



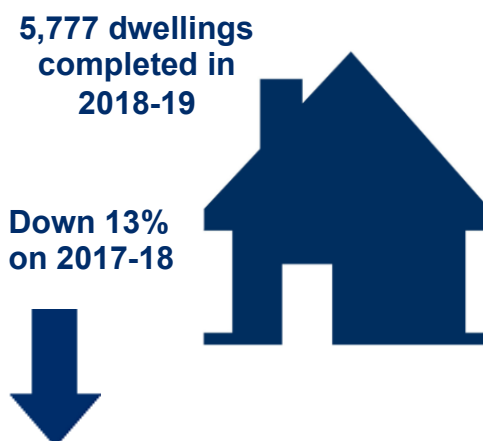
New House Building in Wales, 2018-19

06 June 2019
SFR 42/2019



During 2018-19, the number of new dwellings started decreased by 1 per cent compared to the previous year to 5,974 dwellings. This is the lowest annual number recorded since 2013-14.

The number of new dwellings completed also fell during 2018-19 and was down 13 per cent on the previous year. The 5,777 new dwellings completed during 2018-19 were the lowest number of completions recorded since 2012-13.



- During 2018-19, private sector completions decreased by 18 per cent to 4,489 dwellings but still accounted for over three quarters (78 per cent) of all completions.
- A total of 1,288 social sector dwellings were completed during 2018-19. Of these, 96 per cent (1,231 dwellings) were completed by RSLs and the remaining 4 per cent (57 dwellings) were completed by local authorities (or their subsidiaries).
- 39 per cent of all new dwellings completed in Wales during 2018-19 were 3 bedroom properties.

About this release

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 2018-19 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.

In this release

Wider context	2
Source of data	2
Starts	3
Completions	4
Local authority data	6
New house building across the UK	12
Key quality information	14

1. Wider context

The total number of dwellings in Wales at 31 March 2017¹ was estimated to be 1.4 million, an increase of 6 per cent over the last 10 years. The tenure pattern of dwellings has changed over this period. In the private sector, the proportion of owner occupied dwellings had fallen to 70 percent of all dwellings compared to 75 per cent of all dwellings in 2007. The proportion of privately rented dwellings however increased from 9 per cent of all dwellings in 2007 to 14 per cent in 2017. In the social sector, the proportion of dwellings rented from local authorities has decreased from 11 per cent of all dwellings in 2007 to just 6 per cent in 2017, whilst the proportion of all dwellings rented from Registered Social Landlords (RSLs) has increased from 5 per cent to 10 percent over the same period.

On 30 January 2019, the Welsh Government published updated [estimates of future housing need](#). These estimates provide a range of need for additional housing units based on past trends and best available data. These figures are not a housing target. It is estimated that on average, between 6,700 and 9,700 additional housing units will be required annually in Wales during the period 2018-19 to 2022-23 (with a central estimate of 8,300). The estimates of additional housing need gradually decreases over the following 15 years, reflecting a slow down in the projected household growth in the 2014-based household projections (which are largely driven by population projections).

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.

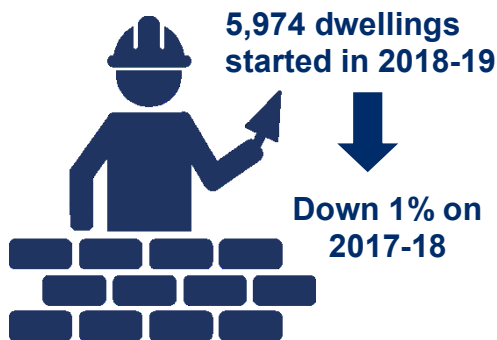
The figures provided by local authorities and the NHBC are from records kept for building control purposes. Registered Social Landlords (RSLs) are increasingly making use of design/build procurement, where the contractor is responsible for obtaining all building consents. It is sometimes difficult for 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. Therefore the tenure data should be treated with caution. We are currently exploring a number of different options for improving the quality and coverage of new building data. Further information is provided in the [Key quality information](#) Section.

We also publish separate statistics on [affordable housing provision](#). The figures cover all additional affordable housing units, whether through new build, purchase, acquisition, leasing or conversion of existing dwellings.

¹ Dwelling Stock Estimates as at 31 March 2018 are due for publication in September 2019

