



New House Building in Wales, 2019-20 and 2020-21

December 14 2021
SFR 386/2021

Impact of Coronavirus (COVID-19) on this release

Due to the Coronavirus (COVID-19) pandemic, quarterly data for January to March of 2020 and annual data for 2019-20 was not published. In addition, quarterly data for 2020-21 was not collected or published. See the [statement on our website](#) for further information.

This release presents annual data for 2019-20 and 2020-21

The onset of the Coronavirus (Covid-19) pandemic in March 2020 and the subsequent public health measures introduced by the UK and Welsh Governments had a substantial impact on the construction industry in the early stages of the pandemic. This will have had an impact on the new house building activity during 2020-21. Further information can be found in the [Key quality information](#) section of this release.



During 2019-20, the number of new dwellings started increased by 4% compared to the previous year to 6,224 dwellings. However, during 2020-21, the number of new dwellings started decreased by 31% to 4,314.

The number of new dwellings completed in 2019-20 was 6,037 and was up 5% on the previous year. However, in 2020-21, the number of new dwellings completed decreased by 24% to 4,616.



- During 2019-20 and 2020-21, private sector completions comprised 79% and 74% of all completions respectively with social sector dwellings comprising the rest.
- In both 2019-20 and 2020-2021, 3 bedroom properties saw the most completions with 40% of all completions in 2019-20 and 38% in 2020-21.

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 2019-20 and 2020-21 financial years. The information on new house building is used by the Welsh Government and local authorities to assess levels of housing supply across Wales.

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1. Wider context

The [total number of dwellings in Wales at 31 March 2020](#) was estimated to be 1.4 million, an increase of 5% 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 slightly to 70% of all dwellings compared to 71% of all dwellings in 2010. The proportion of privately rented dwellings however increased from 12% of all dwellings in 2010 to 14% in 2020. In the social sector, the proportion of dwellings rented from local authorities has decreased from 8% of all dwellings in 2010 to just 6% in 2020, whilst the proportion of all dwellings rented from Registered Social Landlords (RSLs) has increased from 8% to 10% over the same period.

On 13 August 2020, 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 6,200 and 8,300 additional housing units will be required annually in Wales during the period 2019-20 to 2023-24 (with a central estimate of 7,400). The estimates of additional housing need gradually decreases over the following 15 years, reflecting a slow down in the projected household growth in the 2018-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. However, this exploratory work has been delayed by the reprioritisation of analytical resources during the pandemic.

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 continue to explore 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 of this release.

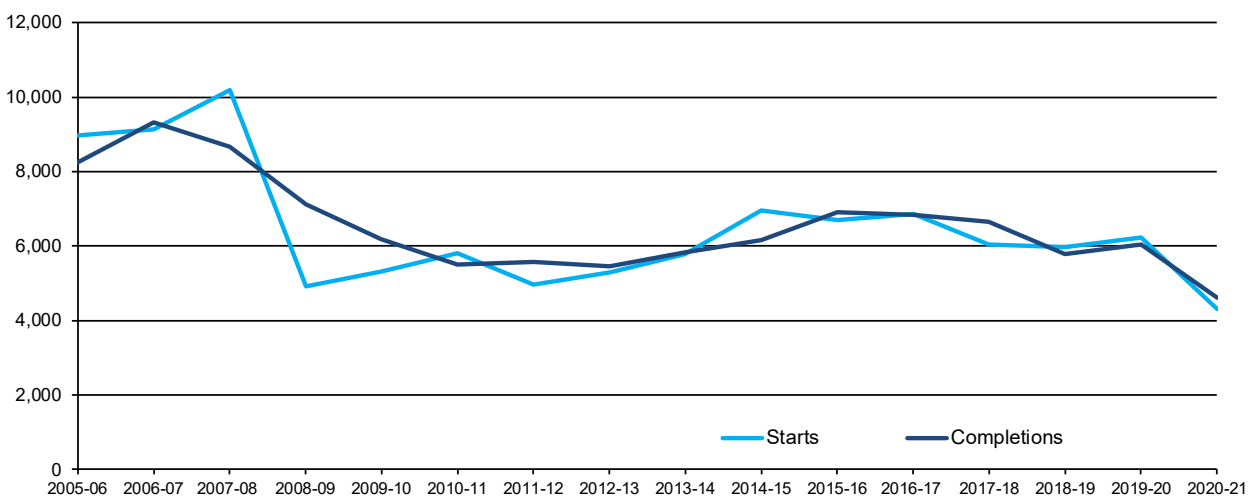
We also publish separate statistics on [affordable housing provision](#). The figures cover all additional affordable housing units, whether through new build, purchase, acquisition, leasing or conversion of existing dwellings.

