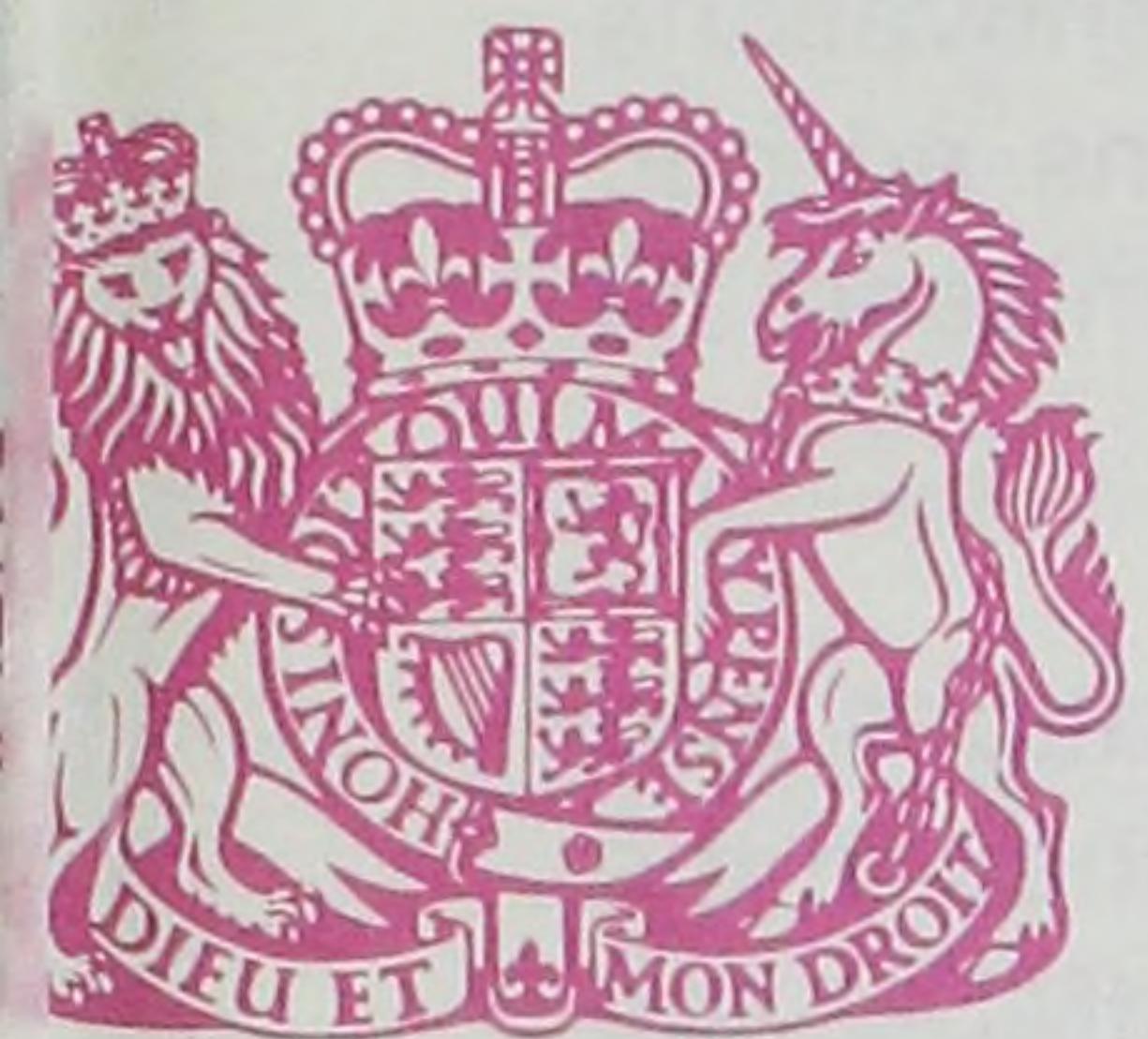


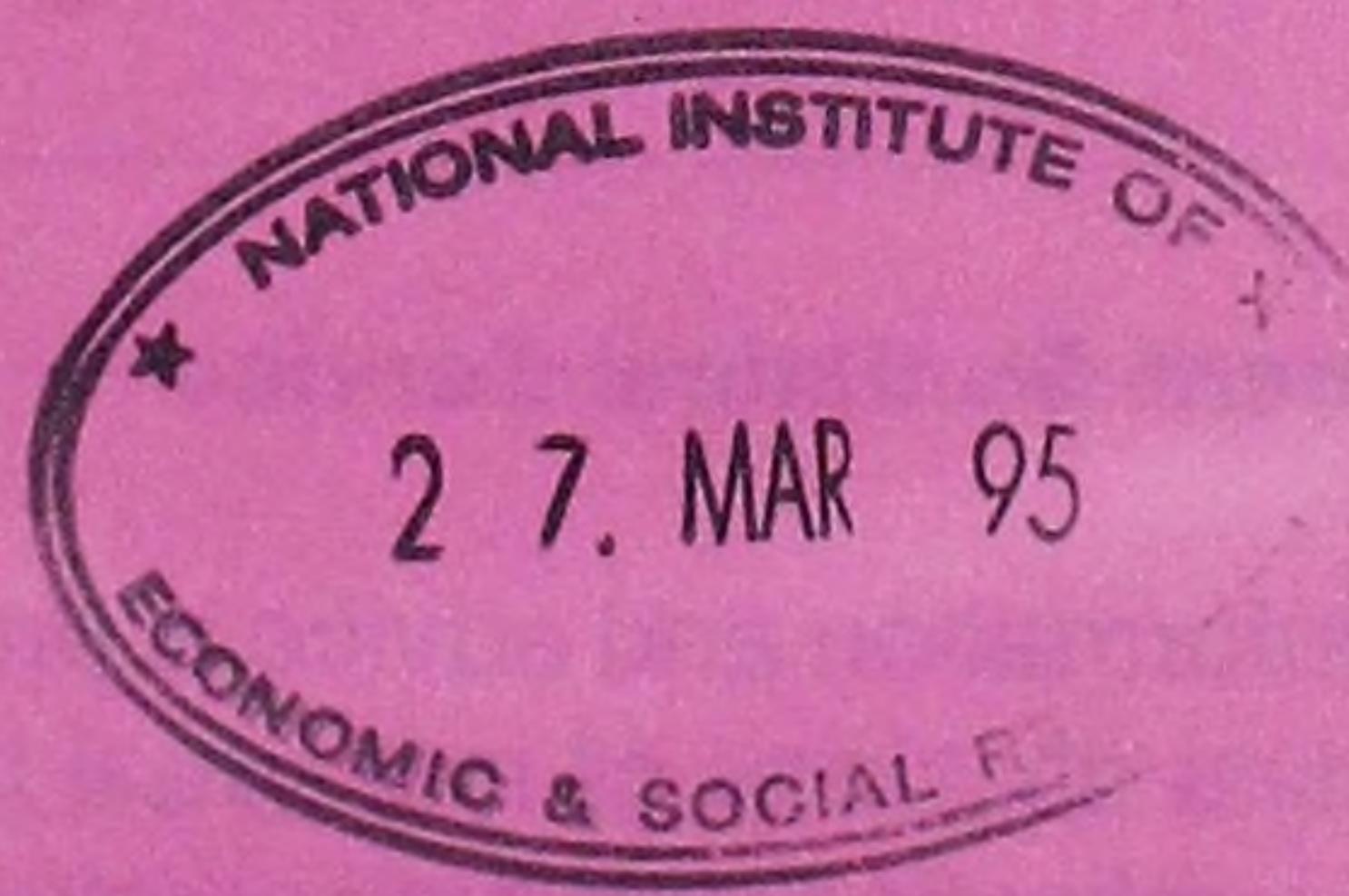
DEPARTMENT OF THE ENVIRONMENT
SCOTTISH OFFICE ENVIRONMENT DEPARTMENT
WELSH OFFICE



Housing and Construction Statistics

GREAT BRITAIN

**December Quarter 1994
Part 1**



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The quarterly publication *Housing and Construction Statistics* is produced in two parts. *Part 1* contains regular tables on housebuilding performance; housing finance; rent officer statistics and building materials. It is published in March, June, September and December each year. *Part 2* is published in April, July, October and January and contains regular tables on construction activity and employment; local authority housing sales, renovations and housing loans; renovation grants; stock and demolitions. It also contains ad hoc tables on construction and housing topics and figures for Part 1 which missed its publication deadline.

Figures for the last 11 years for tables similar to those in the quarterly publications and for many more tables dealing with construction activity and housing are published in the annual volume *Housing and Construction Statistics 1983 - 1993* published by HMSO and available from them and leading bookshops. Detailed notes on the tables in the annual volume and quarterly publications, including definitions of the terms used are given in the annual volume, together with a subject index.

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Symbols and conventions

Rounding of figures: where figures have been rounded to the nearest final digit, there may be an apparent slight discrepancy between the sum of the constituent items and the total shown.

