

# New home statistics review

## Q1 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.

### 27,673

new homes registered  
in Q1 2023

### 17,953

new homes registered  
in the Private sector in  
Q1 2023

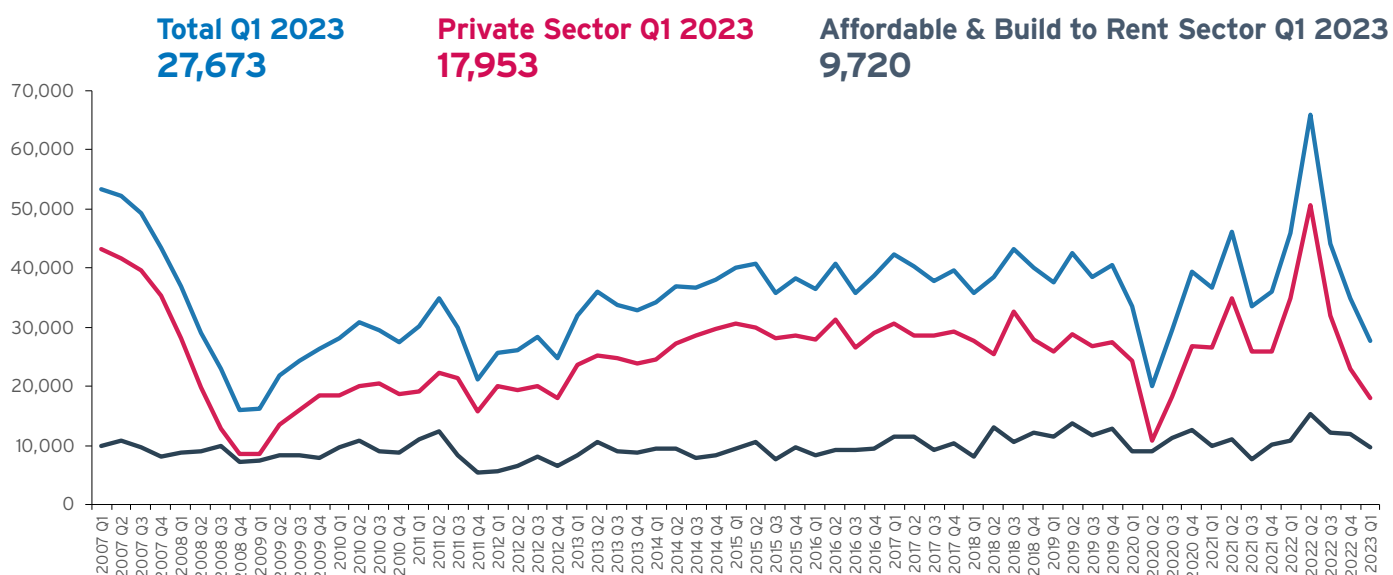
### 9,720

new homes registered  
in the Affordable &  
Build to Rent sector  
in Q1 2023

### 172,579

new homes registered  
in FY 2022/23

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



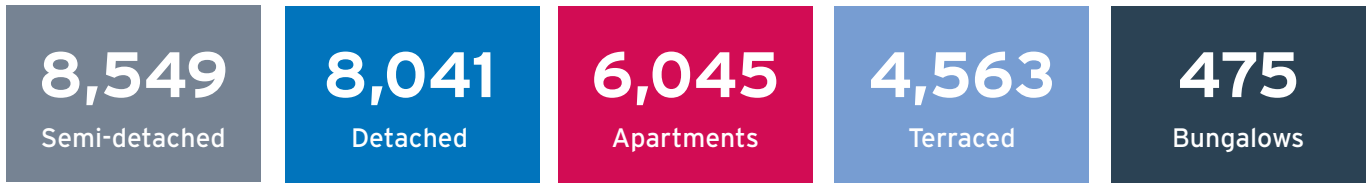
Source: NHBC (Appendix table 1)

