A National Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

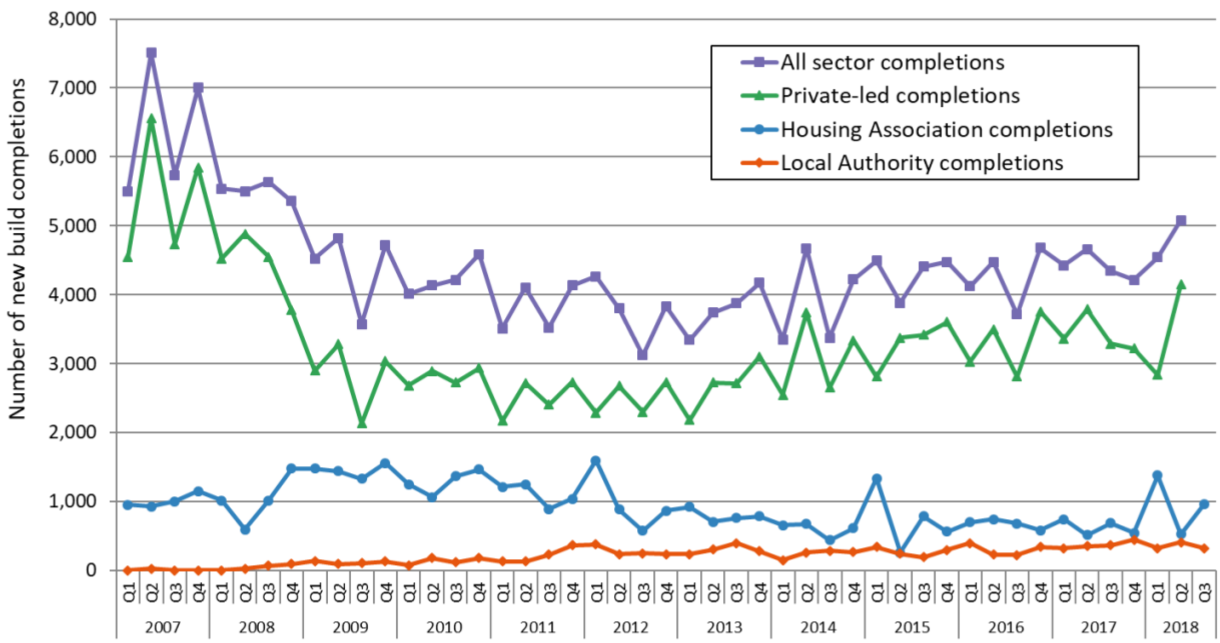
Housing Statistics for Scotland Quarterly Update (published 11 December 2018)

This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end June 2018, with more up-to-date social sector information available up to end September 2018)
- **The Affordable Housing Supply Programme** (up to end September 2018)
- **Long term empty properties and second homes** (up to end September 2018)

Background information including Excel tables and an explanatory note on the Quarterly Housing Statistics can be found in the Housing Statistics webpages.

Chart 1: Quarterly new build completions, 2007 up to end September 2018



Key Points

New Build Housing – All Sectors – up to end June 2018

There were 5,079 **new build homes completed** between April and June 2018; a 9% increase (416 homes) on the same quarter in 2017. This brings the total for the year to end June 2018 to 18,182, up 4% (695 homes) compared to the 17,487 completed in the previous year.

There were 4,697 **new build homes started** between April 2018 and June 2018, 6% less (306 homes) than the same quarter in 2017. This brings the total for the year to end June 2018 to 19,303 which is down by 6% (1,231 homes) compared to the 20,534 homes started in the previous year.

New Build Housing – Private-led Housing – up to end June 2018

Between April and June 2018, 4,145 **private sector led** homes were completed; 9% more (357 homes) than the same quarter in 2017. This brings the total for the year to end June 2018 to 13,494 which is 2% less (229 homes) than the 13,723 completions in the previous year.

There were 3,539 **private sector led starts** between April and June 2018, 19% less than (855 homes) than the same quarter in 2017. This brings the total for the year ending June 2018 to 12,686 which is 11% less (1,593 homes) than the 14,279 starts in the previous year.

New Build Housing – Social Sector Housing (Housing Association and Local Authority combined) – up to end June 2018

There were 934 **social sector completions** between April and June 2018; 7% more than the same quarter in 2017. This brings the total for the year to end June 2018 to 4,688. This is a 25% increase on the 3,764 social sector completions in the previous year.

Meanwhile, 1,158 **social sector homes** were started between April and June 2018; almost double the number in the same quarter in 2017. This brings the total for the year to end June 2018 to 6,617. This is a 6% increase on the 6,255 social sector starts in the previous year.

More up-to-date figures – up to end September 2018

Between July and September 2018, 1,286 social sector homes were completed (22% more than the 1,055 completions in the same quarter in 2017), and 842 were started (4% less than the same quarter in the previous year). This brings the total completions for the 12 months to end September 2018 to 4,919 (a 26% increase on the 3,916 social sector homes completed in the previous year). Total starts over the 12 months to end September 2018 are now at 6,584 (13% more than the 5,810 started in the previous year).

New Build Housing – Housing Association Homes – up to end June 2018

There were 526 **housing association completions** between April and June 2018, 2% more than the 518 completions in the same quarter in 2017. This brings the total for the year to end June 2018 to 3,138, a 25% (618 homes) increase on the 2,520 completions over the previous year.

There were 563 **housing association approvals** between April and June 2018; 26% more than the 447 approvals in the same quarter in the previous year. This brings the total for the year to end June 2018 to 4,826. This is a 4% (215 homes) decrease on the 5,041 approvals in the previous year.

More up-to-date figures – up to end September 2018

A total of 960 Housing Association homes were completed between July and September 2018, 40% (274 homes) more completions than in the same period in the previous year. This brings the total completions for the 12 months to end September 2018 to 3,412, which is an increase of 35% on the 2,525 homes completed in the previous year. A total of 478 Housing Association homes were approved between July and September 2018, 2 homes less than the 480 approvals in the same quarter in 2017. This brings the total approvals for the 12 months to end September 2018 to 4,824, a 3% increase on the 4,704 approvals in the previous year.

New Build Housing – Local Authority Homes – up to end June 2018

There were 408 **local authority completions** between April and June 2018, which is 14% (51 homes) more than the number that were completed in the same quarter in 2017. This brings the total for year ending June 2018 to 1,550. This is a 25% (306 homes) increase on the 1,244 completions in the previous year.

There were 595 **local authority starts** between April and June 2018; over three times more (433 homes) than in the same quarter in the previous year. This brings the total for year ending June 2018 to 1,791. This is a 48% (577 homes) increase on the 1,214 starts in the previous year.

More up-to-date figures – up to end September 2018

Between April and June 2018, 326 local authority houses were completed (12% less than the same quarter in the previous year), and 364 were started (8% less than in the same quarter in the previous year). This brings the total completions for the year to end September 2018 to 1,507, which is 8% more than the previous year. Total starts for the 12 months to end September 2018 now stands at 1,760 which is an increase of 59% on the 1,106 local authority homes started in the previous year.

Affordable Housing Supply – up to end September 2018

Affordable Housing Supply Programme (AHSP) statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off-the-shelf purchases and rehabilitations as well as new builds.

The latest statistics for the year to end September 2018 show that **affordable housing supply completions** have totalled to 8,767, up 21% on the 7,271 completions in the previous year. This includes increases in social rent completions (up by 19% or 864 homes) and affordable home ownership completions (up by 36% or 635 homes), with a small decrease seen in affordable rent completions (down 3 homes).

There were 11,565 **affordable housing approvals** over the year up to end September 2018, up by 9% or 909 homes compared to the previous year. This includes increases in social rent approvals (up by 10% or 684 homes), and affordable home ownership approvals (up by 34% or 641 homes), with a decrease in affordable rent approvals (down by 19% or 416 homes).

There were 10,198 **affordable houses started** in the year to end September 2018, up by 2% or 206 homes compared to the previous year. This includes increases in affordable rent starts (up by 4% or 57 homes), and affordable home ownership starts (up by 27% or 485 homes), but a decrease in social rent starts (down 5% or 336 homes).

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Long Term Empty Properties and Second Homes

The total number of **long term empty properties and second homes** has increased in the latest year by 1,222 properties (2%) from 62,795 in September 2017 to 64,017. However the figure as at September 2018 is 2,036 homes (3%) lower than the 66,053 properties recorded as at September 2012.

Contents

New Build Housing – All Sectors – up to end June 2018

The new-build section of this document provides figures on the number of homes started (when the foundations are begun) and completed (when a building inspector deems the property complete).

Figures are presented for homes built on privately led (referred to throughout as private sector), local authority led (referred to as local authority sector) and housing association led (referred to as housing association sector) sites. For the private sector the latest information available is for the quarter ending June 2018. Whilst more up-to-date information is available for local authority and housing association new builds, findings for these sectors are mainly presented up to June 2018 to simplify comparisons between sectors.

