

Homebuilding market study

Annexe T - Homebuilding and land use

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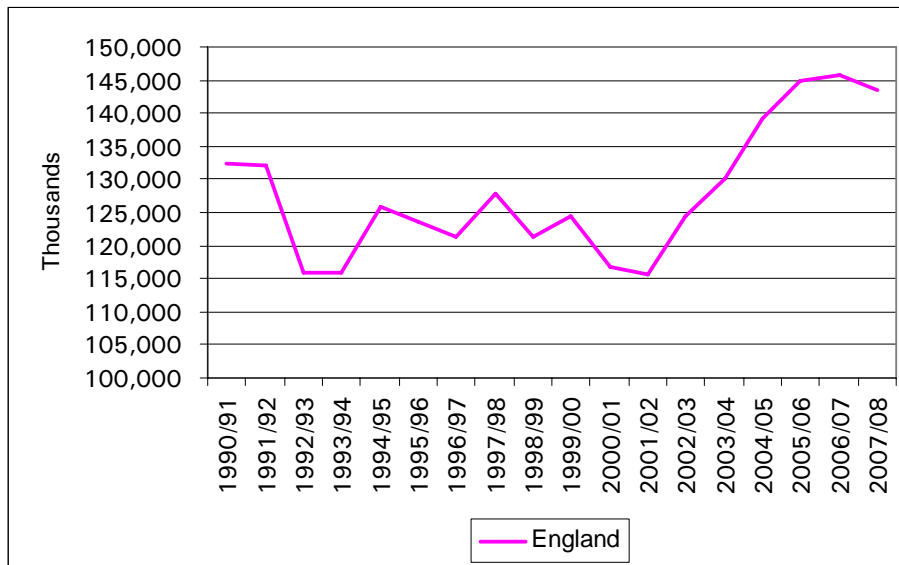
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T.1 HOMEBUILDING AND LAND USE

T.1.1 Figure 1 shows the level of private homebuilding output in England fell through the late nineties from just under 146,000 in 1995/96 to 116,000 in 2001/02 before recovering sharply to peak at just fewer than 156,000 in 2006/07.

Figure 1 Homebuilding output, England, 1990/91 – 2006/07



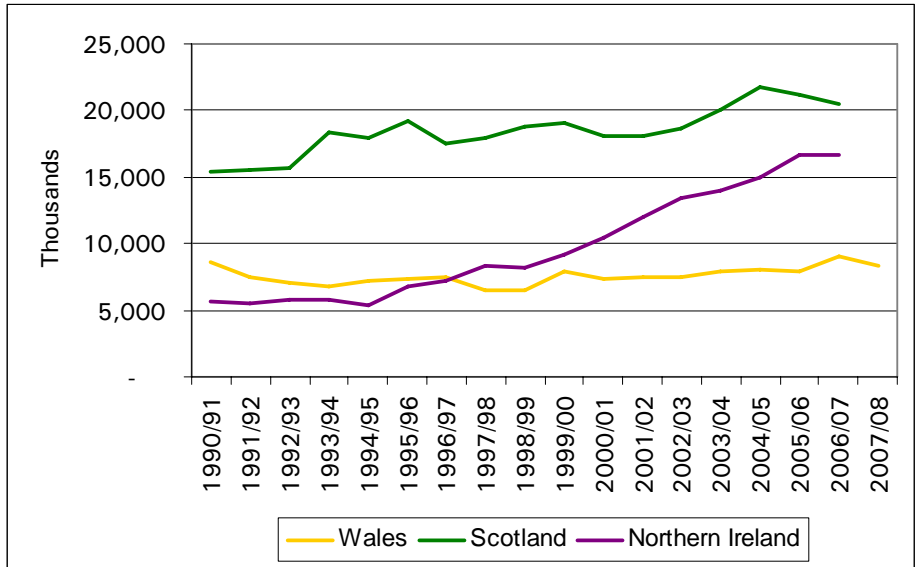
Source: CLG live table 209

T.1.2 As Figure 2 shows, however, the trends in other UK countries have been somewhat different. In Scotland, since 1999/00 private output has been quite stable; between 18,000 and 22,000 new homes a year. During the nineties Scottish output had been somewhat lower and more variable, mostly in a range between 15,000 and 19,000 new homes a year.

