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SCOTTISH OFFICE ENVIRONMENT DEPARTMENT  
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# Housing and Construction Statistics

GREAT BRITAIN

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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



# 1.1

## Housebuilding performance, seasonally adjusted<sup>1</sup>

Thousands of dwellings

	Starts										Under construction at end of period					Completions				
	Private enterprise	Local authorities, new towns			All	Private enterprise	Local authorities, new towns			All	Private enterprise	Local authorities, new towns			All					
		Housing associations	and govt. depts.	All			Housing associations	and govt. depts.	All			Housing associations	and govt. depts.	All						
<b>Great Britain</b>																				
1990 <sup>R2</sup>	135.2	18.6	8.4	162.2	231.0	27.2	12.1	270.6	156.3	17.0	16.7	16.7	190.0							
1991 <sup>R2</sup>	135.0	21.6	4.0	160.6	217.9	29.5	6.0	253.7	148.3	19.4	10.2	10.2	177.9							
1992 <sup>R2</sup>	121.0	32.5	2.6	156.1	200.3	38.2	4.3	243.1	137.9	25.2	4.4	4.4	167.5							
1991 Q1 <sup>R2</sup>	31.9	5.5	1.4	38.8	228.9	30.4	10.9	270.5	34.7	4.7	3.1	3.1	42.5							
Q2 <sup>R2</sup>	34.3	4.8	1.1	40.2	225.1	30.0	9.0	264.4	38.1	5.2	3.0	3.0	46.3							
Q3 <sup>R</sup>	35.2	5.5	0.9	41.6	222.4	30.4	7.7	260.8	37.9	5.1	2.2	2.2	45.2							
Q4 <sup>R2</sup>	33.6	5.8	0.6	40.0	218.4	31.8	6.4	256.9	37.6	4.4	1.9	1.9	43.9							
1992 Q1 <sup>R2</sup>	32.6	8.4	0.7	41.7	215.1	35.3	5.9	256.6	35.9	4.9	1.2	1.2	42.0							
Q2 <sup>R2</sup>	31.5	7.8	0.4	39.7	211.4	37.9	5.1	254.7	35.2	5.2	1.2	1.2	41.6							
Q3 <sup>R2</sup>	29.1	8.4	0.8	38.3	205.3	39.3	4.8	249.7	35.2	7.0	1.1	1.1	43.3							
Q4 <sup>2</sup>	27.8	7.9	0.7	36.4	201.5	39.1	4.6	245.5	31.6	8.1	0.9	0.9	40.6							
1993 Q1 <sup>P2</sup>	34.1	9.8	0.5	44.4	201.5	40.6	4.3	246.7	34.1	8.3	0.8	0.8	43.2							
<b>England</b>																				
1990 <sup>2</sup>	110.8	14.4	6.3	131.5	202.8	19.3	9.6	231.7	132.1	13.8	14.0	14.0	159.9							
1991 <sup>2</sup>	111.9	15.7	3.1	130.7	189.8	20.0	4.3	214.1	124.8	15.2	8.2	8.2	148.2							
1992 <sup>R2</sup>	99.1	27.4	1.4	127.9	173.2	26.8	2.7	202.7	115.5	21.0	3.0	3.0	139.5							
1991 Q1 <sup>R2</sup>	25.6	3.0	1.1	29.7	198.0	19.6	7.9	225.5	29.5	3.6	2.7	2.7	35.8							
Q2 <sup>R2</sup>	28.8	3.7	0.9	33.4	194.6	19.2	6.4	220.2	32.2	4.1	2.4	2.4	38.7							
Q3 <sup>R</sup>	29.9	4.3	0.6	34.8	192.4	19.5	5.3	217.2	32.1	4.0	1.7	1.7	37.8							
Q4 <sup>R2</sup>	27.6	4.7	0.5	32.8	189.0	20.7	4.4	214.1	31.0	3.5	1.4	1.4	35.9							
1992 Q1 <sup>R2</sup>	27.3	6.9	0.3	34.5	185.6	23.4	3.7	212.7	30.7	4.2	1.0	1.0	35.9							
Q2 <sup>R2</sup>	26.6	6.4	0.3	33.3	182.8	25.5	3.1	211.4	29.4	4.3	0.9	0.9	34.6							
Q3 <sup>R2</sup>	23.5	7.2	0.4	31.1	177.1	27.0	2.8	206.9	29.2	5.7	0.7	0.7	35.6							
Q4 <sup>2</sup>	21.7	6.9	0.4	29.0	172.6	27.1	2.8	202.5	26.2	6.8	0.4	0.4	33.4							
1993 Q1 <sup>P2</sup>	28.9	8.5	0.2	37.6	173.6	28.3	2.7	204.6	27.9	7.3	0.3	0.3	35.5							

1 Small adjustments made to reconcile seasonally adjusted figures to 1992 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
<b>Started</b>							
1990	110,711	14,361	6,383	-	108	6,491	131,563
1991	111,883	15,693	2,716	-	259	2,975	130,551
1992	99,140	27,418	1,421	-	10	1,431	127,989
1991 Q1	25,276	3,030	1,109	-	33	1,142	29,448
Q2	31,598	4,141	753	-	66	819	36,558
Q3	30,907	4,279	484	-	68	552	35,738
Q4	24,102	4,243	370	-	92	462	28,807
1992 Q1	26,712	7,064	415	-	-	415	34,191
Q2	28,794	7,137	265	-	-	265	36,196
Q3	24,580	7,050	429	-	-	429	32,059
Q4	19,054	6,167	312	-	10	322	25,543
1993 Q1 <sup>P</sup>	28,139	8,591	249	-	-	249	36,979
1992 Oct	7,321	2,079	164	-	-	164	9,564
Nov	6,406	2,251	93	-	-	93	8,750
Dec	5,327	1,837	55	-	10	65	7,229
1993 Jan <sup>P</sup>	8,596	3,133	135	-	-	135	11,864
Feb <sup>P</sup>	8,731	2,780	97	-	-	97	11,608
Mar <sup>P</sup>	10,812	2,678	17	-	-	17	13,507
<b>Under construction at end of period</b>							
1990 <sup>1</sup>	202,798	19,345	9,423	-	149	9,572	231,715
1991 <sup>1</sup>	189,827	19,994	3,992	-	333	4,325	214,146
1992 <sup>R</sup>	173,216	26,799	2,415	-	301	2,716	202,731
1991 Q1 <sup>1</sup>	198,371	18,805	8,223	-	182	8,405	225,581
Q2 <sup>1</sup>	199,744	18,833	6,384	-	248	6,632	225,209
Q3	199,096	19,158	5,050	-	288	5,338	223,592
Q4 <sup>1</sup>	189,827	19,994	3,992	-	333	4,325	214,146
1992 Q1 <sup>1</sup>	185,549	23,133	3,298	-	321	3,619	212,301
Q2 <sup>1</sup>	186,916	25,952	2,759	-	321	3,080	215,948
Q3 <sup>1</sup>	182,587	27,252	2,461	-	321	2,782	212,621
Q4 <sup>1</sup>	173,216	26,799	2,415	-	301	2,716	202,731
1993 Q1 <sup>P1</sup>	173,645	28,297	2,381	-	301	2,682	204,624
1992 Oct <sup>1</sup>	180,571	27,271	2,521	-	321	2,842	210,684
Nov <sup>1</sup>	177,344	27,168	2,483	-	321	2,804	207,316
Dec <sup>1</sup>	173,216	26,799	2,415	-	301	2,716	202,731
1993 Jan <sup>P1</sup>	173,320	28,390	2,451	-	301	2,752	204,462
Feb <sup>P1</sup>	173,451	29,039	2,476	-	301	2,777	205,267
Mar <sup>P1</sup>	173,645	28,297	2,381	-	301	2,682	204,624
<b>Completed</b>							
1990	132,118	13,695	13,956	-	142	14,098	159,911
1991	124,803	15,169	8,073	-	75	8,148	148,120
1992 <sup>R</sup>	115,493	20,960	2,909	-	42	2,951	139,404
1991 Q1	29,674	3,619	2,289	-	-	2,289	35,582
Q2	30,225	4,167	2,538	-	-	2,538	36,930
Q3	31,555	3,954	1,818	-	28	1,846	37,355
Q4	33,349	3,429	1,428	-	47	1,475	38,253
1992 Q1	30,932	4,072	1,020	-	12	1,032	36,036
Q2	27,373	4,372	804	-	-	804	32,549
Q3	28,896	5,763	727	-	-	727	35,386
Q4	28,292	6,753	358	-	30	388	35,433
1993 Q1 <sup>P</sup>	27,622	7,181	283	-	-	283	35,086
1992 Oct	9,307	2,090	104	-	-	104	11,501
Nov	9,545	2,442	131	-	-	131	12,118
Dec	9,440	2,221	123	-	30	153	11,814
1993 Jan <sup>P</sup>	8,480	1,554	99	-	-	99	10,133
Feb <sup>P</sup>	8,583	2,148	72	-	-	72	10,803
Mar <sup>P</sup>	10,559	3,479	112	-	-	112	14,150

<sup>1</sup> Transfers of dwellings under construction between tenures in this period.

