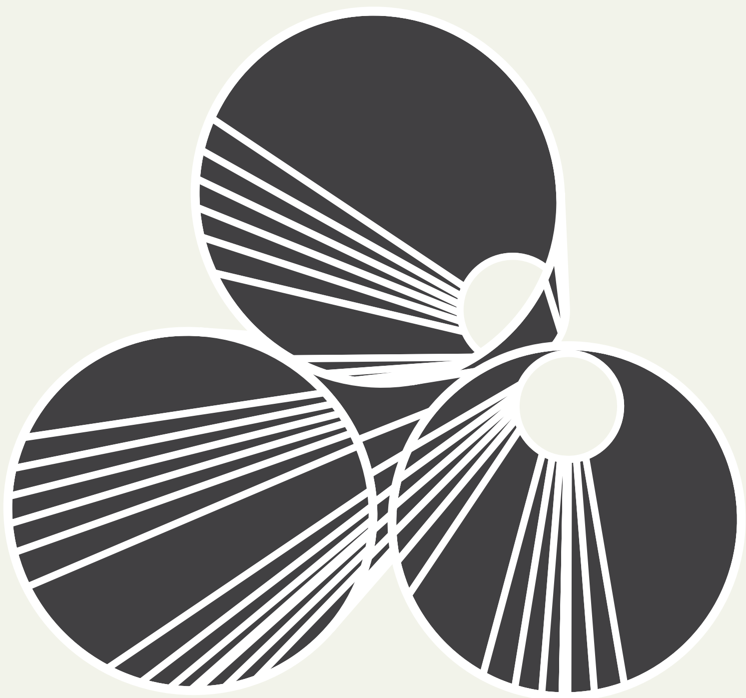
NEW

# HOUSING PIPELINE



Q2 2024 REPORT

Published September 2024

Glenigan

Analysis of market conditions and prospects prepared by Glenigan.

HOME BUILDERS FEDERATION

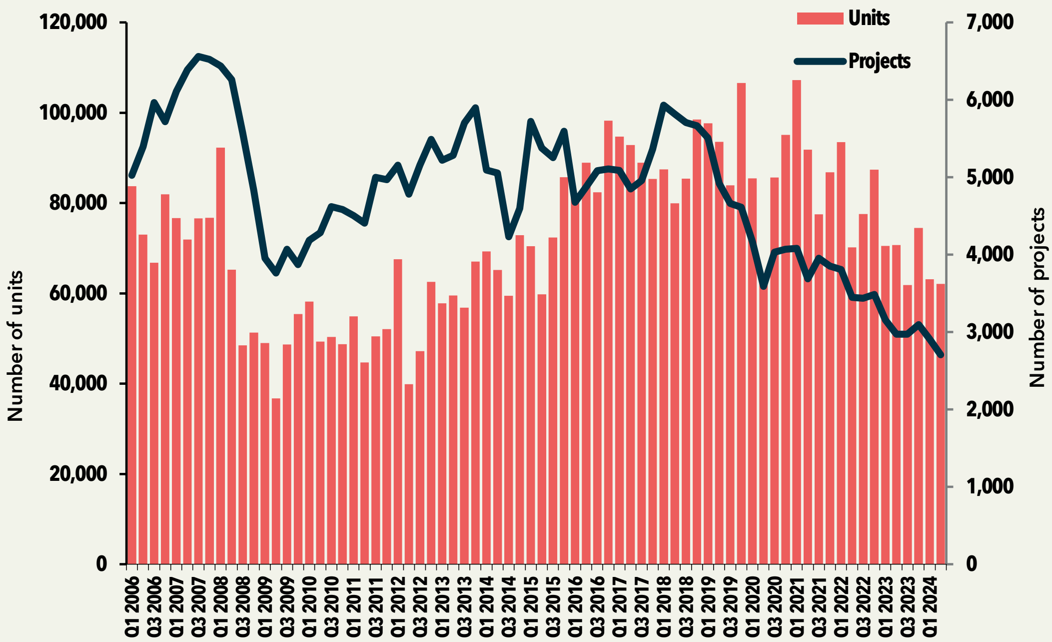
NEW HOUSING PIPELINE

**Approvals declined during the second quarter of 2024, continuing the downward trend since the start of the year. At 2,707, the number of housing projects granted planning permission in the second quarter dropped by 7% against the preceding quarter and were 9% lower than a year ago.**

