

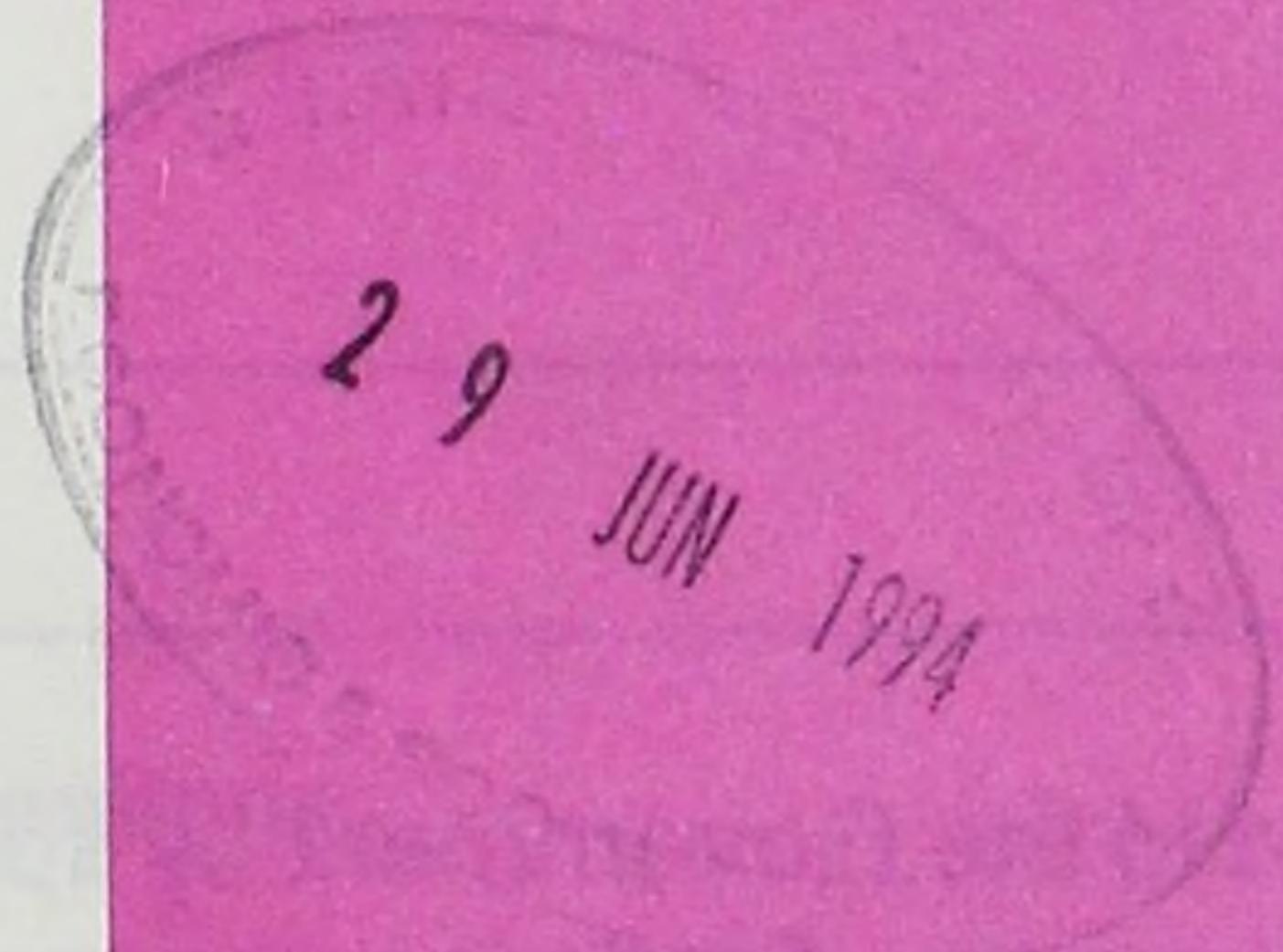
DEPARTMENT OF THE ENVIRONMENT
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Housing and Construction Statistics

GREAT BRITAIN

**March 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.

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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 adjusted¹

Thousands of dwellings

	Under construction at end of period												Completions		
	Starts				Local authorities, new towns				Local authorities, new towns				Local authorities, new towns		
	Private enterprise	Housing associations	and govt. depts.	All	Private enterprise	Housing associations	and govt. depts.	All	Private enterprise	Housing associations	and govt. depts.	All	Private enterprise	Housing associations	and govt. depts.
Great Britain															
1991 ^{R,2}	135.0	22.4	4.1	161.5	211.4	30.5	6.0	247.9	151.7	19.7	10.3	181.7			
1992 ^{R,2}	120.1	33.8	2.6	156.5	191.3	39.0	4.0	234.3	140.0	25.6	4.6	170.2			
1993 ²	142.2	41.3	2.0	185.5	195.7	45.9	3.7	245.3	137.4	34.4	2.3	174.1			
1992 Q1 ^{R,2}	31.5	8.0	0.7	40.2	207.5	34.2	5.0	246.7	36.5	4.9	1.8	43.2			
Q2 ^{R,2}	31.0	7.8	0.6	39.4	203.3	36.7	4.5	244.5	35.2	5.3	1.1	41.6			
Q3 ^{R,2}	29.5	9.1	0.7	39.3	196.9	38.6	4.2	239.7	35.9	7.2	1.0	44.1			
Q4 ^{R,2}	28.1	8.9	0.6	37.6	192.6	39.3	4.1	236.0	32.4	8.2	0.7	41.3			
1993 Q1 ^{R,2}	34.0	12.5	0.6	47.1	192.2	43.6	4.3	240.1	34.4	8.2	0.4	43.0			
Q2 ^{R,2}	35.0	10.2	0.4	45.6	192.9	45.2	3.9	242.0	34.3	8.6	0.8	43.7			
Q3 ^{R,2}	35.7	9.1	0.6	45.4	194.8	46.2	3.9	244.9	33.8	8.1	0.6	42.5			
Q4 ²	37.5	9.5	0.4	47.4	197.4	46.2	3.8	247.4	34.9	9.5	0.5	44.9			
1994 Q1 ^{P,2}	37.5	10.2	0.3	48.0	202.0	47.5	3.6	253.1	32.9	8.9	0.5	42.3			
England															
1991 ^{R,2}	112.3	16.4	3.0	131.7	184.6	20.7	4.6	209.8	128.7	15.3	8.1	152.1			
1992 ^{R,2}	99.4	28.1	1.6	129.1	165.3	28.0	2.6	195.9	118.3	21.2	3.5	143.0			
1993 ²	117.1	33.4	0.9	151.4	166.8	31.7	2.2	200.7	115.1	29.7	1.3	146.1			
1992 Q1 ^{R,2}	26.6	6.6	0.4	33.6	180.1	23.8	3.5	207.4	31.4	4.3	1.4	37.1			
Q2 ^{R,2}	25.9	6.4	0.4	32.7	176.7	25.9	3.1	205.7	29.3	4.3	0.8	34.4			
Q3 ^{R,2}	23.9	7.5	0.4	31.8	170.3	27.8	2.8	200.9	30.3	5.6	0.7	36.6			
Q4 ^{R,2}	23.0	7.6	0.4	31.0	166.0	28.4	2.6	197.0	27.3	7.0	0.6	34.9			
1993 Q1 ^{R,2}	28.4	8.9	0.4	37.7	166.3	29.9	2.7	198.9	28.1	7.4	0.3	35.8			
Q2 ^{R,2}	28.5	8.7	0.1	37.3	165.6	31.1	2.3	199.0	29.2	7.5	0.5	37.2			
Q3 ^{R,2}	29.3	8.0	0.2	37.5	166.6	32.3	2.2	201.1	28.3	6.8	0.3	35.4			
Q4 ²	30.9	7.8	0.2	38.9	168.0	32.1	2.2	202.3	29.5	8.0	0.2	37.7			
1994 Q1 ^{P,2}	32.1	8.1	0.2	40.4	172.9	32.5	2.1	207.5	27.2	7.7	0.3	35.2			