(b) Wales

Number of dwellings

	Private enterprise	Housing associations	Local authorities	New towns	Government departments	Local authorities, new towns and government departments	All dwellings
<b>Started</b>							
1990 <sup>R</sup>	7,654	2,204	338	-	-	338	10,196
1991 <sup>R</sup>	6,722	2,496	174	-	1	175	9,393
1992 <sup>R</sup>	6,082	2,624	205	-	-	205	8,911
1991 Q1 <sup>R</sup>	1,574	605	45	-	-	45	2,224
Q2 <sup>R</sup>	1,961	682	29	-	-	29	2,672
Q3 <sup>R</sup>	1,841	636	43	-	-	43	2,520
Q4 <sup>R</sup>	1,346	573	57	-	1	58	1,977
1992 Q1 <sup>R</sup>	1,556	785	36	-	-	36	2,377
Q2 <sup>R</sup>	1,661	826	9	-	-	9	2,496
Q3 <sup>R</sup>	1,436	494	94	-	-	94	2,024
Q4	1,429	519	66	-	-	66	2,014
1993 Q1 <sup>P</sup>	1,508	709	20	-	-	20	2,237
1992 Oct	510	104	30	-	-	30	644
Nov	437	236	35	-	-	35	708
Dec	482	179	1	-	-	1	662
1993 Jan <sup>P</sup>	482	178	-	-	-	-	660
Feb <sup>P</sup>	485	192	14	-	-	14	691
Mar <sup>P</sup>	541	339	6	-	-	6	886
<b>Under construction at end of period</b>							
1990 <sup>R</sup>	12,946	2,600	461	-	-	461	16,007
1991 <sup>R</sup>	12,437	2,650	214	-	1	215	15,302
1992 <sup>R</sup>	11,460	2,842	286	-	1	287	14,589
1991 Q1 <sup>R</sup>	12,646	2,789	411	-	-	411	15,846
Q2 <sup>R</sup>	12,861	2,922	336	-	-	336	16,119
Q3 <sup>R</sup>	13,189	2,707	231	-	-	231	16,127
Q4 <sup>R</sup>	12,437	2,650	214	-	1	215	15,302
1992 Q1 <sup>R</sup>	12,056	3,007	215	-	1	216	15,279
Q2 <sup>R</sup>	11,990	3,250	162	-	1	163	15,403
Q3 <sup>R</sup>	11,641	3,029	244	-	1	245	14,915
Q4	11,460	2,842	286	-	1	287	14,589
1993 Q1 <sup>P</sup>	11,611	3,127	296	-	1	297	15,035
1992 Oct	11,620	2,837	259	-	1	260	14,717
Nov	11,435	2,795	290	-	1	291	14,521
Dec	11,460	2,842	286	-	1	287	14,589
1993 Jan <sup>P</sup>	11,475	2,888	281	-	1	282	14,645
Feb <sup>P</sup>	11,470	2,934	290	-	1	291	14,695
Mar <sup>P</sup>	11,611	3,127	296	-	1	297	15,035
<b>Completed</b>							
1990 <sup>R</sup>	7,914	1,653	608	-	-	608	10,175
1991 <sup>R</sup>	7,231	2,446	421	-	-	421	10,098
1992 <sup>R</sup>	7,059	2,432	133	-	-	133	9,624
1991 Q1 <sup>R</sup>	1,874	416	95	-	-	95	2,385
Q2 <sup>R</sup>	1,746	549	104	-	-	104	2,399
Q3 <sup>R</sup>	1,513	851	148	-	-	148	2,512
Q4 <sup>R</sup>	2,098	630	74	-	-	74	2,802
1992 Q1 <sup>R</sup>	1,937	428	35	-	-	35	2,400
Q2 <sup>R</sup>	1,727	583	62	-	-	62	2,372
Q3 <sup>R</sup>	1,785	715	12	-	-	12	2,512
Q4	1,610	706	24	-	-	24	2,340
1993 Q1 <sup>P</sup>	1,357	424	10	-	-	10	1,791
1992 Oct	531	296	15	-	-	15	842
Nov	622	278	4	-	-	4	904
Dec	457	132	5	-	-	5	594
1993 Jan <sup>P</sup>	467	132	5	-	-	5	604
Feb <sup>P</sup>	490	146	5	-	-	5	641
Mar <sup>P</sup>	400	146	-	-	-	-	546

# 1.2

## Permanent dwellings started, under construction and completed (continued)

United Kingdom by country

(c) Scotland<sup>1</sup>

Number of dwellings

	Private enterprise	Housing associations	Local authorities <sup>2</sup>	New towns	Government departments	Local authorities new towns and government departments <sup>2</sup>	All dwellings
<b>Started</b>							
1990 <sup>R</sup>	16,870	2,111	878	720	5	1,603	20,584
1991 <sup>R</sup>	16,155	3,499	823	134	-	957	20,611
1992 <sup>R</sup>	14,662	3,399	418	395	-	813	18,874
1991 Q1	4,822	2,005	329	30	-	359	7,186
Q2 <sup>R</sup>	4,085	455	216	-	-	216	4,756
Q3	3,288	534	183	-	-	183	4,005
Q4	3,960	505	95	104	-	199	4,664
1992 Q1 <sup>R</sup>	3,637	896	188	229	-	417	4,950
Q2 <sup>R</sup>	4,240	363	73	88	-	161	4,764
Q3 <sup>R</sup>	3,955	1,140	73	10	-	83	5,178
Q4	2,830	1,000	84	68	-	152	3,982
1993 Q1 <sup>P</sup>	4,000	1,000	100	100	-	200	5,200
<b>Under construction at end of period</b>							
1990 <sup>R</sup>	15,271	5,287	1,093	926	10	2,029	22,587
1991 <sup>R</sup>	15,656	6,866	920	510	10	1,440	23,962
1992 <sup>R</sup>	15,639	8,563	654	629	10	1,293	25,495
1991 Q1 <sup>R</sup>	17,053	6,620	1,219	788	10	2,017	25,690
Q2 <sup>R</sup>	17,121	6,472	1,214	673	10	1,897	25,490
Q3 <sup>R</sup>	16,573	6,681	1,084	580	10	1,674	24,928
Q4 <sup>R</sup>	15,656	6,866	920	510	10	1,440	23,962
1992 Q1 <sup>R</sup>	16,252	7,523	898	656	10	1,564	25,339
Q2 <sup>R</sup>	16,437	7,557	867	679	10	1,556	25,550
Q3 <sup>R</sup>	16,539	7,963	650	624	10	1,284	25,786
Q4	15,639	8,563	654	629	10	1,293	25,495
1993 Q1 <sup>P</sup>	16,239	9,163	654	629	10	1,293	26,695
<b>Completed</b>							
1990 <sup>R</sup>	16,543	1,730	1,016	720	69	1,805	20,078
1991	15,770	1,920	996	550	-	1,546	19,236
1992 <sup>R</sup>	14,679	1,702	684	276	-	960	17,341
1991 Q1	3,040	672	203	168	-	371	4,083
Q2	4,017	603	221	115	-	336	4,956
Q3	3,836	325	313	93	-	406	4,567
Q4	4,877	320	259	174	-	433	5,630
1992 Q1	3,041	239	210	83	-	293	3,573
Q2	4,055	329	104	65	-	169	4,553
Q3 <sup>R</sup>	3,853	734	290	65	-	355	4,942
Q4	3,730	400	80	63	-	143	4,273
1993 Q1 <sup>P</sup>	3,400	400	100	100	-	200	4,000

