

New home statistics review

Q3 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.

44,729

new homes registered in Q3 2022

32,702

new homes registered in the private sector in Q3 2022

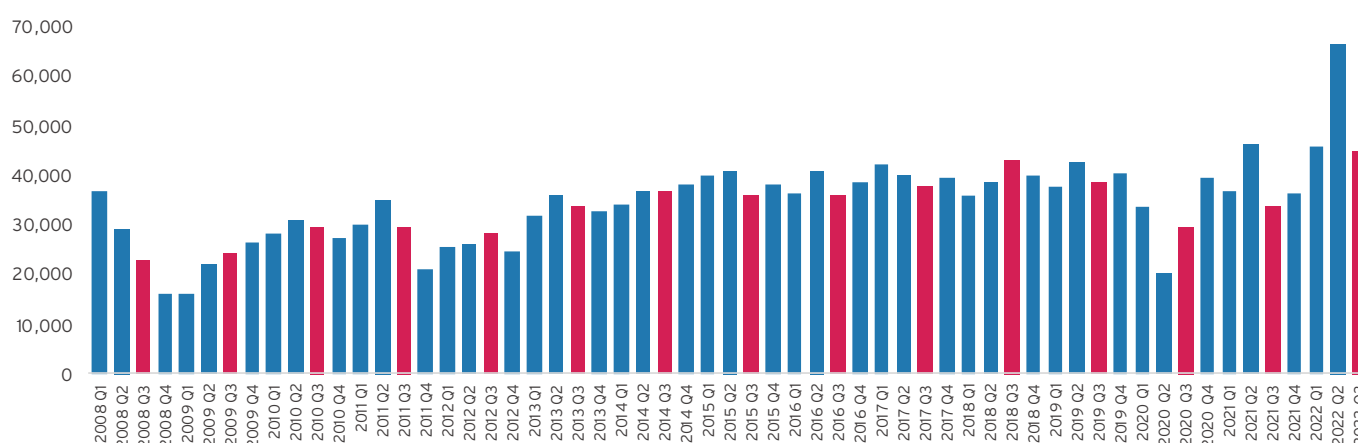
12,027

new homes registered in the Affordable & Build to Rent sector in Q3 2022

34,977

new homes completed in Q3 2022

New home registrations - quarter on quarter comparison



Source: NHBC (Appendix table 1)

Headline results

- 44,729 new homes registered in Q3 2022, 33% up on Q3 2021
- 32,702 new homes registered in the Private sector in Q3 2022, 26% up on Q3 2021
- 12,027 new homes registered in the Affordable & Build to Rent sector in Q3 2022, 55% up on Q3 2021
- 10 out of 12 regions experienced growth in registrations in Q3 2022 vs Q3 2021
- 4,299 new homes registered in London in Q3 2022, 277% up on Q3 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 (pressoffice@nhbc.co.uk)

