

New home statistics review

Q2 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.

46,452

new homes registered in Q2 2021

35,495

new homes registered in the private sector in Q2 2021

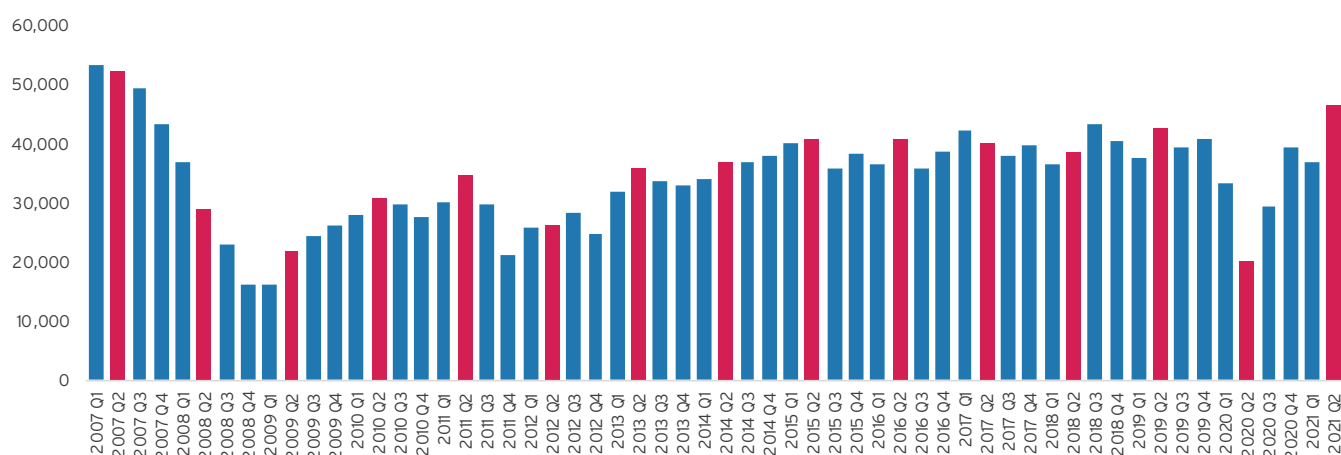
10,957

new homes registered in the rental sector in Q2 2021

34,644

new home completions in Q2 2021

New home registrations - quarter on quarter comparison



Source: NHBC (Appendix table 1)

Headline results

- New home registrations at their highest level since Q3 2007
- 46,452 new homes registered in Q2 2021, 130% up on Q2 2020
- 35,495 homes registered in the private sector in Q2 2021, 227% up on Q2 2020
- 10,957 homes registered in the rental sector in Q2 2021, 17% up on Q2 2020
- 34,644 new home completions in Q2 2021, 213% up on Q2 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