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 Britain<sup>1</sup>

Number of dwellings

	Private enterprise	Housing associations	Local authorities <sup>2</sup>	New towns	Government departments	Local authorities new towns and government departments <sup>2</sup>	All dwellings
<b>Started</b>							
1990 <sup>R</sup>	135,235	18,676	7,599	720	113	8,432	162,343
1991 <sup>R</sup>	134,760	21,688	3,713	134	260	4,107	160,555
1992 <sup>R</sup>	119,884	33,441	2,044	395	10	2,449	155,774
1991 Q1 <sup>R</sup>	31,672	5,640	1,483	30	33	1,546	38,858
Q2 <sup>R</sup>	37,644	5,278	998	-	66	1,064	43,986
Q3 <sup>R</sup>	36,036	5,449	710	-	68	778	42,263
Q4 <sup>R</sup>	29,408	5,321	522	104	93	719	35,448
1992 Q1 <sup>R</sup>	31,905	8,745	639	229	-	868	41,518
Q2 <sup>R</sup>	34,695	8,326	347	88	-	435	43,456
Q3 <sup>R</sup>	29,971	8,684	596	10	-	606	39,261
Q4	23,313	7,686	462	68	10	540	31,539
1993 Q1 <sup>P</sup>	33,647	10,300	369	100	-	469	44,416
1992 Oct	8,774	2,516	222	22	-	244	11,534
Nov	7,786	2,820	156	23	-	179	10,785
Dec	6,753	2,350	84	23	10	117	9,220
1993 Jan <sup>P</sup>	10,411	3,644	168	33	-	201	14,256
Feb <sup>P</sup>	10,549	3,305	144	33	-	177	14,031
Mar <sup>P</sup>	12,687	3,351	57	34	-	91	16,129
<b>Under construction at end of period</b>							
1990 <sup>R3</sup>	231,015	27,232	10,977	926	159	12,062	270,309
1991 <sup>R3</sup>	217,920	29,510	5,126	510	344	5,980	253,410
1992 <sup>R3</sup>	200,315	38,204	3,355	629	312	4,296	242,815
1991 Q1 <sup>R3</sup>	228,070	28,214	9,853	788	192	10,833	267,117
Q2 <sup>R3</sup>	229,726	28,227	7,934	673	258	8,865	266,818
Q3 <sup>R</sup>	228,858	28,546	6,365	580	298	7,243	264,647
Q4 <sup>R3</sup>	217,920	29,510	5,126	510	344	5,980	253,410
1992 Q1 <sup>R3</sup>	213,857	33,663	4,411	656	332	5,399	252,919
Q2 <sup>R3</sup>	215,343	36,759	3,788	679	332	4,799	256,901
Q3 <sup>R3</sup>	210,767	38,244	3,355	624	332	4,311	253,322
Q4 <sup>3</sup>	200,315	38,204	3,355	629	312	4,296	242,815
1993 Q1 <sup>P3</sup>	201,495	40,587	3,331	629	312	4,272	246,354
1992 Oct <sup>3</sup>	208,430	38,271	3,432	625	332	4,389	251,090
Nov <sup>3</sup>	204,718	38,326	3,426	627	332	4,385	247,429
Dec <sup>3</sup>	200,315	38,204	3,355	629	312	4,296	242,815
1993 Jan <sup>P3</sup>	200,634	40,041	3,386	629	312	4,327	245,002
Feb <sup>P3</sup>	200,960	40,936	3,420	629	312	4,361	246,257
Mar <sup>P3</sup>	201,495	40,587	3,331	629	312	4,272	246,354
<b>Completed</b>							
1990 <sup>R</sup>	156,575	17,078	15,580	720	211	16,511	190,164
1991 <sup>R</sup>	147,804	19,535	9,490	550	75	10,115	177,454
1992 <sup>R</sup>	137,231	25,094	3,726	276	42	4,044	166,369
1991 Q1 <sup>R</sup>	34,588	4,707	2,587	168	-	2,755	42,050
Q2 <sup>R</sup>	35,988	5,319	2,863	115	-	2,978	44,285
Q3 <sup>R</sup>	36,904	5,130	2,279	93	28	2,400	44,434
Q4 <sup>R</sup>	40,324	4,379	1,761	174	47	1,982	46,685
1992 Q1 <sup>R</sup>	35,910	4,739	1,265	83	12	1,360	42,009
Q2 <sup>R</sup>	33,155	5,284	970	65	-	1,035	39,474
Q3 <sup>R</sup>	34,534	7,212	1,029	65	-	1,094	42,840
Q4	33,632	7,859	462	63	30	555	42,046
1993 Q1 <sup>P</sup>	32,379	8,005	393	100	-	493	40,877
1992 Oct	11,081	2,519	145	21	-	166	13,766
Nov	11,410	2,853	162	21	-	183	14,446
Dec	11,141	2,487	155	21	30	206	13,834
1993 Jan <sup>P</sup>	10,080	1,819	137	33	-	170	12,069
Feb <sup>P</sup>	10,206	2,427	110	33	-	143	12,776
Mar <sup>P</sup>	12,093	3,759	146	34	-	180	16,032

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.

# 1.3

## Permanent dwellings started and completed England by region

Number of dwellings

		Started				Completed					
		Private enterprise	Housing associations	Local authorities & new towns	Government departments	All	Private enterprise	Housing associations	Local authorities & new towns	Government departments	All
<b>North</b>											
1990		7,856	1,133	165	-	9,154	7,512	1,091	238	-	8,841
1991		6,155	1,306	35	-	7,496	6,461	1,170	179	-	7,810
1992 <sup>R</sup>		5,868	1,748	55	10	7,681	6,164	1,656	51	-	7,871
1991	Q1	1,299	202	3	-	1,504	1,367	256	14	-	1,637
	Q2	1,720	310	24	-	2,054	1,722	364	58	-	2,144
	Q3	1,864	443	-	-	2,307	1,659	259	24	-	1,942
	Q4	1,272	351	8	-	1,631	1,713	291	83	-	2,087
1992	Q1	1,437	686	14	-	2,137	1,244	376	15	-	1,635
	Q2	1,696	359	-	-	2,055	1,577	397	-	-	1,974
	Q3	1,452	314	4	-	1,770	1,468	331	12	-	1,811
	Q4	1,283	389	37	10	1,719	1,875	552	24	-	2,451
1993	Q1 <sup>P</sup>	1,366	474	5	-	1,845	1,318	312	12	-	1,642
<b>Yorkshire and Humberside</b>											
1990		9,842	1,735	310	36	11,923	10,283	1,687	721	69	12,760
1991		10,838	1,785	132	-	12,755	11,133	1,957	211	-	13,301
1992 <sup>R</sup>		9,615	2,944	66	-	12,625	10,702	2,187	201	28	13,118
1991	Q1	2,500	303	10	-	2,813	2,389	412	45	-	2,846
	Q2	2,960	524	46	-	3,530	2,610	540	71	-	3,221
	Q3	2,918	525	24	-	3,467	2,614	667	72	-	3,353
	Q4	2,460	433	52	-	2,945	3,520	338	23	-	3,881
1992	Q1	2,748	727	31	-	3,506	2,919	479	93	-	3,491
	Q2	2,819	776	5	-	3,600	2,718	428	22	-	3,168
	Q3	2,423	629	21	-	3,073	2,553	561	43	-	3,157
	Q4	1,625	812	9	-	2,446	2,512	719	43	28	3,302
1993	Q1 <sup>P</sup>	2,463	833	1	-	3,297	2,489	560	11	-	3,060
<b>East Midlands</b>											
1990		12,227	786	526	-	13,539	13,034	816	837	-	14,687
1991		11,415	1,048	274	91	12,828	13,665	1,054	676	-	15,395
1992 <sup>R</sup>		10,898	1,768	102	-	12,768	12,227	1,242	144	11	13,624
1991	Q1	2,475	315	142	-	2,932	3,240	320	195	-	3,755
	Q2	3,457	227	31	46	3,761	3,202	201	182	-	3,585
	Q3	3,065	239	77	25	3,406	3,217	177	98	-	3,492
	Q4	2,418	267	24	20	2,729	4,006	356	201	-	4,563
1992	Q1	2,872	349	14	-	3,235	3,161	371	67	9	3,608
	Q2	3,587	468	19	-	4,074	2,609	243	48	-	2,900
	Q3	2,635	402	44	-	3,081	3,070	356	10	-	3,436
	Q4	1,804	549	25	-	2,378	3,387	272	19	2	3,680
1993	Q1 <sup>P</sup>	3,290	429	35	-	3,754	3,254	433	17	-	3,704
<b>East Anglia</b>											
1990		7,751	94	780	-	8,625	10,346	344	1,341	-	12,031
1991		8,977	734	353	-	10,064	9,710	294	620	-	10,624
1992 <sup>R</sup>		6,417	967	118	-	7,502	7,823	989	417	-	9,229
1991	Q1	1,855	85	179	-	2,119	2,151	77	109	-	2,337
	Q2	2,428	74	30	-	2,532	2,412	5	115	-	2,532
	Q3	2,707	293	79	-	3,079	2,545	97	269	-	2,911
	Q4	1,987	282	65	-	2,334	2,602	115	127	-	2,844
1992	Q1	1,633	231	67	-	1,931	2,121	189	168	-	2,478
	Q2	1,947	233	15	-	2,195	1,886	228	138	-	2,252
	Q3	1,683	180	9	-	1,872	1,974	252	64	-	2,290
	Q4	1,154	323	27	-	1,504	1,842	320	47	-	2,209
1993	Q1 <sup>P</sup>	2,003	357	28	-	2,388	2,089	244	-	-	2,333

