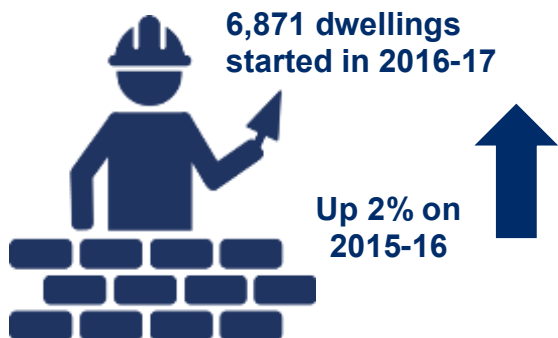




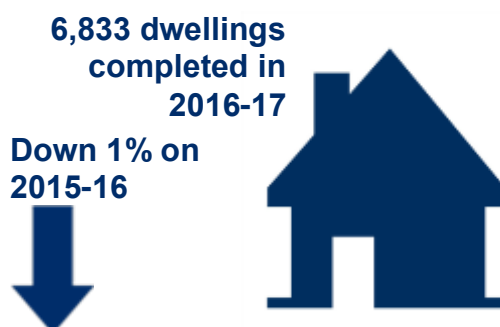
## New House Building in Wales, 2016-17- Revised

14 June 2017  
SFR 61/2017 (R)



During 2016-17, the number of new dwellings started increased by 2 per cent compared to the previous year to 6,871 dwellings. This is the second highest annual number recorded since the start of the recession in 2007 to 2008.

In contrast, the number of new dwellings completed fell slightly (by 1 per cent) during 2016-17. However the 6,833 new dwellings completed during 2016-17 still represented the second highest number of completions recorded since 2008-09.



### Key points

- During 2016-17, the number of new dwellings completed for both the private and social sectors decreased by 1 per cent compared to the previous year.
- A total of 5,590 new dwellings were completed by the private sector accounting for 82 per cent of all completions during 2016-17.
- A total of 1,243 new social sector dwellings were completed during 2016-17. RSLs were responsible for all social sector completions (revised). No new dwellings were completed by local authorities during 2016-17 (revised).
- Over a third (37 per cent) of all new dwellings completed in Wales during 2016-17 were 3 bedroom properties.

### About this release

**This release has been revised following receipt of revised figures for the number of new dwellings completed by local authorities.**

This release presents information on new house building activity in Wales and its impact on how many residential dwellings there are in Wales (i.e. dwelling stock levels). It covers the number of new dwellings started, where building work has commenced, and the number completed, where the building work has finished and the dwelling is ready for occupation. This edition covers the 2016-17 financial year. The information on new house building is used by the Welsh Government and local authorities to assess levels of housing supply across Wales and as an indication of whether housing need is being met.

### In this release

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## 1. Wider context

The total number of dwellings in Wales at 31 March 2016 was estimated to be 1.4 million, which is an increase of 11 per cent since 2000-01. The tenure pattern of dwellings has changed over this period, with the private sector (owner-occupied and privately rented dwellings) expanding and socially rented housing declining. By 31 March 2016, the private sector accounted for 84 per cent of all dwellings, compared with 81 per cent in 2000-01, whilst the social rented sector declined to 16 per cent, from 19 per cent of total stock in 2000-01.

The Public Policy Institute for Wales (PPIW) commissioned a report<sup>1</sup> by the late Alan Holmans which was published in October 2015 and provided new estimates of the need and demand for housing in Wales over the period 2011 to 2031. Based on the Welsh Government's official projections for the growth in the number of households (the 'principal projection'), the report estimated that 174,000 additional homes are required in Wales between 2011 and 2031, of which 104,000(r) are market sector and 70,000(r) are non- market. This equates to an annual average of 8,700 dwellings, of which 3,500 (40 per cent) would be non-market 'social' housing and 5,200 (60 per cent) would be in the market sector. New housing supply has been less than this, averaging at around 6,000 a year over the last 5 years. Though down by 1 per cent on the previous year, there were 6,833 completions in 2016-17 which is the second highest number seen since 2008-09. Of these, 1,243 (18 per cent) were social housing completions.

## 2. Source of data

The information presented in this release, on the number of new dwellings started and completed in Wales, is based on the reports of local authority building inspectors and the National House Building Council (NHBC), which is a private approved inspector (PAI). It does not include information from other private approved inspectors. The exclusion of this information means that there is currently a small under-count in the overall number of new dwellings started and completed. This issue is currently under consideration and we are exploring the possibility of the future collection and publication of data from PAIs other than the NHBC.

The figures provided by local authorities and the NHBC are from records kept for building control purposes. Registered Social Landlords (RSLs) are increasingly making use of design/build procurement, where the contractor is responsible for obtaining all building consents. It is therefore sometimes difficult for the building control officers who record the data to identify whether a dwelling is being built for an RSL or for a private developer, which may lead to an under-count of RSL new house building and an over-count for the private sector. These issues were originally covered in the statistical article '[Quality Improvements to New House Building Statistics](#)'. We are currently liaising with both RSLs and local authorities to review and improve the accuracy and quality of the information provided. Further information is provided in the '[Key quality information](#)' section of this release.

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<sup>1</sup> '[Future Need and Demand for Housing in Wales](#)'  
(r) Revised 21 November 2017

