

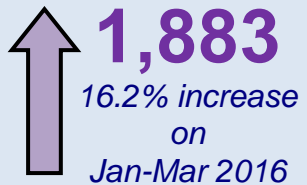


Key Facts

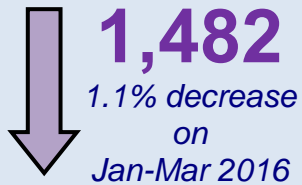


Section One: Supply

Building Control
Starts



Building Control
Completions



Between January and March 2017 there has been a total of **1,221** Social Housing Development Programme (SHDP) starts and **428** SHDP completions.

Section Two: Homelessness



Households presenting as
homeless

The top
5
reasons for
presenting as
homeless

1. Accommodation not feasible
2. Sharing/family dispute
3. Loss of rented accommodation
4. Domestic Violence
5. Neighbourhood harassment

Full Duty applicants
discharged:

451

Section Three: Owner Occupier Demand

Northern Ireland House Price Index

111.8

Standardised Price: £124,007



4.3%

increase since
Jan-Mar 2016



0.8%

decrease since
last quarter

**NHBC
New
Dwelling
Average
House
price**

(Oct – Dec 2016 Revised)

£159,000

5.0% increase on
previous quarter

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Symbols and Conventions

The following symbols are used throughout the publication:

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

Housing Publications

If you have any queries or comments relating to this issue of the Housing Bulletin, please contact Analytical Services Unit (ASU) via:

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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.

The next edition of this bulletin will be published in October/November 2017.

The Northern Ireland Housing Bulletin is produced each quarter by the Analytical Services Unit (ASU) 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.

ASU 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.

The January – March 2017 Housing Bulletin is the first edition of this series to reflect a restructuring of format. These changes have been introduced with the intention of creating a simplified and visually appealing format that will help explain statistics and aid understanding.