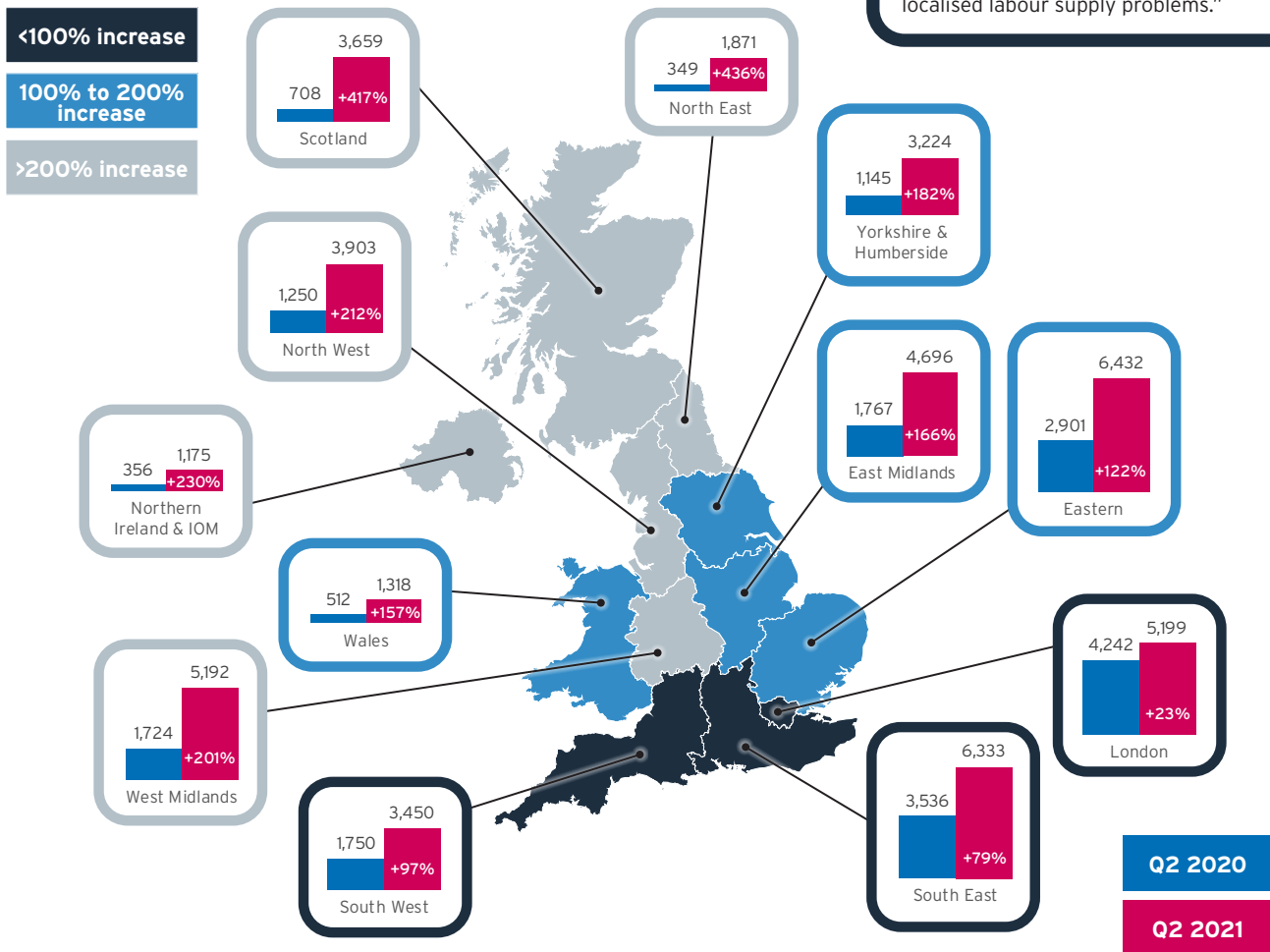
Regional registrations Q2 2021 vs Q2 2020

Padraig Venney - NHBC Regional Director NI & IOM

"Confidence in the local home building market remains high in the second quarter with a return to pre-pandemic levels for new home registrations. There is some evidence that the cost of materials is having an impact on builders and developers but demand is holding up."

Raymond Baxter - NHBC Director Scotland

"The new homes market in Scotland remains strong in the second quarter. Builders and developers continue to maintain a positive outlook, reserving plots well into 2022. However, careful production planning is required to mitigate the impact of growing materials shortages and some localised labour supply problems."



Luke Carter - NHBC Regional Director West & Wales

"The outlook for Wales is positive, new home registrations for the second quarter are already on par with pre-pandemic levels. Builders in Wales are reporting forward sales well into 2022 but, as with many other areas of the UK, they are beginning to feel the impact of material supply problems and some localised labour shortages."

Paul Edwards - NHBC Senior Regional Director

"Confidence in new home building remains strong in England in the second quarter. With most regions now on par or ahead of pre-pandemic registration levels, builders and developers continue to respond positively to demand as they seek to increase the supply of new homes. Having said that, a growing concern is materials and labour supply, particularly the former which could affect production levels."

