

New home statistics review

Q3 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.

33,779

new homes registered in Q3 2021

26,054

new homes registered in the private sector in Q3 2021

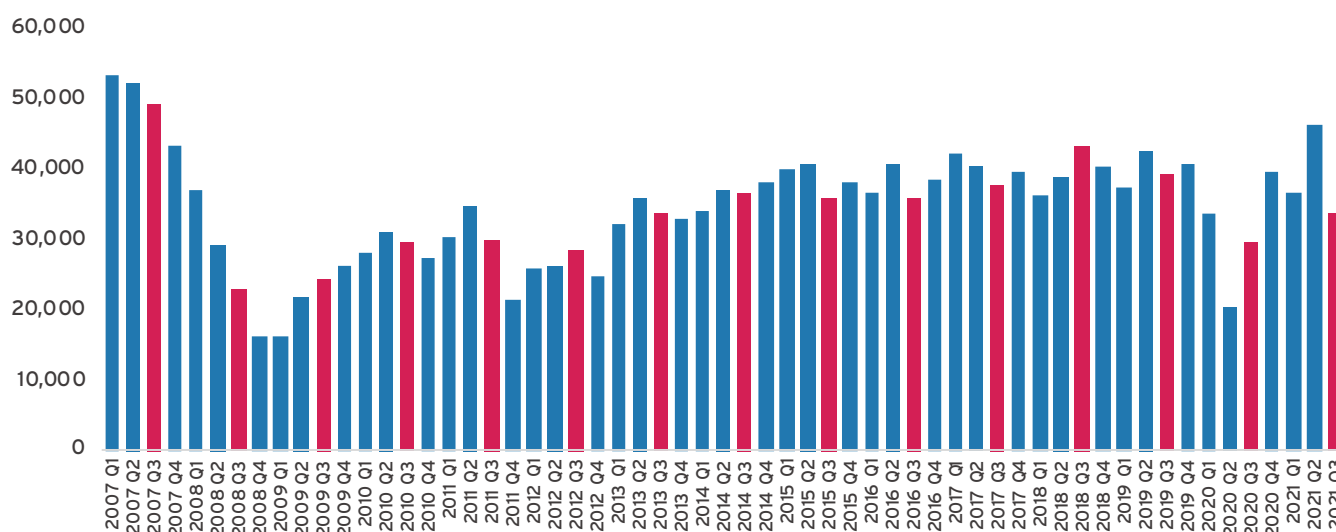
7,725

new homes registered in the rental sector in Q3 2021

31,908

new home completions in Q3 2021

New home registrations - quarter on quarter comparison



Source: NHBC (Appendix table 1)

Headline results

- 36% of new homes registered in Q3 2021 were detached, vs 28% in Q3 2020; detached properties are now at their most popular since Q2 2002
- 33,779 new homes registered in Q3 2021, 14% up on Q3 2020
- 26,054 homes registered in the private sector in Q3 2021, 43% up on Q3 2020
- 7,725 homes registered in the rental sector in Q3 2021, 32% down on Q3 2020
- 31,908 new home completions in Q3 2021, 5% down on Q3 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