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							
1991	112,309	16,406	2,719	-	260	2,979	131,694
1992	99,356	28,142	1,448	-	131	1,579	129,077
1993	117,074	33,359	905	-	-	905	151,338
1992 Q1	26,872	6,961	407	-	80	487	34,320
Q2	28,778	7,231	322	-	-	322	36,331
Q3	24,519	7,396	399	-	1	400	32,315
Q4	19,187	6,554	320	-	50	370	26,111
1993 Q1	28,963	9,294	391	-	-	391	38,648
Q2	31,669	9,360	132	-	-	132	41,161
Q3	30,217	7,809	234	-	-	234	38,260
Q4	26,225	6,896	148	-	-	148	33,269
1994 Q1 ^P	32,395	8,397	164	-	-	164	40,956
1993 Oct	10,121	2,302	50	-	-	50	12,473
Nov	9,871	2,970	59	-	-	59	12,900
Dec	6,233	1,624	39	-	-	39	7,896
1994 Jan ^P	9,797	2,500	41	-	-	41	12,338
Feb ^P	10,478	2,897	67	-	-	67	13,442
Mar ^P	12,120	3,000	56	-	-	56	15,176
Under construction at end of period							
1991 ²	184,552	20,670	4,223	-	334	4,557	209,779
1992 ²	165,331	27,964	2,357	-	230	2,587	195,882
1993 ²	166,834	31,650	2,007	-	230	2,237	200,721
1992 Q1 ²	179,616	23,541	3,307	-	377	3,684	206,841
Q2 ²	180,188	26,484	2,760	-	334	3,094	209,766
Q3 ²	175,128	28,176	2,454	-	268	2,722	206,026
1993 Q1 ²	165,331	27,964	2,357	-	230	2,587	195,882
Q2 ²	165,914	29,879	2,435	-	230	2,665	198,458
Q3 ²	169,840	31,896	2,119	-	230	2,349	204,085
Q4 ²	172,135	32,909	2,110	-	230	2,340	207,384
1994 Q1 ^{P,2}	166,834	31,650	2,007	-	230	2,237	200,721
	172,949	32,462	1,845	-	230	2,075	207,486
1993 Oct ²	172,087	32,292	2,113	-	230	2,343	206,722
Nov ²	171,230	32,350	2,026	-	230	2,256	205,836
Dec ²	166,834	31,650	2,007	-	230	2,237	200,721
1994 Jan ^{P,2}	167,619	31,543	1,987	-	230	2,217	201,379
Feb ^{P,2}	170,239	32,339	1,818	-	230	2,048	204,626
Mar ^{P,2}	172,949	32,462	1,845	-	230	2,075	207,486
Completed							
1991	128,738	15,343	8,065	-	75	8,140	152,221
1992	118,275	21,233	3,231	-	235	3,466	142,974
1993	115,121	29,674	1,254	-	-	1,254	146,049
1992 Q1	31,750	4,237	1,234	-	37	1,271	37,258
Q2	28,152	4,342	869	-	43	912	33,406
Q3	29,556	5,727	705	-	67	772	36,055
1993 Q1	28,817	6,927	423	-	88	511	36,255
Q2	28,225	7,534	313	-	-	313	36,072
Q3	27,739	7,353	448	-	-	448	35,540
Q4	27,911	6,790	243	-	-	243	34,944
1994 Q1 ^P	31,246	7,997	250	-	-	250	39,493
	27,011	7,777	326	-	-	326	35,114
1993 Oct	10,192	2,868	46	-	-	46	13,106
Nov	10,628	2,841	146	-	-	146	13,615
Dec	10,426	2,288	58	-	-	58	12,772
1994 Jan ^P	9,099	2,645	61	-	-	61	11,805
Feb ^P	7,938	2,149	236	-	-	236	10,323
Mar ^P	9,974	2,983	29	-	-	29	12,986

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							
1991	6,722	2,496	174	-	1	175	9,393
1992 ^R	6,119	2,624	261	-	-	261	9,004
1993	7,410	3,113	73	-	-	73	10,596
1992 Q1 ^R	1,553	805	31	-	-	31	2,389
Q2 ^R	1,662	834	62	-	-	62	2,558
Q3 ^R	1,456	449	91	-	-	91	1,996
Q4 ^R	1,448	536	77	-	-	77	2,061
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	1,586	480	22	-	-	22	2,088
1994 Q1 ^P	1,089	804	30	-	-	30	1,923
1993 Oct	638	154	22	-	-	22	814
Nov	623	213	-	-	-	-	836
Dec	325	113	-	-	-	-	438
1994 Jan ^P	363	268	10	-	-	10	641
Feb ^P	363	268	10	-	-	10	641
Mar ^P	363	268	10	-	-	10	641
Under construction at end of period							
1991	11,630	2,669	217	-	1	218	14,517
1992 ^R	10,654	2,834	344	-	1	345	13,833
1993	11,699	3,154	245	-	1	246	15,099
1992 Q1 ^R	11,295	3,032	213	-	1	214	14,541
Q2 ^R	11,272	3,297	213	-	1	214	14,783
Q3 ^R	10,893	3,010	291	-	1	292	14,195
Q4 ^R	10,654	2,834	344	-	1	345	13,833
1993 Q1 ^R	11,016	3,513	334	-	1	335	14,864
Q2 ^R	11,702	3,747	314	-	1	315	15,764
Q3 ^R	11,941	3,603	304	-	1	305	15,849
Q4	11,699	3,154	245	-	1	246	15,099
1994 Q1 ^P	11,450	3,259	275	-	1	276	14,985
1993 Oct	11,901	3,403	318	-	1	319	15,623
Nov	11,855	3,215	307	-	1	308	15,378
Dec	11,699	3,154	245	-	1	246	15,099
1994 Jan ^P	11,616	3,189	255	-	1	256	15,061
Feb ^P	11,533	3,224	265	-	1	266	15,023
Mar ^P	11,450	3,259	275	-	1	276	14,985
Completed							
1991	7,251	2,446	418	-	-	418	10,115
1992 ^R	7,095	2,459	134	-	-	134	9,688
1993	6,365	2,793	172	-	-	172	9,330
1992 Q1 ^R	1,888	442	35	-	-	35	2,365
Q2 ^R	1,685	569	62	-	-	62	2,316
Q3 ^R	1,835	736	13	-	-	13	2,584
Q4 ^R	1,687	712	24	-	-	24	2,423
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	1,828	929	81	-	-	81	2,838
1994 Q1 ^P	1,338	699	-	-	-	-	2,037
1993 Oct	678	354	8	-	-	8	1,040
Nov	669	401	11	-	-	11	1,081
Dec	481	174	62	-	-	62	717
1994 Jan ^P	446	233	-	-	-	-	679
Feb ^P	446	233	-	-	-	-	679
Mar ^P	446	233	-	-	-	-	679

