

Northern Ireland Housing Bulletin 1st July – 30th September 2016

Published 7th February 2017



Introduction

The Northern Ireland Housing Bulletin is produced each quarter by the Analytical Services Unit of the Department for Communities. The Bulletin contains information on starts and completions, homelessness, the House Price Index and NHBC registered new dwelling sales and prices.

Key Facts include:

- The total number of new dwelling starts in Northern Ireland recorded by Building Control for July – September 2016 was 1,973, a decrease of 1.8% on the same quarter in 2015 (2,010). The total number of new dwelling completions for July – September 2016 was 1,513, an increase of 12.2% on the same quarter in 2015 (1,348).
- In 2015/16, there were a total of 1,568 Social Housing Development Programme (SHDP) new social housing dwelling starts and 1,209 SHDP new social housing dwelling completions. The SHDP figures are sourced from the Northern Ireland Housing Executive, and not Building Control. More detail on the definitions of starts and completions used by the two organisations is available in Appendix 1.
- In total, 4,924 households presented as homeless to the Northern Ireland Housing Executive during July - September 2016, an increase of 269 (5.8%) from the previous quarter (4,655). The most common reason reported by those presenting as homeless was that their accommodation was not reasonable (1,071). This was followed by those who reported a sharing breakdown or family dispute (1,017).
- The number of households accepted by the Northern Ireland Housing Executive as full duty applicants for the quarter July - September 2016 was 3,096, an increase (15.7%) on the previous quarter (2,677). The most common reasons reported by full duty applicants for their current situation was that their accommodation was not reasonable (875) or they were experiencing a sharing breakdown or family dispute (566). Of those households accepted as full duty applicants during the quarter, 114 were discharged. A full duty applicant is an applicant considered by the Housing Executive to be eligible, homeless (or threatened with homelessness), in priority need and unintentionally homeless, to whom the Housing Executive owes full housing duty.
- The Northern Ireland House Price Index in Quarter 3 (July - September) 2016 stands at 111.9.
- Between Quarter 3 2015 and Quarter 3 2016, the House Price Index increased by 5.4%. Following revisions to the House Price Index series (published by Land and Property Services on 17th May 2016) the reference base period has been updated to Quarter 1 2015 and the index is set to 100 for that period.
- During the quarter ending Sep 2016, 297 new National House Building Council (NHBC) registered dwellings were sold, a decrease of 6.0% compared with the same period in 2015 (316).

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- The average price of NHBC-registered new dwellings for the quarter ending Sep 2016 was £152,600, a decrease of 3.1% on the previous quarter (£157,300).

Symbols and Conventions

The following symbols are used throughout the publication:

- .. Not available
- * Suppressed
- (P) Provisional
- (R) Revised
- N/A Not Applicable

Review of New Dwelling Starts and Completions

Following a review of new dwelling starts and completions data in 2014/15, and subsequent user consultation carried out in March 2015, the information included in Section 1 of the bulletin was revised in the April - June 2015 edition to incorporate revisions to the relevant time series. Further information on the changes is included in Appendix 2.

Housing Publications

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Quarterly Housing Bulletins, along with the more comprehensive annual 'Housing Statistics' reports can be found at: <https://www.communities-ni.gov.uk/topics/dfc-statistics-and-research-housing/housing-statistics>

If you wish to receive notification of the publications by email, please contact the above address.

Comprehensive government statistics on Northern Ireland can be found on the Northern Ireland Statistics and Research Agency website (www.nisra.gov.uk).
The next edition of this bulletin will be published in April/May 2017.

INTRODUCTION

Analytical Services Unit (ASU), Department for Communities receives data for the Housing Bulletin from a number of data providers. ASU carries out a number of validation checks to quality assure all data received however responsibility for accuracy of the data supplied lies primarily with the source.

The Northern Ireland Housing Bulletin was assessed by the United Kingdom Statistics Authority against the Code of Practice for Official Statistics in 2012-2013.

The United Kingdom Statistics Authority has designated these statistics as National Statistics.

National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value. All official statistics should comply with all aspects of the Code of Practice for Official Statistics. They are awarded National Statistics status following an assessment by the Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.

It is a producer's responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

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SECTION 1 – SUPPLY

The presentation of Starts and Completions data included in this section of the bulletin was revised in the April – June 2015 edition. A review of the reporting on starts and completions data carried out in 2014/15 concluded that an adjustment factor previously applied to completions data was no longer required. This is due to improvement over the years in terms of data quality as well as the availability of a longer time series where completions eventually make their way into the series. Further details of the review are included in Appendix 2 and on the following webpage:

<https://www.communities-ni.gov.uk/publications/review-new-dwelling-starts-and-completions>

The bulletin now includes starts and completions data sourced from Building Control via Land and Property Services (LPS) as well as starts and completions data sourced from the Northern Ireland Housing Executive (NIHE) for the Social Housing Development Programme. Information on the way starts and completions data are recorded by LPS (tables 1.1 and 1.2) and the NIHE (tables 1.3 and 1.4) is available in Appendix 1.

Building Control Starts

- 1.1 The total number of new dwelling starts in Northern Ireland recorded by Building Control for July - September was 1,973, a decrease of 1.8% on the same quarter in 2015 (2,010).
- 1.2 The number of private owner/speculative development new dwelling starts recorded by Building Control for July - September 2016 was 1,620, an increase of 4.1% on the same quarter in 2015 (1,556). The corresponding number recorded for social housing development new dwelling starts was 353, a decrease of 22.2% on the number recorded for the same quarter in 2015 (454).

Building Control Completions

- 1.3 The total number of new dwelling completions in Northern Ireland recorded by Building Control for July – September 2016 was 1,513, an increase of 12.2% on the same quarter in 2015 (1,348).
- 1.4 The number of private owner/speculative development new dwelling completions recorded by Building Control for July - September 2016 was 1,248, an increase of 4.2% on the same quarter in 2015 (1,198). The corresponding number recorded for social housing development new dwelling completions was 265, an increase of 76.7% on the same quarter in 2015 (150).

Social Housing Development Programme Starts

- 1.5 There were a total of 1,568 Social Housing Development Programme (SHDP) new social housing dwelling starts in 2015/16; 1,498 of the new starts were Self-Contained dwellings and 70 were Shared accommodation. Table 1.3 also presents quarterly figures for new dwelling starts in 2016/17. Between July - September 2016 there has been a total of 123 SHDP social housing dwelling starts.
- 1.6 The majority of SHDP new social housing dwelling starts in 2015/16 were New Build (74%). A further 8% were Off-the-Shelf, 10% were Existing Satisfactory Purchase, 2% were Rehabilitation and 5% were Re-improvement. The definition of all scheme types can be found in the Housing Association Guide at: <https://www.communities-ni.gov.uk/scheme-types>.

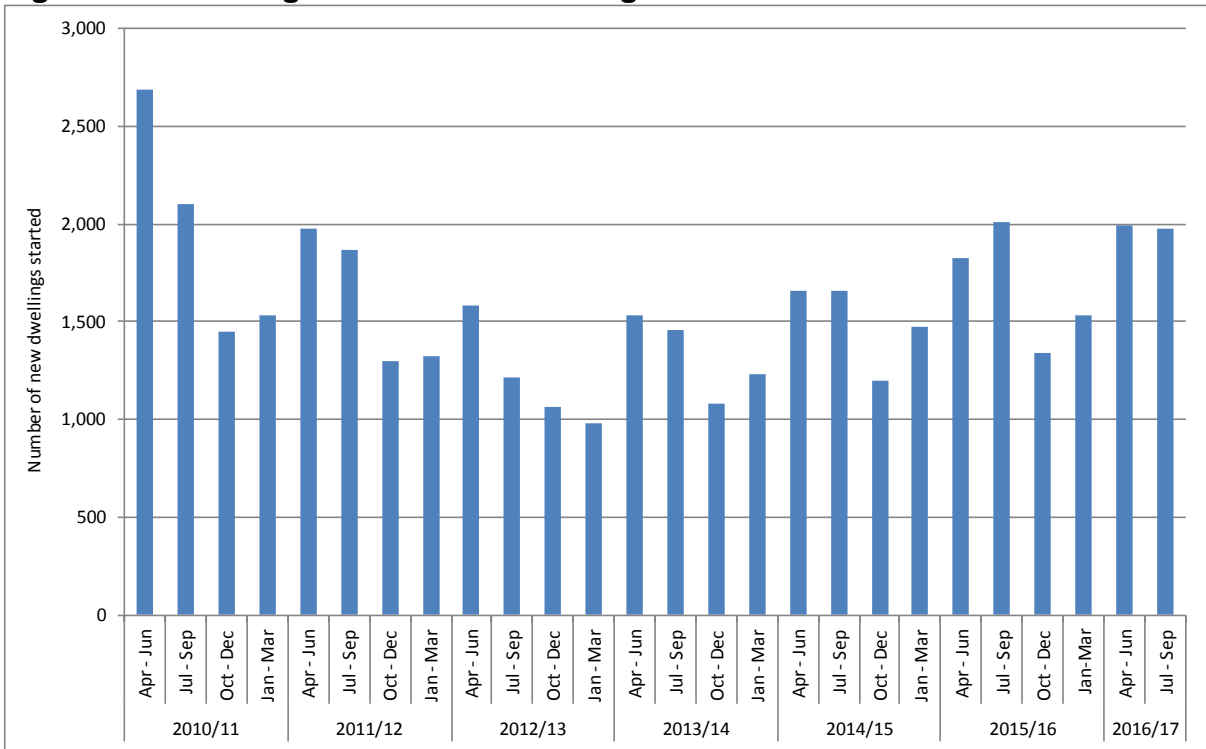
SECTION 1 – SUPPLY

Social Housing Development Programme Completions

- 1.7 There were a total of 1,209 Social Housing Development Programme (SHDP) new social housing dwelling completions in 2015/16; 1,145 of the new completions were Self-Contained and 64 were Shared accommodation. Table 1.4 also presents quarterly figures for new dwelling completions. In July - September there has been a total of 259 SHDP social housing dwelling completions.
- 1.8 The majority of SHDP new social housing dwelling completions in 2015/16 were New Build (68%). A further 13% were Off-the-Shelf, 9% were Existing Satisfactory Purchase, 6% were Rehabilitation, and 4% were Re-improvement. The definition of all scheme types can be found in the Housing Association Guide at: <https://www.communities-ni.gov.uk/scheme-types>.

