

# Northern Ireland Quarterly Construction Bulletin

Theme: Business and Energy

Frequency: Quarterly

Geographical area: Northern Ireland

Reference period: Quarter 3 (July - September) 2023

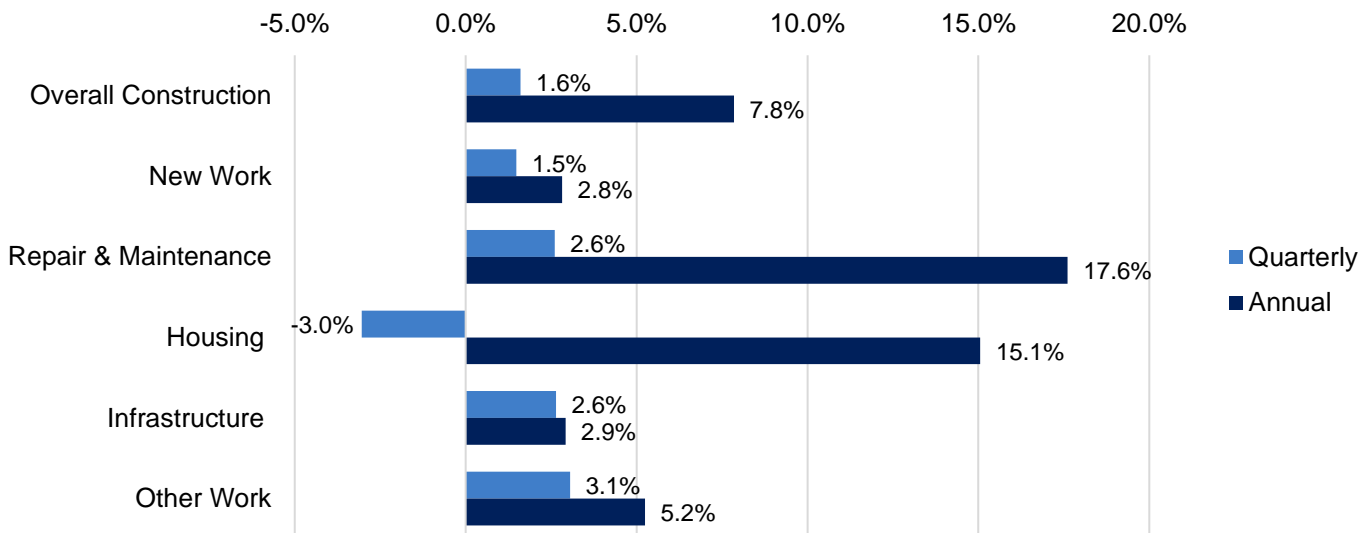
The Construction Output Statistics published in the Northern Ireland (NI) Construction Bulletin are intended to provide a general measure of quarterly and annual changes in the volume and value of construction output in Northern Ireland.

The latest estimates of construction output carried out in Northern Ireland cover **Quarter 3 2023 (July - September)**. It excludes work carried out by Northern Ireland Construction firms in other parts of the UK or elsewhere. All figures are adjusted for seasonality where appropriate, where the [seasonally adjusted series](#) started in 2000.

## Key Points

- The total volume of construction output increased by 1.6% over the third quarter of 2023 and increased by 7.8% over the year.
- The increase in construction output seen in Quarter 3 2023 from the previous quarter was driven by increases in both New Work (1.5%) and Repair and Maintenance (2.6%).

Figure 1: **Quarterly** and **Annual** changes in Construction Output by sector



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Quarter 3 2023	Overall Construction	New Work	Repair & Maintenance	Housing	Infrastructure	Other Work
Index	106.4	99.7	122.3	100.2	112.7	109.8
Quarterly change	+1.6%	+1.5%	+2.6%	-3.0%	+2.6%	+3.1%
Annual change	+7.8%	+2.8%	+17.6%	+15.1%	+2.9%	+5.2%

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## Accredited Official Statistics

[Accredited official statistics](#) are a sub-set of official statistics that have been independently reviewed by the Office for Statistics Regulation and confirmed as complying with the standards of trustworthiness, quality, and value in the [Code of Practice for Statistics](#). Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007.

