NEW

HOUSING PIPELINE

Q3 2022 REPORT

Published Nov 2022

Analysis of market conditions and prospects prepared by Glenigan.

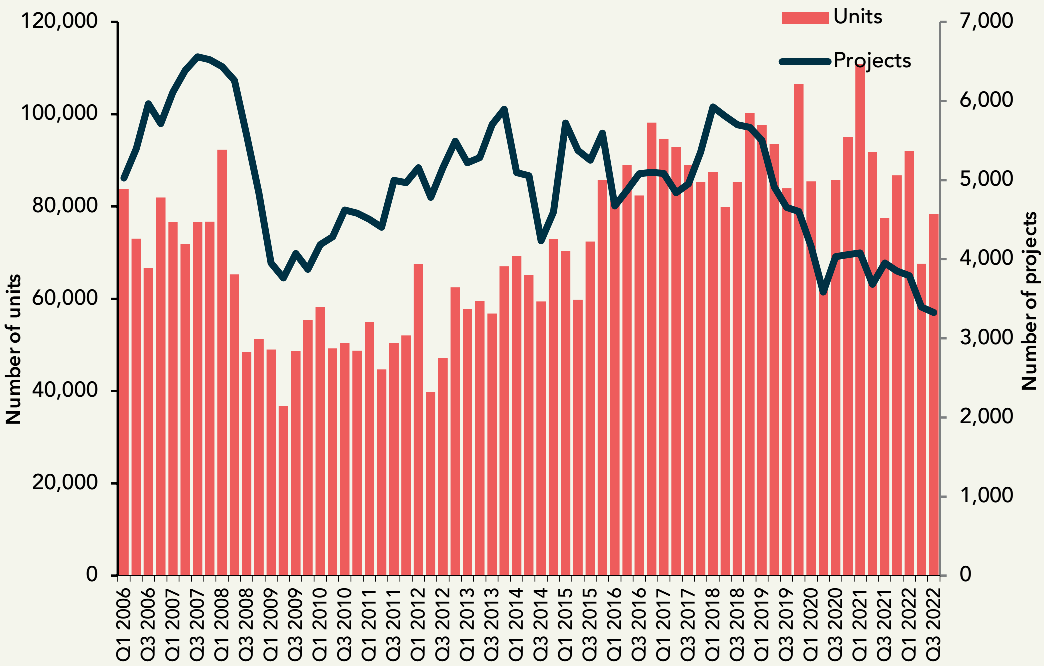
HOME BUILDERS FEDERATION

NEW HOUSING PIPELINE

The number of units approved picked up during the third quarter of 2022. The rise in approvals during the quarter was driven by increase in larger private housing projects. Social housing and smaller sized sites saw a decline in approvals. The number of units approved during the third quarter rose by 16% against the previous three months to total 78,312 units and was 1% higher than during the third quarter of last year. However overall approvals totalled 237,917 units during the first nine months of 2022, a 15% decline on a year ago.

At 71,196 units, housing schemes of ten or more units grew by 18% against the second quarter, were 2% above a year ago and accounted for 91% of approved units. The remaining 9% of units were on smaller new build projects including self-build schemes, homes included within non-residential projects, and the conversion of non-residential properties.

Chart 1: Residential planning approvals (Great Britain)