### 3. Starts

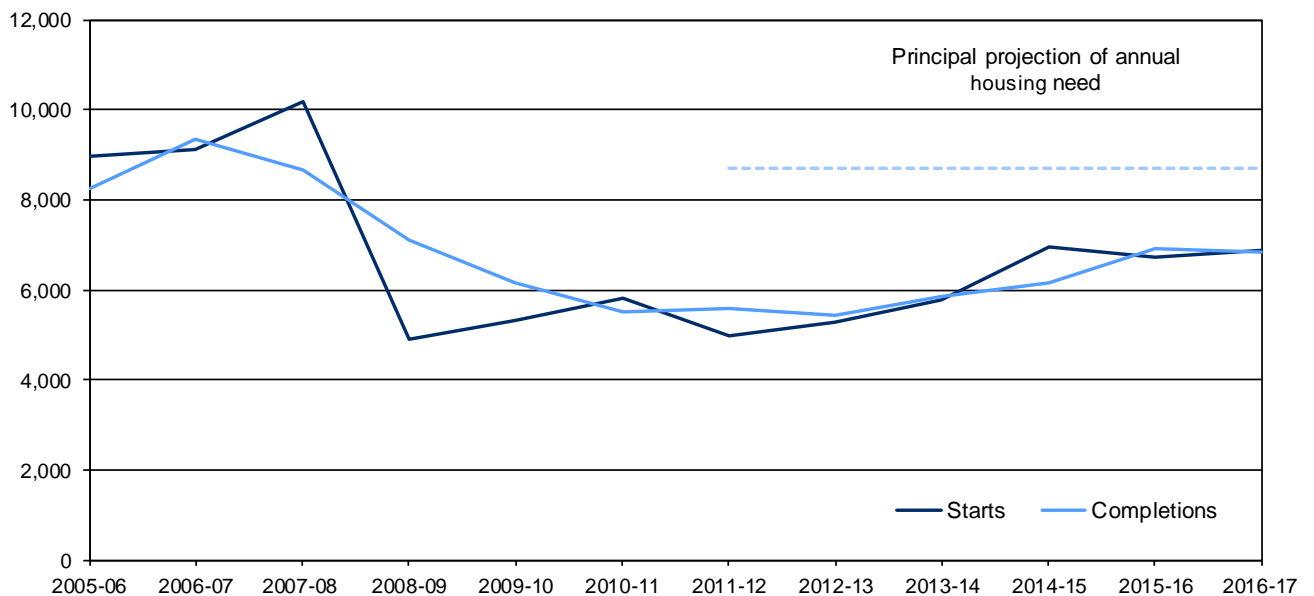
Prior to the economic downturn in 2007-08, both housing starts and completions were relatively stable, with between nine and ten thousand starts a year and around eight thousand homes completed. During 2008-09 the number of starts fell steeply and though numbers have begun to recover since 2012-13 they remain below the levels seen before the economic downturn.



During 2016-17, the number of new dwellings started increased by 2 per cent compared to the previous year to 6,871 dwellings. This is the second highest annual number recorded since 2007-08.

The number of planning applications submitted also increased slightly during 2016-17 compared to the previous year. However the amount approved fell by 13 per cent (though this may have been affected by changes to the way planning applications are now processed).

**Chart 1 – Number of new dwellings started and completed annually**



Source: New house building collection from local authorities & NHBC

Quarterly figures show that during January to March 2017, there were 1,477 new dwellings started in Wales. This is up by 5 per cent on the same quarter in 2015-16. Quarterly data for both starts and completions is available on [StatsWales](http://StatsWales.gov.uk).

## 4. Completions

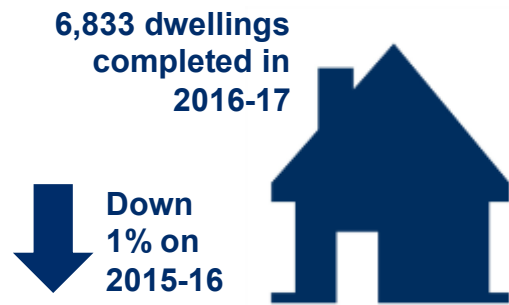
The downturn in completions since 2007-08 was more gradual than that of the housing starts. Following increases in the number of completions over the previous last three years, the number of completions fell slightly by 1 per cent during 2016-17.

Despite completions decreasing slightly during 2016-17, the 6,833 dwellings completed represents the second highest number of completions since 2008-09.

Overall numbers however remain below the levels seen prior to the economic downturn in 2007 to 2008. Generally, there is a time lag between starts and completions due to the time taken to build a house. The increase in the number of dwellings started during 2016-17 may impact on the number of completions in future years.

Quarterly figures for January to March 2017 show a total of 1,589 completions, which is up by 15 per cent on the same quarter of 2015-16, whilst the previous three quarters of 2016-17 had all seen decreases compared to the previous year.

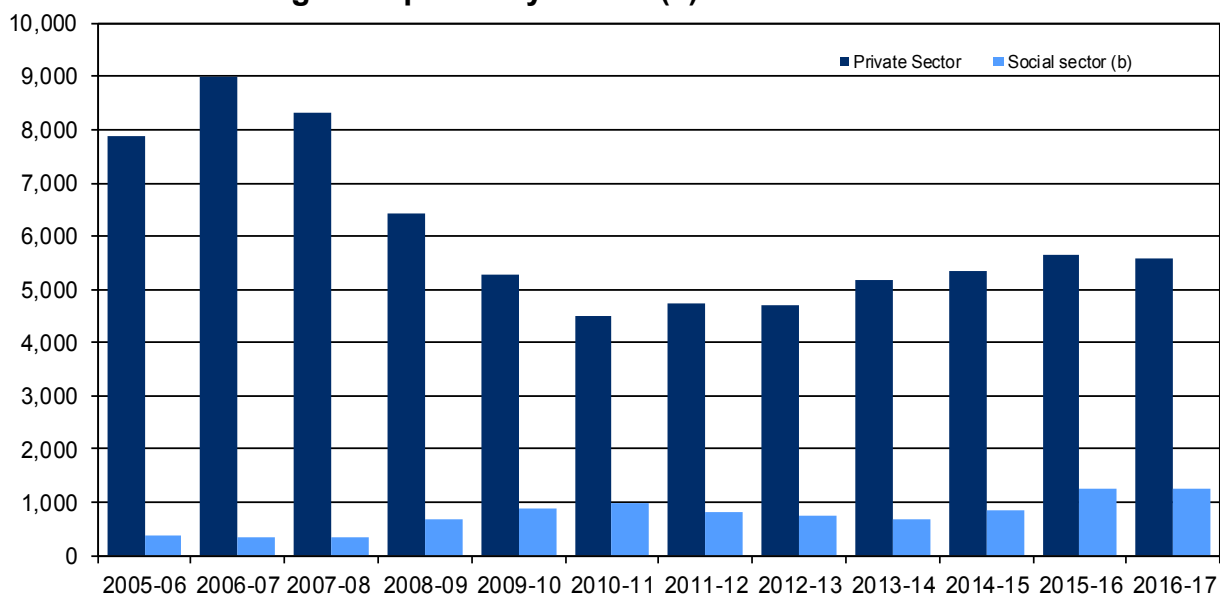
Completions during January to March 2017 however were down by over a fifth (21 per cent) compared with the previous October to December 2016 quarter. This may be due to seasonal factors with completions often lower during January to March. The figures shown in this release have not been seasonally adjusted.



### 4.1 Completions by tenure

Most new building activity continued to be carried out by the private sector, accounting for 82 per cent of all new dwellings completed during 2016-17.

**Chart 2 - New dwellings completed by tenure (a)**



Source: New house building collection from local authorities & NHBC

(a) Figures include all dwellings inspected by the National House Building Council. Excludes acquisitions and hostel bed spaces.

(b) Includes all new dwellings completed by registered social landlords and local authorities.