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.

Whilst 6,224 dwellings were started in 2019-20, the 4,314 dwellings started during 2020-21 was down by 31% and was the lowest annual number recorded since 2013-14. However, as noted previously, this decrease was likely to be due to the circumstances that applied in the early months of the Coronavirus (COVID-19) pandemic.

Chart 1 – Number of new dwellings started and completed annually



Source: New house building collection from local authorities & NHBC

4. Completions

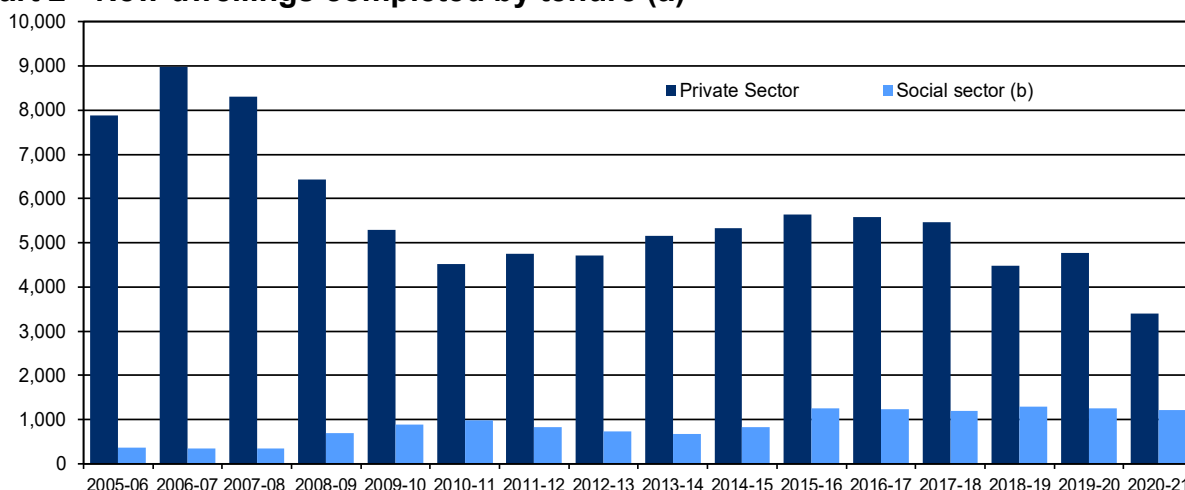
Whilst 6,037 dwellings were completed in 2019-20, there were 4,616 dwellings completed in 2020-21; a 24% decrease and the lowest annual total recorded to date. However, as noted above, the circumstances that applied in the early months of the Coronavirus (COVID-19) pandemic are likely to have contributed to this decrease.

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 74% of all new dwellings completed during 2020-21. This was lower than the equivalent proportion in 2019-20 (79%).

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 2020-21, a total of 3,401 dwellings were completed by the private sector, down by 29% on the previous year.

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 £250,000 (prior to 1 April 2021, the maximum property value was £300,000). Between 2 January 2014 and 30 September 2021, a total of 12,804 property purchases were completed under this scheme.

During 2020-21, a total of 1,215 new social sector dwellings were completed which is a decrease of 4% on the previous year.

During 2020-21, RSLs were responsible for 93% (1,130) of all new social sector completions down from 96% in 2019-20 and 2018-19. The remaining 7% (85) of social sector dwellings were completed by Local Authorities. These 85 dwellings represented the highest annual total for Local Authority completions in the last ten years.

5. Local authority data

Table 1 below shows the numbers of new dwellings started and completed in 2020-21 by local authority. Data for previous years (including 2019-20) can be found on our [StatsWales website](#).

