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Housing and Construction Statistics

Notes and definitions supplement 1974



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Housing and Construction Statistics

Notes and definitions supplement 1974

This supplement gives fuller definitions of items and units employed in the quarterly publication "Housing and Construction Statistics" than are possible in the headings and footnotes to the tables. The information is arranged under the same main headings and in broadly the same order as the quarterly statistical tables, but covers also a number of the subjects which may appear from time to time as supplementary tables.

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Contents

	Page
1 General notes	3
2 Activity indicators	4
3 Costs and prices	5
4 Output and new orders	7
5 Local authority design work	10
6 Labour	10
7 Housebuilding performance	11
8 Local authority housing	14
9 House renovation grants	16
10 Slum clearance	18
11 Housing finance	19
12 Rent regulation	21
13 Building materials	22
14 Supplementary tables	23

1 General

Definition of the construction industry

The building and civil engineering operations covered by SIC Order XX (1968 Revision) are as follows:

"Erecting and repairing buildings of all types. Constructing and repairing roads and bridges; erecting steel and reinforced concrete structures; other civil engineering work such as laying sewers, gas or water mains, and electricity cables, erecting overhead lines and line supports and aerial masts, extracting coal from open cast workings, etc. The building and civil engineering establishments of Government departments, local authorities and New Town Corporations and Commissions are included. On-site industrialised building is also included. Establishments specialising in demolition work or in sections of construction work such as asphaltting, electrical wiring, flooring, glazing, installing heating and ventilating apparatus, painting, plastering, plumbing, roofing. The hiring of contractors' plant and scaffolding is included."

(1968 SIC booklet, HMSO)

Construction work carried out by employees of Government departments, local authorities, new towns and public corporations is assumed by the Department to be undertaken by a separate building or civil engineering establishment, and hence included in the Department's construction output and employment statistics, in all cases where the authority is able to make a regular return of their construction output and employment.

Output by employees of gas, electricity and water undertakings is, however, classified to Order XXI of the SIC and is excluded from the revised series of output and employment statistics published in issue 6 and thereafter.

Public and private sectors

As used in the tables relating to the construction industry these terms are defined in section 4, "Output and new orders".

Fuller definitions of the separate parts of the public sector, as distinguished in statistics relating to housing, are given in section 7, "Housebuilding performance".

Adjustments for seasonal variations

The method is based on the X-11 variant of the Census Method II Seasonal Adjustment Program which is described in Technical Paper No. 15 of the US Department of Commerce, Bureau of the Census.

Regions

The regions used are the standard regions for statistical purposes, with a further sub-division of the South East. The boundaries of most of the English regions were revised as a consequence of the reorganisation of local government on 1 April 1974 and the constituent areas of each region, before and after this reorganisation, are listed below.

Figures for contractors' output, employment and new orders are based on the old regions up to and including the 1st quarter 1975. From the 2nd quarter 1975 figures are based on the new regions.

Regional statistics relative to deliveries of bricks and cement will conform to the revised Economic Planning Regions with effect from the first quarter of 1975.

Local authorities' output and employment figures are based on the new districts from 3rd quarter 1974.

Regional housing statistics from the 2nd quarter 1974 are being produced on the new basis and many of the series are being reprocessed to provide comparable data for recent years.

Regions before 1 April 1974

England:

Northern:

Cumberland, Durham; Northumberland; Westmorland; Yorkshire, North Riding.

Yorkshire and Humberside:

Lincoln, parts of Lindsey; Yorkshire, East Riding; Yorkshire, West Riding (with York C.B.).

East Midlands:

Derbyshire (excluding High Peak District); Leicestershire; Lincoln C.B.; Lincoln, parts of Holland; Lincoln, parts of Kesteven; Northamptonshire; Nottinghamshire; Rutland.

East Anglia:

Cambridgeshire and Isle of Ely; Huntingdon and Peterborough; Norfolk; East Suffolk; West Suffolk.

South East:

Beds.—Essex—Herts.:

Bedford; Essex; Hertfordshire.

Greater London:

Area of the Greater London Council.

South Eastern counties:

Kent; Surrey; East Sussex; West Sussex.

Southern counties¹:

Berkshire; Buckinghamshire; Hampshire; Isle of Wight; Oxford; Poole B. (Dorset)¹.

South West¹:

Cornwall (with Isles of Scilly); Devon; Dorset (excluding Poole B.)¹; Gloucestershire; Somerset; Wiltshire.

West Midlands:

Herefordshire; Salop; Staffordshire; Warwickshire; Worcestershire.

North West:

Chester; Derbyshire (High Peak District); Lancaster.

Wales: Wales and Monmouthshire.

Scotland

¹ Poole B. included in the South West region for housing statistics purposes.

Regions on and after 1 April 1974

England:

Northern:

Cleveland; Cumbria; Durham; Northumberland; Tyne and Wear.

2 Activity Indicators

Yorkshire and Humberside:

Humberside; North Yorkshire; South Yorkshire; West Yorkshire.

East Midlands:

Derbyshire; Leicestershire; Lincolnshire; Northamptonshire; Nottinghamshire.

East Anglia:

Cambridgeshire; Norfolk; Suffolk.

South East:

Beds.—Essex-Herts.:

Bedfordshire; Essex; Hertfordshire.

Greater London:

Area of the Greater London Council.

South Eastern counties:

Kent; Surrey; East Sussex; West Sussex.

Southern counties:

Berkshire; Buckinghamshire; Hampshire; Isle of Wight; Oxfordshire.

South West:

Avon; Cornwall (with Isles of Scilly); Devon; Dorset; Gloucestershire; Somerset; Wiltshire.

West Midlands:

Hereford and Worcester; Salop; Staffordshire; Warwickshire; West Midlands.

North West:

Cheshire; Greater Manchester; Lancashire; Merseyside.

Wales

Scotland

This table summarises in index form on an annual basis the movements of the main economic indicators relating to the construction industries from 1962 to the latest available date. The table also includes housing performance, improvement grants and slum clearance, and the key indicators of building materials. Quarterly movements are shown for the more recent years.

More detailed notes are given in the sections relating to the individual tables containing detailed figures.

3 Costs and prices

Index of the cost of new construction

The index provides a measure of changes in the cost (to clients) of new building and civil engineering work. It is designed to measure general cost changes and not changes in the cost of any specific type of new work. The index is calculated according to the formula:

$$\frac{\left[\frac{M_o I_m}{100} + \frac{E_o I_e}{I_{PR}} \right]}{1 - C_t} \times 100$$

M_o is the base-year proportion of gross output accounted for by the value of materials used.

E_o is the base-year proportion of gross output accounted for by labour costs defined as earnings, employers' social security payments, and other relevant employers' liabilities.

C_t is the estimated current period proportion of gross output accounted for by overheads (including plant hire charges) and profits.

I_m is an index of the price of building materials used in construction (see reference in the following notes).

I_e is an index of labour costs per operative, making use of the statistics of earnings compiled by the Department of Employment.

I_p is an index of overheads and profits per worker.

M_o and E_o are derived from the results of the 1963 census of production.

C was originally (for C_o) derived from the same source, but has been gradually and slightly increased for subsequent years.

I_{PR} is a constant price index of materials input per operative. The constant price series for materials input is obtained by subtracting labour costs, profits and overheads from the collected figures of gross output, and dividing the resultant estimate of materials used at current prices by the price index (I_m) of building materials. A four-quarterly moving average of I_{PR} is used as an index of productivity, to adjust the I_e index of labour costs and also I_p .

All indices are expressed for the formula in terms of base-year 100 and converted to 1970 = 100.

Comment on the index. The use, for estimating I_{PR} of a measure of materials input that is itself derived from the basic output and cost data (with no reliable estimates for changes in 'C') makes the index more sensitive to errors in the basic data than price indices that relate to more homogeneous sets of products. Ignoring the moving average adjustment for I_{PR} the cost index resolves algebraically into an output value index derived by a materials quantity index.

The constituent elements of this index are currently under review.

Indices of construction material prices and housebuilding material prices

These indices form an integral part of the price index numbers of material purchases by individual industries and broad industry sectors in the Department of Trade's Wholesale Price Index Series. The indices are based on the prices

of a wide range of building materials and components for some of which the index values are given. The individual material price indices are combined together in a weighting pattern that reflects the relative value of the purchases of these items by the construction industry in 1968. In the case of the construction material price index this will embrace all construction activity and for the index of housebuilding material prices new dwelling construction only. Both indices cover imported materials and as far as possible delivered prices are used in compiling the individual index numbers. All material price indices are expressed net of V.A.T.

Indices of wages

These indices are compiled by the Department of Employment. The index of basic weekly rate measures the average movement from quarter to quarter and annually in the level of full-time basic weekly wage rates of manual workers in the construction industry.

The index is based on a selection of the recognised minimum rates of wages or minimum entitlements fixed by voluntary collective agreements between organizations of employers and work people. The index does not reflect changes in earnings due to changes in such factors as the number employed, or engaged in different occupations and wage grades or paid at time or price rates. Neither does it reflect changes in the amount of overtime, short time or absenteeism or changes in the earnings of piece workers and other payments by results.

The index of average earnings is compiled from information supplied by employers about their total wages and salaries bill. Changes in average earnings represent the combined effect of a number of factors including: (a) increase in rates of wages; (b) changes in the number of hours actually worked and in the proportion of hours paid for at overtime, week-end and night shift etc. rates; (c) extension of system of payment by results and increased output.

Index of building tender prices

The index, compiled by the Directorate of Quantity Surveying Development, gives the level of pricing contained in tenders for new work accepted by the Department of the Environment when compared with a fixed price base.

Contracts based on bills of quantities for projects over £30,000 are included in the index with the following exceptions:

- (a) Housing work
- (b) Work of a mainly civil engineering nature
- (c) Mechanical and electrical work
- (d) Complex works of alterations and extensions.