During 2016-17, a total of 5,590 dwellings were completed by the private sector, down by 1 per cent on the previous year but still the second highest number of private sector dwellings completed annually since 2008-09. The general increase in the number of private sector completions may have been influenced by the Help to Buy-Wales Shared Equity Loan scheme which was introduced in January 2014. Under the scheme, loans are available to buyers wishing to purchase a new-build property worth up to £300,000. Between 2 January 2014 and 31 March 2017, a total of 4,949 property purchases were completed under this scheme. More information on Help to Buy-Wales is available in the ['Key quality information'](#)

During 2016-17, a total of 1,243 new social sector dwellings were completed which is a decrease of 1 per cent on the previous year. During 2016-17, RSLs were responsible for all new social sector completions with no new dwellings completed by local authorities (revised).

The 1,243 (revised) new dwellings completed by RSLs during 2016-17 was the second highest number recorded since 1998-99 (Table 1).

## 5. Local authority data

**Table 1 – New dwellings started and completed, by unitary authority, 2016-17 (a)**

Local Authority	<i>Number</i>				
	Starts		Completions		
	All tenures	Private Sector	Registered Social Landlords	Local Authorities	All tenures
Isle of Anglesey	147	82	21	0	103
Gwynedd	345	213	0	0	213
Conwy	166	156	0	0	156
Denbighshire	163	89	7	0	96
Flintshire	619	415	57	0	472
Wrexham	204	234	26	0	260
Powys	183	120	7	0	127
Ceredigion	195	130	0	0	130
Pembrokeshire	377	202	104	0	306
Carmarthenshire	399	421	29	0	450
Swansea	462	236	164	0	400
Neath Port Talbot	108	93	72	0	165
Bridgend	294	304	38	0	342
The Vale of Glamorgan	740	612	235	0	847
Cardiff	363	592	26	0	618
Rhondda Cynon Taf	436	410	61	0	471
Merthyr Tydfil	108	138	3	0	141
Caerphilly	125	107	74	0	181
Blaenau Gwent	66	38	43	0	81
Torfaen	215	93	77	0	170
Monmouthshire	307	178	42 r	0 r	220
Newport	849	727	157	0	884
<b>Wales</b>	<b>6,871</b>	<b>5,590</b>	<b>1,243 r</b>	<b>0 r</b>	<b>6,833</b>

Source: New house building collection from local authorities & NHBC

(a) Figures include all dwellings inspected by the National House Building Council. Excludes acquisitions and hostel bedspaces.

(r) Data has been revised since previously published. Monmouthshire previously recorded 19 local authorities property completions; these should have been recorded as registered social landlord properties. The revision has also affected the Wales total.

### Starts by local authority

On an annual basis, Newport reported the highest number of starts during 2016-17, with 849 new dwellings started, which represents around 12 per cent of the overall Wales total. This was closely followed by The Vale of Glamorgan, with 740 new dwellings started during 2016-17, accounting for 11 per cent of all starts.

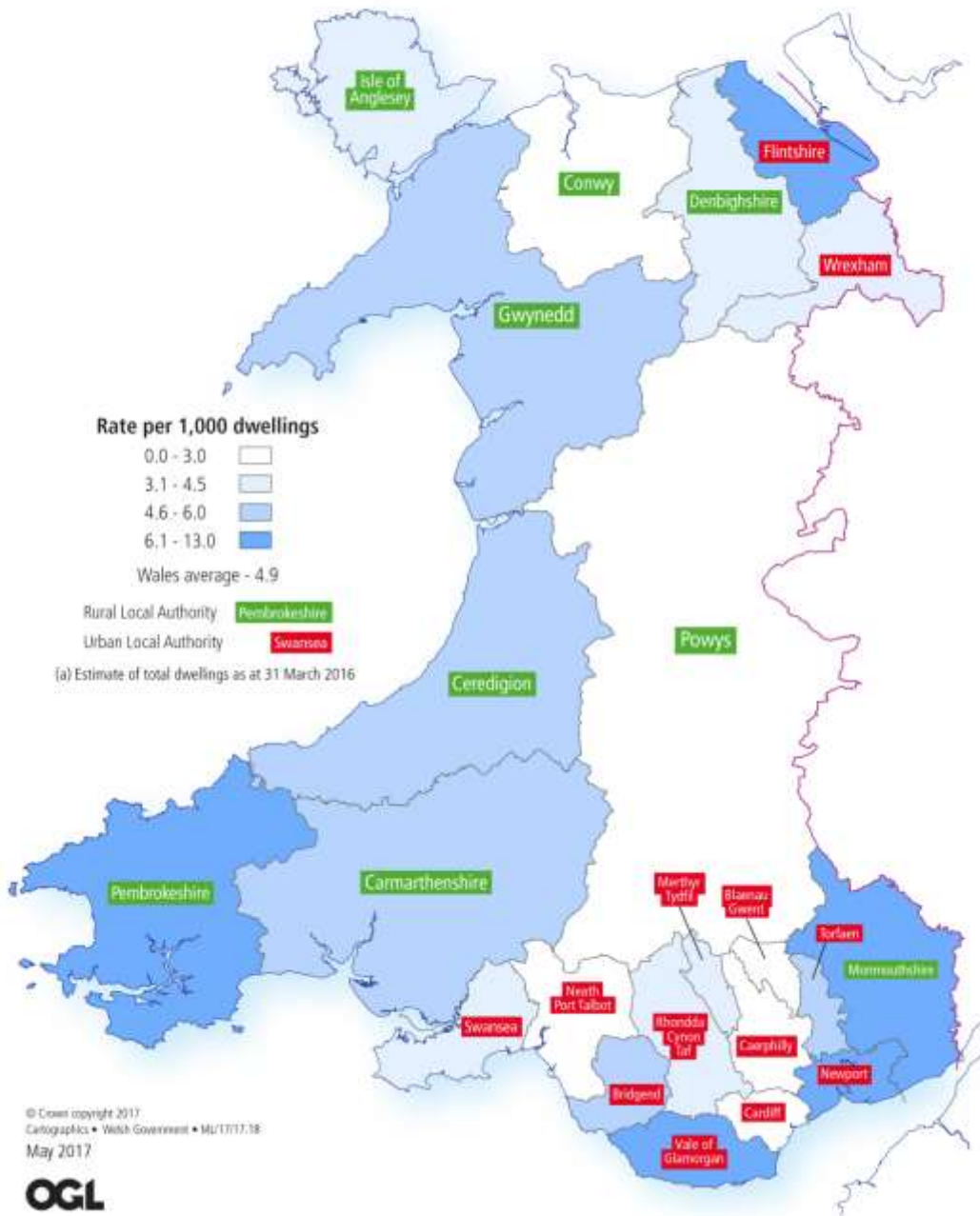
The largest increase was in Isle of Anglesey, where starts were up 167 per cent on the previous year, mainly due to the introduction of one large building site in Holyhead.