Table 1 – New dwellings started and completed, by unitary authority, 2020-21 (a)

Local Authority	Number				
	Starts		Completions		
	All tenures	Private Sector	Registered Social Landlords	Local Authorities	All tenures
Isle of Anglesey	99	129	42	27	198
Gwynedd	193	108	3	0	111
Conwy	173	191	39	0	230
Denbighshire	267	159	0	0	159
Flintshire	250	343	69	30	442
Wrexham	84	93	0	0	93
Powys	116	5	0	0	5
Ceredigion	145	135	52	0	187
Pembrokeshire	233	185	57	0	242
Carmarthenshire	321	169	4	0	173
Swansea	214	111	46	0	157
Neath Port Talbot	62	47	45	0	92
Bridgend	151	105	163	0	268
The Vale of Glamorgan	117	231	46	28	305
Cardiff	580	672	96	0	768
Rhondda Cynon Taf	120	36	52	0	88
Merthyr Tydfil	84	70	34	0	104
Caerphilly	244	132	107	0	239
Blaenau Gwent	54	79	32	0	111
Torfaen	200	125	56	0	181
Monmouthshire	326	168	118	0	286
Newport	281	108	69	0	177
Wales	4,314	3,401	1,130	85	4,616

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

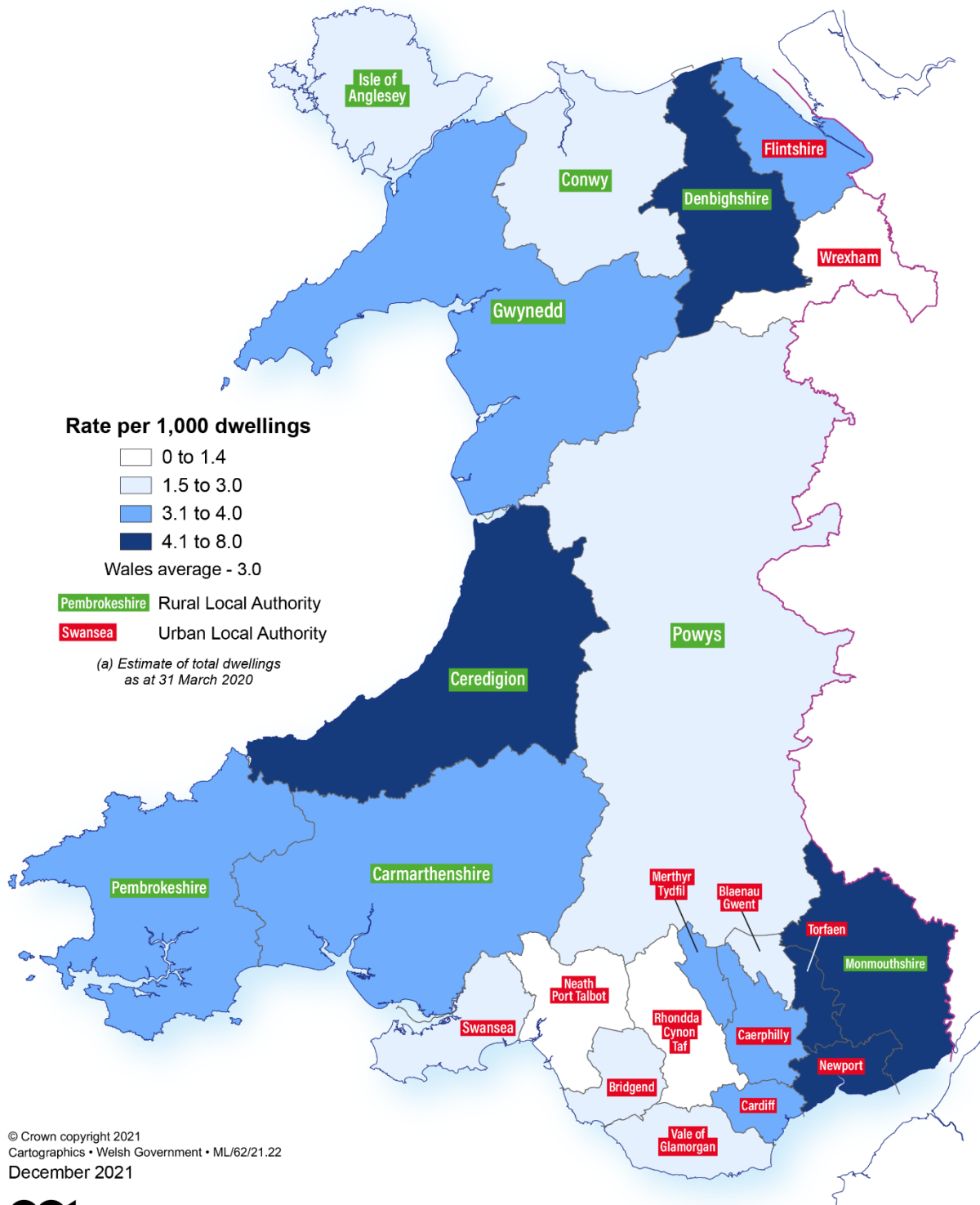
On an annual basis, Cardiff continued to report the highest number of starts in 2020-21 with 580 new dwellings started, representing 13% of the overall Wales total.