SECTION 1 – SUPPLY

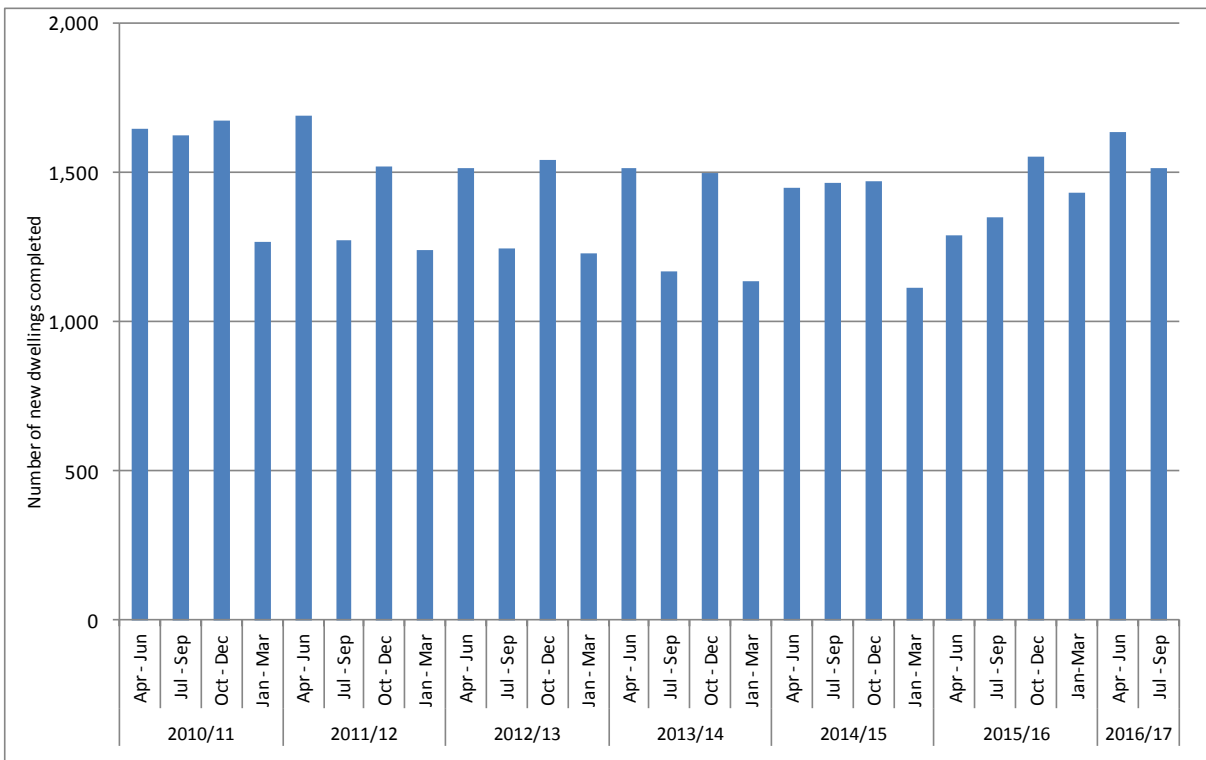
Figure 1.1: Building Control New Dwelling Starts Q1 2010/11 – Q2 2016/17



Source: Land and Property Services

<https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

Figure 1.2: Building Control New Dwelling Completions Q1 2010/11 – Q2 2016/17



Source: Land and Property Services

<https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

SECTION 1 – SUPPLY

Table 1.1 Building Control New Dwelling Starts by development type^{1,2,3,4}

Quarter / Year	Development Type		
	Private owner/ speculative development	Social Housing Development	Total New Dwelling Starts
Apr - Jun 2010	2,159	527	2,686
Jul - Sep 2010	1,784	319	2,103
Oct - Dec 2010	1,316	137	1,453
Jan - Mar 2011	1,392	141	1,533
2010-11	6,651	1,124	7,775
Apr - Jun 2011	1,422	552	1,974
Jul - Sep 2011	1,434	432	1,866
Oct - Dec 2011	1,042	253	1,295
Jan - Mar 2012	1,115	206	1,321
2011-12	5,013	1,443	6,456
Apr - Jun 2012	1,124	457	1,581
Jul - Sep 2012	983	231	1,214
Oct - Dec 2012	925	140	1,065
Jan - Mar 2013	869	108	977
2012-13	3,901	936	4,837
Apr - Jun 2013	1,186	351	1,537
Jul - Sep 2013	1,160	298	1,458
Oct - Dec 2013	925	157	1,082
Jan - Mar 2014	1,133	97	1,230
2013-14	4,404	903	5,307
Apr - Jun 2014	1,441	216	1,657
Jul - Sep 2014	1,461	196	1,657
Oct - Dec 2014	1,119	83	1,202
Jan - Mar 2015	1,237	237	1,474
2014-15	5,258	732	5,990
Apr - Jun 2015	1,405	420	1,825
Jul-Sep2015	1,556	454	2,010
Oct-Dec 2015	1,246	99	1,345
Jan-Mar 2016	1,349	184	1,533
2015-16	5,556	1,157	6,713
Apr-Jun 2016	1,754	238	1,992
Jul - Sep 2016	1,620	353	1,973

Source: Land and Property Services

<https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

1. The date of a new dwelling start is the date on which the first building control inspection takes place.
2. The figures only include applications for new dwellings received by Building Control in NI.
3. The figures include domestic apartments and dwellings as defined by Building Control purpose group.
4. Figures will be revised on an annual basis to capture Building Control applications received outside of the quarter.

[Download Table](#)

SECTION 1 – SUPPLY

Table 1.2 Building Control New Dwelling Completions by development type^{1,2,3,4}

Quarter / Year	Development Type		
	Private owner/ speculative development	Social Housing Development	Total New Dwelling Completions
Apr - Jun 2010	1,461	187	1,648
Jul - Sep 2010	1,445	179	1,624
Oct - Dec 2010	1,454	221	1,675
Jan - Mar 2011	1,118	148	1,266
2010-11	5,478	735	6,213
Apr - Jun 2011	1,467	223	1,690
Jul - Sep 2011	1,159	113	1,272
Oct - Dec 2011	1,155	363	1,518
Jan - Mar 2012	1,048	191	1,239
2011-12	4,829	890	5,719
Apr - Jun 2012	1,061	451	1,512
Jul - Sep 2012	997	247	1,244
Oct - Dec 2012	1,052	489	1,541
Jan - Mar 2013	963	266	1,229
2012-13	4,073	1,453	5,526
Apr - Jun 2013	1,031	485	1,516
Jul - Sep 2013	990	176	1,166
Oct - Dec 2013	1,168	331	1,499
Jan - Mar 2014	1,015	119	1,134
2013-14	4,204	1,111	5,315
Apr - Jun 2014	1,136	314	1,450
Jul - Sep 2014	1,120	345	1,465
Oct - Dec 2014	1,257	213	1,470
Jan - Mar 2015	1,024	92	1,116
2014-15	4,537	964	5,501
Apr - Jun 2015	1,193	95	1,288
Jul - Sep 2015	1,198	150	1,348
Oct - Dec 2015	1,271	282	1,553
Jan - Mar 2016	1,255	178	1,433
2015 - 16	4,917	705	5,622
Apr - Jun 2016	1,317	320	1,637
Jul - Sep 2016	1,248	265	1,513

Source: Land and Property Services

<https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

1. The date of a new dwelling completion is the date on which the building control completion inspection takes place.
2. The figures only include applications for new dwellings received by Building Control in NI.
3. The figures include domestic apartments and dwellings as defined by Building Control purpose group.
4. Figures will be revised on an annual basis to capture Building Control applications received outside of the quarter.

[Download Table](#)

SECTION 1 – SUPPLY

Table 1.3 Social Housing Development Programme (SHDP) New Social Housing Dwelling Starts 2010/11 – 2016/17^{1,2,3}

Type of Housing		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	
								Apr-Jun	Jul-Sep
Shared	New Build	48	38	46	6	4	14	0	0
	Off-the-Shelf	0	0	0	0	0	0	0	0
	Existing Satisfactory Purchase	0	19	4	22	4	0	0	0
	Rehabilitation	0	25	24	20	9	0	0	0
	Reimprovement	0	0	39	18	38	56	0	0
	Sub-total	48	82	113	66	55	70	0	0
Self-Contained	New Build	1,704	946	990	787	1,599	1,152	110	80
	Off-the-Shelf	400	275	130	295	141	124	0	27
	Existing Satisfactory Purchase	93	90	107	90	119	163	4	13
	Rehabilitation	169	9	39	53	39	30	0	3
	Reimprovement	4	8	0	8	60	29	0	0
	Sub-total	2,370	1,328	1,266	1,233	1,958	1,498	114	123
	Totals	2,418	1,410	1,379	1,299	2,013	1,568	114	123

Source: NIHE

1. The Housing Executive no longer builds new dwellings. This has been the case since 2001-02. Occasionally it may still replace an isolated rural dwelling as part of its cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new builds will no longer be available.
2. Housing Association new social housing dwelling starts are recorded when housing associations confirm the start on-site of new build/rehabilitation/re-improvement units, or the purchase of Off-the-Shelf units, for social housing.
3. The formal definitions of all scheme types can be found in the Housing Association Guide at:

<https://www.communities-ni.gov.uk/scheme-types>

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SECTION 1 – SUPPLY

Table 1.4 Social Housing Development Programme (SHDP) New Social Housing Dwelling Completions 2010/11 – 2016/17^{1,2,3}

Type of Housing		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	
								Apr-Jun	Jul-Sep
Shared	New Build	38	12	28	51	49	22	4	0
	Off-the-Shelf	0	0	0	0	0	0	0	0
	Existing Satisfactory Purchase	0	0	19	0	26	4	0	0
	Rehabilitation	0	8	17	4	24	22	0	0
	Reimprovement	0	0	0	31	26	16	7	0
	Sub-total	38	20	64	86	125	64	11	0
Self-Contained	New Build	947	874	925	1,411	1,143	800	148	150
	Off-the-Shelf	320	250	185	324	133	160	28	65
	Existing Satisfactory Purchase	66	79	28	102	190	100	11	34
	Rehabilitation	14	81	49	44	54	50	21	9
	Reimprovement	24	6	3	0	13	35	20	1
	Sub-total	1,371	1,290	1,190	1,881	1,533	1,145	228	259
	Totals	1,409	1,310	1,254	1,967	1,658	1,209	239	259

Source: NIHE

1. The Housing Executive no longer builds new dwellings. This has been the case since 2001-02. Occasionally it may still replace an isolated rural dwelling as part of its cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new builds will no longer be available.