Regional overview

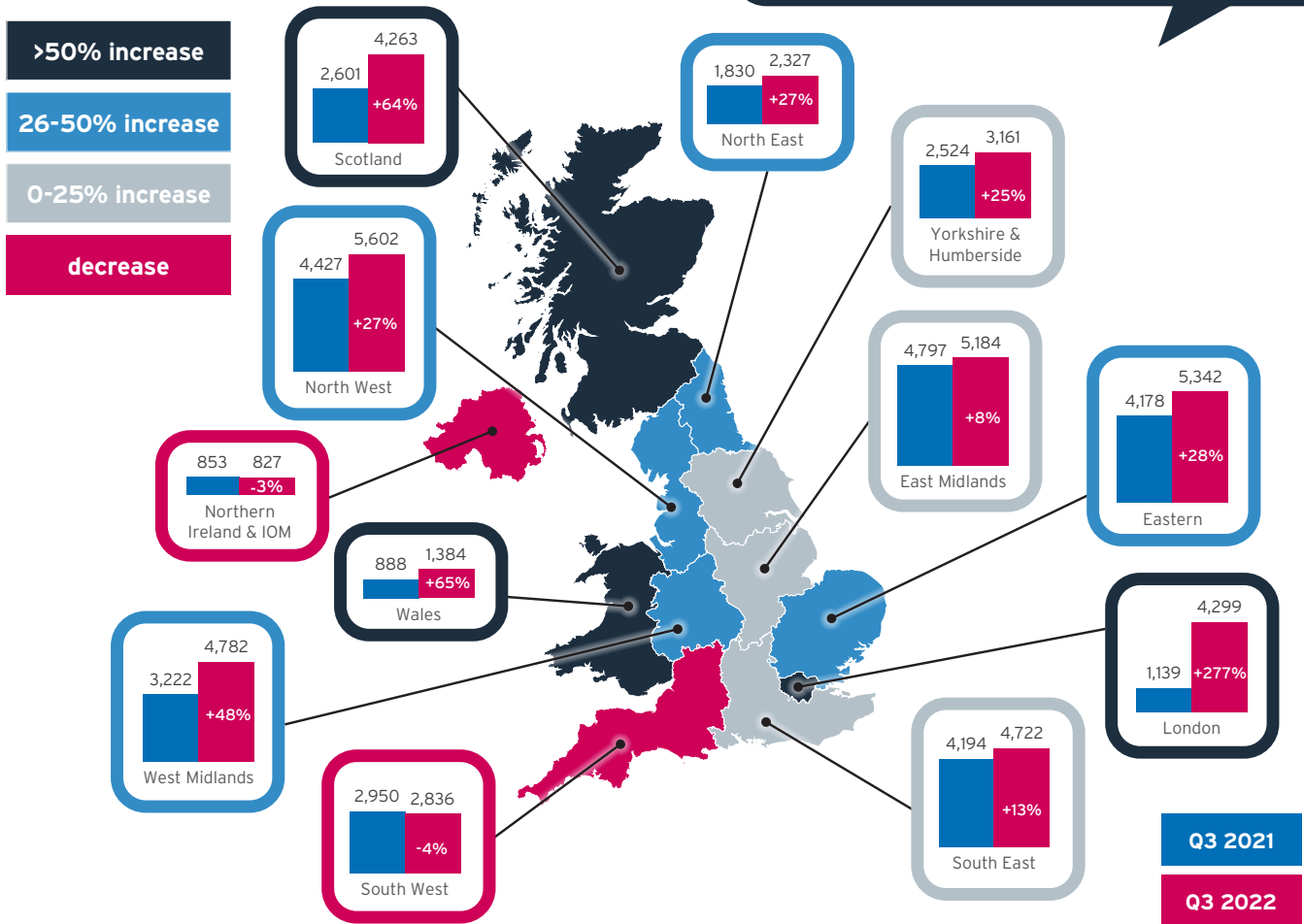
Regional registrations Q3 2022 vs Q3 2021

Padraig Venney - NHBC Regional Director NI & IOM

"Homebuyer demand in Northern Ireland remains high with the need for new homes continuing to outstrip supply. Despite this, only builders in commuter towns around Belfast are still providing strong sales, with all others reporting a slowdown."

Raymond Baxter - NHBC Director Scotland

"The Scottish market is beginning to level off, although demand remained high in Q3 and build programmes are progressing as planned. Increased oil and gas production in the North Sea, as domestic supply is ramped up due to global energy market uncertainty, could have a positive impact on house building and prices in the surrounding region."



Luke Carter - NHBC Regional Director West & Wales

"Developers in the West Midlands and Wales are starting to report a slight cooling of the market, with economic factors and market uncertainty believed to be the underlying cause. Sales remain at anticipated levels although a reduction has been noted."

