



Ministry of Housing,  
Communities &  
Local Government

# House building; new build dwellings, England: June Quarter 2018



## Housing Statistical Release

27 September 2018

The Ministry of Housing, Communities and Local Government also publishes an annual release entitled 'Housing supply: net additional dwellings', which is the primary and most comprehensive measure of housing supply. This new build dwellings release should be regarded as a leading indicator of overall housing supply. **For the first time, this release also includes information from Energy Performance Certificates, a leading indicator of housing supply.**

- On a quarterly basis, new build dwelling starts in England were estimated at 38,730 (seasonally adjusted) in the latest quarter, a 4 per cent decrease compared to the previous 3 months and a 4 per cent decrease on a year earlier. Completions were estimated at 40,550 (seasonally adjusted), 7 per cent higher than the previous quarter and 1 per cent higher than a year ago.
- Annual new build dwelling starts totalled 160,020 in the year to June 2018, down by 3 per cent compared with the year to June 2017. During the same period, completions totalled 161,240, an increase of 5 per cent compared with last year.
- Private enterprise new build dwelling starts (seasonally adjusted) in the June quarter 2018 are down by 4 per cent from the previous quarter, and completions were up by 7 per cent. Starts by housing associations were 1 per cent lower compared to the last quarter and completions 8 per cent higher.
- All starts are now 126 per cent above the trough in the March quarter 2009 and 21 per cent below the March quarter 2007 peak. All completions are 62 per cent above the trough in the March quarter 2013 and 16 per cent below the March quarter 2007 peak.

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# Introduction

This Statistical Release presents National Statistics on new build dwellings in England up to 30 June 2018. The figures show the numbers of starts and completions for new build dwellings in England in each quarter.

**The Ministry of Housing, Communities and Local Government (MHCLG) also publishes an annual release entitled ‘Housing supply: net additional dwellings’, which is the primary and most comprehensive measure of housing supply.** The new build dwellings release should be regarded as a leading indicator of overall housing supply.

The ‘new build dwelling’ figures are based on building control inspection data, submitted to the ministry by local authorities, the National House Building Council (NHBC) and other independent approved building control inspectors.

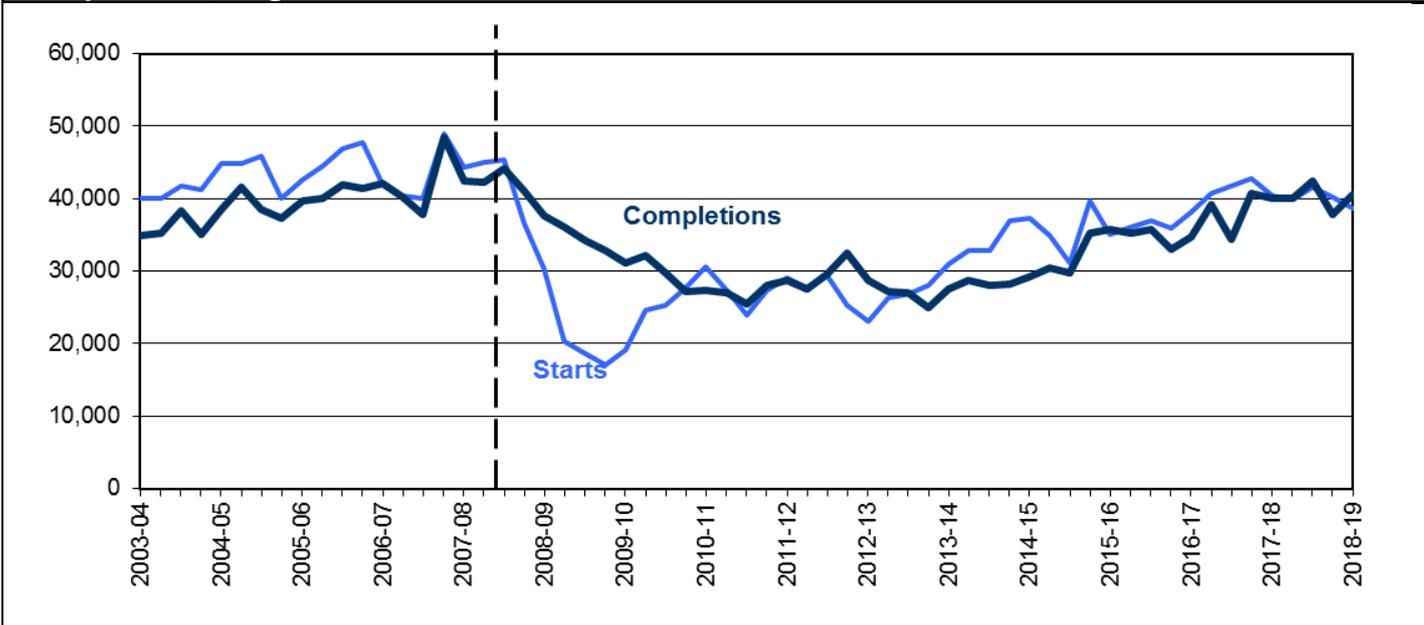
Alongside the previous release MHCLG published an action plan to improve the measurement of new homes built. This document sets out in detail the on-going work to improve the quality and coverage of our house building statistics. **As set out in the action plan, this release includes a new section with estimates derived from the previously published Energy Performance Certificates in order to give users a fuller set of data to estimate housing supply in England (page 12).**

## Quarterly figures

Quarterly figures for new build dwelling starts and completions are given on a seasonally adjusted basis. These should be used for quarterly comparisons.

### Long term trends

**Figure 1: Seasonally adjusted trends in quarterly new build dwelling starts and completions, England**



— — The chart includes data from independent approved inspectors from June quarter 2007.

Starts were broadly steady from 2003-04, averaging around 44,000 units each quarter until late 2007. Starts were strongly affected by the economic downturn from the start of 2008 when there was a period of rapid decline to a trough in the March quarter of 2009. Completions increased gradually from 2003-04 reaching a similar level to starts by 2007. Completions fell more slowly than starts during the downturn but over a longer period.

From 2009 starts began to recover and during the next two years both series converged and levelled out. More recently, despite fluctuations, starts and completions have started to grow again gradually.

### **Starts – June quarter 2018**

Seasonally adjusted new build dwelling starts in England are estimated at 38,730 in the June quarter 2018, a 4 per cent decrease compared to the March quarter 2018. Compared to a year ago, starts this quarter are down by 4 per cent. Starts are 21 per cent below their March quarter 2007 peak, and are 126 per cent above the trough in the March quarter of 2009.

Seasonally adjusted starts were down 4 per cent in the private enterprise tenure and decreased by 1 per cent for housing associations. Starts by local authorities increased but this sector is small and the figures can be quite volatile.

### **Completions – June quarter 2018**

Completions were estimated at 40,550 (seasonally adjusted) in the June quarter 2018, 7 per cent higher than in the previous quarter, and 1 per cent above their level in the same quarter a year ago. Completions are now 16 per cent below their peak in the March quarter 2007 and 62 per cent above the trough in March quarter 2013.

Seasonally adjusted completions were up by 7 per cent in the private enterprise tenure and up by 8 per cent in the housing association tenure. Completions by local authorities decreased but this sector is small and the figures can be quite volatile.

**Table 1a: Quarterly new build dwelling starts by tenure<sup>1</sup>, England, seasonally adjusted<sup>2,3</sup>**

		Private Enterprise		Housing Associations		Local Authority	All Tenures	
		Starts	% change on previous quarter	Starts	% change on previous quarter	Starts	Starts	% change on previous quarter
2014-15	July-Sept	R 27,450	⬇️ -6%	6,850	⬇️ -12%	610	34,910	⬇️ -6%
	Oct-Dec	R 25,560	⬇️ -7%	5,160	⬇️ -25%	360	31,080	⬇️ -11%
	Jan-Mar	R 32,000	⬆️ 25%	7,100	⬆️ 38%	650	39,750	⬆️ 28%
2015-16	Apr-June	R 28,780	⬇️ -10%	5,960	⬇️ -16%	360	35,100	⬇️ -12%
	July-Sept	R 29,230	⬆️ 2%	6,550	⬆️ 10%	320	36,090	⬆️ 3%
	Oct-Dec	R 30,410	⬆️ 4%	6,200	⬇️ -5%	350	36,960	⬆️ 2%
	Jan-Mar	R 29,340	⬇️ -4%	6,100	⬇️ -2%	470	35,900	⬇️ -3%
2016-17	Apr-June	R 31,380	⬆️ 7%	6,320	⬆️ 4%	440	38,150	⬆️ 6%
	July-Sept	R 34,160	⬆️ 9%	6,120	⬇️ -3%	380	40,650	⬆️ 7%
	Oct-Dec	R 34,380	⬆️ 1%	6,790	⬆️ 11%	560	41,730	⬆️ 3%
	Jan-Mar	R 35,220	⬆️ 2%	7,240	⬆️ 6%	350	42,800	⬆️ 3%
2017-18	Apr-June	R 33,800	⬇️ -4%	6,250	⬇️ -14%	330	40,370	⬇️ -6%
	July-Sept	R 32,560	⬇️ -4%	6,430	⬆️ 3%	830	39,810	⬇️ -1%
	Oct-Dec	R 34,860	⬆️ 7%	6,450	➡️ 0%	230	41,550	⬆️ 4%
	Jan-Mar	R 34,490	⬇️ -1%	5,560	⬇️ -14%	160	40,200	⬇️ -3%
2018-19	Apr-June	P 32,960	⬇️ -4%	5,510	⬇️ -1%	260	38,730	⬇️ -4%

