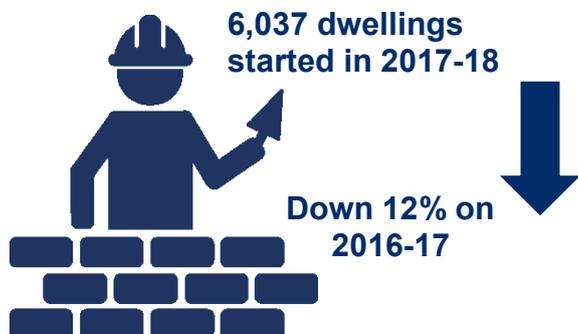




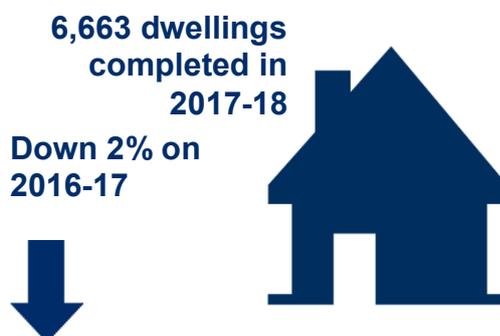
## New House Building in Wales, 2017-18

7 June 2018  
SDR 46/2018



During 2017-18, the number of new dwellings started decreased by 12 per cent compared to the previous year to 6,037 dwellings. This is the lowest annual number recorded since 2013-14.

The number of new dwellings completed also fell during 2017-18 and was down 2 per cent on the previous year. However the 6,663 new dwellings completed during 2017-18 were still the third highest number of completions recorded since 2008-09.



### 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 2017-18 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.

### Key points

- During 2017-18, the number of new dwellings completed for the private sector decreased by 2 per cent and social sector completions decreased by 4 per cent compared to the previous year.
- A total of 5,465 new dwellings were completed by the private sector accounting for 82 per cent of all completions during 2017-18.
- A total of 1,198 new social sector dwellings were completed during 2017-18. Of these, 93 per cent (1,117 dwellings) were completed by RSLs and the remaining 7 per cent (81 dwellings) were completed by local authorities (or their subsidiaries). These were the first dwellings completed by local authorities since 2013-14.
- Over a third (37 per cent) of all new dwellings completed in Wales during 2017-18 were 3 bedroom properties.

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## 1. Wider context

The total number of dwellings in Wales at 31 March 2017 was estimated to be 1.4 million, which is 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 per cent 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 per cent over the same period.

The Public Policy Institute for Wales (PPIW) commissioned a [report](#) 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. The 'principal projections' within this report used the most recent (2011-based) official Welsh Government household projections and estimated that 174,000 additional homes are required in Wales between 2011 and 2031 (an annual average of 8,700 dwellings). However in March 2017, more up-to-date [household projections](#) were published (2014-based) projecting lower household growth. The Holmans projections of additional homes required annually are therefore based on household projections which are now out of date, and do not reflect the latest trends in terms of population and households.

## 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.

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 of this release.

### 3. Starts

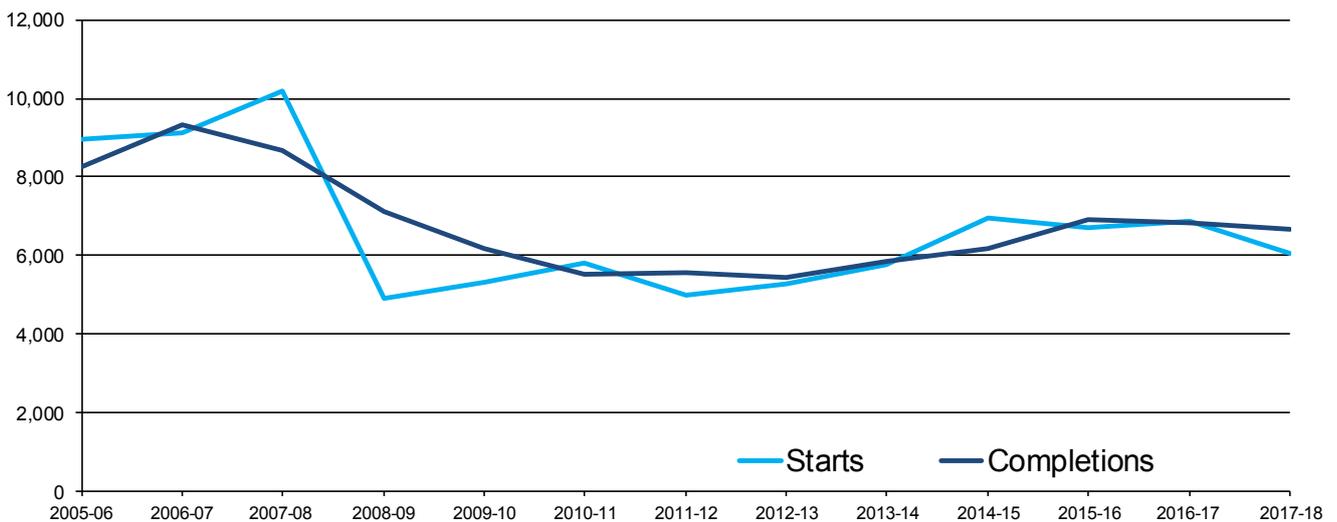
Prior to the economic downturn in 2007-08, both housing starts and completions were relatively stable, with between nine and ten thousand starts a year and around eight thousand homes completed. During 2008-09, the number of starts fell steeply and though numbers have begun to recover since 2012-13 they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