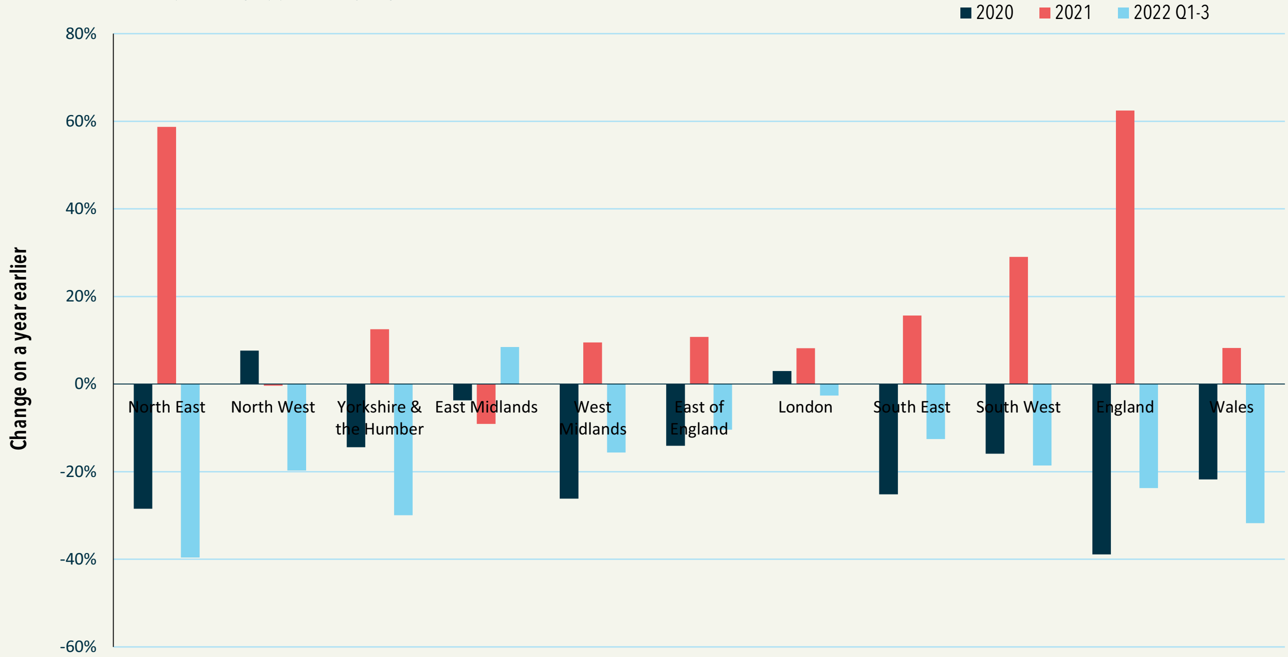


N.B. Includes residential projects of all sizes, residential units on non-residential schemes and conversions. Source: Glenigan

At 2,147 the number of private sector housing projects (schemes of 3 or more units) securing approval was unchanged on the second quarter but was 14% lower than a year earlier. However, an increase in the average size of schemes securing approval prompted a rise in the number of units granted planning permission on private sector projects of 21% against the second quarter. At 69,123, the number of units approved was 4% up on a year earlier.

1. The range of projects covered by this report has been extended and now includes new build housing projects of all sizes, including schemes of less than 10 units, the conversion of non-residential buildings and residential units on mixed use developments.

Chart 2: Residential planning approvals by region (No. of units)



N.B. Includes residential projects of all sizes, residential units on non-residential schemes and conversions. Source: Glenigan

At 130, the number of social housing projects (of three or more units) fell by13% against the second quarter and was also 11% lower than a year ago. At 7,957, the number of units was 12% down on the preceding quarter and 19% lower than a year earlier.

Table 1: Number of residential units approved

	North of England	Midlands	Southern England	England - All	Wales	Scotland	Great Britain
2017	58,241	42,120	138,949	239,310	9,690	17,812	266,812
2018	66,842	48,792	145,144	260,778	8,270	19,300	288,348
2019	91,211	47,645	175,123	313,979	10,672	26,067	350,718
2020	86,222	60,668	176,856	323,746	9,648	28,455	361,849
2021	75,143	59,510	179,413	314,066	10,386	28,482	352,934
2022 H1	75,064	70,100	182,707	327,871	11,887	41,931	381,689
	Change on a year earlier						
2017	78,297	58,905	182,501	319,703	11,804	35,504	367,011
2018	46,014	42,260	125,432	213,706	5,870	18,341	237,917
2019	0%	18%	2%	4%	14%	47%	8%
2020	-6%	-16%	-12%	-12%	-39%	-22%	-14%
2021	11%	-1%	14%	10%	62%	8%	11%
2022 Q1-Q3	-27%	-3%	-10%	-13%	-24%	-32%	-15%

N.B. Residential projects of all sizes and residential units on non-residential projects and conversions.

Regionally, the East of England, South West and Scotland were the only parts of the country to see a decline in approvals during the third quarter, with declines of 16%, 24% and 16% respectively. However, most parts of the country have seen an overall decline in approvals during the first nine months of 2022. The North East, Yorkshire & the Humber, Wales and Scotland have seen the sharpest declines against the first nine months of 2021, with falls of 40%, 30%, 24% and 32% respectively. The East Midlands was the only region to see a rise of 8% over the same period.