## Headline results

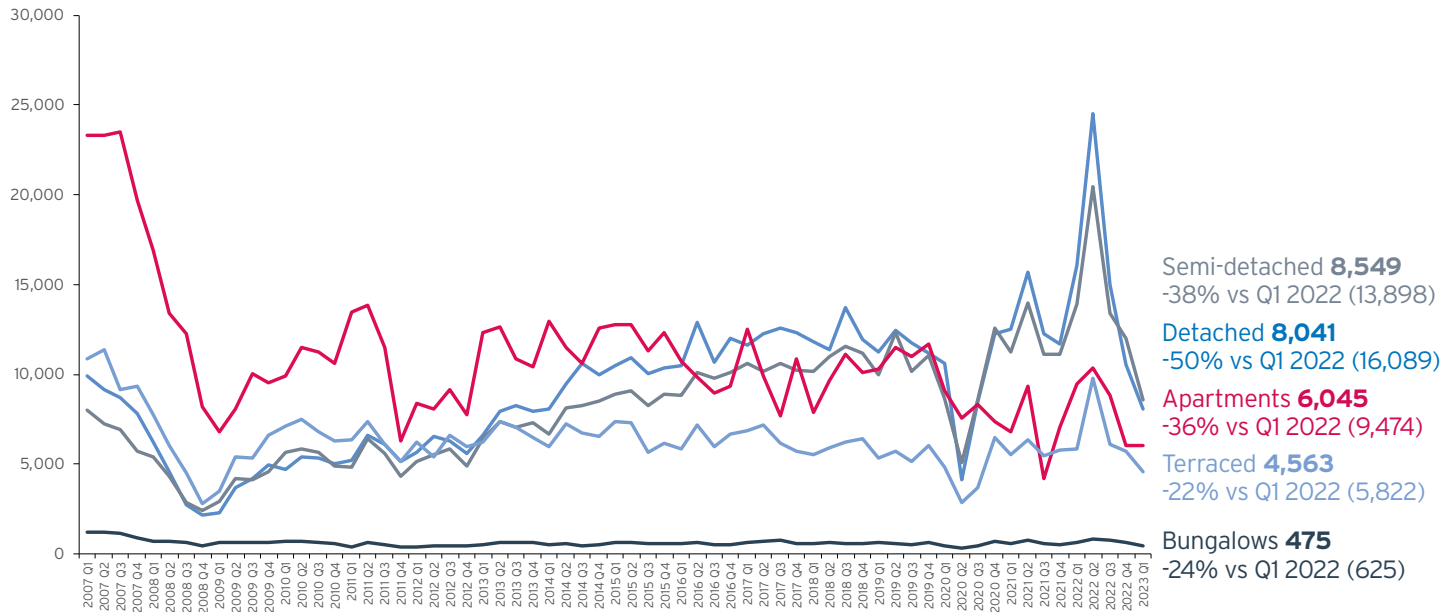
- 27,673 new homes registered in Q1 2023, 40% down on Q1 2022
- 17,953 new homes registered in the Private sector in Q1 2023, 49% down on Q1 2022
- 9,720 new homes registered in the Rental sector in Q1 2023, 11% down on Q1 2022
- 29,953 new home completions in Q1 2023, 7% down on Q1 2022
- 172,579 new homes registered in FY 2022/23, 7% up on FY 2021/22