Regional overview

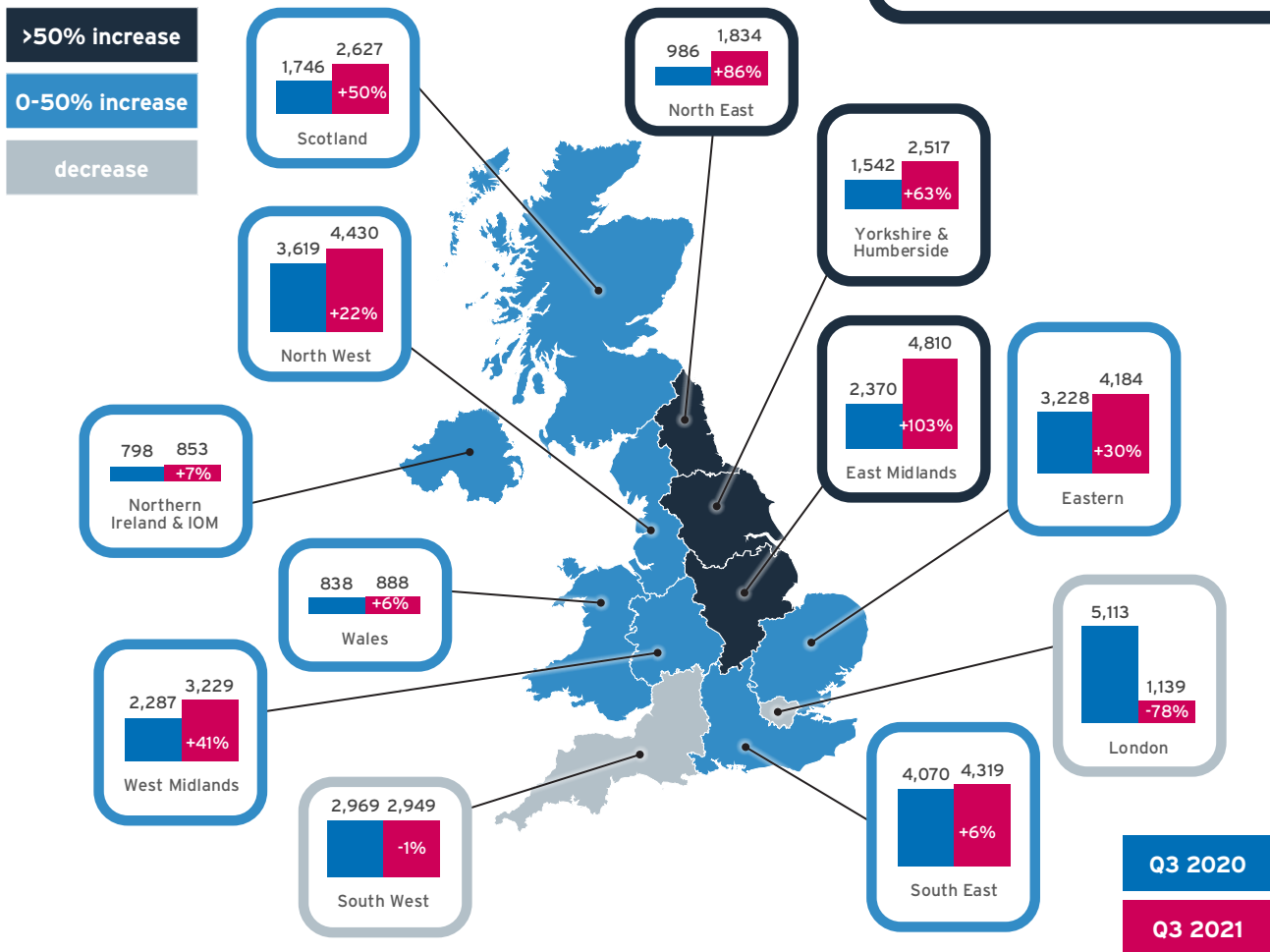
Regional registrations Q3 2021 vs Q3 2020

Padraig Venney - NHBC Regional Director NI & IOM

"Although large builders are saying they can't build houses quickly enough in Northern Ireland, some smaller builders are slowing production as they are more exposed to materials price increases. Labour availability is becoming a serious issue, with a real scarcity of bricklayers."

Raymond Baxter - NHBC Director Scotland

"The Scottish house-building market remains buoyant with most builders reserving plots well into 2022, although labour and material shortages are causing an upward pressure on costs. Builders are also reporting that bidding for land is currently extremely competitive with values increasing and conditions reduced."



Luke Carter - NHBC Regional Director West & Wales

"Consumer demand for housing in Wales remains high with builders continuing to report strong forward sales. However, the continued lack of supply of many building materials is slowing down completions on both affordable plots and private sales. We hear that several builders are considering switching from clay to concrete bricks to help overcome the supply shortages."

Paul Edwards - NHBC Senior Regional Director

"Housebuilding activity remains strong in England. Despite the wind down of the stamp duty holiday, there is little concern from builders that there will be any effect on sales as many sites have forward sold plots well into Q2 of next year. Material shortages, land supply, planning delays and some regionalised labour issues are causing builders the greatest concern right now with timely completions under threat."

