

New home statistics review

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.

153,339

new homes
registered in 2021

114,477

new homes registered
in the Private sector
in 2021

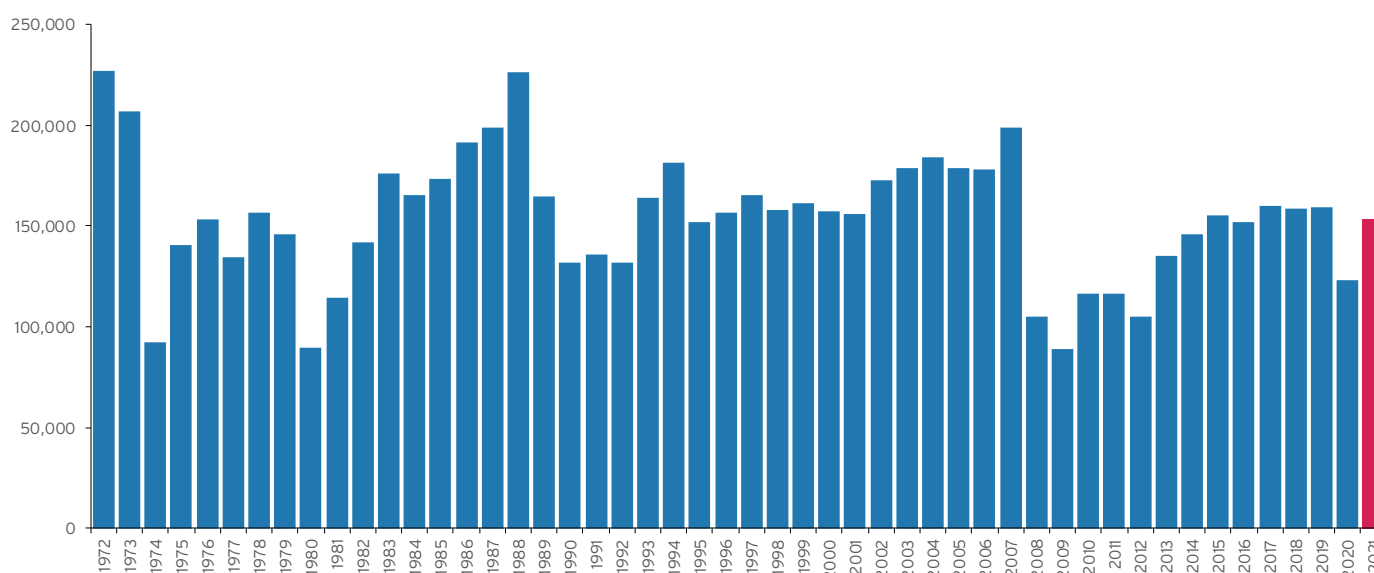
38,862

new homes registered
in the Affordable
& Build to Rent
sector in 2021

139,333

new home completions
in 2021

New-build registrations - year on year comparison



Source: NHBC (Appendix table 1)

