

# New home statistics review

## Q1 2021

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.

### 36,863

new homes registered in Q1 2021

### 26,985

new homes registered in the private sector in Q1 2021

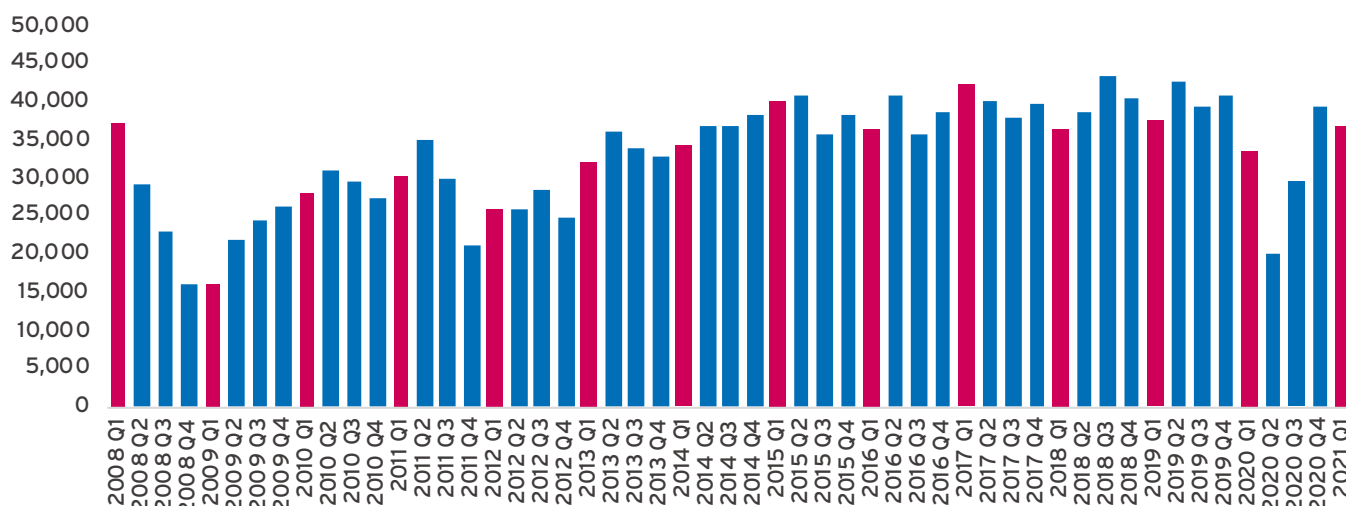
### 9,878

new homes registered in the rental sector in Q1 2021

### 33,074

new home completions in Q1 2021

## New home registrations - quarter on quarter comparison



Source: NHBC (Appendix table 1)

## Headline results

- 36,863 new homes registered in Q1 2021, 10% up on Q1 2020
- 26,985 homes registered in the private sector in Q1 2021, 10% up on Q1 2020
- 9,878 homes registered in the rental sector in Q1 2021, up 13% on Q1 2020
- 9 out of 12 regions experienced growth in registrations in Q1 2021 vs Q1 2020
- 33,074 new home completions in Q1 2021, 4% up on Q1 2020



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 Media Office at [mediateam@nhbc.co.uk](mailto:mediateam@nhbc.co.uk)