2. Housing Association new social housing dwelling completions are recorded when housing associations confirm the completion of new build/rehabilitation/re-improvement units, or the purchase of Off-the-Shelf units, for social housing.

3. The formal definitions of all scheme types can be found in the Housing Association Guide at:

<https://www.communities-ni.gov.uk/scheme-types>

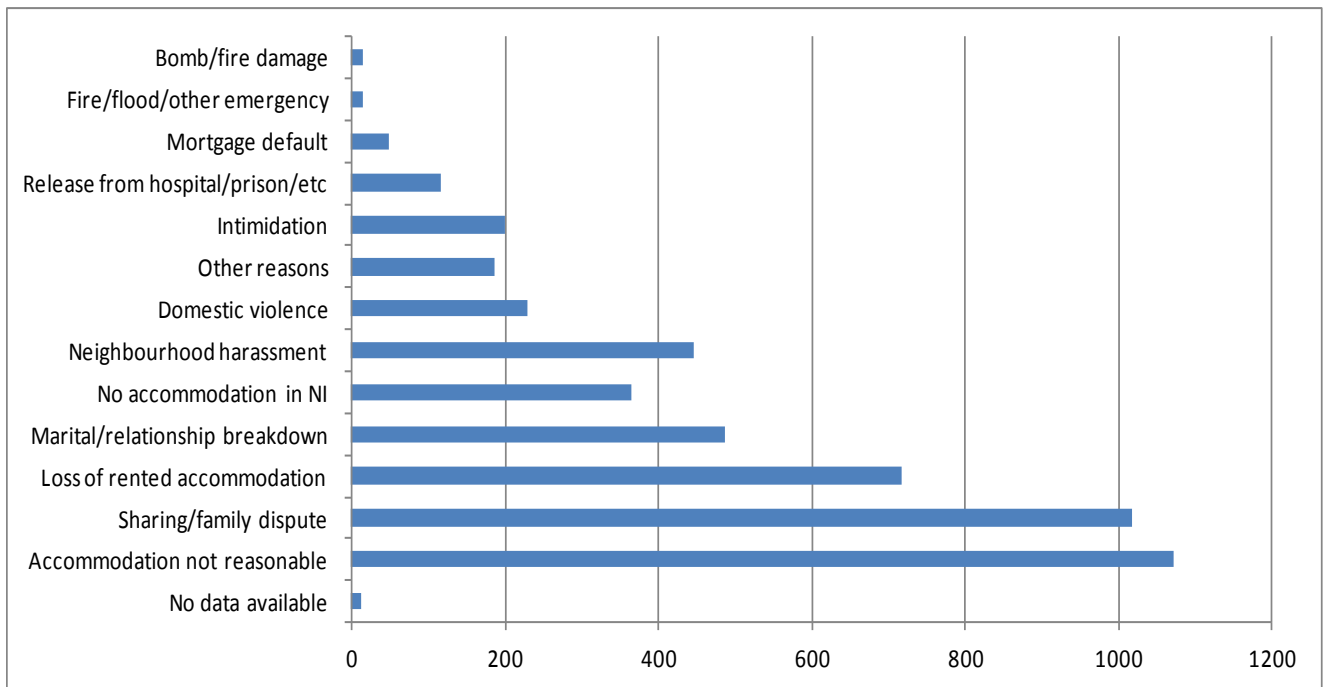
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SECTION 2 – SOCIAL RENTING DEMAND

- 2.1 In total, 4,924 households presented as homeless to the Northern Ireland Housing Executive during April – June 2016. This is an increase of 269 (5.8%) from the previous quarter. The most common reason reported by those presenting as homeless was that their accommodation was not reasonable (1,071), followed by a sharing breakdown or family dispute (1017). Note that for 13 cases, no data on reason for presentation is available; refer to Appendix 1 for further information.
- 2.2 The household types with the highest proportion of homeless presenters during July - September 2016 were single males (35%) and families (32%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,259 and 467 presenters respectively.
- 2.3 The number of households accepted by the Northern Ireland Housing Executive as full duty applicants for the quarter July - September 2016 was 3,096, an increase (15.7%) on the previous quarter (2,677). The most common reasons reported by full duty applicants for their current situation was that their accommodation was not reasonable (875) or they were experiencing a sharing breakdown or family dispute (566). Of those households accepted as full duty applicants during the quarter, 114 were discharged. A full duty applicant is an applicant considered by the Housing Executive to be eligible, homeless (or threatened with homelessness), in priority need and unintentionally homeless, to whom the Housing Executive owes full housing duty.

SECTION 2 – SOCIAL RENTING DEMAND

Figure 2.1: Households Presenting As Homeless By Reason April - June 2016



Source: NIHE

SECTION 2 – SOCIAL RENTING DEMAND

Table 2.1 Households Presenting As Homeless By Reason^{1,2,3,4}

Reason	Sharing breakdown/ family dispute	Marital /relationship breakdown	Domestic violence	Loss of rented accommodation	No accommodation in Northern Ireland	Intimidation ⁴	Accommodation not reasonable	Release from hospital/prison /other institution	Fire/flood /other emergency	Mortgage default	Bomb/fire damage (civil disturbance)	Neighbourhood harassment	Other reasons	No Data on reason for presentation	Total
2010-2011	4,696	2,502	1,010	2,646	1,674	694	3,013	375	437	561	54	1,599	897	0	20,158
2011-2012															
Apr - Jun	1,012	480	211	611	337	139	615	84	25	135	10	327	183	0	4,169
Jul - Sep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Oct - Dec	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Jan - Mar	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Total	4,317	1,838	896	2,166	969	462	2,779	314	58	449	33	1,112	613	3,731	19,737
2012-2013															
Apr - Jun	919	410	213	708	344	140	799	99	18	121	10	248	184	835	5,048
Jul - Sep	1,017	504	235	657	406	149	730	110	25	107	8	358	194	612	5,112
Oct - Dec	791	478	193	540	351	136	718	103	19	121	9	273	187	352	4,271
Jan - Mar	1,006	529	214	712	412	159	822	103	19	160	10	261	167	349	4,923
Total	3,733	1,921	855	2,617	1,513	584	3,069	415	81	509	37	1,140	732	2,148	19,354
2013-2014															
Apr - Jun	849	428	205	687	363	154	786	116	17	114	10	274	172	448	4,623
Jul - Sep	927	452	232	645	352	180	778	116	17	113	8	357	171	484	4,832
Oct - Dec	861	449	180	548	346	177	764	115	12	93	4	285	190	643	4,667
Jan - Mar	912	460	214	688	338	155	845	102	16	101	7	226	168	508	4,740
Total	3,549	1,789	831	2,568	1,399	666	3,173	449	62	421	29	1,142	701	2,083	18,862
2014-2015															
Apr - Jun	940	438	240	784	345	160	809	121	14	105	8	365	191	388	4,908
Jul - Sep	1,043	539	270	765	448	187	979	129	23	116	8	461	213	139	5,320
Oct - Dec	893	394	216	561	329	121	873	116	25	79	7	311	193	235	4,353
Jan - Mar	1,015	478	230	731	336	122	1,002	105	22	87	4	379	194	335	5,040
Total	3,891	1,849	956	2,841	1,458	590	3,663	471	84	387	27	1,516	791	1,097	19,621
2015-2016															
Apr - Jun	948	379	200	663	277	135	976	130	25	58	8	338	148	491	4,776
Jul - Sep	991	418	226	656	279	162	999	98	19	52	10	430	173	343	4,856
Oct - Dec	937	403	201	525	344	127	981	107	31	60	14	336	150	430	4,646
Jan-Mar	795	331	218	636	312	120	966	96	18	46	4	253	167	388	4,350
Total	3671	1531	845	2480	1212	544	3922	431	93	216	36	1357	638	1652	18,628
2016-2017															
Apr-Jun	953	417	211	677	341	193	1066	118	19	53	12	362	200	33	4,655
Jul-Sep	1017	486	230	716	365	199	1071	117	14	49	15	445	187	13	4,924

Source: NIHE

1. Jul - Sep 2011, Oct - Dec 2011 and Jan - Mar 2012 homeless figures are not available on a quarterly basis due to the introduction of a new Housing Management System in July 2011.
2. Following the introduction of the new Housing Management System, no data on reason for presentation is available for 3,731 cases during the period Jul 2011 - Mar 2012 and 835 cases during the period Apr - Jun 2012. This is due to the merging of two systems, involving data migration and keying variations.
3. For the period Jul - Sep 2012 onwards data migration is no longer an issue. Keying variations will account for a few of the no data on reason for presentation, but the majority relate to three possible outcomes, where the case has been rejected (applicant does not meet the statutory homeless criteria), cancelled (homelessness application registered in error) or concluded (applicant withdraws their homelessness application or where there has been no further contact from the applicant).
4. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation. The category has been renamed from 'intimidation (civil disturbance)' to 'intimidation' however the data definition has not changed.