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							
1991	15,941	3,448	860	134	-	994	20,383
1992	14,687	3,051	420	395	-	815	18,553
1993	17,759	4,822	419	560	-	979	23,560
1992 Q1	3,522	896	188	229	-	417	4,835
Q2	4,199	363	73	88	-	161	4,723
Q3	3,903	1,140	75	10	-	85	5,128
Q4	3,063	652	84	68	-	152	3,867
1993 Q1	3,973	2,385	150	54	-	204	6,562
Q2	5,105	599	11	271	-	282	5,986
Q3	4,231	638	158	85	-	243	5,112
Q4	4,450	1,200	100	150	-	250	5,900
1994 Q1 ^P	4,452	1,200	102	150	-	252	5,904
Under construction at end of period							
1991	15,204	7,115	744	510	10	1,264	23,583
1992	15,283	8,191	443	629	10	1,082	24,556
1993	17,150	11,119	450	721	10	1,181	29,450
1992 Q1	15,698	7,772	690	656	10	1,356	24,826
Q2	15,895	7,806	654	679	10	1,343	25,044
Q3	16,012	8,212	439	624	10	1,073	25,297
Q4	15,283	8,191	443	629	10	1,082	24,556
1993 Q1	15,039	10,220	500	677	10	1,187	26,446
Q2	16,281	10,374	371	874	10	1,255	27,910
Q3	16,700	10,419	450	671	10	1,131	28,250
Q4	17,150	11,119	450	721	10	1,181	29,450
1994 Q1 ^P	17,600	11,818	450	769	10	1,229	30,647
Completed							
1991	15,705	1,920	1,162	550	-	1,712	19,337
1992	14,608	1,975	721	276	-	997	17,580
1993	15,892	1,894	412	468	-	880	18,666
1992 Q1	3,028	239	242	83	-	325	3,592
Q2	4,002	329	109	65	-	174	4,505
Q3	3,786	734	290	65	-	355	4,875
Q4	3,792	673	80	63	-	143	4,608
1993 Q1	4,217	356	93	6	-	99	4,672
Q2	3,863	445	140	74	-	214	4,522
Q3	3,812	593	79	288	-	367	4,772
Q4	4,000	500	100	100	-	200	4,700
1994 Q1 ^P	4,002	501	102	102	-	204	4,707

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							
1991	134,972	22,350	3,753	134	261	4,148	161,470
1992 ^R	120,162	33,817	2,129	395	131	2,655	156,634
1993	142,243	41,294	1,397	560	-	1,957	185,494
1992 Q1 ^R	31,947	8,662	626	229	80	935	41,544
Q2 ^R	34,639	8,428	457	88	-	545	43,612
Q3 ^R	29,878	8,985	565	10	1	576	39,439
Q4 ^R	23,698	7,742	481	68	50	599	32,039
1993 Q1	34,820	12,885	552	54	-	606	48,311
Q2	38,821	10,866	166	271	-	437	50,124
Q3	36,341	8,967	409	85	-	494	45,802
Q4	32,261	8,576	270	150	-	420	41,257
1994 Q1 ^P	37,936	10,401	296	150	-	446	48,783
1993 Oct	12,242	2,856	105	50	-	155	15,253
Nov	11,977	3,583	92	50	-	142	15,702
Dec	8,042	2,137	73	50	-	123	10,302
1994 Jan ^P	11,644	3,168	85	50	-	135	14,947
Feb ^P	12,325	3,565	111	50	-	161	16,051
Mar ^P	13,967	3,668	100	50	-	150	17,785
Under construction at end of period							
1991 ³	211,386	30,454	5,184	510	345	6,039	247,879
1992 ^{R,3}	191,268	38,989	3,144	629	241	4,014	234,271
1993 ³	195,683	45,923	2,702	721	241	3,664	245,270
1992 Q1 ^{R,3}	206,609	34,345	4,210	656	388	5,254	246,208
Q2 ^{R,3}	207,355	37,587	3,627	679	345	4,651	249,593
Q3 ^{R,3}	202,033	39,398	3,184	624	279	4,087	245,518
Q4 ^{R,3}	191,268	38,989	3,144	629	241	4,014	234,271
1993 Q1 ^{R,3}	191,969	43,612	3,269	677	241	4,187	239,768
Q2 ^{R,3}	197,823	46,017	2,804	874	241	3,919	247,759
Q3 ^{R,3}	200,776	46,931	2,864	671	241	3,776	251,483
Q4 ³	195,683	45,923	2,702	721	241	3,664	245,270
1994 Q1 ^{P,3}	201,999	47,539	2,570	769	241	3,580	253,118
1993 Oct ³	200,838	46,348	2,881	688	241	3,810	250,996
Nov ³	200,085	46,451	2,783	705	241	3,729	250,265
Dec ³	195,683	45,923	2,702	721	241	3,664	245,270
1994 Jan ^{P,3}	196,535	46,084	2,692	737	241	3,670	246,289
Feb ^{P,3}	199,222	47,148	2,533	753	241	3,527	249,897
Mar ^{P,3}	201,999	47,539	2,570	769	241	3,580	253,118
Completed							
1991	151,694	19,709	9,645	550	75	10,270	181,673
1992 ^R	139,978	25,667	4,086	276	235	4,597	170,242
1993	137,378	34,361	1,838	468	-	2,306	174,045
1992 Q1 ^R	36,666	4,918	1,511	83	37	1,631	43,215
Q2 ^R	33,839	5,240	1,040	65	43	1,148	40,227
Q3 ^R	35,177	7,197	1,008	65	67	1,140	43,514
Q4 ^R	34,296	8,312	527	63	88	678	43,286
1993 Q1	33,964	8,417	427	6	-	433	42,814
Q2 ^R	32,963	8,471	631	74	-	705	42,139
Q3	33,377	8,047	349	288	-	637	42,061
Q4	37,074	9,426	431	100	-	531	47,031
1994 Q1 ^P	32,351	8,977	428	102	-	530	41,858
1993 Oct	12,203	3,388	87	33	-	120	15,711
Nov	12,630	3,409	190	33	-	223	16,262
Dec	12,241	2,629	154	34	-	188	15,058
1994 Jan ^P	10,879	3,045	95	34	-	129	14,053
Feb ^P	9,718	2,549	270	34	-	304	12,571
Mar ^P	11,754	3,383	63	34	-	97	15,234

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						
1991	5,531	791	999	137	1,136	7,458
1992	6,199	728	718	69	787	7,714
1993	..	..	..	..	..	..
1992 Q1	1,442	144	92	51	143	1,729
Q2	1,919	145	277	-	277	2,341
Q3	1,494	313	151	18	169	1,976
Q4	1,344	126	198	-	198	1,668
1993 Q1	..	..	..	..	..	..
Q2	..	..	..	..	..	..
Q3	..	..	..	..	..	..
Q4	..	..	..	..	..	..
1994 Q1	..	..	..	..	..	..
Under construction at end of period						
1991	10,774	873	557	139	696	12,343
1992	11,060	916	226	157	383	12,359
1993	..	..	..	..	..	..
1992 Q1	10,617	856	403	182	585	12,058
Q2	11,156	816	330	139	469	12,441
Q3	11,226	916	269	157	426	12,568
Q4	11,060	916	226	157	383	12,359
1993 Q1	..	..	..	..	..	..
Q2	..	..	..	..	..	..
Q3	..	..	..	..	..	..
Q4	..	..	..	..	..	..
1994 Q1	..	..	..	..	..	..
Completed						
1991	5,164	791	953	2	955	6,910
1992	5,913	685	1,049	51	1,100	7,698
1993	..	..	..	..	..	..
1992 Q1	1,599	161	246	8	254	2,014
Q2	1,380	185	350	43	393	1,958
Q3	1,424	213	212	-	212	1,849
Q4	1,510	126	241	-	241	1,877
1993 Q1	..	..	..	..	..	..
Q2	..	..	..	..	..	..
Q3	..	..	..	..	..	..
Q4	..	..	..	..	..	..
1994 Q1	..	..	..	..	..	..