Neath Port Talbot recorded the largest decrease in starts during 2016-17, with 60 per cent less than the previous year. This may be due to the completion of work on several sites during the previous year.

The lowest number of starts during 2016-17 was in Blaeanau Gwent, with just 66 new dwellings started, 20 per cent less than the previous year

# New House Building

MAP 1: New dwellings started during 2016-17 per 1,000 dwellings (a)



To take into account the size of the housing stock in each of the different local authorities across Wales, Map 1 shows the number of new dwellings started during the year 2016-17, per 1,000 dwellings. The total number of dwellings is taken from the dwelling stock estimates as at 31 March 2016.

Across Wales during 2016-17 the rate of new dwellings started was 4.9 per 1,000 existing dwellings. The Vale of Glamorgan had the highest rate of starts, at 13.0 per 1,000 dwellings, closely followed by Newport with a rate of 12.9. The lowest rates were seen in Neath Port Talbot and Caerphilly at 1.7 and 1.6 starts per 1,000 dwellings respectively.

In 5 of the 10 rural authorities, the rate of new dwellings started per 1,000 dwellings was below the Wales average.

### **Completions by local authority**

As was the case with new dwellings started, Newport was the authority with the highest number of completions during 2016-17 (884 dwellings) and the Isle of Anglesey recorded the largest increase in the number of new dwellings completed. In the Isle of Anglesey the number of new dwellings completed was up by 69 per cent compared with the previous year. In Ceredigion, numbers were up by 60 per cent after a decrease of 41 per cent in 2015-16.

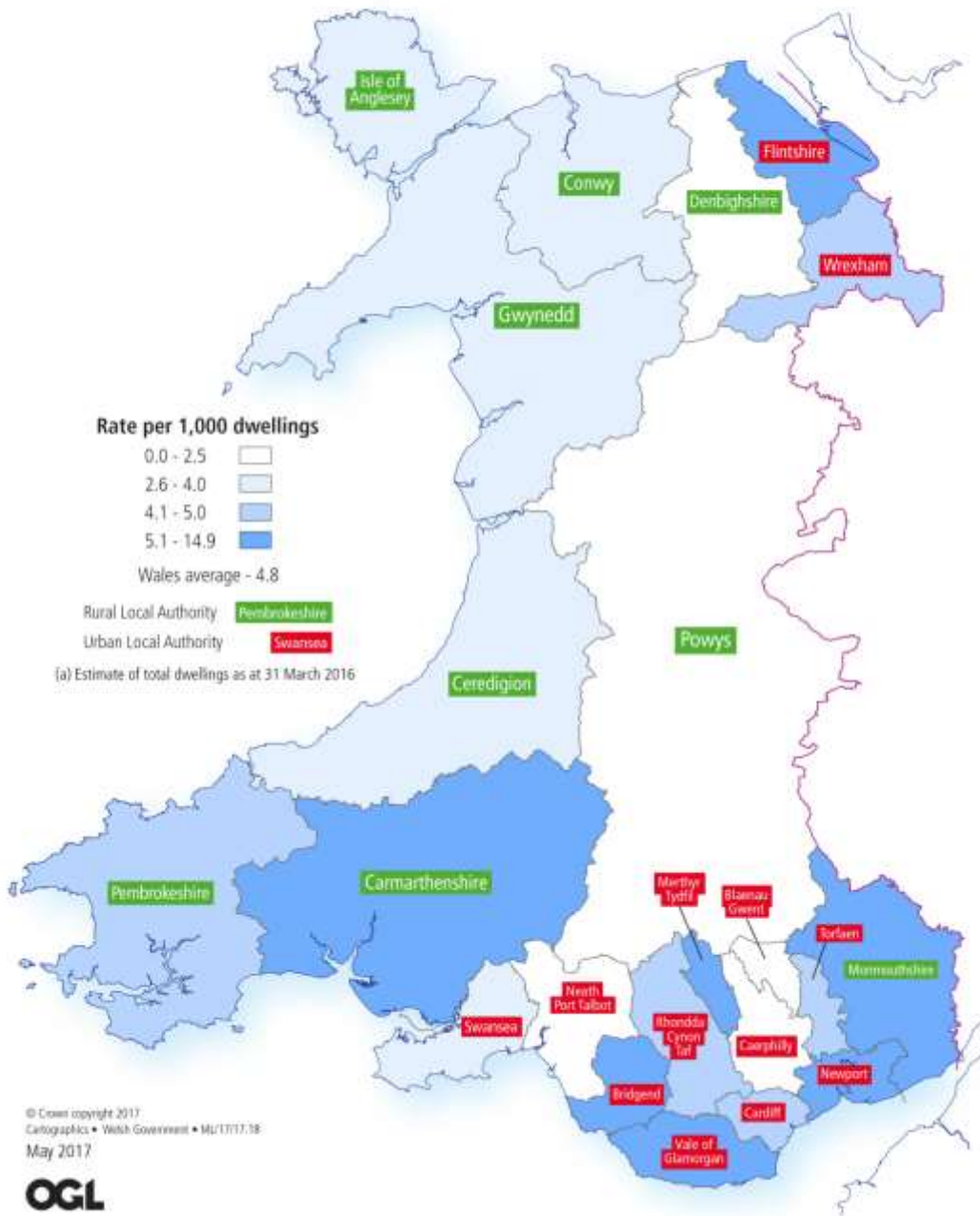
In contrast, the lowest number of dwellings completed over the year was in Blaenau Gwent, at 81 dwellings, followed by Denbighshire (96 dwellings).

During 2016-17, the private sector was responsible for all completions in Gwynedd, Conwy and Ceredigion and for the majority of completions in all the other authorities apart from Blaenau Gwent where 53 per cent of all new dwellings completed were of social sector housing.



# New House Building

MAP 2: New dwellings completed during 2016-17 per 1,000 dwellings (a)



Similar to Map 1, Map 2 takes into account the size of the housing stock in the different local authorities across Wales, by showing the number of new dwellings completed during 2016-17 per 1,000 dwellings.

There was no clear pattern in terms of the volume of completions across Wales during 2016-17. As with starts, the highest volume of completions was seen in the two authorities of Vale of Glamorgan and Newport with rates of 14.9 and 13.4 per 1,000 dwellings respectively.

The lowest volume of completions was in Powys at just 2.0 completed dwellings per 1,000 dwellings, followed by Denbighshire at 2.2 per 1,000 dwellings. The rate was below the Wales average of 4.8 completions per 1,000 dwellings in 14 of the 22 local authorities during 2016-17, of which 6 were rural authorities.

