



Release Date: 6<sup>th</sup> February 2018

Coverage: Northern Ireland

Publication Frequency: Quarterly

## Key Facts



### Section One: Supply

Building Control  
Starts

**1,723**

14.9% decrease  
on  
Jul - Sep 2016

Building Control  
Completions

**1,616**

4.3% increase  
on  
Jul - Sep 2016

Between April and June 2017 there has been a total of **101** Social Housing Development Programme (SHDP) starts and **210** SHDP completions.

### Section Two: Homelessness



Households presenting as  
homeless

The top  
**5**  
reasons for  
presenting as  
homeless

1. Accommodation not reasonable
2. Sharing/family dispute
3. Loss of rented accommodation
4. Marital/Relationship breakdown
5. Neighbourhood harassment

Full Duty applicants  
discharged:

**299**

### Section Three: Owner Occupier Demand

Northern Ireland House Price Index

**119.1**

Standardised Price: £132,169



increase since  
Jul-Sep 2016



increase since  
last quarter

NHBC  
New  
Dwelling  
Average  
House  
price

(Apr - Jun 2017 Revised)

**£158,300**

**3.2%** decrease 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:

Telephone: (028) 9082 9578

E-mail: [asu@communities-ni.gov.uk](mailto:asu@communities-ni.gov.uk)

Housing Team: James Sampson, Lauren Kinnear, Andrew Shiels, Katie Fulton

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 email address.

**The next edition of this bulletin will be published in April/May 2018.**

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 July - September 2017 Housing Bulletin is the third 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 the statistics and aid understanding.**

## SECTION ONE: SUPPLY

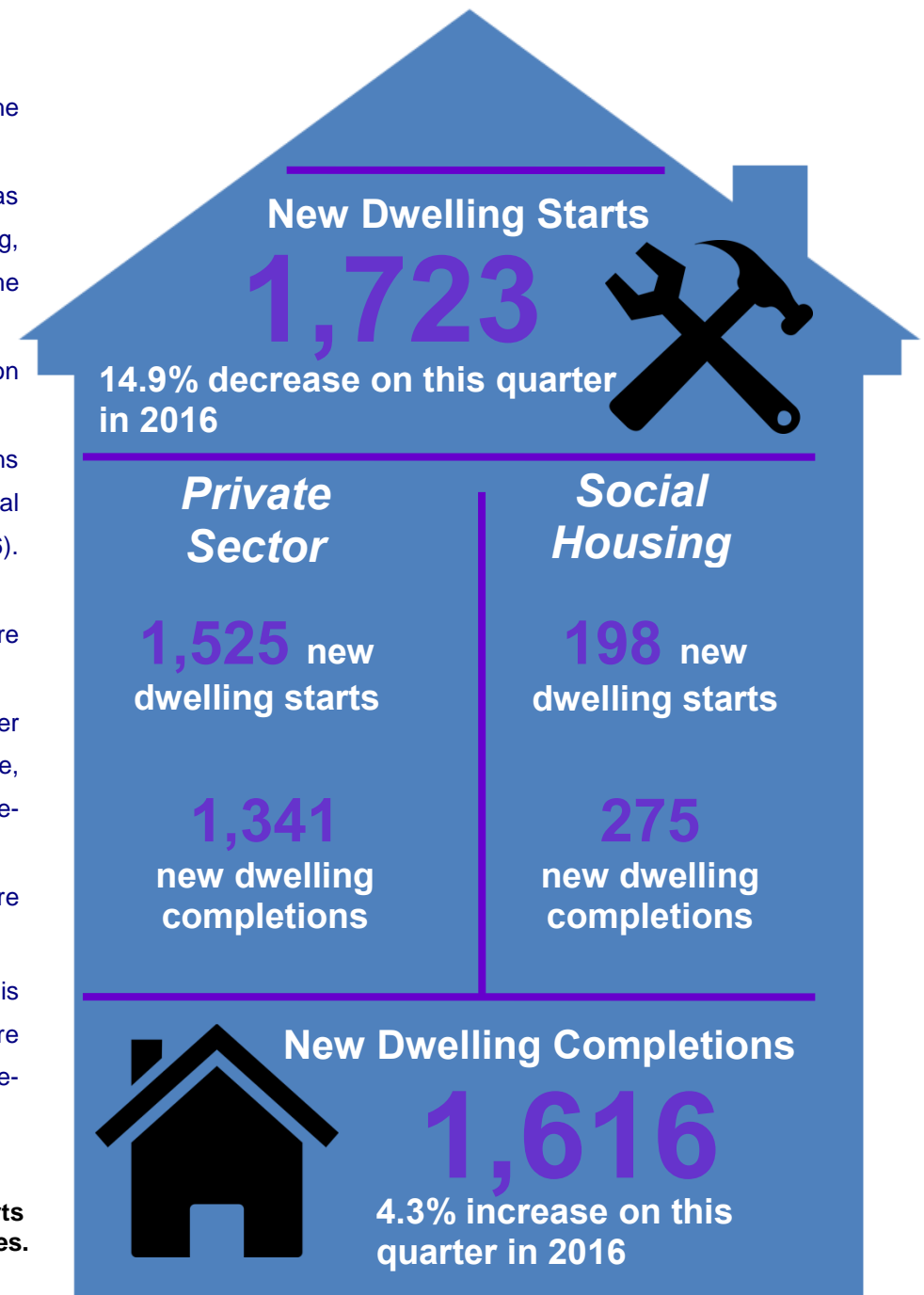
### Building Control Starts & Completions