Symbols: the following symbols are used throughout:

- .. = not available
- = nil or less than half the final digit shown.
- P = provisional
- R = revised

	Starts				Under construction at end of period				Completions			
	Local authorities, new towns			All	Local authorities, new towns			All	Local authorities, new towns			All
	Private enterprise	Housing associations	and govt. depts.		Private enterprise	Housing associations	and govt. depts.		Private enterprise	Housing associations	and govt. depts.	
Great Britain												
1992	120.3	33.7	2.5	156.5	190.2	39.2	4.1	233.5	141.0	25.0	4.6	170.6
1993 R	141.2	41.9	2.2	185.3	191.4	47.0	3.8	242.2	139.5	34.2	2.5	176.2
1994 P	160.0	39.8	1.7	201.5	210.1	53.6	3.8	267.5	142.9	34.3	1.6	178.8
1992 Q4 R	28.3	8.4	0.7	37.4	191.3	40.4	4.0	235.7	32.0	7.9	0.9	40.8
1993 Q1 R	34.2	12.4	0.7	47.3	191.0	44.7	4.3	240.0	34.5	8.1	0.4	43.0
Q2 R	34.9	10.2	0.4	45.5	191.6	46.4	3.9	241.9	34.3	8.5	0.8	43.6
Q3 R	35.4	9.1	0.7	45.2	192.6	47.2	3.8	243.6	34.4	8.3	0.8	43.5
Q4 R	36.7	10.2	0.4	47.3	193.0	48.1	3.7	244.8	36.3	9.3	0.5	46.1
1994 Q1 R	37.8	11.9	0.4	50.1	197.3	51.5	3.5	252.3	33.5	8.5	0.6	42.6
Q2 R	39.7	10.7	0.3	50.7	201.2	54.1	3.4	258.7	35.8	8.1	0.4	44.3
Q3	40.8	9.7	0.5	51.0	204.9	55.3	3.5	263.7	37.1	8.5	0.4	46.0
Q4 P	41.7	7.5	0.5	49.7	210.1	53.6	3.8	267.5	36.5	9.2	0.2	45.9
England												
1992	99.7	28.1	1.5	129.3	164.3	28.2	2.7	195.2	119.6	20.8	3.4	143.8
1993 R	116.7	33.6	1.2	151.5	165.1	32.2	2.5	199.9	115.4	29.6	1.4	146.4
1994 P	131.5	33.0	0.5	165.0	179.2	35.9	1.9	217.0	119.0	30.5	1.1	150.6
1992 Q4 R	23.1	7.3	0.4	30.8	165.4	29.4	2.7	197.5	27.2	6.6	0.6	34.4
1993 Q1 R	28.4	8.8	0.5	37.7	165.5	31.1	2.9	199.5	28.3	7.1	0.3	35.7
Q2 R	28.1	8.3	0.1	36.5	164.6	32.1	2.5	199.2	29.0	7.3	0.5	36.8
Q3 R	29.6	7.9	0.4	37.9	165.4	32.7	2.6	200.7	28.8	7.3	0.3	36.4
Q4 R	30.6	8.6	0.2	39.4	166.7	33.4	2.5	202.6	29.3	7.9	0.3	37.5
1994 Q1 R	32.1	8.8	0.3	41.2	171.1	34.6	2.3	208.0	27.7	7.6	0.5	35.8
Q2 R	33.0	9.2	0.0	42.2	174.4	36.4	2.2	213.0	29.7	7.4	0.1	37.2
Q3	32.8	8.6	0.1	41.5	176.2	37.3	2.0	215.5	31.0	7.7	0.3	39.0
Q4 P	33.6	6.4	0.1	40.1	179.2	35.9	1.9	217.0	30.6	7.8	0.2	38.6

1 Small adjustments made to reconcile seasonally adjusted figures to 1993 annual totals.

2 Transfers of dwellings under construction between tenures in this period.

1.2

Permanent dwellings started, under construction and completed
United Kingdom by country

(a) England

Number of dwellings

	Private enterprise	Housing associations	Local authorities	New towns	Government departments	Local authorities, new towns and government departments	All dwellings
Started							
1992	99,586	28,111	1,470	-	131	1,601	129,298
1993 R	116,702	33,638	1,158	-	100	1,258	151,598
1994 P	131,488	32,969	404	-	87	491	164,948
1992 Q4	19,227	6,231	343	-	50	393	25,851
1993 Q1 R	29,180	9,178	488	-	-	488	38,846
Q2 R	31,554	9,311	196	-	12	208	41,073
Q3 R	30,153	7,916	327	-	26	353	38,422
Q4 R	25,815	7,233	147	-	62	209	33,257
1994 Q1 R	32,717	8,856	176	-	84	260	41,833
Q2 R	36,988	10,129	54	-	-	54	47,171
Q3	33,840	8,719	63	-	-	63	42,622
Q4 P	27,943	5,265	111	-	3	114	33,322
1994 Jul	11,524	3,678	10	-	-	10	15,212
Aug	10,948	2,583	43	-	-	43	13,574
Sep	11,368	2,458	10	-	-	10	13,836
Oct P	10,673	2,343	27	-	-	27	13,043
Nov P	10,000	1,542	48	-	2	50	11,592
Dec P	7,270	1,380	36	-	1	37	8,687
Under construction at end of period							
1992	164,340	28,180	2,475	-	230	2,705	195,225
1993 R	165,109	32,228	2,219	-	306	2,525	199,862
1994 P	179,174	35,887	1,546	-	377	1,923	216,984
1992 Q4	164,340	28,180	2,475	-	230	2,705	195,225
1993 Q1 R	165,056	30,089	2,627	-	230	2,857	198,002
Q2 R	168,957	32,238	2,347	-	222	2,569	203,764
Q3 R	170,772	33,194	2,335	-	248	2,583	206,549
Q4 R	165,109	32,228	2,219	-	306	2,525	199,862
1994 Q1 R	171,495	33,464	2,029	-	374	2,403	207,362
Q2 R	180,617	36,685	1,820	-	374	2,194	219,496
Q3	184,398	38,203	1,526	-	374	1,900	224,501
Q4 P	179,174	35,887	1,546	-	377	1,923	216,984
1994 Jul	182,350	38,034	1,592	-	374	1,966	222,350
Aug	183,564	37,886	1,618	-	374	1,992	223,442
Sep	184,398	38,203	1,526	-	374	1,900	224,501
Oct P	183,887	37,896	1,540	-	374	1,914	223,697
Nov P	181,812	36,752	1,580	-	376	1,956	220,520
Dec P	179,174	35,887	1,546	-	377	1,923	216,984
Completed							
1992	119,533	20,789	3,274	-	235	3,509	143,831
1993 R	115,445	29,635	1,413	-	24	1,437	146,517
1994 P	118,979	30,462	1,086	-	16	1,102	150,543
1992 Q4	28,981	6,546	439	-	88	527	36,054
1993 Q1 R	28,309	7,424	336	-	-	336	36,069
Q2 R	27,639	7,172	476	-	20	496	35,307
Q3 R	28,283	6,998	339	-	-	339	35,620
Q4 R	31,214	8,041	262	-	4	266	39,521
1994 Q1 R	27,038	7,836	366	-	16	382	35,256
Q2 R	28,316	7,089	270	-	-	270	35,675
Q3	30,839	7,563	359	-	-	359	38,761
Q4 P	32,786	7,974	91	-	-	91	40,851
1994 Jul	10,032	2,456	238	-	-	238	12,726
Aug	10,027	2,813	19	-	-	19	12,859
Sep	10,780	2,294	102	-	-	102	13,176
Oct P	11,495	2,695	36	-	-	36	14,226
Nov P	11,412	2,923	8	-	-	8	14,343
Dec P	9,879	2,356	47	-	-	47	12,282

1 Transfers of dwellings under construction between tenures in this period.

1.2

Permanent dwellings started, under construction and completed (continued)
United Kingdom by country

(b) Wales

Number of dwellings

	Private enterprise	Housing associations	Local authorities	New towns	Government departments	Local authorities, new towns and government departments	All dwellings
Started							
1992	5,997	2,657	261	-	-	261	8,915
1993	7,310	3,198	75	-	-	75	10,583
1994 P	7,236	2,602	124	-	-	124	9,962
1992 Q4	1,326	569	77	-	-	77	1,972
1993 Q1	1,884	1,206	11	-	-	11	3,101
Q2	2,047	907	23	-	-	23	2,977
Q3	1,893	520	17	-	-	17	2,430
Q4	1,486	565	24	-	-	24	2,075
1994 Q1	1,688	829	15	-	-	15	2,532
Q2	1,881	882	60	-	-	60	2,823
Q3	2,123	430	37	-	-	37	2,590
Q4 P	1,544	461	12	-	-	12	2,017
1994 Jul	593	137	10	-	-	10	740
Aug	758	208	1	-	-	1	967
Sep	772	85	26	-	-	26	883
Oct P	710	269	12	-	-	12	991
Nov P	417	96	-	-	-	-	513
Dec P	417	96	-	-	-	-	513
Under construction at end of period							
1992	10,588	2,808	343	-	-	343	13,739
1993	11,636	3,154	246	-	-	246	15,036
1994 P	11,879	3,072	138	-	-	138	15,089
1992 Q4	10,588	2,808	343	-	-	343	13,739
1993 Q1	10,950	3,487	333	-	-	333	14,770
Q2	11,636	3,721	313	-	-	313	15,670
Q3	11,875	3,577	303	-	-	303	15,755
Q4	11,636	3,154	246	-	-	246	15,036
1994 Q1	11,753	3,322	146	-	-	146	15,221
Q2	11,858	3,790	146	-	-	146	15,794
Q3	12,233	3,734	146	-	-	146	16,113
Q4 P	11,879	3,072	138	-	-	138	15,089
1994 Jul	11,995	3,824	153	-	-	153	15,972
Aug	12,051	3,842	140	-	-	140	16,033
Sep	12,233	3,734	146	-	-	146	16,113
Oct P	12,383	3,802	138	-	-	138	16,323
Nov P	12,131	3,437	138	-	-	138	15,706
Dec P	11,879	3,072	138	-	-	138	15,089
Completed							
1992	7,050	2,460	133	-	1	134	9,644
1993	6,262	2,853	172	-	-	172	9,287
1994 P	6,993	2,684	255	-	-	255	9,909
1992 Q4	1,642	713	23	-	1	24	2,379
1993 Q1	1,522	527	21	-	-	21	2,070
Q2	1,361	673	43	-	-	43	2,077
Q3	1,654	664	27	-	-	27	2,345
Q4 P	1,725	989	81	-	-	81	2,795
1994 Q1	1,571	661	115	-	-	115	2,347
Q2	1,776	414	60	-	-	60	2,250
Q3	1,748	486	60	-	-	60	2,271
Q4	1,898	1,123	20	-	-	20	3,041
1994 Jul	456	103	20	-	-	20	562
Aug	702	190	20	-	-	20	906
Sep	590	193	20	-	-	20	803
Oct P	560	201	20	-	-	20	781
Nov P	669	461	-	-	-	-	1,130
Dec P	669	461	-	-	-	-	1,130

1.2

Permanent dwellings started, under construction and completed (continued)
United Kingdom by country(c) Scotland¹