### New house building by number of bedrooms

During 2016-17, 78 per cent (5,343) of all new dwellings built were houses and bungalows and the remaining 22 per cent (1,490) were flats. The largest proportion (37 per cent) of the homes built during 2016-17 were 3 bedroom properties, with larger (4 or more bedroom) properties accounting for 26 per cent. A further 26 per cent of new homes built in 2016-17 were 2 bedroom properties and 10 per cent were 1 bedroom properties (Chart 3). The vast majority (99 per cent) of the larger 3 and 4 or more bedroom properties completed during 2016-17 were houses and bungalows, whilst most (92 per cent) one bedroom properties were flats.



**37% of dwellings completed in 2016-17 were 3 bedroom properties**

It is noticeable that whilst the highest number of completions throughout the period have been of 3 bedroom properties the number of 4 (or more) bedroom properties exceeded the number of 2 bedroom properties during the years 2012-13 to 2015-16 (Table 2).

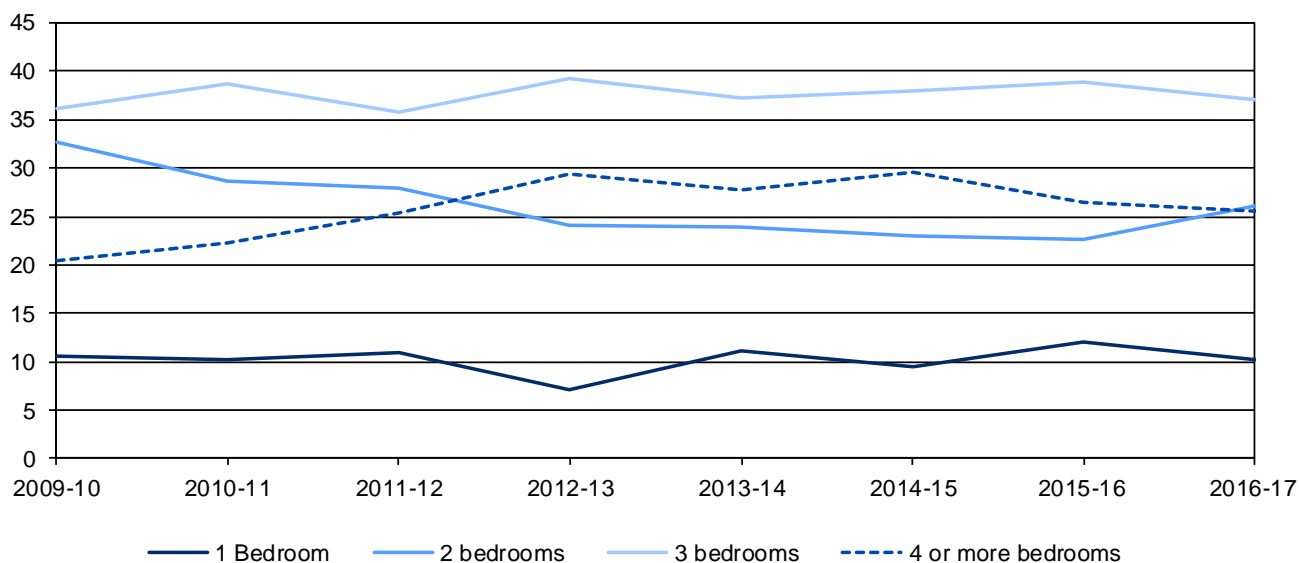
**Table 2: New dwellings completed, by bedroom number (a)**

Bedrooms	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
1 bedroom:	658	561	613	391	645	586	830	707
2 bedrooms:	2,020	1,580	1,558	1,318	1,402	1,416	1,564	1,806
3 bedrooms:	2,232	2,134	1,990	2,143	2,179	2,344	2,683	2,560
4 (or more) bedrooms:	1,264	1,230	1,414	1,599	1,617	1,824	1,823	1,760
<b>All completions</b>	<b>6,174</b>	<b>5,505</b>	<b>5,575</b>	<b>5,451</b>	<b>5,843</b>	<b>6,170</b>	<b>6,900</b>	<b>6,833</b>

Source: New house building collection from local authorities & NHBC

(a) Figures include all dwellings inspected by the National House Building Council. Excludes acquisitions and hostel bedspaces

**Chart 3 – Percentage of New Dwellings Completed by Bedroom Number**

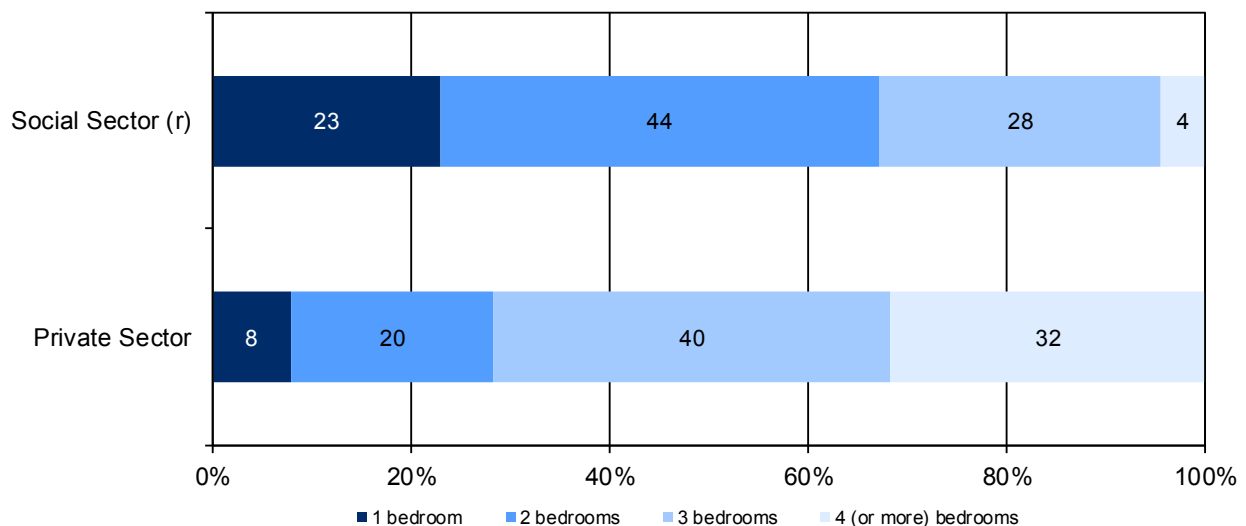


Source: New house building collection from local authorities & NHBC

On average, over the last 5 years nearly two thirds of new homes built (66 per cent) have been larger 3 and 4 (or more) bedroom properties, while only around 10 per cent were 1 bedroom dwellings. However, latest figures show the average household size in Wales is falling and this is projected to continue, mainly due to increasing numbers of single person households. Recent welfare reforms may also lead to an increased demand for smaller properties.

