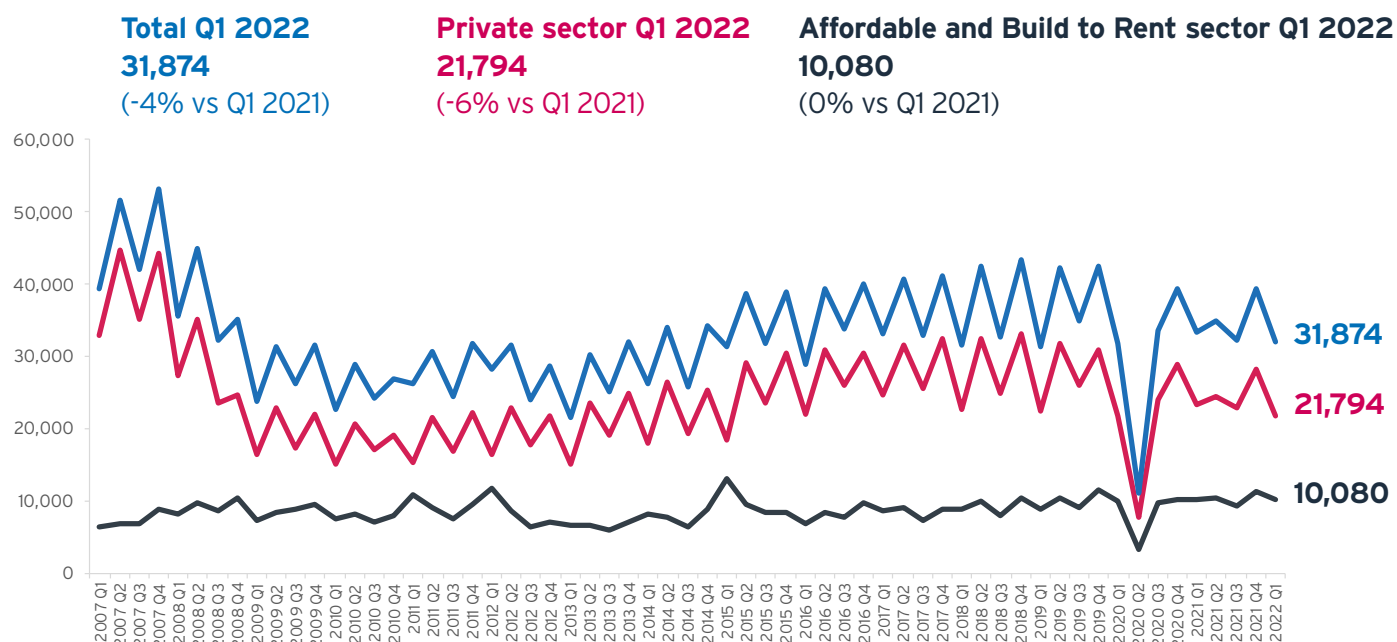
Paul Edwards - NHBC Senior Regional Director

"The new build market remains buoyant with strong forward sales being reported. Issues with material and labour supply continue but they are now being managed as the new normal. Ahead of changes to the Building Regulations regarding energy performance and carbon emissions of new buildings, demand for groundworks is soaring. Site activity remains flat-out to meet current demand and forward sold plots."

Source: NHBC (Appendix table 2)

New home completions

New home completions - Private and Affordable and Build to Rent sector



Source: NHBC (Appendix table 5)

Appendices

Table 1: Total new build registrations

QUARTER	TOTAL	QUARTER	TOTAL	QUARTER	TOTAL
2007 Q1	53,285	2012 Q2	26,052	2017 Q3	37,868
2007 Q2	52,342	2012 Q3	28,365	2017 Q4	39,680
2007 Q3	49,409	2012 Q4	24,696	2018 Q1	35,906
2007 Q4	43,480	2013 Q1	32,054	2018 Q2	38,530
2008 Q1	37,074	2013 Q2	36,007	2018 Q3	43,331
2008 Q2	29,043	2013 Q3	33,848	2018 Q4	40,219
2008 Q3	23,050	2013 Q4	32,976	2019 Q1	37,552
2008 Q4	16,070	2014 Q1	34,190	2019 Q2	42,460
2009 Q1	16,196	2014 Q2	36,920	2019 Q3	38,627
2009 Q2	21,945	2014 Q3	36,731	2019 Q4	40,719
2009 Q3	24,339	2014 Q4	38,118	2020 Q1	33,586
2009 Q4	26,343	2015 Q1	40,132	2020 Q2	20,161
2010 Q1	28,108	2015 Q2	40,742	2020 Q3	29,626
2010 Q2	30,890	2015 Q3	35,813	2020 Q4	39,598
2010 Q3	29,642	2015 Q4	38,305	2021 Q1	36,665
2010 Q4	27,460	2016 Q1	36,468	2021 Q2	46,179
2011 Q1	30,224	2016 Q2	40,681	2021 Q3	33,762
2011 Q2	34,848	2016 Q3	35,891	2021 Q4	36,602
2011 Q3	29,871	2016 Q4	38,665	2022 Q1	45,991
2011 Q4	21,276	2017 Q1	42,232		
2012 Q1	25,780	2017 Q2	40,217		

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 as at 31 March 2022.
4. Changes can occur between figures published at different times owing to changes in policies and cancellations.