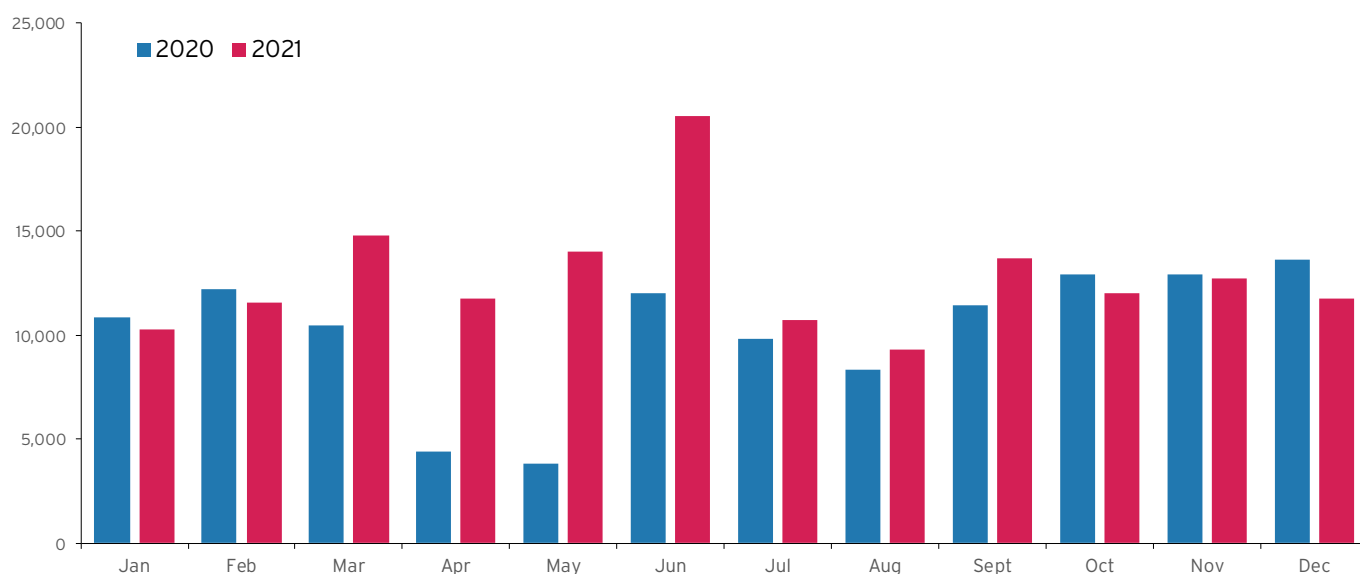
Headline results

- 153,339 new homes registered in 2021, 25% up on 2020
- 114,477 homes registered in the Private sector in 2021, 42% up on 2020
- 38,862 homes registered in the Affordable & Build to Rent sector in 2021, 8% down on 2020
- 52,190 detached homes registered in 2021, 47% up on 2020
- Growth in 11 out of 12 UK regions
- 139,333 new home completions in 2021, 21% up on 2020



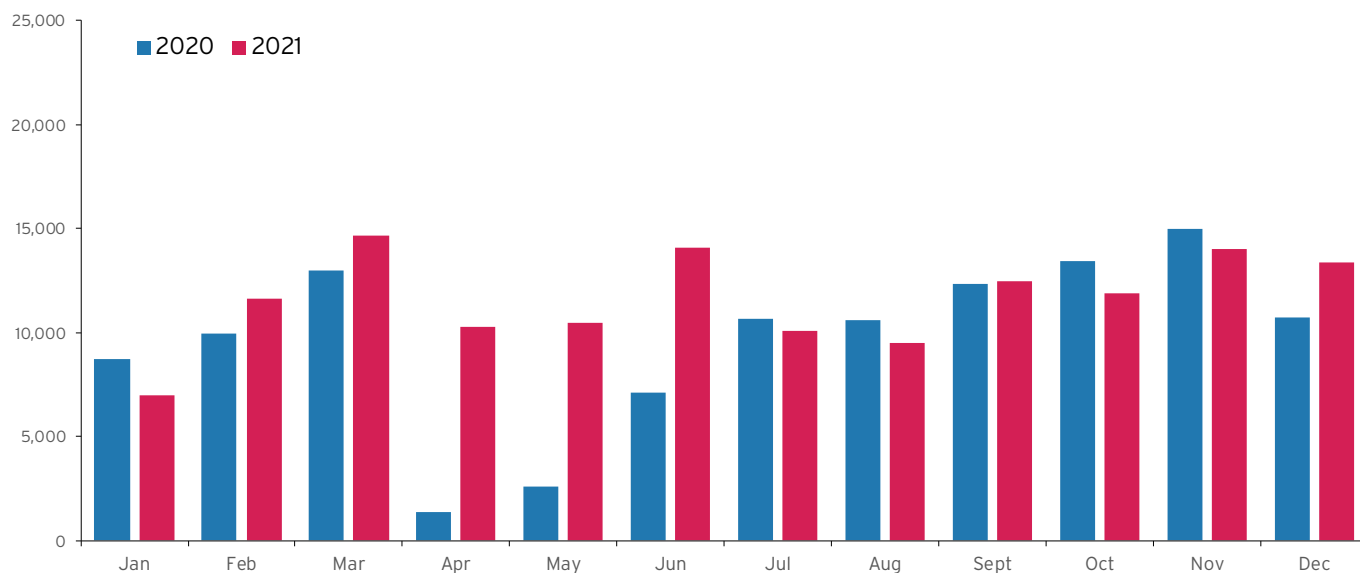
Analysis of new home registrations

New-build registrations - 2020 & 2021



Source: NHBC (Appendix table 2)