During 2017-18, the number of new dwellings started decreased by 12 per cent compared to the previous year to 6,037 dwellings. This is the lowest annual number recorded since 2013-14.

The number of housing planning applications submitted and the number approved also decreased during 2017-18 compared to the previous year.

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



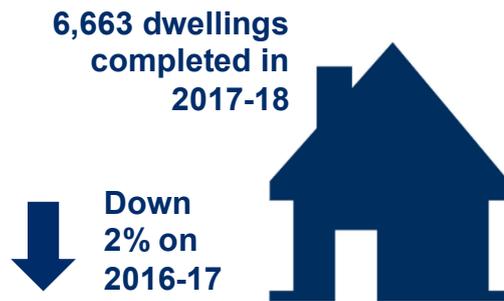
Source: New house building collection from local authorities & NHBC

Quarterly figures show that during January to March 2018, there were 1,418 new dwellings started in Wales. This is down by 4 per cent on the same quarter in 2016-17. Quarterly data for both starts and completions is available on [StatsWales](http://StatsWales).

## 4. Completions

The downturn in completions since 2007-08 was more gradual than that of the housing starts. During 2016-17 the number of dwellings completed fell by 1 per cent and this decrease has continued during 2017-18 with completions down by 2 per cent on the previous year.

Despite the continued decrease in completions during 2017-18, the 6,663 dwellings completed was the third highest number of completions since 2008-09. Overall numbers however remain below the levels seen prior to the economic downturn in 2007 to 2008.