This was followed by Monmouthshire and Carmarthenshire with 326 and 321 starts respectively, both accounting for 8% and 7% respectively of all starts across Wales during 2020-21.

Blaenau Gwent recorded the lowest number of starts during 2020-21 with just 54 new dwellings.

New House Building

MAP 1: New dwellings started during 2020-21 per 1,000 dwellings (a)



(a) Estimate of total dwellings as at 31 March 2020

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 2020-21, per 1,000

dwellings. The total number of dwellings is taken from the dwelling stock estimates as at 31 March 2020.

Across Wales during 2020-21 the rate of new dwellings started was 3.0 per 1,000 existing dwellings. Monmouthshire had the highest rate of starts at 7.7 per 1,000 dwellings. This was followed by Denbighshire with a rate of 6.1. The lowest rates were seen in Rhondda Cynon Taf and Neath Port Talbot at 1.1 and 0.9 starts per 1,000 dwellings respectively.

Completions by local authority

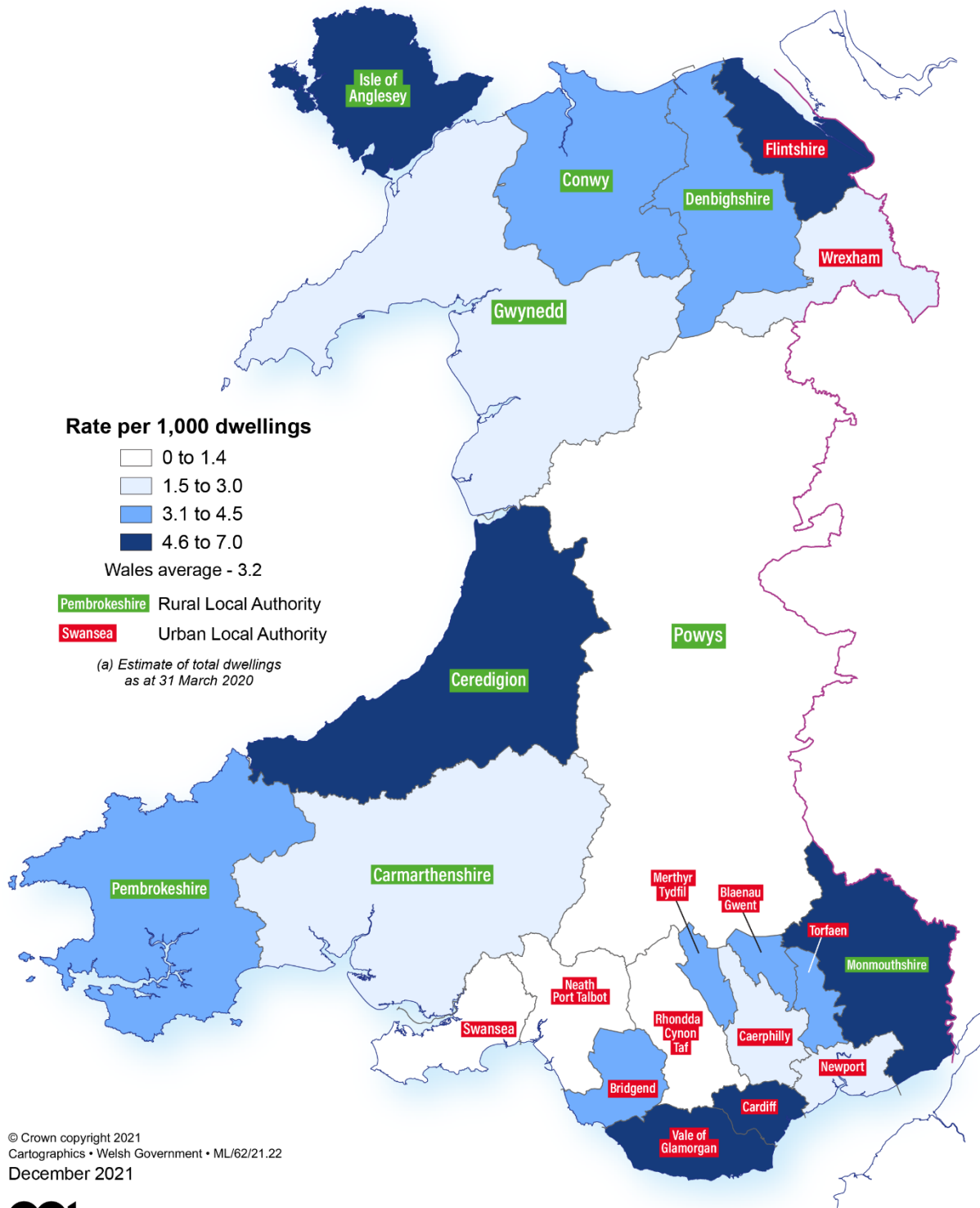
Cardiff was the authority reporting the highest number of completions during 2020-21 with 768 new dwellings. Whereas the lowest number of dwellings completed over the year was in Powys with just 5 dwellings followed by Rhondda Cynon Taf with 88 dwellings.