Number of dwellings

	Private enterprise	Housing associations	Local authorities ²	New towns	Government departments	Local authorities new towns and government departments ²	All dwellings
Started							
1992 R	14,668	3,051	441	395	-	836	18,555
1993 R	17,183	5,062	482	428	-	910	23,156
1994 P	21,295	4,243	749	309	-	1,058	26,596
1992 Q4 R	3,061	652	86	68	-	154	3,867
1993 Q1 R	3,966	2,385	187	54	-	241	6,592
Q2 R	5,090	599	14	270	-	284	5,974
Q3 R	4,035	638	161	85	-	246	4,919
Q4 R	4,092	1,440	120	19	-	139	5,671
1994 Q1 R	3,908	2,273	228	31	-	259	6,440
Q2 R	5,795	656	173	92	-	265	6,716
Q3	5,796	657	174	93	-	267	6,720
Q4 P	5,796	657	174	93	-	267	6,720
Under construction at end of period							
1992 R	15,293	8,191	427	629	10	1,066	24,550
1993 R	14,653	11,576	439	602	10	1,051	27,280
1994 P	19,006	14,616	866	911	10	1,787	35,449
1992 Q4 R	15,293	8,191	427	629	10	1,066	24,550
1993 Q1 R	15,045	10,220	516	677	10	1,203	26,468
Q2 R	16,202	10,374	384	874	10	1,268	27,844
Q3 R	16,141	10,419	441	671	10	1,122	27,682
Q4 R	14,653	11,576	439	602	10	1,051	27,280
1994 Q1 R	14,658	13,517	510	633	10	1,153	29,363
Q2 R	16,108	13,884	626	725	10	1,361	31,393
Q3	17,557	14,250	746	818	10	1,574	33,421
Q4 P	19,006	14,616	866	911	10	1,787	35,449
Completed							
1992 R	14,592	1,974	740	276	-	1,016	17,583
1993 R	17,823	1,677	470	456	-	926	20,426
1994 P	16,942	1,203	282	-	-	282	18,427
1992 Q4 R	3,791	672	80	63	-	143	4,607
1993 Q1 R	4,214	356	98	6	-	104	4,674
Q2 R	3,933	445	146	74	-	220	4,598
Q3 R	4,096	593	104	288	-	392	5,081
Q4 R	5,580	283	122	88	-	210	6,073
1994 Q1 R	3,903	332	122	-	-	122	4,357
Q2 R	4,345	289	52	-	-	52	4,686
Q3	4,347	291	54	-	-	54	4,692
Q4 P	4,347	291	54	-	-	54	4,692

1 Quarterly figures are divided by three to give monthly estimates for inclusion in both Great Britain and United Kingdom figures.

2 Including Scottish Homes, formerly the Scottish Special Housing Association.

1.2

Permanent dwellings started, under construction and completed (continued)
United Kingdom by country(d) Great Britain¹

Number of dwellings

	Private enterprise	Housing associations	Local authorities ²	New towns	Government departments	Local authorities new towns and government departments ²	All dwellings
Started							
1992 R	120,251	33,819	2,172	395	131	2,698	156,768
1993 R	141,195	41,898	1,715	428	100	2,243	185,337
1994 P	160,019	39,814	1,277	309	87	1,673	201,506
1992 Q4 R	23,614	7,452	506	68	50	624	31,690
1993 Q1 R	35,030	12,769	686	54	-	740	48,539
Q2 R	38,691	10,817	233	270	12	515	50,024
Q3 R	36,081	9,074	505	85	26	616	45,771
Q4 R	31,393	9,238	291	19	62	372	41,003
1994 Q1 R	38,313	11,958	419	31	84	534	50,805
Q2 R	44,664	11,667	287	92	-	379	56,710
Q3	41,759	9,806	274	93	-	367	51,932
Q4 P	35,283	6,383	297	93	3	393	42,059
1994 Jul	14,049	4,034	78	31	-	109	18,192
Aug	13,638	3,010	102	31	-	133	16,781
Sep	14,072	2,762	94	31	-	125	16,959
Oct P	13,315	2,831	97	31	-	128	16,274
Nov P	12,349	1,857	106	31	2	139	14,345
Dec P	9,619	1,695	94	31	1	126	11,440
Under construction at end of period							
1992 R	190,221	39,179	3,245	629	240	4,114	233,514
1993 R	191,398	46,958	2,904	602	316	3,822	242,178
1994 P	210,059	53,575	2,550	911	387	3,848	267,522
1992 Q4 R	190,221	39,179	3,245	629	240	4,114	233,514
1993 Q1 R	191,051	43,796	3,476	677	240	4,393	239,240
Q2 R	196,795	46,333	3,044	874	232	4,150	247,278
Q3 R	198,788	47,190	3,079	671	258	4,008	249,986
Q4 R	191,398	46,958	2,904	602	316	3,822	242,178
1994 Q1 R	197,906	50,303	2,685	633	384	3,702	251,946
Q2 R	208,583	54,359	2,592	725	384	3,701	266,683
Q3	214,188	56,187	2,418	818	384	3,620	274,035
Q4 P	210,059	53,575	2,550	911	387	3,848	267,522
1994 Jul	210,936	55,864	2,411	756	384	3,551	270,391
Aug	212,689	55,856	2,464	787	384	3,635	272,220
Sep	214,188	56,187	2,418	818	384	3,620	274,035
Oct P	214,310	56,070	2,464	849	384	3,697	274,117
Nov P	212,466	54,683	2,544	880	386	3,810	270,999
Dec P	210,059	53,575	2,550	911	387	3,848	267,522
Completed							
1992 R	141,175	25,223	4,147	276	236	4,659	171,058
1993 R	139,530	34,165	2,055	456	24	2,535	176,230
1994 P	142,914	34,349	1,623	-	16	1,639	178,879
1992 Q4 R	34,414	7,931	542	63	89	694	43,040
1993 Q1 R	34,045	8,307	455	6	-	461	42,813
Q2 R	32,933	8,290	665	74	20	759	41,982
Q3 R	34,033	8,255	470	288	-	758	43,046
Q4 R	38,519	9,313	465	88	4	557	48,389
1994 Q1 R	32,512	8,829	603	-	16	619	41,960
Q2 P	34,437	7,792	382	-	-	382	42,611
Q3	36,934	8,340	473	-	-	473	45,724
Q4 P	39,031	9,388	165	-	-	165	48,584
1994 Jul	11,937	2,656	276	-	-	276	14,852
Aug	12,178	3,100	57	-	-	57	15,329
Sep	12,819	2,584	140	-	-	140	15,543
Oct P	13,504	2,993	74	-	-	74	16,571
Nov P	13,530	3,481	26	-	-	26	17,037
Dec P	11,997	2,914	65	-	-	65	14,976

1 Monthly figures for Scotland are not available; quarterly figures are divided by three and included in the monthly figures.

2 Including Scottish Homes, formerly the Scottish Special Housing Association.

3 Transfers of dwellings under construction between tenures in this period.

1.2

Permanent dwellings started, under construction and completed (continued) United Kingdom by country

(e) Northern Ireland

Number of dwellings

	Private enterprise ^{1,2}	Housing associations	Northern Ireland Housing Executive	Government departments	Northern Ireland Housing Executive and government departments	All dwellings ^{1,2}
Started						
1992	6,199	718	718	69	787	7,704
1993 R	7,070	489	1,132	-	1,132	8,691
1994 P	..	..	..	..	..	..
1992 Q4 R	1,344	123	198	-	198	1,665
1993 Q1 R	1,702	92	109	-	109	1,903
Q2 R	1,880	134	288	-	288	2,302
Q3 R	1,918	-	457	-	457	2,375
Q4 R	1,570	263	278	-	278	2,111
1994 Q1 R	1,768	347	163	-	163	2,278
Q2 R	2,485	85	393	-	393	2,963
Q3	1,845	312	131	-	131	2,288
Q4 P	..	..	..	..	..	..
Under construction at end of period						
1992	11,060	916	226	157	383	12,359
1993	12,423	744	548	139	687	13,854
1994	..	..	..	..	..	..
1992 Q4	11,060	916	226	157	383	12,359
1993 Q1	11,402	874	307	154	461	12,737
Q2	11,744	832	388	151	539	13,115
Q3	12,086	790	469	148	617	13,493
Q4	12,423	744	548	139	687	13,854
1994 Q1	..	..	..	..	..	..
Q2	..	..	..	..	..	..
Q3	..	..	..	..	..	..
Q4 P	..	..	..	..	..	..
Completed						
1992	5,913	675	1,049	51	1,100	7,688
1993	5,707	671	810	18	828	7,206
1994 P	..	..	..	..	..	..
1992 Q4	1,510	116	241	-	241	1,867
1993 Q1	1,425	165	201	3	204	1,794
Q2	1,425	165	201	3	204	1,794
Q3	1,425	165	201	3	204	1,794
Q4	1,432	176	207	9	216	1,824
1994 Q1	..	..	..	..	..	..
Q2	..	..	..	..	..	..
Q3	..	..	..	..	..	..
Q4 P	..	..	..	..	..	..

1 Monthly private enterprise figures for Northern Ireland are not available; quarterly figures are divided by three to give monthly estimates for inclusion in the United Kingdom figures.