# Regional overview

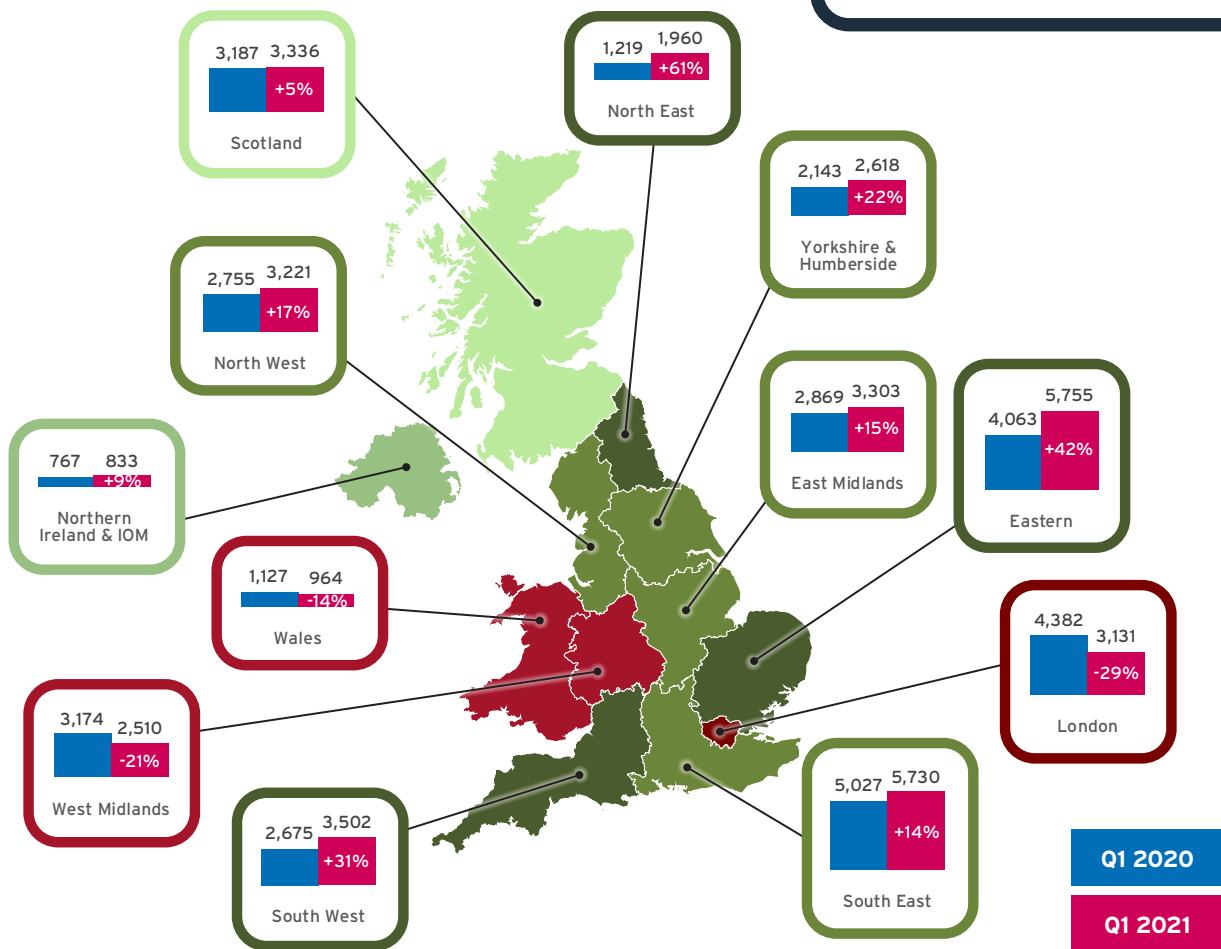
## Regional registrations Q1 2021 vs Q1 2020

### Padraig Venney - NHBC Regional Director NI & IOM

Confidence in the local housebuilding market remains high and we are seeing a growing trend for local professionals, who have been living and working in mainland UK for years, re-locating back to Northern Ireland due to house price affordability and remote home working arrangements.

### Raymond Baxter - NHBC Director Scotland

All major builders in Scotland are reporting strong sales, with some advising plots reserved into 2022. We are seeing some localised labour shortages, particularly amongst bricklayers and roof tilers, with some builders also experiencing longer lead times on certain materials.