Appendices

Table 2: UK registrations by region

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1
North East	3,001	1,084	614	1,349	692	1,056	1,269	1,284	1,174	1,131	1,567	1,433	1,294	1,219	1,958	2,364
North West	4,701	3,326	1,510	1,816	1,768	2,032	2,412	3,088	3,100	3,686	3,609	4,575	3,956	2,755	3,221	3,899
Yorkshire & Humberside	3,798	2,487	1,021	1,911	1,218	1,458	1,575	1,660	2,219	1,887	2,518	2,448	2,510	2,143	2,605	2,851
West Midlands	4,220	2,817	922	2,367	1,625	1,683	2,421	3,127	3,812	3,432	3,553	3,154	3,283	3,174	2,510	3,822
East Midlands	4,511	3,130	1,258	2,337	1,786	1,914	2,561	2,727	3,553	3,108	3,664	3,459	2,650	2,868	3,284	5,430
Eastern	6,522	4,160	2,525	3,474	3,472	2,472	3,198	2,506	4,298	3,576	4,662	3,748	3,638	4,063	5,753	4,814
South West	4,928	3,066	1,753	3,117	3,002	2,958	3,176	3,254	4,326	3,974	4,249	3,238	3,737	2,672	3,495	4,294
London	5,343	4,867	1,294	3,090	8,564	4,343	7,327	7,861	5,946	5,104	6,659	3,543	5,622	4,383	3,131	4,722
South East	7,358	6,117	2,444	4,771	4,802	3,791	4,012	4,459	6,598	5,858	6,398	5,812	6,219	5,239	5,679	8,279
Scotland	4,028	3,888	1,446	1,960	1,979	2,704	2,646	2,767	3,179	3,000	3,289	2,439	2,422	3,177	3,322	3,132
Wales	2,699	1,255	743	1,124	929	888	1,034	901	1,144	1,069	1,304	1,211	1,230	1,126	882	1,624
Northern Ireland & IOM	2,176	877	666	792	387	481	423	556	783	643	760	846	991	767	825	760

Notes

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Appendices

Table 3: New home registrations - Private and Affordable and Build to Rent sector

	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2007 Q1	43,265	10,020	53,285
2008 Q1	28,292	8,782	37,074
2009 Q1	8,669	7,527	16,196
2010 Q1	18,418	9,690	28,108
2011 Q1	19,208	11,016	30,224
2012 Q1	20,078	5,702	25,780
2013 Q1	23,753	8,301	32,054
2014 Q1	24,621	9,569	34,190
2015 Q1	30,544	9,588	40,132
2016 Q1	28,112	8,356	36,468
2017 Q1	30,662	11,570	42,232
2018 Q1	27,697	8,209	35,906
2019 Q1	26,034	11,518	37,552
2020 Q1	24,534	9,052	33,586
2021 Q1	26,773	9,892	36,665
2022 Q1	35,134	10,857	45,991

Table 4: New home registrations - UK house types

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2002 Q1	15,322	5,981	12,856	7,135	1,879
2002 Q2	16,828	6,729	13,109	7,613	1,896
2003 Q1	14,545	6,396	16,545	8,928	1,671
2004 Q1	12,793	6,543	18,799	8,666	1,588
2005 Q1	10,224	6,704	19,597	8,374	1,157
2006 Q1	10,545	7,441	24,054	9,028	1,109
2007 Q1	9,929	7,982	23,319	10,833	1,222
2008 Q1	6,229	5,377	16,994	7,767	707
2009 Q1	2,284	2,929	6,814	3,507	662
2010 Q1	4,692	5,667	9,914	7,148	687
2011 Q1	5,194	4,819	13,459	6,376	376
2012 Q1	5,674	5,152	8,360	6,224	370
2013 Q1	6,607	6,416	12,316	6,206	509
2014 Q1	8,080	6,690	12,930	5,969	521
2015 Q1	10,476	8,910	12,751	7,379	616
2016 Q1	10,477	8,854	10,752	5,824	561
2017 Q1	11,621	10,585	12,542	6,839	645
2018 Q1	11,804	10,157	7,855	5,513	577
2019 Q1	11,239	10,005	10,292	5,363	653
2020 Q1	10,639	8,622	9,094	4,797	434
2021 Q1	12,465	11,226	6,821	5,562	591
2022 Q1	16,090	13,889	9,610	5,772	630

Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) homes registered for NHBC's ten-year warranty.
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4. Changes can occur between figures published at different times owing to changes in policies and cancellations.

Appendices

Table 5: New home completions - Private and Affordable and Build to Rent sector

	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2007 Q1	32,851	6,361	39,212
2008 Q1	27,270	8,239	35,509
2009 Q1	16,485	7,281	23,766
2010 Q1	15,099	7,563	22,662
2011 Q1	15,335	10,889	26,224
2012 Q1	16,398	11,696	28,094
2013 Q1	14,974	6,604	21,578
2014 Q1	18,002	8,097	26,099
2015 Q1	18,375	13,015	31,390
2016 Q1	21,902	6,922	28,824
2017 Q1	24,517	8,505	33,022
2018 Q1	22,548	8,896	31,444
2019 Q1	22,351	8,865	31,216
2020 Q1	21,790	9,905	31,695
2021 Q1	23,178	10,044	33,222
2022 Q1	21,794	10,080	31,874

Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) homes 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 31 March 2022.
4. Nationally NHBC provides warranties on approximately 70-80% of new homes built in the UK (including the Isle of Man).