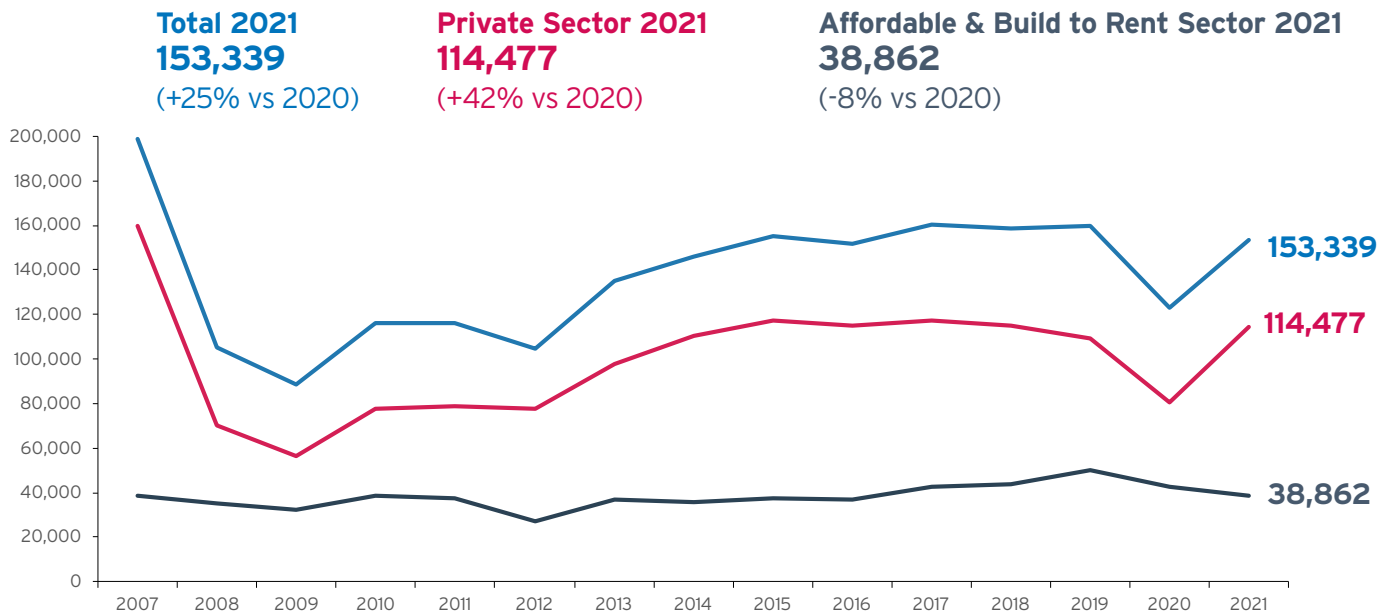
New-build completions - 2020 & 2021



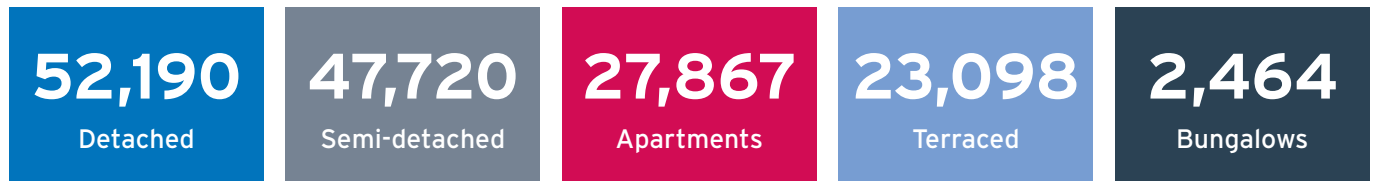
Source: NHBC (Appendix table 3)