[Download Table](#)

SECTION 2 – SOCIAL RENTING DEMAND

Table 2.2 Households Presenting As Homeless By Household Type¹

Household Type	Single males				Single females				Couples	Families	Pensioner Households	Undefined	Total
	16-17 yrs	18-25 yrs	26-59 yrs	Total	16-17 yrs	18-25 yrs	26-59 yrs	Total					
2010-2011	201	2,295	4,690	7,186	219	1,666	1,643	3,528	897	6,454	2,093	0	20,158
2011-2012													
Apr - Jun	45	456	929	1,430	46	377	334	757	198	1,376	408	0	4,169
Jul - Sep	..	..	..	..	..	..	..	..	..	..	..	..	..
Oct - Dec	..	..	..	..	..	..	..	..	..	..	..	..	..
Jan - Mar	..	..	..	..	..	..	..	..	..	..	..	..	..
Total	186	2,193	4,425	6,804	246	1,769	1,754	3,769	924	6,268	1,972	0	19,737
2012-2013													
Apr - Jun	50	527	1,164	1,741	66	438	474	978	216	1,642	471	0	5,048
Jul - Sep	45	608	1,239	1,892	57	444	485	986	217	1,559	456	2	5,112
Oct - Dec	51	468	1,084	1,603	55	344	374	773	176	1,278	441	0	4,271
Jan - Mar	50	519	1,163	1,732	40	427	456	923	221	1,540	507	0	4,923
Total	196	2,122	4,650	6,968	218	1,653	1,789	3,660	830	6,019	1,875	2	19,354
2013-2014													
Apr - Jun	43	507	1,070	1,620	32	340	418	790	209	1,519	485	0	4,623
Jul - Sep	37	516	1,186	1,739	51	355	495	901	237	1,477	478	0	4,832
Oct - Dec	45	528	1,229	1,802	48	342	441	831	202	1,382	450	0	4,667
Jan - Mar	37	476	1,103	1,616	48	371	438	857	220	1,492	555	0	4,740
Total	162	2,027	4,588	6,777	179	1,408	1,792	3,379	868	5,870	1,968	0	18,862
2014-2015													
Apr - Jun	52	473	1,180	1,705	57	367	497	921	207	1,604	471	0	4,908
Jul - Sep	39	532	1,231	1,802	36	388	505	929	263	1,742	584	0	5,320
Oct - Dec	47	503	1,080	1,630	40	332	406	778	193	1,253	499	0	4,353
Jan - Mar	47	505	1,172	1,724	43	349	526	918	211	1,595	592	0	5,040
Total	185	2,013	4,663	6,861	176	1,436	1,934	3,546	874	6,194	2,146	0	19,621
2015-2016													
Apr - Jun	46	509	1,087	1,642	41	357	476	874	208	1,505	547	0	4,776
Jul - Sep	32	487	1,114	1,633	34	366	480	880	217	1,555	571	0	4,856
Oct - Dec	34	458	1,127	1,619	54	360	460	874	192	1,406	555	0	4,646
Jan-Mar	27	414	1,008	1,449	31	305	406	742	177	1,421	561	0	4,350
Total	139	1,868	4,336	6,343	160	1,388	1,822	3,370	794	5,887	2,234	0	18,628
2016-2017													
Apr-Jun	29	414	1,090	1,533	33	331	459	823	205	1,479	615	0	4,655
Jul-Sep	23	430	1,259	1,712	34	343	467	844	220	1,573	575	0	4,924

Source: NIHE

1. Jul - Sep 2011, Oct - Dec 2011 and Jan - Mar 2012 homeless figures are not available on a quarterly basis due to the introduction of a new computer-based Housing Management System in July 2011.

[Download Table](#)

SECTION 2 – SOCIAL RENTING DEMAND

Table 2.3 Homeless Households Accepted As Full Duty Applicants By Reason^{1,2,3,4,5,6,7}

Reason	Sharing breakdown/ family dispute	Marital /relationship breakdown	Domestic violence	Loss of rented accommodation	No accommodation in Northern Ireland	Intimidation ⁵	Accommodation not reasonable	Release from hospital/prison /other institution	Fire /flood /other emergency	Mortgage default	Bomb /fire damage (civil disturbance)	Neighbourhood harassment	Other reasons	Total	End of Quarter status of households accepted during the Quarter	
															Live Full Duty Applicants ⁶	Discharged Full Duty Applicants
2010-2011	1,995	954	829	1,200	614	361	2,644	226	169	200	25	854	373	10,444		
2011-2012																
Apr - Jun	532	190	196	310	139	55	581	39	25	61	5	213	68	2,414		
Jul - Sep	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Oct - Dec	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Jan - Mar	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Total	2,149	784	697	988	369	303	2,215	182	37	227	26	753	291	9,021		
2012-2013																
Apr - Jun	479	205	193	412	146	109	710	68	11	69	7	184	118	2,711	2,001	710
Jul - Sep	520	211	213	335	174	114	640	69	18	52	7	242	113	2,708	2,271	437
Oct - Dec	389	201	170	257	175	93	630	60	16	68	6	169	97	2,331	1,713	618
Jan - Mar	395	177	144	295	125	95	576	47	12	63	5	128	66	2,128	1,923	205
Total	1,783	794	720	1,299	620	411	2,556	244	57	252	25	723	394	9,878	7,908	1,970
2013-2014																
Apr - Jun	415	202	178	366	140	92	691	70	5	60	9	165	82	2,475	2,170	305
Jul - Sep	451	185	194	319	146	98	691	66	12	53	5	192	81	2,493	2,187	306
Oct - Dec	367	170	157	271	115	105	676	66	8	46	4	173	85	2,243	1,965	278
Jan - Mar	440	197	192	351	123	85	724	54	8	49	3	137	75	2,438	2,210	228
Total	1,673	754	721	1,307	524	380	2,782	256	33	208	21	667	323	9,649	8,532	1,117
2014-2015																
Apr - Jun	451	171	195	387	123	97	669	73	11	48	4	205	84	2,518	1,704	814
Jul - Sep	542	252	250	416	189	125	851	87	16	66	6	306	105	3,211	2,119	1,092
Oct - Dec	393	160	188	284	128	100	753	65	14	41	5	204	104	2,439	1,610	829
Jan - Mar	526	195	199	392	144	83	844	63	18	44	3	237	100	2,848	2,015	833
Total	1,912	778	832	1,479	584	405	3,117	288	59	199	18	952	393	11,016	7,448	3,568
2015-2016																
Apr - Jun ^(R)	526	163	174	388	111	89	829	84	19	31	7	228	86	2,735	1,957	778
Jul - Sep ^(R)	547	204	200	402	128	129	908	60	11	28	7	287	115	3,026	2,134	892
Oct - Dec ^(R)	525	180	171	288	180	106	830	78	21	30	13	214	84	2,720	1,879	841
Jan - Mar	486	159	205	382	163	90	846	71	14	33	3	173	96	2,721	1,929	792
Totals	2084	706	750	1460	582	414	3413	293	65	122	30	902	381	11,202	7,899	3,303
2016-2017																
Apr-Jun	479	174	167	344	139	114	855	72	12	24	10	191	96	2,677	2,472	205
Jul-Sep	566	222	203	397	196	124	875	85	9	24	11	282	102	3,096	2,982	114

Source: NIHE

1. Jul - Sep 2011, Oct - Dec 2011 and Jan - Mar 2012 homeless figures are not available on a quarterly basis due to the introduction of a new computer-based Housing Management System in July 2011.
2. Until the final quarter 2011, the table was entitled "Homeless Households Awarded Priority Status by Reason". The name of the table has been changed to "Homeless Households Accepted as Full Duty Applicants by Reason" to better reflect the terminology used in the new Housing Management System (HMS). The two terms are essentially the same, but because of changes in management procedures and the greater range of outcome decision options (e.g. 'prevention') recorded by the new HMS, data from July 2011 onwards are not directly comparable with previous figures. See Appendix 1 for further details.
3. Figures for the period Apr 2010 to Jun 2011 include those Homeless Households accepted as Full Duty Applicants who were subsequently discharged. The Housing Executive can discharge its duty in one of three ways: by rehousing of the applicant in the social or private sector, by offering the applicant three reasonable offers of accommodation which are all refused or if the applicant rehouses him/herself and is no longer interested. Note that it is not possible to provide a breakdown of discharged Full Duty Applicants into these three subgroups.
4. Following the introduction of the new Housing Management System discharged Full Duty Applicants were not included in figures for July 2011 onwards in reports published prior to the Jan - Mar 2013 bulletin. Figures for 2012-13 onwards now include those Full Duty Applicants who were subsequently discharged. It has not been possible to revise figures for the last 3 quarters of 2011-12 and the overall total for that year due to the introduction of the new HMS and keying variations. See Appendix 1 for further details.
5. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation. The category has been renamed from 'intimidation (civil disturbance)' to 'intimidation' however the data definition has not changed.
6. Figures for Live Full Duty Applicants are based on the status of households accepted during the quarter only; they do not represent the overall total of the Live Full Duty Applicant cases.
7. At the end of each financial year, figures are updated due to end of year reporting. Those applicants who applied for FDA status in one quarter but were not accepted until a subsequent quarter are picked up in the end of year report. This can result in an update to figures for the entire financial year due to the redistribution of those not accepted as FDA in the same quarter they presented.

[Download Table](#)

SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

Northern Ireland House Price Index

3.1 The House Price Index has been designed by Land and Property Services to provide a measure of change in the price of a standardised residential property sold in Northern Ireland. The index uses information on all verified residential property sales as recorded by Her Majesty's Revenue & Customs (HMRC).

The NI House Price Index series between Q1 2005 and Q4 2015 has been revised due to the enhancements made to the methodology in the most recent edition of the House Price Index report (published 16th August 2016).

Note that the reference base period has been updated to Quarter 1 2015 and the index is set to 100 for that period. Results for the most recent quarter are provisional and subject to revision. For more information refer to the following link: <https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

3.2 Table 3.1 shows the Northern Ireland House Price Index series since Quarter 1 (January – March) 2007.

3.4 The overall index showed an increase of 0.8% between the second and third quarters of 2016. Between Q3 2015 and Q3 2016 the House price index increased by 5.4%.

3.5 The NI House Price Index currently stands at 111.9 in the third quarter of 2016. This means that house prices in Quarter 3 2016 were 11.9% higher than in the base period Quarter 1 2015.