These accredited official statistics were independently reviewed by the Office for Statistics Regulation in March 2012. They comply with the standards of trustworthiness, quality and value in the Code of Practice for Statistics and should be labelled ‘accredited official statistics’.

The full [assessment](#) of Quarterly Output in the Construction Industry in Northern Ireland is available on the UK Statistics Authority website.

Since the assessment by the UK Statistics Authority, we have continued to comply with the Code of Practice for Statistics, and have made the following improvements:

- Removed pre-release access to enhance trustworthiness, with the view to bring the publication date forward.
- Transferred data to an improved case management system (Integrated Business Survey System).
- Made improvements to the data collection process to standardise with other business surveys and ensure best practice is followed.
- Reduced business burden by offering the option of online data returns.
- Improved accessibility by amending the format and structure of reports in line with accessibility regulations.
- [Consulted users](#) on streamlining the QCE statistical bulletin.



# NISRA Outputs Consultation

NISRA recently consulted on proposed changes to statistical outputs, this output was part of that consultation. The consultation, which ended on 15 October, sought views from users and stakeholders to help NISRA to address the financial constraints imposed by the budget settlement for 2023-24, whilst minimising the impact on users and stakeholders. The full report on the outcome of the consultation, including users' responses, actions planned and mitigations, can be found on the [consultation webpage](#).

**We are proposing:** The statistical bulletin will be reduced to headline results only; analysis of subsectors will be removed. The bulletin will be reduced from 17 pages to approximately 5 pages. Data will continue to be provided in the existing supplementary tables; however, the following sections will be discontinued – the Structure of Industry tables and the Standard Errors and Coefficients of Variation (CVs) tables. All other supplementary tables will remain the same.

**Action:** NISRA welcomes the positive feedback on this release. Consistent with some of the responses to the consultation, we will proceed to scale back the statistical bulletin as planned but will consider whether some detail of subsector analysis can still be included in the reduced bulletin.

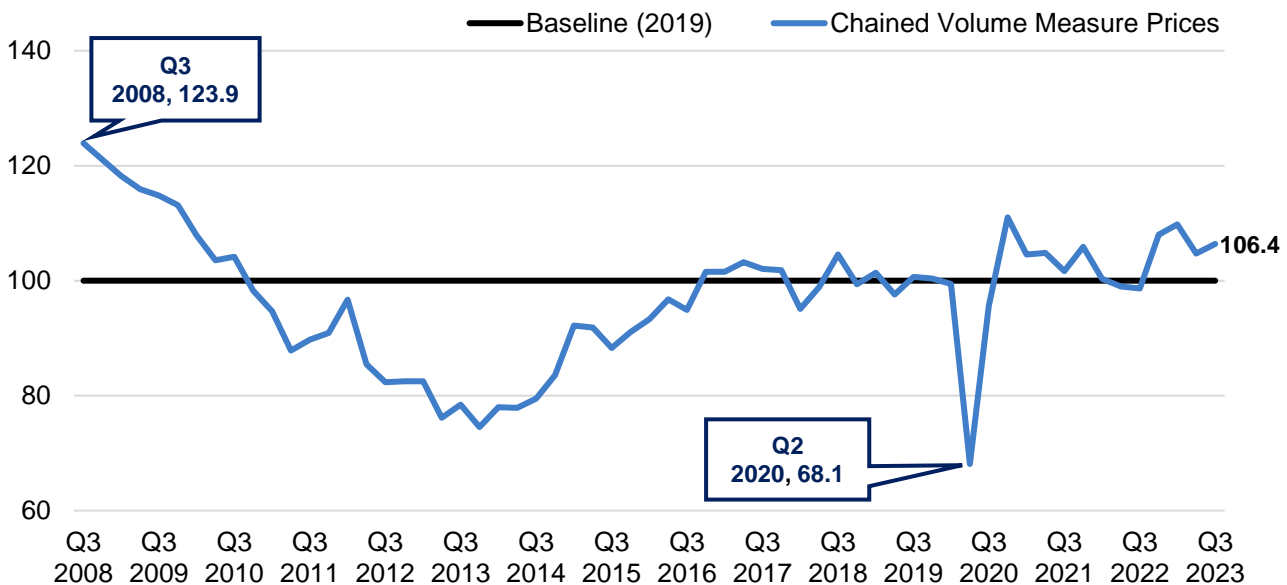
**Date proposed change will come into effect:** 11 January 2024

## Construction Output Summary

**Construction Output:** Construction activity measured by the QCE includes general construction and demolition work, construction and repair of buildings, civil engineering, installation of fixtures and fittings and any other building completion work. This output is then converted into an index value which is a convenient form of expressing a series in a way that makes it easier to see changes in that series. The numbers in the series are expressed relatively, in this case the average of the turnover in 2019 chosen to be the 'base' (expressed as 100) and other turnover values being measured relative to this base.

