

PS/Minister (HC)

HOUSEBUILDING: JANUARY 1984  
RENOVATIONS: 1983

Prime Minister<sup>(2)</sup>  
Starts in January continued  
at the same rate as the last  
few months i.e. over 200,000  
at an annual rate

AT 2/13

Attached is the draft press notice for publication on Monday (5 March), which gives provisional housebuilding figures for January and provisional figures of renovations in 1983.

## HOUSEBUILDING, GB (Comments on seasonally adjusted figures)

2 Total starts in the 3 months (November to January) were at an annual rate of nearly 205,000, roughly the same as in the previous 3 months (August to October) but 7 per cent lower than a year before. Total completions, on the other hand, rose 4 per cent to a rate of 200,000 which was 15 per cent higher than a year ago.

3 Public sector starts rose by a tenth to a rate of 45,000, but about a quarter lower than the rate a year ago. Completions which picked up during 1983, fell 7 per cent in the latest 3 months mainly because of a drop in January; even so, at an annual rate just under 50,000, completions were a tenth higher than a year earlier.

4 Although private sector starts fell marginally in the latest period, they have been close to a rate of 160,000 since last spring. Completions continued to rise and were a sixth higher than a year ago at an annual rate of over 150,000.

5 Building societies' net new commitments on new dwellings, reached an annual rate of ~~12,000~~ <sup>13,000</sup> in the 3 months November/January, 15 per cent higher than in mid-1983 and 8 per cent higher than in November 1982/January 1983.

## RENOVATIONS, ENGLAND (figures not seasonally adjusted)

6 Outturn in 1983. The provisional estimate of 330,000 dwellings improved or repaired in 1983 with the aid of grant or subsidy, is a record high - previous highest 279,000 in 1973 - and 150,000 more than in 1982. Grants to private owners (and some tenants) more than doubled - repair grants alone quadrupled and accounted over 90,000 of the overall increase. Local authorities' renovations increased by a half, but Housing Association Grants fell by a fifth to about 14,000.

7 Fourth quarter 1983. Having risen sharply in the 1st quarter of 1983, renovations continued relatively flat until they increased by nearly 30 per cent in the 4th quarter to over 100,000 or more than three-quarters higher than a year before. Renovations by local authorities and new towns which fell slightly in the 3rd quarter, recovered to equal the average for the year as a whole. Housing associations' renovations have also picked up after falling in the 2nd quarter. Private owners' and tenants' grants paid have been on a rising trend through 1982 and 1983, although the Budget announcement of higher grants interrupted the growth with only repair grants increasing in the 2nd quarter. With the rise of more than a third in the 4th quarter, grants may now be close to their peak as approvals in the quarter were slightly lower than in the 3rd quarter.

W A STOTT  
SH Rm 526 KH  
1 March 1984

5 March 1984

HOUSEBUILDING: JANUARY 1984

RENOVATIONS: 1983

HOUSEBUILDING

In January, it is provisionally estimated that 13,100 houses and flats were started in Great Britain compared with 15,900 in January 1983. Completions in January numbered 15,000 compared with 12,900 in the previous year.

In the three months November to January, total starts, on a seasonally adjusted basis, were unchanged from the previous three months, August to October, but 7 per cent lower than in November to January a year ago. Total completions were up 4 per cent on the previous three months and 15 per cent higher than a year ago. In the public sector, making similar comparisons, starts were up 10 per cent on the previous three months, but 27 per cent lower than a year ago, while completions were down 7 per cent and up 11 per cent, respectively. Private sector starts were down 2 per cent on the previous three months, but unchanged from a year earlier, while completions were up 8 per cent and 16 per cent, respectively.

RENOVATIONS

It is provisionally estimated that 86,000 local authority and new town dwellings were converted or improved in England during 1983, compared with 57,700 in 1982. An estimated 13,900 housing association dwellings were converted or improved in 1983 with the aid of Housing Association Grant, compared with 17,300 in 1982. Grants were paid to private owners and tenants for the conversion, improvement or repair of 230,200 dwellings in 1983, compared with 104,000 in 1982.

NOTES TO EDITORS

Housebuilding figures from January 1980 relate to actual building for the month and are subject to revision for late returns: previously, figures were based on returns received in a period and included a small number of reports relating to earlier months.

Monthly housebuilding figures for Welsh and Scottish local authorities are not published separately, but estimates are included in the monthly figures for Great Britain.

Because monthly figures are very variable, attention is directed to the latest three months rather than to the latest single month.

Press Inquiries: 01-212 4672 or 3496

Night calls (6.30pm to 8.00 am)

Weekends and holidays: 01-212 7071

Public Inquiries: 01-212 3434: ask for  
Public Inquiry Unit.