During 2020-21, the private sector was responsible for all completions in the three local authorities of Denbighshire, Wrexham and Powys and for the large majority of completions in all the other authorities apart from Neath Port Talbot (51%), Rhondda Cynon Taf (41%) and Bridgend (39%)

There were 85 completions by local authorities during 2020-21, recorded in just three local authorities: Flintshire (30), Vale of Glamorgan (28), and Isle of Anglesey (27).

New House Building

MAP 2: New dwellings completed during 2020-21 per 1,000 dwellings (a)



(a) Estimate of total dwellings as at 31 March 2020

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 2020-21 per 1,000 dwellings.

The highest rate of completions was seen in Monmouthshire at 6.8 completions per 1,000 dwellings followed by Flintshire and the Isle of Anglesey at 6.4 and 5.7 respectively.

The lowest rate of completions was in Powys with just 0.1 new dwelling completions per 1,000 dwellings, followed by Rhondda Cynon Taf at 0.8 per 1,000 dwellings.

New house building by number of bedrooms

During 2020-21, 78% (3,588) of all new dwellings built were houses and bungalows and the remaining 22% (1,028) were flats. The largest proportion (38%) of the homes built during 2020-21 were 3 bedroom properties, with larger (4 or more bedroom) properties accounting for 21%. A further 28% of new homes built in 2020-21 were 2 bedroom properties and 13% were 1 bedroom properties ([Chart 3](#)). The vast majority (99%) of the larger 3 and 4 or more bedroom properties completed during 2020-21 were houses and bungalows, whilst most (88%) one bedroom properties were flats.

