

Statistical Release

HB-Q3-06

16 November 2006

HOUSE BUILDING: JULY TO SEPTEMBER QUARTER 2006

This statistical release presents the latest figures on new house building starts and completions in England and its regions up to the quarter ending September 2006. (The commentary focuses on England but the some tables provide figures for the other UK countries.)

Summary

Figures for the latest quarter to September show some slowing in the recent increases in housing starts and completions in England. There were, however, increases in some regions and the longer term trends show housing starts and completions in the 12 months to this September around 25 per cent higher than for the equivalent period in 2001.

Starts and Completions in July to September

In England, in the quarter to September 2006, there were 40,800 starts and 37,700 completions.

Comparing the quarter to September with the equivalent period in 2005:

- Starts were down 9 per cent
- Completions were down 1 per cent
- There were regional variations-
 - starts up in the East Midlands (up 3 per cent) and the South East (up 4 per cent)
 - completions up in Yorkshire and the Humber (up 11 per cent), West Midlands (up 1 per cent), East of England (up 3 per cent), London (up 20 per cent) and the South West (up 9 per cent).

Starts and Completions in the 12 months to September 2006

Looking at the medium trends by comparison of the 12 months to September 2006 with the equivalent period in the previous year, there were:

- 178,900 starts up 2 per cent on the figure for the same 12 month period last year.
- 165,400 completions, up 6 per cent on the figure for the same 12 month period last year
- regions with increases in starts were North West (up 1 per cent), East Midlands (up 2 per cent) the North East (up 3 per cent), South East (up 14 per cent) and the South West (up 17 per cent).
- All regions saw increases in completions except the West Midlands (down 1 per cent) and South East (same level).

Longer Trends

Looking at the long trend, starts and completions in the 12 months to this September were around 25 per cent higher than in the equivalent period to September 2001.

The following charts illustrate the trends in starts and completions through use of a 'quarterly moving average' (note 4)).

Chart 1 Starts and Completions (England)

Chart 2 Starts by region (North and Midlands)

Chart 3 Completions by region (North and Midlands)

Chart 4 Starts by region (South)

Chart 5 Completions by region (South)

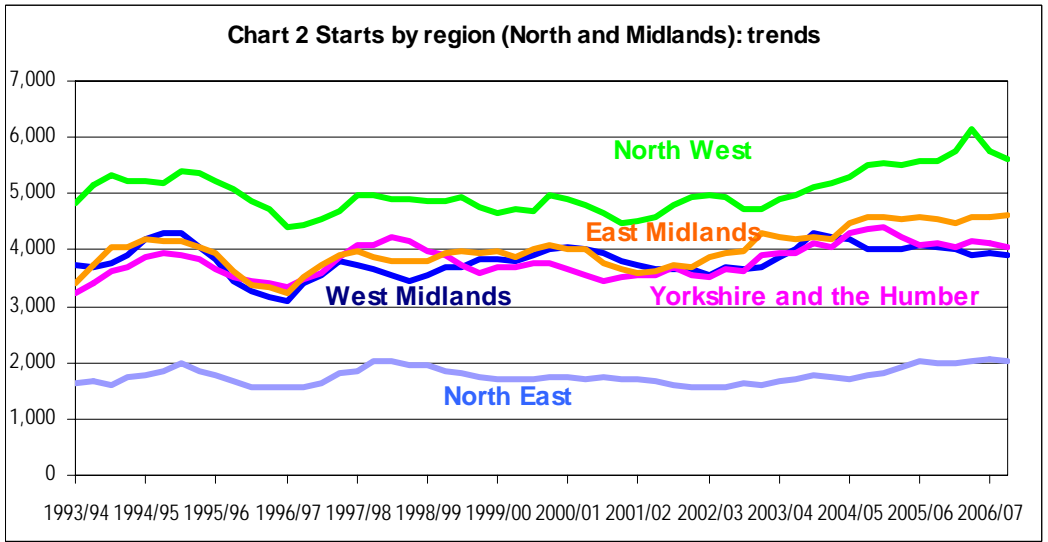
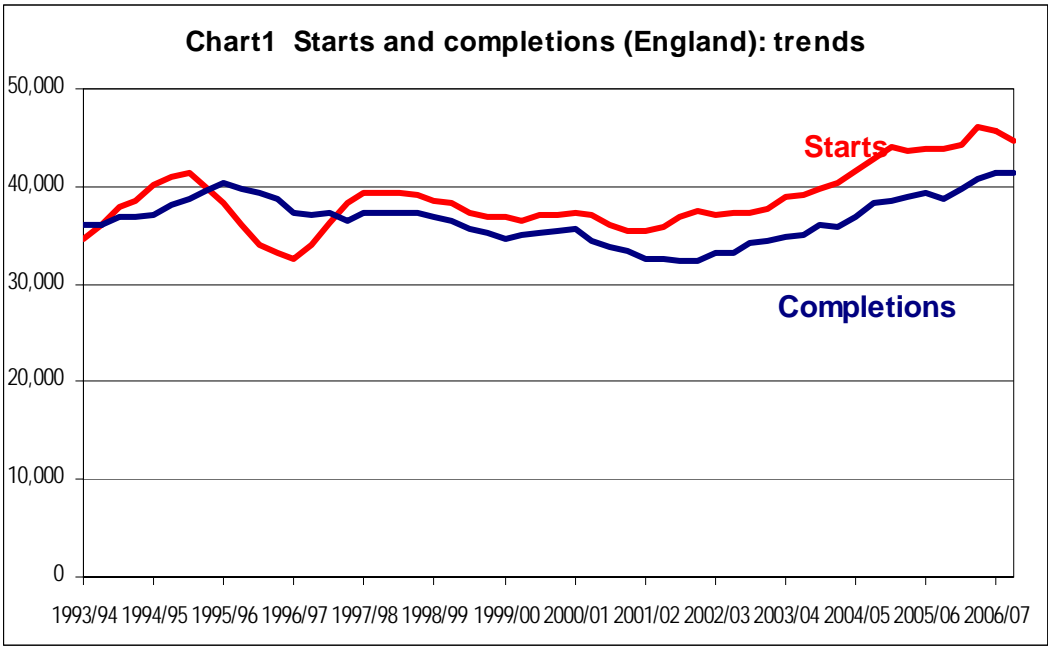