## 1.3

Permanent dwellings started and completed (continued)  
England by region

Number of dwellings

		Started				Completed				All		
		Private enterprise	Housing associations	Local authorities & new towns		Government departments	All	Private enterprise	Housing associations	Local authorities & new towns		
				authorities	& new towns					Government	departments	
<b>South East: Greater London</b>												
1990		7,131	2,394	297	-	9,822	13,074	2,130	1,939	-	17,143	
1991		7,360	2,923	135	-	10,418	10,789	2,455	737	-	13,981	
1992 <sup>R</sup>		6,676	4,814	1	-	11,491	10,214	3,607	127	-	13,948	
1991	Q1	1,773	766	13	-	2,552	2,823	509	245	-	3,577	
	Q2	2,014	1,032	104	-	3,150	2,524	724	160	-	3,408	
	Q3	1,717	583	3	-	2,303	2,776	757	169	-	3,702	
	Q4	1,856	542	15	-	2,413	2,666	465	163	-	3,294	
1992	Q1	1,410	991	1	-	2,402	3,357	695	31	-	4,083	
	Q2	2,165	1,411	-	-	3,576	2,353	744	32	-	3,129	
	Q3	1,382	1,509	-	-	2,891	2,113	1,100	44	-	3,257	
	Q4	1,719	903	-	-	2,622	2,391	1,068	20	-	3,479	
1993	Q1 <sup>P</sup>	1,653	1,616	42	-	3,311	1,519	1,145	15	-	2,679	
<b>South East: Outer Metropolitan Area</b>												
1990		12,838	1,090	1,108	72	15,108	16,752	668	2,900	50	20,370	
1991		13,686	800	480	77	15,043	15,924	839	1,769	75	18,607	
1992 <sup>R</sup>		12,651	2,798	359	-	15,808	15,107	1,779	498	2	17,386	
1991	Q1	3,355	71	217	33	3,676	3,939	170	512	-	4,621	
	Q2	3,539	159	197	19	3,914	3,765	136	603	-	4,504	
	Q3	3,872	232	21	25	4,150	4,001	360	428	28	4,817	
	Q4	2,920	338	45	-	3,303	4,219	173	226	47	4,665	
1992	Q1	3,540	773	170	-	4,483	4,043	243	180	2	4,468	
	Q2	3,400	606	92	-	4,098	3,549	216	170	-	3,935	
	Q3	3,113	826	89	-	4,028	4,063	525	102	-	4,690	
	Q4	2,598	593	8	-	3,199	3,452	795	46	-	4,293	
1993	Q1 <sup>P</sup>	3,686	1,113	12	-	4,811	3,249	792	23	-	4,064	
<b>South East: Outer South East</b>												
1990		12,682	1,592	850	-	15,124	16,905	1,469	2,481	-	20,855	
1991		14,284	1,831	439	-	16,554	14,895	1,814	1,316	-	18,025	
1992 <sup>R</sup>		11,522	3,568	270	-	15,360	14,554	2,081	490	-	17,125	
1991	Q1	3,096	494	136	-	3,726	3,576	379	443	-	4,398	
	Q2	4,290	487	123	-	4,900	3,705	523	486	-	4,714	
	Q3	3,814	549	115	-	4,478	3,919	536	207	-	4,662	
	Q4	3,084	301	65	-	3,450	3,695	376	180	-	4,251	
1992	Q1	3,513	521	32	-	4,066	4,154	392	103	-	4,649	
	Q2	3,059	1,113	42	-	4,214	3,510	298	104	-	3,912	
	Q3	2,958	1,140	96	-	4,194	3,638	607	237	-	4,482	
	Q4	1,992	794	100	-	2,886	3,252	784	46	-	4,082	
1993	Q1 <sup>P</sup>	3,259	1,080	16	-	4,355	3,709	1,281	96	-	5,086	
<b>South East: All</b>												
1990		32,651	5,076	2,255	72	40,054	46,731	4,267	7,320	50	58,368	
1991		35,330	5,554	1,054	77	42,015	41,608	5,108	3,822	75	50,613	
1992 <sup>R</sup>		30,849	11,180	630	-	42,659	39,875	7,467	1,115	2	48,459	
1991	Q1	8,224	1,331	366	33	9,954	10,338	1,058	1,200	-	12,596	
	Q2	9,843	1,678	424	19	11,964	9,994	1,383	1,249	-	12,626	
	Q3	9,403	1,364	139	25	10,931	10,696	1,653	804	28	13,181	
	Q4	7,860	1,181	125	-	9,166	10,580	1,014	569	47	12,210	
1992	Q1	8,463	2,285	203	-	10,951	11,554	1,330	314	2	13,200	
	Q2	8,624	3,130	134	-	11,888	9,412	1,258	306	-	10,976	
	Q3	7,453	3,475	185	-	11,113	9,814	2,232	383	-	12,429	
	Q4	6,309	2,290	108	-	8,707	9,095	2,647	112	-	11,854	
1993	Q1 <sup>P</sup>	8,598	3,809	70	-	12,477	8,477	3,218	134	-	11,829	