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

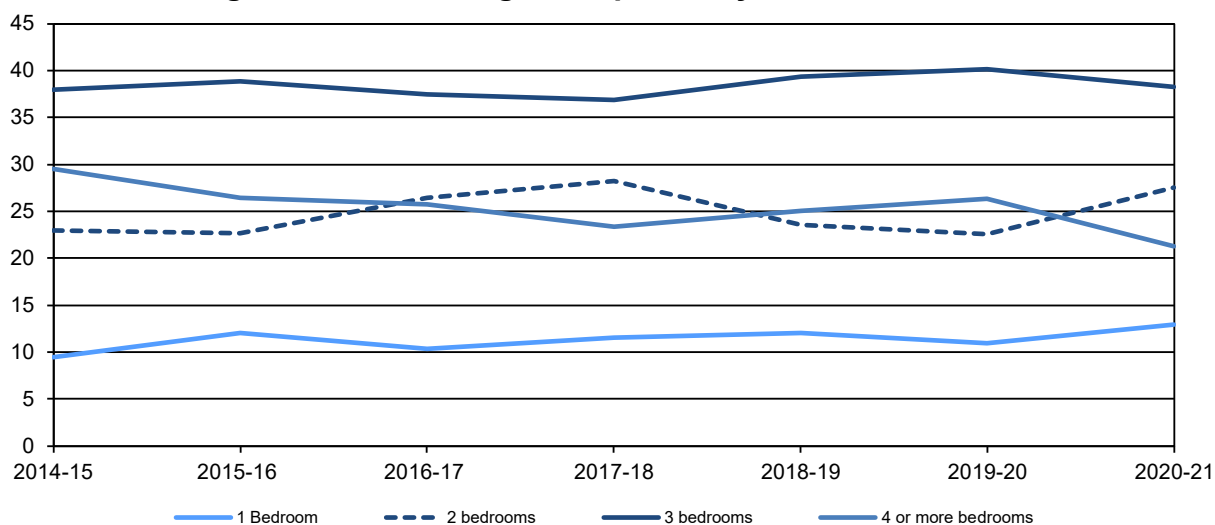
	<i>Number</i>						
Bedrooms	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
1 bedroom:	586	830	707	770	698	663	596
2 bedrooms:	1,416	1,564	1,806	1,880	1,362	1,360	1,271
3 bedrooms:	2,344	2,683	2,560	2,457	2,272	2,426	1,765
4 (or more) bedrooms:	1,824	1,823	1,760	1,556	1,445	1,588	984
All completions	6,170	6,900	6,833	6,663	5,777	6,037	4,616

Source: New house building collection from local authorities & NHBC

On average, over the last 5 years around 63% of new homes built have been larger 3 and 4 (or more) bedroom properties, while only around 11% were 1 bedroom dwellings. However, the proportions of 1 and 2 bedroom dwellings have been increasing over time whereas the proportion of 4 (or more) bedroom properties have been decreasing.

The [latest household projections](#) suggest that the numbers of 1 and 2 person households are set to increase in the next 25 years whereas the numbers of 4 and 5 person households will remain relatively static.

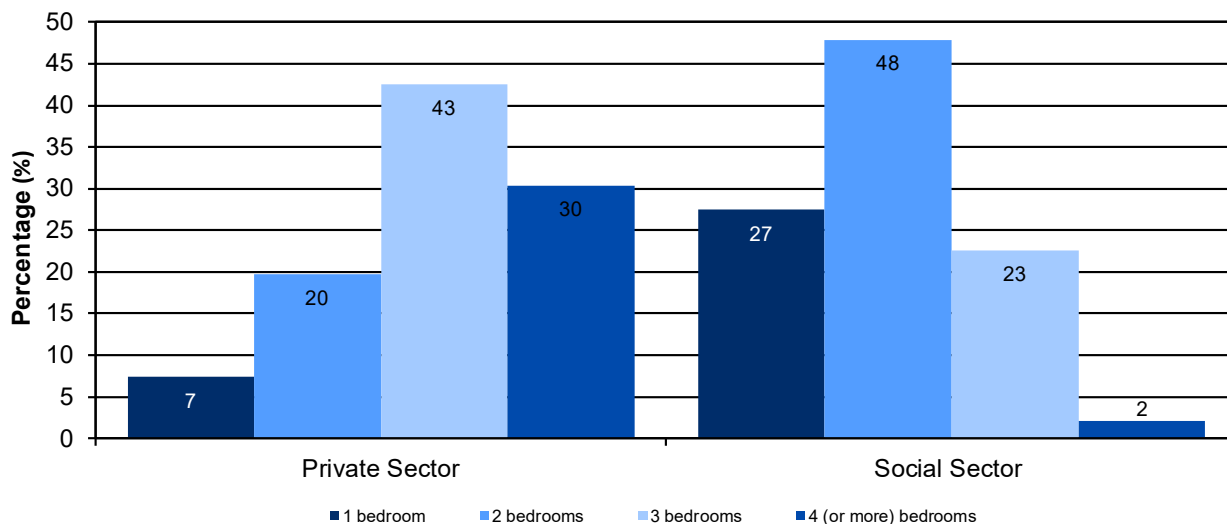
Chart 3 – Percentage of New Dwellings Completed by Bedroom Number