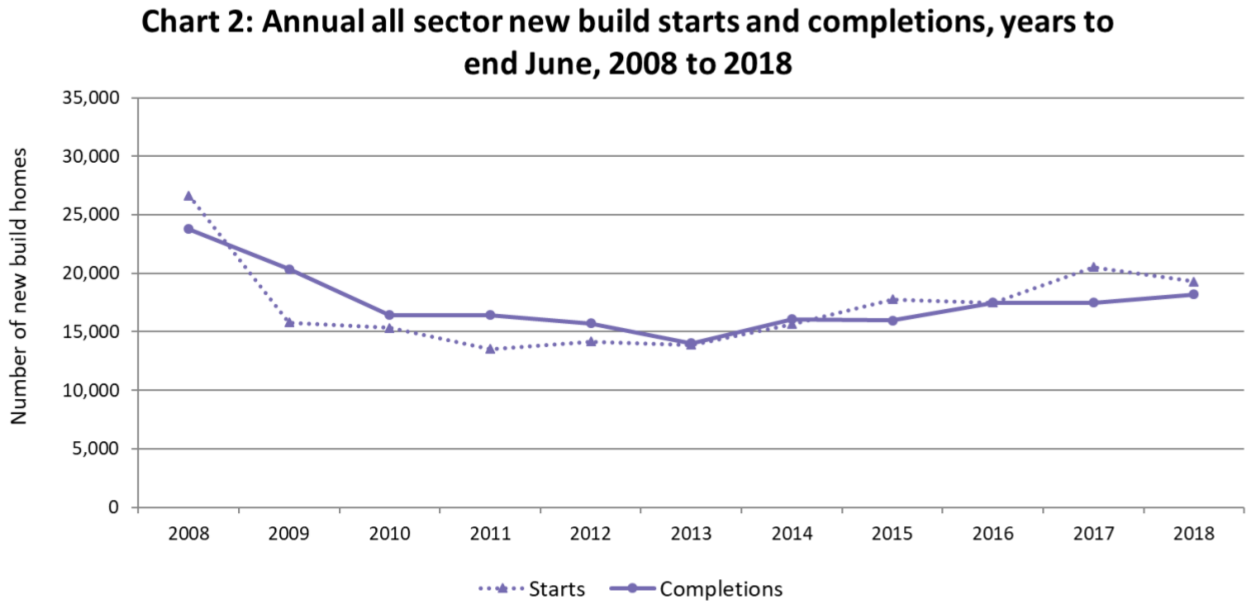
The figures have not been seasonally adjusted and so commentary tends to compare the latest quarter with the same quarter the previous year. To help with this, Quarter 2 figures (from April to June) have been highlighted in the charts to allow easy comparison over time. Some of the peaks in the number of starts in Quarter 1 each year are due to large numbers of housing association approvals being granted near the end of the financial year.

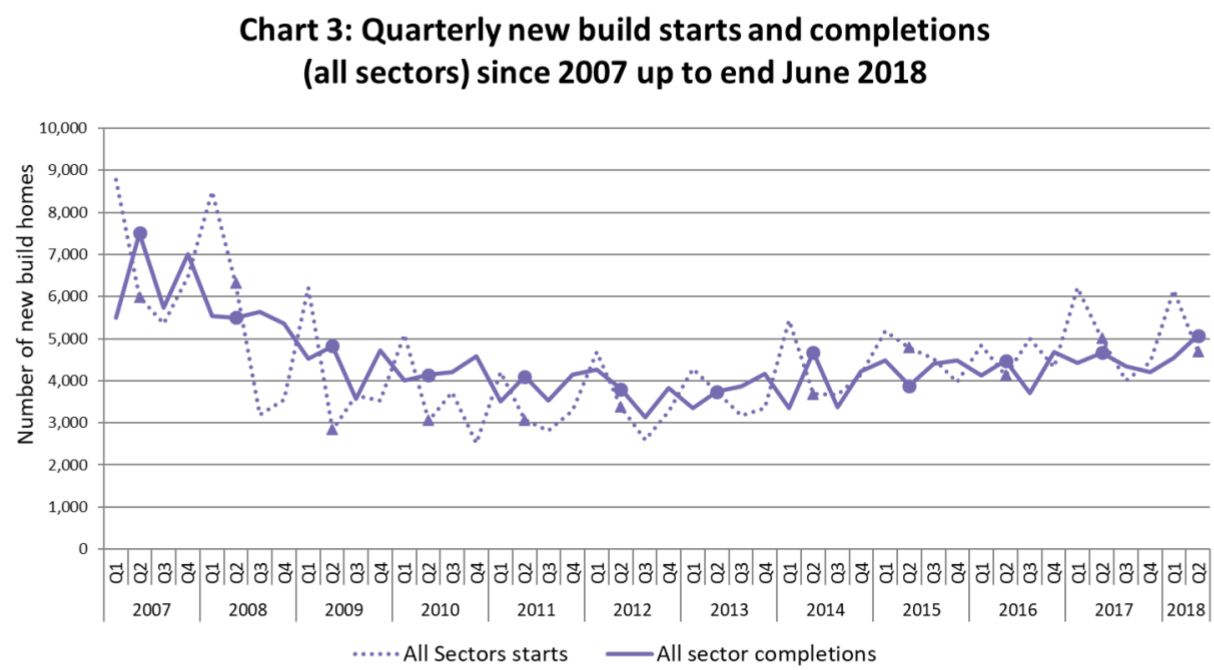
Chart 1 (see page 1) shows the number of private sector, social sector and total new homes completed each quarter since 2007, whilst Charts 2 and 3 (below) show annual and quarterly trends, respectively, in starts and completions across all sectors.

Trends over the last ten years – all sectors

Charts 1 to 3 all clearly show the impact of the recession in the second half of the last decade, with private sector led completions in particular falling throughout 2008 and 2009 (years to end June) due to the financial crisis. Completions for all sectors fell more gradually between 2010 and 2013, after which there have been some annual increases seen in the years following this.

The picture on all sector starts has been generally similar to the trends seen in completions, although most of the steep drop following the financial crisis was seen in 2009.





Trends to end June 2018 – all sectors

There were 5,079 new build homes completed between April and June 2018; a 9% increase (416 homes) on the same quarter in 2017. This brings the total for the year to end June 2018 to 18,182, up 4% (695 homes) compared to the 17,487 completed in the previous year.

There were 4,697 new build homes started between April 2018 and June 2018, 6% less (306 homes) than the same quarter in 2017. This brings the total for the year to end June 2018 to 19,303 which is down by 6% (1,231 homes) compared to the 20,534 homes started in the previous year.

Comparison with the rest of the UK from 2008 to 2018 – all sectors

Each of the countries of the UK produces their own statistics on quarterly new build housing starts and completions by tenure, and all use broadly consistent definitions. These new build statistics for each of the countries of the UK, as well as for Great Britain and the UK as a whole can be found here: https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building.

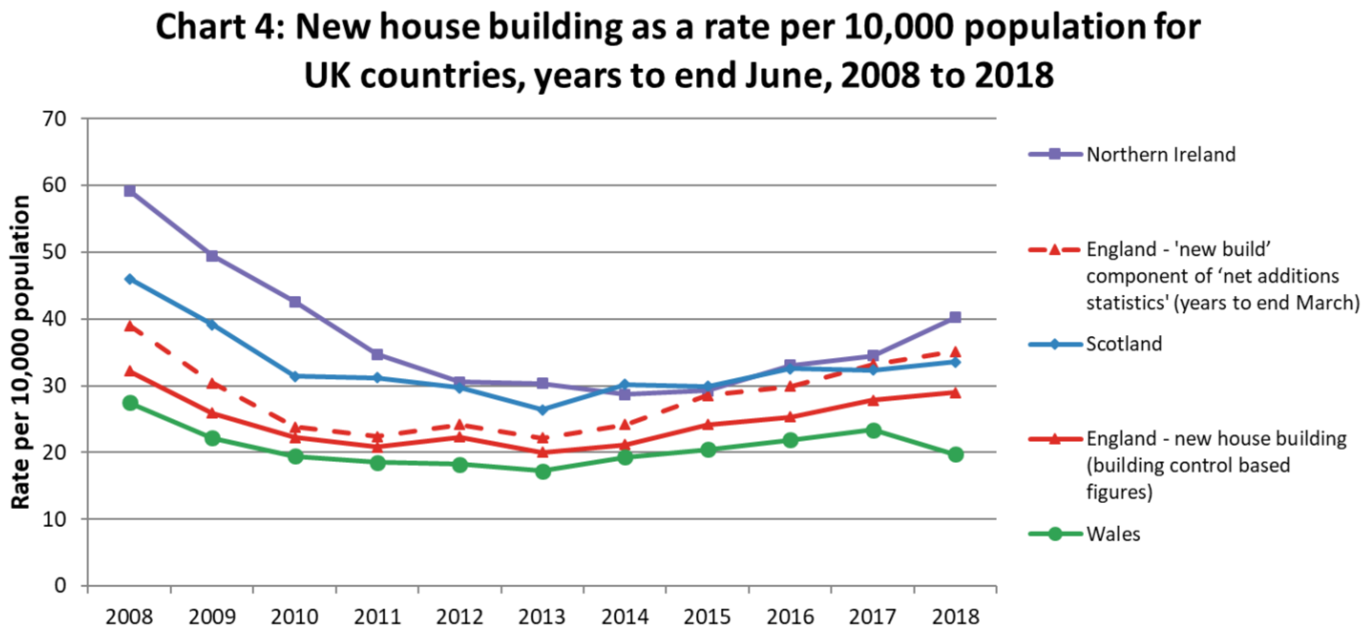
In addition to this, the Ministry of Housing, Communities and Local Government (MHCLG) also produces an additional annual set of statistics for England on new build homes, as a component part of the 'Housing supply; net additional dwellings, England' set of statistics[1]. These statistics are collected on a different basis to the quarterly UK country statistics as local authorities can use a range of data sources to collate these figures rather than solely using building control information. Figures on this for 2017/18 were published on 15 November 2018, and this publication advised that the 'net additional dwellings' should be considered the primary and most comprehensive measure of housing supply in England.