**Table 1b: Quarterly new build dwelling completions by tenure<sup>1</sup>, England, seasonally adjusted<sup>2,3</sup>**

		Private Enterprise		Housing Associations		Local Authority	All Tenures	
		Completions	% change on previous quarter	Completions	% change on previous quarter	Completions	Completions	% change on previous quarter
2014-15	July-Sept	R 23,590	⬆️ 2%	6,550	⬆️ 13%	350	30,490	⬆️ 4%
	Oct-Dec	R 23,360	⬇️ -1%	6,140	⬇️ -6%	320	29,820	⬇️ -2%
	Jan-Mar	R 26,380	⬆️ 13%	8,490	⬆️ 38%	400	35,260	⬆️ 18%
2015-16	Apr-June	R 27,380	⬆️ 4%	8,030	⬇️ -5%	440	35,840	⬆️ 2%
	July-Sept	R 27,980	⬆️ 2%	6,930	⬇️ -14%	350	35,260	⬇️ -2%
	Oct-Dec	R 28,750	⬆️ 3%	6,540	⬇️ -6%	470	35,750	⬆️ 1%
	Jan-Mar	R 27,090	⬇️ -6%	5,290	⬇️ -19%	650	33,030	⬇️ -8%
2016-17	Apr-June	R 28,060	⬆️ 4%	6,150	⬆️ 16%	610	34,820	⬆️ 5%
	July-Sept	R 32,450	⬆️ 16%	6,410	⬆️ 4%	420	39,270	⬆️ 13%
	Oct-Dec	R 27,680	⬇️ -15%	6,300	⬇️ -2%	430	34,400	⬇️ -12%
	Jan-Mar	R 33,910	⬆️ 22%	6,460	⬆️ 3%	400	40,770	⬆️ 18%
2017-18	Apr-June	R 32,510	⬇️ -4%	7,080	⬆️ 10%	390	39,990	⬇️ -2%
	July-Sept	R 32,870	⬆️ 1%	6,880	⬇️ -3%	340	40,090	➡️ 0%
	Oct-Dec	R 34,750	⬆️ 6%	7,020	⬆️ 2%	600	42,370	⬆️ 6%
	Jan-Mar	R 31,040	⬇️ -11%	6,320	⬇️ -10%	540	37,900	⬇️ -11%
	Apr-June	P 33,360	⬆️ 7%	6,830	⬆️ 8%	360	40,550	⬆️ 7%

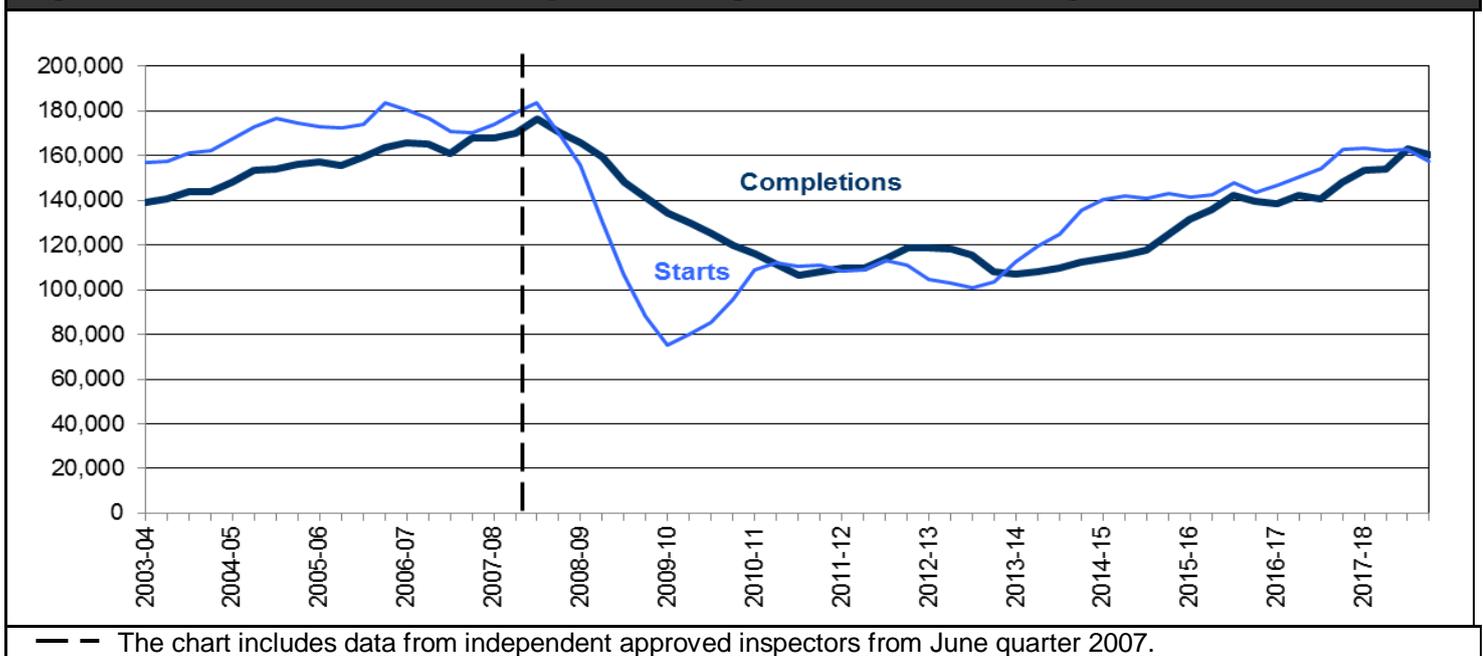
1. Tenure may reflect the tenure of the developer building the dwelling rather than the intended final tenure, see definitions for further explanation.
2. Because the number of local authority new build dwelling starts and completions is very small, quarterly comparisons can be very volatile. Accordingly, percentage changes are not shown for this tenure.
3. Seasonally adjusted data have not been constrained to annual totals. Non-seasonally adjusted data are presented in the tables accompanying this release.

# Annual figures

Annual figures are not seasonally adjusted and give the actual figures for house building over 12 month periods. These data can be used to make year on year comparisons. For quarter on quarter comparisons the quarterly seasonally adjusted series (above) should be used.

## Long term trends

**Figure 2: Trends in starts and completions, England, 12 month rolling totals**



Annual new build dwelling starts were increasing from 2003-04 until reaching a peak of 183,600 in 2007. Starts fell sharply during the downturn to a low of 75,350 in the year ending June 2009. Since then, starts have experienced some periods of growth and levelling off, and have more recently been increasing, averaging around 162,920 for the past two years.

Similarly, annual completions increased from 2003-04, reaching a peak of 176,650 in the year ending December 2007. Completions then fell gradually through 2008 - 2010. Despite fluctuations, completions have increased gradually since 2013-14, averaging around 157,500 for the past two years.

### Starts – year ending June 2018

There were 160,020 new build dwellings started in the year to June 2018, a 3 per cent decrease from the year to June 2017. Private enterprise starts were down by 2 per cent compared with the previous year. Housing association starts decreased by 9 per cent compared with a year before.

### Completions – year ending June 2018

161,240 new build dwellings were completed in the year to June 2018, which is 5 per cent higher than in the year to June 2017. Private enterprise new build dwelling completions were 5 per cent higher than in the previous year, whilst completions by housing associations increased by 3 per

cent on an annual basis.

**Table 2a: Annual total new build dwelling starts by tenure<sup>1</sup>, England, not seasonally adjusted<sup>2,3</sup>**

		Private Enterprise		Housing Associations		Local Authority	All Tenures	
		Starts in previous 12 months	% change on previous year	Starts in previous 12 months	% change on previous year	Starts in previous 12 months	Starts in previous 12 months	% change on previous year
2014-15	July-Sept	111,940	↑ 18%	27,780	↑ 18%	2,460	142,190	↑ 19%
	Oct-Dec	111,800	↑ 13%	26,340	↑ 6%	2,630	140,760	↑ 13%
	Jan-Mar	114,140	↑ 6%	26,880	↑ 4%	1,890	142,900	↑ 6%
2015-16	Apr-June	114,410	↑ 3%	25,090	↓ -8%	1,970	141,470	↑ 1%
	July-Sept	116,000	↑ 4%	24,800	↓ -11%	1,680	142,470	↔ 0%
	Oct-Dec	R 120,300	↑ 8%	25,750	↓ -2%	1,670	147,730	↑ 5%
	Jan-Mar	R 117,410	↑ 3%	24,800	↓ -8%	1,490	143,700	↑ 1%
2016-17	Apr-June	R 120,430	↑ 5%	25,160	↔ 0%	1,580	147,180	↑ 4%
	July-Sept	R 125,230	↑ 8%	24,740	↔ 0%	1,640	151,610	↑ 6%
	Oct-Dec	R 128,970	↑ 7%	25,330	↓ -2%	1,840	156,140	↑ 6%
	Jan-Mar	R 136,480	↑ 16%	26,830	↑ 8%	1,730	165,040	↑ 15%
2017-18	Apr-June	R 137,630	↑ 14%	26,310	↑ 5%	1,610	165,540	↑ 12%
	July-Sept	R 135,790	↑ 8%	26,640	↑ 8%	2,060	164,500	↑ 9%
	Oct-Dec	R 136,430	↑ 6%	26,330	↑ 4%	1,740	164,510	↑ 5%
	Jan-Mar	R 134,250	↓ -2%	24,410	↓ -9%	1,550	160,210	↓ -3%
2018-19	Apr-June	P 134,660	↓ -2%	23,890	↓ -9%	1,480	160,020	↓ -3%

**Table 2b: Annual total new build dwelling completions by tenure<sup>1</sup>, England, not seasonally adjusted<sup>2,3</sup>**

		Private Enterprise		Housing Associations		Local Authority	All Tenures	
		Completions in previous 12 months	% change on previous year	Completions in previous 12 months	% change on previous year	Completions in previous 12 months	Completions in previous 12 months	% change on previous year
2014-15	July-Sept	91,560	↑ 6%	23,050	↑ 8%	1,110	115,720	↑ 7%
	Oct-Dec	92,850	↑ 7%	23,780	↑ 10%	1,180	117,810	↑ 8%
	Jan-Mar	96,270	↑ 7%	27,020	↑ 24%	1,360	124,640	↑ 11%
2015-16	Apr-June	100,690	↑ 11%	29,240	↑ 30%	1,500	131,430	↑ 15%
	July-Sept	104,660	↑ 14%	29,700	↑ 29%	1,500	135,850	↑ 17%
	Oct-Dec	R 110,710	↑ 19%	30,120	↑ 27%	1,650	142,470	↑ 21%
	Jan-Mar	R 111,350	↑ 16%	26,470	↓ -2%	1,900	139,710	↑ 12%
2016-17	Apr-June	R 111,980	↑ 11%	24,790	↓ -15%	2,070	138,840	↑ 6%
	July-Sept	R 115,970	↑ 11%	24,380	↓ -18%	2,140	142,480	↑ 5%
	Oct-Dec	R 115,050	↑ 4%	24,140	↓ -20%	2,100	141,280	↓ -1%
	Jan-Mar	R 121,280	↑ 9%	25,230	↓ -5%	1,850	148,360	↑ 6%
2017-18	Apr-June	R 125,900	↑ 12%	26,230	↑ 6%	1,630	153,750	↑ 11%
	July-Sept	R 126,230	↑ 9%	26,700	↑ 9%	1,560	154,480	↑ 8%
	Oct-Dec	R 134,220	↑ 17%	27,460	↑ 14%	1,730	163,410	↑ 16%
	Jan-Mar	R 131,540	↑ 8%	27,250	↑ 8%	1,870	160,660	↑ 8%
2018-19	Apr-June	P 132,370	↑ 5%	27,040	↑ 3%	1,840	161,240	↑ 5%