The size of dwellings varies according to tenure, with a higher percentage of one bedroom dwellings in the social sector. Over the last 5 years, around 23 per cent of all new social sector housing were 1 bedroom properties, compared with 8 per cent of new private sector housing (Chart 4). On average, since 2012-13, the majority (72 per cent) of all new private sector housing has been larger 3 and 4 (or more) bedroom properties, while in the social sector they accounted for 32 per cent, with the largest portion of newly built social housing (44 per cent) being 2 bedroom properties.

**Chart 4 – Average percentage of dwellings completed by tenure and bedroom number, 2016-17**



Source: New house building collection from local authorities & NHBC

(r) Data has been revised since previously published; Monmouthshire had previously recorded 19 local authorities properties had been completed; these should have been recorded as registered social landlord properties. This has affected the social sector percentages.

## 6. New house building across the UK

Since 2000-01, the level of new house building completions has followed a roughly similar pattern across the 4 countries of the UK, with an upward trend to 2006-07 and 2007-08, before dropping back dramatically in the years following the financial crisis of 2007 to 2008 ([Chart 5](#)).

Data for 2016-17 is not available for Scotland. In Wales the number of completions decreased by 1 per cent during 2016-17 compared with increases of 6 per cent in England and 12 per cent in Northern Ireland ([Table 3](#)).

The [data on new housebuilding by tenure and country](#) is published by the Department for Communities and Local Government.

**Table 3 – Number of new dwellings completed by country, 2000-01 to 2016-17**

Number

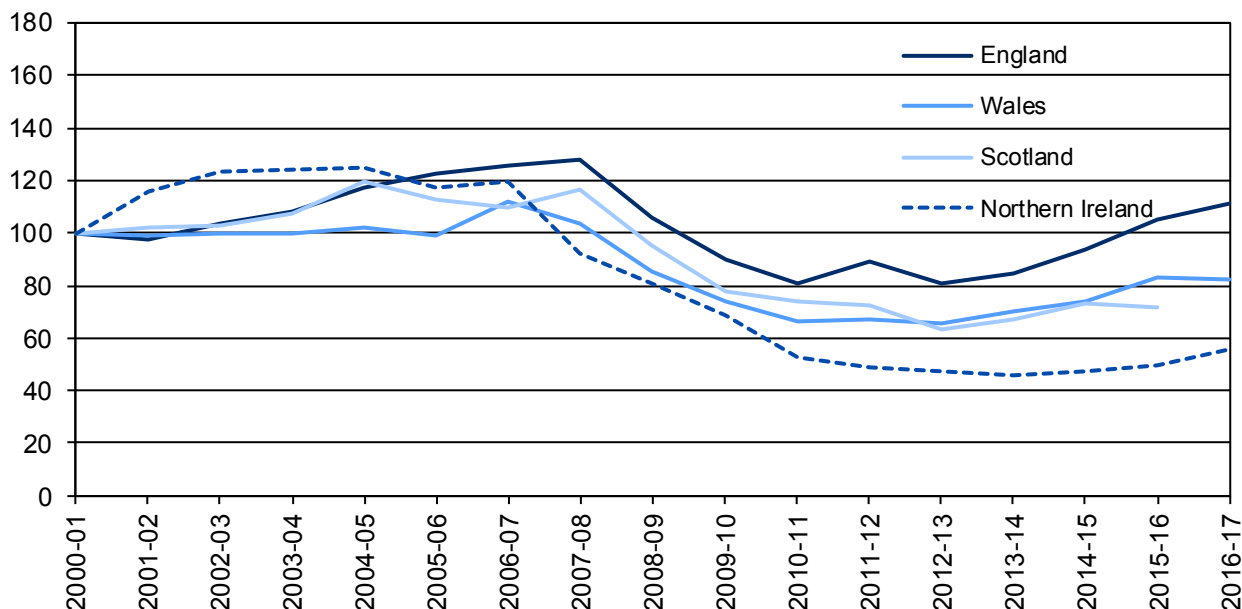
Financial Year	England	Wales	Scotland	Northern Ireland
2000-01	133,260	8,330	22,110	11,670
2001-02	129,870	8,270	22,570	13,490
2002-03	137,740	8,310	22,750	14,420
2003-04	143,960	8,300	23,820	14,510
2004-05	155,890	8,490	26,470	14,540
2005-06	163,400	8,250	24,950	13,710
2006-07	167,680	9,330	24,270	13,930
2007-08	170,610	8,660	25,790	10,800
2008-09	140,990	7,120	21,010	9,430
2009-10	119,910	6,170	17,110	8,020
2010-11	107,870	5,510	16,420	6,120
2011-12	118,510	5,580	15,980	5,720
2012-13	107,980	5,450	14,050	5,530
2013-14	112,330	5,840	14,870	5,320
2014-15	124,640	6,170	16,210	5,500
2015-16	139,840	6,900	15,840	5,800
2016-17	147,960	6,830	..	6,470

Source: Department for Communities and Local Government (Live Table 209)

.. Data is not yet available for 2016-17 for Scotland.

Data is rounded to the nearest 10

**Chart 5 – Indexed number of new dwellings completed across the UK (2000-01 = 100) (a)**



Source: Department for Communities and Local Government (Live Table 209)

(a) The actual number of new dwellings completed varies considerably, the data shown in the chart has been indexed, with 2000-01 used as the base year and set at 100, to ensure comparability in terms of scale.

## Key quality information

1. In addition to the information below, further information can be found in the [Housing Statistics Quality Report](#) which is available on our website.

## Well-being of Future Generations Act (WFG)

2. The Well-being of Future Generations Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals for Wales. These are for a more equal, prosperous, resilient, healthier and globally responsible Wales, with cohesive communities and a vibrant culture and thriving Welsh language. Under section (10)(1) of the Act, the Welsh Ministers must (a) publish indicators (“national indicators”) that must be applied for the purpose of measuring progress towards the achievement of the Well-being goals, and (b) lay a copy of the national indicators before the National Assembly. The 46 national indicators were laid in March 2016.

Information on indicators and associated technical information can be found at [How do you measure a nation's progress? - National Indicators](#)

3. Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).
4. Whilst the statistics in this release are not reflected directly in the National Indicators, they could help to provide supporting narrative to the national indicators and be used by public services boards in relation to their local well-being assessments and local well-being plans.