# 1.3

## Permanent dwellings started and completed (continued)

England by region

Number of dwellings

		Started					Completed					All	
		Private enterprise	Housing associations	authorities & new towns	Local Government departments		All	Private enterprise	Housing associations	authorities & new towns	Local Government departments		
					Local authorities	Government departments					Local authorities		
<b>South West</b>													
1990		12,813	1,287	994	-	15,094	16,706	1,133	1,585	23	19,447		
1991		13,138	1,250	424	1	14,813	14,714	1,293	1,133	-	17,140		
1992 <sup>R</sup>		11,272	2,717	162	-	14,151	13,068	2,045	439	1	15,553		
1991	Q1	2,986	177	240	-	3,403	3,698	351	318	-	4,367		
	Q2	3,860	264	105	1	4,230	3,487	333	378	-	4,198		
	Q3	3,739	422	50	-	4,211	3,708	190	238	-	4,136		
	Q4	2,553	387	29	-	2,969	3,821	419	199	-	4,439		
1992	Q1	3,104	760	1	-	3,865	3,551	301	196	1	4,049		
	Q2	3,273	507	10	-	3,790	2,958	453	134	-	3,545		
	Q3	2,624	652	79	-	3,355	3,729	646	94	-	4,469		
	Q4	2,271	798	72	-	3,141	2,830	645	15	-	3,490		
1993	Q1 <sup>P</sup>	3,152	805	37	-	3,994	2,948	516	44	-	3,508		
<b>West Midlands</b>													
1990		13,266	1,586	1,010	-	15,862	13,123	2,118	1,133	-	16,374		
1991		12,666	1,609	288	90	14,653	13,383	1,517	979	-	15,879		
1992 <sup>R</sup>		11,557	2,662	217	-	14,436	12,208	2,329	360	-	14,897		
1991	Q1	2,759	239	126	-	3,124	3,316	351	246	-	3,913		
	Q2	3,755	510	41	-	4,306	3,471	558	324	-	4,353		
	Q3	3,638	280	87	18	4,023	3,267	289	293	-	3,849		
	Q4	2,514	580	34	72	3,200	3,329	319	116	-	3,764		
1992	Q1	3,203	759	73	-	4,035	3,052	495	75	-	3,622		
	Q2	3,071	500	78	-	3,649	2,901	623	82	-	3,606		
	Q3	3,110	732	37	-	3,879	3,130	655	106	-	3,891		
	Q4	2,173	671	29	-	2,873	3,125	556	97	-	3,778		
1993	Q1 <sup>P</sup>	3,419	631	70	-	4,120	4,017	803	52	-	4,872		
<b>North West</b>													
1990		14,305	2,664	343	-	17,312	14,383	2,239	781	-	17,403		
1991		13,364	2,407	156	-	15,927	14,129	2,776	453	-	17,358		
1992 <sup>R</sup>		12,664	3,432	71	-	16,167	13,426	3,045	182	-	16,653		
1991	Q1	3,178	378	43	-	3,599	3,175	794	162	-	4,131		
	Q2	3,575	554	52	-	4,181	3,327	783	161	-	4,271		
	Q3	3,573	713	28	-	4,314	3,849	622	20	-	4,491		
	Q4	3,038	762	33	-	3,833	3,778	577	110	-	4,465		
1992	Q1	3,252	1,267	12	-	4,531	3,330	531	92	-	3,953		
	Q2	3,777	1,164	4	-	4,945	3,312	742	74	-	4,128		
	Q3	3,200	666	50	-	3,916	3,158	730	15	-	3,903		
	Q4	2,435	335	5	-	2,775	3,626	1,042	1	-	4,669		
1993	Q1 <sup>P</sup>	3,848	1,253	3	-	5,104	3,030	1,095	13	-	4,138		

# 1.4

## Estimated time lag<sup>1</sup>: start to completion

Months

			Great Britain				
England and Wales							
Local authorities and new towns			Private enterprise	Housing associations	Local authorities, new towns and government departments		
	Houses	Flats	All dwellings	All dwellings	All dwellings	All dwellings	
1990 <sup>R</sup>	14.5	17.1	15.5	19.4	19.1	15.4	
1991 <sup>R</sup>	12.6	18.7	15.6	19.7	17.3	15.9	
1992 <sup>P</sup>	14.9	22.3	17.7	19.2	14.7	19.0	
1991	Q1 <sup>R</sup>	15.0	17.6	16.2	20.1	18.5	16.0
	Q2 <sup>R</sup>	13.6	17.8	15.9	20.4	17.2	16.0
	Q3 <sup>R</sup>	12.5	17.9	15.6	19.9	16.9	16.0
	Q4 <sup>R</sup>	12.6	18.7	15.6	19.7	17.3	15.9
1992	Q1 <sup>R</sup>	13.6	19.7	15.7	19.6	17.3	16.0
	Q2 <sup>R</sup>	13.9	20.4	16.8	19.6	16.8	17.1
	Q3 <sup>R</sup>	15.0	20.8	16.9	19.0	16.0	17.4
	Q4	14.9	22.3	17.7	19.2	14.7	19.0
1993	Q1 <sup>P</sup>	17.2	22.6	18.9	19.6	13.8	20.4

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			
	Private enterprise	Local Housing associations and new towns	Private enterprise	Local Housing associations and new towns	Private enterprise	Local Housing associations and new towns	Local Housing associations and new towns	All	
<b>Started</b>									
1990	817	1,536	1,516	336	614	473	1,153	2,150	1,989
1991	881	1,232	404	262	498	173	1,143	1,730	577
1992 <sup>R</sup>	730	1,078	229	255	971	86	985	2,049	315
1991 Q1	312	171	270	36	120	89	348	291	359
Q2	226	372	33	73	127	23	299	499	56
Q3	157	380	67	109	131	29	266	511	96
Q4	186	309	34	44	120	32	230	429	66
1992 Q1	267	208	118	58	383	22	325	591	140
Q2	217	309	29	74	266	42	291	575	71
Q3	181	195	13	113	249	2	294	444	15
Q4	65	366	69	10	73	20	75	439	89
1993 Q1 <sup>P</sup>	137	393	12	47	192	10	184	585	22
									791
<b>Completed</b>									
1990	1,890	1,770	2,554	304	400	1,085	2,194	2,170	3,639
1991	1,501	1,243	1,569	279	598	289	1,780	1,841	1,858
1992 <sup>R</sup>	1,249	1,565	676	400	561	86	1,649	2,126	762
1991 Q1	569	309	383	114	90	67	683	399	450
Q2	295	222	564	41	218	128	336	440	692
Q3	331	366	306	70	207	48	401	573	354
Q4	306	346	316	54	83	46	360	429	362
1992 Q1	313	410	357	95	32	30	408	442	387
Q2	399	263	256	199	103	28	598	366	284
Q3	336	395	51	59	148	12	395	543	63
Q4	201	497	12	47	278	16	248	775	28
1993 Q1 <sup>P</sup>	188	499	4	49	218	17	237	717	21
									975

### (b) For the chronically sick and disabled

Wheelchair			Mobility			All			
	Housing associations	Local authorities and new towns		Housing associations	Local authorities and new towns		Housing associations	Local authorities and new towns	All
<b>Started</b>									
1990	91	103	194	147	503	650	238	606	844
1991	198	8	206	422	102	524	620	110	730
1992 <sup>R</sup>	101	13	1,141	298	58	1,356	1,399	71	1,470
1991 Q1	53	3	56	39	81	120	92	84	176
Q2	81	1	82	123	4	127	204	5	209
Q3	44	1	45	135	17	152	179	18	197
Q4	20	3	23	125	0	125	145	3	148
1992 Q1	22	5	27	213	12	225	235	17	252
Q2	15	6	21	610	1	611	625	7	632
Q3	38	1	39	394	41	435	432	42	474
Q4	26	1	27	81	4	85	107	5	112
1993 Q1 <sup>P</sup>	29	7	36	267	21	288	296	28	324
<b>Completed</b>									
1990	39	169	208	451	674	1,125	490	843	1,333
1991	90	90	180	279	242	521	369	332	701
1992 <sup>R</sup>	190	35	225	517	111	628	707	146	853
1991 Q1	4	17	21	49	46	95	53	63	116
Q2	25	54	79	68	94	162	93	148	241
Q3	23	13	36	123	81	204	146	94	240
Q4	38	6	44	39	21	60	77	27	104
1992 Q1	102	19	121	69	102	171	171	121	292
Q2	33	8	41	115	0	115	148	8	156
Q3	42	1	43	155	1	156	197	2	199
Q4	13	7	20	178	8	186	191	15	206
1993 Q1 <sup>P</sup>	5	0	5	420	16	436	425	16	441