# UK registrations by house type

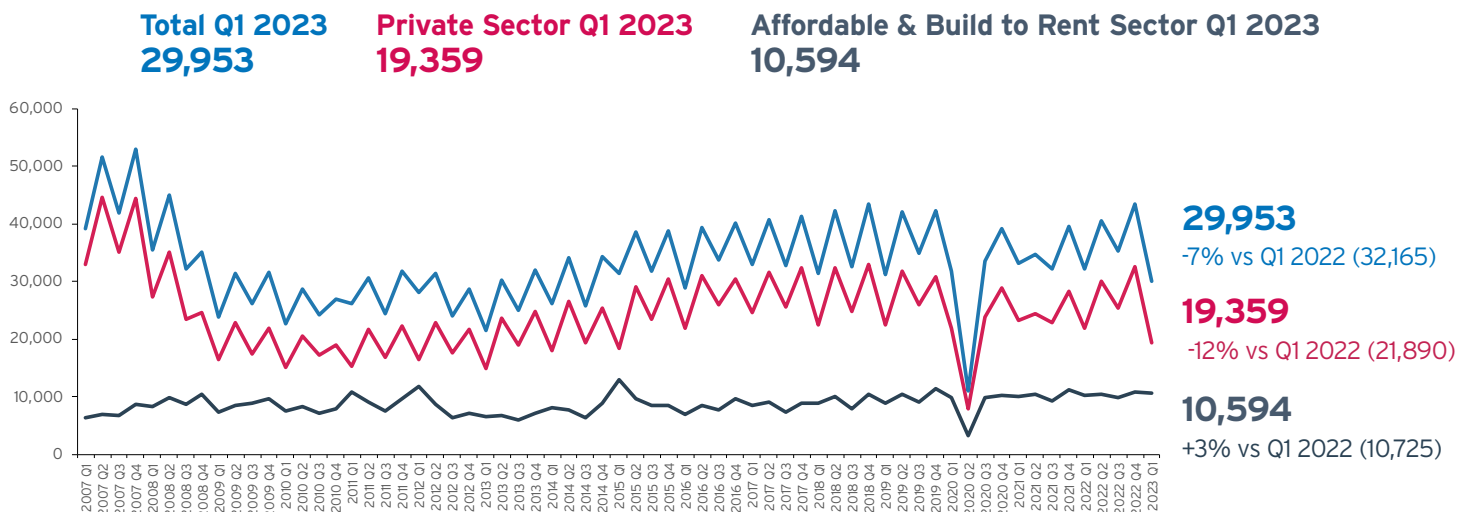


## UK House types



Source: NHBC (Appendix table 2)

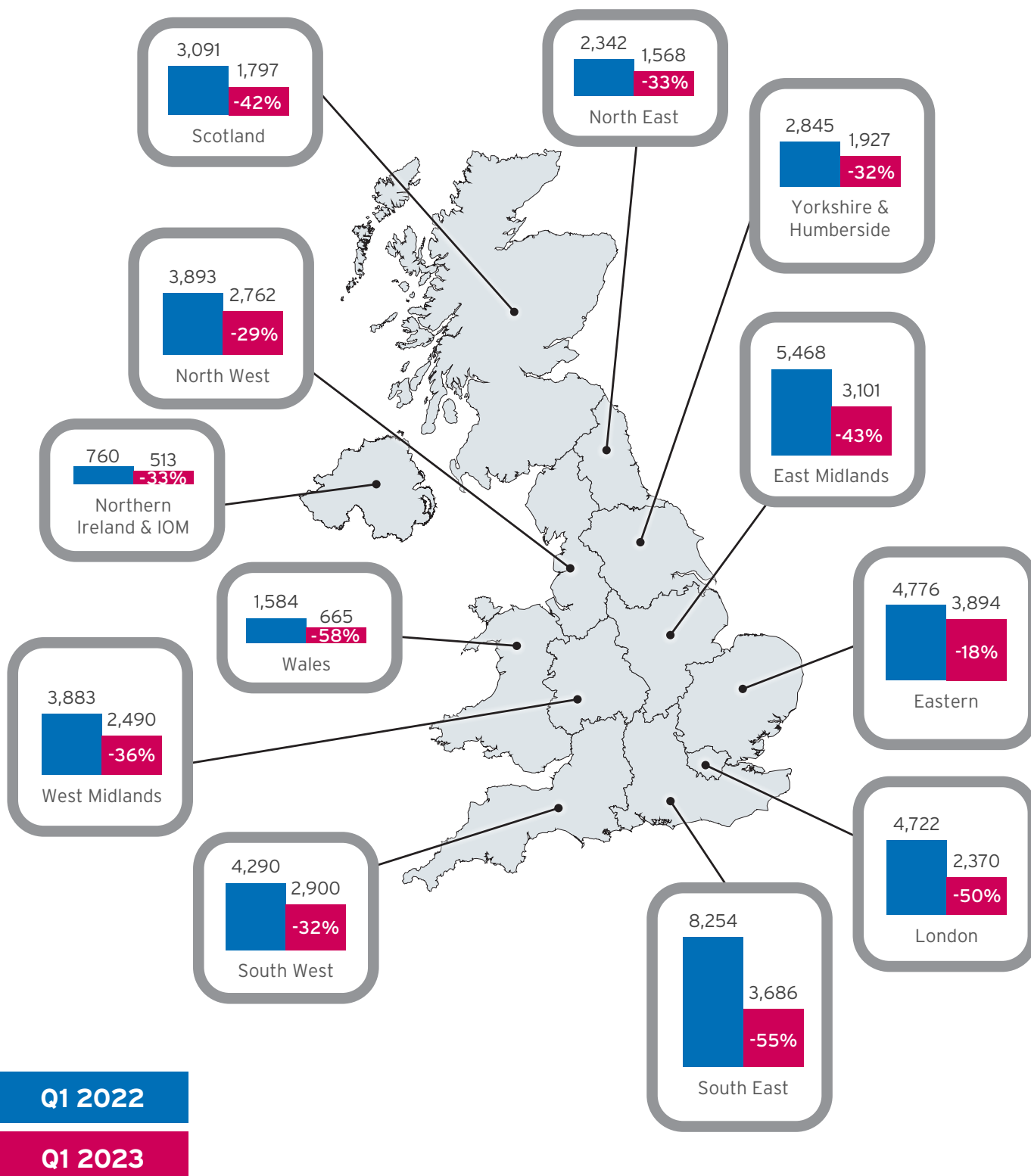
## New home completions - Private and Affordable & Build to Rent sector