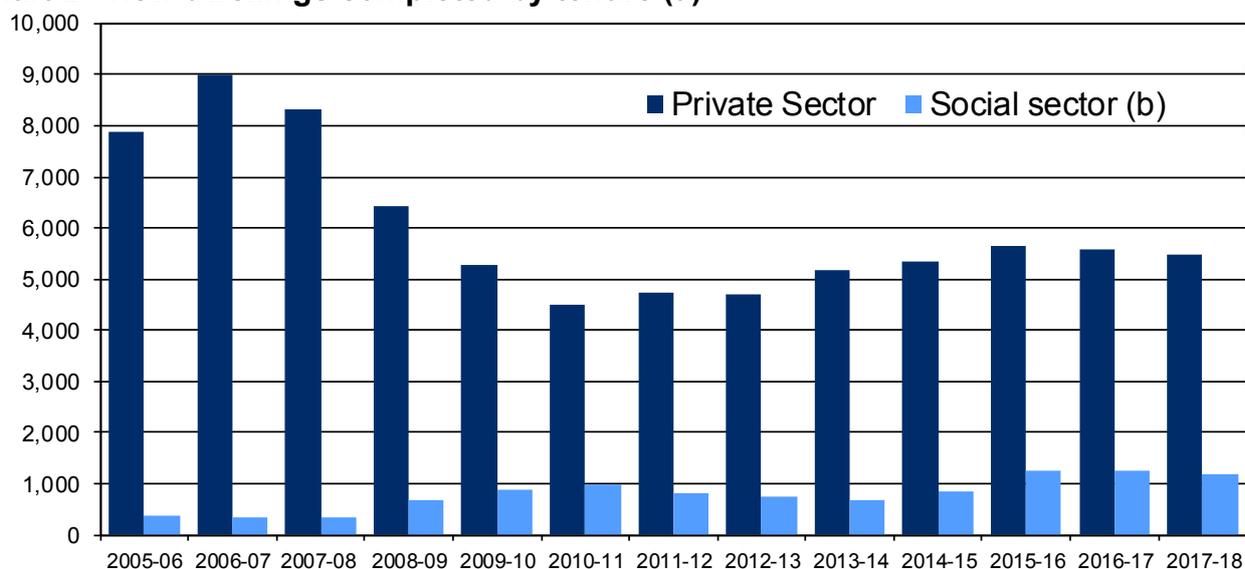


Quarterly figures for January to March 2018 show a total of 1,367 completions, which is 14 per cent less than during the same quarter of 2016-17. The previous two quarters had also shown decreases compared to the previous year. Completions during January to March 2018 quarter were down by 25 per cent compared with the previous October to December 2017 quarter. This may be due to seasonal factors with completions often lower during January to March due to unfavourable weather conditions. The severe weather conditions experienced across Wales during February and March 2018 may have had an adverse effect on completion numbers during the quarter. 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 2017-18.

**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 2017-18, a total of 5,465 dwellings were completed by the private sector, down by 2 per cent on the previous year but still the third highest number of private sector dwellings completed annually since 2008-09. The overall 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 2018, a total of 6,819 property purchases were completed under this scheme. More information on Help to Buy-Wales is available in the ['Key quality information'](#).

During 2017-18, a total of 1,198 new social sector dwellings were completed which is a decrease of 4 per cent on the previous year. During 2017-18, RSLs were responsible for 93 per cent of all new social sector completions and the remaining 7 per cent (81 new dwellings) were completed by local authorities. This is the first year in which new dwellings have been completed by local authorities since 2013-14.

While the 1,117 new dwellings completed by RSLs during 2017-18 represented a decrease on the previous year it was still the third highest number recorded since 1998-99.

## 5. Local authority data

**Table 1 – New dwellings started and completed, by unitary authority, 2017-18 (a)**

Local Authority	Number				
	Starts		Completions		
	All tenures	Private Sector	Registered Social Landlords	Local Authorities	All tenures
Isle of Anglesey	119	93	17	0	110
Gwynedd	164	208	35	0	243
Conwy	90	258	2	0	260
Denbighshire	48	124	13	0	137
Flintshire	416	294	56	78	428
Wrexham	83	114	19	0	133
Powys	61	159	8	0	167
Ceredigion	109	196	0	0	196
Pembrokeshire	268	270	48	0	318
Carmarthenshire	257	481	48	0	529
Swansea	405	205	69	0	274
Neath Port Talbot	227	115	0	0	115
Bridgend	413	314	37	0	351
The Vale of Glamorgan	688	610	166	3	779
Cardiff	1,042	368	96	0	464
Rhondda Cynon Taf	264	370	131	0	501
Merthyr Tydfil	55	64	23	0	87
Caerphilly	134	91	30	0	121
Blaenau Gwent	79	45	5	0	50
Torfaen	284	189	78	0	267
Monmouthshire	233	203	74	0	277
Newport	598	694	162	0	856
<b>Wales</b>	<b>6,037</b>	<b>5,465</b>	<b>1,117</b>	<b>81</b>	<b>6,663</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.