3. Starts

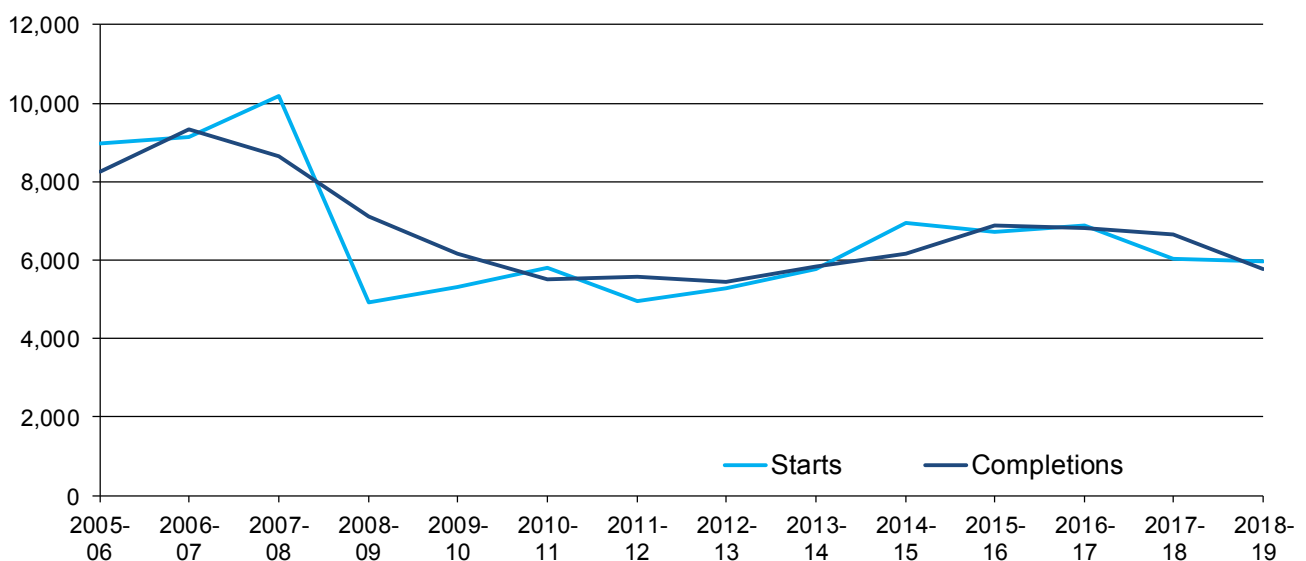
Prior to the economic downturn in 2007-08, both housing starts and completions were relatively stable, with between nine and ten thousand starts a year and around eight thousand homes completed. During 2008-09, the number of starts fell steeply and though numbers began to recover from 2012-13 they remain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



The 5,974 dwellings started during 2018-19 was down by 1 per cent on the previous year and was the lowest annual number recorded since 2013-14.

The number of housing planning applications submitted and the number approved also decreased during 2018-19 compared to the previous year.

Chart 1 – Number of new dwellings started and completed annually



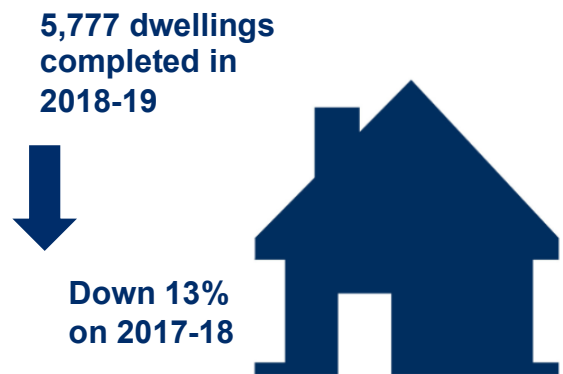
Source: New house building collection from local authorities & NHBC

Following an increase during the October to December quarter 2018, quarterly figures show that during January to March 2019, the number of new dwellings started was down by 2 per cent on the same quarter of the previous year to 1,394. Quarterly data for both starts and completions is available on [StatsWales](https://stats.wales.gov.uk/).

4. Completions

Following a fall of 2 per cent in the number of dwellings completed in 2017-18, the number of dwellings completed in 2018-19 was 13 per cent lower than the previous year. This fall in the number of completions follows a similar fall in housing starts in the previous year (2017-18).

This was the lowest level of completions recorded since 2012-13 and overall numbers continue to be below the levels seen prior to the economic downturn in 2007 to 2008.



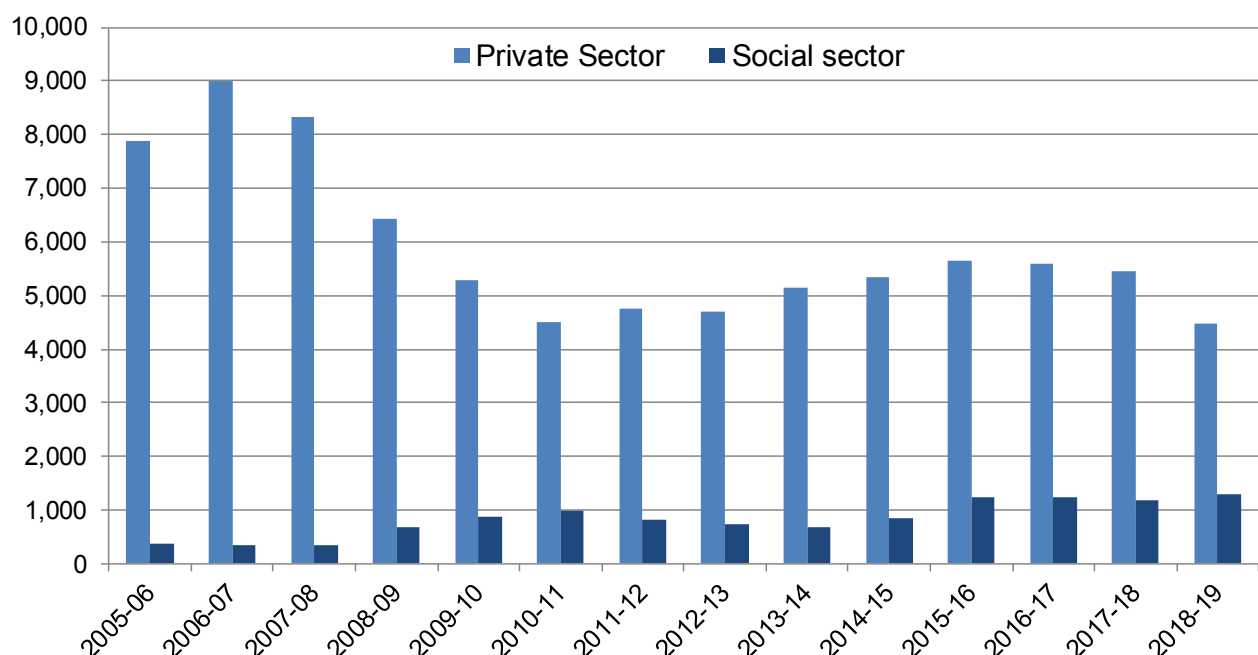
Quarterly figures for January to March 2019 show a total of 1,325 completions, which is 3 per cent less than during the same quarter of 2017-18 and 17 per cent less than during the previous October to December 2018 quarter. This may be due to seasonal factors with completions often lower during January to March due to unfavourable weather conditions. The figures shown in this release have not been seasonally adjusted.