Source: NHBC (Appendix table 2)

Analysis of new home registrations

New home registrations - Private and rental sectors

Total Q2 2021

46,452

(+130% vs Q2 2020)

Private sector Q2 2021

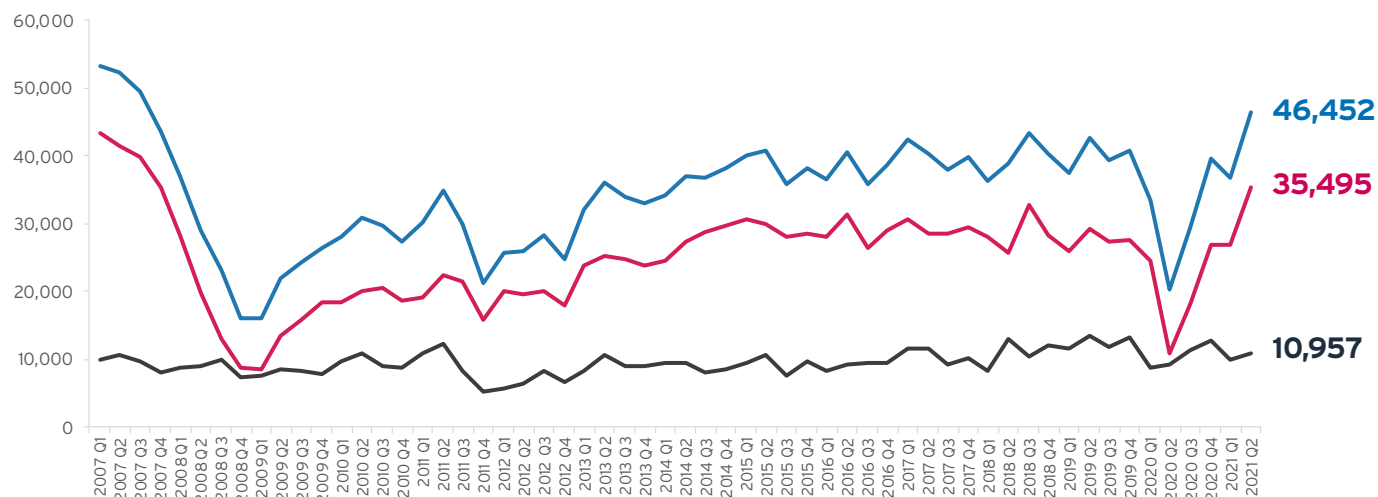
35,495

(+227% vs Q2 2020)