### Starts by local authority

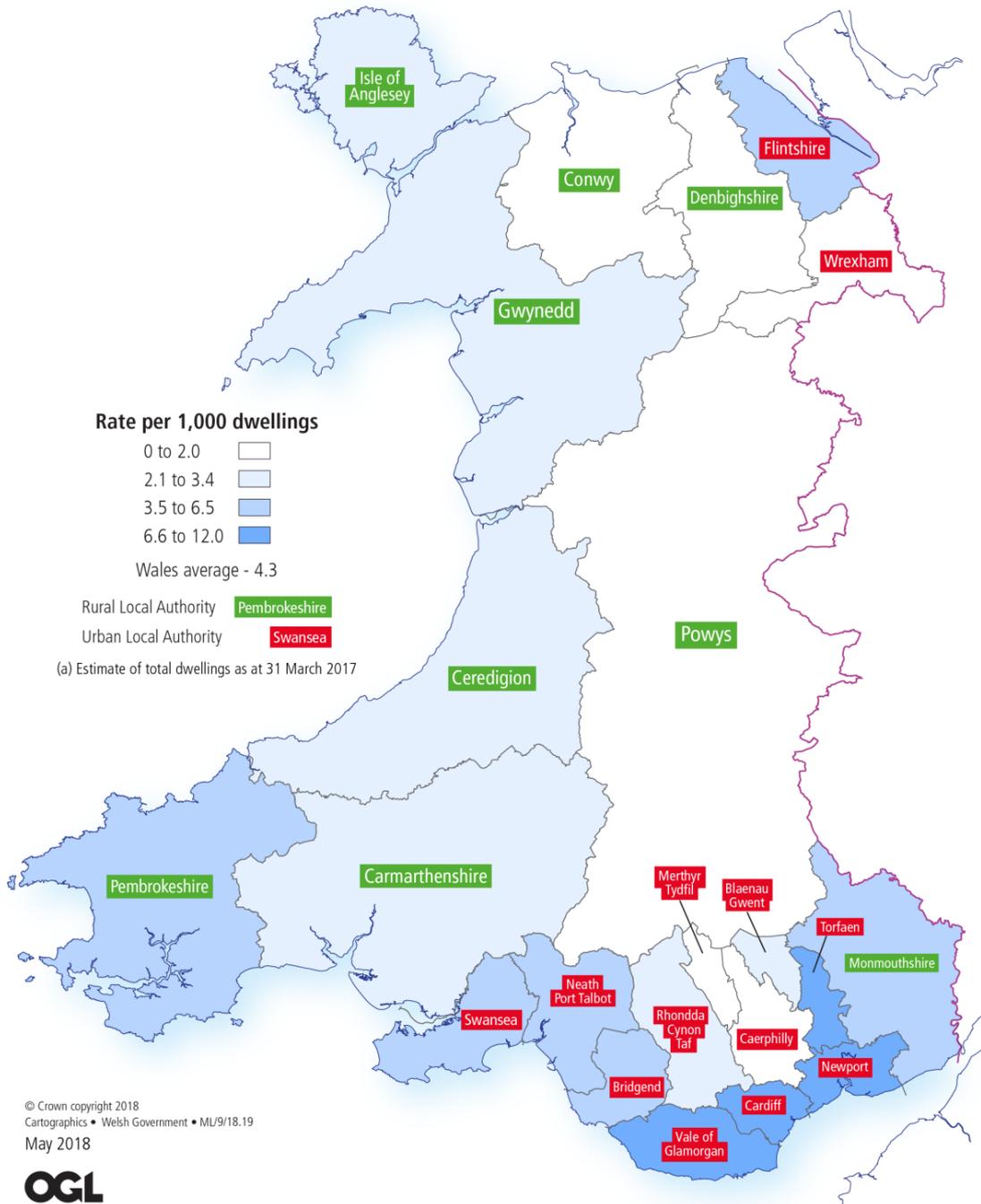
On an annual basis, Cardiff reported the highest number of starts during 2017-18, with 1,042 new dwellings started, which represents around 17 per cent of the overall Wales total. This was followed by The Vale of Glamorgan, with 688 new dwellings started during 2017-18, accounting for 11 per cent of all starts.

The largest increase was in Cardiff where the number of starts almost tripled compared to the previous year, and the increase was mainly due to a number of large new developments within the authority.

Denbighshire recorded both the lowest number of starts during 2017-18 at just 48 new dwellings and the largest decrease, with 71 per cent less than the previous year. This may be due to the completion of work on a number of sites in the Rhyl area which had started during 2016-17.

# New House Building

**MAP 1:** New dwellings started during 2017-18 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 2017-18, per 1,000 dwellings. The total number of dwellings is taken from the dwelling stock estimates as at 31 March 2017.

Across Wales during 2017-18 the rate of new dwellings started was 4.3 per 1,000 existing dwellings. The Vale of Glamorgan had the highest rate of starts, at 11.9 per 1,000 dwellings, closely followed by Newport with a rate of 8.9. The lowest rates were seen in Powys and Denbighshire at 0.9 and 1.1 starts per 1,000 dwellings respectively.

In 7 of the 9 rural authorities, the rate of new dwellings started per 1,000 dwellings was below the Wales average.