2 Quarterly and annual private enterprise under construction and completion figures are statistical estimates.

1.2

Permanent dwellings started, under construction and completed (continued)
United Kingdom by country(f) United Kingdom¹

Number of dwellings

	Private enterprise ²	Housing associations	Local authorities ³	New towns	Government departments	Local authorities new towns and government departments ³	All dwellings
Started							
1992	126,450	34,537	2,890	395	200	3,485	164,472
1993 R	148,265	42,387	2,847	428	100	3,375	194,028
1994 P	..	..	..	..	..	..	..
1992 Q4 R	24,958	7,575	704	68	50	822	33,355
1993 Q1 R	36,732	12,861	795	54	-	849	50,442
Q2 R	40,571	10,951	521	270	12	803	52,326
Q3 R	37,999	9,074	962	85	26	1,073	48,146
Q4 R	32,963	9,501	554	19	62	650	43,114
1994 Q1 R	40,081	12,305	582	31	84	697	53,083
Q2 R	47,149	11,752	680	92	-	772	59,673
Q3	43,604	10,118	405	93	-	498	54,220
Q4 P	..	..	..	..	..	..	..
1994 Jul	..	..	..	..	..	..	..
Aug	..	..	..	..	..	..	..
Sep	..	..	..	..	..	..	..
Oct P	..	..	..	..	..	..	..
Nov P	..	..	..	..	..	..	..
Dec P	..	..	..	..	..	..	..
Under construction at end of period							
1992	201,281	40,095	3,471	629	397	4,497	245,873
1993	203,821	47,702	3,452	602	455	4,509	256,032
1994 P	..	..	..	..	..	..	..
1992 Q4	201,281	40,095	3,471	629	397	4,497	245,873
1993 Q1	202,453	44,670	3,783	677	394	4,854	251,977
Q2	208,539	47,165	3,432	874	383	4,689	260,393
Q3	210,874	47,980	3,548	671	406	4,625	263,479
Q4	203,821	47,702	3,452	602	455	4,509	256,032
1994 Q1	..	..	..	..	..	..	..
Q2	..	..	..	..	..	..	..
Q3	..	..	..	..	..	..	..
Q4 P	..	..	..	..	..	..	..
1994 Jul	..	..	..	..	..	..	..
Aug	..	..	..	..	..	..	..
Sep	..	..	..	..	..	..	..
Oct P	..	..	..	..	..	..	..
Nov P	..	..	..	..	..	..	..
Dec P	..	..	..	..	..	..	..
Completed							
1992	147,088	25,898	5,196	276	287	5,759	178,746
1993	145,237	34,836	2,865	456	42	3,363	183,436
1994 P	..	..	..	..	..	..	..
1992 Q4	35,924	8,047	783	63	89	935	44,907
1993 Q1	35,470	8,472	656	6	3	665	44,607
Q2	34,358	8,455	866	74	23	963	43,776
Q3	35,458	8,420	671	288	3	962	44,840
Q4	39,951	9,489	672	88	13	773	50,213
1994 Q1	..	..	..	..	..	..	..
Q2	..	..	..	..	..	..	..
Q3	..	..	..	..	..	..	..
Q4 P	..	..	..	..	..	..	..
1994 Jul	..	..	..	..	..	..	..
Aug	..	..	..	..	..	..	..
Sep	..	..	..	..	..	..	..
Oct P	..	..	..	..	..	..	..
Nov P	..	..	..	..	..	..	..

1 Monthly private enterprise figures for Scotland and Northern Ireland are not available; quarterly figures are divided by three and included in the monthly figures.

2 Quarterly and annual private enterprise, under construction and completion figures include statistical estimates for Northern Ireland.

3 Includes housebuilding for Northern Ireland Housing Executive and Scottish Homes, formerly the Scottish Special Housing Association.

4 Transfer of dwellings under construction between tenures in this period.

1.3

Permanent dwellings started and completed England by region

Number of dwellings

		Started					Completed					All	
		Private enterprise	Housing associations	Local authorities & new towns	Local Government departments		All	Private enterprise	Housing associations	Local authorities & new towns	Local Government departments		
					All	Local authorities & new towns					All		
North													
1992		5,725	1,888	65	30	7,708	6,177	1,737	50	-	7,964		
1993 R		5,990	1,790	23	-	7,803	5,727	1,712	37	-	7,476		
1994 P		7,800	1,635	28	-	9,463	6,704	1,559	40	-	8,303		
1992 Q4		1,224	475	35	30	1,764	1,815	588	23	-	2,426		
1993 Q1 R		1,374	480	4	-	1,858	1,259	337	9	-	1,605		
Q2 R		1,847	584	6	-	2,437	1,433	568	14	-	2,015		
Q3 R		1,549	435	-	-	1,984	1,471	382	8	-	1,861		
Q4 R		1,220	291	13	-	1,524	1,564	425	6	-	1,995		
1994 Q1 R		2,065	504	9	-	2,578	1,264	369	13	-	1,646		
Q2 R		2,261	391	7	-	2,659	1,616	402	7	-	2,025		
Q3		1,920	523	6	-	2,449	1,933	315	6	-	2,254		
Q4 P		1,554	217	6	-	1,777	1,891	473	14	-	2,378		
Yorkshire and Humber													
1992		9,595	2,939	66	80	12,680	10,792	2,123	201	80	13,196		
1993 R		11,186	3,297	4	50	14,537	11,108	3,312	36	-	14,456		
1994 P		12,779	3,256	24	-	16,059	11,596	2,950	3	-	14,549		
1992 Q4		1,645	796	9	-	2,450	2,657	662	43	80	3,442		
1993 Q1 R		2,814	894	3	-	3,711	2,677	624	10	-	3,311		
Q2 R		3,034	692	-	-	3,726	2,606	805	26	-	3,437		
Q3 R		2,891	904	1	19	3,815	2,688	851	-	-	3,539		
Q4 R		2,447	807	-	31	3,285	3,137	1,032	-	-	4,169		
1994 Q1 R		3,263	732	12	-	4,007	2,498	571	-	-	3,069		
Q2 R		3,725	896	1	-	4,622	2,683	688	-	-	3,371		
Q3		3,110	1,069	-	-	4,179	3,090	773	1	-	3,864		
Q4 P		2,681	559	11	-	3,251	3,325	918	2	-	4,245		
East Midlands													
1992		10,999	1,706	112	-	12,817	12,694	1,239	231	92	14,256		
1993 R		13,656	2,527	77	-	16,260	12,732	1,855	116	-	14,703		
1994 P		14,059	2,681	42	-	16,782	13,623	2,573	61	-	16,257		
1992 Q4		1,832	538	24	-	2,394	3,544	268	19	8	3,839		
1993 Q1 R		3,382	469	33	-	3,884	3,270	381	16	-	3,667		
Q2 R		3,593	654	1	-	4,248	2,586	359	63	-	3,008		
Q3 R		3,718	710	25	-	4,453	3,187	456	31	-	3,674		
Q4		2,963	694	18	-	3,675	3,689	659	6	-	4,354		
1994 Q1 R		3,390	556	12	-	3,958	3,510	577	18	-	4,105		
Q2 R		3,882	817	1	-	4,700	3,049	790	5	-	3,844		
Q3		3,751	713	-	-	4,464	3,364	563	35	-	3,962		
Q4 P		3,036	595	29	-	3,660	3,700	643	3	-	4,346		
East Anglia													
1992		6,654	1,094	117	1	7,866	8,119	1,011	415	-	9,545		
1993 R		8,237	1,484	91	-	9,812	8,360	1,230	195	-	9,785		
1994 P		8,496	1,325	44	-	9,865	8,021	1,209	63	-	9,293		
1992 Q4		1,192	323	27	-	1,542	1,866	320	47	-	2,233		
1993 Q1 R		2,052	381	28	-	2,461	2,072	282	-	-	2,354		
Q2 R		2,246	546	43	-	2,835	1,780	193	70	-	2,043		
Q3 R		2,379	264	7	-	2,650	2,266	380	96	-	2,742		
Q4 R		1,560	293	13	-	1,866	2,242	375	29	-	2,646		
1994 Q1 R		1,994	391	20	-	2,405	2,118	417	10	-	2,545		
Q2 R		2,562	302	14	-	2,878	1,801	401	26	-	2,228		
Q3		2,152	383	10	-	2,545	1,954	246	10	-	2,210		
Q4 P		1,788	249	-	-	2,037	2,148	145	17	-	2,310		

1.3

Permanent dwellings started and completed (continued)
England by region

Number of dwellings

	Started								Completed							
	Local				Local				Local				Local			
	Private enterprise	Housing associations	authorities & new towns	Government departments	All	Private enterprise	Housing associations	authorities & new towns	Government departments	All	Private enterprise	Housing associations	authorities & new towns	Government departments	All	
South East: Greater London																
1992	7,118	4,847	1	-	11,966	11,361	3,946	249	-	15,556						
1993 R	8,019	6,713	260	-	14,992	8,659	5,206	96	-	13,961						
1994 P	10,927	6,238	22	-	17,187	9,090	5,462	280	-	14,832						
1992 Q4	1,792	955	-	-	2,747	2,585	1,094	40	-	3,719						
1993 Q1 R	1,679	1,812	214	-	3,705	2,097	1,448	22	-	3,567						
Q2 R	2,284	1,870	-	-	4,154	2,227	1,418	21	-	3,666						
Q3 R	1,862	1,492	46	-	3,400	1,907	1,023	15	-	2,945						
Q4 R	2,194	1,539	-	-	3,733	2,428	1,317	38	-	3,783						
1994 Q1 R	2,823	1,799	20	-	4,642	2,118	1,784	72	-	3,974						
Q2 R	2,980	2,161	2	-	5,143	2,598	1,437	62	-	4,097						
Q3	2,801	1,817	-	-	4,618	2,156	1,331	131	-	3,618						
Q4 P	2,323	461	-	-	2,784	2,218	910	15	-	3,143						
South East: Outer Metropolitan Area																
1992	12,502	2,857	401	-	15,760	15,300	1,576	539	2	17,417						
1993 R	15,594	3,711	77	-	19,382	15,086	3,206	230	-	18,522						
1994 P	17,411	3,369	34	-	20,814	15,644	3,071	94	16	18,825						
1992 Q4	2,659	487	28	-	3,174	3,407	714	76	-	4,197						
1993 Q1	4,000	1,190	40	-	5,230	3,265	849	69	-	4,183						
Q2 R	3,981	1,029	8	-	5,018	3,551	811	94	-	4,456						
Q3 R	3,776	820	29	-	4,625	3,769	726	22	-	4,517						
Q4	3,837	672	-	-	4,509	4,501	820	45	-	5,366						
1994 Q1 R	4,641	841	20	-	5,502	3,728	949	55	16	4,748						
Q2 R	4,738	798	9	-	5,545	3,786	592	8	-	4,386						
Q3	4,515	1,035	-	-	5,550	3,963	698	20	-	4,681						
Q4 P	3,517	695	5	-	4,217	4,167	832	11	-	5,010						
South East: Outer South East																
1992	11,770	4,154	296	-	16,220	15,132	2,136	543	-	17,811						
1993	13,701	4,137	229	-	18,067	14,039	3,450	298	-	17,787						
1994 P	16,124	3,442	13	3	19,582	14,882	3,616	236	-	18,734						
1992 Q4	2,049	832	111	-	2,992	3,346	812	72	-	4,230						
1993 Q1	3,283	981	68	-	4,332	3,510	1,040	97	-	4,647						
Q2	3,814	973	50	-	4,837	3,616	739	115	-	4,470						
Q3	3,504	1,074	111	-	4,689	3,382	822	33	-	4,237						
Q4	3,100	1,109	-	-	4,209	3,531	849	53	-	4,433						
1994 Q1 R	3,906	691	12	-	4,609	3,164	968	178	-	4,310						
Q2 R	4,506	1,029	1	-	5,536	3,629	752	16	-	4,397						
Q3	4,369	1,006	-	-	5,375	3,885	820	41	-	4,746						
Q4 P	3,343	716	-	3	4,062	4,204	1,076	1	-	5,281						
South East: All																
1992	31,390	11,858	698	-	43,946	41,793	7,658	1,331	2	50,784						
1993 R	37,314	14,561	566	-	52,441	37,784	11,862	624	-	50,270						
1994 P	44,462	13,049	69	3	57,583	39,616	12,149	610	16	52,391						
1992 Q4	6,500	2,274	139	-	8,913	9,338	2,620	188	-	12,146						
1993 Q1 R	8,962	3,983	322	-	13,267	8,872	3,337	188	-	12,397						
Q2 R	10,079	3,872	58	-	14,009	9,394	2,968	230	-	12,592						
Q3 R	9,142	3,386	186	-	12,714	9,058	2,571	70	-	11,699						
Q4 R	9,131	3,320	-	-	12,451	10,460	2,986	136	-	13,582						
1994 Q1 R	11,370	3,331	52	-	14,753	9,010	3,701	305	16	13,032						
Q2 R	12,224	3,988	12	-	16,224	10,013	2,781	86	-	12,880						
Q3	11,685	3,858	-	-	15,543	10,004	2,849	192	-	13,045						
Q4 P	9,183	1,872	5	3	11,063	10,589	2,818	27	-	13,434						