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 built in the social sector. Over the last 5 years, around 27% of all new social sector housing built were 1 bedroom properties, compared with 7% of new private sector housing (Chart 4). On average, over the last 5 years, the majority (73%) of all new private sector housing has been larger 3 and 4 (or more) bedroom properties, while in the social sector they accounted for 25%, with the largest portion of newly built social housing (48%) being 2 bedroom properties.

Chart 4. Percentage of dwellings completed by tenure and bedroom number, five year average 2016-17 to 2020-21



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 2020-21 is only available for Wales. In Wales the number of completions increased by 5% during 2019-20 compared with an increase of 4% in England and a decrease of 6% in Northern Ireland. Scotlands data for 2019-20 is unavailable ([Table 3](#)). During 2020-21 the number of completions in Wales fell and was down by 24% on 2020-21.

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 2020-21(a) (b)

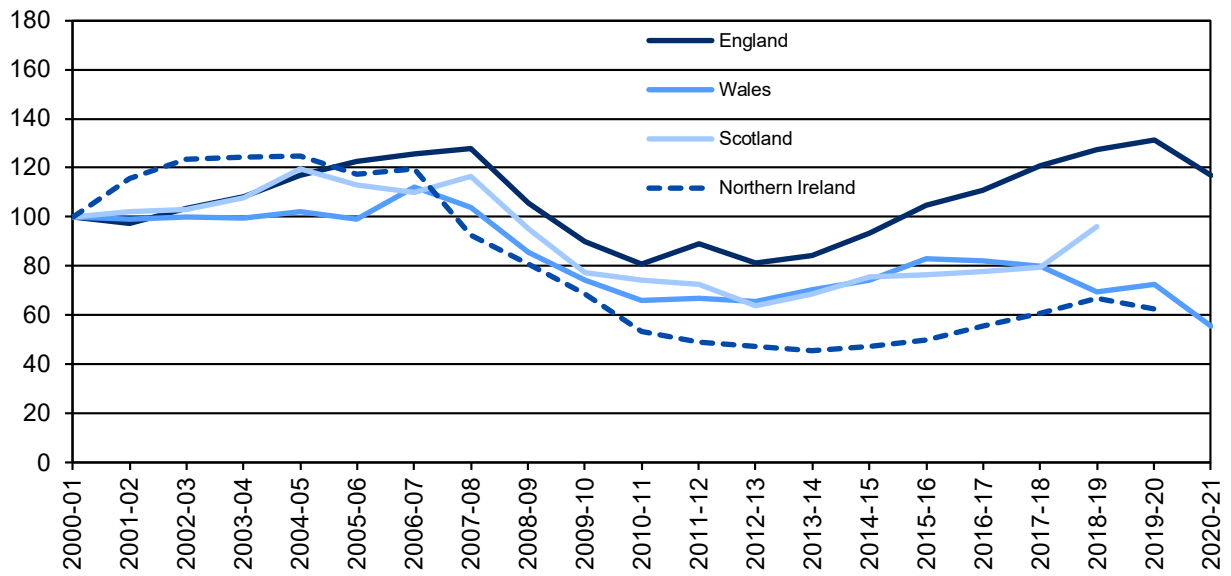
Financial Year	<i>Number</i>			
	England	Wales	Scotland	Northern Ireland
2000-01	133,260	8,330	22,110	11,670
2001-02	129,870	8,270	22,570	13,490
2002-03	137,740	8,310	22,750	14,420
2003-04	143,960	8,300	23,820	14,510
2004-05	155,890	8,490	26,470	14,540
2005-06	163,400	8,250	24,960	13,710
2006-07	167,680	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	16,440	6,210
2011-12	118,510	5,580	16,070	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	16,740	5,500
2015-16	139,710	6,900	16,850	5,810
2016-17	147,520	6,830	17,200	6,460
2017-18	160,900	6,660	17,570	7,100
2018-19	169,500	5,780	21,190	7,810
2019-20	175,250	6,040	.	7,310
2020-21	155,960	4,620	.	.