The number of units approved during the second quarter slipped by 2% against the previous three months to total 62,103 units and was 12% lower than during the second quarter of 2023.

Housing schemes of ten or more units during the second quarter accounted for 91% of approved units. At 56,488, the number of units on such schemes was 1% lower than during the preceding quarter and was 12% down than a year earlier. The remaining 9% of units were on smaller new build projects of up to nine units including self-build schemes together with homes included within non-residential projects and from the conversion of non-residential properties.

Chart 1: Residential planning approvals (Great Britain)

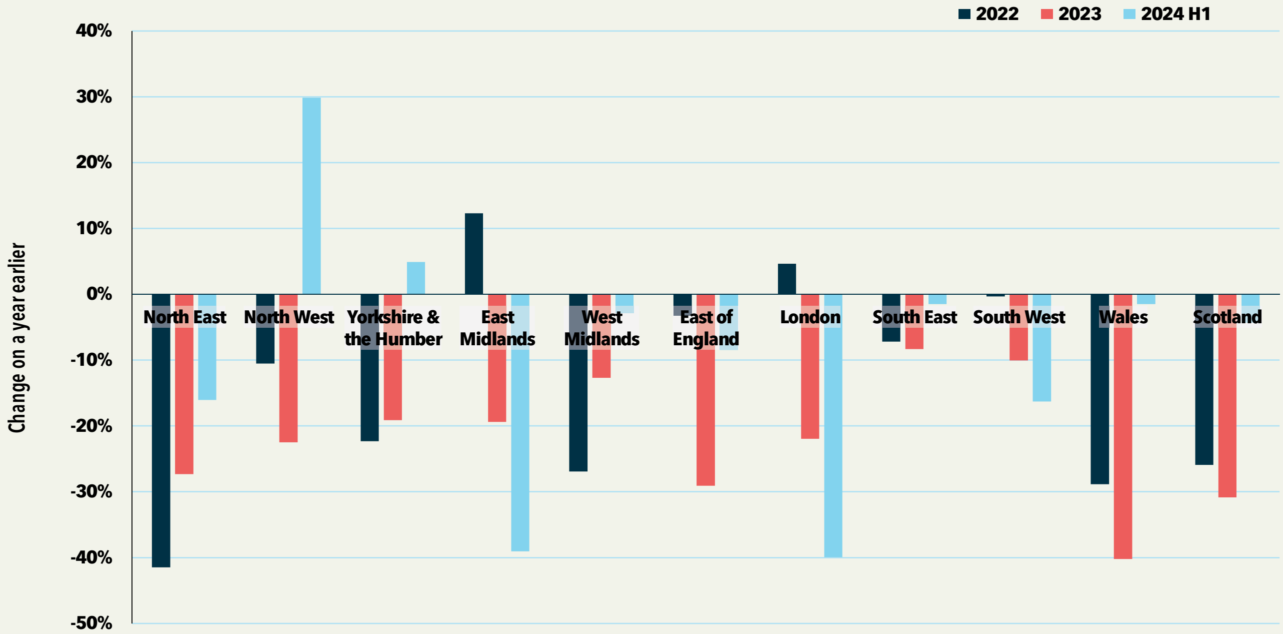



N.B. Includes residential projects of all sizes, residential units on non-residential schemes and conversions. Source: Glenigan

At 1,733 the number of private sector housing projects (schemes of 3 or more units) securing approval was 9% lower than in the first quarter and was 12% down on a year earlier. At 55,827 the number of units on private sector projects granted planning permission was little changed against the previous three months but was 11% lower than 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 82, the number of social housing projects (of three or more units) fell by 37% during the second quarter, reversing the growth seen during the previous three months, and was 15% lower than a year ago. At 5,167, the number of units was 21% down on the preceding quarter and 27% lower than a year earlier.