HOUSING APPROVALS

The tables provide a regional breakdown of new building planning approvals since 2013

Table 2: Number of housing units securing detailed planning approval by region & country

	North of England			Midlands		
	North East	North West	Yorkshire & the Humber	East Midlands	West Midlands	East of England
Q1 2014	3,107	7,899	3,903	6,305	4,674	4,703
Q2 2014	1,080	6,329	4,340	4,266	4,173	5,003
Q3 2014	2,124	7,215	4,382	4,761	6,435	4,597
Q4 2014	3,851	9,479	4,532	5,582	5,924	5,249
Q1 2015	1,943	7,593	6,390	4,537	4,522	7,257
Q2 2015	2,944	6,353	5,630	4,404	5,787	5,596
Q3 2015	2,511	10,459	4,556	4,598	6,372	9,519
Q4 2015	2,751	10,651	5,061	8,808	9,764	6,198
Q1 2016	2,582	13,087	4,411	6,852	6,478	7,296
Q2 2016	5,152	12,382	5,461	4,343	8,336	9,582
Q3 2016	1,922	13,842	6,576	5,234	4,857	8,352
Q4 2016	4,792	12,603	8,401	5,432	6,113	11,180
Q1 2017	2,921	12,896	6,004	10,026	8,385	9,701
Q2 2017	4,468	11,764	5,605	7,489	9,126	8,286
Q3 2017	4,192	10,435	6,457	7,343	5,307	10,428
Q4 2017	2,384	10,234	8,862	6,615	6,377	8,508
Q1 2018	3,101	9,857	6,341	6,827	7,323	7,449
Q2 2018	2,270	8,273	6,527	7,236	6,123	6,778
Q3 2018	2,445	9,828	6,926	6,693	7,747	10,113
Q4 2018	3,157	9,757	6,661	8,591	8,970	9,975
Q1 2019	1,892	9,240	6,705	7,578	9,492	12,460
Q2 2019	3,799	8,370	7,346	10,944	8,119	8,219
Q3 2019	1,706	7,319	5,335	7,682	6,399	9,389
Q4 2019	4,783	10,849	7,720	6,975	12,911	10,572
Q1 2020	1,326	8,946	6,346	7,760	6,500	9,151
Q2 2020	1,440	5,380	3,510	6,808	6,016	6,497
Q3 2020	3,411	13,515	7,042	9,621	6,420	9,587
Q4 2020	2,533	10,673	6,296	7,763	8,332	9,669
Q1 2021	4,401	13,454	6,695	9,224	10,096	11,288
Q2 2021	4,535	8,343	6,346	5,611	6,248	8,798
Q3 2021	2,409	9,093	7,473	7,533	4,988	9,207
Q4 2021	2,482	7,479	5,587	6,683	8,522	9,371
Q1 2022	2,954	8,298	5,851	11,103	6,109	10,692
Q2 2022	1,461	7,080	4,143	6,021	5,208	8,470
Q3 2022	2,435	9,414	4,378	7,137	6,682	7,083

*Moving Annual Total for England

IMPORTANT NOTE:

As a result of changes made by Glenigan to how they collect data on the number of permissions granted, there are some significant changes to the number of permissions reported in the Housing Pipeline reports from Q4 2020 onwards for quarters prior to that date, and to information in previous Housing Pipeline reports.

The procedural changes mean that the data collection is now more extensive and accurate than it was previously and so the numbers reported in the reports from Q4 2020, are a better reflection of the actual number of permissions being granted. The revised methodology has been agreed with the Department of Housing, Communities and Local Government, who Glenigan also provide planning permission data for and so this data set will match the official Government numbers. In its *Taking stock: The geography of housing need, permissions and completions report published in May 2021,* Lichfields considered in detail why planning permission data reported prior to Q4 2020 was not wholly accurate (and included, for example re-submitted applications) and so not a fair reflection of the number of actual plots given a permission.