UK registrations by house type

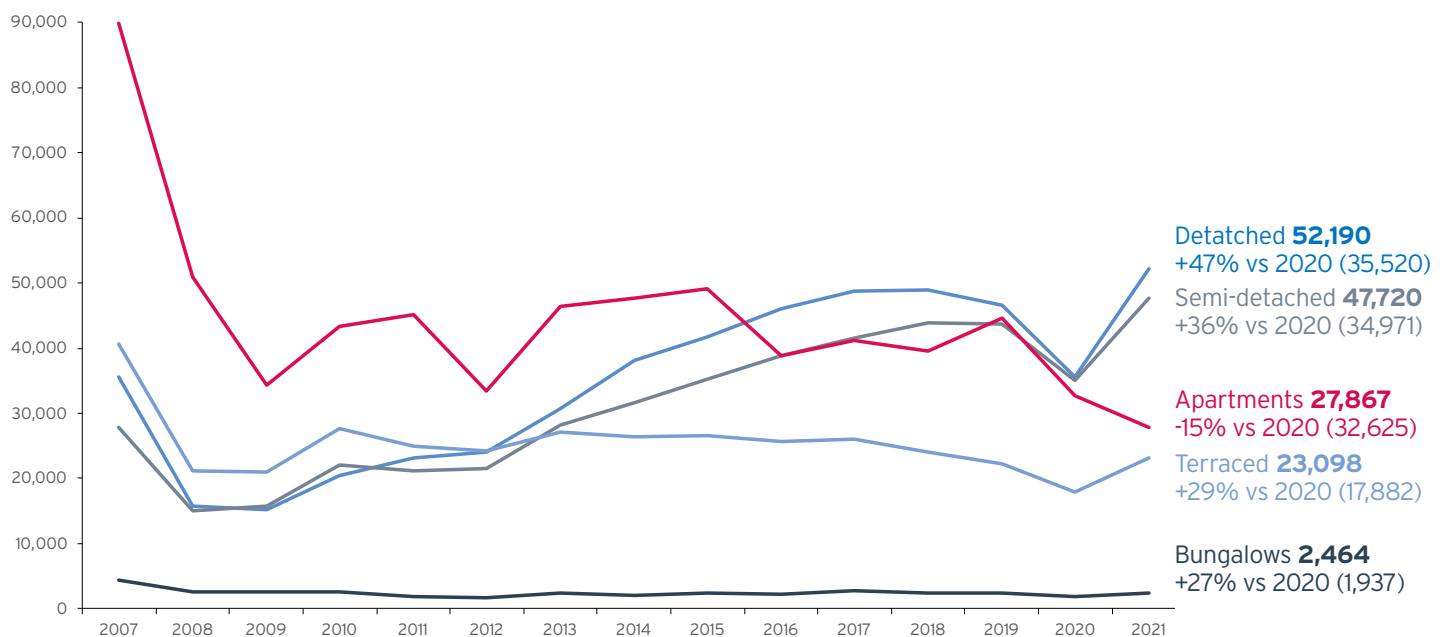
New-build registrations - Private and Affordable & Build to Rent sector



Source: NHBC (Appendix table 4)



UK House types



Source: NHBC (Appendix table 5)