Source: NHBC (Appendix table 2)

New home registrations

New home registrations - Private and rental sectors

Total Q3 2021

33,779

(+14% vs Q3 2020)

Private sector Q3 2021

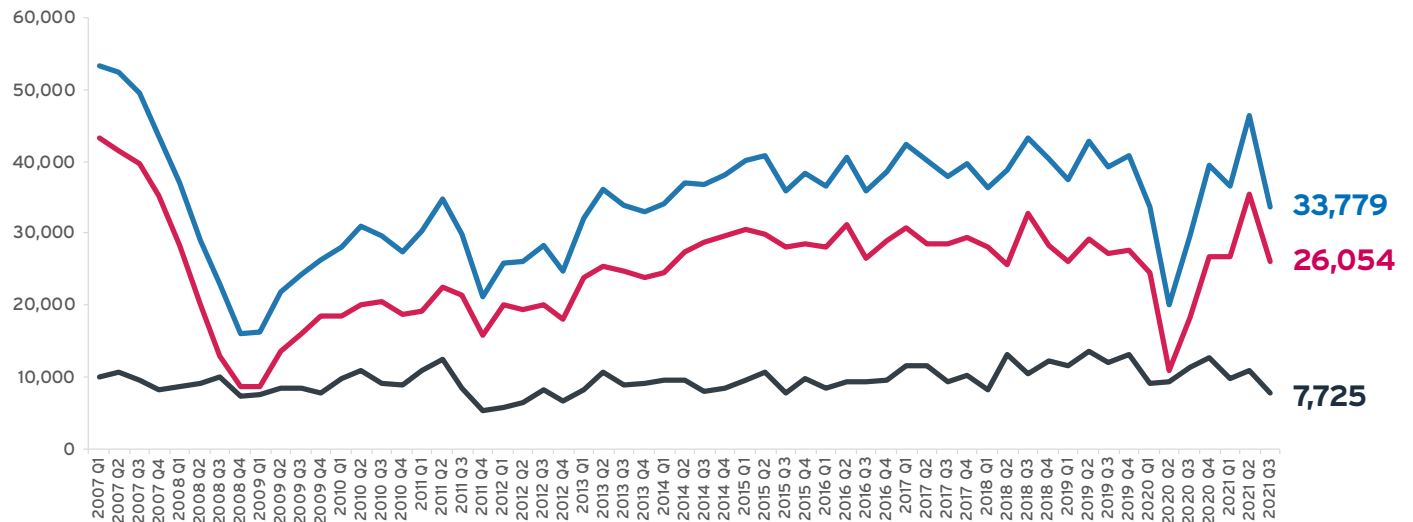
26,054

(+43% vs Q3 2020)