Rental sector Q2 2021

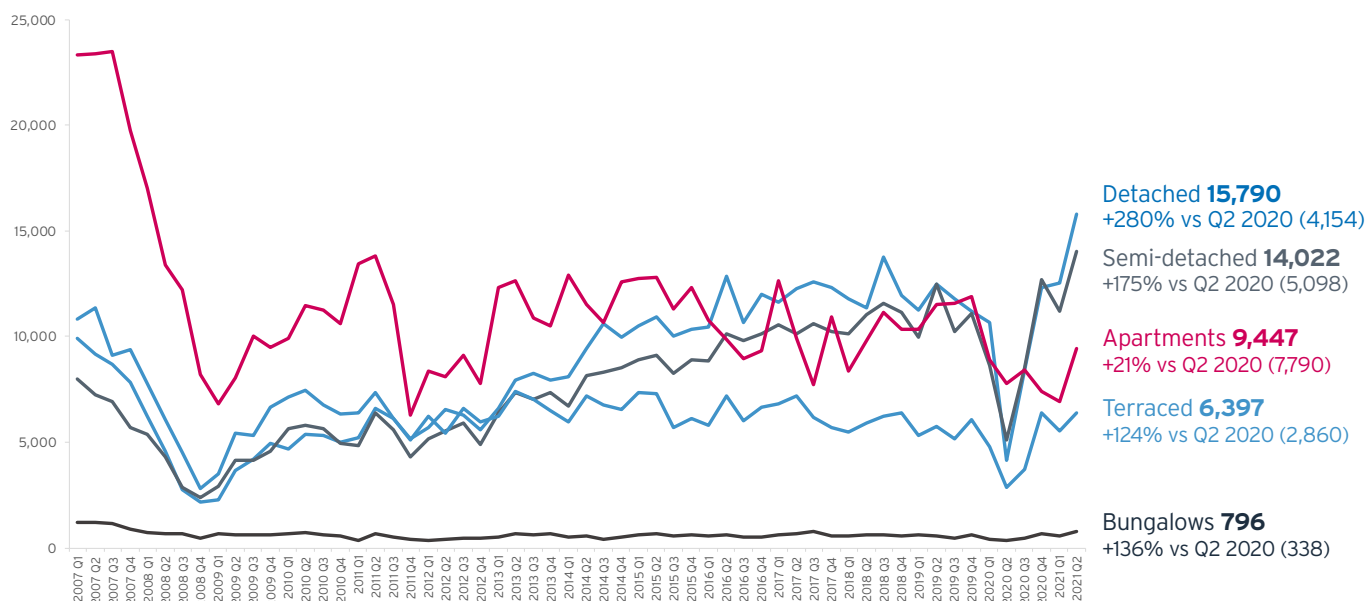
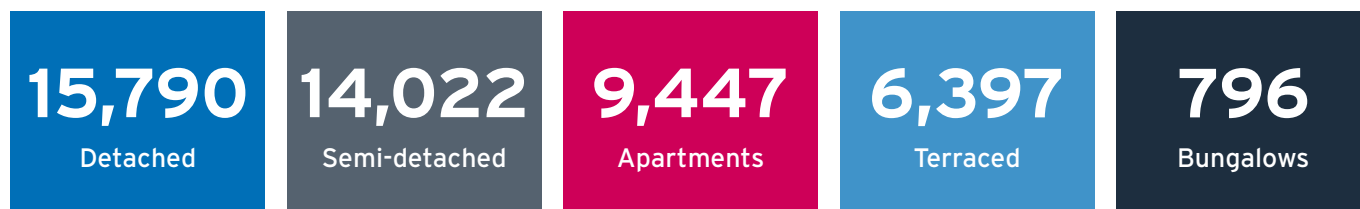
10,957

(+17% vs Q2 2020)



Source: NHBC (Appendix table 1)