T.1.3 In Northern Ireland, homebuilding output has displayed a steady upward trend from 1994/95 onwards. Output has risen from 5,700 homes to 17,000 homes per year in 2006/07.

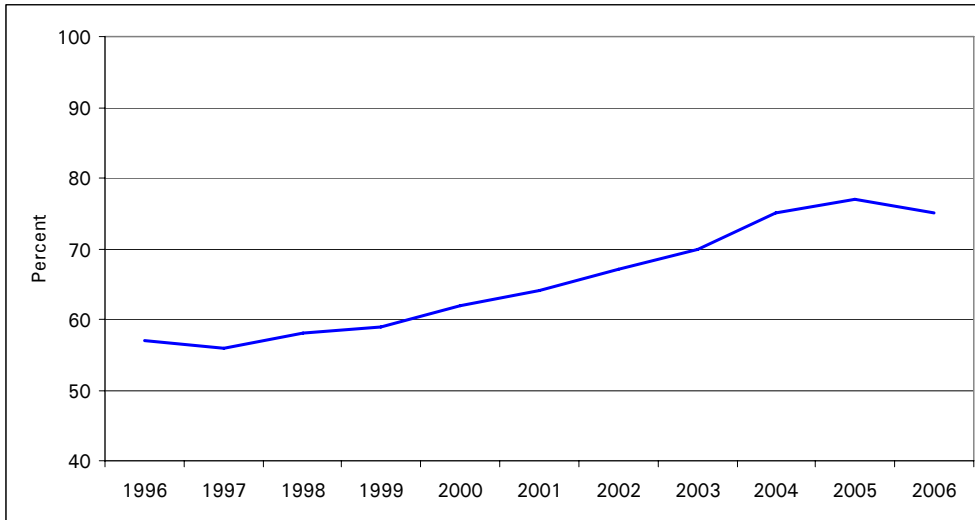
T.1.4 In Wales, homebuilding output has been very stable. Output averaged close to 7,500 homes per year between 1990/91 and 2002/03 and then approximately 8,000 homes a year thereafter.

Figure 2 Homebuilding output, Wales, Scotland and Northern Ireland, 1990/91 – 2006/07



Source: CLG live table 209

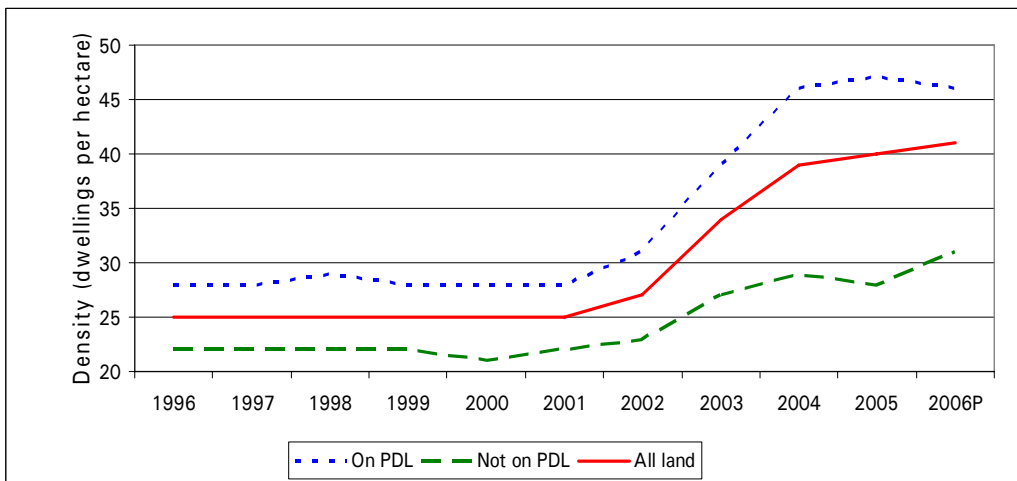
Figure 3 Proportion of new dwellings on previously developed land, including conversions, 1996 – 2006, England