HOUSEBUILDING PERFORMANCE

GREAT BRITAIN

JANUARY 1984

TABLE A New Permanent Houses and Flats thousands of dwellings

Period	Starts			Completions		
	Public	Private	Total	Public	Private	Total

UNADJUSTED

Last 3 months on previous 3 months

Aug-Oct 1983 R	10.5	43.2	53.7	13.3	36.9	50.2
Nov 1983-Jan 1984 P	9.2	33.3	42.6	12.2	39.4	51.6
% change	-12	-23	-21	-8	+7	+3

Last 3 months on a year earlier

Nov 1982-Jan 1983	12.7	32.9	45.6	11.2	34.3	45.5
Nov 1983-Jan 1984 P	9.2	33.3	42.6	12.2	39.4	51.6
% change	-27	+1	-7	+9	+15	+13

SEASONALLY ADJUSTED

Last 3 months on previous 3 months

Aug-Oct 1983 R	9.8	40.8	50.6	13.0	35.3	48.3
Nov 1983-Jan 1984 P	10.8	39.9	50.8	12.1	38.0	50.1
% change	+10	-2	-	-7	+8	+4

Last 3 months on a year earlier

Nov 1982-Jan 1983	14.7	39.8	54.5	10.9	32.7	43.7
Nov 1983-Jan 1984 P	10.8	39.9	50.8	12.1	38.0	50.1
% change	-27	-	-7	+11	+16	+15

Percentage changes are based on rounded figures for Seasonally Adjusted and unrounded for Unadjusted figures

NB - = Less than half the final digit shown

P = Provisional estimate

R = Revised

HOUSEBUILDING PERFORMANCE

ENGLAND

JANUARY 1984

TABLE B New Permanent Houses and Flats thousands of dwellings

Period	Starts			Completions		
	Public	Private	Total	Public	Private	Total

UNADJUSTED

Last 3 months on previous 3 months

Aug-Oct 1983	8.9	38.0	46.9	11.5	32.3	43.8
Nov 1983-Jan 1984 P	8.1	28.8	36.9	10.7	34.9	45.6
% change	-9	-24	-21	-7	+8	+4

Last 3 months on a year earlier

Nov 1982-Jan 1983	10.8	28.5	39.2	9.1	29.9	39.0
Nov 1983-Jan 1984 P	8.1	28.8	36.9	10.7	34.9	45.6
% change	-25	+1	-6	+17	+17	+17

SEASONALLY ADJUSTED

Last 3 months on previous 3 months

Aug-Oct 1983	8.1	35.9	44.0	11.2	31.2	42.4
Nov 1983-Jan 1984 P	9.5	34.5	44.0	10.6	33.9	44.5
% change	+17	-4	-	-5	+9	+5

Last 3 months on a year earlier

Nov 1982-Jan 1983	12.7	34.3	47.0	9.0	28.5	37.5
Nov 1983-Jan 1984 P	9.5	34.5	44.0	10.6	33.9	44.5
% change	-25	-	-6	+18	+19	+19

Percentage changes are based on rounded figures for Seasonally Adjusted and unrounded for Unadjusted figures

NB - = Less than half the final digit shown

P = Provisional estimate

## HOUSEBUILDING STARTS AND COMPLETIONS

GREAT BRITAIN \*

UP TO JANUARY 1984

TABLE 1		Thousands of dwellings					
		Starts			Completions		
Period		Public	Private	Total	Public	Private	Total
1974		146.1	105.9	252.1	128.6	140.9	269.5
1975		173.8	149.1	322.9	162.3	150.8	313.0
1976		170.8	154.7	325.4	163.0	152.2	315.2
1977		132.1	134.8	266.9	162.5	140.8	303.3
1978		107.4	157.3	264.7	130.7	149.0	279.8
1979		81.2	144.0	225.2	104.0	140.4	244.4
1980		56.4	98.1	154.4	106.9	126.9	233.8
1981		37.0	115.1	152.2	84.5	112.8	197.3
1982		52.3	140.1	192.4	49.4	121.1	170.6
1983 P		47.0	167.5	214.6	49.9	139.3	189.2
UNADJUSTED							
1982	4th quarter	12.9	32.3	45.1	12.6	35.7	48.3
1983	1st quarter	14.4	39.9	54.3	10.7	31.0	41.7
	2nd quarter R	13.0	46.8	59.9	12.1	33.9	46.0
	3rd quarter R	9.6	42.8	52.4	12.9	33.6	46.5
	4th quarter P	10.1	37.9	48.0	14.2	40.8	54.9
1983	August R	3.3	13.5	16.8	4.0	11.1	15.1
	September R	3.5	14.8	18.3	4.6	12.1	16.6
	October	3.7	14.8	18.5	4.7	13.7	18.4
	November P	3.9	14.4	18.3	4.9	14.6	19.5
	December P	2.4	8.7	11.1	4.6	12.5	17.0
1984	January P	2.9	10.2	13.1	2.7	12.3	15.0
SEASONALLY ADJUSTED							
1982	4th quarter	13.7	35.2	48.9	10.8	32.4	43.3
1983	1st quarter	16.5	46.0	62.5	11.7	33.0	44.7
	2nd quarter R	11.2	40.9	52.1	12.3	35.2	47.5
	3rd quarter R	8.7	39.4	48.1	13.2	33.8	47.0
	4th quarter P	10.6	41.2	51.9	12.7	37.3	50.0
1983	August R	3.1	13.6	16.7	4.4	11.7	16.1
	September R	3.0	12.3	15.3	4.3	10.9	15.2
	October	3.7	14.9	18.6	4.3	12.7	17.0
	November P	3.5	13.7	17.2	4.2	12.0	16.2
	December P	3.4	12.6	16.1	4.2	12.6	16.8
1984	January P	3.9	13.6	17.5	3.7	13.4	17.1