Regional overview

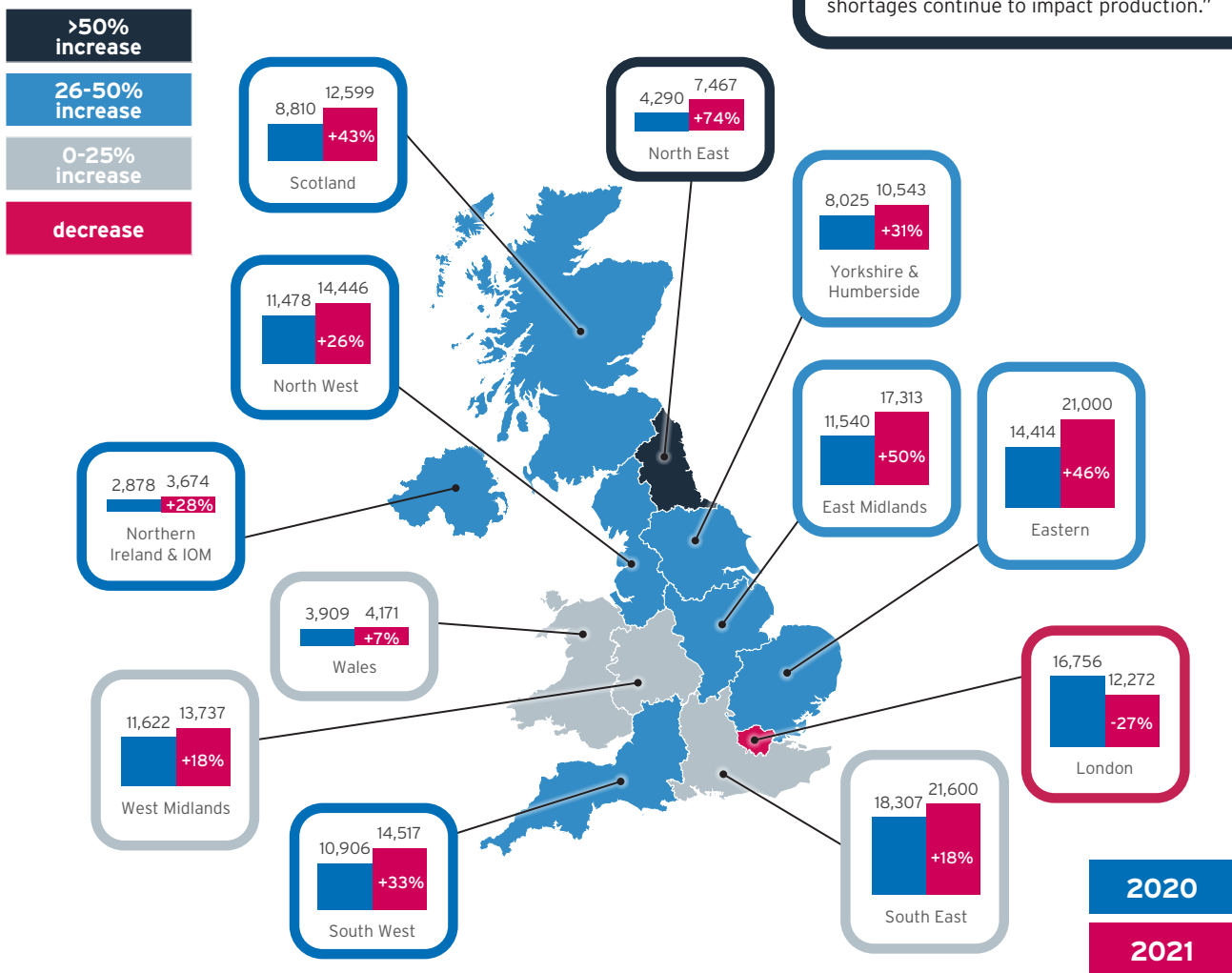
Regional registrations 2021 vs 2020

Padraig Venney - NHBC Regional Director NI & IOM

"Despite ongoing challenges, including labour and material shortages, the new build housing market in Northern Ireland & Isle of Man remains strong. Some builders are reporting that the price of timber has reduced which may lead to a correction in material prices more widely."

Raymond Baxter - NHBC Director Scotland

"The new build Scottish housing market remains positive, particularly in the central belt, with strong demand partly fuelled by weak supply in the second-hand market. Land competition and availability, local authority consent delays, supply chain and labour shortages continue to impact production."



Luke Carter - NHBC Regional Director West & Wales

"In the West Midlands and Wales, builders have reported a fast start to 2022 with continued strong demand for housing. Despite this, significant obstacles remain with Covid-19 still heavily impacting labour shortages. There is also mixed feedback on materials, with some builders reporting a slight cooling of costs and improved supply, while others suggest the scarcity of supply continues to blight production."