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							
1991	140,503	23,141	4,752	134	398	5,284	168,928
1992 ^R	126,361	34,545	2,847	395	200	3,442	164,348
1993	..	..	..	..	..	..	..
1992 Q1 ^R	33,389	8,806	718	229	131	1,078	43,273
Q2 ^R	36,558	8,573	734	88	-	822	45,953
Q3 ^R	31,372	9,298	716	10	19	745	41,415
Q4 ^R	25,042	7,868	679	68	50	797	33,707
1993 Q1	..	..	..	..	..	..	..
Q2	..	..	..	..	..	..	..
Q3	..	..	..	..	..	..	..
Q4	..	..	..	..	..	..	..
1994 Q1	..	..	..	..	..	..	..
1993 Oct	..	..	..	..	..	..	..
Nov	..	..	..	..	..	..	..
Dec	..	..	..	..	..	..	..
1994 Jan	..	..	..	..	..	..	..
Feb	..	..	..	..	..	..	..
Mar	..	..	..	..	..	..	..
Under construction at end of period							
1991 ⁴	222,160	31,327	5,741	510	484	6,735	260,222
1992 ^{R,4}	202,328	39,905	3,370	629	398	4,397	246,630
1993 ⁴	..	..	..	..	..	..	..
1992 Q1 ^{R,4}	217,226	35,201	4,613	656	570	5,839	258,266
Q2 ^{R,4}	218,511	38,403	3,957	679	484	5,120	262,034
Q3 ^{R,4}	213,259	40,314	3,453	624	436	4,513	258,086
Q4 ^{R,4}	202,328	39,905	3,370	629	398	4,397	246,630
1993 Q1	..	..	..	..	..	..	..
Q2	..	..	..	..	..	..	..
Q3	..	..	..	..	..	..	..
Q4	..	..	..	..	..	..	..
1994 Q1	..	..	..	..	..	..	..
1993 Oct	..	..	..	..	..	..	..
Nov	..	..	..	..	..	..	..
Dec	..	..	..	..	..	..	..
1994 Jan	..	..	..	..	..	..	..
Feb	..	..	..	..	..	..	..
Mar	..	..	..	..	..	..	..
Completed							
1991	156,858	20,500	10,598	550	77	11,225	188,583
1992 ^R	145,891	26,352	5,135	276	286	5,697	177,940
1993	..	..	..	..	..	..	..
1992 Q1 ^R	38,265	5,079	1,757	83	45	1,885	45,229
Q2 ^R	35,219	5,425	1,390	65	86	1,541	42,185
Q3 ^R	36,601	7,410	1,220	65	67	1,352	45,363
Q4 ^R	35,806	8,438	768	63	88	919	45,163
1993 Q1	..	..	..	..	..	..	..
Q2	..	..	..	..	..	..	..
Q3	..	..	..	..	..	..	..
Q4	..	..	..	..	..	..	..
1994 Q1	..	..	..	..	..	..	..
1993 Oct	..	..	..	..	..	..	..
Nov	..	..	..	..	..	..	..
Dec	..	..	..	..	..	..	..
1994 Jan	..	..	..	..	..	..	..
Feb	..	..	..	..	..	..	..

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 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		Government departments	All	Private enterprise	Housing associations	Local authorities & new towns		Government departments	
				35	30					36	30		
North													
1991		6,164	1,298	35	-	7,497	6,551	1,160	179	-	7,890		
1992		5,762	1,875	67	30	7,734	6,209	1,724	51	-	7,984		
1993		6,036	1,778	23	-	7,837	5,656	1,705	38	-	7,399		
1992	Q1	1,438	698	23	-	2,159	1,292	376	15	-	1,683		
	Q2	1,660	370	2	-	2,032	1,603	397	-	-	2,000		
	Q3	1,428	338	6	-	1,772	1,486	368	12	-	1,866		
	Q4	1,236	469	36	30	1,771	1,828	583	24	-	2,435		
1993	Q1	1,385	489	4	-	1,878	1,277	322	9	-	1,608		
	Q2	1,852	549	6	-	2,407	1,405	575	14	-	1,994		
	Q3	1,562	448	-	-	2,010	1,447	383	9	-	1,839		
	Q4	1,237	292	13	-	1,542	1,527	425	6	-	1,958		
1994	Q1 P	2,021	413	11	-	2,445	1,188	323	19	-	1,530		
Yorkshire and Humberside													
1991		10,811	1,785	132	-	12,728	11,133	1,957	211	-	13,301		
1992		9,595	2,939	66	80	12,680	10,792	2,123	201	80	13,196		
1993		11,122	3,349	4	-	14,475	11,078	3,283	31	-	14,392		
1992	Q1	2,756	763	31	80	3,630	2,917	479	93	-	3,489		
	Q2	2,772	759	5	-	3,536	2,669	421	22	-	3,112		
	Q3	2,422	621	21	-	3,064	2,549	561	43	-	3,153		
	Q4	1,645	796	9	-	2,450	2,657	662	43	80	3,442		
1993	Q1	2,813	898	3	-	3,714	2,661	624	10	-	3,295		
	Q2	2,974	702	-	-	3,676	2,576	812	21	-	3,409		
	Q3	2,874	933	1	-	3,808	2,690	793	-	-	3,483		
	Q4	2,461	816	-	-	3,277	3,151	1,054	-	-	4,205		
1994	Q1 P	2,997	617	15	-	3,629	2,407	556	-	-	2,963		
East Midlands													
1991		11,493	965	281	91	12,830	13,765	1,047	661	-	15,473		
1992		10,864	1,725	114	-	12,703	12,443	1,251	231	92	14,017		
1993		13,250	2,588	59	-	15,897	12,447	1,912	118	-	14,477		
1992	Q1	2,841	298	14	-	3,153	3,164	358	138	9	3,669		
	Q2	3,565	483	38	-	4,086	2,703	239	64	8	3,014		
	Q3	2,654	395	37	-	3,086	3,098	382	10	67	3,557		
	Q4	1,804	549	25	-	2,378	3,478	272	19	8	3,777		
1993	Q1	3,321	511	35	-	3,867	3,232	426	17	-	3,675		
	Q2	3,475	673	1	-	4,149	2,588	378	68	-	3,034		
	Q3	3,535	674	3	-	4,212	2,966	445	27	-	3,438		
	Q4	2,919	730	20	-	3,669	3,661	663	6	-	4,330		
1994	Q1 P	3,250	633	7	-	3,890	3,372	631	2	-	4,005		
East Anglia													
1991		8,967	744	349	-	10,060	9,922	294	620	-	10,836		
1992		6,654	1,094	117	1	7,866	8,119	1,003	415	-	9,537		
1993		8,293	1,710	92	-	10,095	8,387	1,456	116	-	9,959		
1992	Q1	1,707	253	66	-	2,026	2,227	189	169	-	2,585		
	Q2	2,019	251	15	-	2,285	1,970	234	136	-	2,340		
	Q3	1,736	267	9	1	2,013	2,056	260	63	-	2,379		
	Q4	1,192	323	27	-	1,542	1,866	320	47	-	2,233		
1993	Q1	2,052	395	28	-	2,475	2,072	254	-	-	2,326		
	Q2	2,246	546	43	-	2,835	1,780	192	70	-	2,042		
	Q3	2,386	355	7	-	2,748	2,292	373	15	-	2,680		
	Q4	1,609	414	14	-	2,037	2,243	637	31	-	2,911		
1994	Q1 P	2,003	432	24	-	2,459	2,075	541	12	-	2,628		