## National Statistics status

5. The [United Kingdom Statistics Authority](#) has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the [Code of Practice for Official Statistics](#). National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value. All official statistics should comply with all aspects of the Code of Practice for Official Statistics. They are awarded National Statistics status following an assessment by the UK Statistics Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.
6. It is Welsh Government's responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

## Users and uses

7. The information is used by the Welsh Government and local authorities to assess levels of housing supply across Wales, as an indication as to whether housing need is being met and forms part of the evidence base which informs the development and evaluation of housing policy by central and local government.
8. The stock data are also used by the Welsh Government for calculating dwelling stock estimates at a local authority and all Wales level. For detailed methodology and quality information for dwelling stock estimates, please see the [statistical first release](#):
9. Local authorities use this information to develop their Local Housing Market Assessments; for benchmarking; for evidencing how housing need and demand is being met locally; and for assessing future requirement and need in order to plan and allocate resources effectively.
10. The information is 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, and 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.
11. More generally the information is used for:
  - Monitoring housing trends;
  - Policy development;
  - Advice to Ministers;
  - Informing debate in the National Assembly for Wales and beyond; and
  - Geographic profiling, comparisons and benchmarking.
12. There are a variety of users of these statistics including national and local government, researchers, academics and students. For further information on the users and uses please refer to the [Housing Statistics Quality Report](#).

## Data source and coverage

### New house building

13. Information is collected quarterly via Excel spreadsheets which are downloaded from the Afon file transfer website which provides a secure method for users to submit data. Copies of the current [new house building data collection forms](#) are available from the Statistics & Research website.
14. Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#).
15. Data were collected from all of the 22 Local Authorities and from the National House Building Council (NHBC).
16. The information is based on the reports of local authority building inspectors and the NHBC which is a private approved inspector. It does not include information from other private

approved inspectors. The exclusion of this information means that there is currently a small under-count in the overall number of new dwellings started and completed.

17. New house building funded with capital grant funding includes funding via Social Housing Grant, Recycled Social Housing Grant and Strategic Capital Investment Fund and the Housing Finance Grant introduced in 2013-14.

## Stock

18. Estimates of the total dwelling stock are calculated annually by the Welsh Government and are based on data from the population censuses. Estimates from the censuses are updated annually to take account of new house building and demolitions. The breakdown of stock estimates by tenure is estimated from the Annual Population Survey (APS), local authority returns and RSL returns.
19. Data on social housing stock has been affected by the large scale voluntary transfers of local authority housing stock to RSLs, as shown below. All transfers covered 100 per cent of the local authority housing stock.

Local Authority	Date of Transfer	Registered Social Landlord
Bridgend	12 September 2003	Valleys to Coast
Rhondda Cynon Taf	10 December 2007	RCT Homes
Monmouthshire	17 January 2008	Monmouthshire Housing
Torfaen	01 April 2008	Bron Afon Community Housing
Conwy	29 September 2008	Cartrefi Conwy
Newport	09 March 2009	Newport City Homes
Merthyr Tydfil	20 March 2009	Merthyr Valleys Homes
Ceredigion	30 November 2009	Tai Ceredigion
Gwynedd	12 April 2010	Cartrefi Cymunedol Gwynedd
Blaenau Gwent	26 July 2010	Tai Calon Community Housing
Neath Port Talbot	05 March 2011	NPT Homes

20. The [Dwelling Stock Estimates for 2015-16](#) were released on 27 April 2017.

21. The information in the 'Wider Context' section of the release and the dwelling stock data used for the maps showing annual new build information relate to the current dwelling stock estimates at 31 March 2016.

## Quality

22. These statistics have been designated as National Statistics by the [United Kingdom Statistics Authority](#) (see paragraph 5).
23. Welsh housing statistics adhere to the Welsh Government's [Statistical Quality Management Strategy](#), and this is in line with the European Statistical System's six dimensions of quality, as listed in Principle 4 of the Code of Practice for Official Statistics. Further detail on how these are adhered to can be found in the [Housing Statistics Quality Report](#) which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.
24. More detailed quality information relating specifically to new house building, which is not included in the quality report, is given below.

## Comparability

25. The data collected from local authorities and the NHBC on new dwellings started from 1 April 2011 onwards does not include a breakdown by tenure. Therefore, whilst it is possible to compare total starts for 2011-12 onwards with those for previous periods, it will not be possible to compare the tenure breakdown of new dwellings started.
26. The bands used in the maps are set depending on the spread of the data across local authorities and may differ to those used in the first release for previous years.

## Accuracy

27. The information is based on the reports of local authority building inspectors and the NHBC which is a private approved inspector. It does not include information from other private approved inspectors. The exclusion of this information means that there is currently a small under-count in the overall number of new dwellings started and completed. There has also been concern for some time that the misclassification of new builds by building inspectors has resulted in an under-count of RSL new house building and an over-count for the Private Sector.
28. Proposals to address both these issues were outlined in the statistical article '[Quality Improvements to New House Building Statistics](#)' published in August 2011. The proposals were initially intended to be introduced with effect from 1 April 2012; however, following detailed analysis of the data it was decided to delay the implementation of these changes until further investigation work had been carried out. Further information is available in the statistical article '[Delay to Quality Improvements to New House Building Statistics](#)' published February 2012. As initial investigations proved inconclusive a more extensive project has been undertaken and the findings outlined in the [paper presented to the Housing Information group on 16 July 2013](#).
29. A workshop was held in Cathays Park, Cardiff in August 2014, aimed at trying to assess and to resolve issues around the accuracy of the data collected and published on new house building. This work has continued to be taken forward including liaising with Local Authority Building Control representatives and RSLs to improve the quality and accuracy of the data provided at tenure level and investigating use of other private approved inspectors by RSLs to assess the level of possible under count.



## Revisions

30. The figures shown in this release for the number of new dwellings completed by local authorities during 2016-17 has been changed following the receipt of revised data. The figure provided for the number of dwellings completed by local authorities in Monmouthshire during the January to March quarter 2016-17 was revised from 19 dwellings to 0 dwellings and the number completed by RSLs was revised from 23 to 42. The quarterly and annual totals for both Monmouthshire and Wales were revised accordingly. This resulted in the total number of local authority completions in Wales for 2016-17 being revised from 19 to 0 and the total number of RSL completions being revised from 1,224 to 1,243. All relevant data within the charts and tables of this release were also revised accordingly.
31. Revisions can arise from events such as late returns from a local authority or RSL or when a data supplier notifies the Welsh Government that they have submitted incorrect information and resubmits this. Occasionally, revisions can occur due to errors in our statistical processes. In these cases, a judgement is made as to whether the change is significant enough to publish a revised statistical release.
32. Where changes are not deemed to be significant (i.e. minor changes), these will be updated in the following quarter's statistical release. However, minor amendments to the figures may be reflected in the StatsWales tables prior to that next release.
33. Revised data is marked with an (r) in the statistical release. We also follow the [Welsh Government's statistical revisions policy](#).