Figure 2 shows the volume of construction output for Northern Ireland from Quarter 3 2008 through to Quarter 3 2023, indexed to 2019. In the third quarter of 2023 the volume of construction output increased by 1.6% over the quarter, increased by 7.8% over the year and increased by 6.2% on a rolling four quarter basis.

Figure 2: Volume of Construction Output in NI (index), Q3 2008 – Q3 2023



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In Quarter 3 2023, construction output saw the fourth consecutive quarter of annual growth and the third consecutive quarter of annualised growth.

After a short recovery following the decline seen in Quarter 2 2020, construction output saw a downward trend from Quarter 3 2020 until the recent low in Quarter 3 2022. However, since Quarter 3 2022, construction output has been on an upward trend, and this is mainly driven by increases in Repair and Maintenance output. The volume of New Work output during this period has remained relatively stable.

Construction output is now 6.0% above the pre-pandemic figure seen in Quarter 4 2019, and 56.2% above the series low experienced throughout the pandemic in Quarter 2 2020.

## Construction Output – New Work

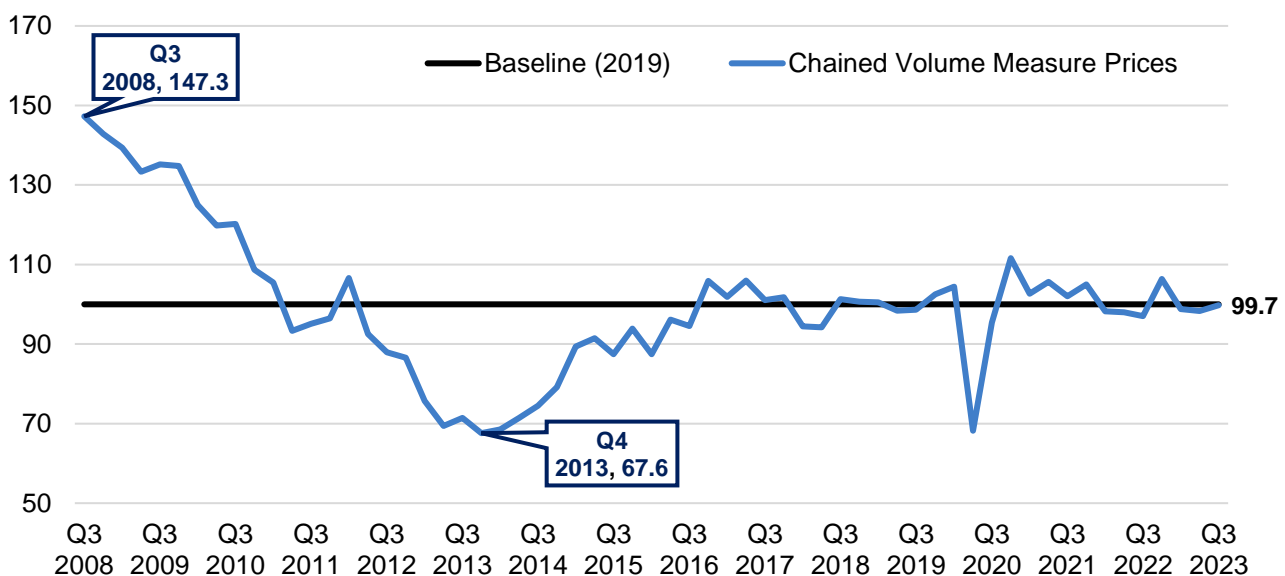
**New Work:** is any new construction activity for example, factory and office extensions, major re-construction, major alterations, site preparation and demolition.

In Quarter 3 2023, New Work accounted for around three fifths (62.3%) of all construction output. Historically in Northern Ireland, New Work has been the largest sub-component of overall construction output.