Paul Edwards - NHBC Senior Regional Director

"11 out of 12 UK regions experienced growth in 2021. Private sector registrations were a key driver of this uplift, rising from 80,475 in 2020 to 114,477, while new home registrations in the rental sector fell by 8%. London was the only region to see a decline in registrations in 2021, down 27% compared to 2020."

Source: NHBC (Appendix table 6)

Appendices

Table 1 - Total new build registrations

CALENDAR YEAR	TOTAL	CALENDAR YEAR	TOTAL	CALENDAR YEAR	TOTAL
1972	226,700	1989	164,962	2006	178,336
1973	206,600	1990	131,905	2007	198,535
1974	92,400	1991	135,638	2008	105,245
1975	140,700	1992	131,671	2009	88,825
1976	153,500	1993	163,903	2010	116,103
1977	134,400	1994	181,496	2011	116,220
1978	156,900	1995	151,779	2012	104,894
1979	146,000	1996	156,353	2013	134,886
1980	89,500	1997	165,386	2014	145,962
1981	114,200	1998	157,960	2015	155,002
1982	141,600	1999	161,212	2016	151,693
1983	175,800	2000	157,441	2017	160,159
1984	165,600	2001	155,912	2018	158,873
1985	173,300	2002	172,397	2019	159,500
1986	191,600	2003	178,974	2020	122,935
1987	199,098	2004	184,027	2021	153,339
1988	226,285	2005	179,004		

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 2021.
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-build registrations - 2020 & 2021

	2020	2021
January	10,875	10,275
February	12,242	11,593
March	10,475	14,825
April	4,409	11,760
May	3,821	14,046
June	12,014	20,512
July	9,824	10,710
August	8,333	9,336
September	11,447	13,722
October	12,924	12,014
November	12,958	12,763
December	13,613	11,783

Table 3 - New-build completions - 2020 & 2021

	2020	2021
January	8,753	6,950
February	9,960	11,608
March	12,978	14,657
April	1,358	10,268
May	2,590	10,457
June	7,108	14,044
July	10,665	10,057
August	10,569	9,509
September	12,364	12,491
October	13,456	11,915
November	15,009	14,023
December	10,751	13,354

Notes

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Table 4 - New-build registrations - Private and Affordable & Build to Rent sector

YEAR	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2007	159,915	38,620	198,535
2008	69,925	35,320	105,245
2009	56,571	32,254	88,825
2010	77,616	38,487	116,103
2011	79,029	37,191	116,220
2012	77,777	27,117	104,894
2013	97,889	36,997	134,886
2014	110,328	35,634	145,962
2015	117,261	37,741	155,002
2016	115,011	36,682	151,693
2017	117,335	42,824	160,159
2018	114,838	44,035	158,873
2019	109,392	50,108	159,500
2020	80,475	42,460	122,935
2021	114,477	38,862	153,339

Table 5 - New-build registrations - UK house types

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2007	35,598	27,869	89,895	40,710	4,463
2008	15,776	14,946	50,847	21,163	2,513
2009	15,130	15,823	34,410	20,886	2,576
2010	20,416	22,087	43,255	27,713	2,632
2011	23,090	21,147	45,080	24,982	1,921
2012	24,120	21,481	33,372	24,201	1,720
2013	30,789	28,143	46,358	27,149	2,447
2014	38,088	31,681	47,699	26,469	2,025
2015	41,775	35,144	49,136	26,502	2,445
2016	46,044	38,865	38,913	25,669	2,202
2017	48,776	41,570	41,201	25,936	2,676
2018	48,889	43,872	39,638	24,074	2,400
2019	46,634	43,692	44,645	22,196	2,333
2020	35,520	34,971	32,625	17,882	1,937
2021	52,190	47,720	27,867	23,098	2,464

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Table 6 - Regional registrations