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	
South East: Greater London												
1991		7,920	3,421	142	-	11,483	12,823	2,716	752	-	16,291	
1992		7,110	5,012	1	-	12,123	10,713	3,950	247	-	14,910	
1993		7,862	6,453	215	-	14,530	8,466	4,874	90	-	13,430	
1992	Q1	1,561	1,001	1	-	2,563	3,415	915	105	-	4,435	
	Q2	2,305	1,312	-	-	3,617	2,385	755	56	-	3,196	
	Q3	1,458	1,686	-	-	3,144	2,329	1,110	53	-	3,492	
	Q4	1,786	1,013	-	-	2,799	2,584	1,170	33	-	3,787	
1993	Q1	1,662	1,881	174	-	3,717	2,046	1,431	19	-	3,496	
	Q2	2,364	1,769	-	-	4,133	2,271	1,382	19	-	3,672	
	Q3	1,861	1,465	41	-	3,367	1,914	1,018	15	-	2,947	
	Q4	1,975	1,338	-	-	3,313	2,235	1,043	37	-	3,315	
1994	Q1 P	2,608	1,281	20	-	3,909	2,255	1,779	70	-	4,104	
South East: Outer Metropolitan Area												
1991		13,877	824	467	77	15,245	16,343	825	1,783	75	19,026	
1992		12,642	3,214	360	-	16,216	15,495	1,831	488	2	17,816	
1993		15,726	4,132	21	-	19,879	15,392	3,641	158	-	19,191	
1992	Q1	3,543	772	172	-	4,487	4,162	228	157	2	4,549	
	Q2	3,321	875	92	-	4,288	3,731	217	170	-	4,118	
	Q3	3,064	942	89	-	4,095	4,116	545	98	-	4,759	
	Q4	2,714	625	7	-	3,346	3,486	841	63	-	4,390	
1993	Q1	3,984	1,248	23	-	5,255	3,360	999	46	-	4,405	
	Q2 ¹	4,125	1,153	-5	-	5,273	3,671	921	68	-	4,660	
	Q3	3,784	888	3	-	4,675	3,798	766	13	-	4,577	
	Q4	3,833	843	-	-	4,676	4,563	955	31	-	5,549	
1994	Q1 P	4,641	741	1	-	5,383	3,663	911	22	-	4,596	
South East: Outer South East												
1991		14,301	1,870	453	-	16,624	15,581	1,826	1,310	-	18,717	
1992		11,677	3,599	318	-	15,594	14,884	2,138	543	-	17,565	
1993		13,874	3,607	72	-	17,553	13,942	3,376	303	-	17,621	
1992	Q1	3,504	540	28	-	4,072	4,377	389	140	-	4,906	
	Q2	3,195	1,035	86	-	4,316	3,655	321	112	-	4,088	
	Q3	2,980	1,210	93	-	4,283	3,623	614	219	-	4,456	
	Q4	1,998	814	111	-	2,923	3,229	814	72	-	4,115	
1993	Q1	3,250	871	22	-	4,143	3,480	1,018	98	-	4,596	
	Q2	3,799	944	-	-	4,743	3,614	721	116	-	4,451	
	Q3	3,475	1,074	50	-	4,599	3,345	822	33	-	4,200	
	Q4	3,350	718	-	-	4,068	3,503	815	56	-	4,374	
1994	Q1 P	3,902	828	12	-	4,742	3,255	1,080	185	-	4,520	
South East: All												
1991		36,098	6,115	1,062	77	43,352	44,747	5,367	3,845	75	54,034	
1992		31,429	11,825	679	-	43,933	41,092	7,919	1,278	2	50,291	
1993		37,462	14,192	308	-	51,962	37,800	11,891	551	-	50,242	
1992	Q1	8,608	2,313	201	-	11,122	11,954	1,532	402	2	13,890	
	Q2	8,821	3,222	178	-	12,221	9,771	1,293	338	-	11,402	
	Q3	7,502	3,838	182	-	11,522	10,068	2,269	370	-	12,707	
	Q4	6,498	2,452	118	-	9,068	9,299	2,825	168	-	12,292	
1993	Q1	8,896	4,000	219	-	13,115	8,886	3,448	163	-	12,497	
	Q2 ¹	10,288	3,866	-5	-	14,149	9,556	3,024	203	-	12,783	
	Q3	9,120	3,427	94	-	12,641	9,057	2,606	61	-	11,724	
	Q4	9,158	2,899	-	-	12,057	10,301	2,813	124	-	13,238	
1994	Q1 P	11,151	2,850	33	-	14,034	9,173	3,770	277	-	13,220	