### **Completions by local authority**

Newport was the authority reporting the highest number of completions during 2017-18 at 856 new dwellings and Conwy recorded the largest increase in the number of new dwellings completed with 67 per cent more than the previous year. In Conwy, the increase was mainly due to a number of development projects in Rhos on Sea, Llandudno Junction and Colwyn Bay reaching completion at the same time during the year.

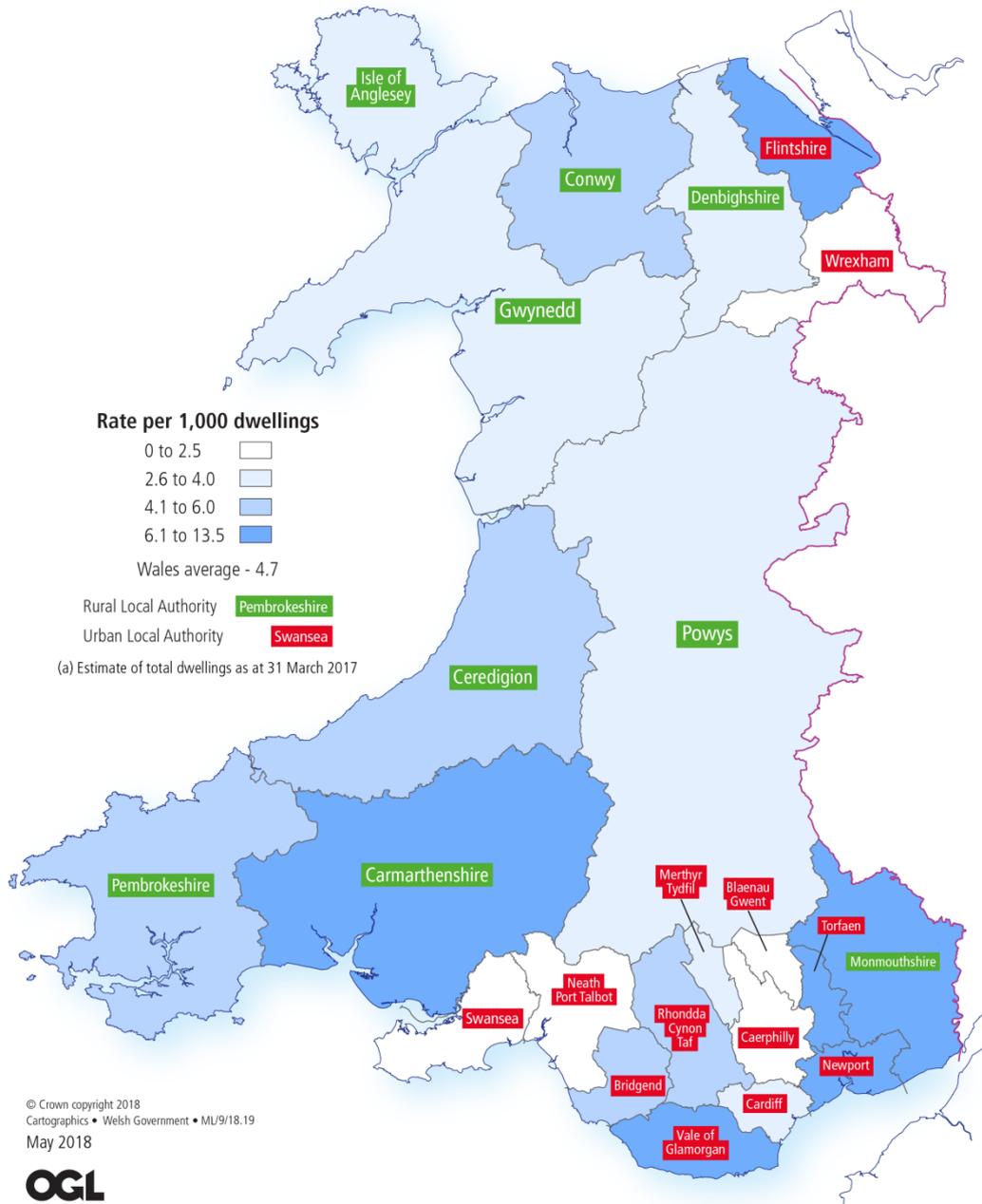
As was the case last year, the lowest number of dwellings completed over the year was in Blaenau Gwent, at 50 dwellings, followed by Merthyr Tydfil at 87 dwellings.