4.1 Completions by tenure

It is sometimes difficult for building control officers who record new house building data to identify the intended final tenure of the property. This may lead to an under-count of social sector new house building and an over-count for the private sector. Therefore the tenure data should be treated with caution.

Most new building activity continued to be carried out by the private sector, accounting for 78 per cent of all new dwellings completed during 2018-19 though this was down on the 82 per cent recorded in each of the three previous years.

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 2018-19, a total of 4,489 dwellings were completed by the private sector, down by 18 per cent on the previous year and the lowest annual number recorded for private sector completions² in many years.

In recent years 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 2019, a total of 8,731 property purchases were completed under this scheme. During 2018-19 the number of completed purchases under the help to Buy –Wales scheme decreased by 5 per cent to 1,849 compared to the previous year. More information on Help to Buy-Wales is available in the '[Key quality information](#)'.

During 2018-19, a total of 1,288 new social sector dwellings were completed which is an increase of 8 per cent on the previous year and the highest annual number of social sector completions recorded since 1998-99.

During 2018-19, RSLs were responsible for 96 per cent of all new social sector completions up from 93 per cent the previous year. The 1,231 new dwellings completed by RSLs during 2018-19 was an increase of 10 per cent on the 2017-18 figure. The remaining 4 per cent (57 new dwellings) were completed by local authorities; a drop of 30 per cent on the previous year but still the second highest number of local authority completions since 2001-02.

² The annual number of new dwellings started and completed is published on [Stats Wales](#) from 1974-75 onwards

5. Local authority data

Table 1 – New dwellings started and completed, by unitary authority, 2018-19 (a)

Local Authority	Number				
	Starts	Completions			
	All tenures	Private Sector	Registered Social Landlords	Local Authorities	All tenures
Isle of Anglesey	124	121	19	0	140
Gwynedd	247	273	4	0	277
Conwy	154	162	0	0	162
Denbighshire	122	67	0	0	67
Flintshire	423	330	89	39	458
Wrexham	95	129	51	0	180
Powys	36	32	20	0	52
Ceredigion	94	97	0	0	97
Pembrokeshire	472	197	101	0	298
Carmarthenshire	257	326	0	0	326
Swansea	395	154	177	18	349
Neath Port Talbot	151	106	94	0	200
Bridgend	311	309	101	0	410
The Vale of Glamorgan	814	377	62	0	439
Cardiff	872	611	119	0	730
Rhondda Cynon Taf	95	148	22	0	170
Merthyr Tydfil	42	24	12	0	36
Caerphilly	119	88	72	0	160
Blaenau Gwent	85	48	25	0	73
Torfaen	436	265	77	0	342
Monmouthshire	222	218	81	0	299
Newport	408	407	105	0	512
Wales	5,974	4,489	1,231	57	5,777

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.

Starts by local authority

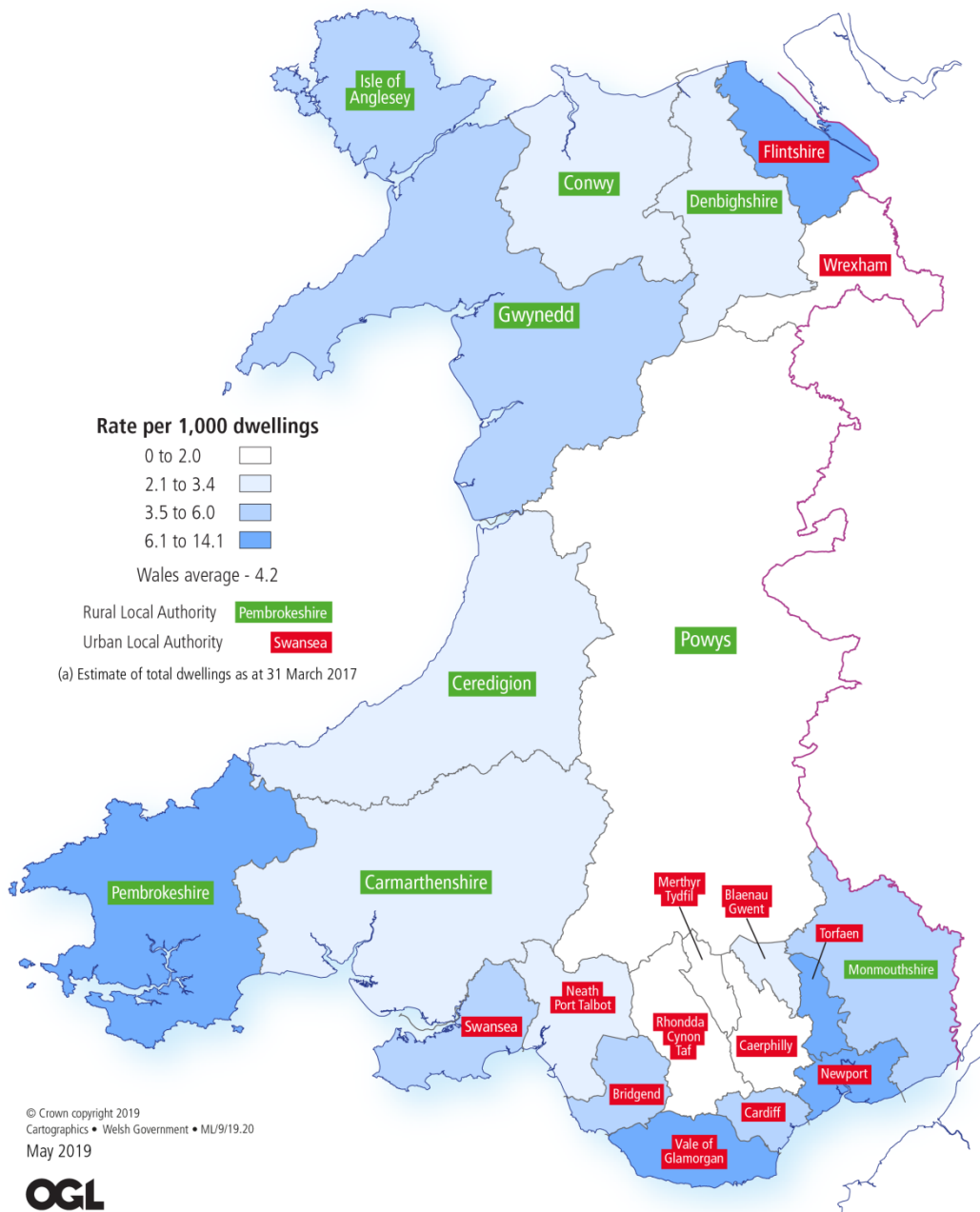
On an annual basis, Cardiff continued to report the highest number of starts with 872 new dwellings started. Though down on the 1,042 starts recorded in Cardiff during the previous year, it still represented 15 per cent of the overall Wales total.