MHCLG have advised that the quarterly new build statistical collection for England, whilst being a useful leading indicator of activity throughout the year, is not currently capturing all new build activity, largely due to difficulties in collecting accurate starts and completions data from independent building inspectors or where building control has been sourced out to strategic partnerships or the private sector. These data issues do not exist in the Scotland quarterly housing statistics, given that all of the 32 local authorities in Scotland directly manage building control and the associated provision of data to the Scottish Government on starts and completions.

As a result of this advice, the new build component figures of the 'net additional dwellings' statistics for England are included in the UK comparisons as an additional set of figures to consider when comparing between countries..

Chart 4 shows that the rate of house building completions in Scotland has been above that of England and Wales throughout the 2008 to 2016 period (years to end June), however in the latest year, whilst the rate in Scotland (34 per 10,000 population) has been above the comparable quarterly statistics for England (29 per 10,000 population), it is below the rate of 'net additional dwellings' new builds in England for 2017/18 (35 per 10,000 population). The rate of house building completions in Scotland has been below that of Northern Ireland between 2008 and 2018, except for in 2014, 2015 and 2016.

[1] https://www.gov.uk/government/collections/net-supply-of-housing

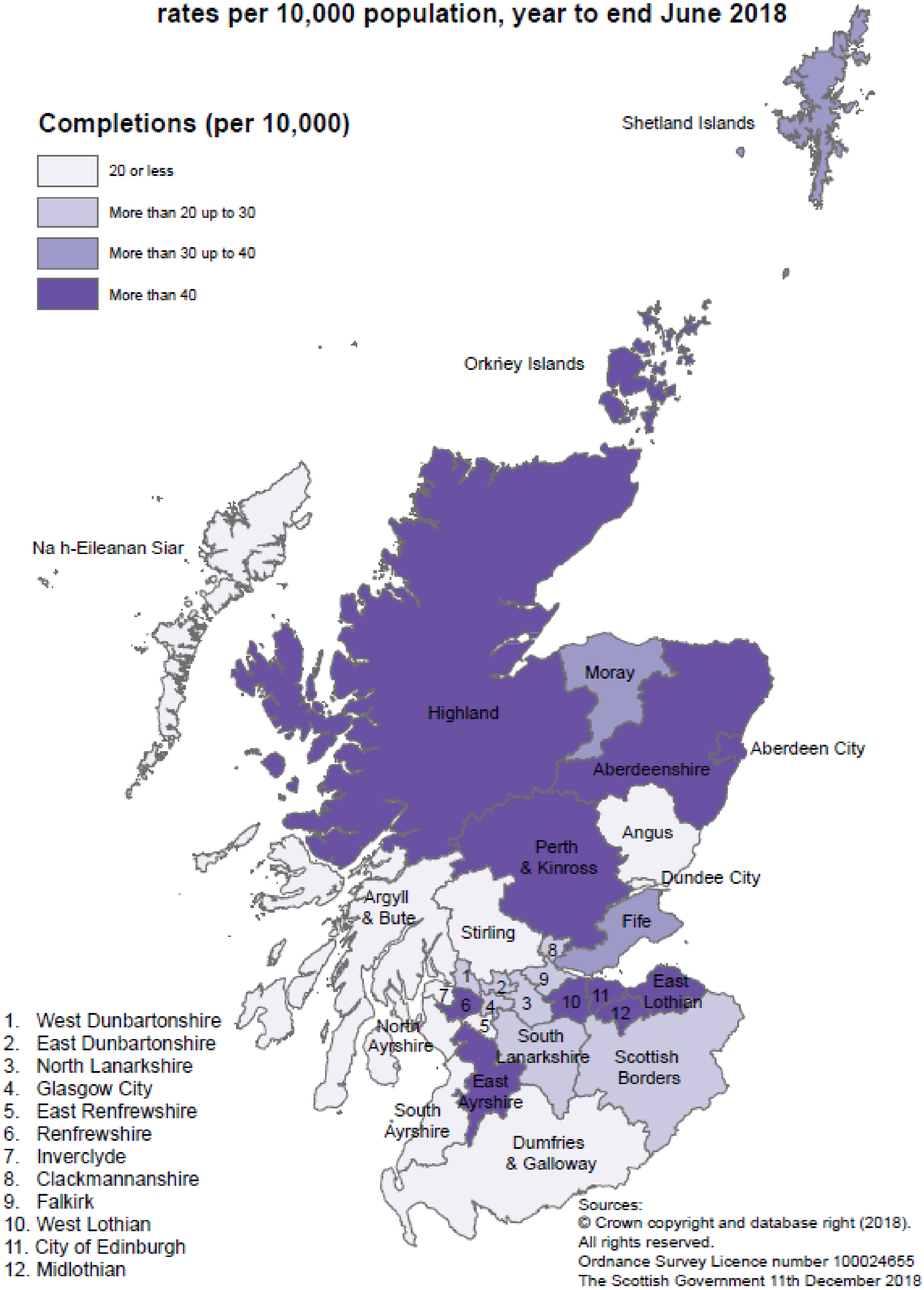


Sub-national figures for the year to end June 2018 – all sectors

The information on new build housing in Scotland is collected and published at local authority level. Map A, below, shows new house building in the year to end June 2018, as a rate per 10,000 population based on the latest mid-2017 population estimates.

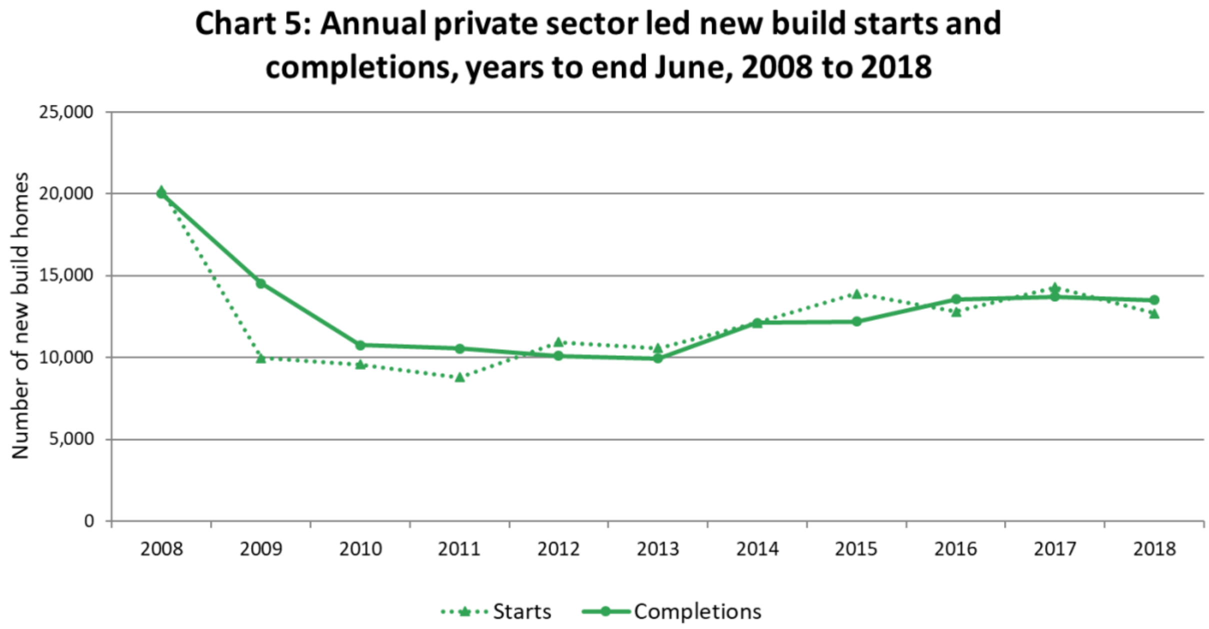
In the year to end June 2018 the highest new build rates were observed in East Lothian, Midlothian, Renfrewshire, Highland and Aberdeen City. The lowest rates were observed in Angus, Dumfries & Galloway, Dundee City, Na h-Eileanan Siar and Inverclyde.