Chart 3 Completions by region (North and Midlands): trends

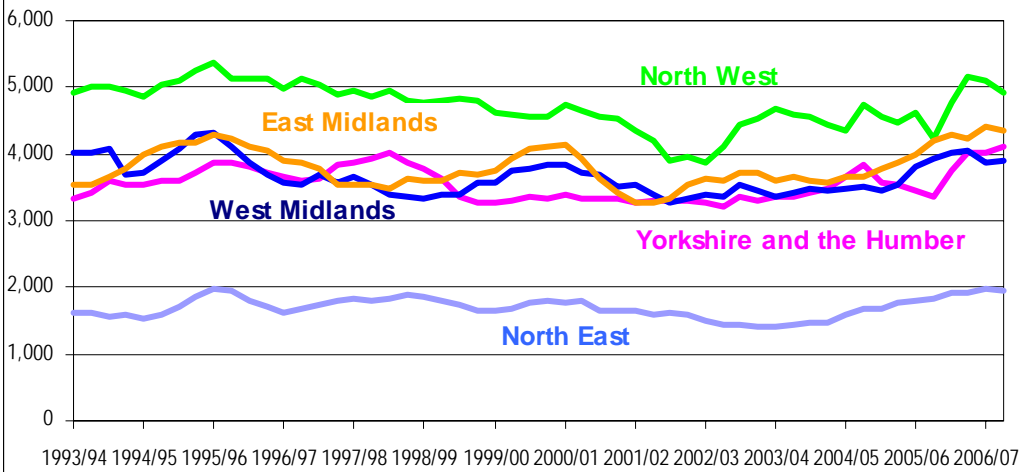


Chart 4 Starts by region (South): trends

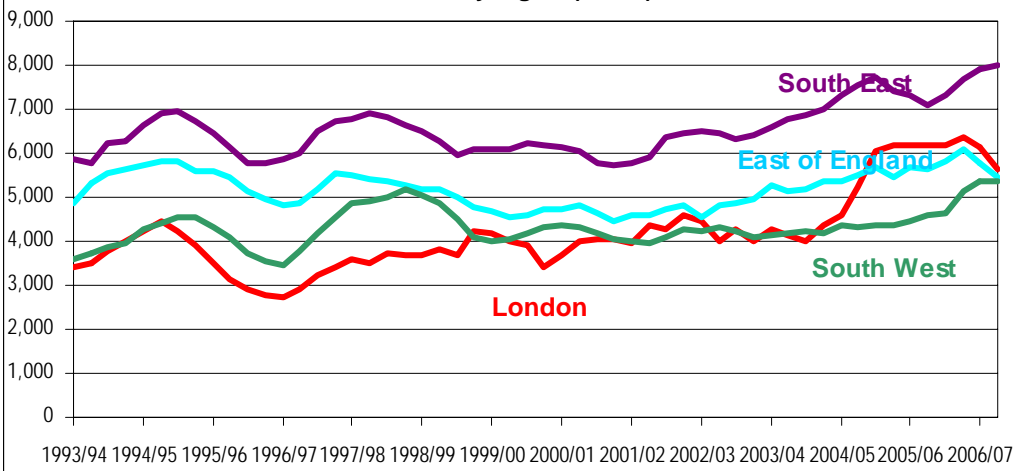
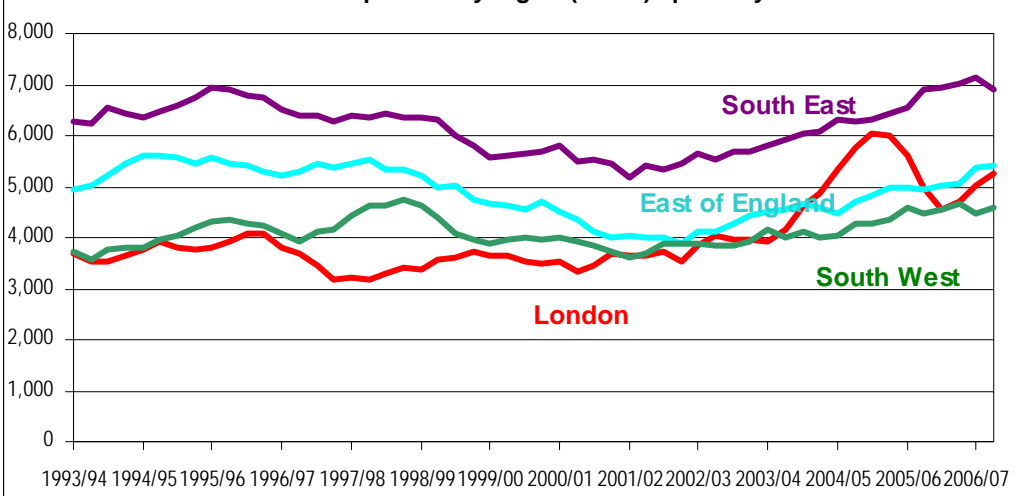


Chart 5 Completions by region (South): quarterly trends



Technical Note

The underlying local authority figures have benefited from revisions as a result of quality checks. These have produced some changes to the regional figures prior to 2001, but trends since then were unaffected.

Notes to editors

1. The starts and completions are for new house building and exclude conversions and change of use.
2. All figures are presented for financial years and calendar year quarters.
3. Sources are shown at the foot of individual tables.
4. The charts give trends in house building by showing a moving average of the last four quarters. These averages are used calculate the percentage changes quoted in the sections on '**Recent trends in house building in England**' and '**Regional Trends**'
5. Figures for England in Table 1a are shown as unadjusted and seasonally adjusted series. All figures for other countries and English regions are shown on an unadjusted basis only.
6. The Registered Social Landlords (RSLs) category includes dwellings built for housing associations and Local Housing Companies that are registered with the Housing Corporation and also for unregistered social landlords.
7. Figures on housing starts and completions are from records kept predominantly for building control purposes. 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 may lead to an understatement of housing association starts and completions recorded in these tables, and a corresponding overstatement of private enterprise figures. This problem is more likely to occur with starts than completions.
8. National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure that they meet customer needs.
9. The tables and charts accompanying this release are shown below in the Table of Contents. Tables are provided in both MS Excel and Comma Separated Value (CSV) files. The charts are provide in MS Excel and are also included in the text.