Rental sector Q3 2021

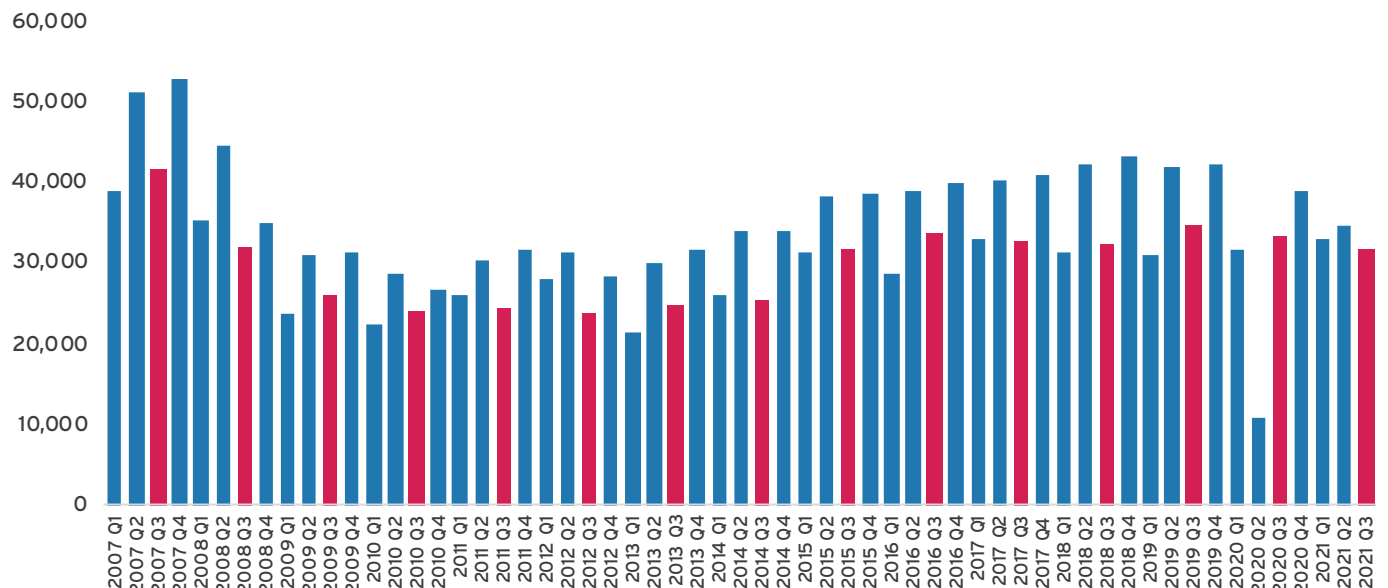
7,725

(-32% vs Q3 2020)



Source: NHBC (Appendix table 1)

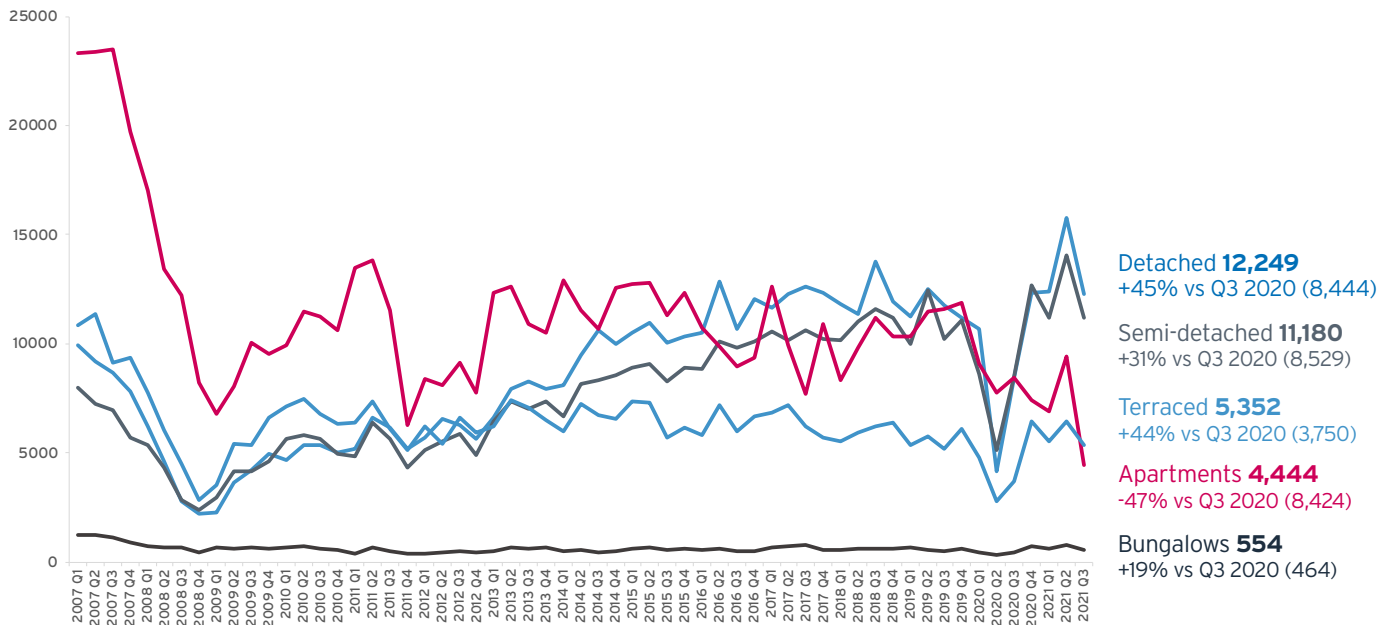
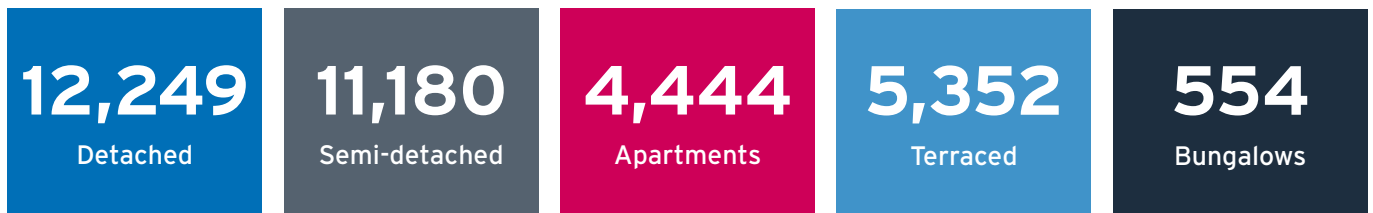
New home completions - quarter on quarter comparison