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			Government departments
South West														
1991		13,091	1,136	416	2	14,645	15,075	1,187	1,117	-	-	17,379		
1992		11,319	2,225	154	-	13,698	13,514	1,794	497	1	1	15,806		
1993		13,029	2,672	63	-	15,764	12,498	2,518	165	-	-	15,181		
1992	Q1	3,119	589	1	-	3,709	3,722	267	253	1	1	4,243		
	Q2	3,307	384	10	-	3,701	3,056	372	134	-	-	3,562		
	Q3	2,607	479	72	-	3,158	3,792	499	92	-	-	4,383		
	Q4	2,286	773	71	-	3,130	2,944	656	18	-	-	3,618		
1993	Q1	3,174	699	33	-	3,906	2,941	398	46	-	-	3,385		
	Q2	3,436	722	2	-	4,160	3,152	684	30	-	-	3,866		
	Q3	3,318	683	4	-	4,005	3,013	788	75	-	-	3,876		
	Q4	3,101	568	24	-	3,693	3,392	648	14	-	-	4,054		
1994	Q1 P	3,556	1,118	34	-	4,708	2,907	448	4	-	-	3,359		
West Midlands														
1991		12,666	1,609	288	90	14,653	13,381	1,519	979	-	-	15,879		
1992		11,499	2,700	195	20	14,414	12,123	2,346	386	60	60	14,915		
1993		12,532	2,542	283	-	15,357	13,032	2,858	192	-	-	16,082		
1992	Q1	3,223	766	59	-	4,048	3,018	498	75	25	25	3,616		
	Q2	3,020	495	70	-	3,585	2,901	640	102	35	35	3,678		
	Q3	3,076	756	37	-	3,869	3,112	653	106	-	-	3,871		
	Q4	2,180	683	29	20	2,912	3,092	555	103	-	-	3,750		
1993	Q1	3,424	730	67	-	4,221	3,958	844	52	-	-	4,854		
	Q2	3,257	549	84	-	3,890	2,892	635	24	-	-	3,551		
	Q3	3,276	599	55	-	3,930	3,089	752	49	-	-	3,890		
	Q4	2,575	664	77	-	3,316	3,093	627	67	-	-	3,787		
1994	Q1 P	3,645	1,146	36	-	4,827	2,851	366	12	-	-	3,229		
North West														
1991		13,019	2,754	156	-	15,929	14,164	2,812	453	-	-	17,429		
1992		12,234	3,759	56	-	16,049	13,983	3,073	172	-	-	17,228		
1993		15,350	4,528	73	-	19,951	14,223	4,051	43	-	-	18,317		
1992	Q1	3,180	1,281	12	-	4,473	3,456	538	89	-	-	4,083		
	Q2	3,614	1,267	4	-	4,885	3,479	746	73	-	-	4,298		
	Q3	3,094	702	35	-	3,831	3,395	735	9	-	-	4,139		
	Q4	2,346	509	5	-	2,860	3,653	1,054	1	-	-	4,708		
1993	Q1	3,898	1,572	2	-	5,472	3,198	1,218	16	-	-	4,432		
	Q2	4,141	1,753	1	-	5,895	3,790	1,053	18	-	-	4,861		
	Q3	4,146	690	70	-	4,906	3,357	650	7	-	-	4,014		
	Q4	3,165	513	-	-	3,678	3,878	1,130	2	-	-	5,010		
1994	Q1 P	3,772	1,188	4	-	4,964	3,038	1,142	-	-	-	4,180		

1 Negative figures in this quarter result from dwellings originally reported as started but subsequently withdrawn.

1.4

Estimated time lag¹: start to completion

Months

			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				
1991	13.3	18.3	16.0	19.1	17.5	15.7		
1992	14.8	21.7	17.3	18.5	14.8	17.5		
1993	19.3	22.0	21.1	18.0	13.7	21.2		
1992 Q1	14.0	18.8	15.8	19.0	17.4	15.4		
Q2	14.4	19.7	16.7	18.7	17.0	16.5		
Q3	15.3	20.0	17.0	18.2	16.2	16.5		
Q4	14.8	21.7	17.3	18.5	14.8	17.5		
1993 Q1	17.1	21.7	18.4	18.7	13.9	18.7		
Q2	17.1	22.1	19.1	18.5	14.0	19.3		
Q3	18.6	23.6	19.6	18.2	14.2	19.6		
Q4	19.3	22.0	21.1	18.0	13.7	21.2		
1994 Q1	19.0	22.3	21.1	17.5	14.3	21.6		

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	Housing associations and new towns		Local authorities		Private enterprise	Housing associations and new towns		Local authorities		Private enterprise	Housing associations and new towns	
		Housing associations	and new towns	Local	authorities		Housing associations	and new towns	Local	authorities		Local	authorities
Started													
1991	875	1,260	436	262	492	180	1,137	1,752	616	3,505			
1992	768	1,072	214	245	941	80	1,013	2,013	294	3,320			
1993	302	833	154	187	612	64	489	1,445	218	2,152			
1992	Q1	266	187	107	57	382	21	323	569	128	1,020		
	Q2	240	343	26	62	274	37	302	617	63	982		
	Q3	175	195	13	108	212	2	283	407	15	705		
	Q4	87	347	68	18	73	20	105	420	88	613		
1993	Q1	105	315	11	49	189	12	154	504	23	681		
	Q2	75	292	63	47	104	0	122	396	63	581		
	Q3	69	174	69	44	176	38	113	350	107	570		
	Q4	53	52	11	47	143	14	100	195	25	320		
1994	Q1 P	131	237	4	2	142	5	133	379	9	521		
Completed													
1991	1,622	1,240	1,536	277	611	290	1,899	1,851	1,826	5,576			
1992	1,339	1,442	751	404	564	94	1,743	2,006	845	4,594			
1993	814	1,464	186	179	718	51	993	2,182	237	3,412			
1992	Q1	348	416	444	95	33	35	443	449	479	1,371		
	Q2	397	242	247	201	107	28	598	349	275	1,222		
	Q3	363	310	48	59	154	9	422	464	57	943		
	Q4	231	474	12	49	270	22	280	744	34	1,058		
1993	Q1	173	494	9	56	176	7	229	670	16	915		
	Q2	229	360	137	26	212	21	255	572	158	985		
	Q3	295	245	11	41	149	11	336	394	22	752		
	Q4	117	365	29	56	181	12	173	546	41	760		
1994	Q1 P	77	206	0	38	36	11	115	242	11	368		

(b) For the chronically sick and disabled

	Wheelchair				Mobility				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
		Housing associations	Local authorities and new towns		Housing associations	Local authorities and new towns	Housing associations		Local authorities and new towns			
Started												
1991	199	8	207	411	96	507	610	104	714			
1992	103	13	116	1,277	66	1,343	1,380	79	1,459			
1993	177	7	184	602	44	646	779	51	830			
1992	Q1	19	5	24	210	12	222	229	17	246		
	Q2	15	6	21	599	1	600	614	7	621		
	Q3	43	1	44	375	49	424	418	50	468		
	Q4	26	1	27	93	4	97	119	5	124		
1993	Q1	53	7	60	222	15	237	275	22	297		
	Q2	45	0	45	199	26	225	244	26	270		
	Q3	39	0	39	114	0	114	153	0	153		
	Q4	40	0	40	67	3	70	107	3	110		
1994	Q1 P	57	0	57	29	0	29	86	0	86		
Completed												
1991	90	89	179	272	249	521	362	338	700			
1992	197	35	232	596	113	709	793	148	941			
1993	140	8	148	1,079	76	1,155	1,219	84	1,303			
1992	Q1	109	19	128	74	102	176	183	121	304		
	Q2	33	8	41	117	1	118	150	9	159		
	Q3	38	1	39	227	1	228	265	2	267		
	Q4	17	7	24	178	9	187	195	16	211		
1993	Q1	12	1	13	396	17	413	408	18	426		
	Q2	23	1	24	327	9	336	350	10	360		
	Q3	78	2	80	204	25	229	282	27	309		
	Q4	27	4	31	152	25	177	179	29	208		
1994	Q1 P	8	0	8	127	0	127	135	0	135		