1.3

Permanent dwellings started and completed (continued) England by region

Number of dwellings

		Started						Completed					
		Local				All	Local				All	All	
		Private enterprise	Housing associations	authorities & new towns	Government departments		Private enterprise	Housing associations	authorities & new towns	Government departments			
South West													
1992		11,456	2,218	161	-	13,835	13,559	1,652	491	1	15,703		
1993 ^R		13,039	2,419	62	20	15,540	12,552	2,316	170	4	15,042		
1994 ^P		14,568	3,351	122	-	18,041	13,218	2,665	106	-	15,989		
1992 Q4		2,302	630	75	-	3,007	2,925	499	15	-	3,439		
1993 Q1 ^R		3,232	700	29	-	3,961	2,973	405	43	-	3,421		
Q2 ^R		3,438	624	2	12	4,076	3,120	560	31	-	3,711		
Q3 ^R		3,326	593	4	7	3,930	3,003	685	80	-	3,768		
Q4 ^R		3,043	502	27	1	3,573	3,456	666	16	4	4,142		
1994 Q1 ^R		3,383	897	35	-	4,315	2,954	522	14	-	3,490		
Q2 ^R		4,243	1,035	17	-	5,295	3,061	488	57	-	3,606		
Q3		3,845	691	10	-	4,546	3,509	765	31	-	4,305		
Q4 ^P		3,097	728	60	-	3,885	3,694	890	4	-	4,588		
West Midlands													
1992		11,499	2,714	195	20	14,428	12,230	2,346	383	60	15,019		
1993 ^R		12,332	2,609	282	30	15,253	12,950	2,904	194	20	16,068		
1994 ^P		13,586	3,838	72	84	17,580	11,963	3,081	153	-	15,197		
1992 Q4		2,180	697	29	20	2,926	3,128	555	103	-	3,786		
1993 Q1		3,424	730	67	-	4,221	3,964	856	54	-	4,874		
Q2 ^R		3,193	568	85	-	3,846	2,856	644	24	20	3,544		
Q3 ^R		3,183	610	54	-	3,847	3,071	765	49	-	3,885		
Q4 ^R		2,532	701	76	30	3,339	3,059	639	67	-	3,765		
1994 Q1 ^R		3,505	1,222	33	84	4,844	2,717	436	6	-	3,159		
Q2 ^R		3,667	1,396	2	-	5,065	2,790	518	89	-	3,397		
Q3		3,476	825	37	-	4,338	3,111	1,128	35	-	4,274		
Q4 ^P		2,938	395	-	-	3,333	3,345	999	23	-	4,367		
North West													
1992		12,268	3,694	56	-	16,018	14,169	3,023	172	-	17,364		
1993 ^R		14,948	4,951	53	-	19,952	14,232	4,444	41	-	18,717		
1994 ^P		15,738	3,834	3	-	19,575	14,238	4,276	50	-	18,564		
1992 Q4		2,352	498	5	-	2,855	3,708	1,034	1	-	4,743		
1993 Q1 ^R		3,940	1,541	2	-	5,483	3,222	1,202	16	-	4,440		
Q2		4,124	1,771	1	-	5,896	3,864	1,075	18	-	4,957		
Q3 ^R		3,965	1,014	50	-	5,029	3,539	908	5	-	4,452		
Q4 ^R		2,919	625	-	-	3,544	3,607	1,259	2	-	4,868		
1994 Q1 ^R		3,747	1,223	3	-	4,973	2,967	1,243	-	-	4,210		
Q2 ^R		4,424	1,304	-	-	5,728	3,303	1,021	-	-	4,324		
Q3		3,901	657	-	-	4,558	3,874	924	49	-	4,847		
Q4 ^P		3,666	650	-	-	4,316	4,094	1,088	1	-	5,183		

			Great Britain			Local authorities, new towns and government departments	
England and Wales			Private enterprise	Housing associations			
Local authorities and new towns							
	Houses	Flats	All dwellings	All dwellings	All dwellings	All dwellings	
1992	15.1	22.1	17.6	18.3	14.9	17.5	
1993 ^R	18.8	21.5	20.4	17.7	14.0	20.1	
1994 ^P	24.4	23.5	23.9	16.5	16.4	23.8	
1992 Q4 ^R	15.1	22.1	17.6	18.3	14.9	17.5	
1993 Q1 ^R	17.3	21.9	18.6	18.5	14.0	18.7	
Q2 ^R	17.5	22.1	19.3	18.4	14.2	19.1	
Q3 ^R	18.3	22.7	19.2	18.1	14.3	19.1	
Q4 ^R	18.8	21.5	20.4	17.7	14.0	20.1	
1994 Q1 ^R	20.6	19.4	20.2	17.4	14.1	19.4	
Q2 ^R	22.2	20.6	21.5	16.5	15.3	20.7	
Q3	22.6	20.6	22.1	16.7	16.3	21.8	
Q4 ^P	24.4	23.5	23.9	16.5	16.4	23.8	

¹ This is derived by comparing the number of dwellings under construction at the end of the period concerned, with the cumulative total of starts over the preceding months. The number of months of starts needed to give a cumulative total equal to the number under construction is the estimated time lag from start to completion.

1.5

Specialised dwellings

Private enterprise, housing associations, local authorities and new towns: England

(a) For the elderly

Number of dwellings

	Sheltered			Other			All			All	
	Private enterprise	Housing associations	Local authorities and new towns	Private enterprise	Housing associations	Local authorities and new towns	Private enterprise	Housing associations	Local authorities and new towns		
Started											
1992	768	1,044	216	245	932	80	1,013	1,976	296	3,285	
1993 ^R	299	835	132	197	601	87	496	1,436	219	2,151	
1994 ^P	595	771	50	19	497	19	614	1,268	69	1,951	
1992 Q4	87	338	69	18	73	20	105	411	89	605	
1993 Q1 ^R	105	332	11	49	182	13	154	514	24	692	
Q2 ^R	75	269	63	57	99	0	132	368	63	563	
Q3	66	161	48	44	171	60	110	332	108	550	
Q4 ^R	53	73	10	47	149	14	100	222	24	346	
1994 Q1 ^R	141	191	3	2	174	9	143	365	12	520	
Q2 ^R	220	276	10	13	118	1	233	394	11	638	
Q3	103	153	37	4	178	0	107	331	37	475	
Q4 ^P	131	151	0	0	27	9	131	178	9	318	
Completed											
1992	1,339	1,463	755	404	562	93	1,743	2,025	848	4,616	
1993 ^R	809	1,442	202	179	715	57	988	2,157	259	3,404	
1994 ^P	658	714	131	149	463	72	807	1,177	203	2,187	
1992 Q4	230	474	12	49	270	21	279	744	33	1,056	
1993 Q1 ^R	172	479	10	56	175	7	228	654	17	899	
Q2 ^R	229	359	148	26	208	23	255	567	171	993	
Q3 ^R	295	231	12	41	149	13	336	380	25	741	
Q4 ^R	113	373	32	56	183	14	169	556	46	771	
1994 Q1 ^R	69	280	0	38	66	31	107	346	31	484	
Q2 ^R	187	191	81	23	140	14	210	331	95	636	
Q3	243	138	50	72	117	23	315	255	73	643	
Q4 ^P	159	105	0	16	140	4	175	245	4	424	

(b) For the chronically sick and disabled

	Wheelchair			Mobility			All			All	
	Housing associations	Local authorities and new towns	All	Housing associations	Local authorities and new towns	All	Housing associations	Local authorities and new towns	All		
Started											
1992	107	12	119	1,277	67	1,344	1,384	79	1,463		
1993 ^R	185	7	192	588	44	632	773	51	824		
1994 ^P	174	1	175	353	14	367	527	15	542		
1992 Q4	28	1	29	94	4	98	122	5	127		
1993 Q1 ^R	53	7	60	222	15	237	275	22	297		
Q2 ^R	43	0	43	180	26	206	223	26	249		
Q3 ^R	37	0	37	113	0	113	150	0	150		
Q4 ^R	52	0	52	73	3	76	125	3	128		
1994 Q1 ^R	50	1	51	30	0	30	80	1	81		
Q2 ^R	28	0	28	114	13	127	142	13	155		
Q3	65	0	65	161	0	161	226	0	226		
Q4 ^P	31	0	31	48	1	49	79	1	80		
Completed											
1992	205	35	240	596	113	709	801	148	949		
1993 ^R	148	8	156	1,073	78	1,151	1,221	86	1,307		
1994 ^P	114	9	123	494	1	495	608	10	618		
1992 Q4	16	7	23	178	9	187	194	16	210		
1993 Q1	19	1	20	390	17	407	409	18	427		
Q2 ^R	29	1	30	327	9	336	356	10	366		
Q3 ^R	72	2	74	204	27	231	276	29	305		
Q4 ^R	28	4	32	152	25	177	180	29	209		
1994 Q1 ^R	16	0	16	123	0	123	139	0	139		
Q2 ^R	36	1	37	159	0	159	195	1	196		
Q3	13	8	21	140	0	140	153	8	161		
Q4 ^P	49	0	49	72	1	73	121	1	122		