Source: NHBC (Appendix table 3)

# Regional overview

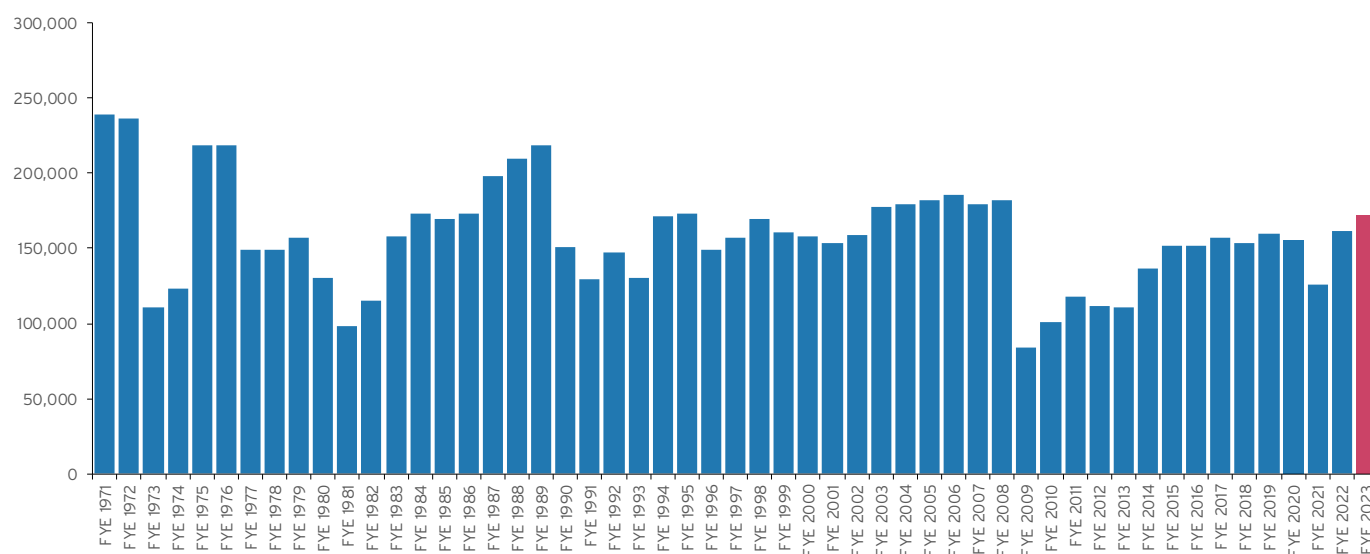
## Regional registrations Q1 2023 vs Q1 2022



Source: NHBC (Appendix table 4)

# Analysis of new home registrations

## New-build registrations - Financial Year End comparison



Source: NHBC (Appendix table 5)