The index is based on a sample number of items selected from each trade or section of the bill of quantities being examined, the value of these items totalling to 25% of the trade or section. A weighting proportionate to the value of the trade or section to the total of the bill of quantities is applied. Preliminaries and other general charges are spread proportionately over each item in the bill of quantities.

The index figures given are derived from the geometric mean of each quarter's sample.

Housing costs and prices

Private sector housing land per plot. The weighted average price per plot is an estimate of the average price per plot in a standard collection of parcels of land similar to that developed in the period 1969–1972. The average number of dwellings per acre in the standard collection is held constant, so that weighted average prices per acre are a constant multiple of those per plot, and a single index measures the movements of both. Land prices are very variable, and this leads to difficulties in constructing price indices. The index does provide a guide to trends in prices, but it cannot be taken as being precise. The coefficients of variation of the yearly weighted average prices have been estimated to be typically about 2 per cent, and those of the half-yearly prices about $2\frac{1}{2}$ per cent. Full details of the methods by which the indices are constructed were published in "Economic Trends" No. 244 (February 1974).

Average construction costs in tenders approved for local authorities. See section 8, "Local authority housing".

Price index of local authority house building (formerly Constant standards cost index). The index provides a measure of the change in tender prices for the construction of local authority housing in England and Wales, excluding Greater London. The price data used are extracted from the bills of quantities of successful tenders of one and two storey houses built by traditional methods. Within this field, the price changes are measured from the prices of 23 items which occur in most such bills of quantities. Each item is selected to represent all the work in a particular trade section, so that price movements of the other work in a trade

section are assumed to be broadly similar to those of the representative item.

Although the number of items priced remains the same as in the previous index, a thorough review had led to some changes. "Gas carcassing" (i.e. pipework) has been deleted and brickwork, an important item, has been split to identify general brickwork and facing brickwork. Several definitions have been altered to reflect changes in materials, technique or organization. Table A shows the revised list of items together with their weights.

The index is compiled as a Laspeyres price index, in which the price relatives for each item in the current quarter, relative to the base year, are averaged by a weighted arithmetic average. The base year now used for both price relatives and item weights is 1969. For publication, the index is scaled to 1970 = 100.

To obtain a national price index it is necessary to employ fixed regional weights, not only because the amount of building varies greatly from one region to another, but because price levels and the rate of change in prices vary too. The pattern chosen was the share, in the three years 1969–71 combined, of each region in the total national value of tender costs of one- and two-storey traditional houses.

A special survey of those local authorities which had responded in 1972 made possible the calculation of the revised, 1969-based, index for the quarters of 1972. The quarter to quarter changes for 1972 showed insignificant differences from those calculated on the 1965-base previously used, so that the break in continuity between the years up to 1971 and subsequent years is negligible.

An article in "Statistical News" (HMSO) for August 1973 discusses the methodology of the index. It also contains some historical notes and details of the regional weights used.

The index from the 1st quarter 1974 is not strictly comparable with earlier periods because firm price tenders, previously required for all contracts of up to 2 years duration, are no longer required for those of over one year.

Weights used for trades or operations

Table A

				Percentage	
Item		Weights used	Item	Weights used	
1	Excavation and hardcore	$2\frac{1}{2}$	13	Copper plumbing	$2\frac{1}{2}$
2	Concrete work	$5\frac{1}{2}$	14	Hot and cold water tanks	1
3	Brickwork—general	$13\frac{1}{2}$	15	Sanitary fittings	$3\frac{1}{2}$
4	Brickwork—facing	8	16	Central heating	$7\frac{1}{2}$
5	Partitions	$2\frac{1}{2}$	17	Electrical installation	3
6	Roof tiling	$4\frac{1}{2}$	18	Plastering—walls	7
7	Carpentry	$7\frac{1}{2}$	19	Ground floor covering	$2\frac{1}{2}$
8	First floor boarding	2	20	Plastering—ceilings	$2\frac{1}{2}$
9	Manufactured joinery—doors	$7\frac{1}{2}$	21	Glazing	1
10	Windows	4	22	Wall and ceiling paint	2
11	General joinery	5	23	Oil painting	$3\frac{1}{2}$
12	Soil and vent piping	$1\frac{1}{2}$			

4 Output and new orders

Average price of new dwellings mortgaged by private owners (Great Britain). The average price and indices have been compiled from information provided by a panel of some 80 building societies, including most of the larger societies, whose combined assets represent about 75% of the total assets of the movement in Great Britain. Each society completes a return every quarter showing the number and the total purchase price of new dwellings mortgaged; the returns of some societies refer to dwellings on which mortgages were completed in the quarter while those of the remainder refer to dwellings on which mortgages were approved. Approval generally takes place several weeks before completion. The information in the regular table is based on all returns. A supplementary table in recent issues has given indices based on completions and approvals separately; the former is an indicator of trends in prices in completed sales, while the latter is a more up-to-date indicator of trends in prices being agreed. The types, sizes, location and the nature of title of the dwellings may vary from quarter to quarter.

Type of work by construction industry firms

The series of contractors' output and on orders for new construction (and also on contractors' employment—see section 6) are sub-classified by five main types of work:

- (a) Public sector housing work
- (b) Public work, other than housing
- (c) Private sector housing work
- (d) Private industrial work (factories, warehouses etc. for private ownership)
- (e) Private commercial work (offices, shops, farm buildings, places of entertainments etc.).

Details of the types of work included in these categories are shown in the table at the end of this section.

Output (and employment) for repairs and maintenance work is also recorded in total and sub-classified by three types of work, housing (total), public work other than housing and private work other than housing.

New construction work includes extensions, major alterations (i.e. improvements), site preparation and demolition except for housing where improvements, extensions and alterations and house/flat conversions are included under repairs and maintenance. New construction work includes houses converted to other uses.

Public and private sectors. Public work is for any public authority such as Government departments, local authorities, public utilities, nationalised industries, universities, the Post Office Corporation, new town corporations etc.

Private work is for a private owner or organization or for a private developer and includes work for steel producing plants in private ownership.

Value of output

Contractors. Up to and including 1970, figures of gross output in the first quarter of each year were obtained in April by means of a census of the 70,000 to 80,000 private contractors on the Department's register; at this census, however, many small firms were asked only for employment data, their output being estimated from the output and employment data obtained from other small firms. From 1971, this annual census (for the September quarter) is held in October instead of in April, and combined with the detailed annual employment census (formerly September) referred to in section 6 "Labour". For the other three quarters a stratified sample is used (with variable sampling fractions to ease the burden on small firms) amounting in total to about 15,000 firms, including all firms with 35 or more total employment.

Output is defined as the amount chargeable to customers for building, civil engineering and associated work done in the relevant period. Contractors are asked to include the value of work done on their own initiative on buildings such as dwellings or offices for eventual sale or lease; and of work done by their own operatives on the construction and maintenance of their own premises. The value of goods made by the contractors themselves and used in the work is also included.

Since the returns are sent to sub-contractors as well as to main contractors the notes on the forms include guidance necessary to avoid double-counting of sub-contracted output and employment.

The figures collected are at current values. These are revalued at constant prices and then seasonally adjusted and converted into an index.

The Department's register of private contractors excludes some very small firms and a number of other self-employed workers. Estimates of their "unrecorded output" are included in the quarterly index of total construction output, and annual estimates by type of work at constant (1970) prices, are included in supplementary table II in issue 6. The main regular series of output statistics exclude these estimates which are necessarily approximate.

Direct labour output of public sector. In the case of local authorities and new town corporations, returns are collected twice each year in respect of work done in the first and third quarters. Returns by Government departments are made once each year and an annual figure of output is obtained. The rest of the public sector makes a return in respect of the first quarter only. From these returns estimates are made of "Work done by direct labour of public sector" (quoted separately, as a single item) with interpolations (for annual figures) for the quarterly periods not covered by the returns.

Value of new orders

Collection of new orders statistics. Figures of new orders are collected monthly from a sample of about 8,000 firms, including all firms with 35 or more total employment, with low sampling fractions for small firms. At the quarterly enquiry and annual census of output and employment, new orders questions are also asked of another 8,000 firms not included in recent monthly samples.

New orders obtained by contractors. The new orders series covers contracts awarded to contractors directly by clients in both the public and private sectors and includes orders from other contractors outside the construction industry. The contracts relate to new work only. Extensions to existing contracts and the estimated value of construction work in "package deals" are included. The value of contracts is the value of the building and civil engineering work and excludes the site value and the cost of architects' or consultants' services. The series include the total value of serial or "run on" contracts. The figures are collected at current values. These are revalued at constant prices and then seasonally adjusted and converted into an index.

Speculative work. Work undertaken on the initiative of the respondent is included in these tables. This is work for which no contract or order has been awarded. Examples are houses or offices for eventual sale or lease. The value is in respect of buildings on which foundation work has started in the period covered by the return.

Regional analysis. The region in which the site is located forms the basis of the regional tables for new orders.

Types of new work: detailed descriptions

Type of work	Examples of the kind of work covered ¹
(a) Public sector housing work	Local authority housing schemes; married quarters for the services and police; old people's homes; orphanages and children's remand homes; and the provision within housing sites of roads and services for gas, water, electricity, sewage and drainage.
(b) Public works other than housing Public corporations (gas, electricity, coal-mining, railways, airfields)	Gas works, gas mains and gas storage; all building and civil engineering work for electrical undertakings such as power stations, dams and other works on hydro-electric schemes, sub-stations, laying of cables and the erection of overhead lines. All new coal mine construction such as sinking shafts, tunnelling etc., works and buildings at the pithead which are for use in connection with the pit, deep and opencast coal prospecting; opencast coal mining including the removal and reinstatement of overburden and final landscaping; permanent way, tunnels, bridges, cuttings, stations, engine sheds etc., for both surface and underground railways. All work and buildings on civil airfields such as hangars, offices, reception halls, runways, roads, perimeter fencing etc., which are for use in connection with the airfield.
Schools	All work to state schools or colleges (including technical colleges and institutes of agriculture) except medical schools which are classified under "Health".
Universities	All works for universities including halls of residence, research establishments etc.
Health	Hospitals including medical schools; clinics; surgeries (unless part of a house); medical research stations (except when part of a factory, school or university); welfare centres; centres for the handicapped and for rehabilitation.
Offices	Local and central government offices, including town halls and offices for nationalised industries.
Garages	Buildings for storage, repair and maintenance of road vehicles; transport workshops, bus depots, road goods transport depots and car parks.