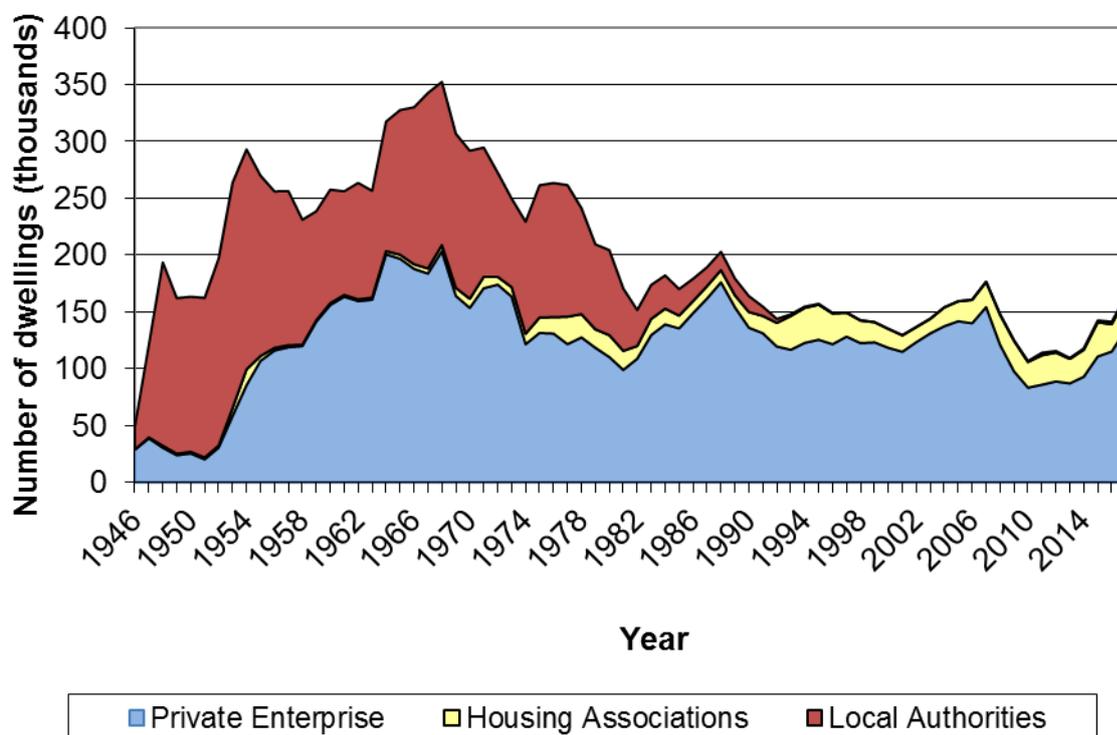
1. See notes under Table 1a, 1b.

## Historical trends

Figure 3 below shows the historical trends of new build dwelling completions in England, split by tenure of developer. Overall, the number of completions increased until the 1970's with a peak of 352,540 dwellings completed in 1968. Completions then fell significantly in the next decade.

In terms of tenure of developer, from 1946 to 1980's a large number of completions were delivered by Local Authorities (Council housing). This reduced as the 1980s saw local authorities becoming housing 'enablers' working with housing associations rather than direct 'providers'. Completions delivered by the private sector picked up in the 1950's and soon started dominating the market through to the current day. Housing Associations have delivered a broadly steady numbers of completions over the years. The tenure captured in these statistics reflects the tenure of the developer building the dwelling rather than the intended final tenure, which can be different. In particular, there is a substantial quantity of affordable housing which is not captured because it is built in the private sector and then bought by local authorities and housing associations. The department produces affordable housing supply statistics which give a more detailed breakdown of the provision of affordable housing <https://www.gov.uk/government/collections/affordable-housing-supply>. Technical details relating to the tenure classification in this release are outlined further in the Definitions section.

**Figure 3: Permanent new build dwellings completed, by tenure, England, 1946 to 2017**



# Sub-national trends

Comparisons between national, district and Local Enterprise Partnership figures in this section are based on the non-seasonally adjusted series. The discussion here is based on annual total values for house building in local authority districts. Using annual totals avoids issues of seasonality and also difficulties associated with quarterly variations in the small levels of house building in some local authority districts. For more information see "District level data" under "Data quality" below.

## Geographic distribution of new build dwelling starts

**Figure 4: Starts per 1000 dwellings (left) and changes in numbers of starts (right) for each local authority district in the 12 months to June 2018**