## 1.6

## Houses and flats completed by number of bedrooms

England

Percentage / number of dwellings

		Houses				Flats				
		Percentage with				All (100 per cent)	Percentage with			
		1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms		1 bedroom	2 bedrooms	3 bedrooms	All (100 per cent)
<b>Private enterprise</b>										
1990		4.5	23.9	39.5	32.1	101,574	50.1	44.9	4.3	0.7
1991		4.6	26.2	38.5	30.7	98,682	52.7	42.3	4.7	0.3
1992 <sup>R</sup>		4.1	27.1	40.0	28.8	93,007	53.5	42.4	3.7	0.4
1991	Q1	5.1	25.4	39.5	30.0	23,183	53.9	41.5	4.5	0.2
	Q2	4.4	27.1	38.0	30.5	23,699	52.6	43.1	4.2	0.2
	Q3	4.4	26.6	38.0	31.0	24,835	52.0	42.4	5.1	0.6
	Q4	4.4	25.7	38.7	31.2	26,965	52.3	42.4	5.1	0.2
1992	Q1	4.4	26.2	38.8	30.6	24,233	53.8	41.2	4.7	0.3
	Q2	4.2	27.7	39.5	28.6	21,972	53.0	42.0	4.7	0.3
	Q3	4.0	27.6	40.5	28.0	23,562	52.4	45.3	2.0	0.3
	Q4	3.7	26.9	41.2	28.1	23,240	54.9	41.5	3.0	0.6
1993	Q1 <sup>P</sup>	5.3	30.4	38.5	25.8	22,911	49.3	47.0	3.4	0.2
<b>Housing associations</b>										
1990		11.8	42.8	36.5	8.8	5,153	61.6	34.1	3.4	0.9
1991		10.5	47.1	37.6	4.9	6,239	63.7	33.1	2.7	0.5
1992 <sup>R</sup>		5.9	48.7	40.1	5.3	11,288	66.6	30.6	2.5	0.3
1991	Q1	17.1	37.5	38.7	6.6	1,337	66.1	31.2	2.6	0.2
	Q2	8.1	45.9	40.5	5.4	1,652	66.5	31.2	1.9	0.4
	Q3	11.8	46.8	37.5	3.9	1,700	63.4	31.4	4.0	1.2
	Q4	5.9	56.8	33.5	3.9	1,550	57.6	40.1	2.2	0.1
1992	Q1	8.1	51.0	35.1	5.9	2,145	60.2	38.1	1.5	0.2
	Q2	3.6	45.3	45.8	5.3	2,400	65.6	29.7	4.6	0.2
	Q3	6.1	46.5	41.6	5.9	3,102	65.5	31.1	2.7	0.8
	Q4	6.0	51.4	38.0	4.6	3,641	72.3	26.0	1.7	0.0
1993	Q1 <sup>P</sup>	7.4	51.0	37.1	4.5	4,266	68.3	28.6	3.0	0.0
<b>Local authorities and new towns</b>										
1990		12.7	45.6	37.1	4.6	7,908	77.2	21.5	1.2	0.1
1991		11.8	47.2	35.0	6.0	4,656	82.1	17.2	0.6	0.1
1992 <sup>R</sup>		9.1	52.2	35.8	2.9	1,623	72.4	23.6	4.0	0.0
1991	Q1	6.8	44.7	43.3	5.2	1,393	87.8	11.7	0.2	0.2
	Q2	13.4	47.2	32.6	6.9	1,609	82.3	17.3	0.3	0.0
	Q3	15.4	48.3	31.6	4.7	901	80.6	18.0	1.3	0.1
	Q4	13.5	50.6	29.0	6.9	753	76.3	23.1	0.6	0.0
1992	Q1	13.6	51.3	32.4	2.7	513	77.5	19.5	3.0	0.0
	Q2	12.9	41.1	43.8	2.2	404	81.8	15.3	3.0	0.0
	Q3	5.2	55.5	37.5	1.9	427	47.0	44.7	8.3	0.0
	Q4	1.4	64.9	28.0	5.7	279	88.6	11.4	0.0	0.0
1993	Q1 <sup>P</sup>	14.1	47.8	35.9	2.2	92	53.4	45.5	1.0	0.0

## 1.7

**Permanent dwellings: tenders accepted<sup>1</sup>**  
 Local authorities and new towns

Number of dwellings

	England	Wales	Scotland <sup>2</sup>	Great Britain <sup>2</sup>
1990	4,593	86	1,446	6,125
1991	1,688	0	844	2,532
1992 <sup>P</sup>	1,141	..	..	..
1991 Q1	550	0	360	910
Q2	388	0	174	562
Q3	400	0	111	511
Q4	350	0	199	549
1992 Q1	390	..	409	..
Q2	348	..	194	..
Q3 <sup>R</sup>	252	..	..	..
Q4	286	..	..	..
1993 Q1 <sup>P</sup>	104	..	..	..

<sup>1</sup> Including dwellings acquired in schemes already under construction for the private sector.

All cancelled tenders in Wales and Scotland and those in England prior to April 1990 are deducted from the period in which the approval was originally recorded. Therefore, figures for England prior to April 1990 and all Wales, Scotland and Great Britain figures are subject to revision.

<sup>2</sup> Including Scottish Homes, formerly the Scottish Special Housing Association.

## 1.8

### Mortgages: main institutional sources<sup>1</sup>

United Kingdom

£ million

	Gross advances						Net advances <sup>2</sup>					
	Building societies <sup>3</sup>	Banks <sup>4</sup>	Insurance companies and pension funds			All	Building societies <sup>3</sup>	Banks	Miscellaneous financial institutions	Local authorities	Insurance companies and pension funds	Other public
			Local authorities	Insurance companies	pension funds							
1990	40,915	18,652	-70	1,001	60,498	24,140	6,419	2,324	-322	124	-2	32,683
1991 <sup>R</sup>	41,078	16,977	-236	872	58,691	20,927	4,803	2,058	-370	-233	-2	27,436
1992	32,738	17,843	-141	587	51,027	13,869	5,823	-1,443	-342	-76	-1	17,830
1990 Q4	10,549	4,296	-13	229	15,061	5,713	850	1,026	-69	33	-	7,553
1991 Q1 <sup>R</sup>	9,036	3,560	-29	171	12,738	4,874	879	1,171	-79	17	-1	6,861
Q2 <sup>R</sup>	10,432	4,527	-40	252	15,171	5,330	1,386	708	-92	-20	-	7,312
Q3 <sup>R</sup>	11,470	4,947	-109	250	16,558	5,751	1,609	131	-164	32	-1	7,358
Q4 <sup>R</sup>	10,140	3,943	-58	199	14,224	4,972	1,929	48	-111	-262	-	6,576
1992 Q1 <sup>R</sup>	8,267	3,914	-72	152	12,261	3,528	1,355	-42	-128	-21	-1	4,691
Q2 <sup>R</sup>	8,924	4,572	-16	139	13,619	4,100	1,463	-277	-75	-107	-	5,104
Q3 <sup>R</sup>	9,320	5,465	-25	159	14,919	3,948	2,215	-683	-74	-16	-	5,422
Q4 <sup>R</sup>	6,227	3,892	-15	137	10,241	2,293	790	-441	-65	36	-	2,613

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.

## 1.9

### Banks: mortgage advances<sup>1</sup>

Advances approved<sup>2</sup> 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		
1990	37	296	333	136	197	48,800	42,600	43,300	38,800	46,300		
1991	36	279	315	145	170	50,500	44,800	45,500	40,200	49,900		
1992	38	287	325	158	167	49,800	44,000	44,700	39,300	49,800		
1991 Q1	8	60	68	30	38	50,400	43,600	44,400	39,300	48,300		
Q2	10	82	92	44	48	51,500	45,800	46,500	41,300	51,300		
Q3	9	75	84	40	44	50,400	45,100	45,600	40,800	50,000		
Q4	9	62	71	31	40	49,400	44,400	45,000	38,900	49,700		
1992 Q1	9	67	76	35	41	47,600	43,000	43,500	37,900	48,200		
Q2	11	78	89	45	44	49,400	44,700	45,200	40,100	50,500		
Q3	10	80	90	44	46	50,800	44,800	45,500	39,900	50,700		
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		

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).

# 1.10

## Insurance companies: dwelling prices and mortgage advances<sup>1</sup> Advances completed for house purchase: United Kingdom

Number / £

Primary loans <sup>2</sup>								
	New dwellings		Other dwellings		All dwellings			Topping-up Amount £ thousand
	Number	Average price £	Number	Average price £	Number	Average price £	Amount £ thousand	
1989	2,190	65,100	25,550	48,100	27,740	49,500	1,002,700	132,300
1990	1,830	63,500	24,680	50,000	26,510	51,000	990,900	177,400
1991	1,240	65,400	11,940	54,100	13,180	55,200	536,800	115,100
1990 Q2	390	63,200	5,850	50,800	6,240	51,600	252,100	43,900
Q3	360	63,700	5,630	52,400	5,990	53,100	228,000	42,000
Q4	550	60,700	4,880	52,500	5,430	53,300	196,200	39,800
1991 Q1	240	65,500	3,210	49,200	3,450	50,300	139,300	21,700
Q2	460	67,700	4,550	56,900	5,010	57,900	205,500	46,500
Q3	300	64,500	2,360	55,800	2,660	56,800	108,100	27,700
Q4	240	61,900	1,820	53,800	2,060	54,800	83,900	19,200

1 Series discontinued after 1991.

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).