Southern England

London	South East	South West	England	Wales	Scotland	Great Britain	*MAT England
10,941	13,445	6,119	61,096	3,000	5,212	69,308	**227,130**
15,633	10,423	7,432	58,679	2,053	4,429	65,161	**232,120**
9,937	9,083	4,649	53,183	2,517	3,746	59,446	**234,004**
15,530	9,976	6,229	66,352	2,120	4,425	72,897	**239,310**
15,966	8,273	7,191	63,672	1,722	5,041	70,435	**241,886**
8,406	8,744	5,996	53,860	2,590	3,363	59,813	**237,067**
13,001	8,213	6,654	65,883	1,448	5,065	72,396	**249,767**
15,948	12,796	5,386	77,363	2,510	5,831	85,704	**260,778**
12,199	12,193	7,300	72,398	2,432	6,347	81,177	**269,504**
12,568	13,084	9,152	80,060	2,408	6,490	88,958	**295,704**
14,957	9,774	9,385	74,899	1,794	5,684	82,377	**304,720**
14,315	15,910	7,876	86,622	4,038	7,546	98,206	**313,979**
15,964	13,279	7,282	86,458	2,301	5,944	94,703	**328,039**
15,413	11,143	8,010	81,304	2,349	9,204	92,857	**329,283**
12,181	14,901	8,125	79,369	2,474	7,105	88,948	**333,753**
9,984	15,347	8,304	76,615	2,524	6,202	85,341	**323,746**
13,216	14,930	7,436	76,480	2,486	8,455	87,421	**313,768**
12,128	12,497	8,729	70,561	2,435	6,927	79,923	**303,025**
13,198	12,092	7,473	76,515	2,434	6,375	85,324	**300,171**
16,578	17,595	9,226	90,510	3,031	6,725	100,266	**314,066**
17,951	15,043	7,654	88,015	2,953	6,658	97,626	**325,601**
11,409	11,966	8,942	79,114	2,482	11,955	93,551	**334,154**
11,901	12,439	7,978	70,148	4,143	9,644	83,935	**327,787**
14,831	14,961	6,992	90,594	2,309	13,674	106,577	**327,871**
16,525	9,309	9,225	75,088	3,319	7,027	85,434	**314,944**
11,991	7,915	4,392	53,949	1,346	8,169	63,464	**289,779**
9,822	11,487	5,677	76,582	1,488	7,609	85,679	**296,213**
19,436	12,005	7,245	83,952	1,113	10,001	95,066	**289,571**
19,699	13,759	11,558	100,174	2,469	8,278	110,921	**314,657**
17,622	13,370	7,892	78,765	2,271	10,766	91,802	**339,473**
9,688	9,496	6,825	66,712	2,960	7,838	77,510	**329,603**
15,489	10,466	7,973	74,052	4,104	8,622	86,778	**319,703**
20,499	9,776	6,837	82,119	2,365	7,521	92,005	**301,648**
10,097	9,555	8,262	60,297	1,412	5,891	67,600	**283,180**
15,176	12,692	6,293	71,290	2,093	4,929	78,312	**287,758**

Table 3: Number of housing projects securing detailed planning approval by region & country

	North of England			Midlands		
	North East	North West	Yorkshire & the Humber	East Midlands	West Midlands	East of England
Q1 2014	132	424	368	376	390	627
Q2 2014	101	447	363	374	350	661
Q3 2014	94	362	299	317	358	584
Q4 2014	116	395	308	358	371	605
Q1 2015	145	422	431	403	421	783
Q2 2015	128	444	355	386	396	713
Q3 2015	117	451	350	407	379	697
Q4 2015	128	502	365	430	495	695
Q1 2016	112	383	304	375	371	611
Q2 2016	107	400	325	394	430	676
Q3 2016	127	442	312	385	376	741
Q4 2016	112	410	364	349	402	688
Q1 2017	118	442	336	410	401	687
Q2 2017	123	362	344	383	358	676
Q3 2017	140	433	312	351	327	718
Q4 2017	113	403	392	423	438	805
Q1 2018	131	490	455	505	469	902
Q2 2018	140	432	428	543	458	871
Q3 2018	106	458	404	533	430	792
Q4 2018	116	461	417	511	463	764
Q1 2019	94	438	401	513	457	761
Q2 2019	88	366	400	466	388	740
Q3 2019	91	352	330	435	352	637
Q4 2019	122	355	311	377	340	663
Q1 2020	93	358	287	355	301	566
Q2 2020	59	245	228	277	287	523
Q3 2020	94	363	264	305	308	567
Q4 2020	94	340	298	327	312	563
Q1 2021	95	322	270	338	312	571
Q2 2021	90	274	305	285	265	506
Q3 2021	72	278	291	332	282	633
Q4 2021	74	270	270	311	294	580
Q1 2022	83	274	242	285	263	559
Q2 2022	57	246	238	301	258	430
Q3 2022	79	258	196	324	265	441