### Luke Carter - NHBC Regional Director West & Wales

The outlook remains positive, with builders busier than ever and forward sales continuing to be strong. Despite Q1 registrations in Wales being down 14% on last year, there were 326 registrations in the Principality during the month of March which is a 34% increase in volumes compared to the same period last year.

### Paul Edwards - NHBC Senior Regional Director

Confidence in housebuilding remains buoyant with all regions in England, other than London and West Midlands, seeing an uplift in Q1 registrations compared to last year. "We simply cannot build quickly enough" is a phrase we are frequently hearing. From rural developments to more central locations, sales remain positive and there is no apparent sign of a downturn in housing demands.

Source: NHBC (Appendix table 2)

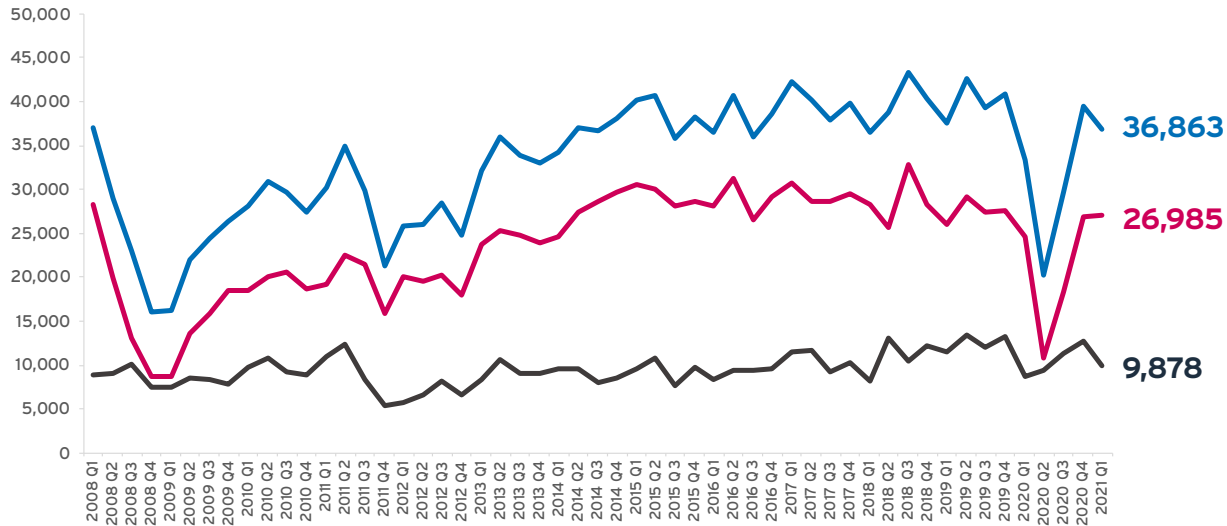
# Analysis of new home registrations

## New home registrations - Private and rental sectors

**Total Q1 2021**  
**36,863**  
 (+10% vs Q1 2020)

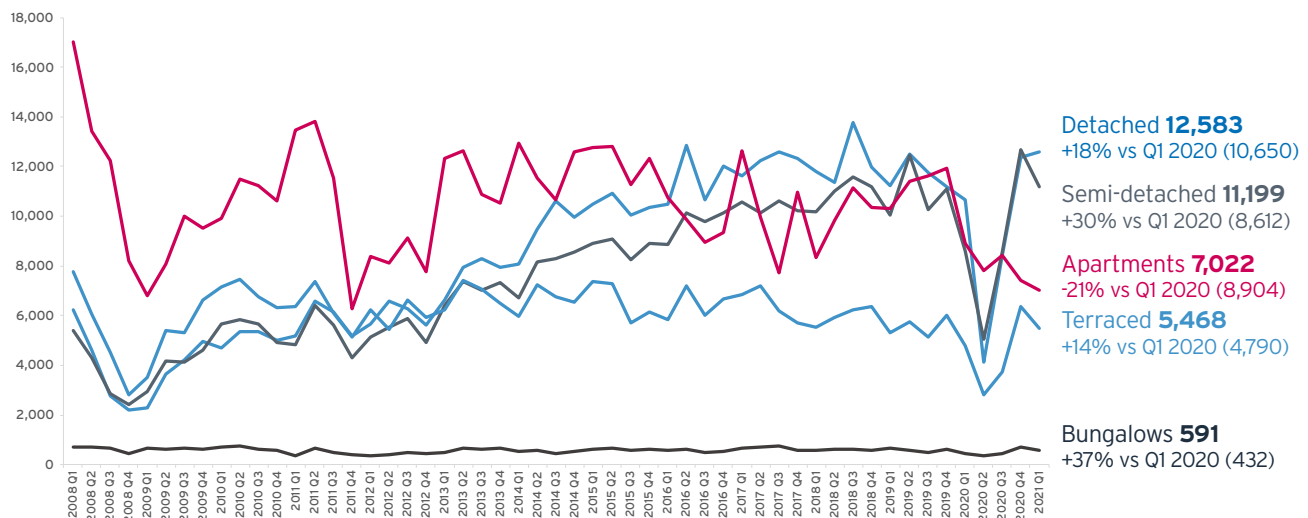
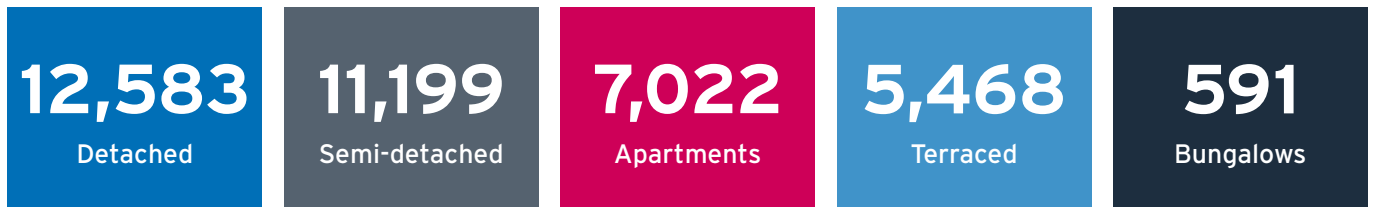
**Private sector Q1 2021**  
**26,985**  
 (+10% vs Q1 2020)

**Rental sector Q1 2021**  
**9,878**  
 (+13% vs Q1 2020)



Source: NHBC (Appendix table 4)