3.6 Table 3.2 shows the number of verified sales of each residential property type in Northern Ireland during each quarter between Q1 2007 and Q3 2016. Verified residential property sales are defined as sales recorded by HM Revenue & Customs which could be matched to a domestic property in the NI Valuation List.

3.7 The annual number of sales stood at just over 29,000 in 2007. Between 2008 and 2011 the annual number of sales was approximately 11 to 12 thousand. Between 2012 and 2014, the number of sales increased each year to 21,222 by 2014. In 2015 there were 21,876 verified residential property sales.

3.8 In Quarter 3 (July - September) 2016 there were 5,200 verified residential property sales in Northern Ireland. This is an increase of 13.4% from the second quarter (April – June) of 2016 (4,586).

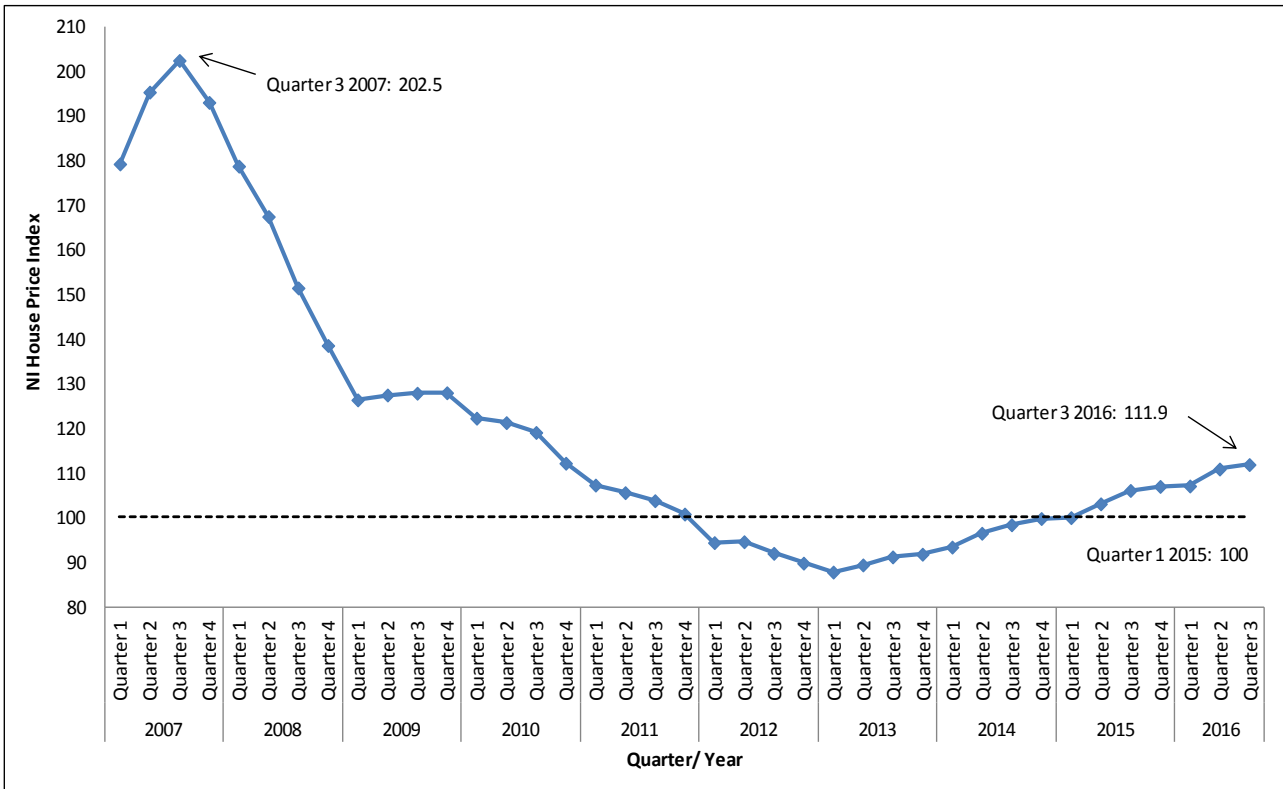
3.9 In 2015, detached and semi-detached sales each represented around 1/3 of dwellings sold.

3.10 Table 3.3 shows the index and standardised price of different types of residential property for the third quarter 2016 as compared to the second quarter in 2016 and the third quarter in 2015.

SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

3.11 The standardised price across all property types for Quarter 3 2016 stands at £124,093. The index for detached and semi-detached properties increased in Quarter 3 2016 by 2.3% and 1.1% respectively in comparison to the previous quarter. However, terrace properties remained the same and apartment properties decreased by 2.8%.

Figure 3.1: Northern Ireland House Price Index¹



SOURCE: LPS

<https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

1. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

Table 3.1 Northern Ireland House Price and Index Values^{1,2,3,4,5}

Year	Quarter	NI House Price Index	NI Standardised House Price	Quarterly Change	Annual Change
2007	Quarter 1	179.3	£198,950	10.6%	51.5%
	Quarter 2	195.4	£216,751	8.9%	50.6%
	Quarter 3	202.5	£224,670	3.7%	40.0%
	Quarter 4	193.1	£214,269	-4.6%	19.1%
2008	Quarter 1	178.8	£198,362	-7.4%	-0.3%
	Quarter 2	167.5	£185,845	-6.3%	-14.3%
	Quarter 3	151.5	£168,076	-9.6%	-25.2%
	Quarter 4	138.6	£153,774	-8.5%	-28.2%
2009	Quarter 1	126.4	£140,190	-8.8%	-29.3%
	Quarter 2	127.5	£141,489	0.9%	-23.9%
	Quarter 3	127.9	£141,864	0.3%	-15.6%
	Quarter 4	128.0	£141,994	0.1%	-7.7%
2010	Quarter 1	122.3	£135,701	-4.4%	-3.2%
	Quarter 2	121.3	£134,515	-0.9%	-4.9%
	Quarter 3	119.1	£132,164	-1.7%	-6.8%
	Quarter 4	112.2	£124,515	-5.8%	-12.3%
2011	Quarter 1	107.3	£119,024	-4.4%	-12.3%
	Quarter 2	105.6	£117,142	-1.6%	-12.9%
	Quarter 3	103.8	£115,108	-1.7%	-12.9%
	Quarter 4	100.8	£111,871	-2.8%	-10.2%
2012	Quarter 1	94.4	£104,712	-6.4%	-12.0%
	Quarter 2	94.6	£104,987	0.3%	-10.4%
	Quarter 3	92.0	£102,086	-2.8%	-11.3%
	Quarter 4	89.8	£99,647	-2.4%	-10.9%
2013	Quarter 1	87.8	£97,428	-2.2%	-7.0%
	Quarter 2	89.4	£99,229	1.8%	-5.5%
	Quarter 3	91.2	£101,165	2.0%	-0.9%
	Quarter 4	91.8	£101,879	0.7%	2.2%
2014	Quarter 1	93.4	£103,570	1.7%	6.3%
	Quarter 2	96.5	£107,031	3.3%	7.9%
	Quarter 3	98.4	£109,116	1.9%	7.9%
	Quarter 4	99.8	£110,750	1.5%	8.7%
2015	Quarter 1	100.0	£110,940	0.2%	7.1%
	Quarter 2	103.1	£114,340	3.1%	6.8%
	Quarter 3	106.1	£117,716	3.0%	7.9%
	Quarter 4	107.0	£118,756	0.9%	7.2%
2016	Quarter 1	107.1	£118,851	0.1%	7.1%
	Quarter 2	110.9	£123,076	3.6%	7.6%
	Quarter 3	111.9	£124,093	0.8%	5.4%

SOURCE: LPS

<https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

1. See Appendix 1 : Data Sources - Owner Occupied Housing Demand
2. Note - Percentage change figures are calculated using unrounded figures
3. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available.
4. Figures can also change as a result of planned methodological changes, human error or system failures. As a result users should use the most recent full time series rather than appending new data to any previous back series.
5. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

[Download Table](#)

SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

Table 3.2 Number of Verified Residential Property Sales in Northern Ireland^{1,2,3,4}

Year	Quarter	Detached	Semi-Detached	Terrace	Apartment	Total
2007	Quarter 1	2,191	2,464	3,344	691	8,690
	Quarter 2	2,318	2,693	3,568	741	9,320
	Quarter 3	1,906	1,875	2,457	526	6,764
	Quarter 4	1,146	1,209	1,503	420	4,278
	Total	7,561	8,241	10,872	2,378	29,052
2008	Quarter 1	775	877	1,110	239	3,001
	Quarter 2	814	1,028	1,151	321	3,314
	Quarter 3	608	684	785	176	2,253
	Quarter 4	614	729	740	166	2,249
	Total	2,811	3,318	3,786	902	10,817
2009	Quarter 1	528	669	624	174	1,995
	Quarter 2	729	1,018	847	233	2,827
	Quarter 3	860	1,114	1,032	229	3,235
	Quarter 4	989	1,239	1,103	254	3,585
	Total	3,106	4,040	3,606	890	11,642
2010	Quarter 1	639	796	848	221	2,504
	Quarter 2	738	924	849	185	2,696
	Quarter 3	705	906	961	134	2,706
	Quarter 4	824	844	936	208	2,812
	Total	2,906	3,470	3,594	748	10,718
2011	Quarter 1	654	770	817	159	2,400
	Quarter 2	761	811	814	233	2,619
	Quarter 3	961	1,025	949	272	3,207
	Quarter 4	900	987	927	264	3,078
	Total	3,276	3,593	3,507	928	11,304
2012	Quarter 1	937	971	1,017	250	3,175
	Quarter 2	901	975	990	261	3,127
	Quarter 3	1,120	1,131	1,033	274	3,558
	Quarter 4	1,175	1,147	1,179	267	3,768
	Total	4,133	4,224	4,219	1,052	13,628
2013	Quarter 1	1,025	1,072	1,064	274	3,435
	Quarter 2	1,193	1,196	1,227	259	3,875
	Quarter 3	1,335	1,277	1,274	323	4,209
	Quarter 4	1,602	1,572	1,455	426	5,055
	Total	5,155	5,117	5,020	1,282	16,574
2014	Quarter 1	1,481	1,407	1,378	363	4,629
	Quarter 2	1,665	1,655	1,530	413	5,263
	Quarter 3	1,743	1,742	1,571	428	5,484
	Quarter 4	1,851	1,831	1,673	491	5,846
	Total	6,740	6,635	6,152	1,695	21,222
2015	Quarter 1	1,419	1,470	1,382	341	4,612
	Quarter 2	1,637	1,693	1,480	475	5,285
	Quarter 3	1,858	1,969	1,557	436	5,820
	Quarter 4	1,860	2,046	1,756	497	6,159
	Total	6,774	7,178	6,175	1,749	21,876
2016	Quarter 1	1,716	1,777	1,857	601	5,951
	Quarter 2	1,439	1,555	1,281	311	4,586
	Quarter 3	1,657	1,665	1,445	433	5,200