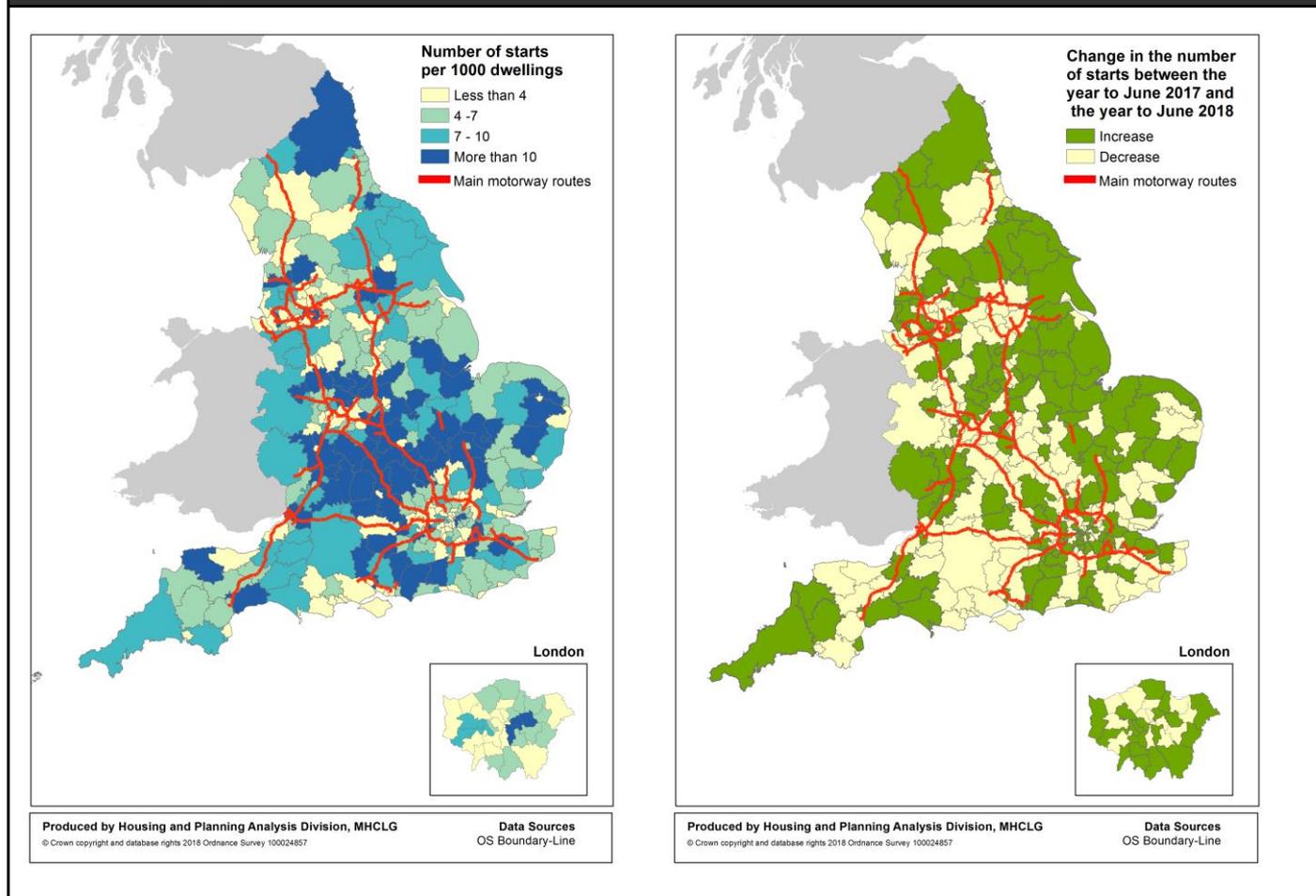


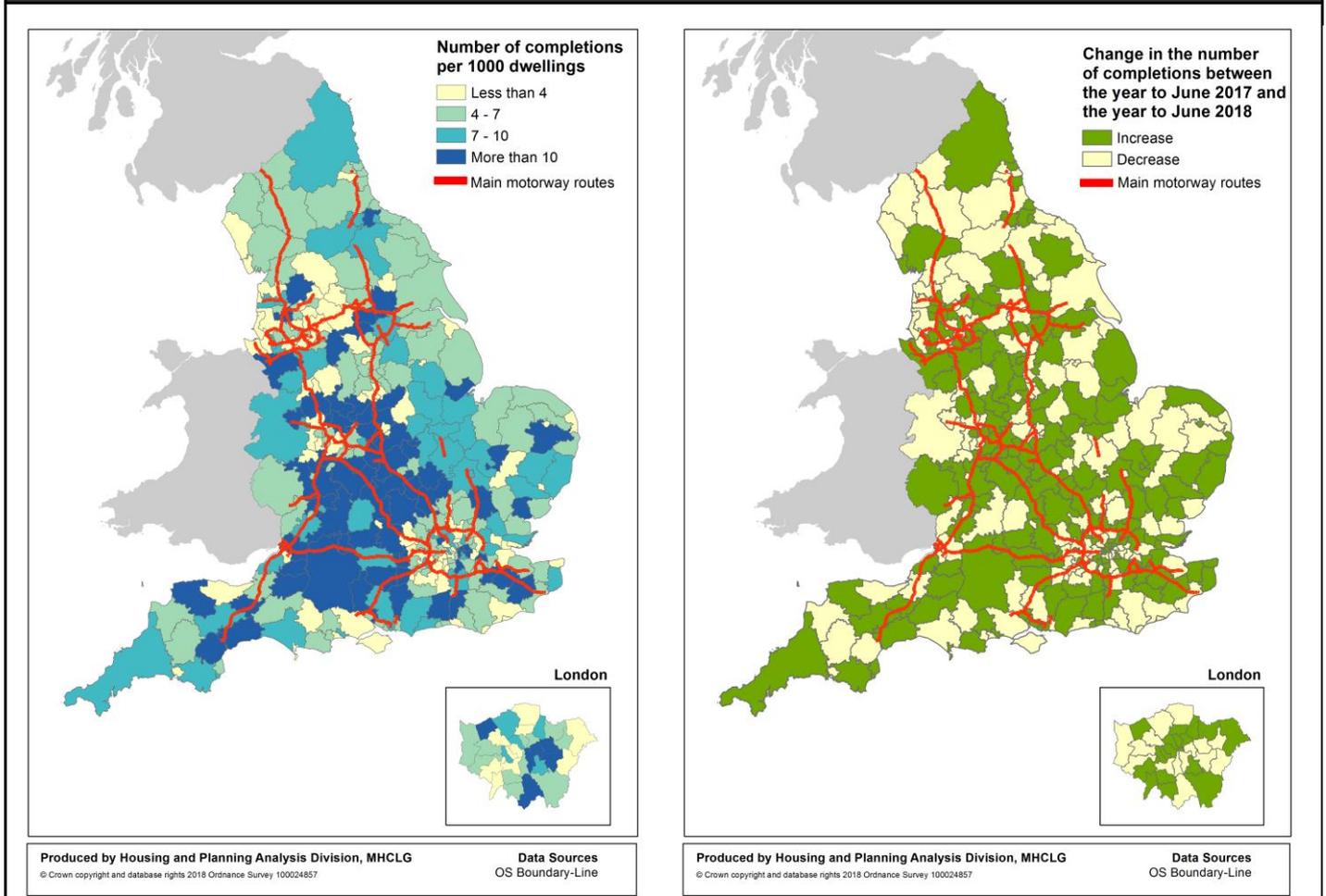
Figure 4 shows the number of starts, per 1000 dwellings (left) and changes in the number of starts (right) in each of the 326 local authority districts (except the Isles of Scilly) over the year to June 2018. To show house building in proportion to the size of each district we divide the number of starts or completions in the year by the existing dwelling stock. The result is multiplied by 1,000 to give a figure that is easier to interpret. For example a local authority district with 100,000 dwellings where, over the previous year, 150 new dwellings are started. This would give a value of 1.5 new dwellings per thousand of existing stock and would therefore be shaded in light yellow in the coloured map for starts. The red lines indicate motorways.

There are relatively high rates of new build starts per 1,000 dwellings in local authorities stretching from west of the London commuter belt across the midland to East Anglia.

Levels of starts increased between the year to June 2017 and the year to June 2018 in 155 out of 326 authorities. The geographic spread of increases and decreases is mixed. Some of the greatest increases and decreases in starts levels were in parts of London.

### Geographic distribution of new build dwelling completions

**Figure 5: Completions per 1000 dwellings (left) and changes in numbers of completions (right) for each local authority district in the 12 months to June 2018**



See notes under Figure 4.

The highest rates of completions follow a similar pattern to starts, with particular high areas in this quarter including Daventry, South Derbyshire and Corby.

Completion rates between the year to June 2017 and the year to June 2018 were increasing in 181 out of 326 authorities. The geographic spread of increases and decreases is very mixed.

### Local Enterprise Partnerships

Local Enterprise Partnerships are partnerships between local authorities and businesses, initially formed in 2011. A list of the local authority districts covered by Local Enterprise Partnerships can be found here:

<http://www.gov.uk/government/publications/local-enterprise-partnerships-local-authority-mapping>

Local Enterprise Partnership level house building statistics are aggregations of district level data

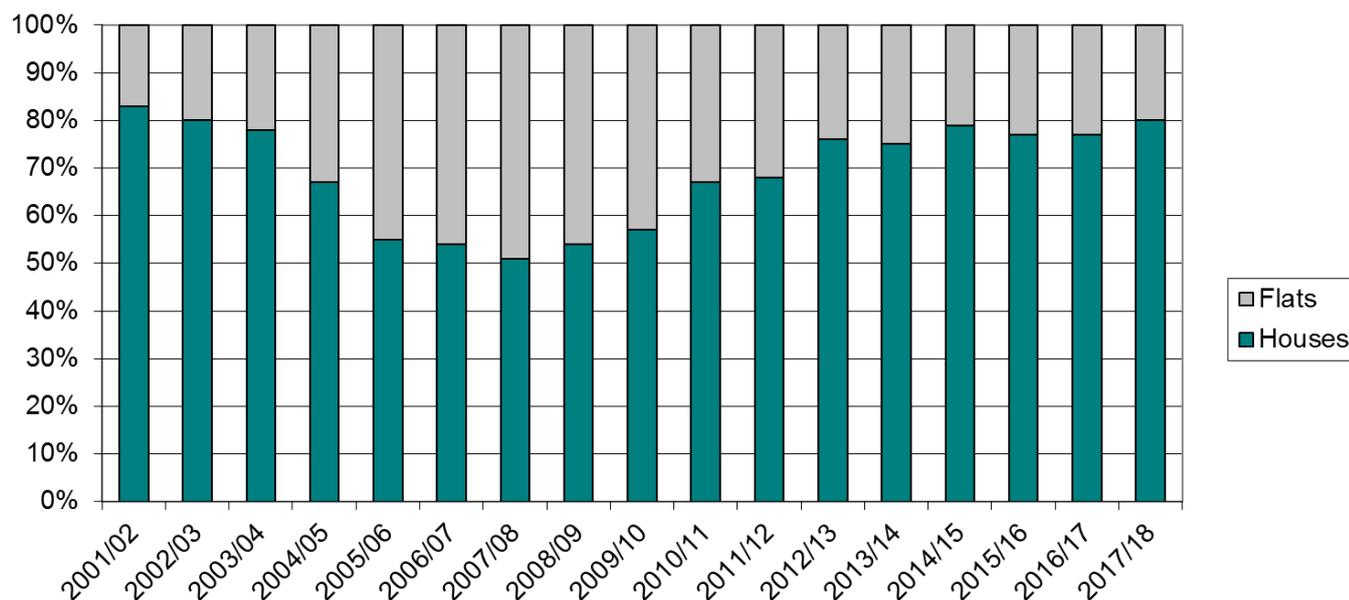
and are available in live tables 255 (annual) and 255a (quarterly) back to 2012.

### Types of homes being built

Approximately half of the data used to produce the house building statistics are supplied by the National House-Building Council (NHBC). These data contain additional detail on the size and type of new homes being completed and can be used to provide annual estimates of the proportion of new build dwellings that are houses as opposed to flats.

Figure 6 shows the split of completions between houses and flats. The proportion of flats increased from just under a quarter of all new build dwellings in 2001-02 to almost half by 2005-06, remaining at that level through to 2008-09. The proportion for flats then fell back to around a third by 2010/11. In 2017-18 houses made up 80 per cent of all new build dwelling completions – the highest proportion since 2002-03.

**Figure 6: Proportion of new build dwelling completions that are houses and flats**



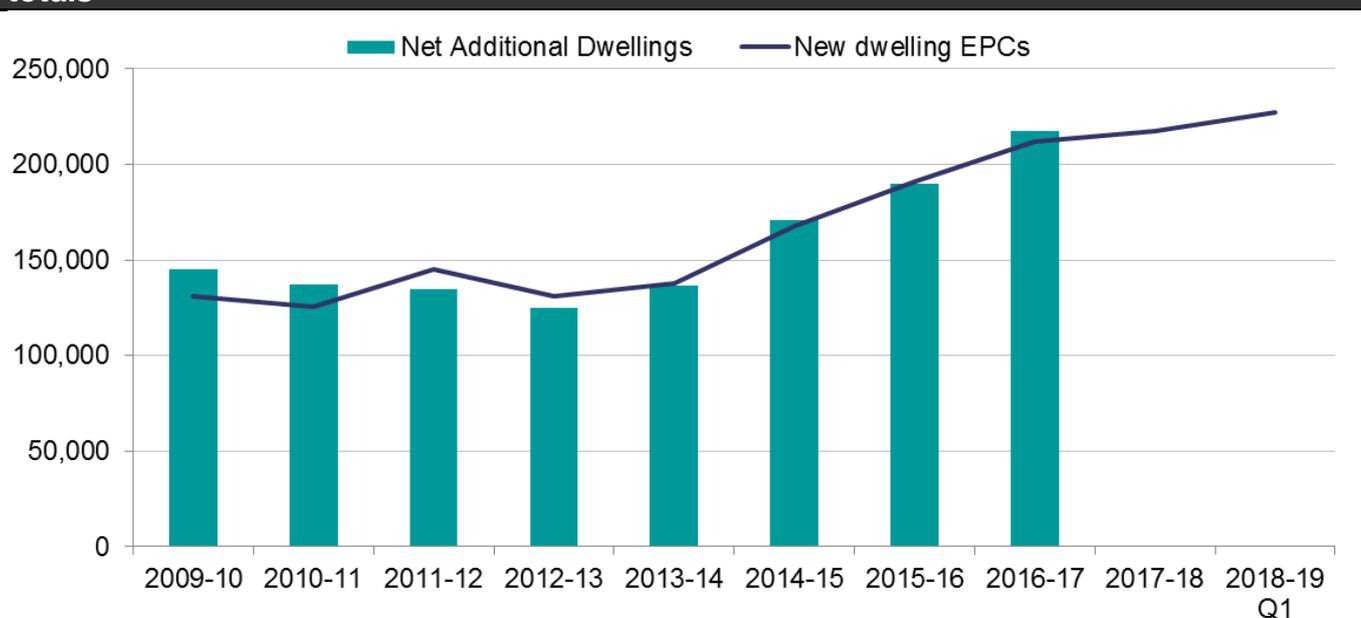
# Supplementary Data: Energy Performance Certificates

The Ministry of Housing, Communities and Local Government publishes quarterly experimental official statistics on the Energy Performance of Buildings<sup>1</sup> which includes statistics on Energy Performance Certificates (EPCs) lodged for new dwellings. All new dwellings (including new builds, conversions and change of use) require an EPC once construction is completed.