¹ See note on page 9.

Types of new work; detailed descriptions *continued*

Type of work	Examples of the kind of work covered ¹
Factories	Steelworks. Publicly owned factories such as Remploy and Royal Mint.
Shops	HMSO bookshops and municipal shopping developments for which the contract has been let by a local authority.
Roads	Public roads, pavements, bridges, foot-paths, lighting, tunnels, flyovers, fencing etc.
Harbours and waterways	All works and buildings directly connected with harbours, wharves, docks, piers, jetties, canals and waterways, dredging, sea walls, embankments and water defences.
Water	Reservoirs, purification plants, dams aqueducts, wells, conduits, water works, pumping stations, water mains, hydraulic works, etc.
Sewers and drainage	Sewage disposal works, laying of sewers and surface drains.
Oil, agriculture, churches, entertainment (tabulated with "Miscellaneous", below)	Oil installations; buildings and work on publicly financed horticultural establishments but not houses (see category (a)), fen drainage and agricultural drainage. Churches for the forces; theatres; restaurants; public swimming baths; works and buildings at sports grounds, stadiums, race courses etc.
Miscellaneous	All work not clearly covered by any other heading, such as: fire stations; barracks for the forces (except married quarters, classified under "Housing"); naval dock-yards; RAF airfields; police headquarters and stations; prisons; reformatories; remand homes; borstals; post offices; telephone exchanges and cabling work; civil defence work; UK Atomic Energy Authority work; council depots; public conveniences; museums; crematoria; libraries; caravan sites, except those at holiday resorts; exhibitions (where construction is not permanent); veterinary clinics; wholesale markets; Royal Ordnance factories.
(c) Private sector housing work	All privately owned buildings for residential use, such as houses, flats and maisonettes, bungalows, cottages, vicarages.
(d) Private industrial work	Factories; warehouses; wholesale depots; coke ovens and all other works and buildings for the purpose of an ancillary to commercial or industrial production or processing; oil refineries; storage and distribution pipelines; works and buildings at steelworks; deep and opencast coal prospecting; opencast coal mining including removal and reinstatement of overburden and final landscaping; railway lines and engine sheds; reservoirs; purification plants; conduits; wells; hydraulic works etc.; wharves, docks, piers, jetties, embankments and water defences; electricity and gas installations.

Type of work	Examples of the kind of work covered ¹
(e) Private commercial work	
Offices	Office buildings, except when they are purely ancillary (e.g. an office block for a factory group would be classified as "Industrial").
Shops	All buildings for retail distribution such as shops, department stores, markets, show-rooms etc.
Entertainment	Theatres, concert halls, cinemas, film studios, bowling alleys, clubs, hotels, public houses, restaurants, cafes, holiday camps, dance halls, swimming pools (except those in the grounds of private houses which are included under "Housing"); works and buildings at sportsgrounds, stadiums and other places of sport or recreation and for commercial television, betting shops, youth hostels and centres; service areas on motorways are also classified in this category as the garage is usually only a small part of the complex which includes cafes, restaurants etc.
Garages	Repair garages; petrol filling stations (except those which are part of motorway services areas — see "Entertainment"); transport workshops; bus depots; road goods transport depots and any other works or buildings for the storage, repair or maintenance of road vehicles; car parks.
Schools and colleges	Schools and colleges in the private sector are considered to be those financed <i>wholly</i> from private funds, e.g. some religious colleges including their halls of residence.
Agriculture, airfields, churches, health, highways, sewers (tabulated with "Miscellaneous", below)	All buildings and work on farms, market gardens and horticultural establishments such as barns, animal houses, fencing, stores, greenhouses, boilerhouses etc., but not houses, nor buildings solely or mainly for retail sales which are included under "Shops". All works and buildings on private airfields. Places of worship and buildings connected with them such as church halls. Private nursing homes, clinics, surgeries etc., private medical research establishments (except when they are part of a factory in which case they are classified as "Industrial"). Private roads, pavements, bridges, foot-paths, lighting, fencing etc.; agricultural drainage, sewage disposal works, fen drainage.
Miscellaneous	All work clearly not covered by any other heading, e.g. exhibitions (where construction is not permanent, veterinary clinics, caravan sites, banks.

¹ Mixed development schemes are included in the category which describes the major part of the scheme.

5 Local authority design work

The figures quoted in this section have been collected since 1965 from all local authorities in Great Britain and from new town corporations and the Road Construction Units of the Department of the Environment, Scottish Office and Welsh Office, with the object of obtaining early information about authorities' future and firm intentions to undertake construction work.

Figures are given for two stages of each project's design work:

(a) Sketch plans (or pre-working drawings) started during the period

(b) Working drawings started during the period.

There are three returns each year covering the four months ending respectively in January, May, and September up to and including 1971 and in April, August and December thereafter.

The statistics cover new work and conversions and improvements, but not repairs and maintenance, on housing, education, roads, "other building projects", and "other civil engineering projects", each project being classified according to which of these five types of work comprises the largest part of its total value.

Projects included are those with a value of £2,500 and over where value is defined as the gross cost of construction work only, and excludes site values, professional fees, cost of furniture and equipment etc. For the April 1972 enquiry only, all types of work under £2,500 in value were included. The £2,500 limit was restored in the August 1972 enquiry.

Up to the period ending 31st December 1971, which was a three month period, roadworks carried out by County Councils (as distinct from other local authorities) and Road Construction Units related only to projects valued at £25,000 and over. County Councils and Road Construction Units reported roadwork annually in September, the figures being included with those for the four months ending September. In April 1972 they reported a seven months period of such schemes.

For the period ending August 1972 and onwards, roadwork figures for Road Construction Units, County Councils and other local authorities for projects valued at £2,500 and over are reported every four months.

The schemes recorded include those where the authorities provide only partial services and those put out to private architects and private civil engineers.

Between 10 to 20% of building projects do not proceed beyond the sketch plan stage at all or do so only after substantial modification. Civil engineering projects are not affected to the same extent.

Sketch plans are not prepared for every project, e.g. for some smaller projects, or where there is pressure to get work started.

Where a large project is to be carried out in several stages by means of different contracts, each stage is treated on the returns as a separate new project.

6 Labour

Operatives employed by contractors

The figures in the table dealing with "operatives employed by contractors" (which do *not* include any administrative, professional, technical or clerical staff nor any employees of public authorities) are derived from the monthly employment and quarterly output and employment sample enquiries of the private sector of the construction industry which are carried out by the Department of the Environment. They show the total number of men employed on a pay day in about the middle of the month and include those employed on opencast coal sites.

Employees in employment

The figures for employees in employment include operatives as well as administrative, professional, technical and clerical staff, employed both by private contractors and public authorities.

Unemployment

The number of wholly unemployed in the construction industry is the number of registered unemployed (number of unemployed last working in the industry) less the combined number of school leavers and those temporarily stopped. Men (aged 18 years and over) registered as unemployed are defined as those who last worked in the construction industry. This information is obtained from the number of claims made with the Department of Employment, and it covers unemployed men (aged 18 years and over) registered with employment exchanges. The figures relate mainly to operatives. The category "others" (i.e. not "Craftsmen") in the table dealing with men (aged 18 years and over) registered as unemployed by craft, includes labourers and any registered male unemployed professional, clerical and administrative staff. From January 1973, there is a break in this series, and for vacancies, owing to some changes by the Department of Employment, in particular the adoption of the CODOT classification system (Classification of occupations and directory of occupational titles).

Vacancies

Unfilled vacancies are those vacancies in the construction industry notified to employment exchanges and remaining unfilled on the Wednesday following the first Monday in each month. Again, as with the unemployment statistics, these figures mainly relate to manual workers. They include vacancies suitable for school leavers, females and boys.

Earnings

Indices of basic weekly wage rates and average earnings are shown in the "Costs and prices" section. For notes, see section 3.

Supplementary tables on employment

The Department of the Environment conducts, twice yearly, a full census of all local authorities and new town corporations in Great Britain. These censuses are carried out in April and October each year and results are published in supplementary tables. The figures show all those employees of

7 Housebuilding performance

local authorities and new town corporations who are employed mainly on construction work, whether or not these employees are contained within a separate building department of the authority concerned. In the case of the operatives and apprentices these employees are otherwise known as directly engaged labour, to distinguish them from the operatives of private contractors who may be working for the authority under contract.

Statistics of employment sub-classified by craft of operative, and previously collected from contractors in an annual September census, are included from 1971 in the combined Output and Employment Census each October. The employment census statistics differ slightly from those estimated by means of the monthly and quarterly sample surveys. The census figures are included in the series of supplementary tables as also are employment statistics for Northern Ireland.

The Department's register of private contractors excludes some very small firms and a number of other self-employed workers. Estimates of this "unrecorded employment", based on the Census of Population and other Sources, are included in supplementary table I, issue 6. The main regular series of employment statistics exclude these estimates which are necessarily approximate.

These tables relate to new permanent dwellings only, that is dwellings which may be expected to maintain their stability indefinitely (60 years or more).

Figures for housing associations, Government departments and private owners are collected only quarterly in Scotland, but estimated monthly figures are included for private owners.