During 2017-18, the private sector was responsible for all completions in Ceredigion and in Neath Port Talbot and was responsible for the majority of completions in all the other authorities.

There were 81 completions by local authorities during 2017-18. Of these, 78 were recorded in Flintshire and the remaining 3 dwellings in the Vale of Glamorgan. Of the 78 dwellings in Flintshire, 24 are owned by Flintshire County Council and the other 54 are owned by North East Wales Homes and Property Management (a subsidiary of Flintshire County Council) and will be offered at affordable rent.

# New House Building

**MAP 2:** New dwellings completed during 2017-18 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 2017-18 per 1,000 dwellings.

There was no clear pattern in terms of the volume of completions across Wales during 2017-18. As with starts, the highest rate of completions was seen in the two authorities of Vale of Glamorgan and Newport with rates of 13.5 and 12.8 completions per 1,000 dwellings respectively.

The lowest rate of completions was in Caerphilly and Blaenau Gwent both with just 1.5 new dwelling completions per 1,000 dwellings, followed by Neath Port Talbot at 1.8 per 1,000 dwellings.

### New house building by number of bedrooms

During 2017-18, 75 per cent (5,028) of all new dwellings built were houses and bungalows and the remaining 25 per cent (1,635) were flats. The largest proportion (37 per cent) of the homes built during 2017-18 were 3 bedroom properties, with larger (4 or more bedroom) properties accounting for 23 per cent. A further 28 per cent of new homes built in 2017-18 were 2 bedroom properties and 12 per cent were 1 bedroom properties ([Chart 3](#)). The vast majority (98 per cent) of the larger 3 and 4 or more bedroom properties completed during 2017-18 were houses and bungalows, whilst most (94 per cent) one bedroom properties were flats.



**37% of dwellings completed in 2017-18 were 3 bedroom properties**

It is noticeable that in the last few years, there has been a slight shift away from the completion of 4 bedroom properties towards the completion of more 2 bedroom properties ([Table 2](#)).

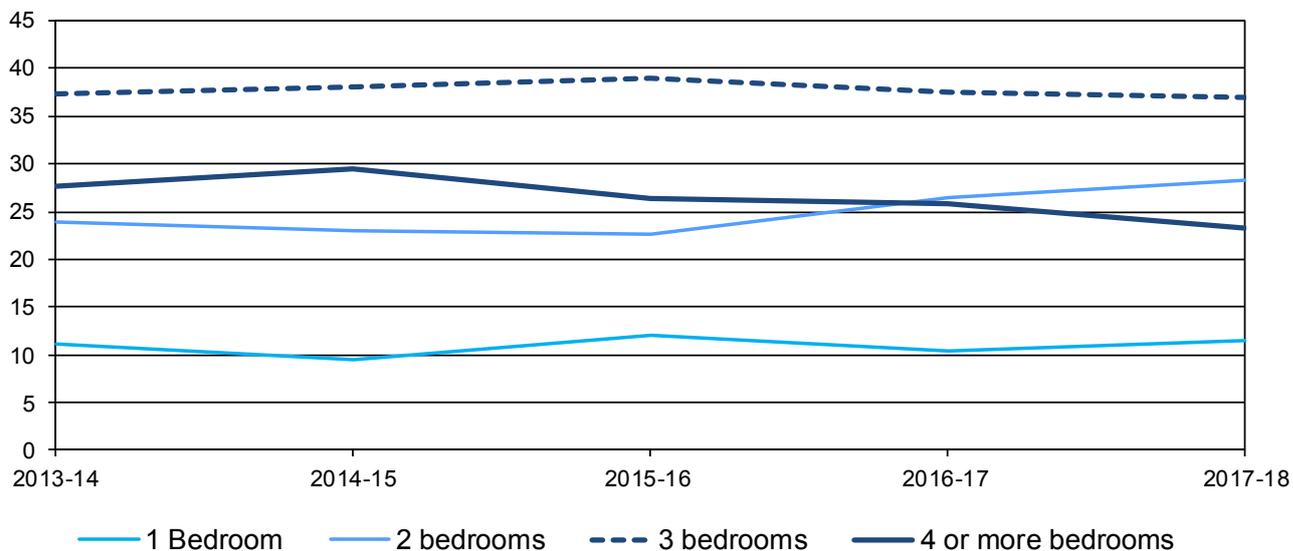
**Table 2: New dwellings completed, by bedroom number (a)**