## Annual comparison: new dwelling EPCs and net additional dwellings

MHCLG publishes an annual National Statistic on 'Housing supply: net additional dwellings' which is the primary measure of housing supply. These annual statistics provide a more comprehensive but less timely measure of housing supply than the quarterly new build statistics. New dwelling EPC statistics provide a broader measure of total new dwellings each quarter than new build dwelling figures and are a useful indicator of the annual net additional dwellings statistics.

**Figure 7: Net additional dwellings and new dwelling EPCs lodged, England, 12 month totals**



Source: Energy Performance of Buildings Certificates Release Q2 2018, Live table NB1; Housing supply: net additional dwellings 2016-17, Live table 120

Both net additional dwellings and EPCs lodged for new dwellings in England have been steadily increasing since 2012-13, the low point following the economic downturn. Net additions reached 217,000 in 2016-17 and new dwelling EPCs reached 212,000, an increase of 15 per cent and 11 per cent respectively since 2015-16.

<sup>1</sup> While the EPBC statistical release covers England and Wales, the accompanying tables also have data for England and Wales separately. Energy Performance of Buildings Statistics, <https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>

EPCs lodged for new dwellings increased slightly to 218,000 in 2017-18, up 3 per cent from 2016-17. In the year to June 2018, there were 227,000 new dwelling EPCs lodged, an increase of 8 per cent compared with the year to June 2017.

**Table 3: Net additional dwellings and new dwelling EPCs lodged, England, 12 month totals<sup>1</sup>**

12 month period	New dwelling EPCs lodged		Net additional dwellings		% difference between measures
	N	% change on previous year	N	% change on previous year	
2009-10	131,000	..	145,000	..	-10%
2010-11	125,000	↓ -4%	137,000	↓ -5%	-9%
2011-12	145,000	↑ 16%	135,000	↓ -2%	7%
2012-13	131,000	↓ -9%	125,000	↓ -8%	5%
2013-14	138,000	↑ 5%	137,000	↑ 10%	1%
2014-15	168,000	↑ 21%	171,000	↑ 25%	-2%
2015-16	191,000	↑ 14%	190,000	↑ 11%	1%
2016-17	212,000	↑ 11%	217,000	↑ 15%	-2%
2017-18	218,000	↑ 3%	..	..	..
2018-19 Q1	227,000	↑ 8%	..	..	..

Source: Energy Performance of Buildings Certificates Release Q2 2018, Live table NB1; Housing supply: net additional dwellings 2016-17, Live table 120

1. The *Housing supply: net additional dwellings 2017-18* release is due to be published in November.

### Quarterly comparison: new dwelling EPCs and new build completions

Quarterly figures on EPCs lodged for new dwellings have followed a similar trend to quarterly new build dwelling completions since 2009-10. The number of new dwelling EPCs lodged are higher than quarterly new build completions as they comprise of new build dwellings plus dwelling conversions (for example a house into flats) and change of use of an existing building (for example a shop into a house or a barn conversion). The difference between the two sets of figures has widened since the quarter ending June 2014. This is partly due to an increase in the number of new dwellings created through change of use.

There were 64,000 new dwelling EPCs lodged in England in the quarter ending June 2018.

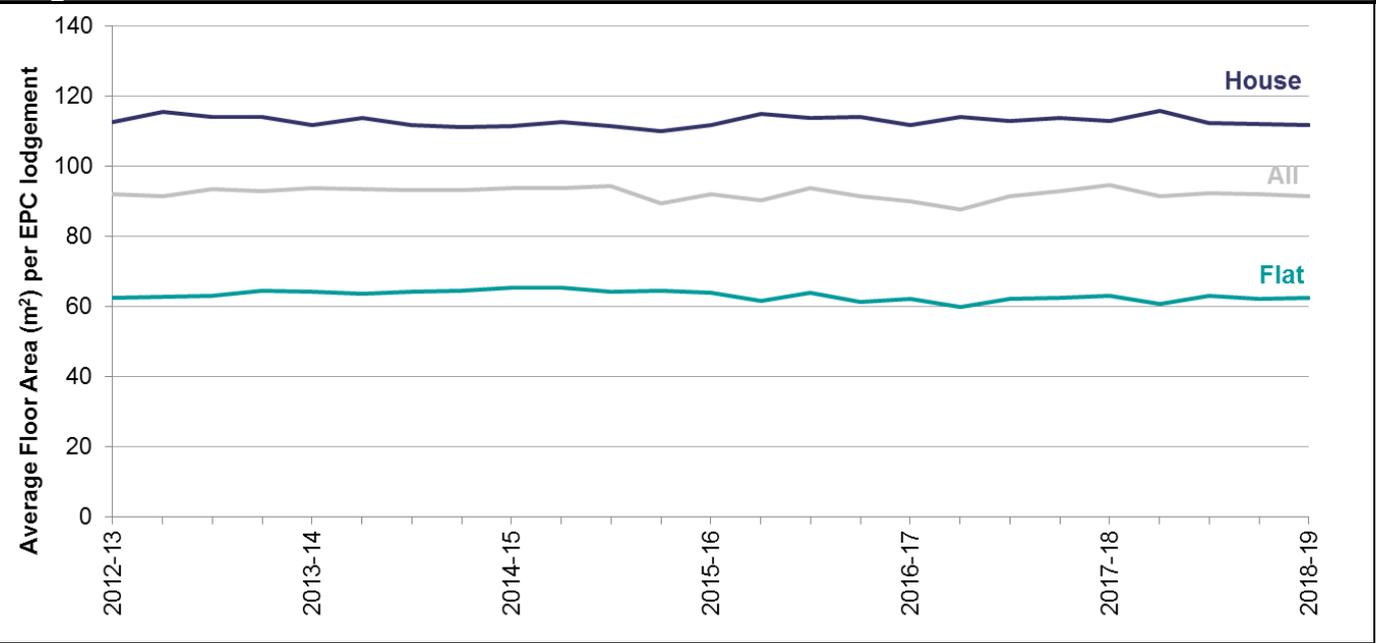
### Floor Space

Statistics on EPCs lodged for new dwellings contain information on floor area. Since 2012-13, the average floor area per lodgement has remained fairly stable<sup>2</sup>. Overall, the average floor area for new dwelling EPC lodgements (including houses, flats, bungalows and maisonettes) was 91m<sup>2</sup> in the quarter ending June 2018. In this quarter, houses had an average floor area of 112m<sup>2</sup> and flats

<sup>2</sup> Figures are presented from 2012-2013 due to a change in the Standard Assessment Procedure (SAP) in April 2011 which may impact floor area statistics.

had an average floor area of 62m<sup>2</sup>, both relatively unchanged since 2012-13.

**Figure 8: Average floor area (m<sup>2</sup>) of new dwelling EPCs lodged by type of dwelling, England**



**Source:** Energy Performance of Buildings Certificates Release Q2 2018, Live table NB4

# Accompanying tables

Relevant accompanying data can be found in the house building live tables which are updated at the same time as this release is published. The available live tables are:

<http://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

All statistical releases on house building can be accessed on the Ministry of Housing, Communities and Local Government website at

<http://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/series/house-building-statistics>.

## Related statistics

House building and related statistics are detailed in Table 4. Further information can be found in the separate statistical release for each source which can be found at the links below.

<b>Table 4: House building; new build dwellings and related statistics</b>				
<b>Release</b>	<b>What do statistics show?</b>	<b>Frequency</b>	<b>Where does the data come from?</b>	<b>What are these figures most appropriate for?</b>
<b>This release: House building; new build dwellings</b> <b>MHCLG</b>	Quarterly estimates of new build starts and completions	Quarterly (Mar, June, Sep, Dec)	Building control officers at: <ul style="list-style-type: none"> <li>• National House Building Council</li> <li>• Local Authorities</li> <li>• Approved Inspectors</li> </ul>	This is a 'leading indicator' of house building, available soon (< 2 months) after quarter end
<b>Housing supply; net additional dwellings</b> <b>MHCLG</b>	Total housing supply that comprises all new build, conversions, change of use, other gains/losses and demolitions	Annual (November)	Comes from local authorities outside London (Housing Flows Reconciliation Return) and for London boroughs is provided by Greater London Authority (London Development Database)	Provides an accurate assessment of annual change in all housing stock and is the most comprehensive estimate of supply.
<b>Dwelling Stock estimates</b> <b>MHCLG</b>	Total housing stock, split by tenure	Annual (May)	Overall change in stock from Net Additional Dwellings. Tenure information provided directly from Local Authorities and Housing Associations.	Provides an accurate assessment of the total size of the housing stock and how it is split by tenure
<b>Affordable housing</b> <b>MHCLG</b>	Overall affordable housing supply (new build and acquisitions)	Annual (November)	Homes England and Greater London Authority data which is published every six months combined with and Local Authority Housing Statistics Data	Provides the most complete estimate of affordable housing supply. Affordable housing figures are a subset of total housing supply.

<b>Local Authority Housing Statistics</b> <b>MHCLG</b>	Stock and condition of Local Authority owned housing, including information on rents and waiting lists	Annual (January)	Data provided directly by local authorities	Information on the stock, condition and changes to local authority owned properties, the equivalent information for housing associations is published by Homes England in their Statistical Data Return
<b>Energy Performance Certificates</b> <b>MHCLG</b>	Numbers of domestic Energy Performance Certificate lodgements  These relate to new domestic properties and transactions of existing dwellings.	Quarterly (Apr, July, Oct, Jan)	Domestic energy assessors.  They lodge certificates on the 'Domestic energy performance certificate register'.	Information on the energy performance and floor space of new and existing stock.  Can also be used as an early indicator on new housing supply.
<b>Council Tax valuation lists</b> <b>VOA</b>	Numbers of dwellings and communal accommodation.  (The VOA definition of a dwelling differs from that used in the census and in MHCLG statistics).	Annual (September)	The Valuation Office Agency compiles and maintains lists of all domestic properties in England and Wales to support the collection of council tax. These lists are continually updated to reflect new dwellings and losses.	For information on domestic and non-domestic rated properties in England for tax purposes.  Can also be used as an early indicator on new housing supply.