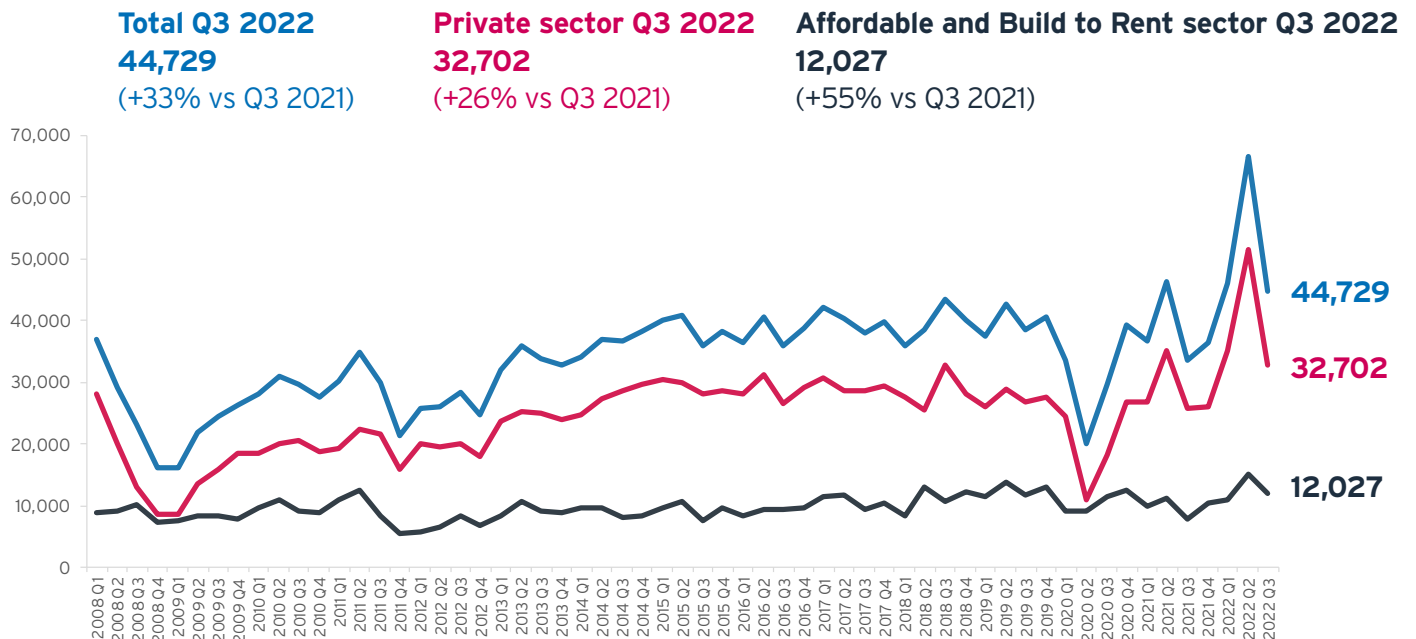
Paul Edwards - NHBC Senior Regional Director

"The new build market remains resilient in England despite political uncertainties and strains on the economy. However, there has been an increase in cancellation rates and forward sales dates are less into the future than they were previously. There is a notable change in builder confidence and developers are becoming more cautious about land purchases, especially in London. There continues to be pressure on supply chains and labour, in particular roofing contractors."

Source: NHBC (Appendix table 2)