Table 1: Number of residential units approved

| | North of England | Midlands | Southern England | England - All | Wales | Scotland | Great Britain |
|---|---|---|---|---|---|---|---|
| 2020 | 70,442 | 59,228 | 159,943 | 289,613 | 7,271 | 32,820 | 329,704 |
| 2021 | 78,303 | 58,908 | 178,810 | 316,021 | 11,806 | 35,509 | 363,336 |
| 2022 | 62,708 | 54,448 | 176,783 | 293,939 | 8,399 | 26,301 | 328,639 |
| 2023 | 55,137 | 47,597 | 143,859 | 246,593 | 7,062 | 23,863 | 277,518 |
| 2024 H1 | 30,995 | 19,383 | 58,288 | 108,666 | 4,036 | 12,516 | 125,218 |
| | Change on a year earlier | | | | | | |
| 2020 | -6% | -16% | -12% | -12% | -39% | -22% | -14% |
| 2021 | 11% | -1% | 12% | 9% | 62% | 8% | 10% |
| 2022 | -20% | -8% | -1% | -7% | -29% | -26% | -10% |
| 2023 | -22% | -16% | -18% | -19% | -40% | -31% | -21% |
| 2024 H1 | 13% | -23% | -18% | -12% | -1% | -4% | -11% |

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

Regionally, the North West, Yorkshire & the Humber, West Midlands, East of England and Scotland saw a rise in the number of units approved during the second quarter, rising by 4%, 39%, 10%, 6% and 20% respectively against the preceding quarter. Elsewhere, the number of units approved declined, with the North East (-36%), London (-20%), East Midlands (-19%), South West (-17%) and Wales (-11%) seeing the sharpest declines.

# HOUSING APPROVALS

The tables provide a regional breakdown of new building planning approvals since 2016