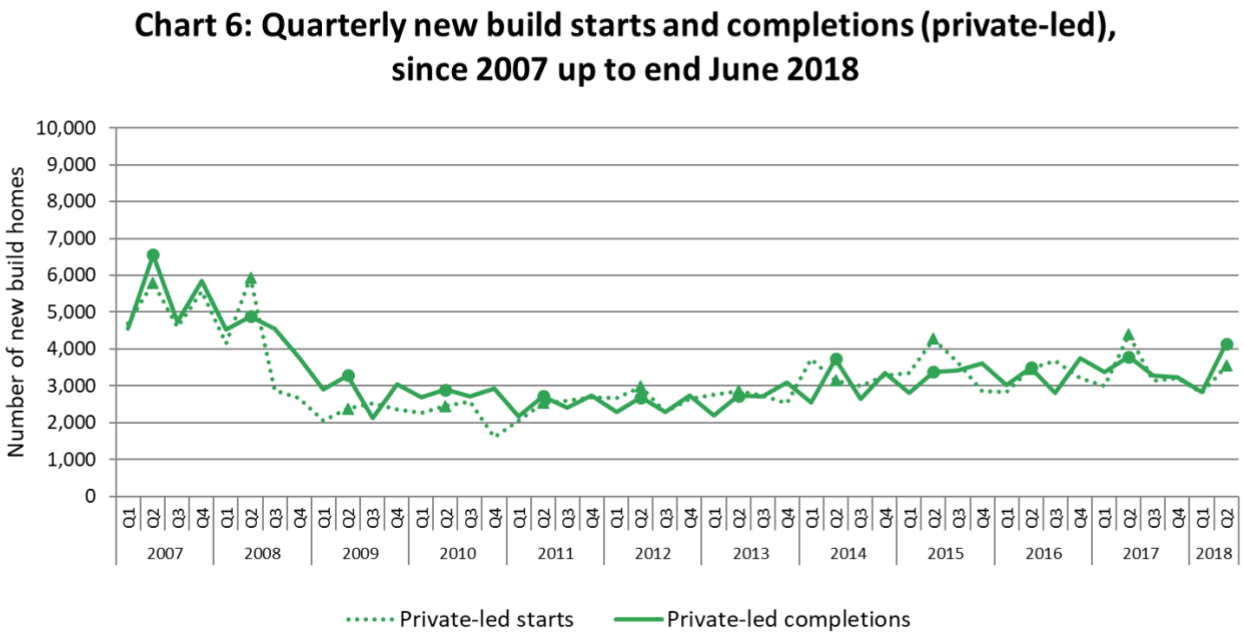
Map A: New build housing - All sector completions: rates per 10,000 population, year to end June 2018



New Build Housing – Private-led – up to end June 2018

The private sector is the biggest contributor to overall house building, accounting for just under four-fifths (74%) of all homes completed in the 12 months to end June 2018.





Trends over the last ten years – private sector

In 2008 (year to end June) the number of private sector homes started was just over 20,200, while completions were just under 20,000. Private sector led new build housing was hit particularly hard by the recession. The number of homes completed dropped steeply between 2008 and 2010 then continued to decrease more gradually to just over 9,900 in 2013. Since then, the number of homes completed has increased each year, except for the latest year, bringing completions to just under 13,500 in the year to end June 2018.

In September 2013 the Scottish Government introduced the Help to Buy (Scotland) scheme which has aimed to support buyers purchasing a new build home and to stimulate the house building industry. Following this, the Help to Buy (Scotland) Affordable New Build and Help to Buy (Scotland) Smaller Developers schemes were launched on 21 January 2016. Further information on the schemes, along with monitoring information setting out numbers of sales, is available at http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy.

Trends to end June 2018 – private sector

Between April and June 2018, 4,145 private sector led homes were completed; 9% more (357 homes) than the same quarter in 2017. This brings the total for the year to end June 2018 to 13,494 which is 2% less (229 homes) than the 13,723 completions in the previous year.

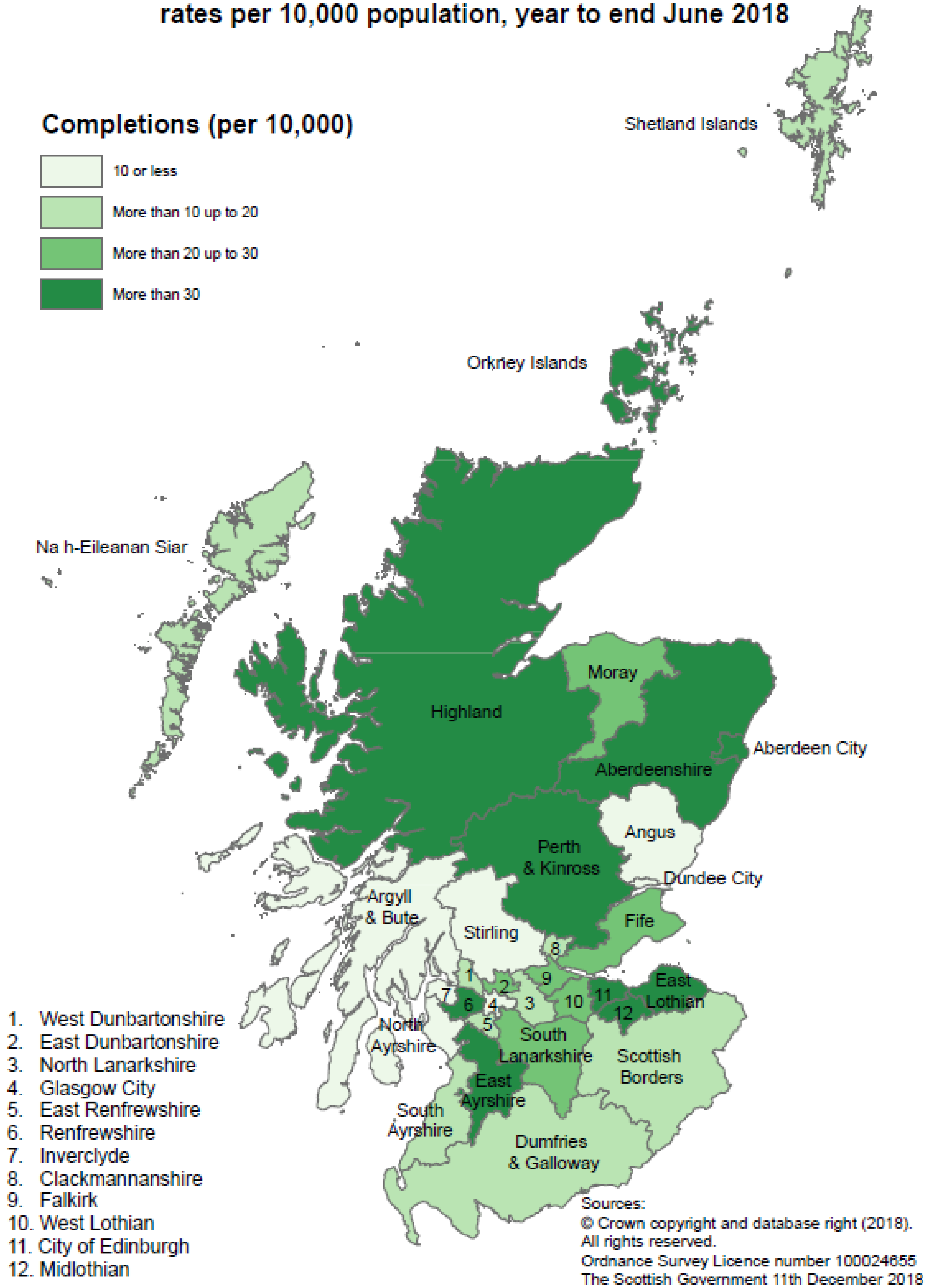
There were 3,539 private sector led starts between April and June 2018, 19% less than (855 homes) than the same quarter in 2017. This brings the total for the year ending June 2018 to 12,686 which is 11% less (1,593 homes) than the 14,279 starts in the previous year.

Sub-national figures for the year to end June 2018 – private sector

Map B shows the rates per 10,000 head of population (based on the latest mid-2017 population estimates) of private sector led new build completions in each local authority for the year to end June 2018.

The highest completion rates have been in East Lothian, Midlothian, Renfrewshire, Aberdeen City and Highland. The lowest rates meanwhile, have been in Angus, Inverclyde, Argyll & Bute and North Ayrshire.

Map B: New build housing - Private sector completions: rates per 10,000 population, year to end June 2018



New Build Housing – Social Sector

Social sector housing consists of local authority and housing association housing, and has accounted for just over a quarter of all new build homes completed over the 12 months to end June 2018. Social sector figures are collected a quarter ahead of those for the private sector meaning that figures are available up to the end of September 2018. However, to enable easier understanding of how each sector contributes to the all sector totals described previously, figures are also presented for the same time period to end June (although quarterly charts include the latest quarter's data).

The more up-to-date figures for the social sector are presented later in this section.