\* = Monthly figures include estimates for Wales and for Scotland and may be subject to small revisions

P = Provisional estimate

R = Revised

## HOUSEBUILDING STARTS AND COMPLETIONS

## ENGLAND

UP TO JANUARY 1984

TABLE 2

Thousands of dwellings

Period	Starts			Completions		
	Public	Private	Total	Public	Private	Total
1974	116.7	89.7	206.4	107.9	121.5	229.4
1975	144.7	129.8	274.5	130.0	131.5	261.5
1976	148.8	130.4	279.2	132.5	130.9	263.4
1977	117.1	115.6	232.7	140.0	121.6	261.6
1978	93.1	133.6	226.7	113.9	127.5	241.4
1979	69.4	121.1	190.6	91.1	118.4	209.5
1980	46.8	83.4	130.2	93.9	109.0	202.9
1981	31.5	99.6	131.1	71.5	96.9	168.4
1982	43.2	122.5	165.7	41.9	104.8	146.7
1983 P	41.2	145.9	187.1	43.2	121.5	164.7

## UNADJUSTED

1982	4th quarter	10.6	28.0	38.6	10.3	31.3	41.6
1983	1st quarter	12.7	34.4	47.2	9.1	26.9	36.0
	2nd quarter	11.7	40.8	52.6	10.6	29.5	40.1
	3rd quarter	8.1	37.8	45.9	11.0	29.2	40.3
	4th quarter P	8.7	32.9	41.6	12.4	35.9	48.3
1983	August	2.8	11.8	14.6	3.5	9.8	13.3
	September	2.8	13.2	16.0	3.8	10.5	14.3
	October	3.3	13.0	16.2	4.2	12.0	16.2
	November P	3.5	12.7	16.2	4.5	12.9	17.4
1984	December P	1.9	7.2	9.2	3.8	10.9	14.7
	January P	2.7	8.9	11.6	2.4	11.1	13.5

## SEASONALLY ADJUSTED

1982	4th quarter	11.3	30.6	41.9	9.0	28.5	37.5
1983	1st quarter	14.9	39.6	54.5	9.9	28.5	38.4
	2nd quarter	10.0	35.8	45.8	11.0	30.5	41.5
	3rd quarter	7.3	34.8	42.1	11.1	29.5	40.6
	4th quarter P	9.0	35.7	44.7	11.2	33.0	44.2
1983	August	2.6	11.9	14.5	3.7	10.3	14.0
	September	2.4	11.0	13.4	3.7	9.7	13.4
	October	3.1	13.0	16.1	3.8	11.2	15.0
1984	November P	2.9	12.1	15.0	3.7	10.7	14.4
	December P	3.0	10.6	13.6	3.7	11.1	14.8
	January P	3.6	11.8	15.4	3.2	12.1	15.3

P = Provisional estimate

TABLE 3

## RENOVATIONS OF DWELLINGS WITH THE AID OF GRANT OR SUBSIDY

## ENGLAND

Thousands of dwellings  
(Not seasonally adjusted)