Source: British Insurance Association Sample Survey  
Department of Trade and Industry

# 1.11

## Building societies: dwelling prices and mortgage advances<sup>1</sup> Advances approved<sup>2</sup> for house purchase: United Kingdom

£

	Average price			Average advance			
	New dwellings	Other dwellings	All dwellings	New dwellings	Other dwellings	All dwellings	
1990	78,917	65,276	66,695	50,814	44,558	45,209	
1991	76,442	65,574	66,744	52,109	45,931	46,596	
1992	73,093	62,212	63,425	57,334	45,015	45,719	
1991 Q1	75,639	64,590	65,771	50,883	45,203	45,810	
Q2	77,181	67,157	68,223	52,146	46,254	46,811	
Q3	76,788	66,197	67,301	52,347	46,197	46,838	
Q4	75,913	63,700	65,095	52,978	45,925	46,730	
1992 Q1	73,614	62,074	63,344	51,488	45,007	45,720	
Q2	73,888	64,153	65,212	51,362	45,662	46,282	
Q3	72,323	62,676	63,676	50,457	45,519	46,031	
Q4	72,316	58,987	60,676	52,015	43,440	44,527	
1993 Q1	73,134	61,770	63,037	52,772	44,880	45,760	
1992 Oct	74,062	60,290	61,995	52,385	44,164	45,182	
Nov	71,486	57,320	59,123	51,701	42,798	43,931	
Dec	71,421	59,262	60,833	51,955	43,323	44,438	
1993 Jan	72,667	60,569	61,844	52,111	43,968	44,826	
Feb	72,424	62,912	64,021	52,550	44,472	45,413	
Mar	73,953	61,542	62,919	53,294	45,691	46,535	

1 From July 1989 continues to include Abbey National plc.

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.

Source: Building Societies Association  
Department of Environment

Thousands

		Number of loans on dwellings			Amount of loans on dwellings <sup>2</sup>				
		New	Percentage of all	Other	All	New	Other	All	All loans <sup>3</sup>
<b>(a) Net commitments<sup>4</sup></b>									
1990		75	10.3	650	726	3,901	29,117	33,018	43,039
1991		70	10.9	573	643	4,017	28,233	32,250	41,847
1992 <sup>R</sup>		62	11.7	469	529	3,385	22,565	25,950	32,892
1991	Q1	16	10.7	130	145	858	6,207	7,065	9,167
	Q2	20	10.8	165	185	1,140	8,135	9,275	11,955
	Q3	17	10.4	148	167	1,011	7,335	8,346	10,951
	Q4	17	11.6	129	146	1,008	6,556	7,564	9,774
1992	Q1	16	11.0	128	144	880	6,137	7,017	8,968
	Q2	17	10.7	141	159	959	6,746	7,705	9,469
	Q3	16	12.3	117	130	773	5,784	6,557	8,116
	Q4 <sup>R</sup>	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
1992	Oct	5	16.7	30	35	261	1,361	1,622	2,299
	Nov	4	14.3	28	32	266	1,361	1,627	1,983
	Dec <sup>R</sup>	4	16.0	25	29	246	1,176	1,422	2,057
1993	Jan	3	11.1	24	27	165	997	1,162	1,680
	Feb	5	11.9	37	42	297	1,794	2,091	2,852
	Mar	6	11.5	46	52	342	2,220	2,562	3,297
<b>(b) Advances</b>									
1990		78	10.0	703	780	3,773	29,262	33,035	44,592
1991		71	10.2	626	697	3,770	28,752	32,522	43,606
1992 <sup>R</sup>		64	10.9	526	588	3,354	24,135	27,489	35,115
1991	Q1	14	9.5	137	151	726	6,053	6,779	9,412
	Q2	18	10.4	158	176	981	7,216	8,197	11,025
	Q3	18	9.5	174	192	970	8,072	9,042	11,969
	Q4	20	11.2	158	178	1,093	7,411	8,504	11,200
1992	Q1	14	9.7	128	141	732	5,913	6,645	8,820
	Q2	17	10.7	143	161	923	6,572	7,495	9,379
	Q3	17	9.4	162	179	886	7,505	8,391	10,279
	Q4 <sup>R</sup>	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
1992	Oct	5	14.3	31	35	247	1,350	1,597	2,118
	Nov	5	13.9	32	36	247	1,380	1,627	2,212
	Dec <sup>R</sup>	6	16.7	30	36	319	1,415	1,734	2,307
1993	Jan	3	10.3	26	29	163	1,224	1,387	1,941
	Feb	4	12.9	28	31	203	1,317	1,520	2,047
	Mar	5	11.1	40	45	292	1,828	2,120	2,873

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

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

## (a) All mortgages

	Average dwelling price <sup>2</sup> £	Average advance £	Average recorded income of borrowers <sup>3</sup> £	Ratios of averages			Percentage of which are to first-time purchasers
				Advance/price percentage	Price/income	Advance/income	
1990	59,782	41,020	19,577	68.6	3.05	2.09	52.8
1991	62,455	43,547	20,549	69.7	3.04	2.12	47.3
1992	60,821	43,418	20,819	71.4	2.92	2.09	50.7
1991	Q1	60,625	41,891	20,038	69.1	3.03	2.09
	Q2	61,047	42,902	20,338	70.3	3.00	2.11
	Q3	63,926	43,956	20,699	68.8	3.09	2.12
	Q4	63,373	44,887	20,921	70.7	3.03	2.15
1992	Q1	61,124	43,580	20,823	71.3	2.94	2.09
	Q2	61,306	43,542	20,703	71.0	2.96	2.10
	Q3	62,265	44,509	21,333	71.5	2.92	2.09
	Q4	57,170	41,129	20,111	71.9	2.84	2.05
1993	Q1	59,675	43,047	20,859	72.1	2.86	2.06
							55.9

## (b) Mortgages on new dwellings and on other dwellings

	Average dwelling price <sup>2</sup>	New dwellings		Other dwellings		
		Average advance	Average recorded income of borrowers <sup>3</sup>	Average dwelling price <sup>2</sup>	Average advance	Average recorded income of borrowers <sup>3</sup>
1990	75,037	48,040	21,795	57,758	40,085	19,274
1991	73,507	49,299	22,269	60,986	42,784	20,319
1992	73,190	49,827	23,796	59,226	42,592	20,434
1991	Q1	72,800	47,618	22,101	59,219	41,236
	Q2	70,785	48,081	21,682	59,769	42,229
	Q3	77,836	50,682	23,099	62,044	43,039
	Q4	71,462	49,922	22,053	62,198	44,156
1992	Q1	74,905	50,516	23,823	59,413	42,719
	Q2	78,239	51,112	24,286	59,129	42,569
	Q3	69,591	48,748	24,049	61,383	43,999
	Q4	69,418	48,774	22,771	55,304	39,964
1993	Q1	73,596	51,952	24,349	57,963	41,952
						20,425

(c) By previous tenure of borrower<sup>4</sup>

	Borrowers, first-time purchasers			Borrowers, previously owner-occupiers		
	Average dwelling price <sup>2</sup>	Average advance	Average recorded income of borrowers <sup>3</sup>	Average dwelling price <sup>2</sup>	Average advance	Average recorded income of borrowers <sup>3</sup>
1990	45,228	37,330	17,013	76,167	45,180	22,478
1991	47,094	38,963	17,607	76,253	47,669	23,191
1992	46,401	38,642	17,896	76,098	48,494	23,917
1991	Q1	47,024	38,110	17,411	75,034	45,902
	Q2	46,554	38,739	17,718	75,077	46,920
	Q3	47,646	39,438	17,584	76,977	47,586
	Q4	46,986	39,400	17,686	77,117	49,496
1992	Q1	47,049	39,204	18,054	75,555	48,079
	Q2	46,749	39,263	17,914	76,297	47,996
	Q3	47,482	39,458	18,243	77,546	49,741
	Q4	43,392	35,745	17,080	73,984	47,695
1993	Q1	46,424	38,090	18,014	76,538	49,357
						24,451

<sup>1</sup> 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.