SOURCE: LPS

<https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

1. See Appendix 1: Data Sources - Owner Occupied Housing Demand
2. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available.
3. Figures can also change as a result of planned methodological changes, human error or system failures. As a result users should use the most recent full time series rather than appending new data to any previous back series
4. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

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SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

Table 3.3 Northern Ireland House Price Index by Property Type^{1,2,3,4,5}

Property Type	Index (Quarter 3 2016)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 3 2016)
Detached	111.6	2.3%	5.4%	£187,483
Semi-Detached	110.8	1.1%	4.3%	£120,971
Terrace	113.7	0.0%	7.1%	£85,802
Apartment	110.7	-2.8%	4.0%	£96,761
All	111.9	0.8%	5.4%	£124,093

SOURCE: LPS

<https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

1. See Appendix 1: Data Sources - Owner Occupied Housing Demand
2. Note - Percentage change figures are calculated using unrounded figures
3. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available.
4. Figures can also change as a result of planned methodological changes, human error or system failures. As a result users should use the most recent full time series rather than appending new data to any previous back series.
5. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

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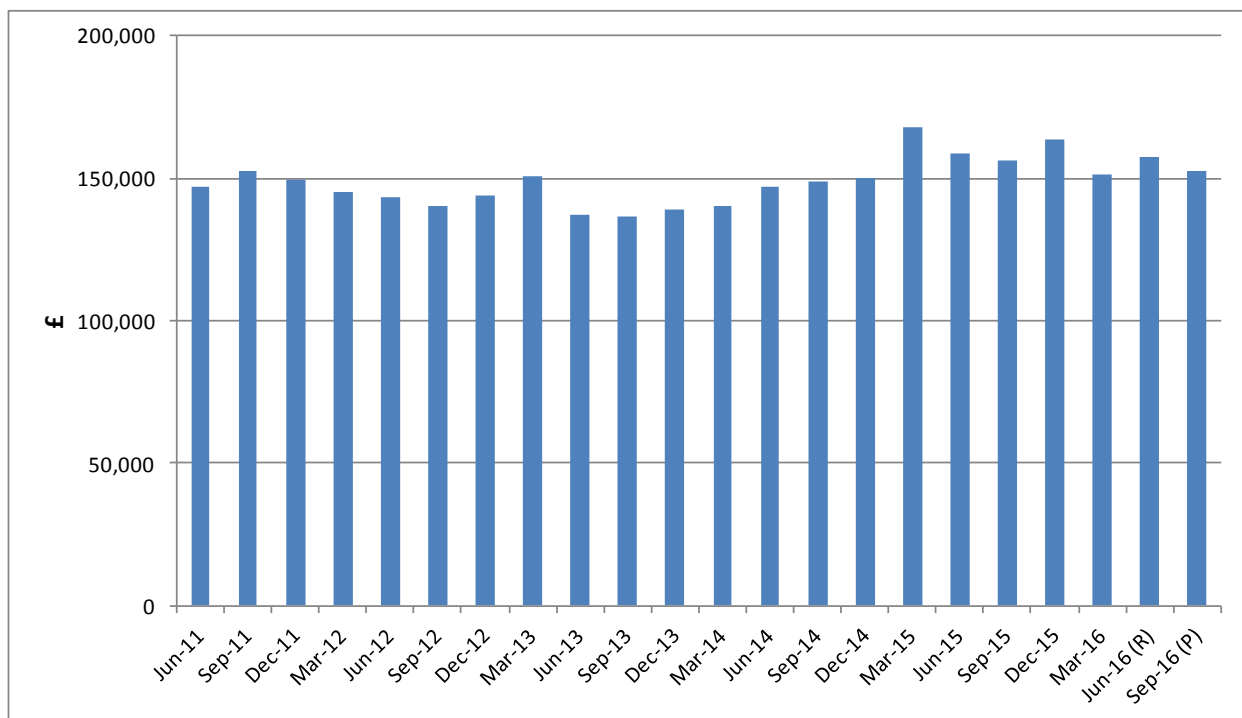
SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

New Dwelling Sales and Prices

The new dwelling sales and prices information in this section is presented by the 11 new Local Government Districts (LGDs) which came into operation on 1 April 2015. NHBC provides two tables for this section: 3.4 is a re-run of the previous quarter in order to pick up any late on-line entries or paper forms returned by the solicitors; and 3.5 covers the most recent quarter.

- 3.9 During the quarter ending June 2016, 274 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, a decrease of 17.2% on the previous quarter (Jan - Mar 2016) and a decrease of 2.1% on the same quarter in 2015 (280).
- 3.10 The average price stood at £157,300 for Apr - Jun 2016 (revised figures), which is an increase of 3.8% from the previous quarter (£151,600), and is similar to that of the same quarter in 2015 (£158,400).
- 3.11 The largest number of new dwelling sales during the quarter ending June 2016 was shared across 3 LGD's: Lisburn and Castlereagh Local Government District (44), with an average price of £187,400; Armagh City, Banbridge and Craigavon (43), with an average price of £149,600; and Mid Ulster (42), with an average price of £134,000.

Figure 3.2: Average Price of New Dwellings Sold Quarters Ending June 2011 - September 2016



SOURCE: NHBC

SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

Table 3.4 Northern Ireland New Dwelling Sales And Prices^{1,2,3,4,5}

Quarter / Year	Number Of Sales	Average Price (£)
Year 2005-06	6,969	133,900
Year 2006-07	6,136	164,700
Year 2007-08	2,878	210,700
Apr - Jun 2008	751	187,900
Jul - Sep 2008	512	183,100
Oct - Dec 2008	544	177,600
Jan - Mar 2009	422	170,100
Year 2008-09	2,229	180,900
Apr - Jun 2009	597	161,100
Jul - Sep 2009	613	165,600
Oct - Dec 2009	636	163,300
Jan - Mar 2010	426	170,400
Year 2009-10	2,272	164,700
Apr - Jun 2010	491	165,200
Jul - Sep 2010	387	168,500
Oct - Dec 2010	453	166,500
Jan - Mar 2011	315	152,200
Year 2010-11	1,646	163,900
Apr - Jun 2011	387	147,000
Jul - Sep 2011	343	152,800
Oct - Dec 2011	406	149,700
Jan - Mar 2012	356	145,000
Year 2011-12	1,492	148,600
Apr - Jun 2012	331	143,500
Jul - Sep 2012	318	140,200
Oct - Dec 2012	321	143,800
Jan - Mar 2013	231	150,700
Year 2012-13	1,201	144,100
Apr - Jun 2013	297	136,900
Jul - Sep 2013	271	136,500
Oct - Dec 2013	308	138,900
Jan - Mar 2014	266	140,100
Year 2013-14	1,142	138,100
Apr - Jun 2014	332	146,900
Jul - Sep 2014	328	149,000
Oct - Dec 2014	331	149,900
Jan - Mar 2015	221	167,700
Year 2014-15	1,212	152,100
Apr - Jun 2015	280	158,400
Jul - Sep 2015	316	156,100
Oct - Dec 2015	312	163,900
Jan - Mar 2016	331	151,600
Year 2015-16	1,239	157,400
Apr - Jun 2016 ^(R)	274	157,300
Jul - Sep 2016 ^(P)	297	152,600

Source: NHBC

- 1) Prices rounded to nearest £ hundred.
- 2) Figures relate to those notified to NHBC by purchasers' solicitors.
- 3) New Dwelling Sales and Prices include houses, bungalows, flats and maisonettes.
- 4) The figures for provisional and revised quarters are sourced from information held on NHBC's Fusion system as at 30th November 2016.
- 5) Changes can occur between figures published at different times owing to changes in policies and cancellations.

[Download Table](#)

SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

Table 3.5 Northern Ireland New Dwelling Sales And Prices^{1,2,3,4,5,6} By Local Government District Quarter Ending March 2016 (Revised)

Local Government District	Private Sector Apr - Jun ^(R)		Public Sector Apr - Jun ^(R)		All Sectors Apr - Jun ^(R)	
	Sales	Average Price (£'000)	Sales	Average Price (£'000)	Sales	Average Price (£'000)
Antrim and Newtownabbey	14	171.6	0	N/A	14	171.6
Armagh City, Banbridge and Craigavon	43	149.6	0	N/A	43	149.6
Belfast	7	142.2	0	N/A	7	142.2
Causeway Coast and Glens	17	137.9	0	N/A	17	137.9
Derry City and Strabane	17	103.4	0	N/A	17	103.4
Fermanagh and Omagh	8	133.2	0	N/A	8	133.2
Lisburn and Castlereagh	44	187.4	0	N/A	44	187.4
Mid and East Antrim	20	158.0	0	N/A	20	158.0
Mid Ulster	42	134.0	0	N/A	42	134.0
Newry, Mourne and Down	23	139.6	0	N/A	23	139.6
Ards and North Down	39	201.7	0	N/A	39	201.7
Northern Ireland	274	157.3	0	N/A	274	157.3

Source: NHBC

Note:

- 1) Prices rounded to nearest £ hundred.
- 2) Average prices for areas with a small number of sales have been suppressed.
- 3) New Dwelling Sales and Prices include houses, bungalows, flats and maisonettes.
- 4) From April – June 2014 Local Government Districts (LGD) have been assigned to new dwellings by matching the dwelling postcode with the Northern Ireland Central Postcode Directory. In previous quarters the LGD stored on the NHBC database was used. These LGDs were either provided by builders or determined manually by NHBC staff referencing maps on the internet. Matching with the Central Postcode Directory is considered to provide a more accurate breakdown by LGD.
- 5) The figures are sourced from information held on NHBC's Fusion system as at 30th November 2016.
- 6) Changes can occur between figures published at different times owing to changes in policies and cancellations.