Figure 3 shows the volume of New Work output for Northern Ireland from Quarter 3 2008 through to Quarter 3 2023, indexed to 2019.

In the third quarter of 2023, the volume of New Work increased by 1.5% over the quarter, increased by 2.8% over the year and increased by 1.2% on a rolling four quarter basis.

Figure 3: Volume of New Work Output in NI (index), Q3 2008 – Q3 2023



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In Quarter 3 2023, New Work output saw the first quarter of growth following two consecutive quarters of decline. The volume of New Work output also saw the fourth consecutive quarter of annual growth during this period.

Following a period of recovery post Covid-19 pandemic, the volume of New Work output has remained relatively stable and close to the 2019 baseline. This follows a similar trend to the pre-pandemic period from the end of 2016 leading up to Quarter 1 2020.

New Work output is 2.7% below the pre-pandemic figure seen in Quarter 4 2019 and remains 32.3% below the 15 year high seen in Quarter 3 2008.

## Construction Output – Repair and Maintenance

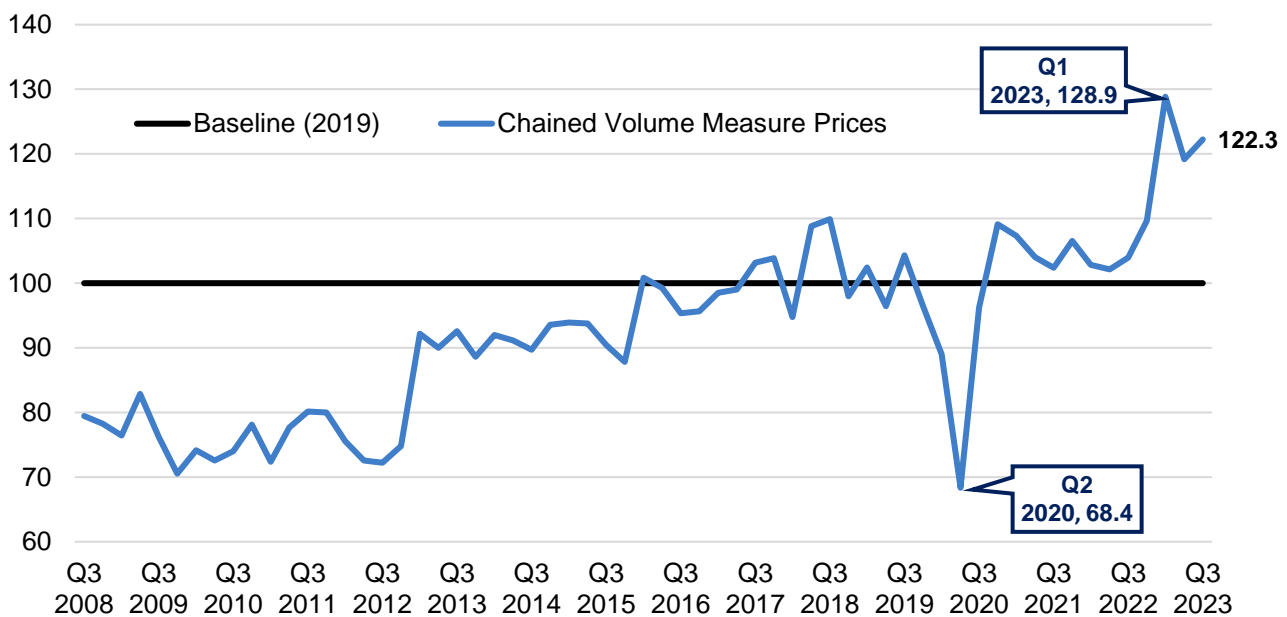
**Repair and Maintenance:** is all on-site work not defined as new construction, for example, housing conversions, extensions and improvements.

In Quarter 3 2023, Repair and Maintenance accounted for over one third (38.5%) of all construction output.

Figure 4 shows the volume of Repair and Maintenance output for Northern Ireland from Quarter 3 2008 through to Quarter 3 2023, indexed to 2019.

In Quarter 3 2023, Repair and Maintenance output increased by 2.6% over the quarter, increased by 17.6% over the year and increased by 15.5% on a rolling four quarter basis.