		Houses					Flats					All (100 per cent)
		Percentage with				All (100 per cent)	Percentage with				All (100 per cent)	
		1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms		1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms		
Private enterprise												
1992		4.1	27.6	40.0	28.3	95,821	53.6	42.1	3.7	0.7	23,712	
1993 R		3.8	28.3	40.5	27.4	95,517	51.2	45.6	3.0	0.2	19,928	
1994 P		2.6	26.0	41.0	30.4	102,011	47.8	48.1	3.5	0.5	16,968	
1992	Q4	3.7	27.3	41.0	28.0	23,765	55.1	40.9	3.1	0.8	5,216	
1993	Q1 R	5.0	30.4	39.6	25.0	23,090	48.0	48.7	3.1	0.2	5,219	
	Q2 R	3.8	29.2	41.2	25.8	22,558	50.3	46.4	3.1	0.2	5,081	
	Q3 R	3.4	27.7	39.9	29.0	23,822	53.0	43.2	3.7	0.1	4,461	
	Q4 R	3.1	26.1	41.3	29.5	26,047	53.8	43.6	2.2	0.4	5,167	
1994	Q1 R	2.9	25.9	42.4	28.7	23,295	52.1	44.2	3.6	0.2	3,743	
	Q2 R	2.2	26.8	40.4	30.6	24,057	49.2	47.1	3.7	0.0	4,259	
	Q3	2.7	26.2	41.1	30.0	26,289	43.4	51.2	3.7	1.7	4,550	
	Q4 P	2.4	25.1	40.4	32.1	28,370	47.4	49.2	3.2	0.1	4,416	
Housing associations												
1992		5.9	48.6	40.0	5.6	10,808	65.8	31.4	2.5	0.3	9,981	
1993		5.4	50.1	40.4	4.0	18,445	63.9	33.5	2.3	0.3	11,190	
1994 P		4.6	46.3	44.2	4.9	21,071	56.0	41.1	2.5	0.3	9,391	
1992	Q4	5.6	51.1	38.7	4.6	3,457	71.1	27.4	1.5	0.0	3,089	
1993	Q1 R	6.8	47.5	40.5	5.2	4,369	67.1	30.9	2.0	0.1	3,055	
	Q2 R	6.9	48.3	41.8	3.0	4,302	62.8	34.6	2.3	0.3	2,870	
	Q3 R	4.9	51.7	40.3	3.2	4,683	65.5	30.8	3.2	0.5	2,315	
	Q4 R	3.4	52.5	39.4	4.8	5,091	60.3	37.2	2.0	0.4	2,950	
1994	Q1 R	3.2	47.3	44.6	4.8	5,375	59.5	38.1	1.8	0.5	2,461	
	Q2 R	3.3	45.3	45.2	6.2	4,757	52.3	44.6	2.7	0.4	2,332	
	Q3	6.4	44.8	43.7	5.1	5,447	55.2	42.1	2.3	0.4	2,116	
	Q4 P	5.2	47.7	43.4	3.7	5,492	56.8	40.0	3.3	0.0	2,482	
Local authorities and new towns												
1992		9.6	52.2	35.5	2.7	1,809	71.1	25.4	3.5	0.0	1,465	
1993 R		10.4	53.7	32.5	3.4	760	64.0	34.0	2.0	0.0	653	
1994 P		2.9	55.9	29.8	11.4	560	60.3	38.6	1.1	0.0	526	
1992	Q4	1.2	64.0	29.5	5.3	339	83.0	17.0	0.0	0.0	100	
1993	Q1	17.4	44.6	36.4	1.7	121	60.9	38.1	0.9	0.0	215	
	Q2 R	9.5	51.4	34.5	4.7	296	73.3	22.8	3.9	0.0	180	
	Q3 R	8.1	62.4	26.9	2.5	197	48.6	51.4	0.0	0.0	142	
	Q4 R	9.6	54.1	32.9	3.4	146	74.1	22.4	3.4	0.0	116	
1994	Q1 R	4.7	84.1	11.2	0.0	107	49.0	51.0	0.0	0.0	259	
	Q2 R	1.9	53.9	42.2	1.9	154	47.4	47.4	5.2	0.0	116	
	Q3	2.3	43.0	30.8	23.8	214	91.0	9.0	0.0	0.0	145	
	Q4 P	3.5	56.5	28.2	11.8	85	50.0	50.0	0.0	0.0	6	

1.6 Houses and flats completed by number of bedrooms
England
Percentage / number of dwellings

1.7 Mortgages: main institutional sources United Kingdom

£ million

	Gross advances						Net advances ²					
	Building societies ³	Banks ⁴	Insurance companies			Building societies ³	Banks	Miscellaneous financial institutions	Insurance companies			
			Local authorities	and pension funds	All				Local authorities	and pension funds	Other public	
1991 ^R	41,078	17,080	-236	702	58,624	20,927	4,775	2,172	-446	-1,055	-3	26,370
1992 ^R	32,244	18,009	-154	593	50,692	13,612	6,302	-1,394	-358	-39	2	18,125
1993 ^R	29,560	20,872	-22	319	50,729	9,271	9,712	-2,319	-357	-382	4	15,929
1994	34,847	20,310	-	-	-	-	-	7,955	-	-	-	
1992 Q2 ^R	8,924	4,634	-27	128	13,659	4,101	1,530	-286	-73	-97	1	5,176
Q3 ^R	9,320	5,532	-22	153	14,983	3,766	2,336	-650	-73	11	1	5,391
Q4 ^R	5,733	3,928	-33	166	9,794	2,217	1,000	-416	-84	57	1	2,775
1993 Q1 ^R	6,151	4,443	-38	77	10,633	1,580	1,737	-542	-93	-64	1	2,619
Q2 ^R	7,851	5,585	-	74	13,510	2,676	2,636	-791	-45	-85	1	4,392
Q3 ^R	7,599	5,881	-1	90	13,569	2,494	3,101	-783	-66	-88	1	4,659
Q4 ^R	7,959	4,963	17	78	13,017	2,521	2,238	-203	-153	-145	1	4,259
1994 Q1 ^R	6,977	4,365	-31	67	11,378	2,893	2,024	-431	-167	-126	1	4,194
Q2	8,967	5,083	3	126	14,179	3,089	1,700	96	-57	10	1	4,839
Q3	9,863	5,750	4	56	15,673	3,421	2,018	224	-47	-189	1	
Q4	8,707	5,111	-	-	-	-	2,210	-	-	-	-	1

1 Loans for house purchase, improvements and 'topping up' loans; small amounts of commercial lending by building societies also included. Local authority figures are net of housing association grant.

Source: Department of Trade and Industry
Bank of England
Central Statistical Office
Department of the Environment

2 Net of repayments of principal and, for local authorities, housing association grant.

3 The definition of gross and net advances by building societies on residential properties has been revised by the Bank of England.

4 Excluding bridging finance.

1.8 Banks: mortgage advances¹ Advances approved² for house purchase: United Kingdom

	Number of loans (thousands)						Average advance (£)					
	New	Second-hand	All	First time purchasers	Previous owner-occupier	New	Second-hand	All	First time purchasers	Previous owner-occupier		
1992	38	287	325	158	167	49,800	44,000	44,700	39,300	49,800		
1993	35	355	390	184	206	52,300	46,900	47,400	40,200	53,900		
1994	33	329	362	151	211	54,400	50,200	50,600	41,800	56,900		
1992 Q4	8	62	70	34	36	51,400	43,400	44,300	38,700	49,700		
1993 Q1	9	81	90	43	47	50,300	45,400	45,900	40,000	51,400		
Q2	10	102	112	52	60	52,300	46,900	47,400	40,500	53,400		
Q3	9	97	106	49	57	53,600	48,000	48,500	40,300	55,600		
Q4	7	75	82	40	42	52,900	47,200	47,800	40,100	55,200		
1994 Q1	7	72	79	36	43	53,900	48,100	48,600	40,000	55,800		
Q2	9	90	99	42	57	55,300	51,100	51,500	41,600	59,000		
Q3	8	89	97	39	58	54,400	51,200	51,500	45,100	55,800		
Q4	9	78	87	34	53	53,800	49,700	50,100	40,200	56,600		

1 Based on returns from banks with mortgage loans outstanding in excess of £50m, about 86 percent of the monetary sector in the latest quarter. Estimates are included for non-responding banks.

Source: Bank of England

From quarter 3 1989 includes Abbey National plc.

2 May include mortgages where the price was not representative of the value of the property e.g. sales to sitting tenants (cf table 1.11 footnote 2).

		Average price			Average advance		
		New dwellings	Other dwellings	All dwellings	New dwellings	Other dwellings	All dwellings
1992		73,441	62,397	63,638	51,340	45,138	45,835
1993		76,143	65,919	67,029	52,547	46,542	47,193
1994		77,074	67,729	68,892	54,878	48,878	49,624
1992	Q4	73,231	59,991	61,745	52,090	43,733	44,840
1993	Q1	75,159	63,799	65,131	52,988	45,275	46,179
	Q2	77,597	65,943	67,183	52,921	46,768	47,423
	Q3	75,640	66,886	67,758	51,668	46,777	47,265
	Q4	75,945	66,770	67,802	52,544	47,170	47,775
1994	Q1	75,537	67,627	68,618	54,105	48,133	48,881
	Q2	77,413	68,650	69,678	54,628	49,151	49,794
	Q3	78,175	68,338	69,518	55,437	49,620	50,318
	Q4	77,163	65,934	67,480	55,376	48,496	49,443
1994	Apr	77,616	68,089	69,188	54,575	49,021	49,661
	May	77,190	69,007	69,979	54,250	48,922	49,555
	Jun	77,441	68,832	69,848	55,038	49,490	50,145
	Jul	78,239	69,229	70,254	54,879	50,324	50,842
	Aug	78,077	68,529	69,704	55,150	49,548	50,238
	Sep	78,205	67,214	68,573	56,240	48,940	49,843
	Oct	77,316	66,165	67,610	54,258	48,740	49,456
	Nov	77,095	66,118	67,648	55,953	48,399	49,452
	Dec	77,077	65,392	67,093	55,898	48,311	49,416

1 From July 1989 excludes Abbey National plc.

Source: Building Societies Association
Department of Environment

2 Approval of mortgages generally takes place several weeks before completion. Excludes mortgages where the price was not representative of the value of the property e.g. sales to sitting tenants.