This was followed by The Vale of Glamorgan, with 814 new dwellings started during 2018-19. This was up by 18 per cent on the 688 starts recorded during the previous year and accounted for 14 per cent of all starts across Wales during 2018-19. 10 local authorities reported an increase in the number of starts ranging from an increase of 154 per cent in Denbighshire (74 more dwellings) and 76 per cent in Pembrokeshire (204 more dwellings) to just 2 per cent (7 more dwellings) in Flintshire. In Denbighshire, a number of new developments were started during the year in Rhyl and St Asaph while Pembrokeshire reported several small scale developments and one larger 85 unit development that were started during 2018-19.

Powys recorded the lowest number of starts during 2018-19 at just 36 new dwellings which is down by 41 per cent on the 61 new dwellings started during 2017-18. 11 of the 22 local authorities reported a decrease in the number of starts during 2018-19 compared with the previous year ranging from a drop of just 2 per cent in Swansea (10 dwellings less) to a drop of almost two thirds (64 per cent, 169 dwellings less) in Rhondda Cynon Taf.

New House Building

MAP 1: New dwellings started during 2018-19 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 2018-19, per 1,000 dwellings. The total number of dwellings is taken from the dwelling stock estimates as at 31 March 2017.

Across Wales during 2018-19 the rate of new dwellings started was 4.2 per 1,000 existing dwellings. As was the case last year, the Vale of Glamorgan had the highest rate of starts at 14.1 per 1,000 dwellings. This was followed by Torfaen with a rate of 10.6. The lowest rates were seen in Powys and Rhondda Cynon Taf at 0.6 and 0.9 starts per 1,000 dwellings respectively.

The rate of new dwellings started per 1,000 dwellings continued to be lower in rural authorities with 7 of the 9 reporting rates below the Wales average.

Completions by local authority

Cardiff was the authority reporting the highest number of completions during 2018-19 at 730 new dwellings and Neath Port Talbot recorded the largest increase in the number of new dwellings completed with almost three quarters (74 per cent) more than the previous year mainly due to an increase in RSL completions.. In Neath Port Talbot, the increase was mainly due to the final completion of several small development sites as well as a large block of flats. In Cardiff the number of completions increased by 57 per cent and was predominantly due to the completion of two large development sites in St Mellons.