Figure 4: Volume of Repair and Maintenance Output in NI (index), Q3 2008 – Q3 2023



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After recovering from the series low seen in Quarter 2 2020 Repair and Maintenance output experienced a period of decline from Quarter 3 2020 to Quarter 2 2022. Since Quarter 2 2022 the series has been on an upward trend, with increases in four of the most recent five quarters.

In Quarter 3 2023, Repair and Maintenance also saw the fifth consecutive quarter of annual growth and the third consecutive quarter of annualised growth.

Repair and Maintenance output is now 26.8% above the pre-pandemic figure seen in Quarter 4 2019, and 78.9% above the series low experienced throughout the pandemic in Quarter 2 2020.

## Construction Output – Housing

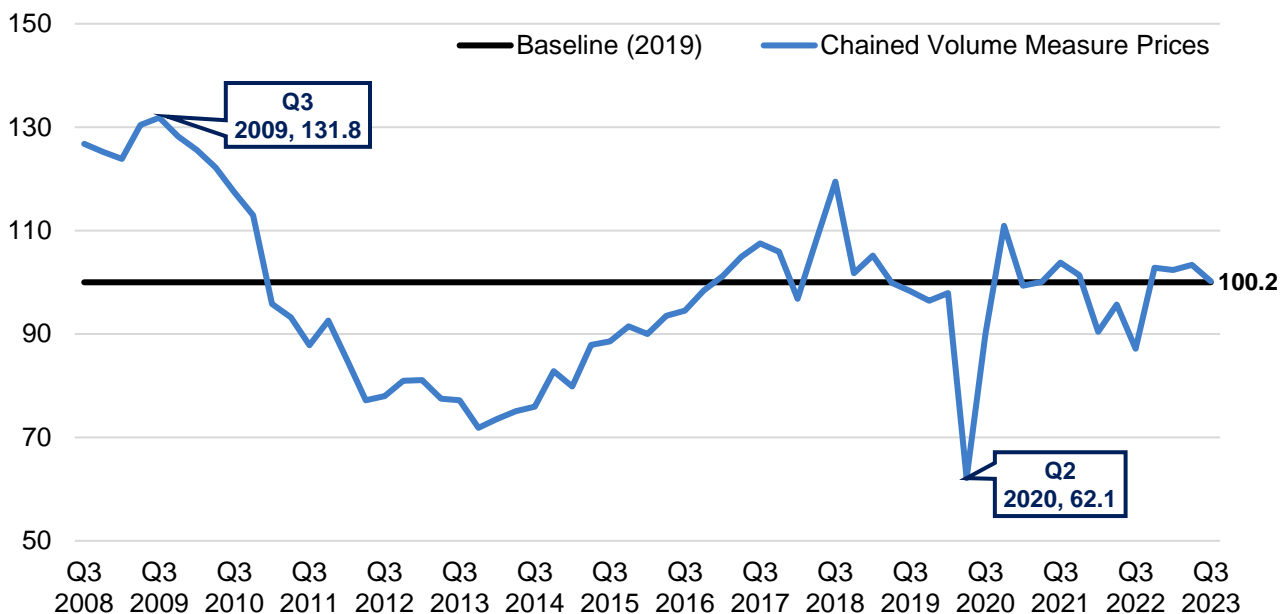
**Housing Output:** is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with Housing.

In Quarter 3 2023, Housing accounted for around one third (34.1%) of all construction output.

Figure 5 shows the volume of Housing output for Northern Ireland from Quarter 3 2008 through to Quarter 3 2023, indexed to 2019.

In the third quarter of 2023, the volume of Housing output decreased by 3.0% over the quarter. However, Housing output increased by 15.1% over the year and increased by 9.1% on a rolling four quarter basis.

Figure 5: Volume of Housing Output in NI (index), Q3 2008 – Q3 2023



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The volume of Housing output in Northern Ireland saw a downward trend following the pandemic from Quarter 4 2020 through to Quarter 3 2022. However, since Quarter 4 2022 the volume of Housing output has remained stable with marginal change each quarter.

Over the year, Housing output has increased by 15.1%, and Quarter 3 2023 marks the fourth consecutive quarterly annual increase in Housing output.

Housing output is now 61.4% above the series low experienced throughout the pandemic in Quarter 2 2020 but 24.0% below the 15 year high seen in Quarter 3 2009.