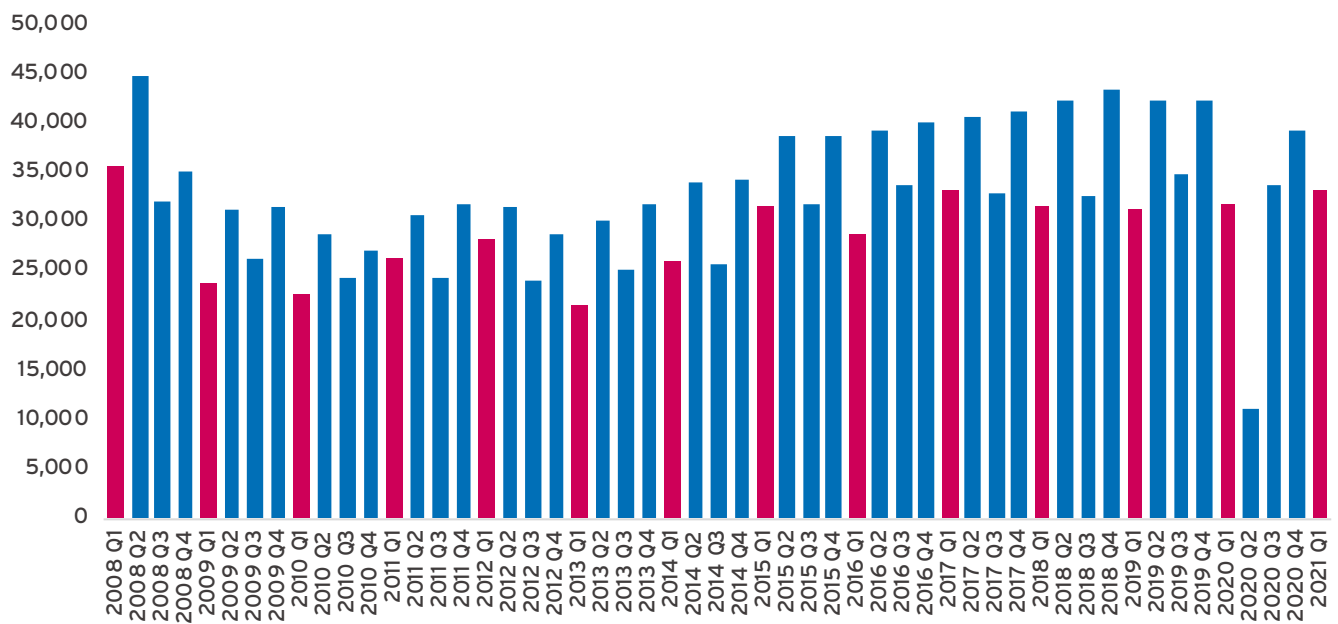
## UK house types



Source: NHBC (Appendix table 5)

# New home completions

## New home completions - quarter on quarter comparison



Source: NHBC (Appendix table 6)

# Appendices

**Table 1: New home registrations - Private and rental sectors**

QUARTER ENDING	PRIVATE	RENTAL	TOTAL	QUARTER ENDING	PRIVATE	RENTAL	TOTAL
2008 Q1	28,305	8,782	37,087	2014 Q4	29,672	8,448	38,120
2008 Q2	19,955	9,090	29,045	2015 Q1	30,593	9,550	40,143
2008 Q3	12,984	10,067	23,051	2015 Q2	30,007	10,759	40,766
2008 Q4	8,694	7,381	16,075	2015 Q3	28,138	7,682	35,820
2009 Q1	8,671	7,527	16,198	2015 Q4	28,607	9,701	38,308
2009 Q2	13,499	8,453	21,952	2016 Q1	28,119	8,356	36,475
2009 Q3	15,943	8,399	24,342	2016 Q2	31,315	9,357	40,672
2009 Q4	18,470	7,875	26,345	2016 Q3	26,502	9,390	35,892
2010 Q1	18,420	9,690	28,110	2016 Q4	29,075	9,562	38,637
2010 Q2	20,047	10,847	30,894	2017 Q1	30,770	11,571	42,341
2010 Q3	20,506	9,137	29,643	2017 Q2	28,640	11,602	40,242
2010 Q4	18,651	8,813	27,464	2017 Q3	28,578	9,299	37,877
2011 Q1	19,214	11,016	30,230	2017 Q4	29,449	10,309	39,758
2011 Q2	22,435	12,414	34,849	2018 Q1	28,193	8,216	36,409
2011 Q3	21,483	8,396	29,879	2018 Q2	25,691	13,101	38,792
2011 Q4	15,909	5,371	21,280	2018 Q3	32,866	10,465	43,331
2012 Q1	20,087	5,702	25,789	2018 Q4	28,230	12,191	40,421
2012 Q2	19,503	6,556	26,059	2019 Q1	26,073	11,475	37,548
2012 Q3	20,171	8,206	28,377	2019 Q2	29,218	13,451	42,669
2012 Q4	18,043	6,653	24,696	2019 Q3	27,316	11,969	39,285
2013 Q1	23,757	8,301	32,058	2019 Q4	27,568	13,254	40,822
2013 Q2	25,371	10,646	36,017	2020 Q1	24,615	8,773	33,388
2013 Q3	24,853	8,998	33,851	2020 Q2	10,835	9,348	20,183
2013 Q4	23,924	9,052	32,976	2020 Q3	18,292	11,310	29,602
2014 Q1	24,623	9,569	34,192	2020 Q4	26,827	12,666	39,493
2014 Q2	27,375	9,576	36,951	2021 Q1	26,985	9,878	36,863
2014 Q3	28,691	8,041	36,732				

## 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 circa 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 31st March 2021.
4. Changes can occur between figures published at different times owing to changes in policies and cancellations.