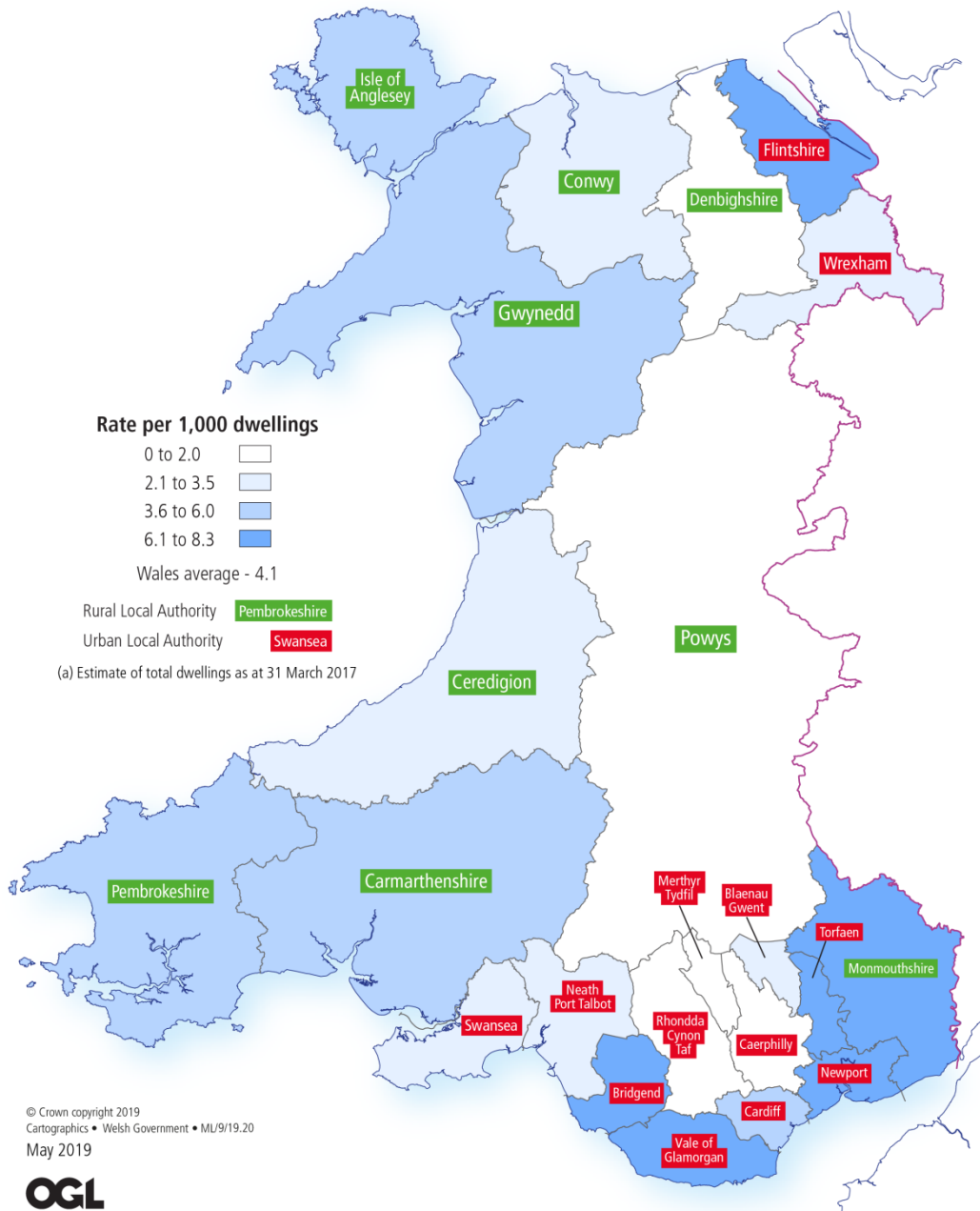
The lowest number of dwellings completed over the year was in Merthyr Tydfil at just 36 dwellings followed by Powys at 52 dwellings. Powys also reported the largest decrease in completions compared with 2017-18 at 69 per cent as a number of new developments remained in the construction stage. This was followed by Rhondda Cynon Taf with a 66 per cent decrease and Merthyr Tydfil with a 59 per cent decrease. For Merthyr Tydfil this was more a reflection of the small numbers year on year whilst Rhondda Cynon Taf reported a number of sites still in the construction stage and a decrease in the number of flats completed by one developer.

During 2018-19, the private sector was responsible for all completions in the four local authorities of Conwy, Denbighshire, Ceredigion and Carmarthenshire and for the majority of completions in all the other authorities apart from Swansea where it accounted for 44 per cent.

There were 57 completions by local authorities during 2018-19. Of these, 39 were recorded in Flintshire and 18 in Swansea. In Flintshire, 21 are owned by Flintshire County Council. The other 18 are owned by North East Wales Homes and Property Management (a subsidiary of Flintshire County Council) and will be offered at affordable rent. In Swansea all 18 are owned by Swansea County Council.

New House Building

MAP 2: New dwellings completed during 2018-19 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 2018-19 per 1,000 dwellings.

The highest rate of completions was seen in Torfaen at 8.3 completions per 1,000 dwellings followed by Newport and the Vale of Glamorgan at 7.7 and 7.6 respectively.

The lowest rate of completions was in Powys with just 0.8 new dwelling completions per 1,000 dwellings, followed by Merthyr Tydfil at 1.3 per 1,000 dwellings.

New house building by number of bedrooms

During 2018-19, 78 per cent (4,500) of all new dwellings built were houses and bungalows and the remaining 22 per cent (1,277) were flats. The largest proportion (39 per cent) of the homes built during 2018-19 were 3 bedroom properties, with larger (4 or more bedroom) properties accounting for 25 per cent. A further 24 per cent of new homes built in 2018-19 were 2 bedroom properties and 12 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 2018-19 were houses and bungalows, whilst most (92 per cent) one bedroom properties were flats.



39% of dwellings completed in 2018-19 were 3 bedroom properties

Completion of all property types decreased during 2018-19 regardless of size however the largest decrease was recorded for 2 bedroom properties. These were down by over a quarter (28 per cent) on the previous year whilst 3 bedroom properties decreased by 8 per cent and 4 or more bedroom properties by 7 per cent ([Table 2](#)).