Thousands

£ million

		Number of loans on dwellings				Amount of loans on dwellings ²			
		New	Percentage of all	Other	All	New	Other	All	All loans ³
(a) Net commitments⁴									
1992		62	11.7	469	529	3,385	22,565	25,950	32,892
1993		60	10.7	501	561	3,317	23,663	26,980	33,855
1994		75	12.5	527	602	4,383	26,626	31,009	38,820
1992	Q4	13	13.5	83	96	773	3,898	4,671	6,339
1993	Q1	14	11.6	107	121	804	5,011	5,815	7,829
	Q2 ^R	17	10.8	141	158	932	6,751	7,683	9,593
	Q3	14	9.7	131	145	745	6,162	6,907	8,478
	Q4	15	10.9	122	137	836	5,739	6,575	7,955
1994	Q1	19	12.8	129	148	1,024	6,217	7,241	9,040
	Q2 ^R	20	11.7	151	171	1,176	7,648	8,824	10,679
	Q3	18	12.1	131	149	1,090	6,891	7,981	9,952
	Q4	18	13.4	116	134	1,093	5,870	6,963	9,149
1994	Apr	6	11.3	47	53	368	2,369	2,737	3,324
	May	7	12.1	51	58	394	2,567	2,961	3,521
	Jun ^R	7	13.2	53	60	414	2,712	3,126	3,834
	Jul	6	11.1	48	54	357	2,501	2,858	3,484
	Aug	6	12.8	41	47	355	2,200	2,555	3,268
	Sep	6	12.5	42	48	378	2,190	2,568	3,200
	Oct	6	12.8	41	47	355	2,088	2,443	3,025
	Nov	7	14.0	43	50	396	2,089	2,485	3,414
	Dec	5	13.5	32	37	342	1,693	2,035	2,710
(b) Advances									
1992		64	10.9	526	588	3,354	24,135	27,489	35,115
1993		59	10.5	504	562	3,241	23,534	26,775	33,478
1994		76	12.3	543	618	4,127	26,166	30,293	38,000
1992	Q4	16	15.0	93	107	813	4,145	4,955	6,637
1993	Q1	12	11.4	94	105	658	4,369	5,027	6,861
	Q2	16	11.0	130	146	848	6,244	7,092	8,844
	Q3	15	9.5	143	158	836	6,750	7,586	9,161
	Q4	16	10.5	137	153	899	6,171	7,070	8,612
1994	Q1	16	11.5	123	139	772	5,539	6,311	7,943
	Q2 ^R	20	12.5	141	160	1,032	6,934	7,966	9,750
	Q3	19	11.0	155	174	1,107	7,560	8,667	10,743
	Q4	21	14.0	124	145	1,216	6,133	7,349	9,564
1994	Apr	6	11.3	47	53	294	2,204	2,498	3,124
	May ^R	6	12.5	43	48	321	2,306	2,627	3,156
	Jun ^R	8	13.6	51	59	417	2,424	2,841	3,470
	Jul	6	10.0	54	60	351	2,606	2,957	3,607
	Aug	6	10.0	54	60	369	2,638	3,007	3,712
	Sep	7	13.0	47	54	387	2,316	2,703	3,424
	Oct	6	12.2	42	49	352	2,079	2,431	3,122
	Nov	7	14.0	44	50	384	2,141	2,525	3,304
	Dec	8	17.4	38	46	480	1,913	2,393	3,138

¹ From July 1989 excludes Abbey National plc.² Includes second and subsequent advances of instalment mortgages.³ Includes a small number of loans not wholly on dwellings.⁴ Gross commitments less cancellations.

Source: Building Societies Association
 Registry of Friendly Societies
 Central Statistical Office
 Department of Environment

(a) All mortgages

	Average dwelling price ² £	Average advance £	Average recorded income of borrowers ³ £	Ratios of averages			Percentage of which are to first-time purchasers
				Advance/price percentage	Price/income	Advance/income	
1992	60,821	43,418	20,819	71.4	2.92	2.09	50.7
1993	61,223	43,999	20,973	71.9	2.92	2.10	54.0
1994	63,077	45,954	21,511	72.9	2.93	2.14	55.0
1994 Q4	57,170	41,129	20,111	71.9	2.84	2.05	54.7
1993 Q1	59,675	43,047	20,859	72.1	2.86	2.06	55.9
Q2	60,475	43,966	20,844	72.7	2.90	2.11	54.6
Q3	62,709	44,630	21,194	71.2	2.96	2.11	53.1
Q4	61,503	44,088	20,947	71.7	2.94	2.10	52.9
1994 Q1	60,516	43,786	20,667	72.4	2.93	2.12	57.1
Q2	63,254	46,353	21,540	73.3	2.94	2.15	54.5
Q3	64,391	46,738	21,910	72.6	2.94	2.13	54.3
Q4	63,524	46,437	21,711	73.1	2.93	2.14	54.7

(b) Mortgages on new dwellings and on other dwellings

	New dwellings			Other dwellings			Average recorded income of borrowers ³
	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	Average dwelling price ²	Average advance		
1992	73,190	49,827	23,796	59,226	42,592	20,434	
1993	73,234	50,679	23,376	59,753	43,182	20,678	
1994	73,658	52,420	23,979	61,693	45,108	21,187	
1992 Q4	69,418	48,774	22,771	55,304	39,964	19,703	
1993 Q1	73,596	51,952	24,349	57,963	41,952	20,425	
Q2	73,011	50,609	22,956	59,091	43,233	20,610	
Q3	73,315	49,386	23,052	61,423	44,054	20,968	
Q4	73,066	51,108	23,352	59,946	43,143	20,620	
1994 Q1	72,573	51,273	23,666	59,210	42,975	20,341	
Q2	73,409	52,115	23,839	61,972	45,625	21,249	
Q3	73,259	51,235	23,856	63,241	46,155	21,655	
Q4	74,886	54,518	24,425	61,757	45,180	21,288	

(c) By previous tenure of borrower⁴

	Borrowers, first-time purchasers			Borrowers, previously owner-occupiers			Average recorded income of borrowers ³
	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	Average dwelling price ²	Average advance		
1992	46,401	38,642	17,896	76,098	48,494	23,917	
1993	47,597	38,801	17,981	77,284	50,124	24,492	
1994	48,057	39,748	18,166	81,612	53,583	25,623	
1992 Q4	43,392	35,745	17,080	73,984	47,695	23,785	
1993 Q1	46,424	38,090	18,014	76,538	49,357	24,451	
Q2	48,156	39,317	18,145	75,400	49,586	24,117	
Q3	48,351	39,198	18,004	79,039	50,814	24,825	
Q4	47,145	38,472	17,769	77,693	50,423	24,512	
1994 Q1	45,952	37,717	17,357	79,907	51,889	25,052	
Q2	48,622	40,255	18,282	80,894	53,672	25,432	
Q3	48,769	40,319	18,427	83,297	54,463	26,097	
Q4	48,503	40,330	18,440	81,824	53,839	25,724	

¹ From quarter 3 1989 continues to include Abbey National plc.See *Housing and Construction Statistics 1981-1991* annual volume for information of the sampling error of the average dwelling prices, advances and incomes.

Note that (unlike table 1.11) sales where the price was not representative of the value of the property (e.g. sales to sitting tenants) are not excluded.

² The changes in price do not necessarily indicate changes in the price of comparable dwellings.³ There is considerable variation in the income details recorded by different societies.⁴ Excludes mortgages to borrowers whose previous tenure was not known - about 1 per cent of the sample.

1.11

Building societies: dwelling prices, mortgage advances and income of borrowers¹ (cont) Sample survey of advances completed for house purchase: United Kingdom