# Appendices

**Table 1: New-build registrations - Private and Affordable & Build to Rent sector**

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL	YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2007 Q1	43,258	10,020	53,278	2015 Q4	28,593	9,712	38,305
2007 Q2	41,569	10,767	52,336	2016 Q1	28,065	8,356	36,421
2007 Q3	39,731	9,665	49,396	2016 Q2	31,314	9,365	40,679
2007 Q4	35,279	8,164	43,443	2016 Q3	26,498	9,390	35,888
2008 Q1	28,192	8,782	36,974	2016 Q4	29,093	9,571	38,664
2008 Q2	19,949	9,090	29,039	2017 Q1	30,662	11,569	42,231
2008 Q3	12,979	10,067	23,046	2017 Q2	28,628	11,586	40,214
2008 Q4	8,688	7,381	16,069	2017 Q3	28,562	9,295	37,857
2009 Q1	8,666	7,527	16,193	2017 Q4	29,316	10,367	39,683
2009 Q2	13,491	8,453	21,944	2018 Q1	27,694	8,211	35,905
2009 Q3	15,932	8,399	24,331	2018 Q2	25,411	13,119	38,530
2009 Q4	18,463	7,875	26,338	2018 Q3	32,750	10,541	43,291
2010 Q1	18,415	9,690	28,105	2018 Q4	27,946	12,216	40,162
2010 Q2	20,039	10,847	30,886	2019 Q1	25,998	11,537	37,535
2010 Q3	20,499	9,137	29,636	2019 Q2	28,867	13,702	42,569
2010 Q4	18,644	8,813	27,457	2019 Q3	26,813	11,774	38,587
2011 Q1	19,203	11,016	30,219	2019 Q4	27,571	13,006	40,577
2011 Q2	22,430	12,414	34,844	2020 Q1	24,411	9,169	33,580
2011 Q3	21,474	8,391	29,865	2020 Q2	10,889	9,160	20,049
2011 Q4	15,897	5,371	21,268	2020 Q3	18,246	11,322	29,568
2012 Q1	20,073	5,702	25,775	2020 Q4	26,818	12,576	39,394
2012 Q2	19,495	6,556	26,051	2021 Q1	26,707	9,941	36,648
2012 Q3	20,156	8,198	28,354	2021 Q2	35,025	11,061	46,086
2012 Q4	18,043	6,653	24,696	2021 Q3	25,895	7,641	33,536
2013 Q1	23,750	8,301	32,051	2021 Q4	25,939	10,188	36,127
2013 Q2	25,360	10,646	36,006	2022 Q1	35,019	10,889	45,908
2013 Q3	24,849	8,998	33,847	2022 Q2	50,633	15,274	65,907
2013 Q4	23,913	8,932	32,845	2022 Q3	31,931	12,156	44,087
2014 Q1	24,617	9,552	34,169	2022 Q4	22,947	11,965	34,912
2014 Q2	27,353	9,558	36,911	2023 Q1	17,953	9,720	27,673
2014 Q3	28,654	8,011	36,665				
2014 Q4	29,655	8,459	38,114				
2015 Q1	30,538	9,588	40,126				
2015 Q2	30,018	10,723	40,741				
2015 Q3	28,146	7,661	35,807				

## 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. 'Registrations' are when a developer has registered their intent to build a new home.
4. The figures are sourced from information held on NHBC's Fusion system and cross tabbed from Tableau as at 31 March 2023.
5. Changes can occur between figures published at different times owing to changes in policies and cancellations.

# Appendices

**Table 2: New home registrations - UK house types**

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2007 Q1	9,927	7,977	23,319	10,833	1,222
2008 Q1	6,226	5,373	16,903	7,767	705
2009 Q1	2,281	2,929	6,814	3,507	662
2010 Q1	4,692	5,666	9,914	7,148	685
2011 Q1	5,190	4,819	13,459	6,375	376
2012 Q1	5,673	5,148	8,360	6,224	370
2013 Q1	6,606	6,414	12,316	6,206	509
2014 Q1	8,076	6,675	12,930	5,967	521
2015 Q1	10,471	8,910	12,751	7,378	616
2016 Q1	10,476	8,853	10,707	5,824	561
2017 Q1	11,621	10,583	12,542	6,840	645
2018 Q1	11,799	10,160	7,857	5,512	577
2019 Q1	11,241	9,997	10,282	5,362	653
2020 Q1	10,637	8,624	9,082	4,810	427
2021 Q1	12,484	11,216	6,803	5,559	586
2022 Q1	16,089	13,898	9,474	5,822	625
2023 Q1	8,041	8,549	6,045	4,563	475

**Table 3: New home completions - Private and Affordable & Build to Rent sector**

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2007 Q1	32,851	6,361	39,212
2008 Q1	27,270	8,239	35,509
2009 Q1	16,486	7,281	23,767
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	13,014	31,389
2016 Q1	21,902	6,922	28,824
2017 Q1	24,524	8,505	33,029
2018 Q1	22,549	8,896	31,445
2019 Q1	22,363	8,866	31,229
2020 Q1	21,787	9,915	31,702
2021 Q1	23,181	10,043	33,224
2022 Q1	21,890	10,275	32,165
2023 Q1	19,359	10,594	29,953

## 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. 'Registrations' are when a developer has registered their intent to build a new home.
4. 'Completions' relate to the number of homes 'finalled' by NHBC Building Inspectors and changes can occur between figures published at different times.
5. The figures are sourced from information held on NHBC's Fusion system and cross tabbed from Tableau as at 31 March 2023.
6. Changes can occur between figures published at different times owing to changes in policies and cancellations.