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

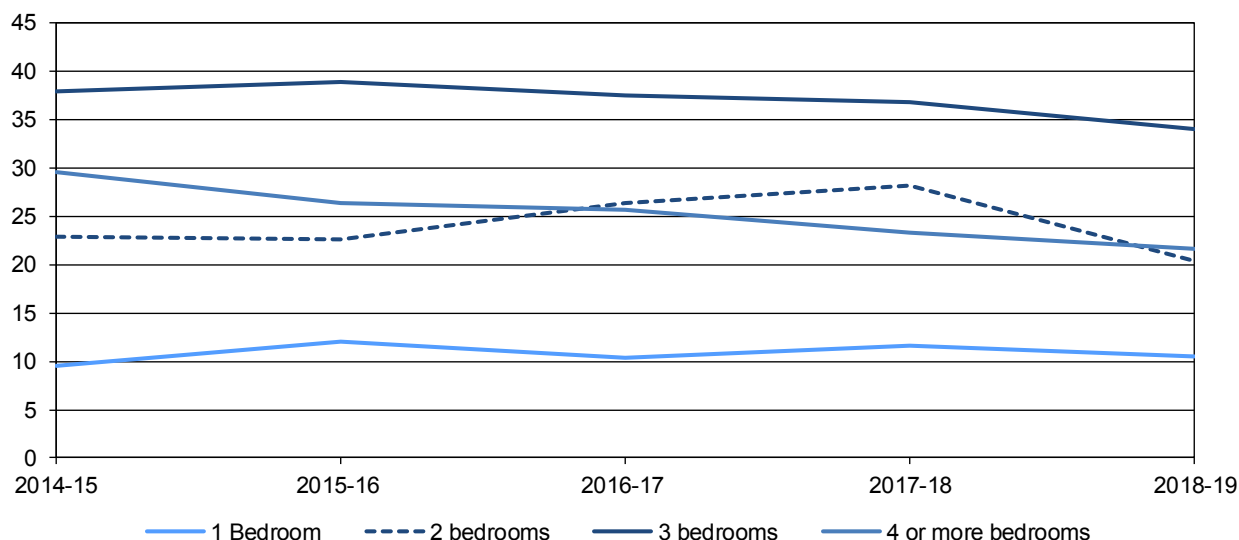
Bedrooms	Number				
	2014-15	2015-16	2016-17	2017-18	2018-19
1 bedroom:	586	830	707	770	698
2 bedrooms:	1,416	1,564	1,806	1,880	1,362
3 bedrooms:	2,344	2,683	2,560	2,457	2,272
4 (or more) bedrooms:	1,824	1,823	1,760	1,556	1,445
All completions	6,170	6,900	6,833	6,663	5,777

Source: New house building collection from local authorities & NHBC

(a) Figures include all dwellings inspected by the National House Building

On average, over the last 5 years around 64 per cent of new homes built have been larger 3 and 4 (or more) bedroom properties, while only around 11 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 slight rise in the proportion of 2 bedroom properties completed in recent years was not continued into 2018-19. During 2018-19 the proportion of new build properties that were 3 and 4(or more) bedroom properties both increased whilst the proportion of 2 bedroom properties decreased and 1 bedroom properties remained static ([Chart 3](#)).

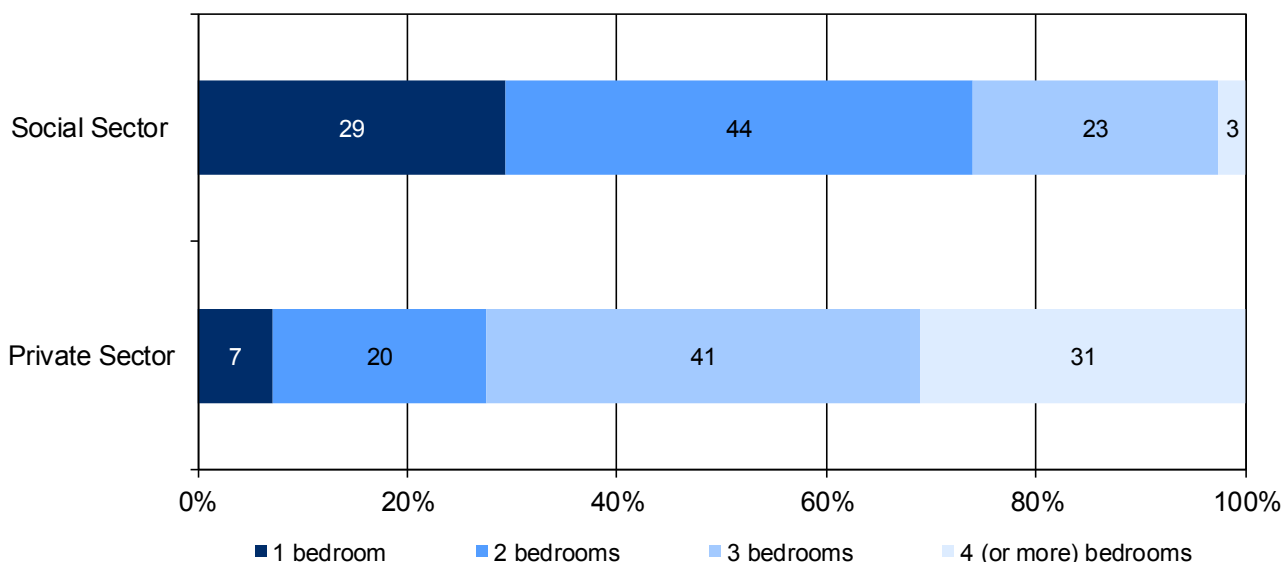
Chart 3 – Percentage of New Dwellings Completed by Bedroom Number



Source: New house building collection from local authorities & NHBC

The size of dwellings varies according to tenure, with a higher percentage of both one and two bedroom dwellings in the social sector. Over the last 5 years, around 29 per cent of all new social sector housing were 1 bedroom properties, compared with 7 per cent of new private sector housing ([Chart 4](#)). On average, over the last 5 years, 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 26 per cent, with the largest portion of newly built social housing (44 per cent) being 2 bedroom properties.