10. Figures for England benefit from a re-estimation of returns from Q2 1998.

11. Figures in this release have been revised back to Q2 1998 due to a quality and re-grossing exercise. Local authorities have been consulted on the quality and consistency of the building control based data returns and some changes were incorporated.
12. The data in this statistics release are subject to revisions in subsequent quarterly releases.
13. **The next quarterly release will be published on 15 February 2007** and will cover housebuilding up to October to December quarter 2006.

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- 1a** Housebuilding starts and completions, including seasonally adjusted series: England;
- 1b** Housebuilding starts and completions unadjusted: North East
- 1c** Housebuilding starts and completions unadjusted: North West
- 1d** Housebuilding starts and completions unadjusted: Yorkshire and the Humber
- 1e** Housebuilding starts and completions unadjusted: East Midlands
- 1f** Housebuilding starts and completions unadjusted: West Midlands
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- 1h** Housebuilding starts and completions unadjusted: London
- 1j** Housebuilding starts and completions unadjusted: South East
- 1k** Housebuilding starts and completions unadjusted: South West
- 2a** Housebuilding starts and completions: Wales;
- 2b** Housebuilding starts and completions: Scotland;
- 2c** Housebuilding starts and completions: Great Britain;
- 2d** Housebuilding starts and completions: Northern Ireland;
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Charts (quarterly trends):

- 1** Starts and Completions (England) Trends;
- 2** Starts by region (North and Midlands) Trends;
- 3** Completions by region (North and Midlands) Trends;
- 4** Starts by region (South) Trends;
- 5** Completions by region (South) Trends

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