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 2016 | 2,582 | 13,090 | 4,411 | 6,852 | 6,478 | 7,296 |
| Q2 2016 | 5,152 | 12,382 | 5,463 | 4,344 | 8,336 | 9,582 |
| Q3 2016 | 1,926 | 13,853 | 6,576 | 5,235 | 4,857 | 8,352 |
| Q4 2016 | 4,794 | 12,603 | 8,402 | 5,432 | 6,113 | 11,186 |
| Q1 2017 | 2,921 | 12,898 | 6,004 | 10,027 | 8,386 | 9,701 |
| Q2 2017 | 4,468 | 11,768 | 5,605 | 7,490 | 9,126 | 8,287 |
| Q3 2017 | 4,192 | 10,436 | 6,457 | 7,344 | 5,317 | 10,428 |
| Q4 2017 | 2,384 | 10,237 | 8,869 | 6,616 | 6,377 | 8,508 |
| Q1 2018 | 3,101 | 9,857 | 6,341 | 6,831 | 7,323 | 7,451 |
| Q2 2018 | 2,270 | 8,273 | 6,527 | 7,238 | 6,127 | 6,778 |
| Q3 2018 | 2,445 | 9,830 | 6,932 | 6,693 | 7,747 | 10,116 |
| Q4 2018 | 3,157 | 9,757 | 6,661 | 8,591 | 8,970 | 9,975 |
| Q1 2019 | 1,892 | 9,240 | 6,706 | 7,578 | 9,492 | 12,471 |
| Q2 2019 | 3,800 | 8,370 | 7,346 | 10,945 | 8,119 | 8,219 |
| Q3 2019 | 1,706 | 7,322 | 5,335 | 7,682 | 6,399 | 9,392 |
| Q4 2019 | 4,783 | 10,849 | 7,720 | 6,977 | 12,912 | 10,574 |
| Q1 2020 | 1,326 | 8,948 | 6,346 | 7,760 | 6,500 | 9,151 |
| Q2 2020 | 1,440 | 5,380 | 3,517 | 6,811 | 6,016 | 6,497 |
| Q3 2020 | 3,411 | 13,515 | 7,049 | 9,621 | 6,420 | 9,587 |
| Q4 2020 | 2,533 | 10,673 | 6,304 | 7,765 | 8,335 | 9,670 |
| Q1 2021 | 4,401 | 13,454 | 6,695 | 9,224 | 10,097 | 11,288 |
| Q2 2021 | 4,535 | 8,345 | 6,346 | 5,611 | 6,248 | 8,800 |
| Q3 2021 | 2,409 | 9,095 | 7,475 | 7,533 | 4,988 | 9,207 |
| Q4 2021 | 2,482 | 7,479 | 5,587 | 6,683 | 8,524 | 9,372 |
| Q1 2022 | 2,929 | 8,273 | 5,853 | 11,202 | 6,109 | 10,714 |
| Q2 2022 | 1,483 | 9,594 | 4,222 | 6,521 | 4,575 | 8,899 |
| Q3 2022 | 1,834 | 9,496 | 4,284 | 7,577 | 6,821 | 7,952 |
| Q4 2022 | 1,847 | 6,976 | 5,917 | 7,327 | 4,316 | 9,844 |
| Q1 2023 | 1,788 | 7,502 | 5,110 | 7,530 | 4,464 | 7,062 |
| Q2 2023 | 3,343 | 5,615 | 4,092 | 6,588 | 6,627 | 7,996 |
| Q3 2023 | 1,204 | 7,393 | 4,798 | 4,165 | 4,928 | 5,906 |
| Q4 2023 | 2,645 | 5,215 | 6,432 | 6,731 | 6,564 | 6,050 |
| Q1 2024 | 2,624 | 8,363 | 4,031 | 4,764 | 5,144 | 6,695 |
| Q2 2024 | 1,683 | 8,672 | 5,622 | 3,842 | 5,633 | 7,089 |