[Download Table](#)

Appendix 1: Data Sources

1. SUPPLY

Building Control Starts and Completions

Land & Property Services (LPS) receive information from Building Control in each council in Northern Ireland. This information contains the number of new domestic dwellings recorded as started and completed.

Each office extracts information from the applications for building approval. This information is then validated and input into a building control database provided by either Tascomi or Northgate. A reporting tool is then used to interrogate the database and extract the relevant information.

For further details see: <http://www.buildingcontrol-ni.com/>.

The date of a new dwelling start is the date on which the first building control inspection takes place. The date of a new dwelling completion is the date on which the building control completion inspection takes place.

Building control defines a property as complete when, further to final inspection being carried out, as far as can be ascertained, the property is in compliance with NI Building Regulations and a certificate is issued.

Data Quality

Relevance

Information on building control new dwellings starts and completions, covering the whole of Northern Ireland, are of interest to anyone with an interest in the housing market. The data are used by government policy makers, economic commentators, business organisations, academics and others.

Accessibility and clarity

Since March 2015 LPS have published New Dwelling Starts and Completions data on a quarterly basis, including breakdowns by the 11 District Councils. The time series goes back to 2010. Further information is available on their website:

<https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

Building control starts and completions data are available quarterly within the Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication. Relevant footnotes are included with each table, as necessary, and the published data are available in electronic format on DfC's website.

Accuracy

The statistics cover the whole of Northern Ireland. The only measurable source of error arises from data inputting. Missing values are not an issue. Quality control and validation is carried out by the building control office before sending to LPS. This includes validation of key fields (e.g. purpose group) and other internal consistency checks (e.g. that the description of works aligns with fees and costs of works). When the data are received by LPS additional checks are carried out on the data (e.g. that Purpose Groups and dates are correct). Figures are revised on

an annual basis to capture Building Control applications received outside of the quarter.

Timeliness

Building control starts and completions data are received from councils, collated by LPS, and published quarterly in February, May, August and November.

Coherence and Comparability

Building Control Offices are the sole source of information on private sector new dwelling starts and completions. All 11 District Councils make returns; therefore there is complete coverage of Northern Ireland.

Building Control starts and completions data published by LPS from March 2015 onwards differ from those previously published in the Northern Ireland Housing Bulletin and Housing Statistics reports due to quality improvements made by LPS which addressed historical difficulties with regard to late returns by councils and duplicate records.

ASU previously adjusted the private sector completions on receipt of the data due to the perceived under recording of completions data. The adjustment resulted in private sector completions being increased by a factor of 1.32 which was based on the best information available at that time. A review of reporting of starts and completions data in 2014/15, concluded that this adjustment was no longer required, due to improvement over the years in terms of data quality as well as the availability of a longer time series where completions eventually make their way into the series.

Social Housing Development Programme Starts and Completions

Data Quality

Data Source and Validation

The Northern Ireland Housing Executive (NIHE) manages the delivery of the Social Housing Development Programme and maintains a database which records all information relating to social rented sector starts and completions. Data is populated on the database, in part, based on paper returns received from all Housing Associations. Prior to input onto the system the returns are checked and verified. Downloads from the database are also validated to ensure consistency over time and reliability of results.

The majority of social housing starts are confirmed in the final quarter of the programme year (i.e. January to March), as it often takes 6-9 months to secure Planning Permission for a new housing scheme.

For accuracy, a social sector start on-site or completion is only confirmed when appropriate levels of paperwork are received from housing associations. In the case of social sector new build starts on-site, this will include:

- A solicitor's letter confirming that the site is in the ownership of the housing association;
- Proof of Planning Permission;
- An extract of the Works Contract confirming contractor's date of possession of the site.

This differs from Building Control Starts and Completions which are recorded as the date of first and last building control inspection.

Accessibility/Timeliness

Annual social housing starts and completions data are available within DfC's quarterly Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication.

The Northern Ireland Housing Executive publishes a three year Social Housing Development Programme at the following link:

http://www.nihe.gov.uk/index/services/housing_need.htm.

Historical information is available indicating where social housing has been provided over the last 5 years.

In addition, the Housing Executive publishes annual Housing Investment Plans for each of the 11 District Council areas. Housing Investment Plans describe Housing Executive strategies within the respective District Council areas and in particular provide details of Housing Executive performance over the past year and the programmes planned for the following year. Housing Investment Plans are published on the Housing Executive's website at the following link:

http://www.nihe.gov.uk/index/corporate/plans/district_housing_plans.htm.

Coherence & Comparability - The time series of social housing starts and completions data in this bulletin are coherent and are directly comparable over time.

Links to other parts of UK

Starts and completions data from other parts of the UK can be accessed using the following link:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/livatables/>

2. SOCIAL RENTING DEMAND

Homelessness

Statistics on Homelessness are sourced from the Northern Ireland Housing Executive (NIHE). Under the Housing (NI) Order 1988, NIHE has a statutory responsibility to secure permanent accommodation for persons who are unintentionally homeless and in priority need, to secure temporary accommodation in a variety of circumstances and to provide advice and assistance to those who are homeless or threatened with homelessness. For further details see:

http://www.nihe.gov.uk/index/about/Reg_issues/homelessness_information.htm

Information on the NIHE Homelessness Strategy can be found at the following link:

http://www.nihe.gov.uk/index/corporate/strategies/homelessness_strategy.htm

Definition of Full Duty Applicant

The Housing (NI) Order 1988 (as amended) imposes a statutory duty on the Housing Executive to respond to homelessness. Where the Housing Executive has reason to believe an applicant may be homeless or threatened with homelessness it makes enquiries to confirm whether the applicant is eligible for assistance, and whether they are homeless or threatened with homelessness. If homeless or threatened with homelessness, the Housing Executive will need to assess whether

the applicant has a priority need for accommodation and whether they became homeless or threatened with homelessness intentionally.

Where the Housing Executive concludes that an applicant is eligible, homeless (or threatened with homelessness), in priority need and unintentionally homeless it owes them the full housing duty in line with the provisions of the 1988 Order. An applicant to whom this full housing duty is owed is operationally referred to as a “Full Duty Applicant” – FDA. Where an applicant is owed the full housing duty, the Executive shall ensure that accommodation becomes available for their occupation.

The Housing Executive can discharge its housing duty in one of three ways: by re-housing of the applicant in the social or private sector, by offering the applicant three reasonable offers of accommodation which are all refused by the applicant or if the applicant re-houses him/herself and is no longer interested.

Data Quality

The following quality information relates to the homelessness tables 2.1, 2.2 and 2.3. Information relating to specific tables is noted as such.

Relevance

Table 2.1 reports on all households presenting as homeless in Northern Ireland, according to the reason for their application. At the end of each financial year, figures are updated due to end of year reporting to include those who presented as homeless who were not on the system at the time the quarterly figures were produced. This can result in an update to figures for the entire financial year.

Table 2.2 reports quarterly statistics on households presenting as homeless in Northern Ireland, by household type. At the end of each financial year, figures are updated due to end of year reporting to include presenters who were not on the system at the time the quarterly figures were produced. This can result in an update to figures for the entire financial year.

Table 2.3 reports on all those who presented as homeless and who were accepted as Full Duty Applicants (FDA) in Northern Ireland, according to the reason for their application. At the end of each financial year, figures are updated due to end of year reporting. Those applicants who applied for FDA status in one quarter but were not accepted until a subsequent quarter are picked up in the end of year report. This can result in an update to figures for the entire financial year due to the redistribution of those not accepted as FDA in the same quarter they presented.

Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis.

The information provided in the tables allows users to assess the level of homelessness in Northern Ireland, the reason for homelessness and those affected. Users include the Department for Communities in Northern Ireland (DfC) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

APPENDIX 1

Accessibility and clarity

Tables are published each quarter in the *Northern Ireland Housing Bulletin*, where it is available in PDF, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Communities. Supporting and/or additional information may be available on request from the Housing Executive.

Accuracy

Reports on the status of homelessness presentations are extracted from the Housing Management System for specified date parameters through Crystal Reports. The Housing Executive acknowledges that some errors may occur due to the inputting of incorrect data, but carefully checks all data that are to be published, to provide a high level of quality assurance. Users should be aware that figures are extracted from a live database on a specific date.

Timeliness

Homelessness statistics are published on a quarterly basis in the Northern Ireland Housing Bulletin. A wider range of homelessness statistics are published on an annual basis in the Northern Ireland Housing Statistics publication. The change to a new operational Housing Management System in July 2011 meant that homelessness statistics were not available for the last three quarters in 2011-12.

Coherence & comparability

Table 2.1

Data from July 2011 onwards are not directly comparable with previous figures. Data migration issues and coding variations following the introduction of a new operational Housing Management System (HMS) meant that no data on reason for presentation was recorded for 3731 cases in 2011-12 and 835 cases during April-June 2012. For the period July-September 2012 onwards data migration is no longer an issue. Keying variations accounted for some of the missing data, but the majority related to three possible outcomes – where the case was rejected, cancelled or concluded. While the data captured through the HMS are essentially the same as those captured by the PRAWL system, data migration and coding variations in the period following the change of systems have had a small impact on the comparability of homelessness statistics. Hence figures from July 2011 onwards are not directly comparable with those reported in previous years.

Users should note that the intimidation category has been renamed from 'intimidation (civil disturbance)'. However, the data definition has not changed. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation.