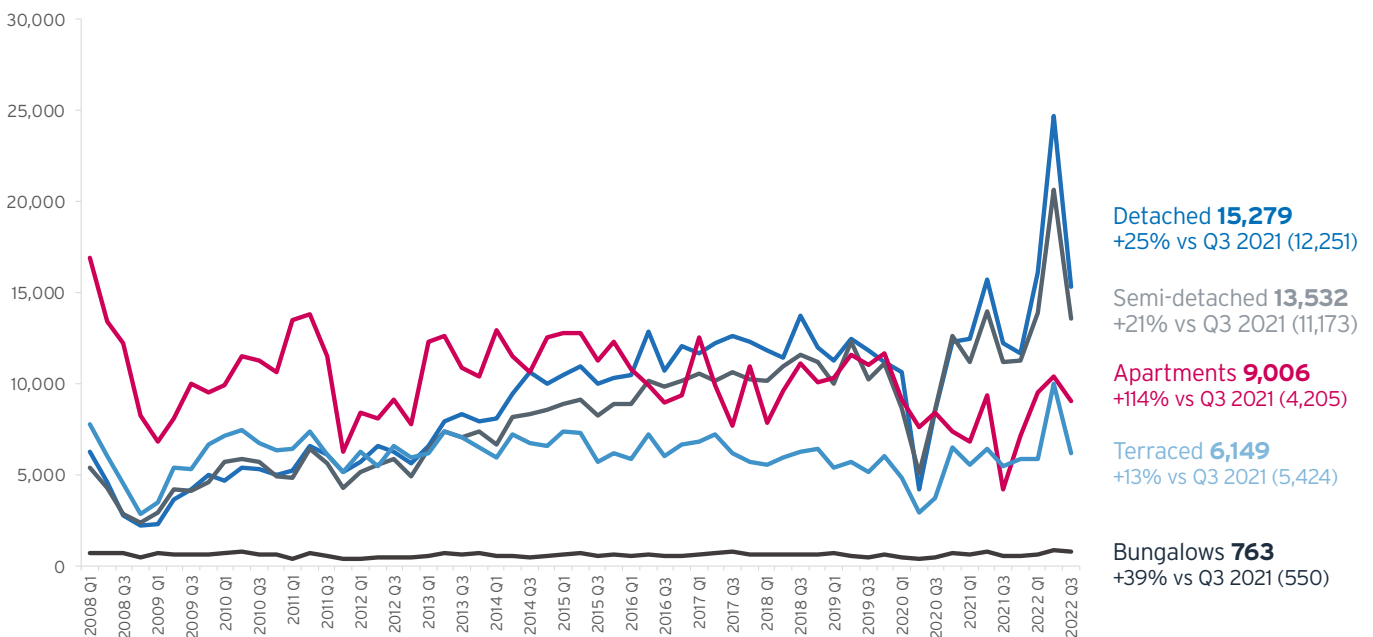
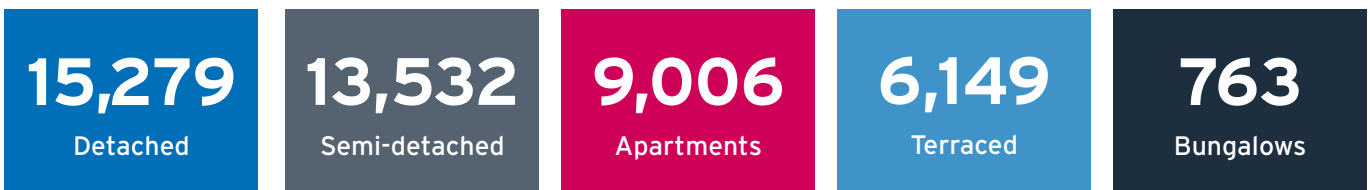
New home registrations

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



Source: NHBC (Appendix table 3)