*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 |
|---|---|---|---|---|---|---|---|
| 12,200 | 12,548 | 6,945 | 72,402 | 2,432 | 6,347 | 81,181 | **269,508** |
| 12,570 | 13,495 | 8,741 | 80,065 | 2,408 | 6,490 | 88,963 | **295,713** |
| 14,961 | 10,301 | 8,858 | 74,919 | 1,794 | 5,684 | 82,397 | **304,749** |
| 14,318 | 16,278 | 7,511 | 86,637 | 4,038 | 7,553 | 98,228 | **314,023** |
| 15,964 | 13,524 | 7,037 | 86,462 | 2,302 | 5,945 | 94,709 | **328,083** |
| 15,413 | 11,379 | 7,776 | 81,312 | 2,350 | 9,205 | 92,867 | **329,330** |
| 12,181 | 15,684 | 7,342 | 79,381 | 2,478 | 7,105 | 88,964 | **333,792** |
| 9,984 | 15,814 | 7,843 | 76,632 | 2,526 | 6,202 | 85,360 | **323,787** |
| 13,217 | 15,649 | 6,717 | 76,487 | 2,489 | 8,455 | 87,431 | **313,812** |
| 12,128 | 12,828 | 8,406 | 70,575 | 2,435 | 6,927 | 79,937 | **303,075** |
| 13,249 | 12,511 | 7,054 | 76,577 | 2,434 | 6,375 | 85,386 | **300,271** |
| 16,578 | 16,440 | 8,632 | 88,761 | 3,031 | 6,725 | 98,517 | **312,400** |
| 17,951 | 15,910 | 6,794 | 88,034 | 2,953 | 6,658 | 97,645 | **323,947** |
| 11,412 | 12,674 | 8,238 | 79,123 | 2,482 | 11,956 | 93,561 | **332,495** |
| 11,901 | 12,809 | 7,608 | 70,154 | 4,144 | 9,644 | 83,942 | **326,072** |
| 14,831 | 15,145 | 6,810 | 90,601 | 2,310 | 13,700 | 106,611 | **327,912** |
| 16,526 | 9,959 | 8,577 | 75,093 | 3,319 | 7,033 | 85,445 | **314,971** |
| 11,991 | 8,135 | 4,176 | 53,963 | 1,346 | 8,177 | 63,486 | **289,811** |
| 9,822 | 11,729 | 5,436 | 76,590 | 1,488 | 7,609 | 85,687 | **296,247** |
| 19,436 | 12,737 | 6,514 | 83,967 | 1,118 | 10,001 | 95,086 | **289,613** |
| 19,699 | 14,684 | 6,933 | 96,475 | 2,469 | 8,278 | 107,222 | **310,995** |
| 17,622 | 13,844 | 7,419 | 78,770 | 2,273 | 10,766 | 91,809 | **335,802** |
| 9,688 | 9,802 | 6,524 | 66,721 | 2,960 | 7,838 | 77,519 | **325,933** |
| 15,489 | 11,327 | 7,112 | 74,055 | 4,104 | 8,627 | 86,786 | **316,021** |
| 20,902 | 11,493 | 6,228 | 83,703 | 2,478 | 7,283 | 93,464 | **303,249** |
| 9,621 | 9,931 | 7,737 | 62,583 | 1,475 | 6,147 | 70,205 | **287,062** |
| 15,781 | 11,481 | 5,080 | 70,306 | 2,146 | 5,128 | 77,580 | **290,647** |
| 19,087 | 13,179 | 8,854 | 77,347 | 2,300 | 7,743 | 87,390 | **293,939** |
| 12,559 | 9,649 | 6,804 | 62,468 | 2,123 | 5,911 | 70,502 | **272,704** |
| 10,574 | 9,682 | 7,018 | 61,535 | 1,974 | 7,168 | 70,677 | **271,656** |
| 9,732 | 10,668 | 5,104 | 53,898 | 1,375 | 6,579 | 61,852 | **255,248** |
| 16,841 | 12,600 | 5,614 | 68,692 | 1,590 | 4,205 | 74,487 | **246,593** |
| 7,734 | 9,607 | 6,325 | 55,287 | 2,140 | 5,688 | 63,115 | **239,412** |
| 6,159 | 9,434 | 5,245 | 53,379 | 1,896 | 6,828 | 62,103 | **231,256** |