Figures for Northern Ireland are provided by the Department of Housing, Local Government and Planning, Belfast.

Regional figures for local authority housing are of building by the authorities in the region, and may, especially in the case of Greater London, include dwellings which are situated outside that region. Full details of dwellings provided by local housing authorities in England and Wales outside their own area, and of the distribution of Greater London Council housing are published quarterly in Local Housing Statistics.

Public and private sectors

The public sector includes:

(a) **Local authorities.** For the purposes of this section this term refers only to authorities which are local housing authorities under the Housing Acts. New town authorities (see below) are not included. New houses provided by local authorities other than under Housing Act powers are included in the figures for Government departments. Dwellings built by local authorities for sale to private owners are, however, included under this heading.

In England and Wales local housing authorities are the district councils and, for London, the Greater London Council, the councils of the London boroughs and the Common Council of the City of London.

In Scotland all towns and county councils are housing authorities. The Scottish Special Housing Association, because it is a statutory body assisting local authorities in their housing programmes, is treated as a local authority for the purposes of these statistics.

In Northern Ireland the Northern Ireland Housing Executive has taken over the housing functions previously exercised by local and public authorities. Housebuilding for the Executive and for the former Northern Ireland Housing Trust is included under "local authorities".

(b) **New towns.** This term includes development corporations established under the New Towns Acts for the purpose of laying out and developing a new town, and the Commission for the New Towns to which the assets and liabilities of each development corporation may be transferred when the purposes for which the development corporation was set up have been substantially achieved.

The new towns in each region at 1 April 1974 with their dates of designation, are as follows:

Northern:

Aycliffe, Durham (April 1947)

Peterlee, Durham (March 1948)

Washington, Tyne and Wear (July 1964).

East Midlands:

Corby, Northamptonshire (April 1950)

Northampton, Northamptonshire (February 1968).

East Anglia:

Peterborough, Cambridgeshire (August 1967).

South East:

Basildon, Essex (January 1949)

Bracknell, Berkshire (June 1949)

Crawley,¹ West Sussex (January 1947)

Harlow, Essex (March 1947)

Hatfield,¹ Hertfordshire (May 1948)

Hemel Hempstead,¹ Hertfordshire (February 1947)

Milton Keynes, Buckinghamshire (January 1967)

Stevenage, Hertfordshire (November 1946)

Welwyn Garden City,¹ Hertfordshire (May 1948).

West Midlands:

Telford, Salop (December 1968) including Dawley (January 1963)

Redditch, Hereford and Worcester (April 1964).

North West:

Runcorn, Cheshire (April 1964)

Central Lancashire, Lancashire (April 1970)

Skelmersdale, Lancashire (October 1961)

Warrington, Cheshire (April 1968).

Wales:

Cwmbran, Gwent (November 1949)

Newtown, Powys (December 1967).

Scotland:

Cumbernauld, Dunbarton (December 1955)

East Kilbride, Lanark (May 1947)

Glenrothes, Fife (June 1948)

Irvine, Ayr (June 1948)

Livingston, West Lothian and Midlothian (April 1962)

Stonehouse, Lanark (August 1973).

In Northern Ireland there are three Development Commissions (Craigavon, Antrim/Ballymena, Londonderry) whose housing functions have been transferred to the Northern Ireland Housing Executive.

(c) **Housing associations.** These are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit-making basis. They provide housing for the employees of associated industrial and other undertakings, for special groups such as the aged, disabled or single persons, or housing on a mutual and self build basis. Cost rent societies and co-ownership associations set up with the assistance of the Housing Corporation are included, as are associations formed specially for providing homes on behalf of local authorities. (The Scottish Special Housing Association is, however, treated as a local housing authority (q.v.).)

(d) **Government departments.** The figures relate to dwellings provided or authorised by Government departments for the families of police, prison staff, the armed forces and certain other services. New dwellings provided by county councils in England and Wales are included under this heading, as are those provided by other local government bodies acting in capacities other than as housing authorities (e.g. for parks, welfare, water undertakings etc.).

¹ Taken over by the Commission for the New Towns.

The private sector includes private landlords, whether persons or companies, and owner-occupiers.

The number of local housing authorities, and other authorities in each region at 1 April 1974 is shown in the following table:

Region	Housing authorities	Other authorities	
		New towns	Counties
England			
Northern	29	3	5
Yorkshire and Humberside	26	—	4
East Midlands	40	2	5
East Anglia	20	1	3
South East:			
Beds.—Essex—Herts.	28	6	3
Greater London	34 ¹	—	—
South Eastern counties	39	1	4
Southern counties	31	2	5
South West	47 ²	—	7
West Midlands	36	2	5
North West	37	4	4
Total	367	21	45
Wales	37	2	8
England and Wales	404	23	53
Scotland	234 ³	6	

¹ 32 London boroughs, the City of London and the Greater London Council.

² Including Isles of Scilly.

³ 4 cities, 21 large burghs, 176 small burghs and 33 counties.

Type of dwelling

A dwelling is a building or any part of a building which forms a separate and self-contained set of premises designed to be occupied by a single family.

A flat is a dwelling forming part of a building from some other part of which it is divided horizontally. For the purposes of statistics of new building old persons flatlets (one or two room flats with certain shared facilities) are counted as separate one-bedroomed flats although they are not entirely self-contained. Flats include maisonettes, which are flats containing more than one storey.

A house is a dwelling which is not a flat. (But see notes on slum clearance for a special use of this term.) Houses include single storey bungalows.

Stages of construction

Started. A house or flat is counted as started on the date work begins on the laying of the foundation, including "slabbing" for houses that require it, but not including site preparation. Thus when foundation work commences on a pair of semi-detached houses two houses are started, and when work begins on a block of flats all the dwellings which that block will contain are started. The starts of houses in building schemes are usually phased over a period of weeks or even, in very large schemes, months.

From 1 January 1967, the Greater London Council changed its previous practice in the recording of dwellings started in order to conform to the above definition. The effect was to reduce the number shown as under construction by 4,623 (of which 2,070 were traditional and 2,553 industrialised) and to increase the number "approved but not started" by the same amount.

Adjustments to earlier returns may occasionally result in a negative regional figure when for example dwellings reported as started are subsequently withdrawn or there is a transfer from one sector to another.

Completed. A dwelling is regarded as completed when it becomes ready for occupation, whether it is in fact occupied or not.

Under construction. Dwellings are under construction during the period between start and completion as defined above. They are included in the under construction figures immediately they are started and remain there even if work is suspended for any reason such as severe weather or delay between the completion of foundations and the commencement of superstructure.

Seasonally adjusted figures

An estimate of the month to month fluctuation in housing performance which might be attributable to normal seasonal factors has been removed from the actual monthly figures to provide a broad indication of underlying trend.

Fluctuations occurring when the effects of weather and other seasonal factors depart from normal—and a large element of random fluctuation—remain in the figures.

An analysis is made annually revising past figures in the light of the previous year's experience.

Private enterprise housing enquiry

Enquiries are held periodically by the Department of the Environment to obtain data about current and future levels of private sector housebuilding. The table shows the main results of these enquiries.

The figures shown are based on replies to questionnaires sent to builders and property developers who undertake speculative housebuilding, which in total accounts for about three-quarters of private sector housebuilding in Great Britain; those in part (a) include estimates for the remainder. Only the largest private housebuilding firms are asked to make returns in every enquiry. Other firms are asked for returns only when they fall into the sample drawn for each enquiry.

Speculative builders. Figures in part (b) relate to new dwellings on sites owned or leased by builders or their subsidiary or associated companies. Dwellings built under contract for other parties (except those in contracts for house purchase) are not included.

In the analysis by size of firms, builders are categorised by the number of dwellings they build for sale; from April 1973 by the number they reported in the 1972 census of private contractors, as started in the year ended September 1972. Starts and expected starts by firms which reported

none in the base year and by new firms are included with those by firms which started under 21 dwellings.

Virtually completed. A "virtually completed" dwelling is one which is not completed but which requires only decorative finishes, minor fittings such as curtain tracks or rectification of minor defects which may be found by the local authority building inspector. The outbuildings and site works need not be completed.

Estimated time lag

The figures are statistical estimates based on the assumption that dwellings were started in the same order in which they were completed.

The figures should not be regarded as precise estimates of the average period of construction of the dwellings completed during the quarter, but they provide a broad estimate of trends within each category. Movement within the all dwellings lag is not always consistent with movement in the separate house and flat lags because of differing effects of the first started first completed assumption.

8 Local authority housing

Dwellings approved and approved not started

Tenders approved. In England and Wales (excluding the Greater London Council) up to 30 June 1967 and in Scotland up to 16 April 1968, an approved local authority tender was a tender or direct labour estimate which had been given the approval of the then Minister of Housing and Local Government, or the Secretary of State for Wales, for loan sanction purposes, and, where applicable, for subsidy.

In England and Wales new procedures were introduced on 1 July 1967 whereby Ministerial authorisation is given at the layout stage, when cost limits are laid down, and normally an authority may accept a tender or estimate within these limits without further reference to the Department.

Under the new arrangements the acceptance of a tender or direct labour estimate by the authority has become the "approval" for statistical purposes. Some of the approvals recorded during the third quarter of 1967 were given under the old procedure.

In Scotland, from 18 April until 31 December 1968 local authorities were given the choice of either obtaining approval on the old basis or submitting a cost plan. Some approvals recorded during the first quarter of 1969 were given under the old procedures. Under the cost plan arrangement, the Secretary of State's authorisation is given at the layout stage, when cost limits are laid down, following which the authority may accept a tender within these limits without further reference to the Secretary of State. For statistical purposes the "Approval" is recorded in the month during which the authority expected to accept the tender.

The Greater London Council does not require Ministerial consent to borrowing and did not submit tenders for approval before 1 July 1967. The date of approval was, and still is, taken to be the date of acceptance of the tender.