	Work completed by local authorities and new towns (1)			Housing (2) Association Grant aided	Grants paid to private owners and tenants (3)				All Ren- ovations
	Conversion	Improvement	All		Conversion & Improvement	Intermediate & Special	Repair	All	
1978	5.1	55.8	60.9	13.1	49.4	7.9	0.2	57.6	131.5
1979	4.2	71.8	76.0	17.2	57.2	7.8	0.3	65.4	158.5
1980	4.9	72.4	77.3	14.8	65.8	8.1	0.5	74.5	166.6
1981	3.8	49.1	52.9	11.3	49.1	14.7	5.1	68.9	133.2
1982	3.4	54.3	57.7	17.3	54.7	20.6	28.7	104.0	179.0
1983P	1.9	84.0	86.0	13.9	79.5	29.1	121.6	230.2	330.0
1982 1st quarter	1.5	13.7	15.2	5.1	12.1	4.7	3.1	19.8	40.2
2nd quarter	0.7	11.8	12.5	3.6	12.1	4.4	3.9	20.4	36.4
3rd quarter	0.8	12.9	13.7	3.7	14.0	5.2	7.8	27.0	44.4
4th quarter	0.4	15.9	16.4	4.9	16.6	6.3	14.0	36.9	58.1
1983 1st quarter	0.4	21.9	22.3	3.8	18.3	7.6	21.5	47.5	73.6
2nd quarter	0.5	21.4	21.9	2.9	17.8	6.8	24.0	48.6	73.4
3rd quarterP	0.7	19.2	19.9	3.3	19.1	6.4	31.2	56.7	79.9
4th quarterP	0.3	21.5	21.8	3.8	24.3	8.3	44.8	77.5	103.1

NOTES: 1. Figures for new towns not available from 1st quarter 1978 to 1st quarter 1980 inclusive. Figures for improvement for sale included from 1st quarter 1981.

2. Grants under specific housing association legislation.

3. Including grants paid to housing associations under private owner legislation, and, from 4th quarter 1980, grants paid to tenants in the public and private sectors.