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



Private tenancies				Housing Association tenancies excluding shared ownership		
	Mean registered rent £ p.a.	Mean change on previous rent %	Number of cases	Mean registered rent £ p.a.	Mean change on previous rent %	Number of cases
<b>England</b>						
1989	1,321	19	178,800	1,395	17	221,520
1990	1,519	22	132,900	1,557	20	191,890
1991	1,665	25	136,990	1,702	22	197,470
1992 <sup>R</sup>	1,879	25	110,170	1,897	22	167,160
1991 Q1	1,532	24	32,520	1,638	22	50,400
Q2	1,716	25	39,180	1,690	22	49,110
Q3	1,682	25	33,890	1,724	22	49,520
Q4	1,720	25	31,390	1,758	23	48,440
1992 Q1	1,811	25	29,680	1,801	23	41,550
Q2	1,844	25	29,890	1,863	23	41,860
Q3 <sup>R</sup>	1,911	24	24,320	1,926	22	41,460
Q4 <sup>R</sup>	1,968	24	26,280	1,997	21	42,280
1993 Q1	1,936	23	27,630	1,981	21	40,970
<b>Greater London</b>						
1989	1,634	18	46,860	1,508	19	58,800
1990	1,859	20	36,890	1,677	21	56,150
1991	1,987	22	41,680	1,868	23	53,520
1992 <sup>R</sup>	2,247	23	32,230	2,044	23	51,010
1991 Q1	1,782	21	8,530	1,769	22	13,390
Q2	2,062	22	14,290	1,877	23	13,780
Q3	2,008	23	9,990	1,927	23	12,970
Q4	2,039	23	8,880	1,902	23	13,380
1992 Q1	2,189	24	8,980	1,919	23	12,830
Q2	2,131	23	9,150	1,986	23	12,450
Q3 <sup>R</sup>	2,325	23	7,280	2,132	23	13,190
Q4 <sup>R</sup>	2,396	24	6,820	2,135	23	12,550
1993 Q1	2,311	24	7,300	2,210	23	10,760
<b>Wales</b>						
1989	1,229	21	3,380	1,355	19	7,620
1990	1,296	20	2,810	1,554	20	6,890
1991	1,410	21	2,140	1,665	21	6,530
1992	1,526	21	2,470	1,799	18	6,650
1991 Q1	1,322	21	600	1,553	21	1,210
Q2	1,489	21	490	1,735	19	1,470
Q3	1,367	23	510	1,581	21	1,970
Q4	1,476	21	540	1,770	21	1,880
1992 Q1	1,523	25	570	1,812	21	1,710
Q2	1,512	20	790	1,781	17	1,450
Q3	1,589	20	470	1,722	17	1,580
Q4	1,498	18	640	1,864	16	1,900
1993 Q1	1,586	15	640	1,818	17	1,568

<sup>1</sup> Cases under the Rent Act 1977 as amended by the Housing Acts 1980 and 1988. Figures include furnished and unfurnished properties, and rents include any service charges. Tenancies created on or after 15 January 1989 are generally no longer eligible for registration. Unless there are substantial changes in circumstances, fair rents registered are fixed for a minimum of two years. The mean change is based on comparable cases re-registered within 1.75 to 2.75 years and has been calculated as the average of the percentage change in the selected individual registrations.



	Bricks (millions)												Ready mixed concrete (thous.cu.m.) Production	
	Total			Facing bricks			Concrete roofing tiles (thous.sq.m. of roof area covered)							
	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Production	Deliveries	Stocks	Production	Deliveries	Stocks		
1990	3,802	3,457	1,350	2,690	2,402	988	31,510	30,165	7,183	26,782				
1991 <sup>R</sup>	3,212	3,107	1,473	2,340	2,251	1,121	26,359	25,468	6,371	22,527				
1992	3,000	2,893	1,556	2,266	2,128	1,241	21,490	23,245	4,478	20,776				
1991	Q1 <sup>R</sup>	809	675	1,487	597	482	1,118	6,792	5,296	8,627	5,208			
	Q2 <sup>R</sup>	845	904	1,426	610	648	1,077	6,644	6,671	8,592	6,122			
	Q3 <sup>R</sup>	789	854	1,362	576	633	1,040	6,050	6,893	6,137	6,001			
	Q4 <sup>R</sup>	768	674	1,473	557	487	1,121	6,873	6,607	6,371	5,194			
1992	Q1 <sup>R</sup>	747	721	1,493	561	532	1,149	6,189	5,381	7,139	5,139			
	Q2 <sup>R</sup>	804	818	1,469	622	600	1,166	5,744	5,851	6,977	5,506			
	Q3 <sup>R</sup>	774	777	1,472	587	575	1,180	5,049	6,393	5,600	5,554			
	Q4	675	578	1,556	495	421	1,241	4,509	5,619	4,478	4,577			
1993	Q1	592	753	1,390	426	556	1,106	..	..	..	..			
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	Stocks
1990	39,297	38,365	4,771		23,768	23,354	3,362		28,089	28,180	2,401	91,154	89,899	10,534
1991	32,456	32,483	4,905		18,581	18,697	3,016		23,594	23,733	2,105	74,631	74,913	10,027
1992	29,549	29,653	4,395		17,465	17,509	2,519		20,984	21,097	1,949	67,999	68,259	8,863
1991	Q1	7,402	7,067	5,144	4,042	4,123	3,275		6,127	5,482	2,876	17,571	16,672	11,294
	Q2	8,883	9,168	4,868	5,133	5,256	3,139		6,545	6,792	2,631	20,562	21,216	10,638
	Q3	8,718	9,072	4,570	4,958	5,189	2,702		6,208	6,469	2,373	19,883	20,730	9,645
	Q4	7,452	7,176	4,905	4,449	4,129	3,016		4,714	4,990	2,105	16,615	16,295	10,027
1992	Q1	7,708	7,591	4,844	4,400	4,513	2,640		6,142	5,494	2,749	18,250	17,597	10,233
	Q2	7,921	8,122	4,269	4,699	4,674	2,622		5,827	5,783	2,796	18,447	18,580	9,687
	Q3	7,721	7,910	4,046	4,766	4,826	2,554		5,059	5,643	2,229	17,546	18,379	8,829
	Q4	6,200	6,029	4,395	3,601	3,496	2,519		3,955	4,177	1,949	13,756	13,703	8,863
1993	Q1 <sup>P</sup>	6,744	7,206	..	4,469	4,621	..		5,957	5,828	..	17,170	17,655	..
Sand and gravel <sup>3</sup> (thousand tonnes)														
Fibre cement products (thousand tonnes)				Slate <sup>2</sup> (thousand tonnes)				Sales						
	Production	Deliveries	Stocks		Production	Deliveries	Stocks		Building sand	Concreting sand (inc. hoggin)	Gravel		All	
1990	235	217	48		97	100	9		21,082	35,550	56,340	112,972		
1991	134	144	31		95	88	15		18,573	29,456	46,907	94,936		
1992	121	126	26		78	76	17		16,729	26,447	41,540	84,716		
1990	Q4	60	42	48	26	26	9		4,861	8,011	12,660	25,532		
1991	Q1	40	33	48	23	20	12		3,960	6,459	10,363	20,782		
	Q2	30	35	43	23	21	13		5,110	8,004	12,874	25,988		
	Q3	31	39	36	24	24	16		5,174	7,989	12,932	26,095		
	Q4	32	37	31	25	23	15		4,329	7,004	10,738	22,071		
1992	Q1	35	34	32	21	19	18		4,009	6,391	10,301	20,701		
	Q2	30	29	33	22	21	18		4,640	7,243	11,518	23,401		
	Q3	28	34	26	18	19	17		4,395	6,954	10,582	21,931		
	Q4	28	29	26	17	18	17		3,685	5,859	9,139	18,683		

<sup>1</sup> At end of period.<sup>2</sup> The figures comprise tiles and powder and granules but exclude slate waste used for fill.<sup>3</sup> 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.

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### Household Projections, England: 1989 - 2011

The latest in an occasional series of publications giving summary results of the Department's 1989 based household estimates for England, the regions, counties, metropolitan districts and London Boroughs. Estimates are given for the years 1989 to 2001 and an appendix describe the methods of calculation.

### Digest of Environmental Protection and Water Statistics - Annual

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### Local Government Financial Statistics - Annual

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## Department of the Environment Publications

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### Rent Officer Statistics

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