Source: NHBC (Appendix table 3)

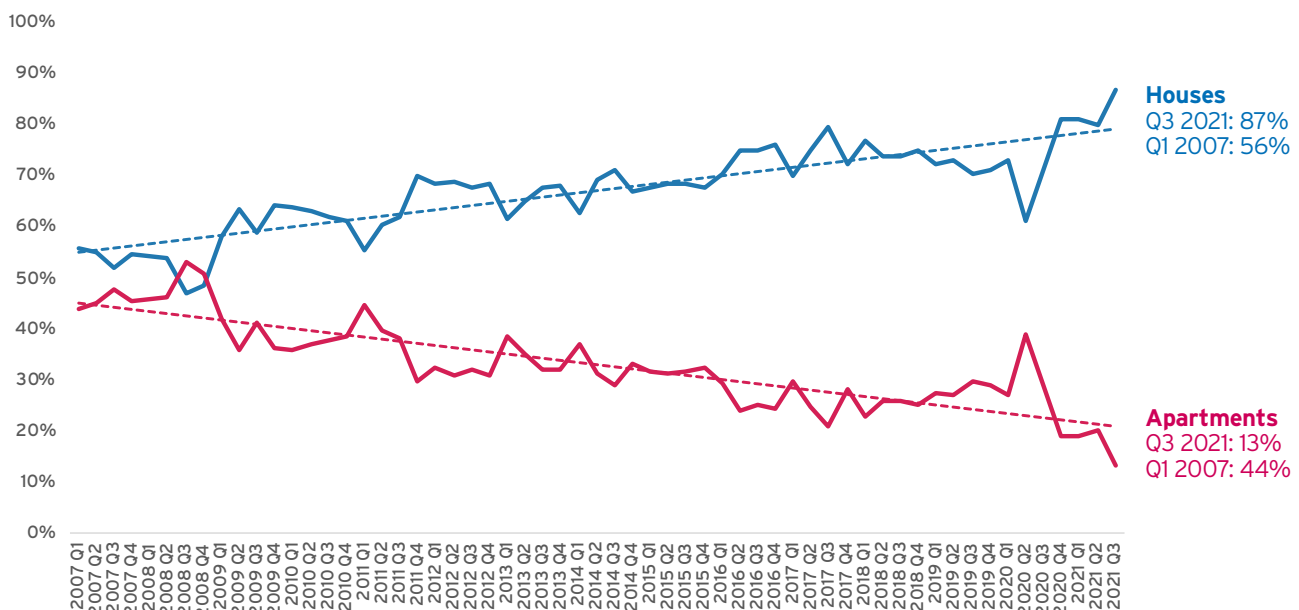
New home registrations

UK house types



Source: NHBC (Appendix table 4)

Houses vs apartments mix



Source: NHBC (Appendix table 5)