## Housing supply: net additional dwellings

The *Housing supply; net additional dwellings* statistics can be found at the following link.

<http://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/series/net-supply-of-housing>

## Council tax valuation lists

The Valuations Office Agency statistics can be found at the following link.

<http://www.voa.gov.uk/corporate/Publications/statistics.html>

## New Homes Bonus

The final New Homes Bonus allocations for 2018/19 were published on 6 February 2018. Details can be found at the following link.

<https://www.gov.uk/government/publications/new-homes-bonus-final-allocations-2018-to-2019>

## Dwelling stock estimates

The *Dwelling Stock Estimates* can be found at the following link.

<http://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/series/dwelling-stock-including-vacants>

## **Affordable housing**

The Ministry of Housing, Communities and Local Government's *Affordable Housing Supply* statistics can be found at the following link.

<http://www.gov.uk/government/organisations/ministry-for-housing-communities-and-local-government/series/affordable-housing-supply>

The Homes England (formerly the Homes and Communities Agency) Housing Statistics can be found at the following link.

<http://www.homesandcommunities.co.uk/statistics>

# Technical notes

## Symbols

The following conventions have been used in the tables:

- .. Not available;
- Fewer than 5 dwellings;
- <sup>P</sup> Figure provisional and subject to revision;
- <sup>R</sup> Revised from previous release.

Totals may not equal the sum of component parts due to rounding to the nearest 10.

## Data collection

This release takes information from three data sources on building control:

- 'P2' quarterly house building returns submitted to Ministry of Housing, Communities and Local Government by local authority building control departments;
- monthly information from the National House-Building Council (NHBC) on the volume of building control inspections they undertake in each local authority area, and;
- quarterly data collection from other approved inspectors (AIs).

Data on starts and completions by individual building control organisations are not published.

## Data sources and data quality

There are several alternative sources of data on house building in England, including the building control system, the council tax system, the Land Registry, Energy Performance Certificates and site visits. Each has its own advantages and disadvantages. Since 1946, the house building statistics have been based on the building control system as it has the advantages that it is the best source to identify the start of new build dwellings (specifically the commencement of construction in laying of foundations) and is the most timely measure of new build completion (as measured by the completion certificate).

The methodology has been reviewed by the UK Statistics Authority in 2011 and the Office for Statistics Regulation in 2017.

In December 2011 the UK Statistics Authority assessed house-building and net additions releases as meeting the highest standards of trustworthiness, quality and value set out in the Code of Practice for Official Statistics, which in turn means users can rely on their accuracy.

Since then, the Department has been undertaking an ongoing programme of work which has (a) confirmed the accuracy and coverage of the annual housing supply and net additional dwellings estimate compared to other similar statistics; and (b) explored the coverage of the quarterly

house-building release. The programme involved detailed discussions with a range of organisations and user consultation. Specifically, the house building statistical release (published 23 February 2017) included an expanded 'User Engagement' section to invite comments/suggestions on how to improve coverage. The outcome of these user engagement sessions has generated a series of proposed actions to further improve the coverage of the department's quarterly new build statistics. Therefore, the house building statistical release (published 28 June 2018) included an action plan to improve the measurement of new homes built, which can be found at the following link:

<https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan>

Separately from the ongoing data improvement work being done within the department, in 2017 the Office for Statistics Regulation carried out an independent systemic review across housing and planning statistics in the United Kingdom. The Office for Statistics Regulation regularly undertakes systemic reviews bringing stakeholders together to explore sets of statistics in a thematic area or on a cross-cutting topic. This work is part of their role in regulating National and Official statistics to explore the public value of the statistics and to look for any system-wide issues. The final findings of the systemic review were published on the 10 November 2017 and are available on the Office for Statistics Regulations website <https://www.statisticsauthority.gov.uk/publication/public-value-of-statistics-on-housing-and-planning-in-the-uk/>

The review concluded that overall, the topic of housing and planning appears to be well served by an impressive volume of official statistics – in part available due to the devolved nature of housing and planning matters. The report highlighted a number of areas of good practice - including examples of thematic publications and analyses - and commends producers for their willingness to acknowledge some of the issues identified and commitment to addressing them.

The department is part of a cross government working group, including devolved administrations and the Office of National Statistics, responding to the findings of the review. This published action plan contributes to the ongoing response across government to the systemic review to make the planned improvements on house building statistics clear and transparent to users. Details of this work are available via the Government Statistical Service website:

<https://gss.civilservice.gov.uk/guidances/working-with-users-2/housing-and-planning-statistics/>

The new domestic EPC lodgements data are a count of certificates issued and lodged for new domestic properties which include new build and conversions but do not take account of losses such as demolitions. There may also be duplicate certificates for some dwellings. Previous data shows EPC figures are most likely to overestimate net additions but in recent years have been very close, although there are local variations, especially in London.

The Ministry of Housing, Communities and Local Government has explored using other sources to produce estimates of quarterly house building. This included use of Land Registry data. However, this is a record of land and ownership, and therefore not all dwellings will be identifiable. Another

source of information on quarterly house building completions is the Energy Performance Certificate (EPC) statistics. These statistics are also produced by the Ministry of Housing, Communities and Local Government and have now been included within this quarterly release to provide supplementary information on housing supply.

A summary of the sources used in this release are evaluated in Table 5.

<b>Table 5: MHCLG Housebuilding; new build dwellings: Quality of sources</b>				
<b>Source/ Type</b>	<b>Strengths</b>	<b>Weaknesses</b>	<b>Continuing Improvement</b>	<b>Why 'Fit for Purpose'</b>
<p><b>Local Authority Building Control</b></p> <p><b>Type</b> Quarterly statistical return from 326 local authorities. High response rate (91% in 2018 Q2). Imputation for missing returns</p>	<p>Local authority building control provided data on new build starts and completions certificates – sourced from inspections on building sites undertaken by Local Authority Building Control Officers.</p> <p>Digital return completed by local authorities. It is a mandatory collection and on the single data list. Validated by Local Authority and MHCLG.</p> <p>Ways to ensure consistency: •Guidance notes updated annually. <a href="https://www.gov.uk/guidance/house-building-data-notes-and-definitions-includes-p2-full-guidance-notes-and-returns-form">https://www.gov.uk/guidance/house-building-data-notes-and-definitions-includes-p2-full-guidance-notes-and-returns-form</a> •On-line form has interactive validation that alerts users to invalid and implausible values •Validation check after data receipt with follow ups to local authorities as necessary.</p>	<p>The statistics are highly dependent on the quality and coverage of the information provided by organisations that supply the underlying administrative data, collected as part of the building control inspection process.</p> <p>Emerging issues are local authority building control forming strategic building control partnerships and outsourcing.</p>	<p>Detailed in MHCLG action plan <a href="https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan">https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan</a></p> <p>Continuing communication with, local authorities, LABC (the representative organisation of Local Authority Building Control), the Building Control Performance Standards Advisory Group and the Consultative Committee on Construction Industry Statistics.</p> <p>The department has set up a working group with the National House Building Council and have met with the Chief Executives of the Association for Consultant Approved Inspectors (ACAI) and LABC (the representative organisation of Local Authority Building Control).</p>	<p>'House building' -public scrutiny as leading indicator of housing supply. National Statistic</p> <p>Comprehensive QA and sense checks by Local Authority and MHCLG (e.g. Council Tax, Energy Performance Certificates)</p> <p><b>Risk</b> Error – low Impact- medium</p>
<p><b>National House Building Council</b></p> <p><b>Type</b> Monthly electronic file transfer.  (100% coverage).  No Imputation.</p>	<p>National House Building Council building control provided data on new build starts and completions certificates – sourced from inspections on building sites undertaken by National House Building Control Officers.</p> <p>Digital return is also sent to local authorities.</p> <p>Memorandum of Understanding between MHCLG and NHBC covers the provision of data. It is a legal requirement for NHBC to send this data to MHCLG. NHC also send an extract to each LA.</p> <p>Validated by NHBC and MHCLG.</p> <p>Ways to ensure consistency: •Guidance notes updated annually. <a href="https://www.gov.uk/guidance/house-building-data-notes-and-definitions-includes-p2-full-guidance-notes-and-returns-form">https://www.gov.uk/guidance/house-building-data-notes-and-definitions-includes-p2-full-guidance-notes-and-returns-form</a> •On-line form has interactive validation that alerts users to invalid and implausible values •Validation check after data receipt with follow ups to local authorities as necessary.</p>	<p>The statistics are highly dependent on the quality and coverage of the information provided by organisations that supply the underlying administrative data, collected as part of the building control inspection process.</p>	<p>Detailed in MHCLG action plan <a href="https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan">https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan</a></p> <p>Continuing communication with MHCLG, local authorities, NHBC, the Building Control Performance Standards Advisory Group and the Consultative Committee on Construction Industry Statistics.</p> <p>The department has set up a working group with the National House Building Council and have met with the Chief Executives of the Association for Consultant Approved Inspectors (ACAI) and LABC (the representative organisation of Local Authority Building Control).</p>	<p>'House building' -public scrutiny as leading indicator of housing supply. National Statistic. Comprehensive QA and sense checks by NHBC, LABC and MHCLG. e.g. Council Tax, Energy Performance Certificates</p> <p>MHCLG regularly visit NHBC Headquarters (and vice versa) to keep up to date on new developments in NHBC data recording and QA processes.</p> <p><b>Risk</b> Error – very low Impact- high (as NHBC account for approximately half of the data used to produce the house building statistics)</p>