Chart 7a: Housing Association and Local Authority new build starts and completions, years to end June 2008 to 2018

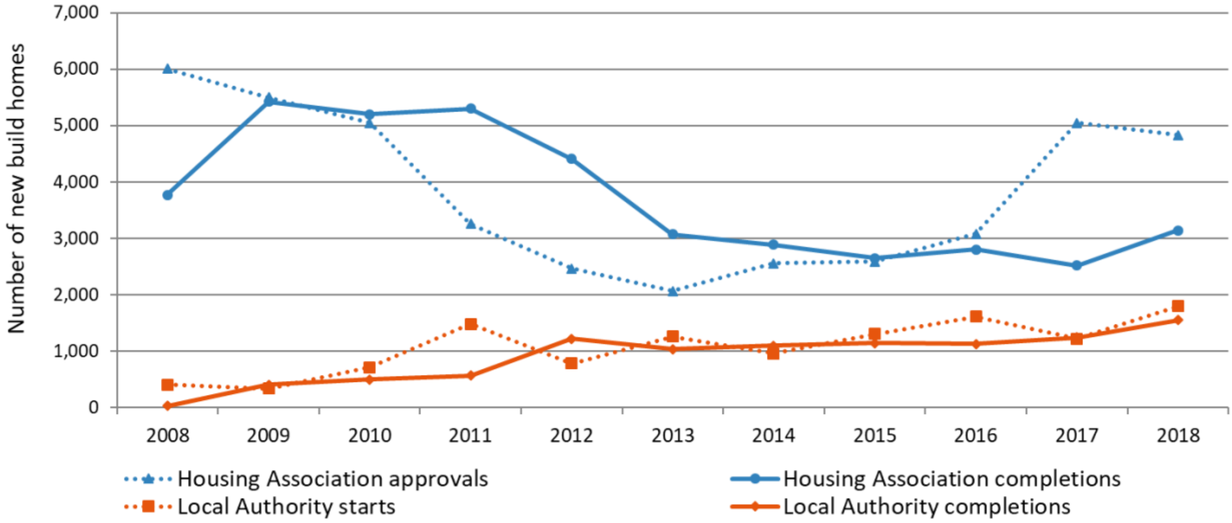


Chart 7b: Housing Association and Local Authority new build starts and completions, years to end September 2008 to 2018

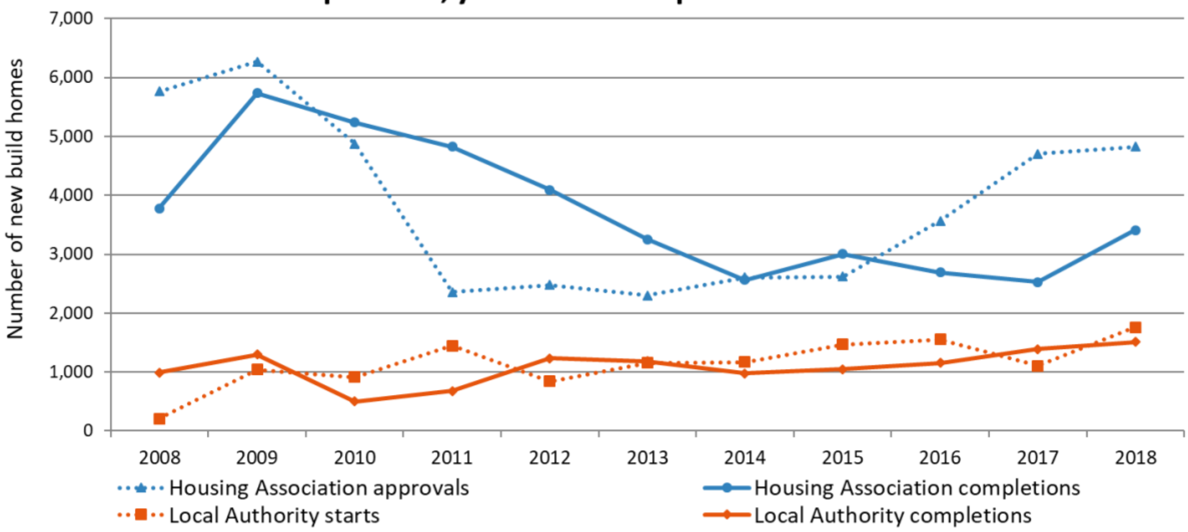


Chart 8: Quarterly new build approvals and completions (Housing Associations) since 2007 up to end September 2018

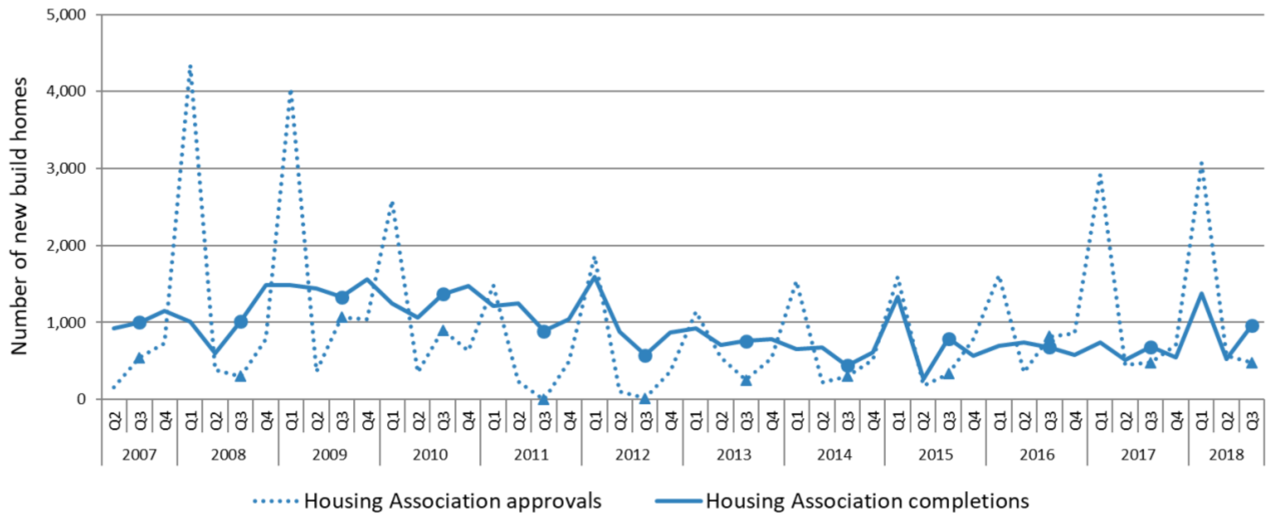
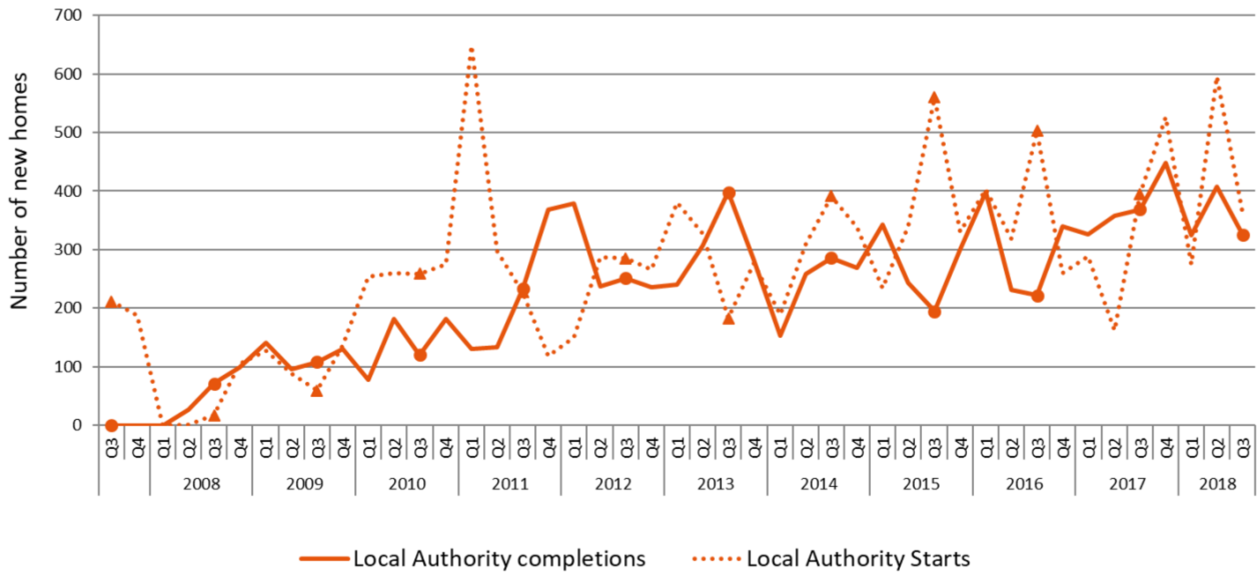


Chart 9: Quarterly new build starts and completions (Local Authority) since 2007 up to end September 2018



Trends over the last ten years – social sector

Chart 7a shows the number of local authority and housing association homes started and completed each year (to end June) since 2008, whilst Chart 7b shows the same information but up to end September (the most recent information available). Charts 8 and 9 show quarterly figures for housing associations and local authorities, respectively.

Social sector house building has not followed the same pattern as the private sector over time as the number of homes being built did not suddenly drop in 2008 following the recession.