Source: CLG. <http://www.communities.gov.uk/documents/planningandbuilding/xls/679241.xls>

T.1.5 Figure 3 and Figure 4 show that in England the majority of new homes are built on previously developed land and that the proportion has been rising over time as has the density of developments more generally.

Figure 4 Densities of new dwellings, 1996 – 2006, England

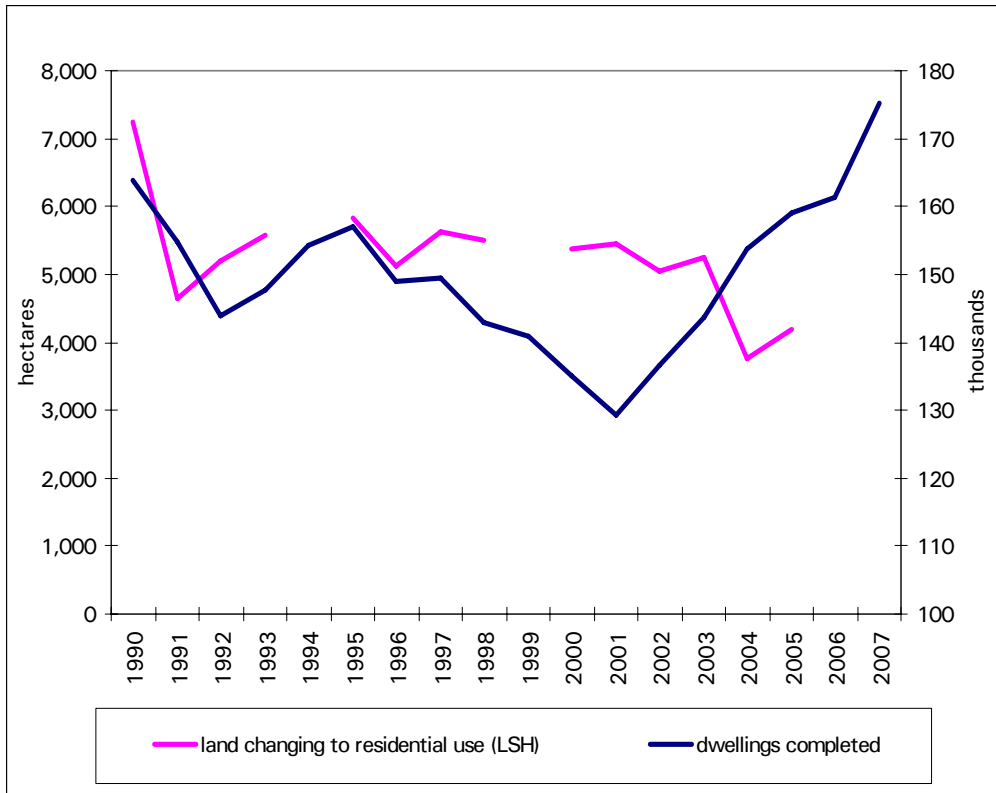


PDL = previously developed land

Source: CLG. www.communities.gov.uk/documents/planningandbuilding/xls/679241.xls

T.1.6 One consequence of rapidly increasing densities is that less land has been converted to residential use to accommodate new homes, even during periods when the number of new homes has been increasing.

Figure 5 The number of dwellings completed and the amount of land changing to residential use, England



Source: land changing to residential use: CLG Live table P222, number of dwellings built: CLG Live table 222