## Construction Output – Infrastructure

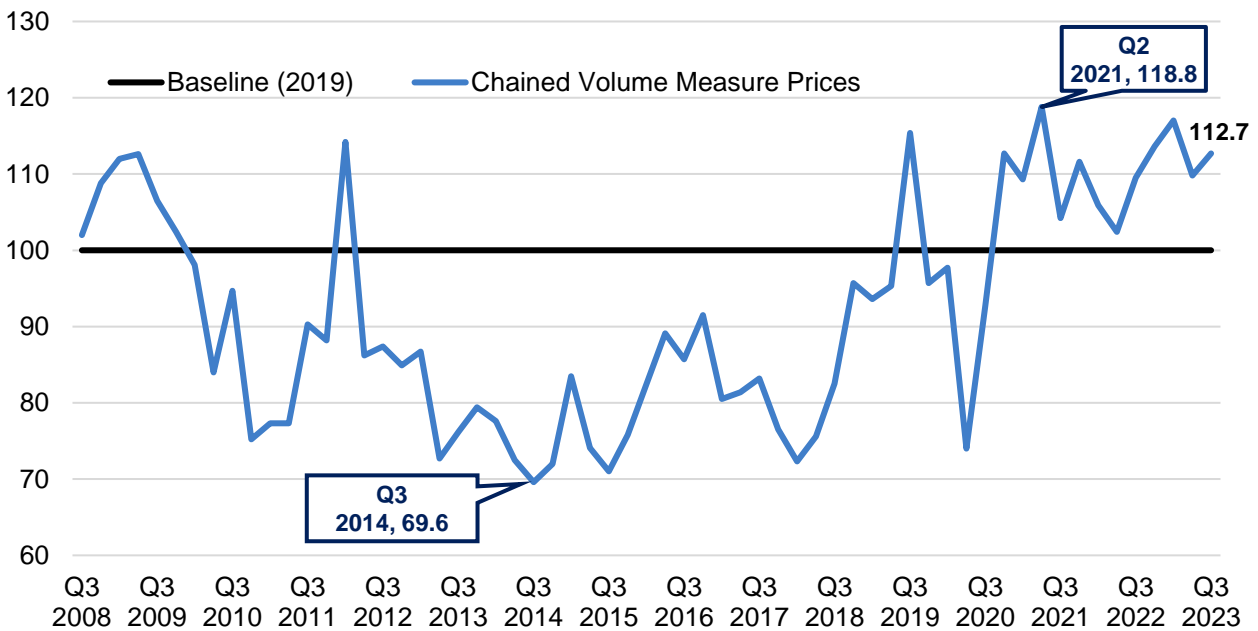
**Infrastructure Output:** is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with roads, bridges, car parks, footpaths, water, sewage, electricity, gas, communications, air transport, railways, harbours and waterways.

In Quarter 3 2023, Infrastructure output accounted for less than one third (29.1%) of all construction output.

Figure 6 shows the volume of Infrastructure output for Northern Ireland from Quarter 3 2008 through to Quarter 3 2023, indexed to 2019.

In the third quarter of 2023, the volume of Infrastructure output increased by 2.6% over the quarter, increased by 2.9% over the year and increased by 5.5% on a rolling four quarter basis.

Figure 6: Volume of Infrastructure Output in NI (index), Q3 2008 – Q3 2023



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In Quarter 3 2023, Infrastructure output saw the fifth consecutive quarter of annual growth and the third consecutive quarter of annualised growth.

Despite significant volatility in the series, Infrastructure output has been on an upward trend since Quarter 2 2022 with increases in four out of the five most recent quarters.

In Quarter 3 2023, Infrastructure output was 61.9% above the 15 year low seen in Q3 2014, and 17.8% above the pre-pandemic level seen in Quarter 4 2019.