Between 2008 and 2009 (years to end June) the number of housing association completions increased from just under 3,800 to just under 5,500. Completions then decreased from just under 5,300 in 2011 to just over 2,500 in 2017, before increasing in the latest year to over 3,100 in 2018.

The number of housing association approvals meanwhile decreased from just over 6,000 in 2008 to just over 2,000 in 2013 (years to end June). The figures then increased each year to over 5,000 in 2017, before dropped slightly to just over 4,800 in 2018.

The number of local authority homes built has gradually increased from just 26 homes in 2008 up to just over 1,200 in 2012 (years to end June). Completions decreased slightly in 2013 but have since increased to just over 1,500 in 2018. Local Authority housing has accounted for 9% of the total amount of new build homes completed across all sectors in the 12 months to end June 2018.

Trends to end June 2018 – social sector

There were 934 social sector completions between April and June 2018; 7% more than the same quarter in 2017. This brings the total for the year to end June 2018 to 4,688. This is a 25% increase on the 3,764 social sector completions in the previous year.

Meanwhile, 1,158 social sector homes were started between April and June 2018; almost double on the same quarter in 2017. This brings the total for the year to end June 2018 to 6,617. This is a 6% increase on the 6,255 social sector starts in the previous year.

Sub-national figures for the year to end June 2018 – social sector

Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end June 2018 per 10,000 of the population (based on the latest mid-2017 population estimates). The housing stock of 6 local authorities (Argyll & Bute, Dumfries & Galloway, Glasgow, Inverclyde, Na h-Eileanan Siar and Scottish Borders) has been transferred to housing associations and so these areas do not build new local authority houses.

In the year to end June 2018 rates of housing association new build completions were highest in Shetland, Glasgow, Orkney and East Lothian, whilst no new housing association houses were built in East Renfrewshire and Na h-Elieanan Siar.

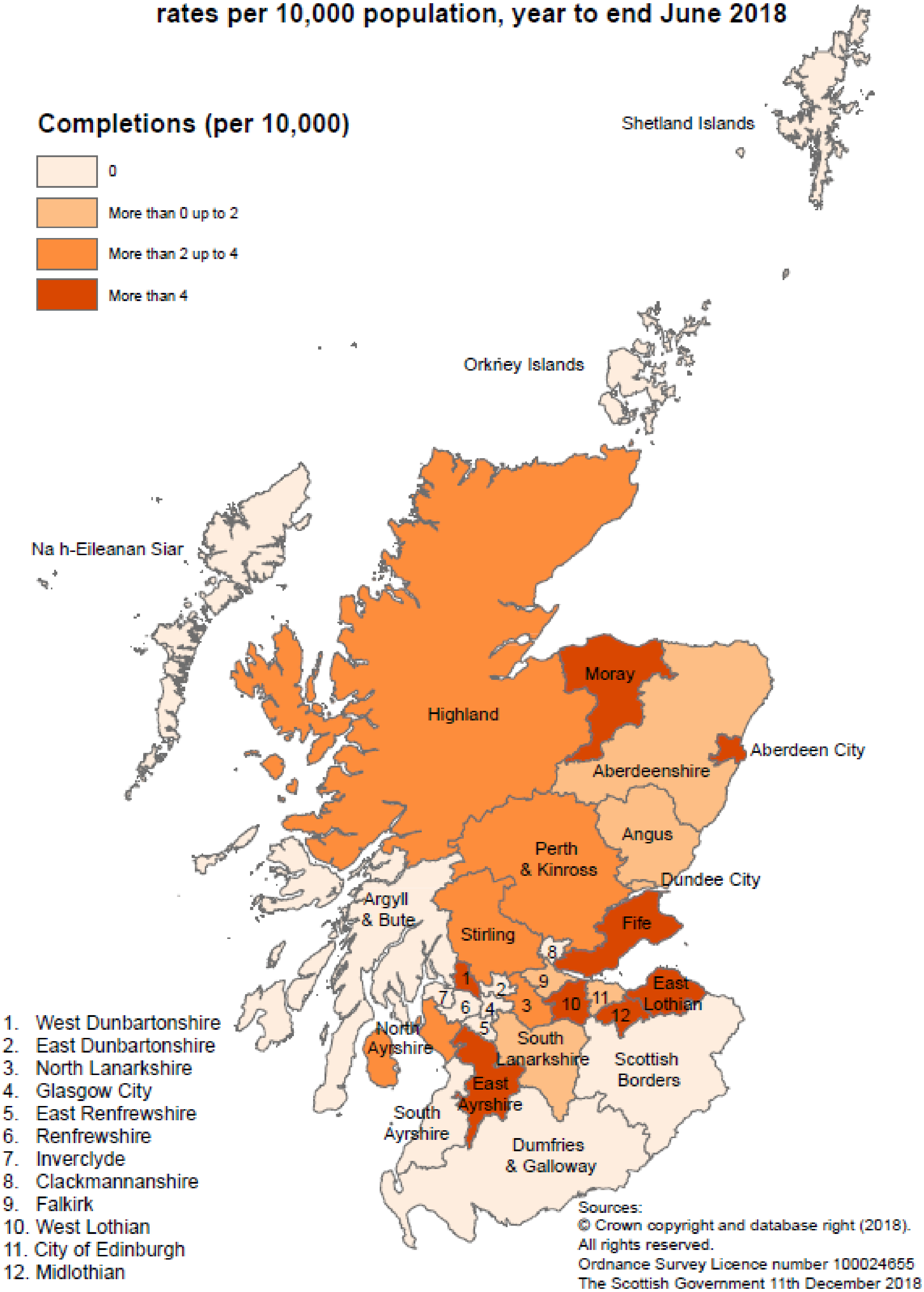
Meanwhile local authority new build rates were highest in West Lothian, Fife, East Ayrshire and Midlothian. As well as the 6 stock transfer authorities mentioned above, East Renfrewshire, South Ayrshire, East Dunbartonshire, Renfrewshire, Clackmannanshire, Orkney and Shetland had no completions any in the year ending June 2018.

Latest data to end September 2018 – social sector

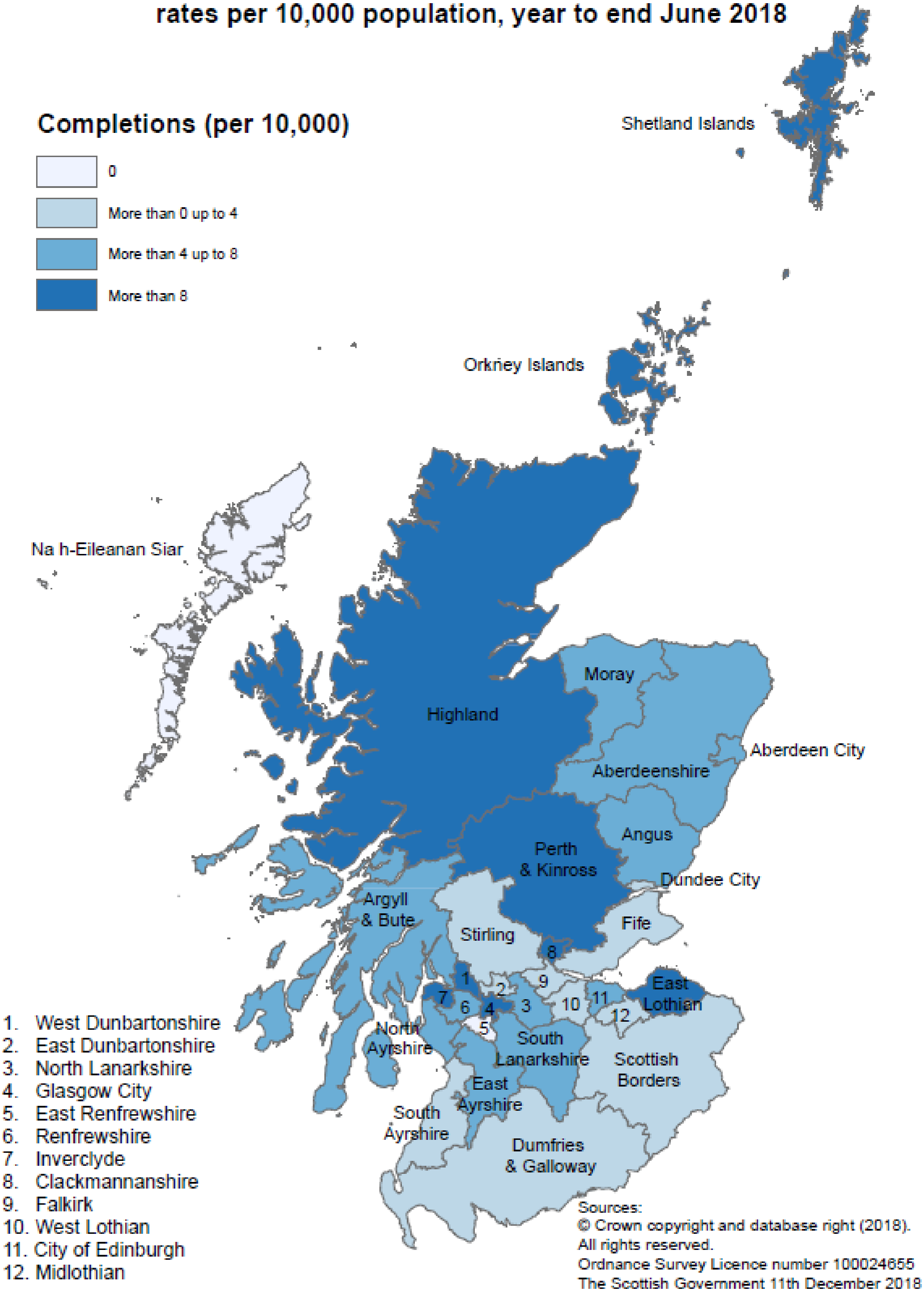
A total of 1,286 social sector homes were completed between July and September 2018, 22% more than the 1,055 completions in the same quarter in 2017. This brings the total completions for the 12 months to end September 2018 to 4,919, a 26% increase on the 3,916 social sector homes completed in the previous year. The increase in the 12 months to end September 2018 is due to an increase in both Housing Association and Local Authority led completions, which increased by 35% (887 homes) and 8% (116 homes), respectively .