*Moving Annual Total for England

Southern England

London	South East	South West	England	Wales	Scotland	Great Britain	*MAT England
640	910	656	4,523	218	353	5,094	**19,613**
585	928	681	4,490	228	336	5,054	**19,354**
479	790	463	3,746	180	305	4,231	**18,027**
529	830	548	4,060	196	341	4,597	**16,819**
693	1,051	798	5,147	234	340	5,721	**17,443**
653	1,032	705	4,812	220	344	5,376	**17,765**
638	975	664	4,678	224	351	5,253	**18,697**
688	1,019	655	4,977	251	365	5,593	**19,614**
551	929	512	4,148	199	325	4,672	**18,615**
553	907	591	4,383	197	294	4,874	**18,186**
621	934	632	4,570	199	312	5,081	**18,078**
683	966	580	4,554	213	332	5,099	**17,655**
634	959	588	4,575	182	327	5,084	**18,082**
630	913	564	4,353	169	320	4,842	**18,052**
565	1,044	576	4,466	157	331	4,954	**17,948**
576	1,047	659	4,856	203	295	5,354	**18,250**
592	1,054	762	5,360	249	317	5,926	**19,035**
617	1,014	779	5,282	200	327	5,809	**19,964**
622	1,007	791	5,143	232	324	5,699	**20,641**
539	1,011	814	5,096	248	323	5,667	**20,881**
601	976	686	4,927	263	312	5,502	**20,448**
461	822	657	4,388	195	332	4,915	**19,554**
584	838	543	4,162	191	302	4,655	**18,573**
549	901	482	4,100	177	328	4,605	**17,577**
485	738	511	3,694	191	275	4,160	**16,344**
468	690	436	3,213	114	256	3,583	**15,169**
462	787	468	3,618	131	282	4,031	**14,625**
463	708	498	3,603	148	308	4,059	**14,128**
491	729	474	3,602	155	324	4,081	**14,036**
374	683	429	3,211	130	343	3,684	**14,034**
405	720	477	3,490	161	300	3,951	**13,906**
415	748	443	3,405	156	288	3,849	**13,708**
446	697	513	3,362	124	305	3,791	**13,468**
379	645	455	3,009	107	280	3,396	**13,266**
409	603	381	2,956	127	243	3,326	**12,732**

Table 4: England – No. of housing UNITS by project size

	10 or more	3-9 units	1 & 2 Units	Misc*	Total
Q1 2014	745	1,513	2,243	22	4,523
Q2 2014	697	1,445	2,332	18	4,492
Q3 2014	697	1,502	1,519	28	3,746
Q4 2014	829	1,594	1,609	28	4,060
Q1 2015	837	1,838	2,456	16	5,147
Q2 2015	682	1,799	2,310	21	4,812
Q3 2015	703	1,759	2,184	32	4,678
Q4 2015	846	1,844	2,247	40	4,977
Q1 2016	890	1,728	1,521	9	4,148
Q2 2016	905	1,800	1,665	13	4,383
Q3 2016	908	2,008	1,644	10	4,570
Q4 2016	1,010	2,001	1,528	15	4,554
Q1 2017	1,052	2,014	1,497	12	4,575
Q2 2017	932	1,910	1,507	4	4,353
Q3 2017	930	1,964	1,556	16	4,466
Q4 2017	894	1,974	1,976	12	4,856
Q1 2018	965	1,875	2,505	15	5,360
Q2 2018	851	1,876	2,544	11	5,282
Q3 2018	824	1,875	2,434	10	5,143
Q4 2018	938	1,786	2,363	9	5,096
Q1 2019	944	1,688	2,285	10	4,927
Q2 2019	822	1,676	1,884	6	4,388
Q3 2019	787	1,759	1,610	6	4,162
Q4 2019	860	2,058	1,177	5	4,100
Q1 2020	777	1,655	1,258	4	3,694
Q2 2020	592	1,431	1,185	5	3,213
Q3 2020	768	1,571	1,271	8	3,618
Q4 2020	842	1,724	1,032	5	3,603
Q1 2021	871	1,653	1,071	7	3,602
Q2 2021	722	1,469	1,016	4	3,211
Q3 2021	682	1,663	1,139	6	3,490
Q4 2021	667	1,662	1,073	3	3,405
Q1 2022	756	1,627	975	4	3,362
Q2 2022	617	1,433	952	7	3,009
Q3 2022	615	1,428	911	2	2,956

*These are housing units or projects that are not primarily for housing but do supply secondary housing space e.g on commercial developments.