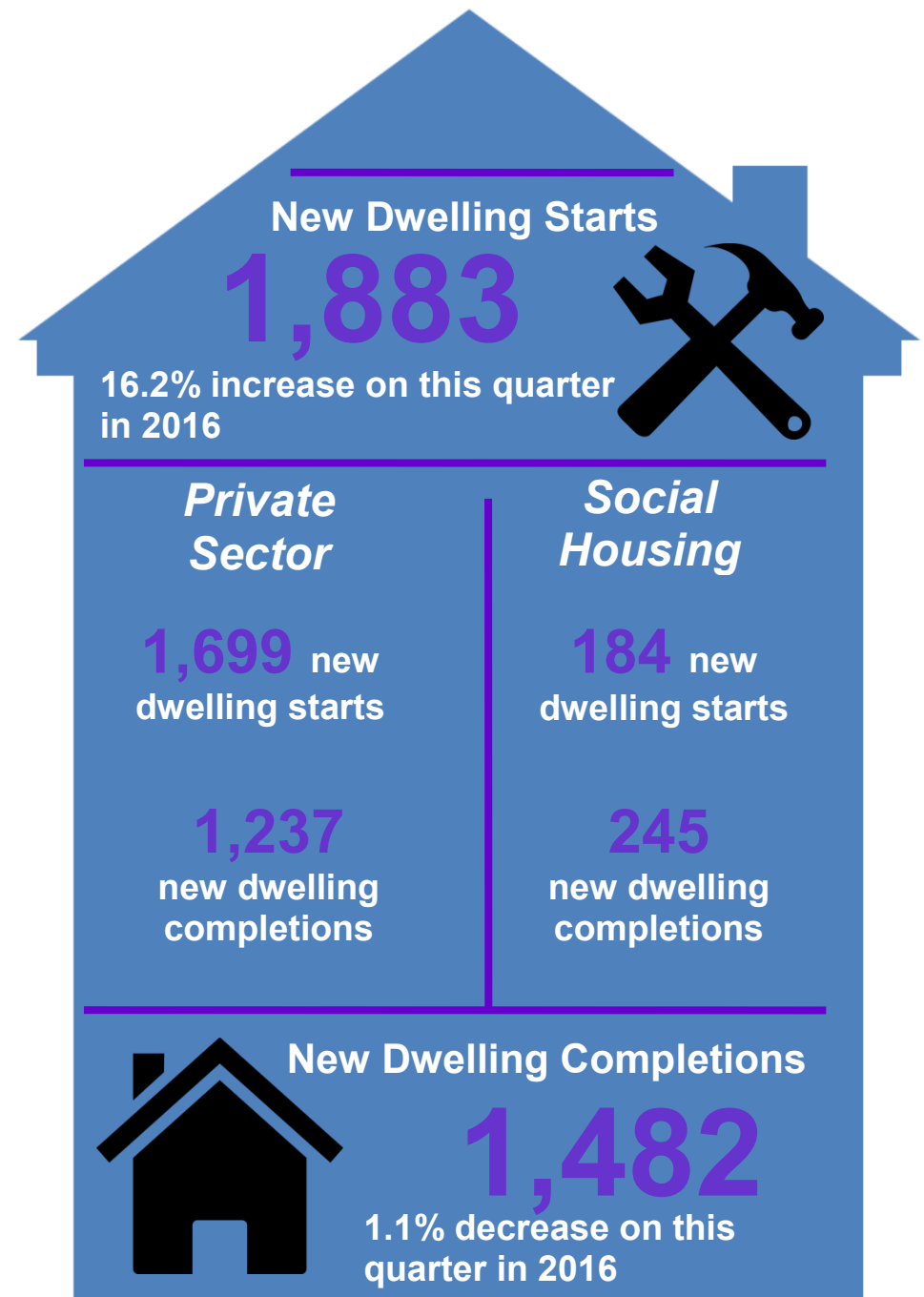
SECTION ONE: SUPPLY

Building Control Starts & Completions

- The total number of new dwelling starts was 1,883, an increase of 16.2% on the same quarter in 2016 (1,620).
- The number of private owner/speculative development new dwelling starts was 1,699, an increase of 20.8% on the same quarter in 2016 (1,407). For social housing, this figure was 184, a decrease of 13.6% on the number recorded for the same quarter in 2016 (213).
- The total number of new dwelling completions was 1,482, a decrease of 1.1% on the same quarter in 2016 (1,498).
- The number of private owner/speculative development new dwelling completions was 1,237, a decrease of 6.3% on the same quarter in 2016 (1,320). For social housing this figure was 245, an increase of 37.6% on the same quarter in 2016 (178).

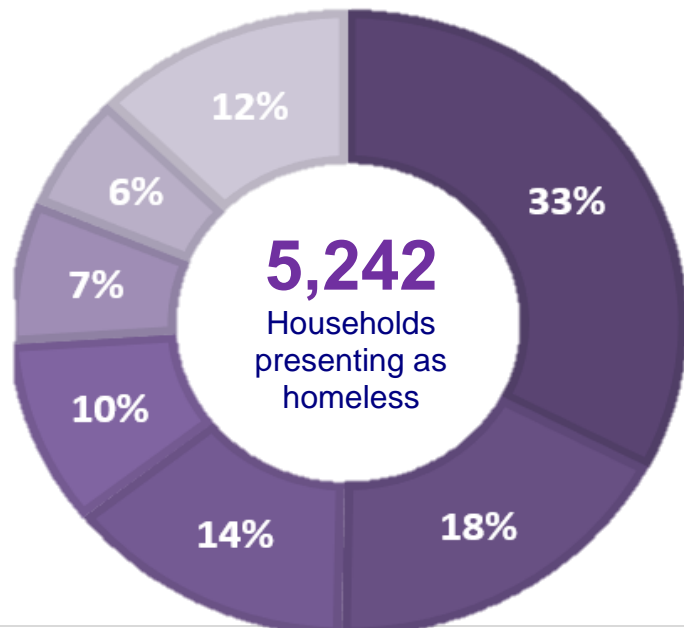
Social Housing Development Programme Starts & Completions

- Between January and March 2017 there has been a total of 1,221 SHDP social housing dwelling starts: 1,177 were self-contained and 44 were shared.
- The majority of SHDP new social housing dwelling starts in this quarter were New Build (66.1%). A further 12.6% were Off-the-Shelf, 8.2% were Existing Satisfactory Purchase, 2.0% were Rehabilitation and 11.1% were Re-improvement.
- Between January and March 2017 there has been a total of 428 SHDP social housing dwelling completions: 403 were self-contained and 25 were shared.
- The majority of SHDP new social housing dwelling completions in this quarter were New Build (62.4%). A further 14.5% were Off-the-Shelf, 16.4% were Existing Satisfactory Purchase, 2.1% were Rehabilitation, and 4.7% were Re-improvement.