Bedrooms	Number				
	2013-14	2014-15	2015-16	2016-17	2017-18
1 bedroom:	645	586	830	707	770
2 bedrooms:	1,402	1,416	1,564	1,806	1,880
3 bedrooms:	2,179	2,344	2,683	2,560	2,457
4 (or more) bedrooms:	1,617	1,824	1,823	1,760	1,556
<b>All completions</b>	<b>5,843</b>	<b>6,170</b>	<b>6,900</b>	<b>6,833</b>	<b>6,663</b>

Source: New house building collection from local authorities & NHBC

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

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

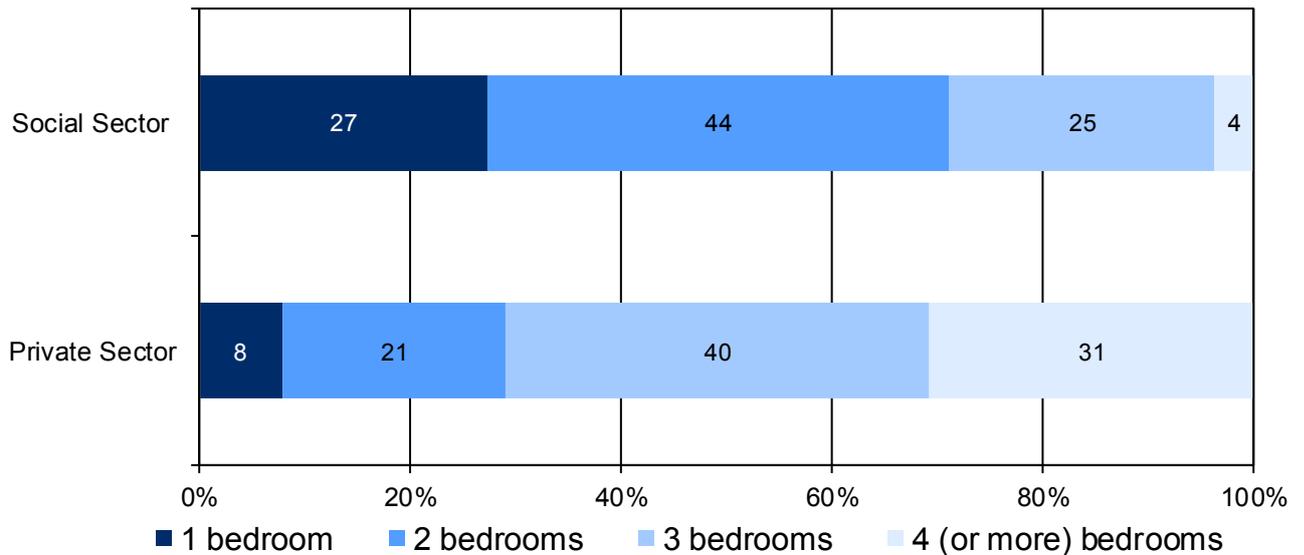


Source: New house building collection from local authorities & NHBC

On average, over the last 5 years 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 proportion of larger 3 and 4 (or more) bedroom properties has been falling over the last couple of years whilst the proportion of 2 bedroom properties has increased. One bedroom properties have fluctuated though remained at a relatively low level ([Chart 3](#)).

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 27 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, over the last 5 years, the majority (71 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 29 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 2013/14-2017/18**



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 2017-18 is only available for Wales. In Wales the number of completions decreased by 1 per cent during 2016-17 compared with increases of 6 per cent in England, 2 per cent in Scotland and 12 per cent in Northern Ireland ([Table 3](#)). During 2017-18 the number of completions in Wales continued to fall and was down by 2 per cent on 2016-17.