Meanwhile, 842 social sector homes were started between July and September 2018. This is a decrease of 4% compared to the same quarter in the previous year. This brings the total for the 12 months to end September 2018 to 6,584 which is a 13% increase (774 homes) on the 5,810 starts in the previous year. The increase in the 12 months to end September 2018 is due to a 59% (654 homes) increase in Local Authority starts and a 3% (120 homes) increase in Housing Association led approvals.

Map C: New build housing - Local Authority sector completions: rates per 10,000 population, year to end June 2018



Map D: New build housing - Housing Association completions: rates per 10,000 population, year to end June 2018



Affordable Housing Supply – up to end September 2018

Affordable Housing Supply Programme (AHSP) statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off the shelf purchases and rehabilitations as well as new builds. The social rent new build element of this covers largely the same houses referred to in the social sector new build section of this report. Statistics for the AHSP are available up to the end of September 2018. As a result they have been presented here for the year to end September. This differs from the figures in much of the remainder of this report which cover years to end June.

Changes in the funding programme in 2011 and 2012 impacted on the timing of affordable housing activity as well as the level of activity and this should be borne in mind when making comparisons over time.

Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted and, along with completion, is a significant part of the administration process meaning that the data should be of good quality. Starts meanwhile can be recorded at any point in the development, for example when site clearance begins or any point up to the beginning of ground works for foundations. As a result approvals are generally deemed a better measure than starts for AHSP data.

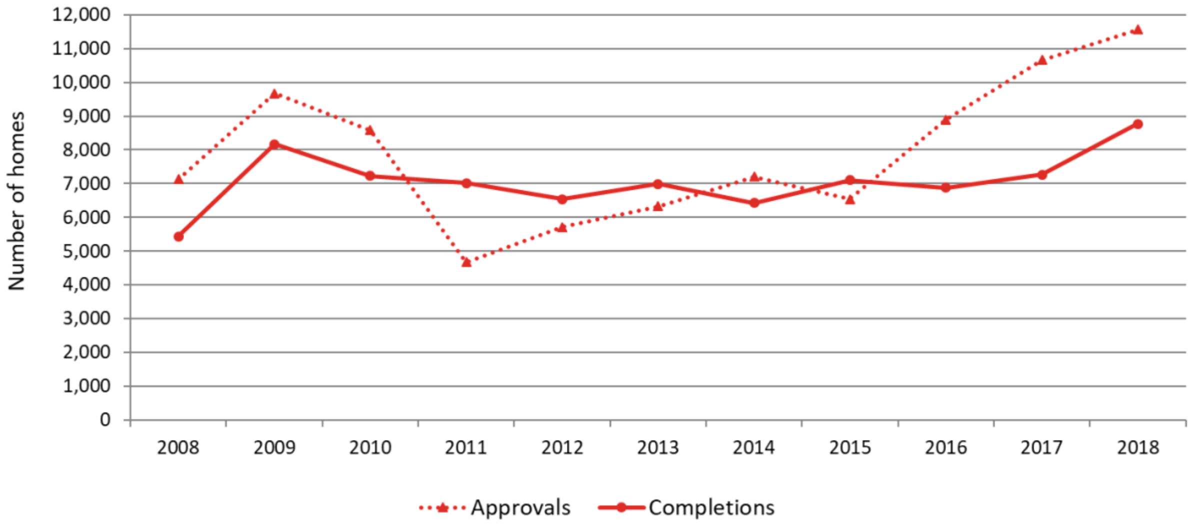
Social Rent includes Housing Association Rent, Council House Rent as well as Home Owner Support Fund Rent.

Affordable Rent includes Mid-Market Rent (MMR), National Housing Trust (NHT) Rent as well as other programmes such as the Empty Homes Loan Fund (EHLF) and Rural Homes for Rent (RHfR).

Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Home Owner Support Fund Shared Equity.

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Chart 10: Annual Affordable Housing Supply Programme (AHSP) approvals and completions, years to end September, 2008 to 2018



A total of 2,063 affordable homes were completed in the quarter between July and September 2018, an increase of 23%, or 386 homes when compared to the equivalent quarter in the previous year. This brings the total for the year to end September 2018 to 8,767, up 21% on the 7,271 completions in the previous year.

Between July and September 2018 a total of 1,637 affordable homes were approved. This is 361 (18%) less than in the same quarter in the previous year. It brings the total for the year to end September 2018 to 11,565 approvals, up 9% on the previous year, the third consecutive annual increase, and an increase of 77% on the 6,536 approvals in 2015.

There were 1,961 affordable homes started in the quarter between July and September 2018, a 4% decrease, or 87 fewer homes than the same quarter last year. This brings the total for the year to end September 2018 to 10,198, up 2% on the 9,992 starts in the previous year.

Chart 11 below shows that total affordable housing supply programme completions increased by 21% in 2018 (year to end September). In the latest year, social rent completions accounted for 61% of all completions, with affordable rent and affordable home ownership making up 12% and 28% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals increased by 9% in 2018 (year to end September). In the latest year, social rent approvals accounted for 63% of all approvals, with affordable rent and affordable home ownership making up 16% and 22% of the total, respectively.

Chart 11: AHSP Completions, years to end September, 2008 to 2018

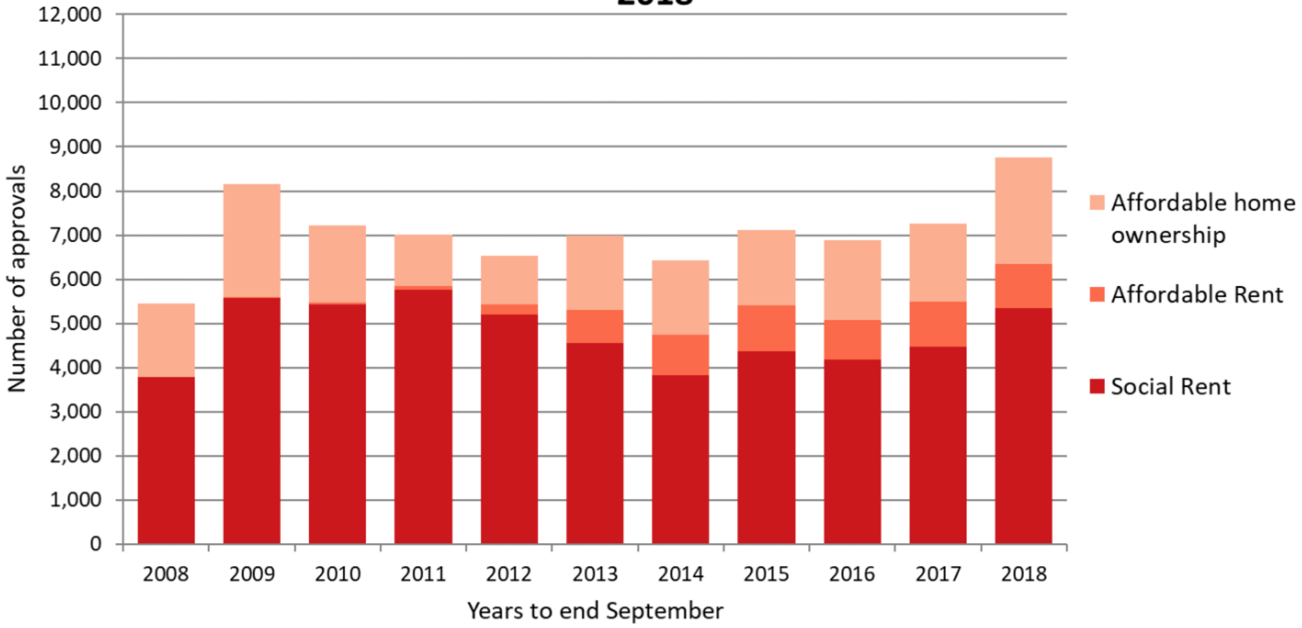
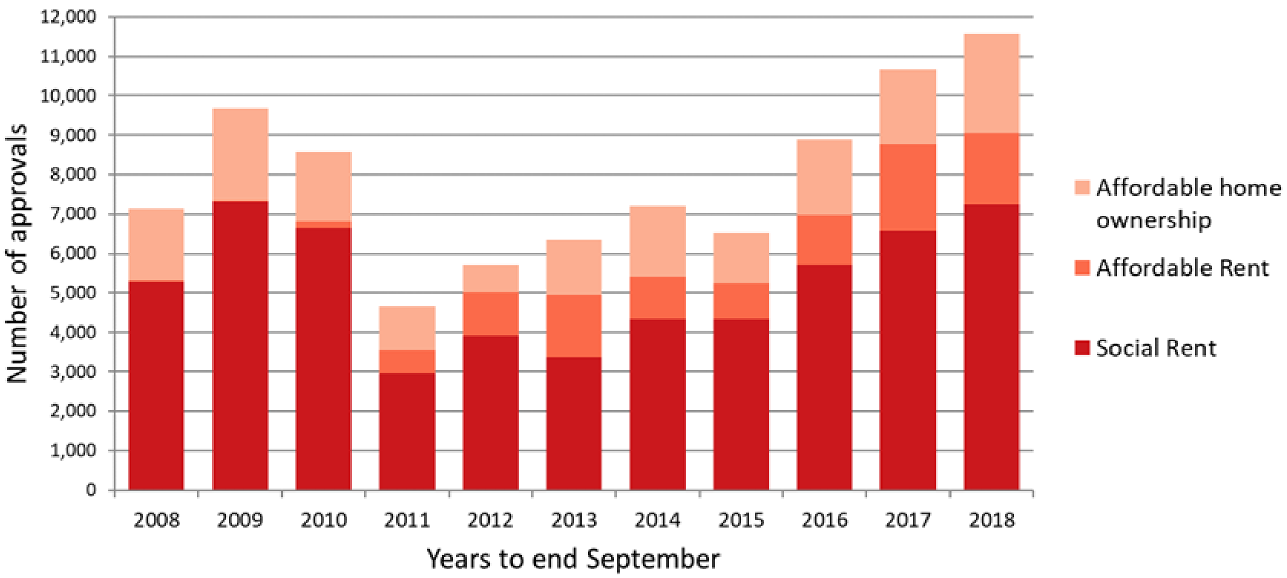