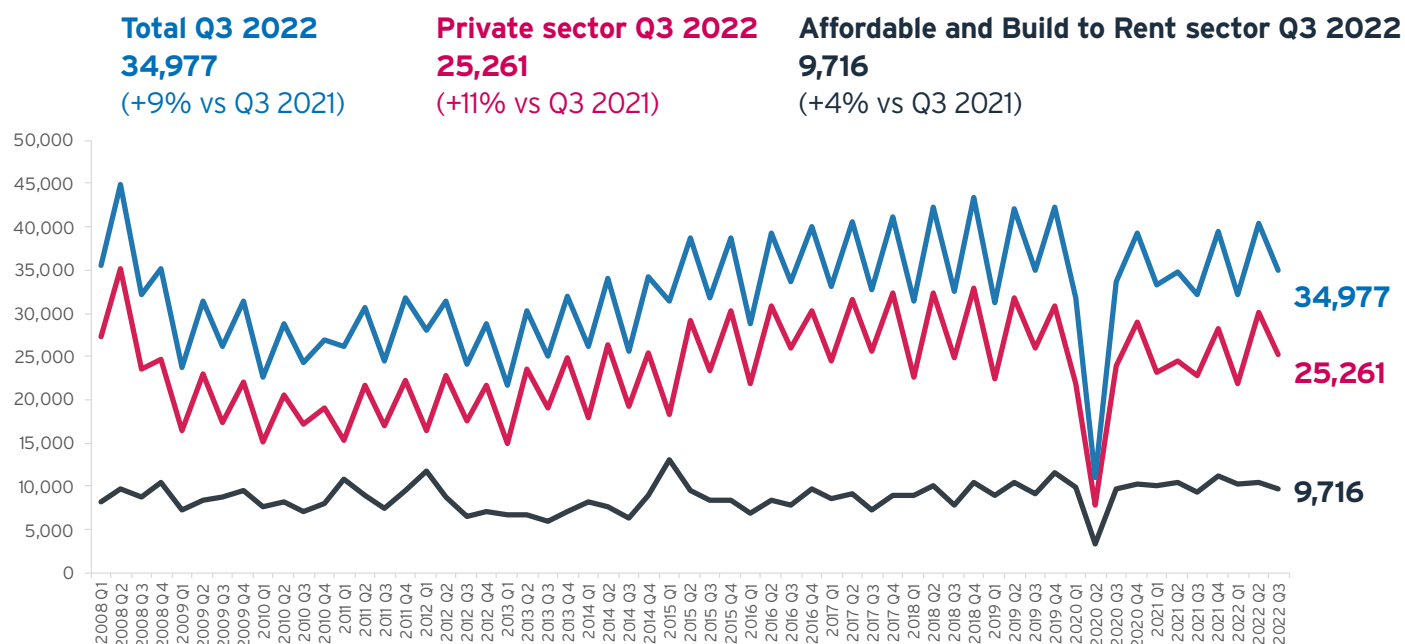
UK house types



Source: NHBC (Appendix table 4)

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
2008 Q1	36,980	2013 Q3	33,847	2019 Q1	37,546
2008 Q2	29,040	2013 Q4	32,849	2019 Q2	42,562
2008 Q3	23,047	2014 Q1	34,189	2019 Q3	38,590
2008 Q4	16,070	2014 Q2	36,920	2019 Q4	40,581
2009 Q1	16,194	2014 Q3	36,734	2020 Q1	33,584
2009 Q2	21,945	2014 Q4	38,116	2020 Q2	20,045
2009 Q3	24,333	2015 Q1	40,130	2020 Q3	29,577
2009 Q4	26,341	2015 Q2	40,744	2020 Q4	39,362
2010 Q1	28,107	2015 Q3	35,810	2021 Q1	36,643
2010 Q2	30,890	2015 Q4	38,303	2021 Q2	46,209
2010 Q3	29,640	2016 Q1	36,467	2021 Q3	33,603
2010 Q4	27,457	2016 Q2	40,681	2021 Q4	36,448
2011 Q1	30,222	2016 Q3	35,891	2022 Q1	45,936
2011 Q2	34,845	2016 Q4	38,665	2022 Q2	66,545
2011 Q3	29,869	2017 Q1	42,230	2022 Q3	44,729
2011 Q4	21,271	2017 Q2	40,216		
2012 Q1	25,778	2017 Q3	37,862		
2012 Q2	26,052	2017 Q4	39,723		
2012 Q3	28,362	2018 Q1	35,907		
2012 Q4	24,696	2018 Q2	38,494		
2013 Q1	32,053	2018 Q3	43,320		
2013 Q2	36,006	2018 Q4	40,184		

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 tabbed from Tableau as at 30 September 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

	2008 Q3	2009 Q3	2010 Q3	2011 Q3	2012 Q3	2013 Q3	2014 Q3	2015 Q3	2016 Q3	2017 Q3	2018 Q3	2019 Q3	2020 Q3	2021 Q3	2022 Q3
North East	326	876	1,122	917	1,138	942	1,237	1,205	1,556	2,071	2,168	1,817	986	1,830	2,327
North West	1,151	1,588	2,296	2,195	2,355	3,074	3,174	3,182	4,781	4,615	4,241	3,155	3,631	4,427	5,602
Yorkshire & Humberside	1,284	1,209	1,568	1,769	1,314	1,944	2,566	1,609	2,293	2,095	2,914	2,280	1,569	2,524	3,161
West Midlands	1,536	1,343	1,869	2,500	2,228	2,593	3,910	3,080	2,713	3,511	3,137	4,034	2,287	3,222	4,782
East Midlands	1,832	1,932	2,359	2,010	2,043	2,926	2,752	3,014	2,488	3,572	3,072	3,231	2,352	4,797	5,184
Eastern	3,586	3,388	2,731	3,214	2,613	3,604	3,842	3,669	3,572	3,990	3,807	4,205	3,228	4,178	5,342
South West	2,561	2,878	3,839	2,851	3,488	3,538	3,458	3,419	3,936	3,444	4,604	3,054	2,989	2,950	2,836
London	3,904	3,701	4,296	5,911	4,762	5,330	5,641	6,883	3,858	2,479	6,007	5,140	5,093	1,139	4,299
South East	3,925	3,966	5,516	4,501	4,869	5,919	5,026	4,071	6,362	6,693	6,963	6,675	4,061	4,194	4,722
Scotland	1,648	1,648	2,012	2,172	2,004	2,715	3,050	3,267	2,030	3,016	3,678	2,820	1,746	2,601	4,263
Wales	617	755	1,223	1,174	1,150	829	1,353	1,413	1,296	1,630	1,469	1,044	838	888	1,384
Northern Ireland & IOM	677	1,049	809	655	398	433	725	998	1,006	746	1,260	1,135	797	853	827
	23,047	24,333	29,640	29,869	28,362	33,847	36,734	35,810	35,891	37,862	43,320	38,590	29,577	33,603	44,729