The number of houses or flats approved is the number in the approved tender or "scheme". A few schemes are withdrawn after approval; "net" approvals are the total approved during the period less the number of dwellings in schemes which have been notified during the period as withdrawn. In tables giving detailed analyses of tenders for local authorities and new towns figures of approvals under the old procedure normally relate to all dwellings approved during the period without adjustment or withdrawals. Figures of approvals under the new procedures exclude schemes approved during the period which have subsequently been notified as withdrawn.

"Approved not started" means that the dwellings have been approved but that construction has not yet begun, e.g. if work has commenced on 5 dwellings in an approved scheme for 20 the remaining 15 are "approved not started".

New dwellings acquired from the private sector

Groups of dwellings originally intended to be built for the private sector but acquired, before they have all been completed, by local authorities are transferred to the local authority housebuilding statistics. Each group of such dwellings acquired is added to the tender approvals for the

month in which their acquisition is authorised. Any dwellings already started or completed are added to the local authority housebuilding figures and deducted from the private sector figures for the same month.

Size of scheme

A housebuilding scheme for statistical purposes is one for which a separate contract or direct labour estimate has been approved. A scheme may cover more than one site or a single site may be developed by a series of separate schemes over a period of time.

Figures for England and Wales include all schemes approved during each period, no adjustments being made for those which are subsequently withdrawn. Figures for Scotland are net (as defined under "Tenders approved" above).

Storey heights

The storey height is the number of storeys in the building, including those occupied by non-housing premises such as shops. This is not necessarily the same as the number of storeys which may count for subsidy purposes. The number of flats shown in each storey is the number in blocks of that number of storeys, and is not an indication of the position within the block of the individual flats.

Densities (England and Wales)

The figures show the proportion of dwellings in schemes of various densities of persons per acre.

The acreage is the "net" residential density area of the site, that is, the area of housing land including half the width of any boundary roads (up to a maximum of 20 feet) but excluding the area of land used for non-housing purposes such as schools.

Persons means designed bed spaces, that is, the number of persons which the dwellings have been designed to accommodate.

Space heating (England and Wales)

"Central heating" covers all cases where the whole, or greater part, of the dwelling is heated from one appliance or system. It includes district heating, warm air systems, block storage etc. as well as radiators heated from a central boiler.

Figures for the main fuel used relate to the main heating installation of the dwelling (normally the one providing the primary source of heat for the living room) whether "central heating" or individual appliances. They do not include the fuel used for "topping up" appliances such as those for occasional summer use or for rooms not served by the main system.

Industrialised dwellings

There is no hard and fast line between traditional and industrialised building. The figures relate to dwellings built by methods deemed by the Department of the Environment to be industrialised, in accordance with the description of

industrialised building given in paragraph 3 of Ministry of Housing and Local Government Circular 76/65. This reads as follows:

"The term industrialisation as used here covers all measures needed to enable the industry to work more like a factory industry. For the industry this means not only new materials and construction techniques, the use of dry processes, increased mechanisation of site processes, and the manufacture of large components under factory conditions of production and quality control; but also improved management techniques, the correlation of design and production, improved control of the selection and delivery of materials, and better organisation of operations on site. Not least, industrialised building entails training teams to work in an organised fashion on long runs of repetitive work, whether the men are using new skills or old. For this purpose, industrialised building can include schemes using fully rationalised traditional methods".

Supplementary tables published annually include a classification of industrialised building systems prepared by the former Ministry of Housing and Local Government in 1968. It is based on seven main structural principles, modified in three cases by whether the production of the main structural elements is done on site or in a factory. These ten main categories may each be subdivided according to the main structural material used. A few dwellings completed in experimental schemes remain unclassified owing to lack of sufficient information.

Areas and costs

The table showing the average areas and costs of two storey five bedspace houses, by regions, covers tenders approved for all local housing authorities in England and Wales except the Greater London Council.

The table showing comparative costs of industrialised and traditional building includes dwellings of all types approved for local housing authorities (except the Greater London Council) in England and Wales. Figures for 1968 are not strictly comparable with those for later periods as they include tenders approved for new towns. In addition, the separate figures for houses and flats in those years excluded old people's dwellings in schemes with wardens' units. These were, however, included in "All dwellings".

Figures for **Scotland** exclude the Scottish Special Housing Association. They refer to houses and flats of all kinds, including those in remote areas and multi-storey, and include special considerations (e.g. abnormal excavations).

Area. For statistical purposes the area of a dwelling is the sum of the net space, general storage space, fuel store, pram store where provided outside the dwelling, and, in the case of a "single access house" any space within a store required to serve as access from one side of the house to another.

The net space is the area on one or more floors enclosed by the walls of a dwelling, measured to unfinished faces. It includes the space, on plan, taken up on each floor by any

staircase, by partitions and by any chimney breast, flue and heating appliance and the area of any external w.c. It excludes the floor area of general storage space, dustbin store, fuel store, garage or balcony and any area in rooms with sloping ceilings to the extent that the height of the ceiling does not exceed 5 feet and any porch, lobby or covered way open to the air.

General storage space is the space provided exclusive of any dustbin store, fuel store, pram space located in a store and, in the case of a "single access house", any space within a store required to serve as access (taken as 2 feet 3 inches wide) from one side of a house to the other. Where there is a garage integral with or adjoining a house, any area in excess of 130 sq. ft. counts towards the general storage provision.

The area of the dwelling excludes:

- garages (except area in excess of 130 sq. ft. as stated above)
- all balconies (private, escape and access) and decks
- all space for communal facilities or services
- all space for other-than-housing purposes (e.g. commercial premises).

In **Scotland** the floor area excludes the area of internal walls to the extent, if any, that they exceed 6 inches in thickness; the area of any duct or flue serving a dwelling on a lower storey; and the area occupied by any staircase within the dwelling on any storey other than the one from which it arises.

Cost. This is the price at which the contractor has agreed to construct the dwelling, or, in the case of direct labour schemes, the estimated cost of construction. In some contracts the price is subject to variation by reason of "rise and fall" clauses.

The figures refer to the total cost of sub-structure, super-structure and external works, including tenants' private stores but not garages. The cost of land, site works, ancillary buildings (such as garages, shops, community centres, etc.) and professional fees is not included.

9 House Renovation grants

House renovation grants are given to encourage owners to provide modern services and amenities in sound older houses or alternatively to increase the stock of satisfactory dwellings by converting out-moded houses and other buildings into modern housing use.

The basic scheme was introduced in 1949 but the provisions under which assistance is made available have been changed from time to time. Current legislation for England and Wales is the Housing Act 1974 and for Scotland the Housing (Financial Provisions) (Scotland) Act 1968 as amended by the Housing (Scotland) Act 1969.

Under the Housing Act 1971 (as amended) the amount of financial assistance available was increased for work carried out before 23 June 1974 in local authority areas wholly or partly in development areas (as specified under the Industrial Development Act 1966, Section 15 (2)) and intermediate areas (as specified under the Local Employment Act 1970, Section 1); SI 1972 No. 422 extended these provisions to additional local authority areas from 22 March 1972. The Housing Act 1974, Section 117 removed the 23 June 1974 time limit for completion of work for private owners whose applications for grant had been approved or in the case of housing associations, had been received on or before 30 September 1973, at the higher rate.

In the notes that follow the amounts of grant are those available under current legislation. For the amounts available under earlier legislation reference should be made to the Acts concerned or to the notes published in previous editions of the Notes and definitions supplement or in "Housing Statistics Great Britain".

Private owners

A grant to a private owner takes the form of a cash payment by the local authority of a percentage of the approved eligible costs of the works which are subject to prescribed maxima. The appropriate percentage of eligible expense to be paid is 75% for dwellings in housing action areas, 60% for those in general improvement areas (England and Wales only) and 50% for those elsewhere. In a housing action area the appropriate percentage may be increased beyond the normal limit of 75% to 90% where the local authority considers that the applicant will not without undue hardship be able to finance his share of the cost of the improvements or repairs. Local authorities can also approve improvement, repairs or special grants at a lower percentage should they so wish. The Government contributes 75% of the grant paid (90% in housing action areas and general improvement areas) in the form of an annual contribution to local authorities based on their loan charges over a period of twenty years.

Local authorities

Where housing authorities are improving their own houses a Government contribution is available towards the cost. In England and Wales the contribution is payable annually for twenty years based on 37.5% of the approved eligible expense, the latter subject to a maximum of £2,000. Additional Exchequer subsidy is available in appropriate circum-

stances under the Housing Finance Act 1972. In Scotland the contribution is normally 37.5% of the annual loan charges (75% in housing action areas) over a period of not less than 20 years and not more than 60 years based on total costs which are subject to a normal maximum of £2,500 per dwelling. Housing authorities for this purpose are defined in section 7 "Housebuilding performance" but include additionally county councils in England and Wales, new town development corporations and the Commission for the New Towns.

Housing associations

Housing associations may receive the cash grant as a private owner. Alternatively, for the time being and acting under arrangements with a local authority, they may receive Government contribution on similar terms as a housing authority. Under the Housing Act 1974 a new system of grants for registered housing associations will supersede the present system of contributions with effect from 1 April 1975.

Separate figures for cash grants to housing associations are not available before 1969.

Improvement grants

"Improvement grants" were first introduced in 1949 and are available entirely at the discretion of the local authority, either for the improvement of existing houses or for the provision of new dwellings by conversion. The dwelling must be brought up to a prescribed standard and should normally be capable of providing satisfactory housing accommodation for a further thirty years. Under the Housing Act 1974 these requirements may be relaxed in certain circumstances however, although the expected life of the dwelling must not be less than ten years.

The limit of the grant in England and Wales is the appropriate percentage of the approved eligible expense of the proposals the latter being subject to a maximum of £3,200 per dwelling or £3,700 where a building of three or more storeys is being converted. These limits also apply in Scotland.