# Appendices

**Table 2: UK registrations by region**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1
North East	1,084	614	1,349	692	1,056	1,269	1,284	1,174	1,131	1,567	1,433	1,294	1,219	1,960
North West	3,326	1,510	1,816	1,768	2,032	2,412	3,088	3,102	3,686	3,713	5,066	3,962	2,755	3,221
Yorkshire & Humberside	2,487	1,021	1,911	1,218	1,463	1,575	1,660	2,219	1,887	2,518	2,448	2,510	2,143	2,618
West Midlands	2,817	923	2,367	1,625	1,683	2,421	3,128	3,814	3,432	3,553	3,154	3,285	3,174	2,510
East Midlands	3,130	1,258	2,338	1,786	1,914	2,561	2,727	3,553	3,108	3,664	3,459	2,650	2,869	3,303
Eastern	4,160	2,525	3,474	3,472	2,473	3,199	2,506	4,299	3,576	4,663	3,758	3,637	4,063	5,755
South West	3,067	1,753	3,117	3,002	2,958	3,176	3,254	4,326	3,974	4,249	3,238	3,737	2,675	3,502
London	4,867	1,294	3,090	8,564	4,343	7,327	7,861	5,946	5,104	6,664	3,543	5,587	4,382	3,131
South East	6,118	2,444	4,771	4,802	3,791	4,013	4,459	6,599	5,865	6,397	5,812	6,243	5,027	5,730
Scotland	3,888	1,446	1,960	1,979	2,704	2,647	2,767	3,184	3,000	3,289	2,439	2,422	3,187	3,336
Wales	1,265	743	1,124	930	888	1,034	901	1,144	1,069	1,304	1,211	1,230	1,127	964
Northern Ireland & IOM	878	667	793	392	484	424	557	783	643	760	848	991	767	833

**Table 3: UK completions by region**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1
North East	1,225	699	718	885	796	751	1,073	1,308	957	1,248	1,208	1,452	1,406	1,448
North West	3,025	1,833	1,958	2,168	2,088	1,861	2,260	2,814	2,878	3,239	3,462	3,142	3,670	3,221
Yorkshire & Humberside	2,775	1,371	1,303	1,799	1,578	1,116	1,443	1,806	1,528	2,109	2,021	2,064	1,881	2,011
West Midlands	2,519	1,646	1,506	2,135	1,971	1,724	1,964	3,099	2,673	2,879	2,950	2,929	2,523	3,362
East Midlands	2,989	1,885	1,825	2,382	1,620	1,588	2,178	2,642	2,722	3,060	2,902	2,678	2,480	3,090
Eastern	3,823	2,580	2,886	3,157	3,403	2,327	2,676	3,145	3,035	3,418	3,307	3,499	3,569	3,836
South West	3,420	2,269	2,295	2,874	2,754	2,288	2,358	3,069	2,744	2,861	2,950	2,795	2,466	2,665
London	3,740	3,716	3,119	3,394	5,431	3,521	5,154	4,671	4,184	5,502	3,694	3,270	4,685	4,264
South East	5,924	4,115	3,657	4,295	5,304	3,595	3,437	4,768	4,104	4,567	4,771	4,976	4,517	4,880
Scotland	3,711	1,777	1,676	1,627	1,890	1,730	2,126	2,712	2,473	2,490	2,412	2,630	2,602	2,354
Wales	1,187	768	891	766	676	662	869	803	832	920	966	964	860	1,096
Northern Ireland & IOM	1,171	1,107	828	742	584	415	560	550	692	727	795	807	993	847

## 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. '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 circa 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 31st March 2021.
5. Changes can occur between figures published at different times owing to changes in policies and cancellations.