<p><b>Independent Approved Inspectors</b></p> <p>(approx. 80+)</p> <p><b>Type</b></p> <p>Quarterly statistical return from 326 local authorities. High response rate (85% in 2018 Q2). Imputation for missing returns</p>	<p>Independent Approved Inspectors building control provided data on new build starts and completions certificates – sourced from inspections on building sites undertaken by Independent Approved Inspectors Control Officers.</p> <p>Digital return completed by local authorities. It is a <b>voluntary</b> collection. Validated by Approved Inspector and MHCLG.</p> <p>Ways to ensure consistency:</p> <ul style="list-style-type: none"> <li>•Guidance notes updated annually.</li> </ul> <p><a href="https://www.gov.uk/guidance/house-building-data-notes-and-definitions-includes-p2-full-guidance-notes-and-returns-form">https://www.gov.uk/guidance/house-building-data-notes-and-definitions-includes-p2-full-guidance-notes-and-returns-form</a></p> <ul style="list-style-type: none"> <li>•On-line form has interactive validation that alerts users to invalid and implausible values</li> <li>•Validation check after data receipt with follow ups to local authorities as necessary.</li> </ul>	<p>The statistics are highly dependent on the quality and coverage of the information provided by organisations that supply the underlying administrative data, collected as part of the building control inspection process.</p>	<p>Detailed in MHCLG action plan <a href="https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan">https://www.gov.uk/government/publications/improving-the-measurement-of-new-homes-built-action-plan</a></p> <p>Continuing communication with MHCLG, local authorities, the Building Control Performance Standards Advisory Group and the Consultative Committee on Construction Industry Statistics.</p> <p>The department has set up a working group with the National House Building Council and have met with the Chief Executives of the Association for Consultant Approved Inspectors (ACAI) and LABC (the representative organisation of Local Authority Building Control).</p>	<p>'House building' -public scrutiny as leading indicator of housing supply. National Statistic Comprehensive QA and sense checks by Local Authority and MHCLG e.g. Council Tax, Energy Performance Certificates</p> <p><b>Risk</b></p> <p>Error – low Impact- medium</p>
<p><b>Energy Performance Certificate Lodgements</b></p> <p><b>Type</b></p> <p>MHCLG publishes quarterly data on numbers of certificates issued for buildings which have been newly constructed, sold or let.</p>	<p>If works are carried out to create a new building(s), either by means of new build or by conversion of an existing building (for example, subdivision of an existing building into flats or change of use of an office), the builder or person responsible for the construction must obtain an EPC once construction has been completed. This will also apply if a building is converted into fewer or more units designed for separate occupation and there are changes to the heating, hot water provision or air conditioning/ventilation services.</p>	<p>The statistics are specifically collected for energy performance purposes and do not separate out new build from changes of use and conversions. There may be some instances of duplicate certificates entering the register.</p>	<p>These are currently experimental statistics and will continue to be improved in future. For further details please consult the statistics.</p> <p><a href="https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates">https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates</a></p>	<p>These statistics are provided as supplementary indicators on housing supply to support and QA the figures from the other 3 sources</p> <p>The statistics are subject to comprehensive QA and sense checks by Local Authority and MHCLG before publication</p> <p><b>Risk</b></p> <p>Low – Provided as supplementary information only.</p>

## District level data

House building data are collected at local authority district level, but it is important to treat figures at this level with care. House building is unevenly distributed both geographically and over time and patterns of housing development can produce clusters of new homes which make the figures at a low geographic level volatile and difficult to interpret.

The precise timing with which starts and completions are recorded in the statistics can vary from one housing development to the next, depending on factors such as the timing of building control inspections or differences between data providers' administrative systems. Such factors tend to cancel out over time or when figures are aggregated to higher geographic levels, but can be acute at the individual district level.

District level data are available in live table 253 which includes annual district level data back to 1998-99 and in live table 253a which includes quarterly district level data back to 2005. For more information about live tables see "Accompanying tables" section below.

## **Response rate**

The P2 data received from local authorities record starts and completions inspected by local authority building control. These data also include imputation for a small number of missing returns. In the June quarter 2018 a 91 per cent local authority response rate was achieved, up from 88 per cent last quarter.

Other approved inspector data are collected from independent building control companies. In the June quarter 2018 an 85 per cent response rate was achieved, up from 84 per cent last quarter. Where an approved inspector company has previously provided returns but has not provided a return for the current period the data include imputed values for that company.

The NHBC data include all starts and completions inspected by NHBC building control.

## **Independent approved inspectors**

In the March quarter 2012 release the house building data was revised to include data from independent approved building control inspectors. This affected all quarters from the September quarter 2007.

The change to include data from approved inspectors was made in response to increased participation by private companies in the building control market. Following regulatory changes in 2005 it became easier for independent providers to operate in the private house building market for building control. The Ministry of Housing, Communities and Local Government began a quarterly data collection in the September quarter of 2007 to obtain data about this sector.

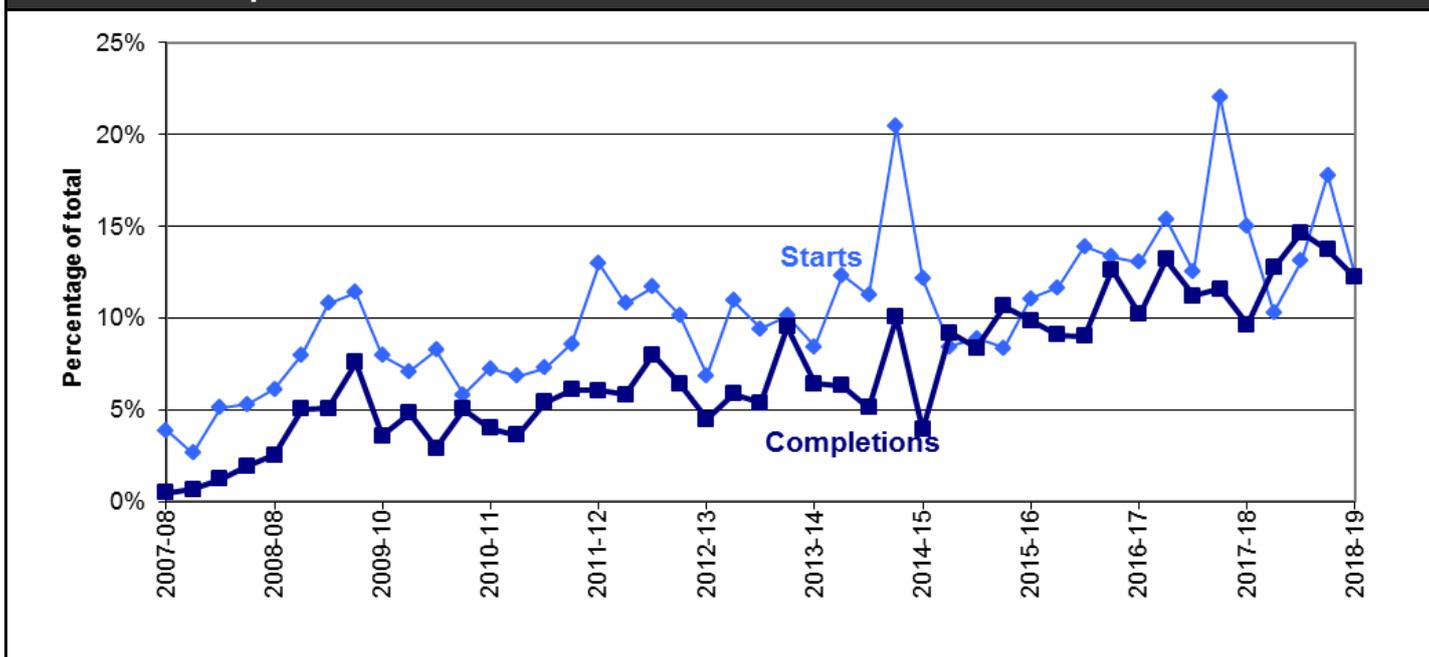
Results from this data collection showed that the approved inspectors' share of the building control market was at that time insufficient to merit changing the sources used for producing the house building statistics. However, the share held by the independent approved inspector market sector was increasing. In 2011 it was decided that the level of inspections by approved inspectors was sufficient to merit making the change to include the data in the statistics.

Using the data which had been collected the series was revised back to 2007. This minimised the impact and the overall effect on the trend was slight. However, there was inevitably a step change at the point of first inclusion. For completions this step change is small, with an estimated 216 completions inspected by independent approved inspectors in the quarter. The change in the starts series is more pronounced with 1,855 additional starts in the September quarter of 2007.

The inclusion of the approved inspectors was an improvement to the coverage of these statistics in response to the recent growth of this sector of the market but not a fundamental change to the methodology. The inclusion of the approved inspector data should bring coverage back in to line with the statistics from before 2005 and the entry of approved inspectors into the building control market for private housing. In this sense the section of the series which differs from the rest is the 18-month portion from mid-2005 to April 2007 during which approved inspectors could operate but for which data are not included.

Figure 9 shows that the percentages of all starts and completions reported by approved inspectors have increased since 2007, with both showing particular increases during the early period. Approved inspector completions were less than 1 per cent of total completions in the September quarter of 2007 while starts comprised around 4 per cent of the total. It is likely that the 2007 data collection picked up very early activity for completions but that inspections relating to starts were already more advanced by the time of the collection began. Partial data from a survey of approved inspectors for 2006/07 supports this conclusion.

**Figure 9: Approved inspector reported starts and completions as a proportion of total starts and completions**



It is possible that some of the increase in reported work by approved inspectors reflects partly improved coverage, as well as a genuine increase in their market share. We will continue to investigate this as part of improving the statistics.

## **Tenure**

Figures on new build dwelling starts and completions are from records kept for building control purposes. The house building figures will reflect the tenure of the developer building the dwelling rather than the intended final tenure. This may lead to an understatement of housing association and local authority starts and completions recorded in these tables, and a corresponding overstatement of private enterprise figures. This problem is more likely to affect starts than completions.

There are two other sources of official statistics on affordable housing supply which should be considered as an alternative by users interested specifically in the affordable sector. Please refer to the “Related statistics” section of this publication for further information.

## **From start to completion**

A wide range of factors can influence the length of time it takes for a new home to be constructed from start to completion. This period can vary from just a few months to several years.

There are some circumstances in which starts might exceed completions. Information gathered from data providers indicates that the most common of these is where a new dwelling is started but never completed because the developer is no longer able or willing to complete the development.

Also, in principle a dwelling is regarded as completed when it becomes ready for occupation or when a completion certificate is issued, whether it is in fact occupied or not. In practice the reporting of some completions may be delayed and some completions may be missed if no completion certificate was requested by the developer or owner; this is unusual because most property owners would want to have a completion certificate for the purposes of selling the property on.

These circumstances do not disproportionately affect particular regions or types of area, although private housing development may be more likely to be affected than public.