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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3. The figures are sourced from information held on NHBC's Fusion system and cross tabbed from Tableau as at 30 September 2022.
4. Changes can occur between figures published at different times owing to changes in policies and cancellations.

Appendices

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

	PRIVATE	AFFORDABLE & BUILD TO RENT	TOTAL
2008 Q3	12,980	10,067	23,047
2009 Q3	15,934	8,399	24,333
2010 Q3	20,503	9,137	29,640
2011 Q3	21,479	8,390	29,869
2012 Q3	20,156	8,206	28,362
2013 Q3	24,849	8,998	33,847
2014 Q3	28,691	8,043	36,734
2015 Q3	28,128	7,682	35,810
2016 Q3	26,501	9,390	35,891
2017 Q3	28,563	9,299	37,862
2018 Q3	32,776	10,544	43,320
2019 Q3	26,816	11,774	38,590
2020 Q3	18,230	11,347	29,577
2021 Q3	25,862	7,741	33,603
2022 Q3	32,702	12,027	44,729

Table 4: New home registrations - UK house types

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2008 Q3	2,763	2,867	12,239	4,526	652
2009 Q3	4,204	4,136	10,019	5,328	646
2010 Q3	5,336	5,666	11,233	6,769	636
2011 Q3	6,128	5,616	11,515	6,109	501
2012 Q3	6,264	5,884	9,130	6,604	480
2013 Q3	8,281	7,025	10,878	7,050	613
2014 Q3	10,594	8,311	10,664	6,742	423
2015 Q3	10,026	8,246	11,283	5,692	563
2016 Q3	10,677	9,790	8,930	5,995	499
2017 Q3	12,601	10,601	7,714	6,188	758
2018 Q3	13,760	11,575	11,130	6,245	610
2019 Q3	11,786	10,196	11,001	5,124	483
2020 Q3	8,447	8,580	8,375	3,712	463
2021 Q3	12,251	11,173	4,205	5,424	550
2022 Q3	15,279	13,532	9,006	6,149	763

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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3. The figures are sourced from information held on NHBC's Fusion system and cross tabbed from Tableau as at 30 September 2022.
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
2008 Q3	23,464	8,685	32,149
2009 Q3	17,324	8,821	26,145
2010 Q3	17,140	7,092	24,232
2011 Q3	16,909	7,514	24,423
2012 Q3	17,618	6,402	24,020
2013 Q3	19,048	5,992	25,040
2014 Q3	19,292	6,396	25,688
2015 Q3	23,412	8,385	31,797
2016 Q3	25,911	7,792	33,703
2017 Q3	25,532	7,262	32,794
2018 Q3	24,777	7,834	32,611
2019 Q3	25,885	9,041	34,926
2020 Q3	23,857	9,746	33,603
2021 Q3	22,783	9,317	32,100
2022 Q3	25,261	9,716	34,977

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 and cross tabbed from Tableau as at 30 September 2022.
4. Nationally NHBC provides warranties on approximately 70-80% of new homes built in the UK (including the Isle of Man)..