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				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														
1991	4.7	26.6	38.6	30.1	101,101	52.4	41.9	5.3	0.4	27,637				
1992	4.1	27.4	40.0	28.5	95,076	53.7	42.0	3.7	0.7	23,199				
1993	3.8	28.4	40.3	27.6	95,072	51.6	45.2	3.0	0.2	20,049				
1992	Q1	4.5	26.9	38.8	29.7	24,870	54.9	40.1	4.3	0.8	6,880			
	Q2	4.2	27.7	39.7	28.3	22,606	53.4	41.5	4.6	0.5	5,546			
	Q3	4.0	27.9	40.6	27.6	23,970	51.2	45.7	2.5	0.6	5,586			
	Q4	3.7	27.1	41.1	28.2	23,630	55.0	41.0	3.1	0.8	5,187			
1993	Q1	5.0	30.5	39.3	25.2	23,015	48.4	48.3	3.1	0.2	5,210			
	Q2	3.8	29.3	40.9	25.9	22,538	50.4	46.4	3.0	0.2	5,201			
	Q3	3.5	28.0	39.3	29.2	23,369	53.2	42.9	3.7	0.1	4,542			
	Q4	3.0	25.9	41.4	29.6	26,150	54.6	42.7	2.3	0.4	5,096			
1994	Q1 ^P	2.9	25.5	42.7	28.9	23,208	53.5	42.4	3.9	0.2	3,803			
Housing associations														
1991	10.3	46.2	38.6	4.9	6,212	64.3	32.3	2.9	0.4	9,131				
1992	5.7	48.9	39.9	5.5	11,089	65.9	31.3	2.5	0.3	10,144				
1993	5.5	50.3	40.1	4.1	18,620	64.2	33.6	2.1	0.2	11,054				
1992	Q1	7.8	49.4	36.4	6.4	2,118	57.1	41.0	1.8	0.2	2,119			
	Q2	3.8	45.2	45.4	5.6	2,284	65.7	29.3	4.8	0.2	2,058			
	Q3	6.2	48.3	39.6	6.0	2,959	67.3	29.5	2.5	0.7	2,768			
	Q4	5.4	51.4	38.7	4.5	3,728	70.7	27.7	1.6	-	3,199			
1993	Q1	6.9	47.9	40.1	5.1	4,474	66.8	31.1	2.0	0.1	3,060			
	Q2	7.2	48.7	41.6	2.5	4,401	62.8	34.4	2.5	0.2	2,952			
	Q3	5.0	51.1	40.5	3.4	4,581	64.3	32.6	2.8	0.2	2,209			
	Q4	3.4	53.0	38.5	5.0	5,164	62.6	36.0	1.2	0.2	2,833			
1994	Q1 ^P	3.5	48.4	43.0	5.1	5,472	61.3	37.2	1.1	0.4	2,305			
Local authorities and new towns														
1991	11.9	47.3	34.3	6.5	4,577	80.7	18.4	0.6	0.3	3,488				
1992	9.8	52.0	35.6	2.7	1,791	71.4	25.3	3.3	-	1,440				
1993	11.0	52.7	33.0	3.3	698	68.5	29.3	2.2	-	556				
1992	Q1	16.8	51.6	29.2	2.4	595	73.7	24.3	2.0	-	639			
	Q2	11.4	40.2	46.4	2.0	455	81.4	15.7	2.9	-	414			
	Q3	4.6	56.4	37.0	1.9	411	48.6	43.5	7.8	-	294			
	Q4	1.2	63.3	30.3	5.2	330	82.8	17.2	-	-	93			
1993	Q1	17.0	44.6	36.6	1.8	112	58.7	40.3	1.0	0.0	201			
	Q2	10.0	52.9	32.9	4.3	280	73.2	22.6	4.2	0.0	168			
	Q3	9.9	58.0	29.6	2.5	162	75.3	24.7	0.0	0.0	81			
	Q4	9.7	52.8	34.0	3.5	144	74.5	22.6	2.8	0.0	106			
1994	Q1 ^P	6.3	72.5	21.3	-	80	49.6	50.4	-	-	246			

1.7

Permanent dwellings: tenders accepted¹
Local authorities and new towns

Number of dwellings

	England	Wales	Scotland ²	Great Britain ²
1991	1,688	0	844	
1992	1,276	..	..	253
1993	..	..	..
1992 Q1	390	..	..
Q2	352	..	..
Q3	252	..	..
Q4	286	..	..
1993 Q1	144	..	..
Q2	..	..	..
Q3	..	..	..
Q4	..	..	..
1994 Q1 P	..	..	..

¹ 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.

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

1.8

Mortgages: main institutional sources¹ 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	pension funds	All				Local authorities	pension funds	Other public	
1990	40,915	18,431	-70	1,001	60,277	24,140	6,411	2,900	-322	124	-2	33,251
1991 ^R	41,078	17,080	-236	872	58,794	20,927	4,803	2,124	-446	-233	-2	27,173
1992 ^R	32,244	17,815	-154	656	50,561	13,720	6,611	-1,396	-358	24	-1	18,600
1993	29,560	20,529	-70	325	50,344	9,813	9,518	-2,749	-274	-399	-	15,909
1991 Q4 ^R	10,140	3,976	-58	199	14,257	4,972	929	137	-111	-262	-	5,665
1992 Q1 ^R	8,267	3,869	-72	162	12,226	3,528	1,444	-42	-128	6	-1	4,807
Q2 ^R	8,924	4,585	-27	144	13,626	4,100	1,538	-286	-73	-81	-	5,198
Q3 ^R	9,320	5,471	-22	169	14,938	3,948	2,407	-650	-73	27	-	5,659
Q4 ^R	5,733	3,890	-33	181	9,771	2,144	1,222	-418	-84	72	-	2,936
1993 Q1 ^R	6,151	4,409	-38	77	10,599	1,760	1,771	-541	-93	-64	-	2,833
Q2 ^R	7,851	5,397	1	74	13,323	2,752	2,420	-790	-45	-85	-	4,252
Q3 ^R	7,599	5,794	-4	90	13,479	2,753	3,193	-782	-55	-88	-	5,021
Q4	7,959	4,929	-29	84	12,943	2,548	2,134	-636	-81	-162	-	3,803

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 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
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
1993	35	355	390	184	206	52,300	46,900	47,400	40,200	53,900
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
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

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 advances¹ Advances completed for house purchase: United Kingdom

Number / £

		Primary loans ²							
		New dwellings		Other dwellings		All dwellings			
		Number	Average price £	Number	Average price £	Number	Average price £	Amount £ thousand	Topping-up 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 advances¹ Advances approved² for house purchase: United Kingdom

£

Average price				Average advance			
	New dwellings	Other dwellings	All dwellings	New dwellings	Other dwellings	All dwellings	
1991	75,989	64,358	65,593	51,655	45,295	45,970	
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	
1992	Q1	73,125	61,577	62,848	51,254	44,978	45,669
	Q2	74,467	64,188	65,303	51,617	45,749	46,385
	Q3	72,740	62,926	63,949	50,375	45,617	46,113
	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
1993	Oct	75,594	66,363	67,353	51,696	46,760	47,289
	Nov	75,786	67,449	68,397	52,660	47,350	47,953
	Dec	76,551	66,382	67,576	53,367	47,452	48,147
1994	Jan	75,736	69,639	70,362	52,870	47,373	48,025
	Feb	75,621	67,794	68,837	54,554	48,522	49,326
	Mar	75,369	66,473	67,565	54,340	48,228	48,979