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
NORTH EAST	8,333	2,664	2,803	4,542	3,245	3,972	5,224	5,328	5,800	6,173	6,593	6,375	5,823	4,290	7,467
NORTH WEST	17,583	7,815	6,533	8,390	8,167	8,722	11,234	11,603	13,344	15,108	16,911	18,048	15,782	11,478	14,446
YORKSHIRE & HUMBERSIDE	13,856	6,422	4,791	7,413	5,976	5,975	7,047	8,766	7,612	9,666	9,346	11,142	9,810	8,025	10,543
WEST MIDLANDS	16,041	7,257	5,758	8,909	8,036	7,915	10,726	12,443	13,470	13,193	14,977	13,362	14,764	11,622	13,737
EAST MIDLANDS	15,521	7,908	7,182	9,092	7,730	7,865	10,924	11,793	13,167	12,166	14,520	13,078	12,892	11,540	17,313
EASTERN	22,871	12,853	11,821	13,354	13,511	11,383	14,582	13,661	16,820	15,914	17,297	17,687	19,282	14,414	21,000
SOUTH WEST	18,144	10,542	10,866	13,155	11,567	11,758	13,715	14,330	15,718	16,416	15,040	14,239	12,634	10,906	14,517
LONDON	19,367	16,306	10,356	16,160	24,422	16,028	26,259	28,306	25,837	17,611	17,886	15,883	21,716	16,756	12,272
SOUTH EAST	30,562	17,570	15,438	19,505	18,887	16,946	19,408	21,318	22,755	26,151	25,970	26,742	25,344	18,307	21,600
SCOTLAND	20,494	9,463	6,846	8,216	9,079	8,402	10,098	11,115	12,653	11,526	12,646	12,088	12,041	8,810	12,599
WALES	8,581	3,385	2,885	4,215	3,543	4,136	3,543	4,793	4,616	4,539	5,462	5,425	4,764	3,909	4,171
NI & IOM	7,182	3,060	3,546	3,152	2,057	1,792	2,126	2,506	3,210	3,230	3,511	4,804	4,648	2,878	3,674

Table 7 - Regional completions

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
NORTH EAST	7,905	4,533	3,603	3,803	4,116	4,024	4,201	4,938	5,436	5,601	5,962	6,222	6,548	4,504	6,013
NORTH WEST	18,841	11,779	8,144	7,911	8,737	8,754	8,727	10,767	12,244	12,548	14,055	15,015	14,810	12,070	12,883
YORKSHIRE & HUMBERSIDE	13,956	10,635	6,337	6,407	7,633	6,080	6,354	6,935	7,911	8,360	9,019	9,451	10,197	6,778	9,095
WEST MIDLANDS	12,726	10,499	7,907	7,352	9,140	8,446	8,736	9,588	12,439	12,247	13,125	13,813	13,393	10,567	13,101
EAST MIDLANDS	15,621	11,162	8,930	8,770	8,955	8,042	8,123	10,270	11,791	12,578	12,364	12,812	12,477	9,590	12,649
EASTERN	20,595	16,685	13,350	13,101	13,465	13,252	12,476	12,892	13,707	14,373	14,762	15,340	17,191	12,925	15,945
SOUTH WEST	16,925	14,799	11,612	11,190	12,709	11,517	11,813	12,420	14,048	14,519	14,239	14,358	13,287	9,676	11,698
LONDON	17,550	17,471	15,840	11,702	14,524	18,477	15,407	18,456	22,785	21,548	22,034	18,884	17,577	15,981	16,837
SOUTH EAST	27,916	25,395	18,980	16,608	18,227	18,936	17,069	16,528	21,427	20,854	22,923	23,656	23,647	17,594	21,924
SCOTLAND	18,682	14,495	9,248	8,535	8,682	8,596	9,623	10,340	11,426	11,658	11,175	11,883	12,614	8,584	11,063
WALES	7,052	4,828	4,226	3,838	3,884	3,737	3,828	4,327	4,658	4,510	4,577	4,817	4,973	3,768	4,258
NI & IOM	7,864	5,321	4,564	3,397	2,933	2,414	2,348	2,636	2,746	3,086	3,442	3,536	3,907	3,524	3,867

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