Table 5: England – No. of housing PROJECTS by project size

	10 or more	3-9 units	1 & 2 Units	Misc*	Total
Q1 2014	51,700	6,822	2,498	76	61,096
Q2 2014	49,522	6,427	2,670	62	58,681
Q3 2014	44,781	6,586	1,772	44	53,183
Q4 2014	57,207	7,023	1,946	176	66,352
Q1 2015	52,454	7,831	2,809	578	63,672
Q2 2015	43,245	7,588	2,618	409	53,860
Q3 2015	55,786	7,405	2,489	203	65,883
Q4 2015	65,390	7,580	2,549	1,844	77,363
Q1 2016	63,373	7,127	1,787	111	72,398
Q2 2016	70,494	7,422	1,943	201	80,060
Q3 2016	64,763	8,157	1,941	38	74,899
Q4 2016	76,069	8,271	1,832	450	86,622
Q1 2017	75,965	8,665	1,792	36	86,458
Q2 2017	71,439	8,039	1,814	12	81,304
Q3 2017	69,251	8,048	1,841	229	79,369
Q4 2017	65,840	8,217	2,335	223	76,615
Q1 2018	65,758	7,739	2,937	46	76,480
Q2 2018	59,653	7,802	3,022	84	70,561
Q3 2018	65,731	7,709	2,878	197	76,515
Q4 2018	79,996	7,475	2,811	228	90,510
Q1 2019	77,992	7,170	2,694	159	88,015
Q2 2019	70,039	6,828	2,218	29	79,114
Q3 2019	60,988	7,267	1,878	15	70,148
Q4 2019	81,201	8,007	1,375	11	90,594
Q1 2020	66,719	6,899	1,461	9	75,088
Q2 2020	46,835	5,738	1,359	17	53,949
Q3 2020	68,328	6,300	1,447	507	76,582
Q4 2020	76,100	6,631	1,202	19	83,952
Q1 2021	92,424	6,402	1,265	83	100,174
Q2 2021	71,952	5,605	1,195	13	78,765
Q3 2021	59,498	5,868	1,316	30	66,712
Q4 2021	66,721	6,080	1,244	7	74,052
Q1 2022	74,736	5,945	1,157	281	82,119
Q2 2022	53,838	5,285	1,136	38	60,297
Q3 2022	64,839	5,366	1,078	7	71,290

*These are housing units or projects that are not primarily for housing but do supply secondary housing space e.g on commercial developments.

NOTES

This report is based upon an analysis of housing projects being tracked by Glenigan and held on its database of construction projects. We have now extended the range of projects covered by this report in order to provide a more complete assessment of the residential development pipeline.

The following restrictions and filters apply to the analysis:

1. New build projects of all sizes are covered by the report (Coverage was previously restricted to approvals for 10 or more units.)
2. Housing schemes are included where the development is primarily identified as being: Apartments/ flats, Bungalows, Houses/ Luxury Housing or Sheltered Housing, Key Worker Accommodation or Sheltered Housing.
3. Conversions of non-residential properties for housing are included.
4. Private and social housing data includes schemes of 3 or more units.
5. Total residential approvals include 1 & 2 unit schemes together with residential units on mixed use developments.
6. Elderly people's homes, hostels and student accommodation have been excluded from the analysis.
7. Approvals are recorded at the detailed planning stage. Where a project has secured outline planning approval and the detailed consent is being resolved through the approval of reserve matters the date of 'detailed consent' is deemed to be that of the approval of reserve matters. In the case of some projects, the reserve matters are approved piecemeal; in these circumstances the earliest approval date has been used in order to avoid double counting.
8. The approvals data excludes Amendment of Planning Applications, Certificates of Lawfulness, Non-Building Applications, Removal or Variations of Conditions and responses by neighbouring planning authorities.
9. The late publication of planning approval decisions by local authorities may lead to the revision of planning approval data for the latest 12 months.

ABOUT HBF

The Home Builders Federation (HBF) is the representative body of the home building industry in England and Wales. HBF's members' accounts for 80% of all new homes built in England and Wales in any one year, and include companies of all sizes, ranging from multi-national, household names through regionally based businesses to small local companies.

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ABOUT GLENIGAN

Glenigan is the trusted provider of project information, analysis and sales leads for the construction industry. Its comprehensive company intelligence has been helping contractors, sub-contractors and suppliers build new working relationships for more than 40 years.

With exclusive content from leading industry bodies including The Builders' Conference, Glenigan offers the widest coverage of UK tenders and construction contracts. These construction project leads are unique to Glenigan and unavailable anywhere else.

The housing approvals data analysed in this report is drawn from Glenigan's extensive database of current and planned construction projects. Glenigan's detailed coverage of planned housing projects across the UK offers valuable strategic and tactical insights into developers' active sights and pipeline, with sites tracked through to completion.

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Analysis of market
conditions and prospects
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HOME BUILDERS FEDERATION