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 2016 | 112 | 385 | 304 | 375 | 371 | 611 |
| Q2 2016 | 107 | 400 | 326 | 395 | 430 | 676 |
| Q3 2016 | 128 | 444 | 312 | 386 | 376 | 741 |
| Q4 2016 | 113 | 410 | 365 | 349 | 402 | 690 |
| Q1 2017 | 118 | 443 | 336 | 411 | 402 | 687 |
| Q2 2017 | 123 | 363 | 344 | 384 | 358 | 677 |
| Q3 2017 | 140 | 434 | 312 | 352 | 329 | 718 |
| Q4 2017 | 113 | 405 | 393 | 424 | 438 | 805 |
| Q1 2018 | 131 | 490 | 455 | 506 | 469 | 903 |
| Q2 2018 | 140 | 432 | 428 | 544 | 460 | 871 |
| Q3 2018 | 106 | 459 | 405 | 533 | 430 | 793 |
| Q4 2018 | 116 | 461 | 417 | 511 | 463 | 764 |
| Q1 2019 | 94 | 438 | 402 | 513 | 457 | 762 |
| Q2 2019 | 89 | 366 | 400 | 467 | 388 | 740 |
| Q3 2019 | 91 | 354 | 330 | 435 | 352 | 639 |
| Q4 2019 | 122 | 355 | 311 | 378 | 341 | 664 |
| Q1 2020 | 93 | 359 | 287 | 355 | 301 | 566 |
| Q2 2020 | 59 | 245 | 230 | 278 | 287 | 523 |
| Q3 2020 | 94 | 363 | 265 | 305 | 308 | 567 |
| Q4 2020 | 94 | 340 | 300 | 328 | 313 | 564 |
| Q1 2021 | 95 | 322 | 270 | 338 | 313 | 571 |
| Q2 2021 | 90 | 275 | 305 | 285 | 265 | 507 |
| Q3 2021 | 72 | 279 | 292 | 332 | 282 | 633 |
| Q4 2021 | 74 | 270 | 270 | 311 | 295 | 581 |
| Q1 2022 | 82 | 275 | 243 | 286 | 263 | 559 |
| Q2 2022 | 57 | 252 | 242 | 304 | 259 | 444 |
| Q3 2022 | 74 | 276 | 201 | 337 | 270 | 479 |
| Q4 2022 | 72 | 270 | 239 | 320 | 269 | 438 |
| Q1 2023 | 64 | 254 | 224 | 269 | 238 | 451 |
| Q2 2023 | 72 | 238 | 185 | 227 | 232 | 373 |
| Q3 2023 | 59 | 242 | 221 | 242 | 209 | 380 |
| Q4 2023 | 66 | 244 | 225 | 266 | 244 | 372 |
| Q1 2024 | 66 | 245 | 174 | 216 | 258 | 348 |
| Q2 2024 | 68 | 240 | 196 | 178 | 188 | 350 |

*Moving Annual Total for England

**Southern England**

| London | South East | South West | England | Wales | Scotland | Great Britain | *MAT England |
|---|---|---|---|---|---|---|---|
| 552 | 967 | 474 | 4,151 | 199 | 325 | 4,675 | **18,618** |
| 555 | 952 | 546 | 4,387 | 197 | 294 | 4,878 | **18,193** |
| 622 | 984 | 582 | 4,575 | 199 | 312 | 5,086 | **18,090** |
| 684 | 1,018 | 531 | 4,562 | 213 | 334 | 5,109 | **17,675** |
| 634 | 994 | 553 | 4,578 | 183 | 328 | 5,089 | **18,102** |
| 630 | 953 | 526 | 4,358 | 170 | 321 | 4,849 | **18,073** |
| 565 | 1,084 | 536 | 4,470 | 158 | 331 | 4,959 | **17,968** |
| 576 | 1,095 | 614 | 4,863 | 205 | 295 | 5,363 | **18,269** |
| 593 | 1,116 | 700 | 5,363 | 250 | 317 | 5,930 | **19,054** |
| 617 | 1,084 | 712 | 5,288 | 200 | 327 | 5,815 | **19,984** |
| 625 | 1,070 | 728 | 5,149 | 232 | 324 | 5,705 | **20,663** |
| 539 | 1,067 | 758 | 5,096 | 248 | 323 | 5,667 | **20,896** |
| 601 | 1,033 | 632 | 4,932 | 263 | 312 | 5,507 | **20,465** |
| 462 | 887 | 594 | 4,393 | 195 | 333 | 4,921 | **19,570** |
| 584 | 878 | 503 | 4,166 | 192 | 302 | 4,660 | **18,587** |
| 549 | 935 | 449 | 4,104 | 178 | 330 | 4,612 | **17,595** |
| 486 | 780 | 470 | 3,697 | 191 | 277 | 4,165 | **16,360** |
| 468 | 734 | 394 | 3,218 | 114 | 257 | 3,589 | **15,185** |
| 462 | 811 | 445 | 3,620 | 131 | 282 | 4,033 | **14,639** |
| 463 | 748 | 459 | 3,609 | 151 | 308 | 4,068 | **14,144** |
| 491 | 767 | 435 | 3,602 | 155 | 324 | 4,081 | **14,049** |
| 374 | 717 | 396 | 3,214 | 131 | 343 | 3,688 | **14,045** |
| 405 | 761 | 437 | 3,493 | 161 | 300 | 3,954 | **13,918** |
| 415 | 783 | 408 | 3,407 | 156 | 289 | 3,852 | **13,716** |
| 451 | 742 | 475 | 3,376 | 126 | 305 | 3,807 | **13,490** |
| 383 | 689 | 425 | 3,055 | 109 | 283 | 3,447 | **13,331** |
| 419 | 628 | 375 | 3,059 | 131 | 248 | 3,438 | **12,897** |
| 401 | 655 | 423 | 3,087 | 121 | 276 | 3,484 | **12,577** |
| 355 | 580 | 376 | 2,811 | 115 | 230 | 3,156 | **12,012** |
| 343 | 589 | 380 | 2,639 | 116 | 216 | 2,971 | **11,596** |
| 301 | 630 | 357 | 2,641 | 104 | 229 | 2,974 | **11,178** |
| 347 | 673 | 356 | 2,793 | 113 | 189 | 3,095 | **10,884** |
| 290 | 582 | 393 | 2,572 | 136 | 200 | 2,908 | **10,645** |
| 308 | 518 | 348 | 2,394 | 114 | 199 | 2,707 | **10,400** |