Chart 4. Percentage of dwellings completed by tenure and bedroom number, five year average 2014-15 to 2018-19



Source: New house building collection from local authorities & NHBC

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 2018-19 is only available for Wales. In Wales the number of completions decreased by 2 per cent during 2017-18 compared with increases of 8 per cent in England, 3 per cent in Scotland and 10 per cent in Northern Ireland ([Table 3](#)). During 2018-19 the number of completions in Wales continued to fall and was down by 13 per cent on 2017-18.

The [data on new housebuilding by tenure and country](#) is published by the Ministry of Housing, Communities and Local Government.

Table 3 – Number of new dwellings completed by country, 2000-01 to 2018-19(a) (b)

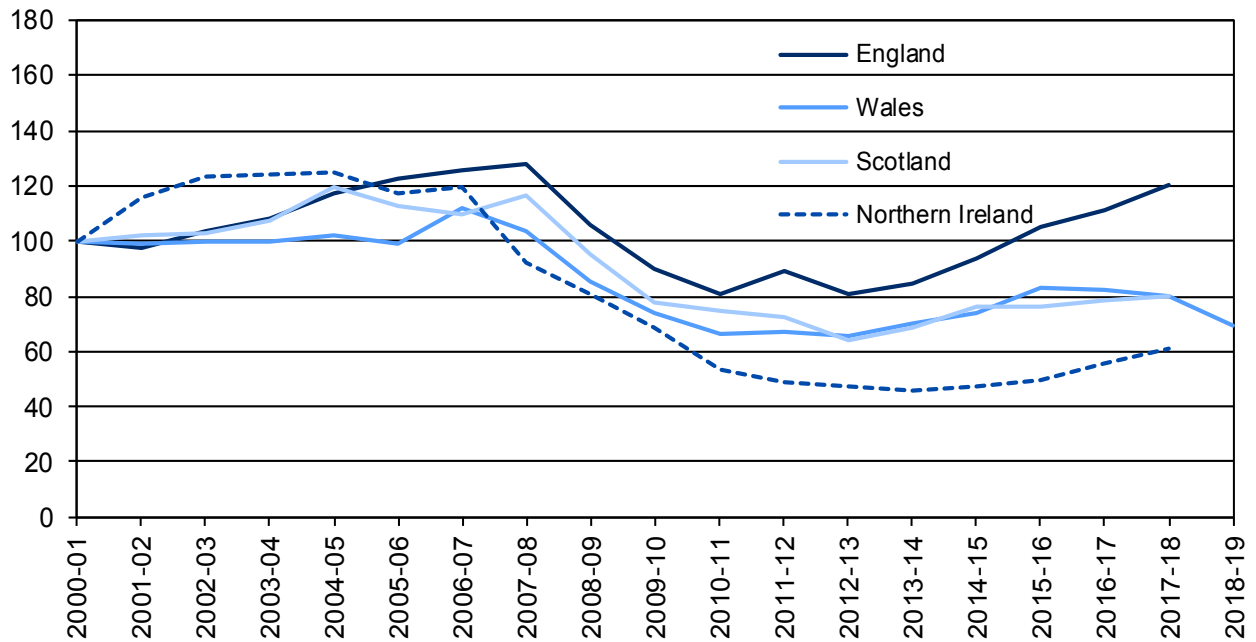
Financial Year	Number			
	England	Wales	Scotland	Northern Ireland
2000-01	133,260	8,330	22,110	11,670
2001-02	129,870	8,270	22,570	13,490
2002-03	137,740	8,310	22,750	14,420
2003-04	143,960	8,300	23,820	14,510
2004-05	155,890	8,490	26,470	14,540
2005-06	163,400	8,250	24,960	13,710
2006-07	167,680	9,330	24,280	13,930
2007-08	170,610	8,660	25,790	10,800
2008-09	140,990	7,120	21,020	9,430
2009-10	119,910	6,170	17,130	8,020
2010-11	107,870	5,510	16,450	6,210
2011-12	118,510	5,580	16,040	5,720
2012-13	107,980	5,450	14,100	5,530
2013-14	112,330	5,840	15,140	5,320
2014-15	124,640	6,170	16,770	5,500
2015-16	139,710	6,900	16,890	5,780
2016-17	148,360	6,830	17,300	6,460
2017-18	160,560	6,660	17,760	7,100
2018-19	-	5,780	-	-

Source: Ministry of Housing, Community and Local Government (Live Table 209)

(a) Data is rounded to the nearest 10

(b) Data for 2018-19 are only available for Wales.

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



Source: Ministry of Housing, Community 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.
- (b) Data for 2018-19 only available for Wales

Key quality information

1. Official Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure they meet customer needs. They are produced free from any political reference.
2. In addition to the information below, further information covering the general principles and processes leading up to the production of our statistics can be found in the [Housing Statistics Quality Report](#) which is available on our website.

Well-being of Future Generations Act (WFG)

3. 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 the indicators, along with narratives for each of the well-being goals and associated technical information is available in the [Well-being of Wales report](#).

Further information on the [Well-being of Future Generations \(Wales\) Act 2015](#).

4. The statistics included in this release could also 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 Statistics](#). National Statistics status means that statistics meet the highest standards of trustworthiness, quality and public value. All statistics should comply with all aspects of the Code of Practice for 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.

Stock

17. 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.
18. 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

19. The [Dwelling Stock Estimates for 2017](#) were released on 26 April 2018.
20. 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 2017.

Quality

21. These statistics have been designated as National Statistics by the [United Kingdom Statistics Authority](#) (see paragraph 5).
22. Welsh housing statistics adhere to the Welsh Government's [Statistical Quality Management Strategy](#), and this is in line with the Code of Practice for Statistics in which Quality is a key pillar. 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.
23. More detailed quality information relating specifically to new house building, which is not included in the quality report, is given below.