Appendices

Table 1: New home registrations - Private and rental sectors

QUARTER ENDING	PRIVATE	RENTAL	TOTAL	QUARTER ENDING	PRIVATE	RENTAL	TOTAL
2007 Q1	43,266	10,020	53,286	2014 Q3	28,690	8,041	36,731
2007 Q2	41,587	10,771	52,358	2014 Q4	29,671	8,448	38,119
2007 Q3	39,746	9,665	49,411	2015 Q1	30,555	9,588	40,143
2007 Q4	35,318	8,164	43,482	2015 Q2	29,985	10,759	40,744
2008 Q1	28,292	8,782	37,074	2015 Q3	28,137	7,682	35,819
2008 Q2	19,955	9,090	29,045	2015 Q4	28,597	9,701	38,298
2008 Q3	12,984	10,067	23,051	2016 Q1	28,112	8,356	36,468
2008 Q4	8,694	7,381	16,075	2016 Q2	31,303	9,365	40,668
2009 Q1	8,670	7,527	16,197	2016 Q3	26,501	9,390	35,891
2009 Q2	13,493	8,453	21,946	2016 Q4	29,089	9,572	38,661
2009 Q3	15,942	8,399	24,341	2017 Q1	30,766	11,571	42,337
2009 Q4	18,468	7,875	26,343	2017 Q2	28,631	11,602	40,233
2010 Q1	18,419	9,690	28,109	2017 Q3	28,574	9,299	37,873
2010 Q2	20,046	10,847	30,893	2017 Q4	29,425	10,309	39,734
2010 Q3	20,505	9,137	29,642	2018 Q1	28,188	8,206	36,394
2010 Q4	18,647	8,813	27,460	2018 Q2	25,650	13,139	38,789
2011 Q1	19,209	11,016	30,225	2018 Q3	32,829	10,539	43,368
2011 Q2	22,435	12,414	34,849	2018 Q4	28,209	12,202	40,411
2011 Q3	21,481	8,390	29,871	2019 Q1	26,035	11,518	37,553
2011 Q4	15,909	5,371	21,280	2019 Q2	29,212	13,533	42,745
2012 Q1	20,083	5,702	25,785	2019 Q3	27,315	11,962	39,277
2012 Q2	19,497	6,556	26,053	2019 Q4	27,617	13,255	40,872
2012 Q3	20,170	8,206	28,376	2020 Q1	24,556	9,043	33,599
2012 Q4	18,043	6,653	24,696	2020 Q2	10,868	9,252	20,120
2013 Q1	23,756	8,301	32,057	2020 Q3	18,264	11,302	29,566
2013 Q2	25,371	10,646	36,017	2020 Q4	26,838	12,687	39,525
2013 Q3	24,850	8,998	33,848	2021 Q1	26,765	9,860	36,625
2013 Q4	23,924	9,052	32,976	2021 Q2	35,481	10,961	46,442
2014 Q1	24,623	9,569	34,192	2021 Q3	26,054	7,725	33,779
2014 Q2	27,346	9,576	36,922				

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 30 September 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

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3
North East	1,690	326	876	1,122	917	1,138	942	1,237	1,205	1,556	2,071	2,168	1,847	986	1,834
North West	4,294	1,151	1,588	2,296	2,195	2,356	3,074	3,174	3,185	4,781	4,618	4,236	3,155	3,619	4,430
Yorkshire & Humberside	3,261	1,284	1,209	1,568	1,770	1,324	1,944	2,566	1,615	2,293	2,095	2,922	2,280	1,542	2,517
West Midlands	3,797	1,536	1,343	1,869	2,501	2,228	2,593	3,910	3,080	2,713	3,511	3,137	4,683	2,287	3,229
East Midlands	3,918	1,833	1,932	2,359	2,010	2,043	2,926	2,754	3,014	2,488	3,574	3,072	3,231	2,370	4,810
Eastern	4,931	3,586	3,388	2,732	3,214	2,613	3,604	3,842	3,669	3,572	3,990	3,808	4,208	3,228	4,184
South West	3,921	2,562	2,878	3,839	2,851	3,490	3,538	3,453	3,419	3,936	3,444	4,604	3,054	2,969	2,949
London	5,287	3,904	3,701	4,296	5,911	4,762	5,330	5,641	6,883	3,858	2,479	6,007	5,141	5,113	1,139
South East	8,362	3,925	3,966	5,516	4,501	4,870	5,919	5,026	4,071	6,362	6,693	7,003	6,676	4,070	4,319
Scotland	6,089	1,648	1,648	2,012	2,172	2,004	2,715	3,050	3,267	2,030	3,018	3,680	2,820	1,746	2,627
Wales	2,197	618	757	1,223	1,174	1,150	829	1,353	1,413	1,296	1,634	1,469	1,045	838	888
Northern Ireland & IOM	1,664	678	1,055	810	655	398	434	725	998	1,006	746	1,262	1,137	798	853