SECTION TWO: HOMELESSNESS

- In total, 5,242 households presented as homeless to the Northern Ireland Housing Executive during January – March 2017. This is an increase of 1,490 (39.7%) from the previous quarter.
- The household types with the highest proportion of homeless presenters during January – March 2017 were single males (32.2%) and families (32.0%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,235 and 526 presenters respectively.
- The number of households accepted by the Northern Ireland Housing Executive as full duty applicants for the quarter January – March 2017 was 3,221, an increase (34.7%) on the previous quarter (2,392).
- The most common reasons reported by full duty applicants for their current situation was that their accommodation was not reasonable (1,052) or they were experiencing a sharing breakdown or family dispute (568).
- Of those households accepted as full duty applicants during the quarter, 451 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.



Most frequently quoted reasons for homelessness

- Accommodation not reasonable
- Sharing/family dispute
- Loss of rented accommodation
- Domestic violence
- Neighbourhood harassment
- Marital/relationship breakdown
- Other



SECTION THREE: OWNER OCCUPIED HOUSING DEMAND

Northern Ireland House Price Index

- 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 reference base is Quarter 1 2015 at which the index is set to 100. 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>
- The NI House Price Index currently stands at 111.8. This is a decrease of 0.8% on the previous quarter and an increase of 4.3% on the same quarter in 2016.
- The standardised price across all property types for this quarter stands at £124,007.
- Between January-March 2017 there were 4,379 verified residential property sales in Northern Ireland. This is a decrease of 24.9% from the previous quarter (5,834). Semi-Detached houses represent the greatest proportion of sales at 32.1%

Northern Ireland House Price Index January – March 2017



Standardised Price: £124,007



4.3%

increase since
Jan-Mar 2016



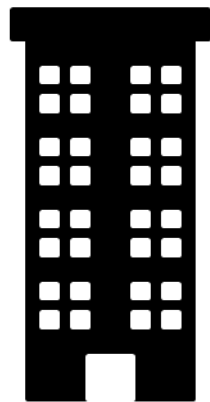
0.8%

decrease since
last quarter

Apartment

111.3

£97,242



Semi-Detached House

110.9

£121,098



Detached House

111.2

£186,905



Terrace House

113.6

£85,713

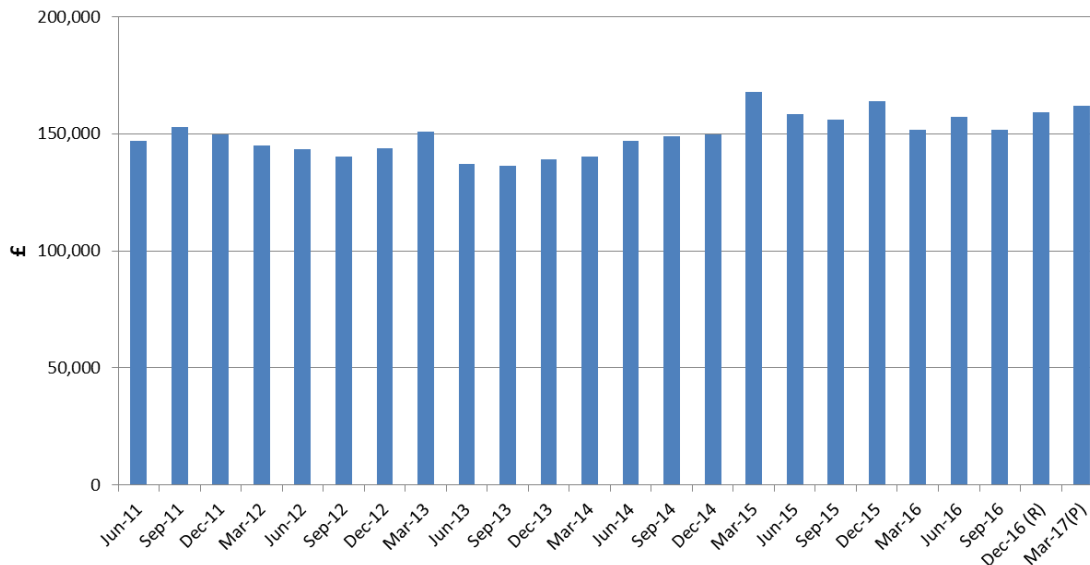


New Dwelling Sales and Prices

The new dwelling sales and prices information in this section is presented by the 11 Local Government Districts (LGDs). Whilst provisional figures are provided for the latest quarter, the text will report on revised figures for October – December 2016.