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 2016-17(a) (b)**

Number

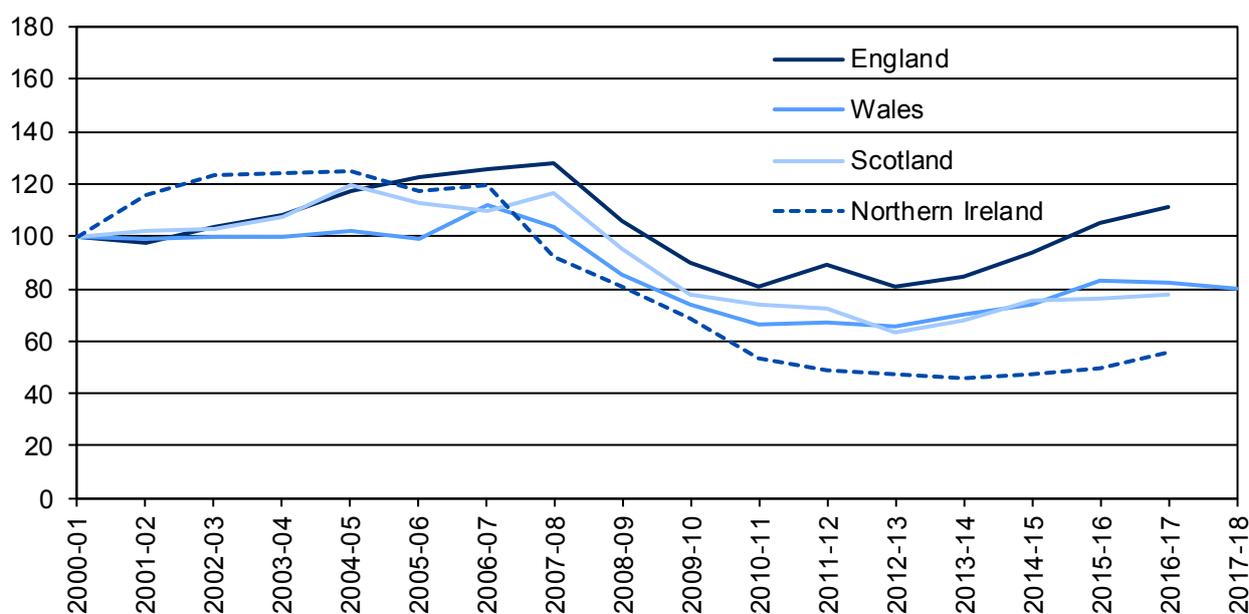
Financial Year	England	Wales	Scotland	Northern Ireland
2000-01	133,260	8,330	22,110	11,670
2001-02	129,870	8,270	22,570	13,490
2002-03	137,740	8,310	22,750	14,420
2003-04	143,960	8,300	23,820	14,510
2004-05	155,890	8,490	26,470	14,540
2005-06	163,400	8,250	24,960	13,710
2006-07	167,680	9,330	24,280	13,930
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	17,120	8,020
2010-11	107,870	5,510	16,430	6,210
2011-12	118,510	5,580	16,000	5,720
2012-13	107,980	5,450	14,070	5,530
2013-14	112,330	5,840	14,980	5,320
2014-15	124,640	6,170	16,720	5,500
2015-16	139,670	6,900	16,810	5,790
2016-17	147,930	6,830	17,220	6,470
2017-18	-	6,660	-	-

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

(a) Data is rounded to the nearest 10

(b) Data for 2017-18 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 2017-18 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](#).

## 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. 54 such properties were completed by North East Wales Homes and Property Management in 2017-18 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. 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. 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. We are currently exploring a number of different options for improving the quality and coverage of new building data.

## Revisions

29. The figures shown in this release for the number of new dwellings started and completed by local authority are the final figures for 2017-18.
30. 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.
31. 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.
32. Revised data is marked with an (r) in the statistical release. We also follow our [statistical revisions policy](#).

## Accessibility

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

## Coherence with other statistics:

### Affordable housing

34. 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

35. 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

36. [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.

37. Latest published data covering completed purchases under the scheme from 2 January 2014 to 31 March 2018 are available from [StatsWales](#).

## Related statistics for other UK countries

38. 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.

39. 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.

40. 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

41. A new cross GSS programme of work to improve the coherence, functionality and accessibility of housing statistics was published on 30 May 2018. The [work plan](#) recognises work across England and Wales to improve house building statistics.

42. Work previously 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

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

## Scotland

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

## Northern Ireland

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

## NHBC registrations

46. 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.

47. 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](#).

48. 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 5,470 new housing registrations in Wales during 2017 (calendar year) which is an increase of 19 per cent on the 4,613 registrations reported for 2016. This compares with an increase of 10 per cent in Scotland, 8 per cent in Northern Ireland (including the Isle of Man) and 5 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 [StatsWales](#).

## **Next update**

Quarterly headline: September 2018

Annual release: June 2019

## **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](mailto:stats.housing@gov.wales)

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