## Accessibility

34. A full set of data on new house building in Wales, including information by individual local authority is available to download from our [StatsWales interactive website](#).

## Coherence with other statistics:

### Affordable housing

35. Information has been collected annually, since April 2007, on the number of additional affordable housing units provided across Wales. Affordable housing applies to housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers as defined in [Technical Advice Note \(TAN\) 2](#) Planning And Affordable Housing (2006). Affordable housing will include social rented housing that is provided by local authorities and registered social landlords, as well as intermediate housing, where prices or rents are above those of social rent, but below market housing prices or rents. The figures cover all additional affordable housing units (including general needs, supported housing, sheltered accommodation and extra care units), whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. They do not take account of any loss of affordable housing stock, through demolitions or sales, during the year. In the case of conversions, only the net gain will be included. The latest information on additional [affordable housing](#) is available from the Statistics & Research website.

## Dwelling stock estimates

36. Estimates of the total dwelling stock are calculated by the Welsh Government and are based on data from the population censuses. The latest [dwelling stock estimates for Wales](#) are as at 31 March 2016.

## Help to Buy - Wales

37. [Help to Buy - Wales](#) is a shared equity loan scheme introduced on 2 January 2014 designed to support home ownership, stimulate building activity and provide a boost to the housing sector and wider economy. Under the scheme, loans are available to buyers wishing to purchase a new-build property worth up to £300,000. Help to Buy – Wales support is available to all home buyers (not just first time buyers) who wish to purchase a new home, but may be constrained in doing so (for example, as a result of deposit requirements), but who could otherwise be expected to repay a mortgage.

38. Latest published data covering completed purchases under the scheme from 2 January 2014 to 30 April 2017 are available from the [StatsWales website](#).

## Related statistics

39. We publish a range of [statistics on the housing market](#) which you may find useful. These include the house price index, affordable housing provision and social housing stock.

## Related statistics for other UK countries

40. Wales and the other UK countries use broadly consistent definitions for starts and completions in collecting house building data. Until now, all four countries have collected starts and completions data split into the three tenure types of private sector, housing association and local authority. However, from 2011-12 onwards, the tenure split for housing starts has not been collected in Wales.

41. As in Wales, some housing association starts and completions in England 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. This is not thought to be a problem in Northern Ireland and Scotland, where data on housing association house building are collected directly from housing association administrations, rather than from building inspection teams.

42. As in Wales, Scotland and Northern Ireland usually achieve 100 per cent response; however, in England a small proportion of the data are imputed for missing responses.

## New house building across the UK

43. Work carried out by the Government Statistical Service identified new house building statistics as being fully comparable across the four UK countries. Further information on the comparability of the data across the UK is available in their [report](#).

## England

44. England collect information quarterly on [new house building supply, including starts and completions](#).

## Scotland

45. Scotland collect information quarterly on [new house building, including starts and completions](#).

## Northern Ireland

46. Northern Ireland collect information quarterly on [new house building, including starts and completions](#).

47. Following consultation with users the Analytical Services Unit of Northern Ireland made changes to the new dwelling starts and completions data included in their Housing Bulletin and Housing Statistics reports. These changes were included for the first time in the the Northern Ireland Housing Bulletin, released on the 27th October 2015. Further information about the review, which covered data quality improvements of source data and an evaluation of the historical adjustment factor used in relation to private sector completions, is available from the [Department for Communities website](#).

The latest published [quarterly information on new housing starts and completions](#) covers the October to December quarter 2016.

## NHBC registrations

48. The National House Building Council (NHBC) also publish regular statistics about the number of new builds registered for their NHBC ten-year warranty in the UK, including data for Wales. Their release of statistics indicates that nationally NHBC provides warranties on approximately 80 per cent of new homes built in the UK. House builders registered with NHBC are required to register a house with NHBC at least 21 days before building starts.

Whilst NHBC calculate registrations as the number of homes registered, less a 'small' percentage reduction to allow for likely cancellations, they do not represent the actual number of houses started in a period. Also, the NHBC registrations do not include any registrations made with other private approved inspectors or with local authorities. The NHBC publish [quarterly new home registration statistics for the 4 UK countries and English regions](#) as well as an [annual review](#).

Whilst the overall pattern from 2005 of NHBC registrations is similar to that of official statistics on new house building starts, the actual number of registrations and the year on year changes can differ considerably from the official statistics. Year-on-year percentage change in the number of registrations across the UK and Wales has fluctuated considerably over the last 4 years. Annual NHBC figures show new housing registrations increased by 1 per cent in Wales during 2016 compared to a 3 per cent decrease in 2015. Latest published figures, for the period February 2017 to April 2017, show an increase of 35 per cent in Wales compared to the same period last year. This compares with an increase of 20 per cent in Scotland, 13 per cent in Northern Ireland and 7 per cent in England.

## **Glossary**

### **Completions**

A dwelling is defined as completed when a completion notice has been served and when it has become ready for occupation.

### **Dwelling**

A dwelling is a self-contained unit of accommodation. A self-contained dwelling is accommodation occupied by a household with exclusive use of bath/shower, inside WC and some cooking facilities. A dwelling can therefore house a single household or a number of households which share at least one of the basic facilities but do not share living accommodation.

### **New house building**

In Wales, new house building is undertaken by the private sector, RSLs and local authorities. Local authorities and the National House Building Council (NHBC) provide information on the progress of new house building in each sector, in respect of dwellings inspected by them under Building Control Regulations. It does not currently include information from private approved inspectors.

### **Private approved inspectors**

In addition to local authorities and the NHBC, house building starts and completions can be certified by other independent Approved Inspectors known as Private Approved Inspectors (PAIs).

### **Registered Social Landlords (RSLs)**

RSLs are organisations that provide and manage properties for people who would otherwise be unable to afford to rent or buy privately. Social landlords must be registered with the Welsh Government and are inspected on a regular basis to maintain a good standard of management.

### **Starts**

A dwelling or conversion is defined as 'started' when work commences and the requirements of the building regulations apply (e.g. excavation of foundations, drainage, structural alterations).

## **Further details**

The document is available at:

<http://gov.wales/statistics-and-research/new-house-building/?lang=en>

More detailed data are available on the [StatsWales website](#).

## **Next update**

Quarterly headline: September 2017

Annual release: June 2018

## **We want your feedback**

We welcome any feedback on any aspect of these statistics which can be provided by email to

[stats.housing@wales.gsi.gov.uk](mailto:stats.housing@wales.gsi.gov.uk)

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