Table 3: UK completions by region

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3	Q3
North East	1,782	1,053	831	908	914	872	823	1,105	1,192	1,370	1,315	1,371	1,478	1,222	1,502
North West & Merseyside	4,564	2,677	2,061	1,747	2,071	1,690	2,105	2,533	2,891	3,011	3,326	3,353	3,560	3,464	2,942
Yorkshire & Humberside	3,233	2,268	1,498	1,512	1,720	1,133	1,471	1,438	1,670	2,177	1,945	2,035	2,400	1,970	2,027
West Midlands	2,811	2,035	1,810	1,790	1,941	1,912	2,088	2,074	2,902	2,729	2,943	2,920	3,011	3,343	2,861
East Midlands	3,429	2,045	2,226	2,031	1,837	1,770	1,826	2,346	2,544	2,956	2,813	2,853	2,875	2,834	3,046
Eastern	4,561	3,616	3,412	3,089	2,927	2,735	2,974	2,871	3,097	3,220	3,384	3,606	4,130	3,842	3,283
South West	3,591	3,184	2,526	2,833	2,787	2,412	2,604	2,418	2,765	3,117	3,093	2,920	2,927	2,755	2,552
London	4,810	3,984	3,551	2,501	2,995	3,878	3,309	3,410	6,244	5,565	4,684	4,192	4,173	4,355	3,837
South East	6,088	5,793	4,288	4,063	3,902	4,174	3,850	3,576	4,239	5,004	5,124	4,846	5,353	4,918	5,303
Scotland	3,832	3,295	2,015	2,110	1,889	1,936	2,428	2,257	2,479	2,726	2,453	2,712	2,857	2,745	2,677
Wales	1,553	1,008	871	811	782	859	963	987	1,091	1,053	885	1,054	1,235	1,183	903
Northern Ireland & IOM	1,629	1,187	1,056	837	658	644	599	672	682	773	829	741	922	969	975

Notes

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Appendices

Table 4: New home registrations - UK house types

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2007 Q3	8,682	6,944	23,507	9,141	1,137
2008 Q3	2,765	2,867	12,239	4,526	654
2009 Q3	4,207	4,137	10,021	5,328	648
2010 Q3	5,337	5,667	11,233	6,769	636
2011 Q3	6,131	5,616	11,515	6,108	501
2012 Q3	6,268	5,887	9,130	6,611	480
2013 Q3	8,282	7,025	10,878	7,050	613
2014 Q3	10,594	8,307	10,664	6,743	423
2015 Q3	10,026	8,250	11,286	5,694	563
2016 Q3	10,677	9,789	8,933	5,993	499
2017 Q3	12,603	10,608	7,714	6,190	758
2018 Q3	13,772	11,580	11,169	6,236	611
2019 Q3	11,788	10,238	11,583	5,175	493
2020 Q3	8,444	8,529	8,424	3,705	464
2021 Q3	12,249	11,180	4,444	5,352	554

Table 5: New home registrations - UK house type mix

	% OF HOUSES REGISTERED	% OF APARTMENTS REGISTERED		% OF HOUSES REGISTERED	% OF APARTMENTS REGISTERED
2007 Q3	52%	48%	2015 Q3	68%	32%
2008 Q3	47%	53%	2016 Q3	75%	25%
2009 Q3	59%	41%	2017 Q3	80%	20%
2010 Q3	62%	38%	2018 Q3	74%	26%
2011 Q3	62%	38%	2019 Q3	70%	30%
2012 Q3	68%	32%	2020 Q3	71%	29%
2013 Q3	68%	32%	2021 Q3	87%	13%
2014 Q3	71%	29%			

Notes

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Appendices

Table 6: New home completions

QUARTER ENDING	TOTAL
2007 Q3	41,883
2008 Q3	32,145
2009 Q3	26,145
2010 Q3	24,232
2011 Q3	24,423
2012 Q3	24,015
2013 Q3	25,040
2014 Q3	25,687
2015 Q3	31,796
2016 Q3	33,701
2017 Q3	32,794
2018 Q3	32,603
2019 Q3	34,921
2020 Q3	33,600
2021 Q3	31,908

Notes

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