In general the number of starts will be a strong indicator of the likely trend in completions in the near future but we have seen differences over the short and medium term. It sometimes appears that an imbalance exists in the statistics when the overall number of starts differs from the overall number of completions over a number of years. For example, over the period from 1997 – 2007 there were 1,760,000 starts but only 1,630,000 completions – a difference of 7 per cent.

However, a comparison of starts and completions over the long term shows that such differences tend to balance out over time – the years before 1997 and the years since 2007 both saw substantially more completions than starts, and over the 20 years from 1990 to 2010 there were in

fact 1 per cent more completions than starts. These shorter term imbalances can be understood as a feature of the economic cycle.

## **Imputation**

The process to impute for a missing P2 local authority return works by picking up all data recorded in completed returns for that local authority over the previous five years and comparing it to data for other similar local authorities for the same periods. It then looks at the data provided for the current period by those other local authorities and imputes a figure for the missing local authority return which matches the proportion found in the comparison of data for the previous five years.

Imputation for other approved inspectors is performed using post stratification. Stratification is on the basis of the most recent previous total of starts and completions reported. Once approved inspectors have been stratified non-response weights are calculated and these weights applied to all responding approved inspectors for the quarter. Where insufficient recent data exist to sensibly include a response or non-response in the stratification (for example where there are no recent data) or where the status of the approved inspector is unclear for that period (for instance it is not certain that they were operating in the that period or are a duplicate entry) the approved inspector is not included in the post stratification process. This may result in a small level of under coverage but ensures that only genuine non-response is weighted for and minimises the risk of overestimating the numbers of starts and completions inspected by approved inspectors.

Non-response weighting for approved inspectors is used only at an England level. In this release, starts data from three independent approved inspectors (for quarters 2016 Q3 to 2018 Q2 inclusive) were not included in the estimates. To enable further data quality assurance estimates were imputed instead.

## **Definitions**

### **Dwelling**

A home or dwelling in these statistics is defined in line with the Census definition, which defines a dwelling as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.

Ancillary dwellings (e.g. 'granny annexes') are included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.

Communal establishments, i.e. establishments providing managed residential accommodation, are not counted in overall housing supply. These cover university and college student, hospital staff

accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) are included, with each self-contained unit counted as a dwelling.

Non-permanent (or 'temporary') dwellings are included if they are the occupant's main residence and council tax is payable on them as a main residence. These include caravans, mobile homes, converted railway carriages and houseboats. Permanent Gypsy and Traveller pitches should also be counted if they are, or likely to become, the occupants' main residence.

### **New build dwelling start**

A dwelling is counted as started on the date work begins on the laying of the foundation, including 'slabbing' for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are counted as started, and when work begins on a block of flats all the dwellings in that block are counted as started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.

### **New build dwelling completion**

In principle, a dwelling is regarded as complete when it becomes ready for occupation or when a completion certificate is issued whether it is in fact occupied or not. In practice, the reporting of some completions may be delayed and some completions may be missed if no completion certificate was requested by the developer or owner, although this is unusual.

### **New build dwelling tenure**

For the purposes of these statistics, the term tenure refers to the nature of the organisation responsible for the development of a new housing start or completion. It does not necessarily describe the terms of occupancy for the dwelling on completion. For example, some housing associations develop homes for sale on the open market. Such homes would be reported in the Housing Association tenure of these statistics, but would ultimately most likely be owned and occupied in the private sector.

### **Housing association**

"Housing associations (HAs)" has been used as the generic name for all social landlords not covered by local authorities (see below). In previous editions HAs were referred to as Registered Social Landlords (RSL), and the technical term (private) Registered Provider (PRP) of social housing is also sometimes used. The more all-encompassing description of 'housing associations' is now seen as more helpful to users of these statistics.

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Ministry of Housing, Communities and Local Government Revisions Policy (found at <http://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>).

There are two types of revisions that the policy covers:

### Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

### Scheduled Revisions

In order to maximise the response rate from local authorities and enable late information to be included, each quarterly P2 return can be updated at any time up to two years after the initial publication of the figures for that quarter. Every quarter, as well as releasing figures for the latest quarter, we revise the previous quarter to incorporate any data that came in shortly after the previous data collection period. This captures most late local authority data, but in order to incorporate the remainder a longer revision is carried out once a year, in the June quarter statistical release. Therefore, until each quarterly return is permanently closed, figures for that quarter remain provisional. Provisional figures are labelled in the tables with a “P” and revised figures are labelled with an “R”.

The starts data provided by NHBC, which are monthly, can also be subject to some changes after their initial inclusion, and to address this, the NHBC starts data for the previous two quarters are also revised in each release. In particular, the information on the tenure can often change when a start gets closer to completion and this tends to result in a net shift in starts from the private enterprise tenure to the housing association tenure.

In addition, where figures are seasonally adjusted, the adjustment factors for the whole series back to 2000 are recalculated annually, usually in the June quarter. This will result in small changes to seasonally adjusted figures across the whole period. These changes are not labelled with an “R”. Seasonal adjustment is implemented using the software X13-ARIMA-SEATS.

Other revisions to historic data (all data older than that currently due for scheduled revision) should only be made where there is a substantial revision, such as a change in methodology or definition. Where there are small changes that do not substantially change historic data, internal updates are maintained.

## Revisions in this release

As scheduled, starts and completions data provided by local authorities, the National House-Building Council and other approved inspectors have been revised in this release back to the December quarter 2015. As a result a net change of 4,963 starts have been added during the period. This includes 1,378 starts added to the private enterprise tenure and 3,585 starts added to the housing association tenure. There was no change to the local authority tenure for starts. The revisions have also resulted in an increase of 682 completions in the period. This includes 463 completions removed from the private enterprise tenure and 215 completions added to the housing association tenure. There was an increase of 4 to the local authority tenure for completions.

## Uses of the data

The house building statistical series on starts and completions are a key part of the evidence base which informs the development and evaluation of housing policy by central and local government. They are also used as evidence for other housing market analysts, forecasters and decision makers, for example at the Bank of England and in the construction and banking industries. The statistics are also used for market research by a wide range of other businesses. They are used by the media in reports on the housing market, and by academics both in the UK and abroad.

## User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Ministry's engagement strategy to meet the needs of statistics users is published here: <http://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

A short questionnaire on how the Housing Statistics and data are used and the decisions they inform is currently open at:

<https://www.surveymonkey.co.uk/r/housinguser>

## Notes

1. The starts and completions reported in this publication are for new house building in England and exclude new dwellings created through conversions and the change of use of existing buildings.
2. Figures in the accompanying tables are presented rounded to the nearest 10 dwellings.
3. The charts give seasonally adjusted quarterly house building trends and give annual trends by showing a rolling 12-month total. The private enterprise and housing association England series are seasonally adjusted.

4. Accompanying Tables 1a and 1b gives seasonally adjusted quarterly England figures. All figures for other UK countries are shown on an unadjusted basis only.
5. The tables and charts accompanying this release are shown above in the 'Accompanying tables' section and are provided in Microsoft Excel format.
6. Details of officials and ministers who receive pre-release access to the Ministry of Housing, Communities and Local Government quarterly House Building release up to 24 hours before release can be found at:  
<http://www.gov.uk/government/organisations/ministry-for-communities-and-local-government/about/statistics>
7. MHCLG are improving how data providers send statistical and grant data to us by providing a new online system called DELTA. The first full statistical data collection went live on the new system in July 2017 and we are working to move other collections over as part of a phased approach. We are not changing the types of data we collect, only the method in which we ask data providers to submit it. The benefits of the new data collection system include; one system for data submission (replacing varied and disparate contact points across our organisation) and better task management and communication through automated notifications. The system will bring greater visibility of the forms that are due to be completed and sight of submitted data. The aim of these changes is to bring a much better user experience for data providers. This release was one of the first to move over to the new system from the previous Interform system. We have needed more time to process the data using the new systems as a result of this. We hope to continue to improve these processes but we ask users of this release to bear with us while we undergo this significant transition.
8. The **next quarterly release** will be published in January 2019, and will cover house building up to the September quarter 2018.

## Devolved administration statistics

House building statistics for the devolved administrations of the UK are included alongside the England statistics in the tables that accompany this statistical release. These data are collected and published separately by the devolved administrations, and although figures are correct at the time of this publication they may be superseded before the next England house building release. Latest data and details on data sources and methods can be found at the following links:

Scotland (house building statistics)

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild>

Wales (house building statistics)

<https://statswales.wales.gov.uk/Catalogue/Housing/New-House-Building>

Northern Ireland (housing statistics)

## **Comparability between the countries of the UK**

Each of the countries of the UK produces its own statistics on House Building. In this section the consistency of the data sources is discussed.

England and the devolved administrations use broadly consistent definitions for starts and completions in collecting house building data. Previously, all four countries have collected starts and completions data split into the three tenure types of private enterprise, housing association and local authority. From the September quarter 2011 onwards, this tenure split is no longer available for Welsh starts figures.

In England and Wales some housing association starts and completions can be misreported as private enterprise starts because it is sometimes difficult for data providers to identify whether a dwelling is being built for a housing association or for a private developer (see above). This is not thought to be a problem in Scotland where data on housing association house building are collected directly from housing association administrations rather than building inspection teams. It is because of this issue that statistics for house building starts in Wales no longer include a breakdown by tenure.

Northern Ireland data prior to 2005 is sourced from the Department of Communities, which use different definitions and adjust their data. Further information can be viewed on the Department for Communities website at:

<https://www.communities-ni.gov.uk/publications/review-new-dwelling-starts-and-completions>

While a very small proportion of the data for England are imputed for missing responses (see above), a full response is generally collected in Wales, Scotland and Northern Ireland so imputation is seldom necessary.

Currently approved inspectors data is included in the statistics for Scotland and Northern Ireland. Approved inspector data is not used in the current Welsh house building data. However an investigation is currently underway to determine the level of approved inspector activity in Wales with a view to including approved inspectors if it is found to be appropriate.

# Enquiries

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Information on Official Statistics is available via the UK Statistics Authority website:  
<https://www.gov.uk/government/statistics/announcements>

Information about statistics at MHCLG is available via the Ministry's website:  
[www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics)

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This document/publication is also available on our website at [www.gov.uk/mhclg](http://www.gov.uk/mhclg)

If you have any enquiries regarding this document/publication, email [contactus@communities.gov.uk](mailto:contactus@communities.gov.uk) or write to us at:

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