The limits on eligible expense may be exceeded only with the consent of the Secretary of State for the Environment, the Secretary of State for Scotland or the Secretary of State for Wales either with respect to a particular case or with respect to any description of case.

Conversions: The number of dwellings approved for grant for each of which the maximum grant may be made is that which results from the completion of the works.

Intermediate grants

"Intermediate grants" introduced in England and Wales in 1974 are available as of right for the provision of any of the standard amenities that have been lacking for not less than one year and the execution of associated repairs. The improved dwelling must normally be provided with all of the standard amenities for the exclusive use of the occupants and should be capable of providing fit habitation for a further 15 years. These requirements may be relaxed in certain circumstances, at the discretion of the local authority.

The local authority also has discretion to approve a grant even where not all the standard amenities are to be provided.

The amount of grant is the appropriate percentage of the approved eligible expense arrived at by adding together the amount noted against each of the amenities to be provided, as shown below, together with any works of repair or replacement subject to a separate limit of £800.

Amenity	Maximum eligible amount
Fixed bath or shower	£100
Wash-hand basin	£ 50
Sink	£100
Hot and cold water supply at:	
Fixed bath or shower	£140
Wash-hand basin	£ 70
Sink	£ 90
Water closet	£150
	£700

The maximum eligible expense is thus £1,500. Prior to 1969 the standard amenities included a food-store, but did not specifically include a sink.

Under the Housing (Scotland) Act 1974, improvement grants are also available for the provision of standard amenities and the execution of associated repairs, subject to the same cost limits as apply to intermediate grants in England and Wales.

Special grants

"Special grants" first introduced in 1969 in England and Wales are available entirely at the discretion of the local authority for the provision of standard amenities in houses in multiple occupation. The limit of grant is the appropriate percentage of the approved eligible expense of carrying out the works the latter subject to a maximum arrived at by adding together the amounts shown above for each amenity installed: There is no limit on the numbers of each amenity that may be approved.

Repairs grants

"Repairs grants" introduced in 1974 are payable at the discretion of the local authority for the repair of the dwellings within general improvement areas and housing action areas. After taking into account the capacity of the applicant to finance the work without aid. The limit of grant is the appropriate percentage of the approved eligible expense of carrying out the repairs, the latter subject to a maximum of £800.

General improvement areas

Part II of the Housing Act 1969 as amended by the Housing Act 1974 confers powers on local authorities in England and Wales to deal with the improvement of living conditions in predominantly residential areas by declaring general im-

provement areas and improving the amenities of such areas, or dwellings therein, or both.

The figures show the number of authorities which have declared general improvement areas during the period, the number of such areas declared, and the total number of dwellings in these areas, whether they require improvement or not.

Grants approved relate to the total of improvement, conversion, intermediate, repairs and special grants approved by or for local authorities during the period for the improvement of dwellings of all tenures inside general improvement areas. These grants are also included in the general improvement grant tables. In the case of conversion grants the number is the number of dwellings which will result from the completion of the work.

Housing action areas

Housing action areas were introduced in Part IV of the Housing Act 1974 and Part II of the Housing (Scotland) Act 1974, but the provisions in the two acts differ. In England and Wales areas are to consist mainly of housing accommodation where the local authority consider housing and social conditions are unsatisfactory and arrangements can be made within a period of five years to improve the dwellings and the well-being of persons and to secure the proper and effective management of housing accommodation within the area.

Local authorities in Scotland can declare housing action areas for demolition based on whether the houses or the greater part of them do not meet the requirements of the tolerable standard, as laid down in Part II of the Act, or housing action areas for improvement or demolition and improvement based on whether the houses or the greater part of them lack one or more of the standard amenities or do not meet the tolerable standard.

10 Slum clearance

England and Wales

An unfit house is one which is deemed to be so far defective in one or more of the matters specified in Section 4 of the Housing Act 1957¹ (as amended) as to be not reasonably suitable for occupation.

"House" for the purposes of slum clearance statistics has the meaning attributed to it for the purposes of Parts II and III of the Housing Act 1957. Generally it refers to a building and not to the separate dwellings which may be contained within it, and the figures do not, therefore, indicate the total number of dwellings which have been dealt with. Separate dwellings deemed to be unfit and closed in a building which otherwise continues for the time being to be occupied are however shown under "Parts of buildings closed".

A clearance area is an area declared by a local authority under Part III of the Housing Act 1957 to be one in which the houses are unfit for human habitation, or are by reason of their bad arrangement or the bad arrangement of their streets dangerous or injurious to the health of the inhabitants. Fit houses in or adjoining a clearance area may be purchased and demolished by a local authority for the purpose of securing a cleared area of convenient shape or dimensions, or for the satisfactory development of the cleared area. Unfit property is that commonly known as "pink", property included by reason of bad arrangement as "pink patched yellow" and fit property as "grey". These are references to the colours normally used on maps accompanying slum clearance orders.

Unfit houses not in clearance areas are individual houses which may be either demolished or closed following action under Part II of the Housing Act 1957 or under certain other powers. An unfit house may be closed in pursuance of an undertaking by the owner to render the house fit for human habitation, or of a closing order made instead of, or after determination of, a demolition order when proposals have been made for the use of the house other than as a dwelling, or the house is needed for the support of other buildings, or is to be preserved for its architectural or historic interest. Demolition may follow at a later date if the reason for closure ceases to apply, the demolition being included in the demolition figures for the appropriate period but deducted from the net total of all houses demolished or closed. No adjustments are made for houses closed and subsequently made fit.

Persons and families moved are those actually moved during the period and are not necessarily the occupants of the houses demolished or closed in the same period, occupants often being moved well in advance of closure or demolition. Houses which have been vacated prior to demolition are not included in the figures of houses closed.

Scotland

In the figures relating to Scotland "specific statutory action" includes all action under the Housing Acts, the

Town and Country Planning Acts, and other powers. Unfit houses comprise houses dealt with since 25 August 1969 as failing to meet the tolerable standard introduced by the Housing (Scotland) Act 1969 and houses dealt with under earlier statutory provisions as being unfit for human habitation. All Scottish figures are net, that is, they represent the total number demolished or closed during the period less those previously reported as closed and since demolished or made fit for habitation. A "house" for this purpose means a separate dwelling.

¹ Repair, stability, freedom from damp, internal arrangement, natural lighting, ventilation, water supply, drainage and sanitary conveniences, facilities for preparation and cooking of food and for the disposal of waste water.

11 Housing finance

Housing loans

Building societies. Quarterly figures of loans in the United Kingdom are based on returns from the Building Societies Association, which covers societies with about 90% of the total assets of all building societies. Estimates are included for the quarterly transactions of non-reporting societies. Quarterly figures are revised annually in the light of figures published in the Report of the Chief Registrar of Friendly Societies, and adjustments made to provide figures on a calendar year basis. The figures include special advances; these are advances made to corporations or advances exceeding a prescribed limit, currently £13,000. Special advances must not account for more than 10% of the value of the advances by any one building society in any year.

Number and value of commitments: A commitment is an undertaking by a building society to make an advance of money to a borrower at some future date.

Survey of building society mortgages. The information contained in the tables (regular and supplementary) has been selected from detailed tables of the results of the survey of building society mortgages which are produced each quarter by the Department of the Environment.

The figures have been obtained from a 5% sample of the monthly mortgage completions by building societies. They relate to mortgages advanced for the purchase of single dwellings which are to be used wholly or partly for owner occupation. This definition differs from that used by the Central Statistical Office in that it does not include mortgages for purposes such as the purchase of dwellings for letting, the purchase of more than one dwelling at a time and further advances.

The survey started at the end of 1965. The questionnaire on which the survey is based has been revised from time to time, notably in April 1968 when a question on the previous tenure of borrowers was introduced. The present method of analysis was introduced in the 2nd quarter 1968 and most of the detailed series now published start in this period: only the main national series go back to the 1st quarter 1966.

The tables are based on the following sample sizes:

	Mortgage advances	
	Number	£ million
1967	20,414	60.1
1968	20,800	65.5
1969	20,403	67.3
1970	23,240	83.4
1971	27,705	113.7
1972	28,216	146.6
1973	23,050	142.5
1973 1st quarter	6,335	38.0
2nd quarter	5,673	34.3
3rd quarter	5,908	37.1
4th quarter	5,134	33.1
1974 1st quarter	4,162	27.0
2nd quarter	3,652	23.6

The income of borrowers is the total recorded income but it should be noted that there is a considerable variation in the details recorded by different societies, e.g. societies sometimes record the basic income of the first applicant, sometimes the total income from all sources including that of spouse or other joint applicant(s).

Insurance companies. The figures cover all members of the British Insurance Association whose parent company is registered and whose head office is in the United Kingdom.

Survey of insurance company mortgages. The figures are based on returns from a sample of insurance companies which generally account for about 50% of insurance company advances for house purchase. The grossing-up factor used is derived by reference to figures for gross advances given in the "Radcliffe" returns made by the British Insurance Association to the Department of Trade and Industry. The figures showing the breakdown between the number and value of new and existing dwellings have been obtained by applying the same grossing-up factor to the survey data. They should therefore be regarded as providing only a broad indication of the magnitude involved.

Local authorities. United Kingdom figures are based on advances made by local authorities in England and Wales, including loans for conversion, improvement, repair and alteration as well as purchase of houses (see below). Loans for housing purposes by the Birmingham municipal bank have been added, and an estimate included for Scotland and Northern Ireland.

Figures for local authorities in England and Wales include loans made to private persons by housing authorities and county councils under Section 43 of the Housing (Financial Provisions) Act 1958 for the purchase, construction, conversion, improvement, repair, enlargement or alteration of dwellings. Under the House Purchase and Housing Act 1959 such advances may be of any amount up to 100% of the value of the mortgaged security (or of the estimated value which the mortgaged security will bear after the completion of the construction or alteration work). The valuation is not necessarily the same as the purchase price. Loans for purchase or acquisition (up to 100% of valuation) may also be made under the Small Dwellings Acquisition Act.