1 From July 1989 excludes 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

1.12

Building society mortgage advances and commitments¹ United Kingdom

Thousands

£ million

Number of loans on dwellings				Amount of loans on dwellings ²				All loans ³
	New	Percentage of all	Other	All	New	Other	All	
(a) Net commitments⁴								
1991	70	10.9	573	643	4,017	28,233	32,250	41,847
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
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	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	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	1,026	6,234	7,260	9,065
1993 Oct	5	10.4	43	48	264	1,956	2,220	2,684
Nov	6	11.8	45	51	320	2,146	2,466	2,961
Dec	4	10.5	34	38	252	1,637	1,889	2,310
1994 Jan	4	12.5	28	32	208	1,342	1,550	2,004
Feb	7	13.7	44	51	360	2,084	2,444	3,099
Mar	8	12.3	57	65	458	2,808	3,266	3,962
(b) Advances								
1991	71	10.2	626	697	3,770	28,752	32,522	43,606
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
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	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	775	5,556	6,331	7,966
1993 Oct	5	10.0	45	50	272	2,021	2,293	2,757
Nov	5	9.4	48	53	279	2,172	2,451	2,956
Dec	6	12.0	44	50	348	1,978	2,326	2,899
1994 Jan	4	10.3	35	39	179	1,599	1,778	2,231
Feb	5	11.9	37	42	240	1,663	1,903	2,397
Mar	7	12.1	51	58	356	2,294	2,650	3,338

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

1.13

Building societies: dwelling prices, mortgage advances and income of borrowers¹

Sample survey of advances completed for house purchase: United Kingdom

(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	
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
1993 ^R	61,223	43,999	20,973	71.9	2.92	2.10	54.0
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
	Q2	60,475	43,966	20,844	72.7	2.90	2.11
	Q3	62,709	44,630	21,194	71.2	2.96	2.11
	Q4	61,503	44,088	20,947	71.7	2.94	2.10
1994	Q1	60,516	43,786	20,667	72.4	2.93	2.12

(b) Mortgages on new dwellings and on other dwellings

	Average dwelling price ²	New dwellings			Other dwellings		
		Average advance	Average recorded income of borrowers ³	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	
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	
1993 ^R	73,234	50,679	23,376	59,753	43,182	20,678	
1992	Q1	74,905	50,516	23,823	59,413	42,719	20,448
	Q2	78,239	51,112	24,286	59,129	42,569	20,241
	Q3	69,591	48,748	24,049	61,383	43,999	21,006
	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

(c) By previous tenure of borrower⁴

	Borrowers, first-time purchasers			Borrowers, previously owner-occupiers			
	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	Average dwelling price ²	Average advance	Average recorded income of borrowers ³	
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	
1993 ^R	47,597	38,801	17,981	77,284	50,124	24,492	
1992	Q1	47,049	39,204	18,054	75,555	48,079	23,660
	Q2	46,749	39,263	17,914	76,297	47,996	23,584
	Q3	47,482	39,458	18,243	77,546	49,741	24,515
	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

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.

(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			East Midlands		
1991	46,005	33,531	17,167	52,343	36,476	17,654	55,740	38,962	18,331
1992	48,347	35,152	17,672	52,278	37,504	18,213	54,599	38,890	18,918
1993 ^R	49,337	36,578	18,446	54,346	38,868	18,735	53,370	38,556	18,707
1992 Q1	47,187	34,034	17,260	51,482	36,775	17,945	53,159	37,288	18,664
Q2	49,853	36,050	17,808	53,016	36,872	17,976	54,123	37,846	18,185
Q3	48,624	35,455	17,738	54,699	39,913	19,318	56,527	41,043	19,995
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
East Anglia									
				Greater London			South East (exc Greater London)		
1991	61,141	42,117	19,853	85,742	60,238	27,020	79,042	54,137	24,156
1992	56,770	39,951	18,920	78,254	57,563	26,597	74,347	51,802	23,786
1993 ^R	58,039	41,030	19,910	78,399	57,335	26,489	74,605	52,277	24,186
1992 Q1	54,246	38,899	18,089	80,796	58,603	27,412	75,172	52,738	24,175
Q2	57,095	40,227	19,110	80,636	58,777	27,104	74,561	51,747	23,784
Q3	59,961	40,833	18,767	77,446	57,786	26,440	75,189	52,494	23,934
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
South West									
				West Midlands			North West		
1991	65,346	43,742	20,306	58,659	40,948	18,968	53,178	38,151	18,179
1992	61,460	42,625	19,950	57,827	41,307	19,601	56,377	40,815	19,172
1993 ^R	60,791	42,427	19,851	58,315	41,778	19,680	54,890	40,963	19,043
1992 Q1	61,861	42,754	19,907	59,032	42,425	20,045	55,778	40,529	19,262
Q2	60,608	42,938	19,538	57,643	41,766	19,478	56,232	40,072	18,512
Q3	64,330	43,875	20,614	58,405	40,944	19,316	58,169	42,113	19,866
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
Wales									
				Scotland			Northern Ireland		
1991	48,989	35,558	17,776	48,772	34,732	19,003	35,392	26,707	16,404
1992	49,685	36,629	17,797	49,224	35,331	19,950	37,775	29,355	18,009
1993 ^R	52,072	38,794	18,775	49,553	36,088	19,240	38,878	29,136	16,663
1992 Q1	50,200	36,424	17,579	45,530	33,163	18,025	36,087	28,278	17,418
Q2	49,713	36,659	17,454	50,269	35,986	19,989	36,975	28,540	17,907
Q3	49,502	37,280	18,116	52,274	36,687	21,884	39,240	30,313	18,092
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

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)												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	
1991	3,212	3,107	1,473	2,340	2,251	1,121	26,359	25,468	7,716	22,527			
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	21,031			
1992	Q1	747	721	1,493	561	532	1,149	6,189	5,381	8,484	5,139		
	Q2	804	818	1,469	622	600	1,166	5,744	5,851	8,322	5,506		
	Q3	774	777	1,472	587	575	1,180	5,049	6,393	6,945	5,554		
	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	5,132		
	Q2	678	852	1,204	510	644	968	6,468	6,598	5,927	5,371		
	Q3	681	859	1,023	522	666	818	6,224	7,134	4,954	5,608		
	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	5,467		
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
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	29,732	29,653	4,475		17,479	17,509	2,526	20,984	21,097	1,949	68,194	68,259	8,950
1993	30,116	30,879	3,543		19,235	19,386	2,070	24,936	24,674	2,212	74,287	74,939	7,824
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	6,382	6,029	4,475	3,614	3,496	2,526	3,955	4,177	1,949	13,951	13,703	8,950
1993	Q1	6,857	7,486	3,723	4,278	4,389	2,357	5,957	5,828	2,085	17,092	17,703	8,165
	Q2	7,584	8,080	3,300	5,098	5,084	2,088	6,451	6,520	2,019	19,133	19,683	7,407
	Q3	8,084	8,191	3,087	5,287	5,435	1,931	6,492	6,737	1,799	19,863	20,364	6,818
	Q4	7,590	7,121	3,543	4,573	4,478	2,070	6,036	5,589	2,212	18,198	17,188	7,824
1994	Q1	7,596	7,682	3,524	4,952	4,899	2,157	6,644	6,518	2,376	19,192	19,100	8,058
Sand and gravel ³ (thousand tonnes)													
Fibre cement products (thousand tonnes)				Slate ² (thousand tonnes)			Sales						
	Production	Deliveries	Stocks		Production	Deliveries	Stocks	Building sand	Concreting sand	(inc. hoggin)	Gravel	All	
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		
1993	129	138	16		72	71	15	17,308	27,024	42,151	86,483		
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	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	4,228 P	6,533 P	10,013 P	20,774 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.

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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

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