Source: Office for National Statistics (UK house building)

(a) Data is rounded to the nearest 10

(b) Data for 2020-21 only available for England (on a provisional basis) and 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 2020-21 only available for England (on a provisional basis) and 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 Senedd Cymru. 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 Senedd Cymru 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. Prior to 2020-21, information was collected quarterly via Excel spreadsheets downloaded from the Afon file transfer website which provides a secure method for users to submit data. However, due to the Coronavirus (COVID-19) pandemic, data for 2020-21 was not collected or published on a quarterly basis (see the [statement on our website](#) for further information). 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% 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 2020](#) were released on 17 September 2020.
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 2020.

Impact of Coronavirus (COVID-19) on this release

21. Due to the Coronavirus (COVID-19) pandemic, quarterly data for January to March of 2020 and annual data for 2019-20 was not published. In addition, quarterly data for 2020-21 was not collected or published. See the [statement on our website](#) for further information.

This release presents annual data for 2019-20 and 2020-21

22. The onset of the Coronavirus (Covid-19) pandemic in March 2020 and the subsequent public health measures introduced by the UK and Welsh Governments had a substantial impact on

the construction industry in the early stages of the pandemic. This will have had an impact on the new house building activity during 2020-21.

23. The [Short-term Output Indicators: January to March 2021](#) release showed a 12.6% decrease in the Index of Construction for Wales in the year to end March 2021 on an annual basis. Whereas UK output decreased by 13.4% over the same period.
24. Across Great Britain, a sharp fall in the [Index of Construction](#) was seen in the second quarter of 2020 and this was most pronounced for new private and public housing.

Quality

25. These statistics have been designated as National Statistics by the [United Kingdom Statistics Authority](#) (see paragraph 5).
26. 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.
27. More detailed quality information relating specifically to new house building, which is not included in the quality report, is given below.

Comparability

28. 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.
29. New build completions for newly established local authority subsidiary companies are recorded as local authority completions.
30. 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

31. 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.
32. 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.

33. 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 DLUHC and Welsh Government housing and planning policy officials.
34. 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

35. The figures shown in this release for the number of new dwellings started and completed by local authority are the final figures for 2019-20 and 2020-21.
36. 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.
37. 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.
38. Revised data is marked with an (r) in the statistical release. We also follow the [Welsh Government's statistical revisions policy](#).

Accessibility

39. 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

40. 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

41. 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 2020.

Help to Buy - Wales

42. [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 £250,000 (prior to 1 April 2021, the maximum property value was £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.

43. Latest published data covering completed purchases under the scheme from 2 January 2014 to 30 September 2021 are available from the [StatsWales website](#).

Related statistics for other UK countries

44. 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.

45. 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.

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

New house building across the UK

47. A [cross GSS programme of work](#) to improve the coherence, functionality and accessibility of housing statistics is published annually. The work programme recognises work carried out across England and Wales to improve house building statistics. However, no work programme was published for 2020-21, as resources were re-directed to enable the Government Statistical Service to support coronavirus-related analytical priorities. In Wales we are continuing to assess options for improving the coverage and quality of New House Building statistics for Wales.

England

48. The Department for Levelling Up, Housing and Communities (DLUHC), formerly 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 DLUHC 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 [April to June quarter of 2021](#).

49. DLUHC 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 [Department for Levelling Up, Housing and Communities website](#).

Scotland

50. 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.

51. 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.

52. 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 private sector new housebuilding starts and completions up to September 2020, and social sector new housebuilding up to December 2020,

Northern Ireland

53. 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).

54. The latest quarterly information is published in the [Northern Ireland Housing Bulletin July to September 2021](#). 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 2019-20](#).

NHBC registrations

55. 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% 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.

56. 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](#).

57. 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 3,933 new housing registrations in Wales during 2020 (calendar year) which is a decrease of 17% on the 4,737 registrations reported for 2019. This compares with decreases of 22% in England, 28% in Scotland and 38% in Northern Ireland (including the Isle of Man). 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

July 2022 (provisional)

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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