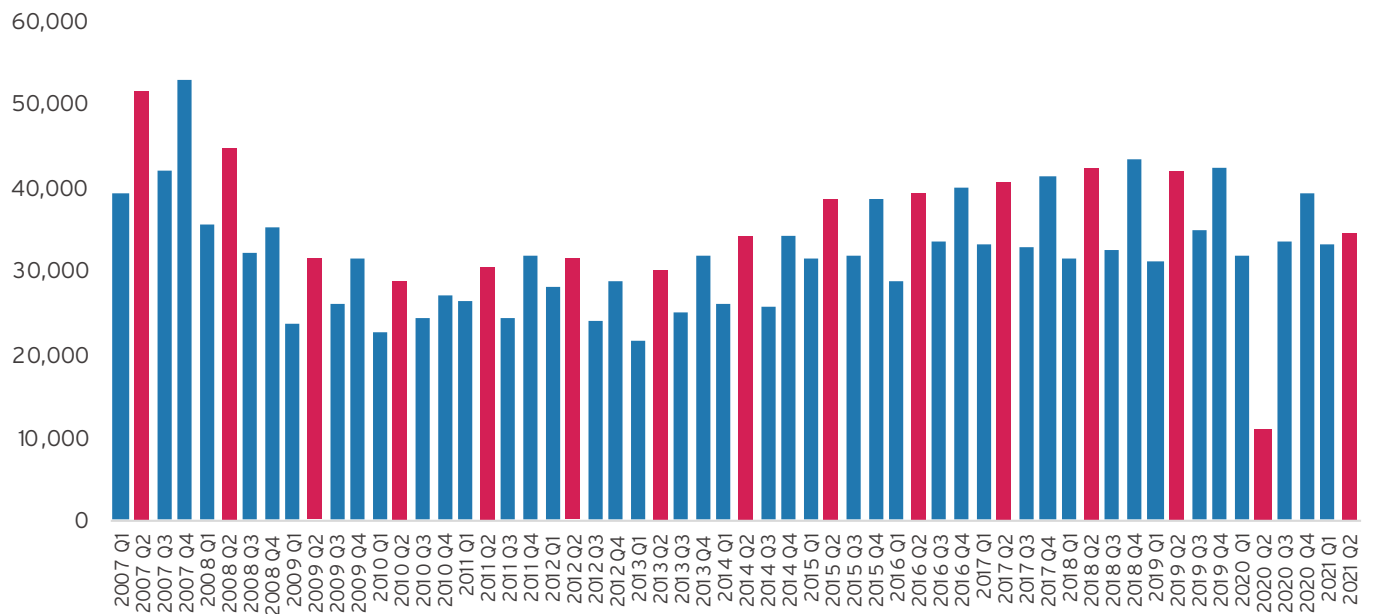
UK house types



Source: NHBC (Appendix table 4)

New home completions

New home completions - quarter on quarter comparison



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 Q2	27,375	9,576	36,951
2007 Q2	41,587	10,771	52,358	2014 Q3	28,691	8,041	36,732
2007 Q3	39,747	9,665	49,412	2014 Q4	29,672	8,448	38,120
2007 Q4	35,335	8,164	43,499	2015 Q1	30,593	9,550	40,143
2008 Q1	28,303	8,782	37,085	2015 Q2	30,006	10,759	40,765
2008 Q2	19,955	9,090	29,045	2015 Q3	28,137	7,682	35,819
2008 Q3	12,984	10,067	23,051	2015 Q4	28,606	9,701	38,307
2008 Q4	8,694	7,381	16,075	2016 Q1	28,112	8,356	36,468
2009 Q1	8,670	7,527	16,197	2016 Q2	31,314	9,357	40,671
2009 Q2	13,494	8,453	21,947	2016 Q3	26,502	9,390	35,892
2009 Q3	15,942	8,399	24,341	2016 Q4	29,072	9,574	38,646
2009 Q4	18,468	7,875	26,343	2017 Q1	30,767	11,571	42,338
2010 Q1	18,420	9,690	28,110	2017 Q2	28,637	11,602	40,239
2010 Q2	20,047	10,847	30,894	2017 Q3	28,576	9,299	37,875
2010 Q3	20,506	9,137	29,643	2017 Q4	29,426	10,309	39,735
2010 Q4	18,651	8,813	27,464	2018 Q1	28,191	8,206	36,397
2011 Q1	19,212	11,016	30,228	2018 Q2	25,652	13,139	38,791
2011 Q2	22,435	12,414	34,849	2018 Q3	32,846	10,527	43,373
2011 Q3	21,483	8,396	29,879	2018 Q4	28,218	12,202	40,420
2011 Q4	15,909	5,371	21,280	2019 Q1	26,043	11,506	37,549
2012 Q1	20,086	5,702	25,788	2019 Q2	29,220	13,541	42,761
2012 Q2	19,503	6,556	26,059	2019 Q3	27,313	11,956	39,269
2012 Q3	20,171	8,206	28,377	2019 Q4	27,643	13,255	40,898
2012 Q4	18,043	6,653	24,696	2020 Q1	24,591	8,796	33,387
2013 Q1	23,756	8,301	32,057	2020 Q2	10,865	9,375	20,240
2013 Q2	25,371	10,646	36,017	2020 Q3	18,269	11,299	29,568
2013 Q3	24,853	8,998	33,851	2020 Q4	26,854	12,681	39,535
2013 Q4	23,924	9,052	32,976	2021 Q1	26,915	9,863	36,778
2014 Q1	24,623	9,569	34,192	2021 Q2	35,495	10,957	46,452

Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) homes registered for NHBC's ten-year warranty.
2. Nationally NHBC provides warranties on circa 70-80% of new homes built in the UK (including the Isle of Man).
3. The figures are sourced from information held on NHBC's Fusion system as at 30 June 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
	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2
North East	1,848	1,065	611	1,043	831	829	1,689	1,366	1,573	2,087	1,451	1,129	1,226	349	1,871
North West	5,025	2,107	1,528	2,399	2,401	2,554	2,791	2,277	3,900	3,520	4,283	3,962	5,410	1,250	3,903
Yorkshire & Humberside	3,688	1,835	1,196	2,329	1,942	1,565	1,667	2,154	1,940	2,355	2,473	2,940	1,954	1,145	3,224
West Midlands	4,437	1,725	1,501	2,486	2,137	2,031	2,897	2,593	3,904	3,191	4,220	3,569	4,000	1,724	5,192
East Midlands	3,463	1,728	1,870	2,534	1,953	2,240	2,731	3,776	3,530	3,805	3,592	2,999	3,163	1,767	4,696
Eastern	5,311	3,241	2,643	3,516	4,712	2,913	3,938	3,674	4,317	4,333	4,154	5,266	5,034	2,901	6,432
South West	5,179	2,950	3,117	3,907	3,273	2,573	3,896	3,704	4,125	4,815	3,740	3,031	3,080	1,750	3,450
London	4,512	4,827	2,045	4,151	7,089	3,285	7,929	7,175	6,947	4,927	3,512	2,885	5,863	4,242	5,199
South East	8,912	4,672	4,148	4,141	6,289	4,396	4,355	6,491	5,253	7,107	6,628	6,621	6,561	3,536	6,333
Scotland	5,545	2,879	1,769	2,308	3,044	1,987	2,618	2,326	3,234	3,001	3,681	3,314	3,873	708	3,659
Wales	2,162	952	598	1,102	621	1,223	842	864	1,229	800	1,345	1,320	1,362	512	1,318
Northern Ireland & IOM	2,276	1,064	921	978	557	463	664	551	813	730	1,160	1,755	1,235	356	1,175

Table 3: UK completions by region

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2	Q2
North East	2,057	1,325	993	1,055	1,141	1,165	1,234	1,249	1,462	1,535	1,676	1,785	1,672	349	1,284
North West	5,213	3,669	2,046	2,127	2,242	2,886	2,418	2,878	3,333	3,346	3,696	4,118	4,109	1,059	3,208
Yorkshire & Humberside	3,976	3,159	1,642	1,833	2,084	1,736	1,818	2,079	2,272	2,438	2,549	2,742	2,845	660	2,277
West Midlands	3,601	3,332	1,953	1,826	2,544	2,494	2,499	2,791	3,195	3,592	3,696	3,922	3,623	1,053	3,194
East Midlands	4,336	3,327	2,434	2,306	2,452	2,213	2,179	2,801	3,170	3,380	3,217	3,486	3,465	953	3,065
Eastern	6,201	5,177	3,722	3,926	3,637	3,722	3,596	3,608	3,862	3,879	4,089	4,137	4,907	1,189	3,823
South West	4,633	4,443	3,630	3,033	3,462	3,265	3,357	3,843	4,116	4,133	4,255	4,283	3,820	1,008	3,208
London	4,188	4,419	4,140	3,735	3,751	5,149	3,949	5,307	6,261	5,851	5,584	4,956	5,298	2,132	3,814
South East	7,609	7,877	5,640	4,412	4,779	4,729	4,713	4,598	5,756	5,830	6,521	7,109	6,427	1,573	5,671
Scotland	5,290	4,619	2,567	2,524	2,531	2,419	2,712	3,019	3,148	3,329	3,128	3,611	3,627	218	2,928
Wales	2,002	1,740	1,247	1,115	1,158	1,156	1,098	1,189	1,375	1,252	1,376	1,228	1,252	411	1,185
Northern Ireland & IOM	2,398	1,797	1,321	869	787	538	624	688	708	763	863	955	1,100	448	987

