

## FCC Statement re Annual completions data.

### Purpose of the Statement

- 1.1. This short statement has been prepared by the Council in response to the Home Builders Federation document M7.03A which contains data on annual completions deriving from Welsh government statistics on new housebuilding .
- 1.2. The information in M7.03A comprises annual completion data on annual completions between 2015 & 2019 for the North Wales Local Authorities (including Flintshire) and also some other Local Authorities in Wales. As indicated in Table A below the annual completions for Flintshire in M7.03A differ from the figures provided by the Council in BP10A (FCC002) and this statement explains the reason for this.

**Table A : Annual completions in Flintshire 2015-2019**

	2015-16	2016-17	2017-18	2018-19	Total
WG figures	554	619	416	423	2012
FCC figures (see BP10A-Table 1A)	662	421	608	454	2145

### Reason for Difference

- 2.1 The different figures are a consequence of the different sources of the data. The Council data is based on information gathered from site inspections and/or obtained from developers via the Council's annual monitoring exercise. This is consistent with the approach of other Local Authorities and was recognised in TAN 1 which required the land supply and completions data for housing land monitoring to be based on site surveys, to ensure accurate information was available to form part of the evidence base for LDP Annual Monitoring Reports.
- 2.2. Welsh Government completions data however is based on information on completions provided via Local Authority Building Control records and NHBC registered completions. The difficulty with this data source is potential delays in completion data being registered through Building Control and NHBC. In some cases it can be several months after a dwelling is actually completed before a completion is registered. The situation is further complicated by self certification and private approved inspectors. As a consequence of the above there is therefore an undercount, coupled with a time lag, in the Welsh Government completions data.
- 2.3 This is recognised in the WG data which states:  
*'In Wales, new house building is undertaken by the private sector, Registered Social Landlords (RSLs) and local authorities. The information presented here is based on the reports of local authority building inspectors and the National House Building Council (NHBC). It does not include information from private approved inspectors. The exclusion of*

*this information means that **there is currently an undercount** in the number of dwellings completed though this is estimated to be quite small.'*

Source: <https://statswales.gov.wales/Catalogue/Housing/New-House-Building/newdwellingscompleted-by-period-tenure>

2.4 This is evidenced when comparing the figures in Table A for the 4 years 2015-19, with the Welsh Government figures totalling 2012 completions, compared to the Council's totalling 2145 comps.