- During the quarter ending December 2016, 327 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, a decrease of 1.2% on the previous quarter (Jul - Sep 2016) and an increase of 4.8% on the same quarter in 2015 (312).
- The average price stood at £159,000 for Oct-Dec 2016 (revised figures), which is an increase of 5.0% from the previous quarter (£151,500), and a decrease of 3.0% on the same quarter in 2015 (£163,900).
- The largest number of new dwelling sales during the quarter ending December 2016 was in the Lisburn and Castlereagh Local Government District (71), with an average price of £185,600.

Average Price of New Dwellings Sold – June 2011 to March 2017



NI Average New Dwelling Price

October - December 2017

(Revised)

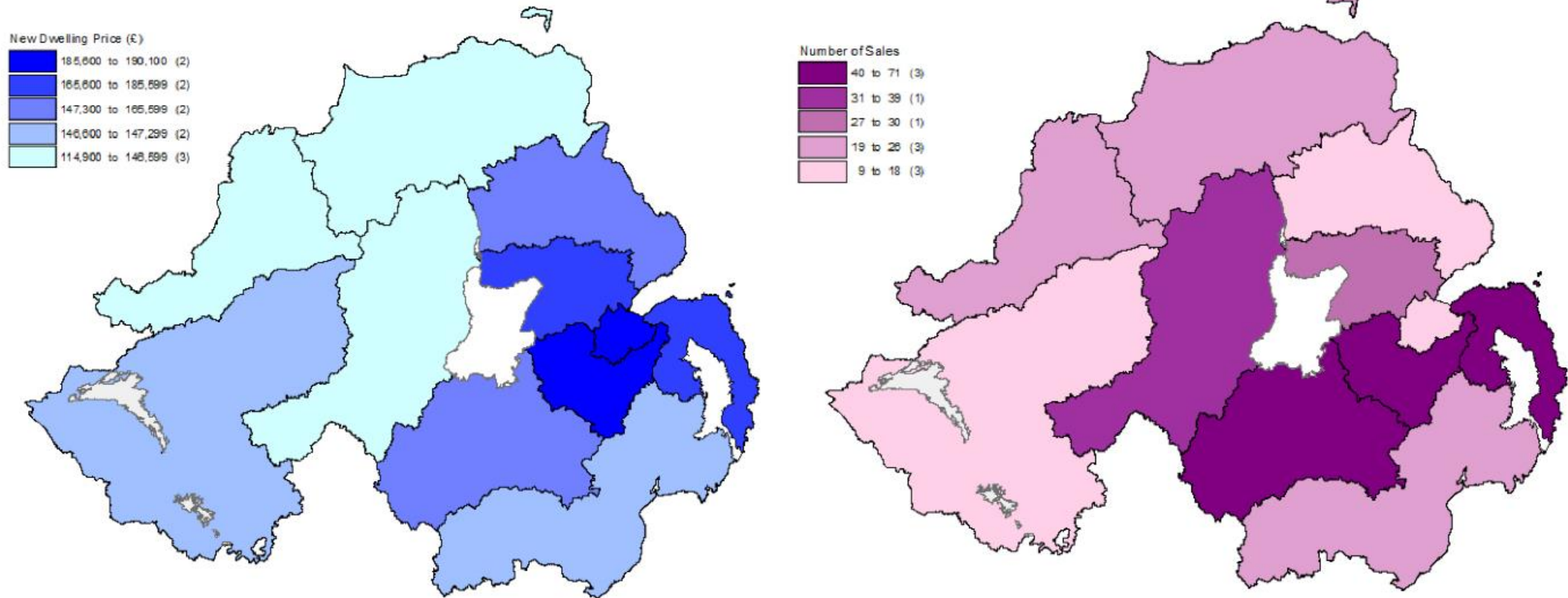
£159,000



Change since previous Quarter: 5.0% increase

Change since Oct-Dec 2015: 3.0% decrease

New Dwelling Sales and Prices October - December 2016



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