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

| | 10 or more | 3-9 units | 1 & 2 Units | Misc* | Total |
|---|---|---|---|---|---|
| Q1 2016 | 890 | 1,728 | 1,521 | 12 | 4,151 |
| Q2 2016 | 905 | 1,800 | 1,665 | 17 | 4,387 |
| Q3 2016 | 908 | 2,008 | 1,644 | 15 | 4,575 |
| Q4 2016 | 1,010 | 2,001 | 1,528 | 23 | 4,562 |
| Q1 2017 | 1,052 | 2,014 | 1,497 | 15 | 4,578 |
| Q2 2017 | 932 | 1,910 | 1,507 | 9 | 4,358 |
| Q3 2017 | 930 | 1,964 | 1,556 | 20 | 4,470 |
| Q4 2017 | 894 | 1,974 | 1,976 | 19 | 4,863 |
| Q1 2018 | 965 | 1,876 | 2,505 | 17 | 5,363 |
| Q2 2018 | 851 | 1,876 | 2,544 | 17 | 5,288 |
| Q3 2018 | 825 | 1,875 | 2,434 | 15 | 5,149 |
| Q4 2018 | 937 | 1,786 | 2,363 | 10 | 5,096 |
| Q1 2019 | 944 | 1,688 | 2,285 | 15 | 4,932 |
| Q2 2019 | 822 | 1,676 | 1,884 | 11 | 4,393 |
| Q3 2019 | 787 | 1,759 | 1,610 | 10 | 4,166 |
| Q4 2019 | 860 | 2,058 | 1,177 | 9 | 4,104 |
| Q1 2020 | 777 | 1,655 | 1,258 | 7 | 3,697 |
| Q2 2020 | 592 | 1,431 | 1,185 | 10 | 3,218 |
| Q3 2020 | 768 | 1,571 | 1,271 | 10 | 3,620 |
| Q4 2020 | 842 | 1,724 | 1,032 | 11 | 3,609 |
| Q1 2021 | 870 | 1,653 | 1,071 | 8 | 3,602 |
| Q2 2021 | 722 | 1,469 | 1,016 | 7 | 3,214 |
| Q3 2021 | 682 | 1,663 | 1,139 | 9 | 3,493 |
| Q4 2021 | 667 | 1,662 | 1,073 | 5 | 3,407 |
| Q1 2022 | 763 | 1,633 | 975 | 5 | 3,376 |
| Q2 2022 | 630 | 1,452 | 960 | 13 | 3,055 |
| Q3 2022 | 628 | 1,485 | 943 | 3 | 3,059 |
| Q4 2022 | 680 | 1,484 | 913 | 10 | 3,087 |
| Q1 2023 | 628 | 1,382 | 797 | 4 | 2,811 |
| Q2 2023 | 544 | 1,308 | 778 | 9 | 2,639 |
| Q3 2023 | 511 | 1,224 | 900 | 6 | 2,641 |
| Q4 2023 | 599 | 1,319 | 868 | 7 | 2,793 |
| Q1 2024 | 535 | 1,279 | 751 | 7 | 2,572 |
| Q2 2024 | 491 | 1,125 | 776 | 2 | 2,394 |