Table 2.2

Data from July 2011 onwards are not directly comparable with previous figures. The Housing Management System (HMS) went live in July 2011, replacing the previous 'PRAWL' information management system. While the data captured through the HMS are essentially the same as those captured by the PRAWL system, data migration and coding variations in the period following the change of systems have had a small impact on the comparability of homelessness statistics. Hence figures

from July 2011 onwards are not directly comparable with those reported in previous years.

Table 2.3

Data from July 2011 onwards are not directly comparable with previous figures due to the introduction of the new computer-based Housing Management System and the change in outcomes of homeless applications. Prior to the introduction of the new system three outcomes for homeless applications were recorded: 'awarded priority status', 'not homeless', and 'homeless but not awarded priority status'. The new system allows a fuller range of potential outcomes – eight in total – to be recorded of which 'accepted as full duty applicant' is one. Table 2.3 previously included a breakdown of the 'awarded priority status' outcome and now includes a breakdown of the 'accepted as full duty applicant' outcome.

While the strict meaning of 'accepted as full duty applicant' is essentially the same as 'awarded priority status', the greater range of potential outcomes means that it may be misleading to make direct comparisons between the published figures from July 2011 onwards and those for previous years/quarters.

Homeless figures for the period April 2010 to June 2011 include those Homeless Households accepted as Full Duty Applicants who were subsequently discharged. Following the introduction of the new Housing Management System (HMS) however discharged cases were not included in figures for July 2011 onwards in reports prior to the January – March 2013 bulletin. Figures for 2012-13 onwards include those Full Duty Applicants who were subsequently discharged.

It has not been possible to revise figures for the last 3 quarters of 2011-12 and hence the overall total for that year due to the introduction of the new HMS and keying variations. Due to this inconsistency in the time series, figures for 2011-12 are not directly comparable with other years.

Users should note that the intimidation category has been renamed from 'intimidation (civil disturbance)'. However, the data definition has not changed. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation.

Homelessness data from other parts of the UK can be accessed using the following links:

England: <https://www.gov.uk/government/collections/homelessness-statistics>.

Scotland:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables>.

Wales:

<http://wales.gov.uk/statistics-and-research/homelessness/?lang=en>

3. OWNER OCCUPIED HOUSING DEMAND

Northern Ireland House Price Index

The detailed methodology behind the NI House Price Index is given in the following report: <https://www.finance-ni.gov.uk/publications/lpsnisra-ni-house-price-index-methodology-report>

Quality information for the NI House Price Index is available at: <https://www.finance-ni.gov.uk/publications/ni-house-price-index-data-quality-report/>

The Northern Ireland House Price Index is the NI component of the single official UK House Price Index (HPI) (launched in June 2016). The UK HPI is published by Land Registry (England & Wales) on behalf of the four producers of official statistics (Office for National Statistics, Land Registry, Registers of Scotland and Land & Property Services NI). Official statistics on property prices are now comparable across the UK.

[Single Official UK House Price Index](#)

There are a number of other UK and Northern Ireland house price indices. They are not comparable to the Northern Ireland House Price Index or the official UK House Price Index due to differences in data sources and methodology, but are given below for reference.

- [Halifax House Price Index \(UK\)](#)
- [Nationwide House Price Index \(UK\)](#)
- [Ulster University House Price Index](#)

NHBC New Dwelling Sales and Prices

Data for new house sales and prices is derived from information provided by solicitors to the National House Building Council (NHBC).

NHBC's primary purpose is to help raise standards to protect homeowners. NHBC is an independent non-profit distributing company, reinvesting all resources in further research and work to improve the construction standard of new UK houses for the benefit of homeowners. For more information refer to the following link: <http://www.nhbc.co.uk/>.

NHBC data relating to other parts of the UK is available in the Housing Market Report which is produced by the NHBC and the Home Builders Federation. It is available by subscription using the following link: <http://www.nhbc.co.uk/Builders/ProductsandServices/InformationProducts/HousingMarketReport/>.

Data

NHBC collects information on all new-build properties registered for NHBC's New-Build and Self-Build warranty products. NHBC provides the warranty on approximately 80% of new homes built in the UK.

Data Source

Builders, on registering their intention to build a property, state the anticipated selling price of the property, which is entered on NHBC's computer system.

Once the property is sold, the purchaser's solicitor notifies NHBC of the sale and states the actual selling price by completing an 'Acceptance of Cover' form; either entering the information on-line or by completing and returning a paper form, which will then be entered on the system by NHBC staff. Reports are run on a quarterly basis to bring back the information on selling price of properties sold in Northern Ireland within the time period.

Data Downloads

Reports are run against the database to identify all properties sold in Northern Ireland during the relevant time period that have a purchase price entered on the system. The following checks are carried out on the data returned: (i) reliability of data using logic checks; (ii) checking that variables fall within accepted ranges; and (iii) querying any large discrepancies between anticipated and actual selling price.

Data Validation

NHBC acknowledges that some errors may occur due to the inputting of incorrect data. By careful checking of the data most possible errors are identified, investigated and amendments made where necessary. This validation includes identifying inaccuracies such as missing information or data that may have been keyed incorrectly. Reliance is placed however, on the date of legal completion (date of sale) being entered correctly on the system. Any amendments necessary are made on the system and checks are carried out to confirm that they have been done.

Data Extract

Data for new house sales and prices are provided on a quarterly basis. Quarterly data is combined in Table 3.4 to produce yearly figures. Quarterly statistics are produced from the latest available data. Two tables are provided; the first is a re-run of the previous quarter in order to pick up any late on-line entries or paper forms returned by the solicitors. The second table covers the most recent quarter.

In order to ensure that as many 'Acceptance of Cover' forms as possible are either entered on-line or manually completed and received from the solicitors for properties sold in the time period, these tables are scheduled for issue approximately ten weeks after the period that the most recent table relates to. Due to the time lag in publication, the yearly total for new house sales and prices uses the re-run quarterly data supplied.

Quality Assurance

The data is thoroughly checked and any anomalies investigated prior to issue in order to provide a high level of quality assurance. Nevertheless, as the figures are extracted from a live database on a particular date, figures may change due to late

notification from solicitors. Although a re-run of the previous quarter is supplied, alongside the data for the most recent quarter, any data from notification provided after the re-run will not be captured.

User Needs

NHBC welcomes any request for additional information and the requirements would be fully discussed to determine whether the data is available.

Comparability

The time series of data in Table 3.4 are directly comparable over time as the methods of collecting the data have not changed.

From April – June 2014 Local Government Districts (LGD) have been assigned to new dwellings by matching the dwelling postcode with the Northern Ireland Central Postcode Directory. In previous quarters the LGD stored on the NHBC database was used. These LGDs were either provided by builders or determined manually by NHBC staff referencing maps on the internet. Matching with the Central Postcode Directory is considered to provide a more accurate breakdown by LGD.

Timeliness

Data is provided to Analytical Services Unit DfC on a quarterly basis. The submission dates being the end of January (re-run of Q2 and first run of Q3), April (re-run of Q3 and first run of Q4), June (re-run of Q4 and first run of Q1) and September (re-run of Q1 and first run of Q2). Where: Q1=Jan to Mar, Q2=Apr to Jun, Q3=Jul to Sep and Q4= Oct to Dec.

General Data Trends

It is not possible to make specific comments on the data that is supplied as it relies on solicitors informing NHBC of the sale in a timely manner, and it is possible that NHBC is notified many months after the sale of the property, or maybe not at all.

4. HOUSE/DWELLING

For the purposes of this Bulletin, the terms 'house' and 'dwelling' are interchangeable and can be defined as: 'a self-contained unit of accommodation, having all amenities available to each household (own kitchen, bathroom and toilet) regardless of shared entrance'. A 'house' or 'dwelling' will, therefore, comprise 'either one self-contained household space or a number of non self-contained household spaces'.

APPENDIX 2

Appendix 2: Changes to 'Section 1 – Supply' Following Review in 2014/15

Prior to the review of new dwelling starts and completions data carried out in 2014/15 the charts and tables included in Section 1 of the bulletin were as follows:

- Figure 1 New Dwelling Starts and Completions 2003/04 to 2013/14
- Table 1.1 Total New Dwelling Starts By Sector 2003-04 to 2013-14
- Table 1.2 Total New Dwelling Starts By Sector and By Local Government District Quarters Ending March 2013 and March 2014
- Table 1.3 Total New Dwelling Completions By Sector 2003-04 to 2013-14

Since the April – June 2015 bulletin published in October 2015, these charts and tables have been replaced by the following:

- Figure 1.1 Building Control New Dwelling Starts
- Figure 1.2 Building Control New Dwelling Completions
- Table 1.1 Building Control New Dwelling Starts by development type
- Table 1.2 Building Control New Dwelling Completions by development type
- Table 1.3 Social Housing Development Programme (SHDP) New Social Housing Dwelling Starts
- Table 1.4 Social Housing Development Programme (SHDP) New Social Housing Dwelling Completions

Building Control New Dwelling Starts and Completions data within these tables are sourced from Building Control offices linked to the local councils via Land and Property Services (LPS).

LPS released a New Dwelling Starts and Completions time series on 25th March 2015, available at: <https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>.

This was the first time that LPS published the starts and completions data that had previously been provided by LPS to the Department for Communities for inclusion in Housing National Statistics publications. These figures differ from those previously published by DfC due to quality improvements made by LPS to the starts and completions data which addressed historical difficulties with regard to late returns by councils and duplicate records.

Since DfC took over responsibility for publishing the Northern Ireland Housing Statistics reports in 2000, ASU have adjusted the private sector completions on receipt of the data. This process was first introduced following concerns regarding the perceived under recording of completions data. The adjustment resulted in private sector completions being

APPENDIX 2

increased by a factor of 1.32 which was based on the best information available at that time. The review of reporting of starts and completions data carried out in 2014/15, concluded that this adjustment was no longer required, due to improvement over the years in terms of data quality as well as the availability of a longer time series where completions eventually make their way into the series.

The starts and completions data for the social sector in tables 1.3 and 1.4 continue to be sourced from the NIHE which manages the Social Housing Development Programme (SHDP). DfC is responsible for the allocation of funding for the programme.