P = Provisional estimate

R = Revised

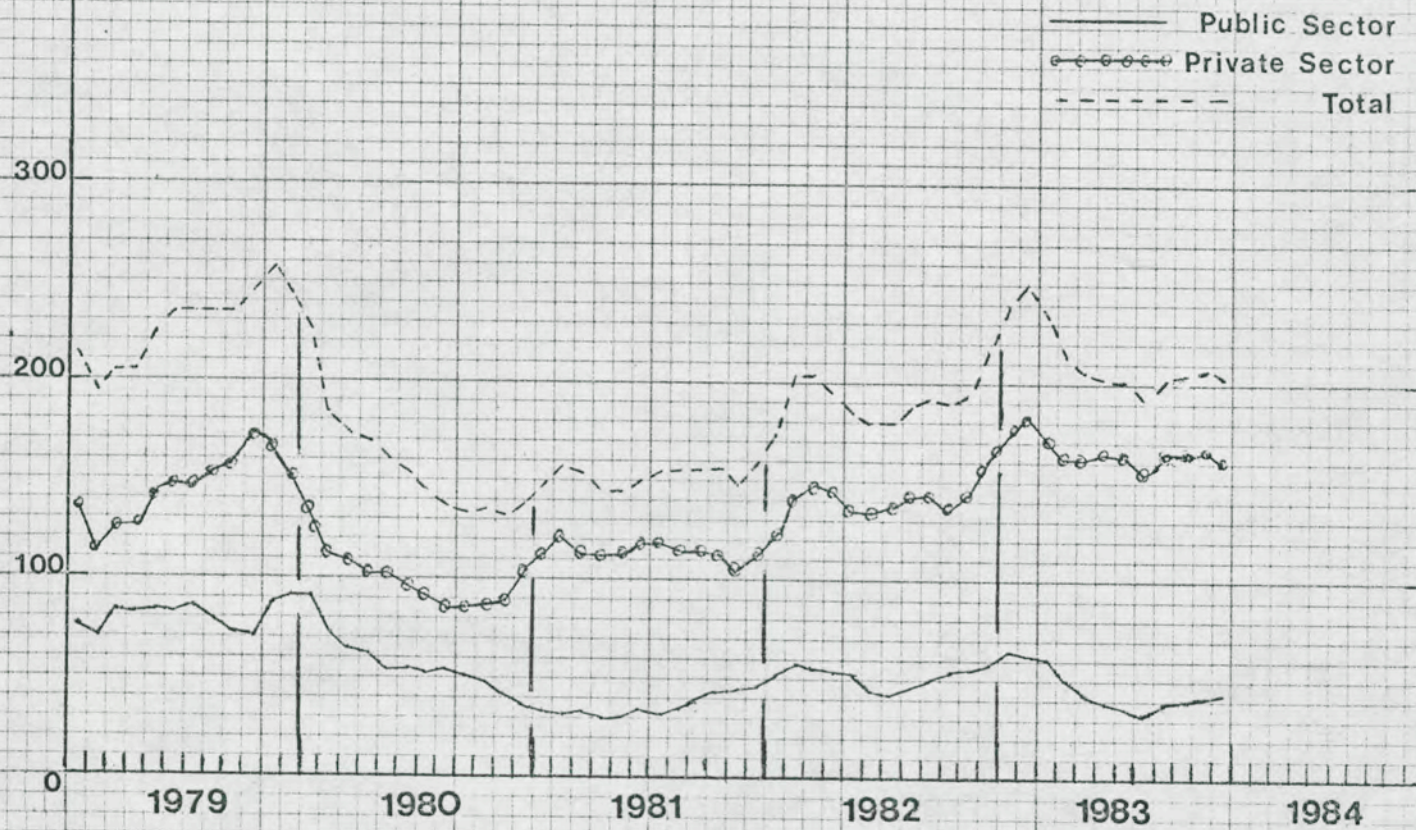


# HOUSEBUILDING: GREAT BRITAIN - DWELLINGS STARTED

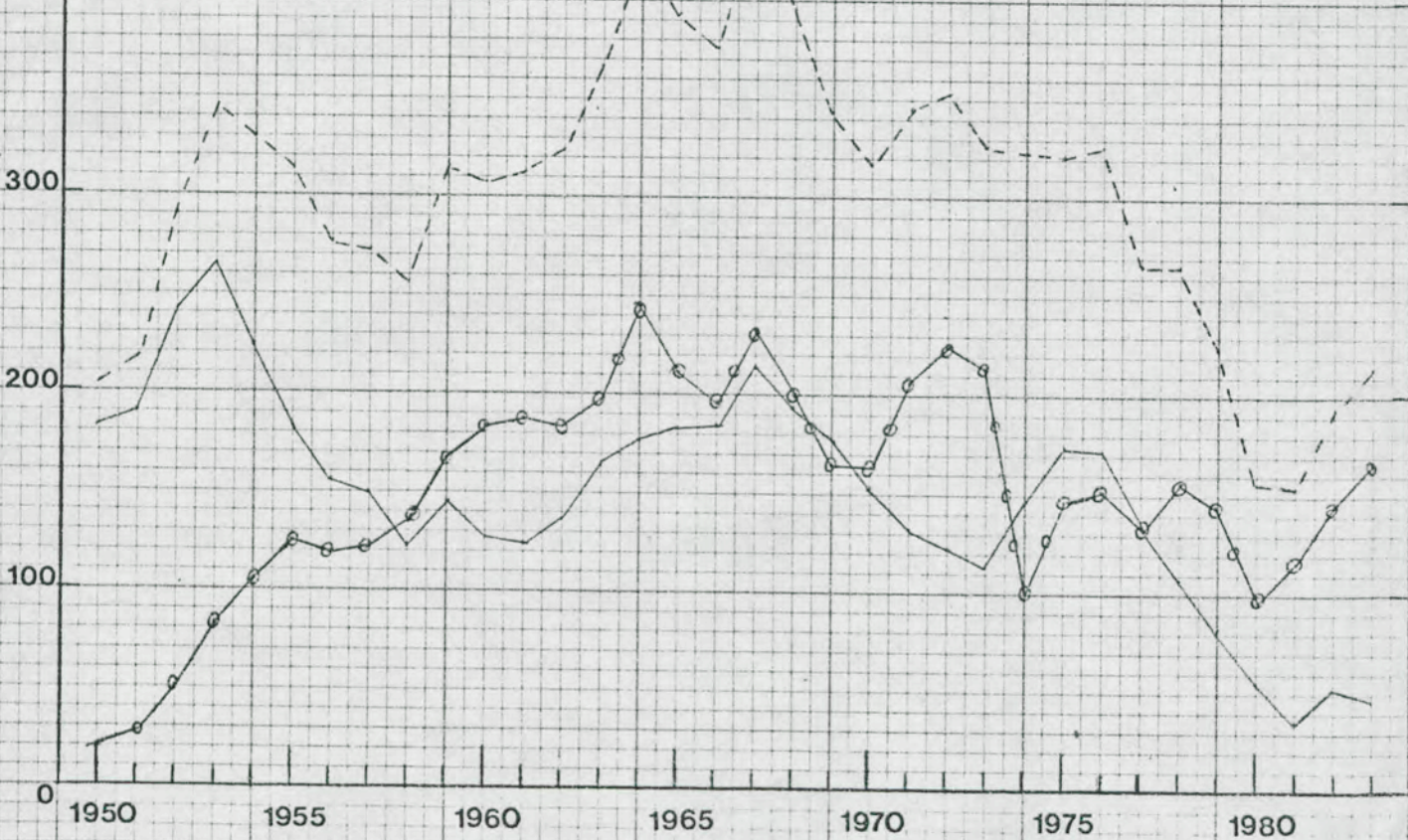
(Not for inclusion in Press Notice)