*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 UNITS by project size

| | 10 or more | 3-9 units | 1 & 2 Units | Misc* | Total |
|---|---|---|---|---|---|
| Q1 2016 | 63,373 | 7,127 | 1,787 | 115 | 72,402 |
| Q2 2016 | 70,494 | 7,422 | 1,943 | 206 | 80,065 |
| Q3 2016 | 64,763 | 8,157 | 1,941 | 58 | 74,919 |
| Q4 2016 | 76,069 | 8,271 | 1,832 | 465 | 86,637 |
| Q1 2017 | 75,965 | 8,665 | 1,792 | 40 | 86,462 |
| Q2 2017 | 71,439 | 8,039 | 1,814 | 20 | 81,312 |
| Q3 2017 | 69,251 | 8,048 | 1,841 | 241 | 79,381 |
| Q4 2017 | 65,840 | 8,217 | 2,335 | 240 | 76,632 |
| Q1 2018 | 65,758 | 7,740 | 2,937 | 52 | 76,487 |
| Q2 2018 | 59,653 | 7,802 | 3,022 | 98 | 70,575 |
| Q3 2018 | 65,776 | 7,709 | 2,878 | 214 | 76,577 |
| Q4 2018 | 78,246 | 7,475 | 2,811 | 229 | 88,761 |
| Q1 2019 | 77,992 | 7,170 | 2,694 | 178 | 88,034 |
| Q2 2019 | 70,039 | 6,828 | 2,218 | 38 | 79,123 |
| Q3 2019 | 60,988 | 7,267 | 1,878 | 21 | 70,154 |
| Q4 2019 | 81,201 | 8,007 | 1,375 | 18 | 90,601 |
| Q1 2020 | 66,719 | 6,899 | 1,461 | 14 | 75,093 |
| Q2 2020 | 46,835 | 5,738 | 1,359 | 31 | 53,963 |
| Q3 2020 | 68,328 | 6,300 | 1,447 | 515 | 76,590 |
| Q4 2020 | 76,100 | 6,631 | 1,202 | 34 | 83,967 |
| Q1 2021 | 88,724 | 6,402 | 1,265 | 84 | 96,475 |
| Q2 2021 | 71,952 | 5,605 | 1,195 | 18 | 78,770 |
| Q3 2021 | 59,498 | 5,868 | 1,316 | 39 | 66,721 |
| Q4 2021 | 66,721 | 6,080 | 1,244 | 10 | 74,055 |
| Q1 2022 | 76,306 | 5,957 | 1,157 | 283 | 83,703 |
| Q2 2022 | 56,013 | 5,371 | 1,145 | 54 | 62,583 |
| Q3 2022 | 63,593 | 5,596 | 1,112 | 5 | 70,306 |
| Q4 2022 | 70,770 | 5,472 | 1,056 | 49 | 77,347 |
| Q1 2023 | 56,373 | 5,145 | 940 | 10 | 62,468 |
| Q2 2023 | 55,790 | 4,750 | 914 | 81 | 61,535 |
| Q3 2023 | 48,121 | 4,392 | 1,032 | 353 | 53,898 |
| Q4 2023 | 62,752 | 4,855 | 1,025 | 60 | 68,692 |
| Q1 2024 | 49,605 | 4,797 | 869 | 16 | 55,287 |
| Q2 2024 | 48,319 | 4,083 | 900 | 77 | 53,379 |

*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 prepared by Glenigan.

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