The Housing Act 1969, Section 74 enabled local authorities to make advances repayable on maturity for the alteration, enlargement, repair or improvement of dwellings. These loans were intended for cases where the owner, because of his age or limited means, would be unable to obtain a mortgage on the usual terms of annual repayments of principal and interest combined to be made within the lifetime of the owner. Section 74 was repealed by the Local Government Act 1974 which gives local authorities a general power to make advances repayable on maturity.

When a loan for house construction, conversion or other alteration is made in instalments, the number of dwellings is included at the time of the first instalment only. Subsequent instalments are included in the amounts for later

periods. When a loan is for conversion the number of dwellings is the number which will result from the completion of the work.

Local authorities may also make loans to housing associations for any of the above housing purposes. In some cases these loans cannot be associated with a specific number of dwellings, and as a result the aggregate numbers of dwellings may be understated.

Option mortgages

The option mortgage scheme was introduced by the Housing Subsidies Act 1967 and relates to mortgages on dwellings purchased in Great Britain.

Borrowers arranging advances from building societies, local authorities and insurance companies since December 1967 have been able to choose between a normal mortgage and an option mortgage. Under a normal mortgage the interest payments are allowed as a deduction from income for tax purposes. Under an option mortgage the interest payments are not allowed as a deduction from income for tax purposes, but the rate of interest applied is lower than on a normal mortgage by a margin which, from 1 January 1970, has been related to the normal rate of interest.

Sale of local authority dwellings

The figures refer to the number of dwellings owned by local authorities (including county councils) or new towns which were sold or leased with the aid of mortgages, on an instalment system or by other means. Dwellings built for sale are those for which the tender was approved for the purpose. The number of authorities is the number concerned with the sales shown for each period.

Interest rates

Building Societies Association recommended rates.

The quoted rates are net of income tax which is paid by societies at the composite rate. The rates grossed up at standard rate of income tax are shown in brackets.

Public Works Loan Board. The rates shown are those applicable to short term and very long term loans. Other rates apply for intermediate terms. They are repayable at maturity and refer to the amount which an authority borrows within its annual quota. Where authorities borrow further sums these will attract interest at a higher rate, unless the Public Works Loan Board Commissioners agree that they should be offset against the following year's quota.

Minimum lending rate. The minimum rate at which members of the discount market have a right to discount British Government Treasury bills or other approved bills at the Bank of England.

12 Rent Regulation

The tables refer to rents registered for unfurnished tenancies that were:

- (a) Already regulated—Part IV of the Rent Act 1968 in England and Wales and Part IV of the Rent (Scotland) Act 1971 in Scotland.
- (b) Formerly controlled but reached or were brought up to the qualifying standard for conversion to regulation—Part III of the Housing Act 1969 (re-enacted, with amendment, as Part III of the Housing Finance Act 1972) in England and Wales and Part VI of the Rent (Scotland) Act 1971 (and previously the Housing (Scotland) Act 1969) in Scotland.

The relevant provisions relate in general to tenancies of privately rented unfurnished dwellings with a rateable value not exceeding £1,500 in Greater London and £750 elsewhere in England and Wales in the 1973 Valuation Lists (in Scotland under £200 in the 1963 Valuation Lists), except those still subject to rent control under Part V of the Rent Act 1968 or Part V of the Rent (Scotland) Act 1971. These limits were set by the Counter Inflation Act 1973.

The rent regulation machinery under which fair rents are registered came into operation in Greater London on 3 January 1966 and had been established throughout Great Britain by 12 May 1967. From 8 December 1965 until 31 December 1972 it was not legitimate for a landlord of a regulated tenancy to increase the rent except by going to the Rent Officer to have a fair rent registered. From 1 January 1973 a landlord and tenant were enabled alternatively to enter into a private rent agreement.

A fair rent is registered by the Rent Officer on the application of the landlord, the tenant, both jointly or, since August 1972, the local authority. No local authority applications were analysed in 1972. If either landlord or tenant objects, the matter is referred to a Rent Assessment Committee for decision. In such cases the rent confirmed or determined by the Committee (and not that determined by the Rent Officer) has been analysed.

The information on registered rents relates to cases analysed during a period, not all of which were necessarily determined during that period. The analysis of already regulated cases excludes those where the terms of the tenancy or the condition of the premises changed between the setting of the previous rent and the registration of a fair rent. Thus the "comparable" cases shown indicate changes in rent isolated from changes in the quality of the tenancy. All the formerly controlled cases are analysed separately since they are "non-comparable" in the sense that the terms of the tenancy have changed as a result of coming out of control and for substantial numbers the condition of the premises has been improved.

An application for re-registration can be made as a result of a change in the condition of the tenancy or of the premises, or if the tenant and landlord apply jointly, or because three years have passed since the previous registration. The analysis shown relates only to those cases re-registered after at least three years where there have not been any changes to the conditions of the tenancy or of the premises (i.e. "comparable" cases only).

Parts IV and VIII of the Housing Finance Act 1972 (Parts V and VI of the Housing (Financial Provisions) (Scotland) Act 1972 respectively), further widened the application of the fair rent system. Part IV set out a programme to convert the remaining controlled tenancies to regulation without requiring that they reach the qualifying standard. The conversion was to be in stages by rateable value bands, with the higher bands being converted first, to be completed by July 1975. Unfit properties are excluded. Part VIII brings the tenancies of housing associations and housing trusts within the fair rent scheme for the first time.

Under counter inflation measures introduced in 1974, private sector residential rents were frozen, at their levels of 8 March 1974, until 31 March 1975. Rent Officers, and Rent Assessment Committees, have continued to determine fair rents but, in registering these, Rent Officers will normally have advised tenants and landlords that any higher rents registered will not be recoverable (unless they reflect improvements) during the standstill period provided for in the Counter Inflation (Private Sector Residential Rents) (England and Wales) Order 1974.

The decontrol of those tenancies which were due to be decontrolled on 1 July 1974, or later, has been deferred until 31 December 1975.

The Rent Act 1974 extended the rent regulation system from 14 August 1974 to cover, with certain exceptions, privately rented furnished housing with rateable values up to the same ceilings as apply to unfurnished dwellings.

13 Building materials

Cement

All cement statistics quoted relate to portland cement and are derived from monthly and quarterly returns made by the Cement Makers Federation covering all cement works in the United Kingdom. Production figures include output from imported cement clinker. The national delivery figures are on a different basis from the regional delivery figures. The former are of recorded deliveries while the latter derive from invoiced sales and include imports. Figures of deliveries to a given region are from cement works located both within the region and outside.

Bricks

The brick statistics derive from monthly returns made by brickworks to the Department of the Environment. Production means bricks drawn from the kiln or autoclave of saleable quality and ready for use. Deliveries mean bricks that have been despatched from the premises and include any actually used on the premises (if these were of saleable quality). Stock refers to stocks held at the brickworks only. The regional figures of brick deliveries refer to deliveries to all areas by brickworks located in that region.

Building materials and components

Sand and gravel. The production figures given include landings of marine dredged material. Figures derive from returns made by all sand and gravel operators under the Statistics of Trade Act 1947. Gravel includes hoggin used for all purposes.

Manufactured lightweight aggregate covers aglite, foamed slag, leca, lytag, solite. Figures are drawn from a quarterly return made by producers.

Ready mixed concrete. Figures are for the United Kingdom and derive in the main from a quarterly summary of production provided by the Ready Mixed Concrete Association.

Concrete pipes and fittings. Figures are derived from a monthly return made by the British Precast Concrete Federation.

Pitch fibre pipes and conduits. Figures are based on monthly returns made by individual producers.

Metal windows, doors and curtain walling. Figures are based on monthly returns made by individual producers.

Asbestos cement products. Figures are derived from monthly returns made by individual producers.

Gypsum. The figures refer to quantities mined. They do not cover anhydrite.

Plaster and plasterboard. Figures for plaster exclude plaster used in plasterboard. They are derived from a monthly return made by the producer.

Concrete roofing tiles. Figures are drawn from monthly returns made by individual producers. Figures relate to roof area covered.

Slates. Monthly returns are made by individual producers.

Concrete building blocks. Monthly returns are made by individual producers under the Statistics of Trade Act 1947.

Imports and exports of building materials and components

All figures have been extracted from the published statistics in the Department of Trade's "Overseas Trade Statistics". For a full description of the basis used in the compilation of import and export statistics see the introduction to that publication. The figures shown against each individual heading represent the total import and export values for that commodity which in some cases will embrace certain end-uses other than purely constructional ones.

14 Supplementary tables

In addition to the tables published every quarter "Housing and Construction Statistics" includes supplementary tables. The subjects of some of the supplementary tables are covered in preceding sections; others which will appear regularly are covered in this section, while the rest will be annotated as necessary when they appear.

Local authority construction work

Enquiries are conducted in April and September to obtain details of output and employment in construction work by local authorities. Supplementary tables analysing these results have appeared in issues 1 and 6.

Structure of the construction industry

From the annual censuses of output and employment (details of which are given in section 4) data is obtained on the structure of the construction industry. Supplementary tables giving details of output by contractors, the number of firms and employment analysed by size of firm, region of registration and trade of firm have been published in issues 1 and 6.

Gross domestic fixed capital formation

This comprises expenditure on fixed assets either for their replacement or the addition to existing fixed assets; expenditure on maintenance and repair is excluded. An analysis of gross domestic fixed capital formation in new building and works (other than housing) is given by industry group. An analysis for gross domestic fixed capital formation in housing is given for the public and private sectors.

Fixed assets include dwellings, other new buildings and works, vehicles, plant machinery and other equipment. An analysis for the construction industry gives details of these categories of asset.