thousands of dwellings

## RECENT TRENDS - ANNUAL RATES



## ANNUAL FIGURES

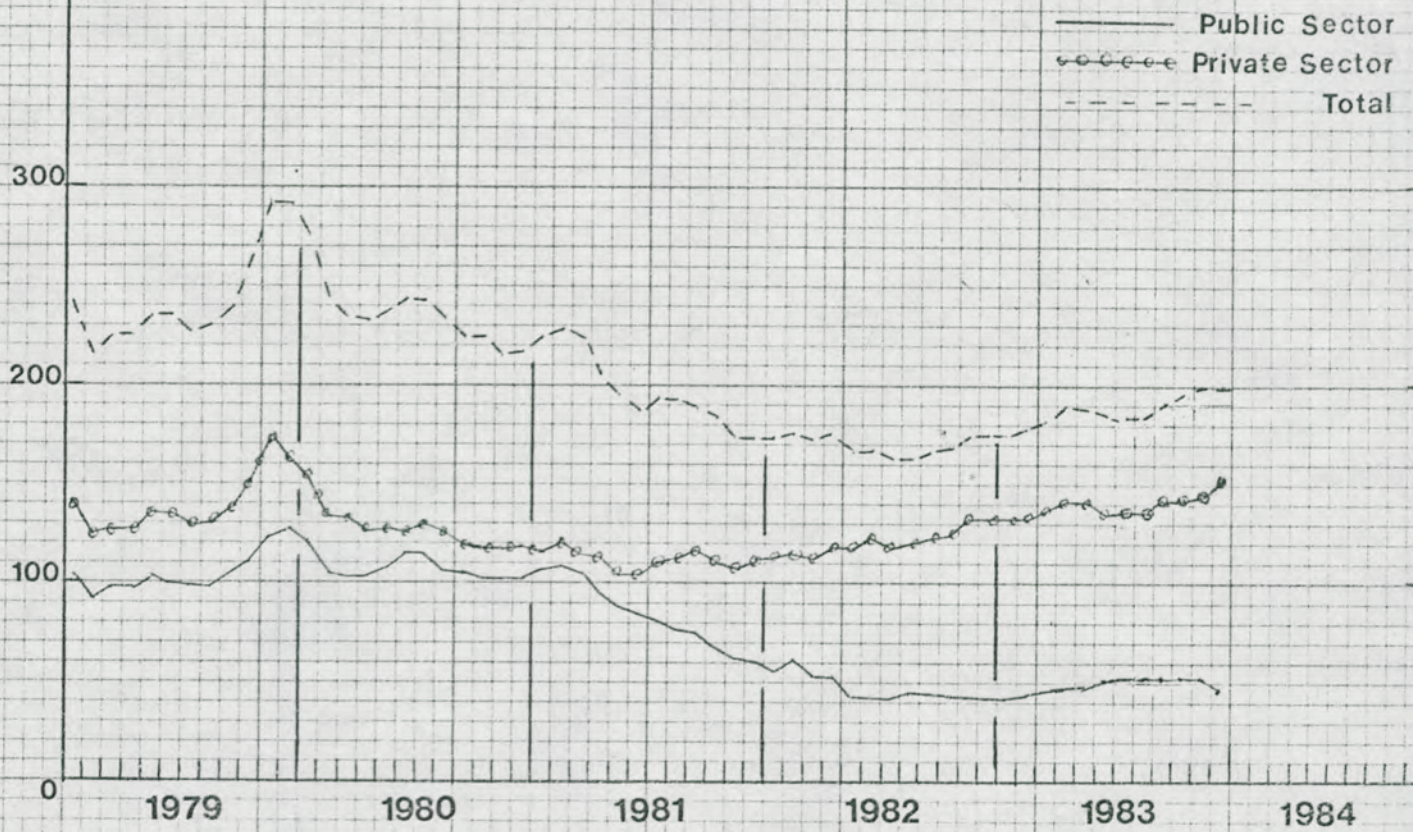


HOUSEBUILDING: GREAT