(d) By country or region

	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	Average dwelling price ²	Average advance	Average recorded income of borrowers ³
£									
North									
Yorkshire and Humberside									
1992	48,347	35,152	17,672	52,278	37,504	18,213	54,599	38,890	18,918
1993	49,337	36,578	18,446	54,346	38,868	18,735	53,370	38,556	18,707
1994	49,380	36,565	18,716	53,439	39,860	19,059	54,618	39,978	18,901
1992 Q4	47,626	35,128	17,983	48,439	35,750	17,213	53,719	38,732	18,479
1993 Q1	46,016	35,872	17,969	56,577	39,658	19,378	51,169	37,907	18,010
Q2	49,508	36,655	18,258	51,216	38,228	18,023	52,701	37,634	18,397
Q3	51,964	37,558	18,741	56,867	39,289	19,202	54,124	38,197	18,629
Q4	48,817	35,915	18,742	53,434	38,544	18,544	54,655	40,295	19,575
1994 Q1	48,126	36,436	18,499	54,166	39,830	19,019	52,129	36,529	17,388
Q2	49,247	36,566	18,784	53,976	39,970	18,958	54,285	40,280	19,801
Q3	48,530	35,854	18,569	51,994	39,064	18,889	55,476	41,685	19,049
Q4	51,554	37,428	19,607	53,697	40,526	19,291	56,005	40,579	19,121
East Anglia									
Greater London									
1992	56,770	39,951	18,920	78,254	57,563	26,597	74,347	51,802	23,786
1993	58,039	41,030	19,910	78,399	57,335	26,489	74,605	52,277	24,186
1994	58,458	42,647	20,303	85,197	62,262	28,112	77,717	55,354	24,724
1992 Q4	55,051	39,791	20,290	71,921	53,395	24,811	70,721	48,710	22,721
1993 Q1	57,165	41,151	20,173	78,231	55,930	27,090	73,011	51,425	23,807
Q2	58,998	42,101	19,399	79,312	58,134	26,441	73,866	52,835	24,201
Q3	59,268	40,120	20,411	80,101	58,528	26,730	75,376	52,439	24,164
Q4	56,766	40,952	19,677	75,702	56,295	25,800	75,623	52,284	24,459
1994 Q1	56,300	40,658	19,922	78,056	57,019	26,090	76,230	53,504	24,137
Q2	59,221	42,021	20,156	86,311	62,935	28,297	76,676	55,680	24,717
Q3	59,612	44,789	21,386	89,699	64,510	29,208	78,050	55,295	24,621
Q4	57,877	42,340	19,329	85,325	63,606	28,436	79,607	56,578	25,317
South West									
West Midlands									
North West									
1992	61,460	42,625	19,950	57,827	41,307	19,601	56,377	40,815	19,172
1993	60,791	42,427	19,851	58,315	41,778	19,680	54,890	40,963	19,043
1994	62,903	44,908	20,350	59,128	42,414	19,872	56,350	42,294	19,741
1992 Q4	57,689	40,013	19,613	55,699	39,970	19,685	54,395	40,118	18,817
1993 Q1	57,556	40,963	19,038	59,265	42,402	20,232	54,612	41,026	19,684
Q2	59,288	41,393	19,523	55,456	41,036	19,205	53,228	40,768	18,913
Q3	63,001	44,113	20,293	58,672	41,603	19,619	55,951	41,265	19,150
Q4	62,139	42,819	20,259	59,919	42,216	19,783	55,580	40,820	18,579
1994 Q1	58,464	43,152	19,490	61,054	41,772	19,480	56,166	41,828	19,419
Q2	63,763	45,588	20,432	57,713	41,625	19,402	55,111	42,373	19,318
Q3	63,661	45,528	20,766	59,443	42,886	20,639	57,711	43,003	20,701
Q4	64,988	44,992	20,556	58,777	43,166	19,761	56,200	41,760	19,323
Wales									
Scotland									
Northern Ireland									
1992	49,685	36,629	17,797	49,224	35,331	19,950	37,775	29,355	18,009
1993	52,072	38,794	18,775	49,553	36,088	19,240	38,878	29,136	16,663
1994	52,144	39,044	18,733	50,598	37,308	19,770	38,685	30,275	16,301
1992 Q4	49,270	35,598	17,971	48,024	35,153	19,470	38,599	30,238	18,747
1993 Q1	51,984	37,449	18,358	42,987	31,976	18,492	36,502	28,700	16,316
Q2	52,959	38,253	19,346	52,625	37,836	20,432	37,400	28,073	15,980
Q3	49,849	38,826	18,592	51,159	37,269	19,351	41,105	30,610	17,608
Q4	53,185	40,290	18,749	49,588	36,093	18,531	40,368	29,708	16,736
1994 Q1	49,069	36,821	18,552	43,304	32,796	17,836	36,758	28,016	15,367
Q2	53,599	40,358	19,097	53,637	38,679	20,343	35,877	29,743	15,631
Q3	56,201	40,575	19,113	54,352	39,561	20,348	39,850	29,970	16,482
Q4	48,686	37,775	18,145	49,105	36,928	20,014	42,726	33,664	17,796

1 From quarter 3 1989 continues to include Abbey National plc.

Source: Sample survey of building society mortgages
(Building Societies Association
Department of the Environment)

See *Housing and Construction Statistics 1981-1991* annual volume for information on the sampling errors of the average dwelling prices, advances and incomes.

Note that (unlike table 1.11) sales where the price was not representative of the value of the property (e.g. sales to sitting tenants) are not excluded.

2 The changes in price do not necessarily indicate changes in the price of comparable dwellings.

3 There is considerable variation in the income details recorded by different societies.

Bricks (millions)											
						Concrete roofing tiles (thous.sq.m. of roof area covered)			Ready mixed concrete (thous.cu.m.)		
Total			Facing bricks								
	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Production	
1992	3,000	2,893	1,556	2,266	2,128	1,241	21,490	23,245	5,823	20,776	
1993	2,639	3,132	1,046	1,978	2,381	827	24,574	25,606	4,822	20,771	
1994	3,114	3,485	679	2,421	2,699	555	28,149	28,191	4,490	22,931	
1992 Q4	675	578	1,556	495	421	1,241	4,509	5,619	5,823	4,577	
1993 Q1	592	753	1,390	426	556	1,106	5,610	5,458	5,944	5,049	
Q2	678	852	1,204	510	644	968	6,468	6,598	5,927	5,285	
Q3	681	859	1,023	522	666	818	6,224	7,134	4,954	5,518	
Q4	688	668	1,046	520	516	827	6,273	6,416	4,822	4,920	
1994 Q1	712	767	998	544	582	799	7,027	5,947	5,842	5,230	
Q2	801	1,004	794	624	777	643	7,619	7,470	5,905	5,970	
Q3	778	941	629	608	733	518	6,678	7,492	4,972	6,095	
Q4	824	773	679	645	608	555	6,824	7,282	4,490	5,637	
Concrete building blocks (thous.sq.m.)											
Dense aggregate			Lightweight aggregate			Aerated concrete			All blocks		
	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Production	Deliveries
1992	29,732	29,653	4,475	17,479	17,509	2,526	20,984	21,097	1,949	68,194	68,259
1993	30,116	30,879	3,543	19,235	19,386	2,070	24,936	24,674	2,212	74,287	74,939
1994	36,997	36,223	4,248	22,048	21,761	2,349	28,503	28,324	2,444	87,548	86,308
1992 Q4	6,382	6,029	4,475	3,614	3,496	2,526	3,955	4,177	1,949	13,951	13,703
1993 Q1	6,857	7,486	3,723	4,278	4,389	2,357	5,957	5,828	2,085	17,092	17,703
Q2	7,584	8,080	3,300	5,098	5,084	2,088	6,451	6,520	2,019	19,133	19,683
Q3	8,084	8,191	3,087	5,287	5,435	1,931	6,492	6,737	1,799	19,863	20,364
Q4	7,590	7,121	3,543	4,573	4,478	2,070	6,036	5,589	2,212	18,198	17,188
1994 Q1	7,649	7,719	3,480	4,850	4,872	2,083	6,644	6,509	2,383	19,143	19,100
Q2	8,905	9,421	2,964	5,961	6,291	1,754	7,185	7,996	1,582	22,052	23,707
Q3	10,853	10,457	3,464	6,230	6,197	1,770	7,593	8,103	1,079	24,676	24,757
Q4	9,589	8,627	4,248	5,007	4,400	2,349	7,082	5,717	2,444	21,677	18,744
Sand and gravel ³ (thousand tonnes)											
Fibre cement products (thousand tonnes)						Slate ² (thousand tonnes)					
	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Building sand	Concreting sand	Gravel (inc. hoggin)	Sales	
										All	
1992	121	126	26	78	76	17	16,729	26,447	41,540	84,716	
1993	129	138	16	72	71	15	17,308	27,024	42,151	86,483	
1994	154	144	28	90	95	11	17,202 P	27,902 P	43,531 P	88,635 P	
1992 Q4	29	29	26	17	18	17	3,685	5,859	9,139	18,683	
1993 Q1	33	35	24	16	16	15	4,193	6,604	10,625	21,422	
Q2	27	32	19	18	18	15	4,655	7,094	11,040	22,789	
Q3	31	35	15	19	19	15	4,656	7,115	10,990	22,761	
Q4	37	36	16	19	18	15	3,804	6,211	9,496	19,511	
1994 Q1	40	33	23	18	20	13	4,245	6,377	9,912	20,534	
Q2	35	31	27	32	32	13	4,798	7,368	11,627	23,793	
Q3	38	40	26	20	21	12	4,325	7,435	11,771	23,531	
Q4	40	40	28	21	22	11	3,834 P	6,722 P	10,221 P	20,777 P	

¹ At end of period.² The figures comprise tiles and powder and granules but exclude slate waste used for fill.³ The figures are based on a quarterly sample inquiry; the totals for each year will not exactly agree with those from the Annual Minerals Raised Inquiry (a census), which are given in the annual volume.

Statistical Publications from the Department of the Environment

HMSO Publications

Housing and Construction Statistics - Annual

Most of the tables in this reference book on housing and construction topics show how things have changed over the last eleven years; others give detailed analyses for the latest year. The quantity and type of housing built each year and the size of stock, improvements and energy conservation, slum clearance, rents and rent rebates, house prices and mortgage payments can all be derived from this publication. It also contains figures on the volume and type of construction work and new orders in Great Britain, the labour market, costs and prices of materials and labour, and the use of materials. Detailed analyses of the activities of private contractors and local authorities direct labour departments are given for recent years.

Housing and Construction Statistics - Quarterly

Produced in two parts each quarter designed to supplement the annual volume by making the latest figures available as quickly as possible.

Local Housing Statistics - Quarterly

This publication gives regular statistics on the progress of housebuilding, house renovations and council house sales in individual local authorities in England and Wales. Statistics on homeless households, slum clearance and homes specially designed for the chronically sick and disabled are included as they become available.

Projections of Households in England to 2016

The latest in an occasional series of publications giving summary results of the Department's 1992 based household estimates for England, the regions, counties, metropolitan districts and London Boroughs. Estimates are given for certain years between 1981 and 2016. It includes a description of the method of calculation.

Digest of Environmental Protection and Water Statistics - Annual

This Digest provides information on the main trends in environmental protection. Its explanatory text and commentary highlights the trends, gives information on some of the factors likely to influence them and, where appropriate, links series together. It has sections on air quality, water quality, radioactivity, noise, blood lead concentrations, solid wastes, landscapes and nature conservation. A separate section updates the series on water supply and use.

Local Government Financial Statistics - Annual

This publication presents details of local authority expenditure and income during the last financial year. The main figures relate to local authorities in England, but summary figures are also shown separately for the various types of authority (counties and districts, metropolitan and non-metropolitan) in both England and Wales. Further tables set the total of local authority expenditure in the context of the whole of the national economy, and relate present levels of expenditure with those recorded in earlier years.

HMSO publications are available from their bookshops at the addresses given on the back cover.

Department of the Environment Publications

Land Use Change in England

This bulletin presents the results of the Department's statistics on changes in land use, based on data recorded by Ordnance Survey as part of its work on map revision.

Environmental Protection and Water Statistics - Statistical Bulletin

This annual bulletin provides additional detailed tables for most of the chapter topics in the *Digest of Environmental Protection and Water Statistics* (see HMSO Publications).

Rent Officer Statistics

Normally published quarterly, they contain statistics on housing benefit referrals to rent officers (primarily in the private sector) and fair rent determinations (in the private and housing association sectors).

Development Control Statistics

This annual publication provides details of planning statistics handled by local planning authorities in England. It also contains information on planning appeals and data on land with outstanding planning permission for private housing development.

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