Notes

1. The figures show new build (and Solo for Self Build prior to October 2015) homes registered for NHBC's ten-year warranty.
2. 'Completions' relate to the number of homes 'finalled' by NHBC Building Inspectors and changes can occur between figures published at different times.
3. Nationally NHBC provides warranties on circa 70-80% of new homes built in the UK (including the Isle of Man).
4. The figures are sourced from information held on NHBC's Fusion system as at 30 June 2021.
5. Changes can occur between figures published at different times owing to changes in policies and cancellations.

Appendices

Table 4: New home registrations - UK house types

	DETACHED HOUSES	SEMI-DETACHED HOUSES	APARTMENTS	TERRACED HOUSES	BUNGALOWS
2007 Q2	9,166	7,229	23,356	11,371	1,236
2008 Q2	4,593	4,306	13,407	6,048	691
2009 Q2	3,663	4,171	8,061	5,415	637
2010 Q2	5,376	5,827	11,478	7,476	737
2011 Q2	6,586	6,404	13,823	7,376	660
2012 Q2	6,563	5,543	8,100	5,431	422
2013 Q2	7,944	7,373	12,638	7,397	665
2014 Q2	9,464	8,167	11,540	7,217	563
2015 Q2	10,933	9,096	12,785	7,292	659
2016 Q2	12,869	10,110	9,877	7,195	620
2017 Q2	12,248	10,145	9,936	7,212	698
2018 Q2	11,376	11,021	9,833	5,938	623
2019 Q2	12,486	12,478	11,499	5,727	571
2020 Q2	4,154	5,098	7,790	2,860	338
2021 Q2	15,790	14,022	9,447	6,397	796

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 June 2021.
4. Changes can occur between figures published at different times owing to changes in policies and cancellations.

Appendices

Table 5: New home completions

QUARTER ENDING	TOTAL
2007 Q1	39,212
2007 Q2	51,504
2007 Q3	41,883
2007 Q4	53,035
2008 Q1	35,509
2008 Q2	44,884
2008 Q3	32,146
2008 Q4	35,064
2009 Q1	23,766
2009 Q2	31,335
2009 Q3	26,145
2009 Q4	31,496
2010 Q1	22,662
2010 Q2	28,761
2010 Q3	24,232
2010 Q4	26,958
2011 Q1	26,224
2011 Q2	30,568
2011 Q3	24,423
2011 Q4	31,791

QUARTER ENDING	TOTAL
2012 Q1	28,095
2012 Q2	31,472
2012 Q3	24,015
2012 Q4	28,695
2013 Q1	21,578
2013 Q2	30,197
2013 Q3	25,040
2013 Q4	31,890
2014 Q1	26,098
2014 Q2	34,050
2014 Q3	25,687
2014 Q4	34,259
2015 Q1	31,390
2015 Q2	38,658
2015 Q3	31,797
2015 Q4	38,772
2016 Q1	28,822
2016 Q2	39,328
2016 Q3	33,698
2016 Q4	40,018

QUARTER ENDING	TOTAL
2017 Q1	33,022
2017 Q2	40,650
2017 Q3	32,793
2017 Q4	41,202
2018 Q1	31,439
2018 Q2	42,332
2018 Q3	32,603
2018 Q4	43,404
2019 Q1	31,212
2019 Q2	42,145
2019 Q3	34,922
2019 Q4	42,335
2020 Q1	31,686
2020 Q2	11,053
2020 Q3	33,601
2020 Q4	39,217
2021 Q1	33,209
2021 Q2	34,644

Notes

1. The figures show new build (and Solo prior to October 2015) homes registered for NHBC's ten-year warranty.
2. 'Completions' relate to the number of homes 'finalled' by NHBC Building Inspectors and changes can occur between figures published at different times.
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