# Appendices

**Table 4: New home registrations - Private and rental sectors**

	TOTAL	PRIVATE	RENTAL
2008 Q1	37,087	28,305	8,782
2009 Q1	16,198	8,671	7,527
2010 Q1	28,110	18,420	9,690
2011 Q1	30,230	19,214	11,016
2012 Q1	25,789	20,087	5,702
2013 Q1	32,058	23,757	8,301
2014 Q1	34,192	24,623	9,569
2015 Q1	40,143	30,593	9,550
2016 Q1	36,475	28,119	8,356
2017 Q1	42,341	30,770	11,571
2018 Q1	36,409	28,193	8,216
2019 Q1	37,548	26,073	11,475
2020 Q1	33,388	24,615	8,773
2021 Q1	36,863	26,985	9,878

**Table 5: New home registrations - UK house types**

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2008 Q1	6,229	5,379	17,002	7,770	707
2009 Q1	2,284	2,929	6,814	3,507	664
2010 Q1	4,694	5,667	9,914	7,148	687
2011 Q1	5,198	4,819	13,459	6,376	378
2012 Q1	5,675	5,154	8,365	6,225	370
2013 Q1	6,611	6,416	12,311	6,211	509
2014 Q1	8,079	6,691	12,930	5,969	523
2015 Q1	10,485	8,910	12,753	7,379	616
2016 Q1	10,477	8,854	10,759	5,824	561
2017 Q1	11,622	10,584	12,647	6,843	645
2018 Q1	11,817	10,161	8,346	5,508	577
2019 Q1	11,214	10,024	10,316	5,329	665
2020 Q1	10,650	8,612	8,904	4,790	432
2021 Q1	12,583	11,199	7,022	5,468	591

## 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 31st March 2021.
4. Changes can occur between figures published at different times owing to changes in policies and cancellations.

# Appendices

**Table 6: New home completions - Private and rental sectors**

QUARTER ENDING	TOTAL	QUARTER ENDING	TOTAL	QUARTER ENDING	TOTAL
2008 Q1	35,509	2012 Q3	24,015	2017 Q1	33,020
2008 Q2	44,884	2012 Q4	28,695	2017 Q2	40,648
2008 Q3	32,146	2013 Q1	21,578	2017 Q3	32,791
2008 Q4	35,064	2013 Q2	30,197	2017 Q4	41,201
2009 Q1	23,766	2013 Q3	25,039	2018 Q1	31,438
2009 Q2	31,335	2013 Q4	31,890	2018 Q2	42,328
2009 Q3	26,145	2014 Q1	26,098	2018 Q3	32,600
2009 Q4	31,496	2014 Q2	34,049	2018 Q4	43,403
2010 Q1	22,662	2014 Q3	25,687	2019 Q1	31,206
2010 Q2	28,761	2014 Q4	34,259	2019 Q2	42,130
2010 Q3	24,232	2015 Q1	31,387	2019 Q3	34,918
2010 Q4	26,958	2015 Q2	38,656	2019 Q4	42,325
2011 Q1	26,224	2015 Q3	31,797	2020 Q1	31,652
2011 Q2	30,568	2015 Q4	38,772	2020 Q2	11,051
2011 Q3	24,423	2016 Q1	28,822	2020 Q3	33,597
2011 Q4	31,791	2016 Q2	39,328	2020 Q4	39,208
2012 Q1	28,095	2016 Q3	33,695	2021 Q1	33,074
2012 Q2	31,471	2016 Q4	40,015		

## Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) completed for NHBC's 10-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 circa 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 31st March 2021.
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