## Construction Output – Other Work

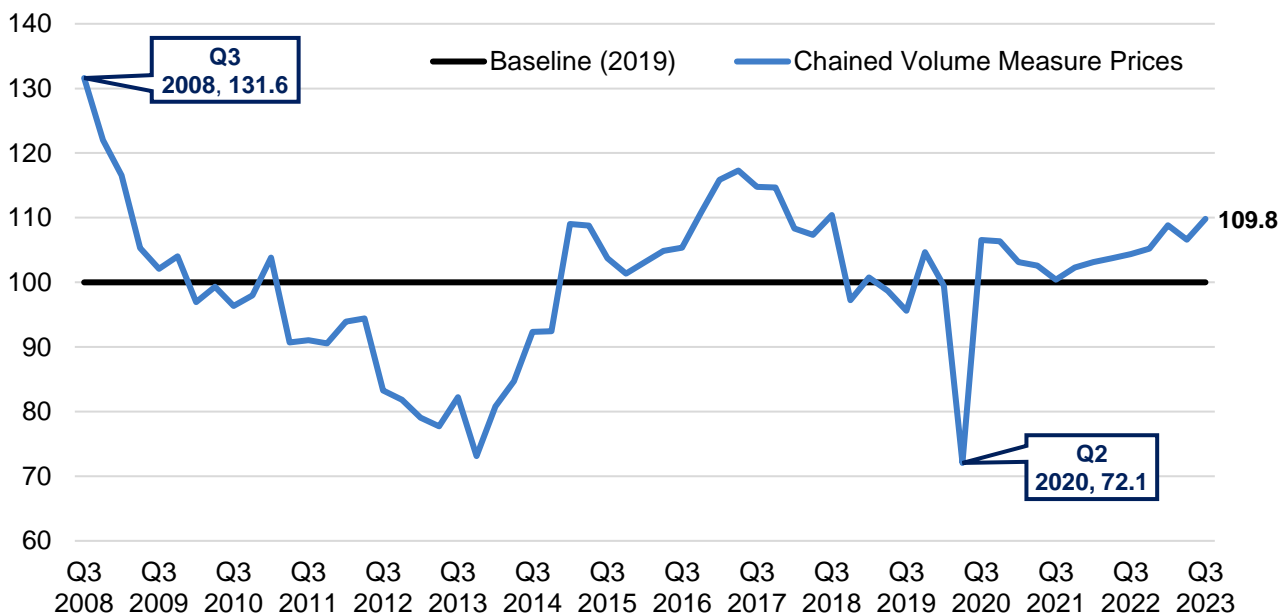
**Other Work Output:** is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with the following: Industrial, for example, factories and warehouses or else Non-industrial, for example, schools, health centres and banks.

In Quarter 3 2023, the largest sub-sector was Other Work which accounted for 37.5% of all construction output.

Figure 7 shows the volume of Other Work output for Northern Ireland from Quarter 3 2008 through to Quarter 3 2023, indexed to 2019.

In the third quarter of 2023, the volume of Other Work output increased by 3.1% over the quarter, increased by 5.2% over the year and by 4.1% on a rolling four quarter basis.

Figure 7: Volume of Other Work Output in NI, Q3 2008 – Q3 2023



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Other Work output has been on an upward trend since Quarter 3 2021 with increases in 7 out of the 8 most recent quarters. In Quarter 3 2023, Other Work output has also seen the sixth consecutive quarter of annual growth and the fifth consecutive quarter of annualised growth.

Other Work in Quarter 3 2023 is 16.5% below the 15 year high seen in Quarter 3 2008, but is 52.4% above the series low experienced throughout the pandemic in Quarter 2 2020.

## Further Information

Data published within this bulletin is available to download from our [website](#) and the new [NISRA Data Portal](#).

Detailed background information documents and methodology information have also been published [online](#) for users to refer to for more detailed information on the QCE.

We have also published information on revisions to the QCE series which users can access on our [website](#).

### **Statistical Contact – Cathy White:**

Email: [Cathy.White@nisra.gov.uk](mailto:Cathy.White@nisra.gov.uk)

Tel: 028 905 29351

As a user of these statistics, we would welcome feedback on this release, in particular on the content, format and structure.

If you wish to receive regular Quarterly Construction Enquiry updates via email, please contact:

[economicstats@nisra.gov.uk](mailto:economicstats@nisra.gov.uk)

**Economic and Labour Market Statistics,  
Northern Ireland Statistics and Research Agency,  
Colby House,  
Stranmillis Court,  
Belfast BT9 5RR**

X (formerly twitter): [@NISRA](#)

Website: <https://www.nisra.gov.uk/statistics>