Comparability

24. 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.
25. New build completions for newly established local authority subsidiary companies (eg North East Wales Homes and Property Management) are recorded as local authority completions. 18 such properties were completed by North East Wales Homes and Property Management in 2018-19 and all offered at affordable rent.
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. 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.
28. 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 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. Therefore the tenure data should be treated with caution. We are currently exploring a number of different options for improving the quality and coverage of new building data.

29. We are undertaking an on-going programme of work to look at ways of improving the accuracy and coverage of the information collected and published on new house building in Wales. This work has included detailed discussions with a range of organisations including Local Authority Building Control and Planning representatives, Registered Social Landlords, NHBC and other private approved inspectors other than NHBC as well as colleagues from MHCLG and Welsh Government housing and planning policy officials.
30. As part of this work we have also compared our new house building statistics to other alternative sources of data on house building in Wales including data collected directly from RSLs, Affordable Housing Provision, local authority Planning data, Energy performance Certificates, Council Tax and Land Registry data. The various data sources generally follow a similar pattern to our new house building statistics but there are limitations to each of these alternative administrative data sources in terms of coverage and quality.

Revisions

31. The figures shown in this release for the number of new dwellings started and completed by local authority are the final figures for 2018-19.
32. 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.
33. Where changes are not deemed to be significant (i.e. minor changes), these will be updated in the following quarter's statistical headline. However, minor amendments to the figures may be reflected in the StatsWales tables prior to that next release.
34. Revised data is marked with an (r) in the statistical release. We also follow the [Welsh Government's statistical revisions policy](#).

Accessibility

35. 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

36. 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. This includes not just those which are newly built but also those which are purchased, acquired or leased by social landlords during the year, as well as any

additional units created following the 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

37. 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 2017.

Help to Buy - Wales

38. [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.

39. Latest published data covering completed purchases under the scheme from 2 January 2014 to 31 March 2019 are available from the [StatsWales website](#).

Related statistics for other UK countries

40. Each of the countries of the UK produces its own statistics on House Wales and the other UK countries 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 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 Scotland, where data on housing association house building are collected directly from housing association administrations, rather than from building inspection teams. Northern Ireland data prior to 2005 is sourced from the Department of Communities, which use different definitions and adjust their data.

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. The 2019-20 cross GSS programme of work to improve the coherence, functionality and accessibility of housing statistics was published on 4 April 2019. The [work plan](#) recognises work carried out across England and Wales to improve house building statistics. In June 2018 MHCLG published [a plan](#) setting out current and future activity to assure and improve the

coverage of its statistics relating to new homes built. In Wales we are continuing to assess options for improving the coverage and quality of New House Building statistics for Wales.

England

44. The Ministry of Housing, Communities and Local Government (MHCLG) is responsible for collecting and publishing data for England. Quarterly house building returns are submitted to MHCLG by local authority building control departments, monthly information is collected from the National House-Building Council (NHBC) on the volume of building control inspections they undertake in each local authority area, and quarterly data collected from other approved inspectors (AIs). The latest published data covers the [October to December quarter 2018](#).
45. MHCLG also publish an annual release entitled 'Housing supply: net additional dwellings', which is the primary and most comprehensive measure of housing supply whilst the new build dwellings release is a leading indicator of overall housing supply.

All statistical releases on house building can be accessed on the [Ministry of Housing, Communities and Local Government website](#).

Scotland

46. The new build housing statistics collected and published by the Scottish Government measure construction activity undertaken during the quarter to monitor the new build component of housing supply.
47. Statistics on private sector led new build activity are sourced from LA administrative systems, based on LA building inspector data. Individual dwellings are included as they are started and completed irrespective of whether the whole site is completed. Statistics on Local Authority led new build activity are sourced from LA administrative systems. Starts and completions are counted as activity on each individual dwelling is undertaken, irrespective of the size of the development.
48. Statistics on activity undertaken by RSLs are sourced from the Affordable Housing Supply Programme (AHSP) administration system. This records activity on all projects which receive some form of government funding. These statistics therefore reflect the implementation and running of the AHSP.

The data are published quarterly and the latest available covers the [July to September quarter 2018](#).

Northern Ireland

49. Northern Ireland collect and publish information quarterly on new house building. The data published are from two different sources:
- Data covering new dwellings started and completed by development type (Private owner/ speculative development and Social Housing Development) as provided to Land & Property Services (LPS) by local authority Building Control Northern Ireland.
 - Housing Association new social housing starts and completions under the Social Housing Development Programme. Starts and Completions managed by the Northern Ireland Housing Executive (NIHE).

50. The latest quarterly information is published in the [Northern Ireland Housing Bulletin July to September 2018](#). The social housing figures will often differ from each other, but this is not due to error. The same social housing units are recorded by both data providers, the difference lies in the recording criteria. More information is provided in the accompanying [Annex](#).

The latest annual data is published in section 1 of the annual compendium [Northern Ireland Housing Statistics 2017-18](#).

NHBC registrations

51. 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.
52. 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](#).
53. 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. Annual NHBC figures show there were 5,463 new housing registrations in Wales during 2018 (calendar year) which is less than 1 per cent more (20 registrations) than the registrations reported for 2017. This compares with a decrease of 5 per cent in Scotland and a decrease of 1 per cent in England. Northern Ireland (including the Isle of Man) however saw an increase of 39 per cent. More information is available from the [NHBC website](#).

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: <https://gov.wales/new-house-building>

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

Next update

Quarterly headline: September 2019

Annual release: June 2020

We want your feedback

We welcome any feedback on any aspect of these statistics which can be provided by email to stats.housing@gov.wales

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