BRITAIN - DWELLINGS COMPLETED

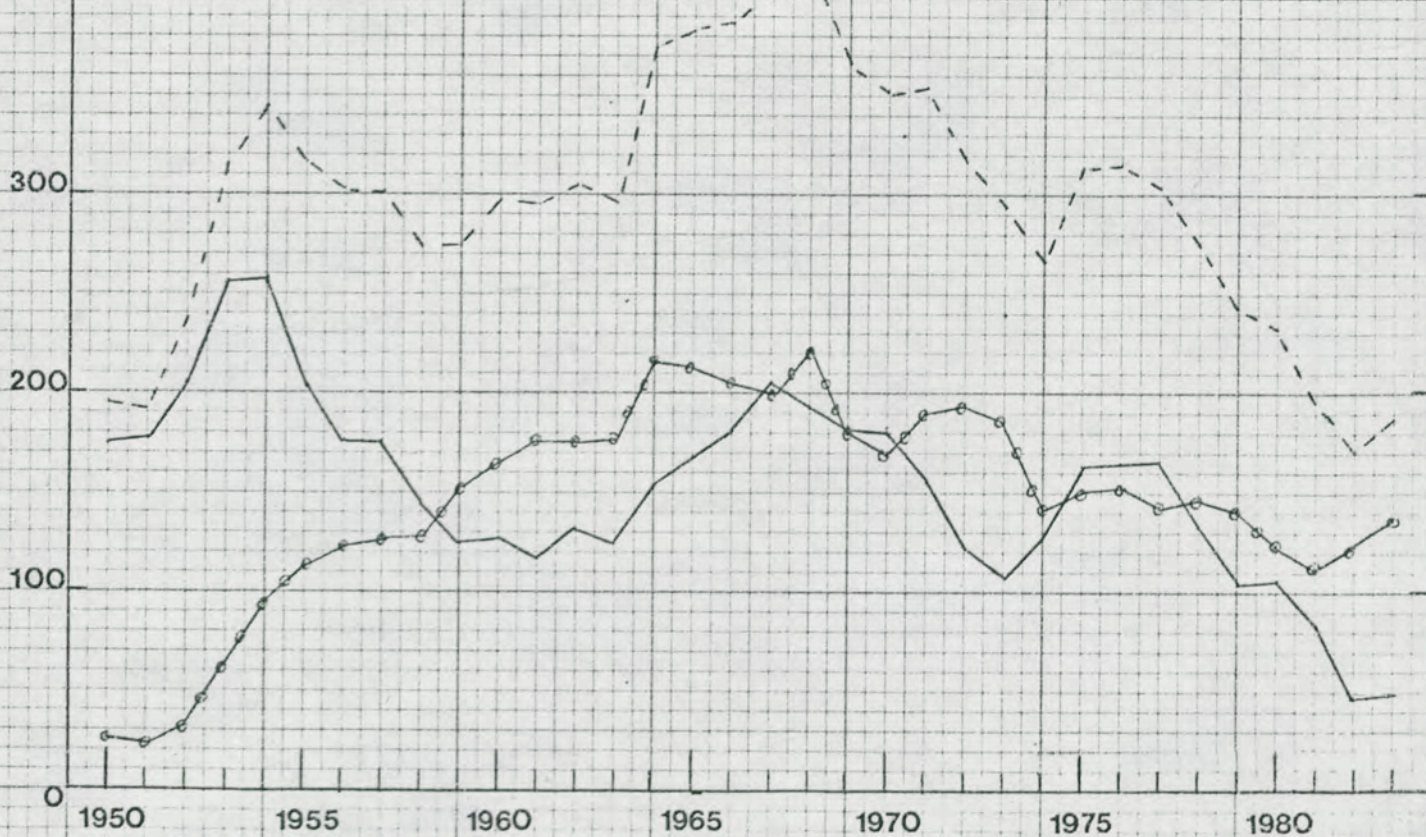
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thousands of dwellings