The figures are described in Chapter XII of "National Accounts Statistics: Sources and Methods".

The stock of dwellings

Estimates of the total dwelling stock, stock changes and the tenure distribution are made by the Department of the Environment and are based on data from the Censuses of Population, with adjustments for enumeration errors and for definitional changes.

In censuses before 1971 a dwelling was defined in terms of structurally separate living accommodation (not necessarily with a bathroom and WC) contained behind its own front door, with independent access to the street so that occupants could get out without passing through anyone else's living quarters. In the 1971 Census a different approach was adopted, based on whether households shared either any rooms, or any corridors or other circulation areas. The accommodation occupied by households which shared access space in order to move between their rooms or which shared rooms, was grouped together and defined as a dwelling; a household which did not share in either of

these ways was enumerated as occupying a single unshared dwelling. Rooms, as in previous censuses, did not include bathrooms, WCs, sculleries not used for cooking, store rooms, landings, halls, etc.; on the other hand, whereas in 1966 all kitchens had been counted as rooms, those less than 6 feet wide were excluded under the 1971 definition.

Among the results of the change in definition of a dwelling, bedsitting rooms or one-room flatlets whose occupiers had to share the use of a bath and a WC with other households, were counted as dwellings in 1971 while they had been specifically excluded in earlier censuses. An adjustment has, therefore, been made to the 1971 Census count of dwellings by excluding those of only one room which lacked exclusive use of a fixed bath or shower; however, in some cases, applying the definition used in earlier censuses, a dwelling would be composed entirely of such one-room units and although the number of these cases can not be derived from the 1971 Census data, a small offsetting allowance has been made. Overall, the 1971 enumeration of dwellings in England and Wales has been reduced by 130,000.

Included in the figures are estimates of "reasonably separate" dwellings, that is, household spaces of three or more rooms which, though not separate by the census definition, do provide adequate accommodation with the exclusive use of bath, hot water supply, inside WC, sink and stove.

The regions used are defined in section 1. The conurbations, Outer Metropolitan area and Outer South East prior to 1 April 1974 were as defined in the Abstract of Regional Statistics, except that Poole Borough was included in the South West region for housing statistics purposes. The English provincial conurbations were superseded on 1 April 1974 by the newly created metropolitan counties, and the boundary between the Outer Metropolitan area and the Outer South East will be revised.

In the table showing gains and losses new construction includes mobile homes (defined below under "Temporary housing"). Other gains are mainly net gains from conversions. The losses through slum clearance are estimates of the number of separate dwellings in the "houses" demolished or closed. Other losses include the removal of post-war prefabricated bungalows and of former camps in temporary use for housing, loss through fire, flood or other damage, obsolescence, change to other use, and removal to make way for new development of any kind.

The tenure categories are as defined in the census reports. In Scotland dwellings rented from local authorities include those rented from the Scottish Special Housing Association. "Other" tenures include dwellings rented with farms or business premises and those occupied by virtue of employment.

Estimates of the age distribution of the dwelling stock have been made by the Department of the Environment using data from the census reports from 1851 together with assumed rates of new construction and demolition for periods before these were recorded, and further assumptions about the ages of dwellings lost from the housing stock.

Temporary housing

Temporary bungalows are those allocated to local authorities under the Housing (Temporary Accommodation) Act 1944. The figures of bungalows removed include those purchased by private owners for re-erection elsewhere. No information is available about the number now in private ownership.

Mobile homes are factory built bungalows of a type intended for permanent use but which can easily be transferred from one site to another. The figures are for those erected by local authorities, mainly the Greater London Council, on sites on which permanent development is unlikely to take place for some time.

Camps are those hutments and other temporary dwellings erected during the war which were offered to local authorities to relieve the post-war housing shortage.

Unfit houses in temporary use. Provision is made under Sections 17(2), 46 and 48 of the Housing Act 1957 to enable local authorities which have a major slum clearance problem to defer the demolition of unfit houses if by carrying out works of repair (commonly known as "patching") they can be rendered capable of providing housing accommodation of a standard adequate for the time being. Nearly all the houses remaining in occupation under these provisions are in Birmingham.

Clearance area action

"Clearance areas" and "houses" are as defined in section 10 "Slum clearance".

The submission of a clearance area means the statutory transmission to the Secretary of State concerned of a copy of the local authority's resolution defining and declaring the clearance area.

Clearance Orders are orders for the demolition of buildings in a clearance area made by the local authority and submitted to the Secretary of State for confirmation.

Compulsory Purchase Orders are orders authorising the purchase by a local authority of land in or adjoining a clearance area for the purpose of securing the demolition of buildings on that land. These orders are also submitted to the Secretary of State for confirmation.

Houses purchased by agreement in clearance areas are those purchased by the local authority, for demolition, by agreement with the owner without becoming the subject of Clearance Orders or Compulsory Purchase Orders.

Revocation Orders. If a local authority is satisfied that a house comprised in a confirmed Clearance Order has been, or will be, made fit, they may make an order excluding that house from the clearance area and modifying or revoking the Clearance Order accordingly.

Local authority rents

Average rebated rents are based on information obtained by the Department of Employment from a representative sample of local authorities in England and Wales, while average unrebated rents are derived from annual returns submitted to the Chartered Institute of Public Finance and Accountancy (formerly the IMTA). The timing of the two sets of figures is

not strictly comparable. In both sources, rates and service charges are excluded.

These average rents do not allow for the rising quality of the local authority housing stock and, therefore, for dwellings of comparable quality the relative increase in rent can be assumed to have been less.

Housing Revenue Account

Each local authority is required by statute to keep a Housing Revenue Account in which are recorded the income and expenditure due to be credited and debited in respect of dwellings and other property provided under Part V of the Housing Act 1957.

The main items of expenditure are:

(a) Loan charges in respect of moneys borrowed for the provision of housing accommodation mainly under statutory housing powers derived from Part V of the Housing Act 1957

(b) The cost of supervision and management

(c) Housing repairs

The main items of income are:

(a) Rents (excluding rates and water charges)

(b) Exchequer housing subsidies

(c) Rate fund contributions.

Figures of expenditure and income by type of authority are based on data collected by the Department of the Environment on Form HRA1.

Prices of three-bedroom semi-detached houses

The tables indicate regional variations in the price of houses in four broad age groups. Three-bedroom semi-detached houses have been taken as providing reasonably comparable figures for similar types of accommodation but they are not necessarily typical of all dwellings sold in each age group nor are they fully comparable from region to region.

The figures are based on samples of owner occupied houses sold during the year shown which had also been sold within the previous five years.

The figures for England and Wales are unweighted averages for all houses included in the sample for each age group, and are therefore affected by variations in the regional and urban/rural distribution. Greater London's share of the national total of private sector housebuilding has been much smaller since the war than in the inter-war years and this is reflected in the smaller number included in the sample. As a result, London houses being dearer than houses in the provinces, the average prices for England and Wales and for the South East region for the post-war period tend to be lower than those for 1919 to 1944 in spite of the fact that in any particular area post-war houses are normally dearer than comparable houses built between the wars.

Conurbation figures relate to the areas as defined in the "Abstract of Regional Statistics".

Family Expenditure Survey

Analyses of household and head of household income by tenure, size and type of household etc. have been prepared by the Department of the Environment from data collected

by the Family Expenditure Survey of the Department of Employment. They relate to a small sample of households and some of the figures are subject to substantial sampling error.

Incomes are gross, that is before deduction of income tax, national insurance contributions and any other deductions at source. The income of owner occupiers includes an amount equivalent to the rateable value of the dwelling. This is regarded as a notional estimate of the income derived from ownership. A fuller definition of income is included in the Family Expenditure Survey annual reports (HMSO).

Tenancies held by virtue of employment are excluded from these analyses.

British construction work overseas

In April of each year the Department conducts an enquiry into the work overseas of British construction companies and their subsidiaries. Totals for the years ending 31 March, 1969 to 1973, were published in "Housing and Construction Statistics" issue 7.

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CORRECTION

To replace Supplementary Table XIII on page 76.

Supplementary tables

XIII

Local authorities

Employment of administrative, professional, technical and clerical staff¹:
by type of authority and type of A.P.T.C. staff: October 1975

	Man- gerial staff	Archi- tects	Sur- veyors	Engin- eers	Tech- nical staff	Draughts- men and tracers	Foreman	Clerical and office staff	Number Total all A.P.T.C. staff
England and Wales									
Greater London Council	250	598	461	649	1,225	49	233	883	4,348
Metropolitan counties	32	13	18	1,014	517	59	227	455	2,335
Non-metropolitan counties	495	1,197	967	5,061	7,161	937	1,389	5,477	22,684
London boroughs ²	314	947	847	1,301	2,068	281	1,455	2,206	9,419
Metropolitan districts	584	730	821	1,436	3,121	432	2,269	3,761	13,154
Non-metropolitan districts	985	1,322	1,088	3,048	6,754	1,015	3,620	5,711	23,543
New towns	94	396	180	567	1,086	230	219	653	3,425
Total	2,754	5,203	4,382	13,076	21,932	3,003	9,412	19,146	78,908
Scotland³									
Regional councils	167	236	134	1,279	1,512	145	818	1,207	5,498
Islands area councils	5	7	6	5	27	9	20	25	104
District councils	160	216	109	98	706	64	653	893	2,899
New towns	14	172	83	136	240	38	118	95	896
Total	346	631	332	1,518	2,485	256	1,609	2,220	9,397
Total Great Britain	3,100	5,834	4,714	14,594	24,417	3,259	11,021	21,366	88,305

¹Statistics for A.P.T.C. staff will include all those personnel engaged on the design management, control, etc. of building and civil engineering work, irrespective of whether the work is to be carried out by the authority's own direct labour force or by a contractor.

²Including City of London.

³See note preceding table v on reorganisation of local government.