Chart 12: AHSP Approvals, years to end September, 2008 to 2018



Long Term Empty Properties and Second Homes

Councils classify some properties in their area as long term empty, unoccupied, or second homes for the purposes of calculating council tax liabilities. These statuses impact on the council tax through exemptions for unoccupied properties, discounts for second homes and some long term empty properties, or a levy for some long term empty properties. As a result information on the numbers of such properties is sourced from council tax statistics. It is collected annually from local authorities and is available for:

- **Unoccupied Exemptions:** generally properties which are empty and unfurnished for less than 6 months and exempt from paying council tax[2].

- **Long Term Empty Properties:** properties which have been empty for more than 6 months and are liable for council tax.

- **Second Homes:** homes which are furnished and lived in for at least 25 days in a 12 month period but not as someone's main residence.

Empty properties are of particular interest as they can help increase the supply of occupied housing in Scotland when brought back into use.

There are several factors that can impact on the number of long term empty properties and second homes that are counted through the council tax statistics including changes to council tax liability policy and management information systems.

Regarding policy changes, from 1st April 2013, local authorities gained the discretionary power to remove the council tax discount associated with long term empty properties or to set a council tax increase of up to 100% on certain properties which have been empty for 12 months or more. Prior to April 2017, second homes were entitled to a council tax discount of between 10% and 50%, and as of April 2017, local authorities were also given the option to remove the council tax discount on second homes. For 2018-19, 19 out of the 32 local authorities had removed the council tax discount on second homes and all other local authorities had opted for a 10% discount on second homes.

Management information systems can also have an impact on how properties are recorded. In addition, there have also been some improvements in the data held by some local authorities leading to the reclassification of a number of properties between the long term empty and second home categories. These changes should be kept in mind when comparing the numbers in recent years.

[2] Further details can be found here: http://www.gov.scot/Resource/0042/00423608.pdf

The latest figures, for September 2018, show that there were 24,907 second homes, 45,485 unoccupied exemptions which have generally been empty and unfurnished for less than 6 months, and 39,110 long term empty properties that had been empty for more than 6 months. Of those that had been empty for more than 6 months, over half (24,471 or 63%) had been empty for over 12 months, and of those 15,151 had a council tax discount below 10% or a council tax increase applied under the new powers described above.

Chart 13: Long Term Empty Properties, Second Homes and Unoccupied Exemptions, 2005 to 2018

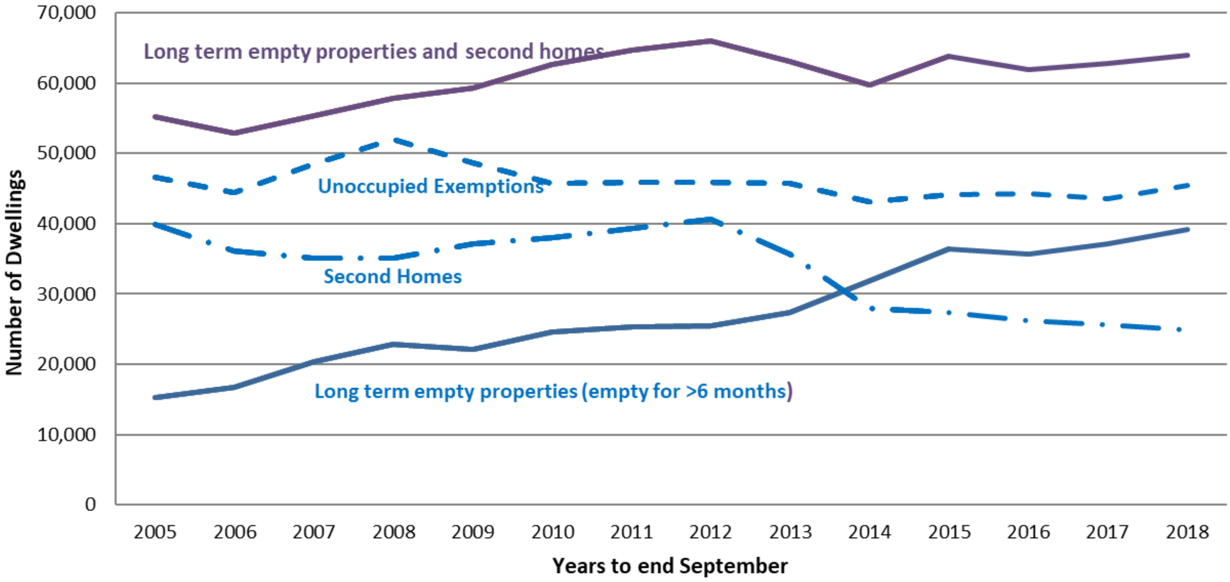


Chart 13 above shows that, since 2005, the number of long term empty properties has generally been on the rise, having more than doubled over this period, however some of the rises in 2013 to 2015 will be due to the reclassification of some properties in the light of the new powers described above. There has been a slight decrease between 2015 and 2016, but an increase since then for 2018. The number of second homes has remained more steady until recently, with the reductions in 2013 to 2016 also likely to be at least partly due to reclassification. The number of unoccupied exemptions has remained relatively steady since 2005, aside from a slight increase in 2008.

After a decrease between 2005 and 2006 the total number of long term empty properties and second homes increased from 52,823 in 2006 to 66,053 in 2012 (13,230 dwellings or 24%). It has since fallen to 59,763 in 2014 before increasing to 64,017 in 2018 (with a slight peak of 63,736 in 2015). This is an increase in the last year of 1,222 properties (2%). However, this change over time should be interpreted with some caution; increases and decreases can be caused in part by reclassification exercises which local authorities carry out from time to time, or issues with management information systems, rather than real changes in numbers of properties.

Notes

This document should be read along with the explanation of the statistics which provides information on how the statistics are collected and how they should be interpreted are provided below.

Starts and completions

New build information is provided for starts (when the foundations are begun) and completions (when a building inspector deems the property complete). In general, the number of starts will be a strong indicator of the likely trend in completions over the longer term, but there may well be differences over the short and medium term depending on factors such as the housing market, economic climate, access to finance, and speed of construction. A wide range of factors can influence the length of time it takes for a new private dwelling to be constructed, including the type of property (house, flat etc.), and the overall size of the site. Depending on the size of the site, the average time from start to completion of the entire site can range from anywhere between around 1.5 years to 2.75 years. Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

Comparing over time

New build figures are not seasonally adjusted and so it's not always appropriate to compare the latest quarter's figure with the previous one. In particular Housing Association approvals tend to peak in Quarter 1 of each year due to the way in which funding is allocated to these projects. This document generally compares the latest quarter's figures with those for the equivalent quarter in previous years or it compares the latest 12 month period with the previous one. For series where there is no obvious seasonal pattern it may also compare with the average quarterly figure over a period of time.

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Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

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