RECENT TRENDS - ANNUAL RATES



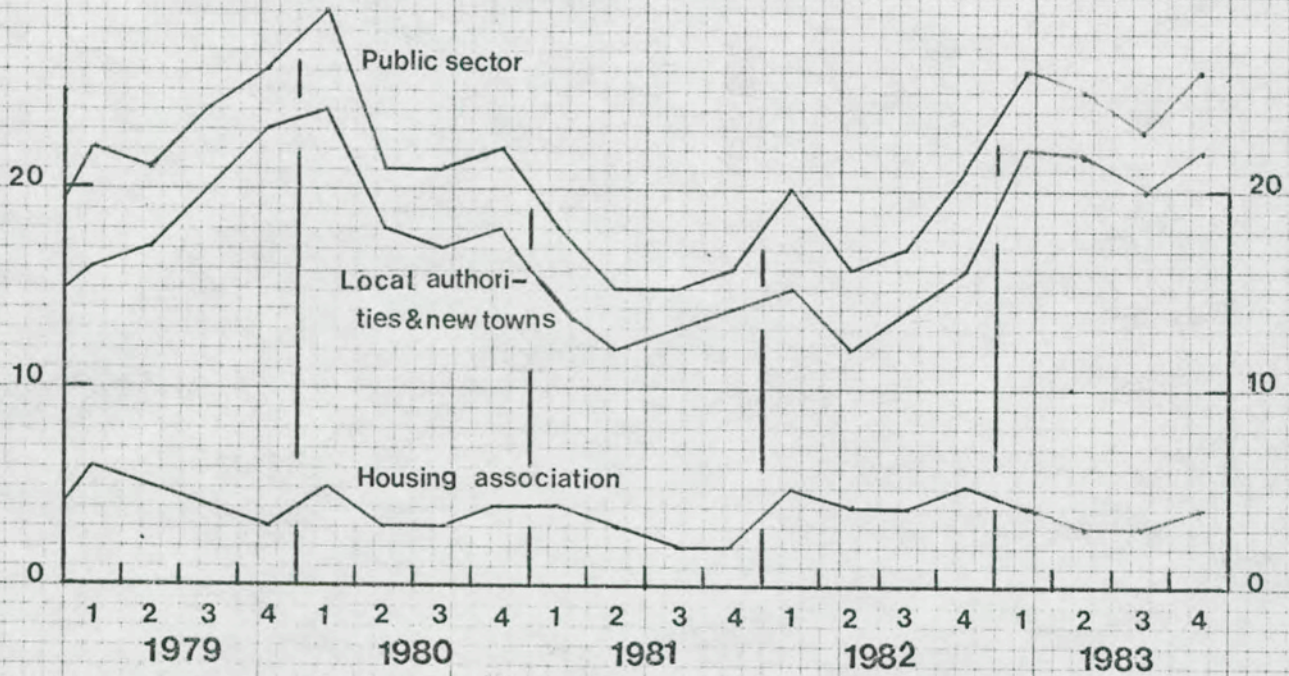
ANNUAL FIGURES



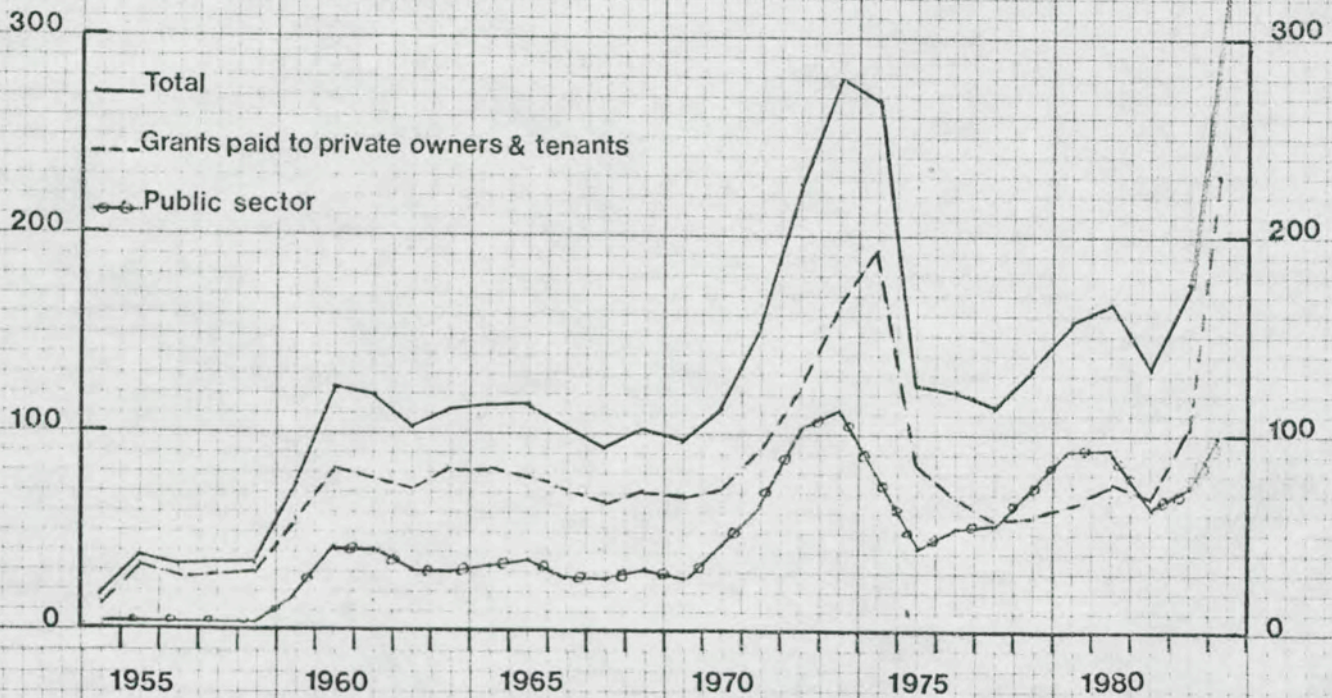
# RENOVATIONS OF DWELLINGS WITH THE AID OF GRANT OR SUBSIDY ENGLAND (not for inclusion in Press notice)

Recent quarters  
(not seasonally adjusted)

Thousands of dwellings



Annually



1 MAR 1984

11 12 1  
99 22  
88 33  
77 44  
66 55