# Appendices

**Table 4: UK registrations by region**

	2007 Q1	2008 Q1	2009 Q1	2010 Q1	2011 Q1	2012 Q1	2013 Q1	2014 Q1	2015 Q1	2016 Q1	2017 Q1	2019 Q1	2020 Q1	2021 Q1	2022 Q1	2023 Q1
NORTH EAST	3,001	1,084	614	1,349	692	1,056	1,269	1,284	1,173	1,131	1,567	1,294	1,219	1,954	2,342	1,568
NORTH WEST	4,701	3,326	1,509	1,816	1,768	2,032	2,412	3,085	3,100	3,686	3,609	3,956	2,754	3,180	3,893	2,762
YORKSHIRE & HUMBERSIDE	3,798	2,487	1,021	1,911	1,218	1,458	1,575	1,660	2,219	1,887	2,518	2,510	2,144	2,599	2,845	1,927
WEST MIDLANDS	4,220	2,816	922	2,367	1,625	1,683	2,421	3,127	3,812	3,432	3,552	3,283	3,174	2,484	3,883	2,490
EAST MIDLANDS	4,511	3,123	1,258	2,337	1,786	1,914	2,561	2,727	3,552	3,107	3,664	2,650	2,867	3,303	5,468	3,101
EASTERN	6,522	4,160	2,525	3,474	3,472	2,472	3,197	2,505	4,296	3,575	4,662	3,638	4,061	5,757	4,776	3,894
SOUTH WEST	4,923	3,066	1,753	3,117	3,002	2,957	3,175	3,255	4,326	3,929	4,249	3,736	2,671	3,500	4,290	2,900
LONDON	5,343	4,867	1,294	3,090	8,564	4,343	7,327	7,861	5,946	5,104	6,659	5,622	4,382	3,130	4,722	2,370
SOUTH EAST	7,357	6,117	2,444	4,770	4,802	3,791	4,012	4,458	6,598	5,858	6,398	6,209	5,238	5,705	8,254	3,686
SCOTLAND	4,028	3,888	1,446	1,960	1,979	2,704	2,646	2,767	3,179	3,000	3,289	2,422	3,177	3,322	3,091	1,797
WALES	2,699	1,165	743	1,124	929	888	1,034	884	1,144	1,069	1,304	1,230	1,126	891	1,584	665
NI & IOM	2,175	875	664	790	382	477	422	556	781	643	760	985	767	823	760	513
<b>TOTAL REGISTRATIONS</b>	<b>53,278</b>	<b>36,974</b>	<b>16,193</b>	<b>28,105</b>	<b>30,219</b>	<b>25,775</b>	<b>32,051</b>	<b>34,169</b>	<b>40,126</b>	<b>36,421</b>	<b>42,231</b>	<b>37,535</b>	<b>33,580</b>	<b>36,648</b>	<b>45,908</b>	<b>27,673</b>

## Notes

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# Appendices

**Table 5: New-build registrations - Financial Year End comparison**

FINANCIAL YEAR ENDING	REGISTRATIONS	FINANCIAL YEAR ENDING	REGISTRATIONS	FINANCIAL YEAR ENDING	REGISTRATIONS
FYE 1971	239,235	FYE 1989	218,734	FYE 2007	179,397
FYE 1972	236,030	FYE 1990	150,816	FYE 2008	182,149
FYE 1973	110,513	FYE 1991	129,079	FYE 2009	84,347
FYE 1974	123,361	FYE 1992	147,077	FYE 2010	100,718
FYE 1975	218,781	FYE 1993	129,877	FYE 2011	118,198
FYE 1976	218,781	FYE 1994	171,395	FYE 2012	111,752
FYE 1977	149,222	FYE 1995	173,166	FYE 2013	111,152
FYE 1978	149,222	FYE 1996	148,916	FYE 2014	136,867
FYE 1979	157,111	FYE 1997	157,429	FYE 2015	151,816
FYE 1980	130,540	FYE 1998	169,614	FYE 2016	151,274
FYE 1981	97,927	FYE 1999	160,397	FYE 2017	157,462
FYE 1982	115,355	FYE 2000	158,309	FYE 2018	153,659
FYE 1983	157,678	FYE 2001	153,705	FYE 2019	159,518
FYE 1984	173,473	FYE 2002	158,798	FYE 2020	155,313
FYE 1985	169,883	FYE 2003	177,305	FYE 2021	125,659
FYE 1986	172,983	FYE 2004	179,278	FYE 2022	161,657
FYE 1987	198,278	FYE 2005	181,676	FYE 2023	172,579
FYE 1988	209,244	FYE 2006	185,117		

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