- The total number of new dwelling starts was 1,723, a decrease of 14.9% on the same quarter in 2016 (2,024).
- The number of private owner/speculative development new dwelling starts was 1,525, a decrease of 8.5% on the same quarter in 2016 (1,667). For social housing, this figure was 198, a decrease of 44.5% on the number recorded for the same quarter in 2016 (357).
- The total number of new dwelling completions was 1,616, an increase of 4.3% on the same quarter in 2016 (1,549).
- The number of private owner/speculative development new dwelling completions was 1,341, an increase of 4.5% on the same quarter in 2016 (1,283). For social housing this figure was 275, an increase of 3.4% on the same quarter in 2016 (266).

### Social Housing Development Programme Starts & Completions

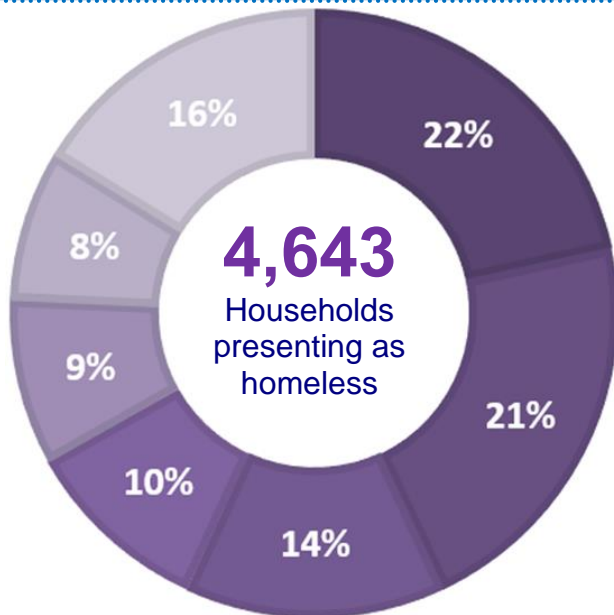
- There has been a total of 101 SHDP social housing dwelling starts: all of these were self-contained and none were shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (53.5%). A further 25.7% were Existing Satisfactory Purchase, 18.8% were Off-the-Shelf, 2.0% were Rehabilitation, and there were no Re-improvement dwelling starts this quarter.
- There has been a total of 210 SHDP social housing dwelling completions: 174 were self-contained and 36 were shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (49.0%). A further 3.8% were Off-the-Shelf, 26.2% were Existing Satisfactory Purchase, 3.8% were Rehabilitation, and 17.1% were Re-improvement.

\* Infographic relates to Building Control starts and completions and not SHDP starts and completions. Refer to Annex 1 for further information on definitional differences.



## SECTION TWO: HOMELESSNESS

- In total, 4,643 households presented as homeless to the Northern Ireland Housing Executive during July - September 2017. This is a decrease of 7 (0.2%) from the previous quarter (4,650).
- The household types with the highest proportion of homeless presenters during July - September 2017 were single males (33.6%) and families (31.8%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,123 and 438 presenters respectively.
- 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 number of households accepted as full duty applicants for the quarter July - September was 3,061, an increase of 45 (1.5%) from the previous quarter (3,016).
- The most common reason reported by full duty applicants for their current situation was that their accommodation was not reasonable (864).
- Of those households accepted as full duty applicants during the quarter, 299 were discharged.



### Most Common Reasons for Presenting as Homeless

- Accommodation not reasonable
- Sharing breakdown/ family dispute
- Loss of rented accommodation
- Marital /relationship breakdown
- Neighbourhood harassment
- No accommodation in Northern Ireland
- 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 119.1. This is an increase of 3.0% on the previous quarter and an increase on 6.0% on the same quarter in 2016.
- The standardised price across all property types for this quarter stands at £132,169.
- Between July - September 2017 there were 5,453 verified residential property sales in Northern Ireland. This is a decrease of 5.4% from the previous quarter (5,764). Detached, Semi-Detached and Terrace houses were relatively equally represented with 30.1%, 32.7% and 29.7% of sales respectively, whereas apartments only represented 7.5%.

### Northern Ireland House Price Index July- September 2017



**Apartment**  
**119.4**  
£104,318

**Semi-Detached House**

**120.3**  
£131,427

**Detached House**

**117.9**  
£198,197

**Terrace House**

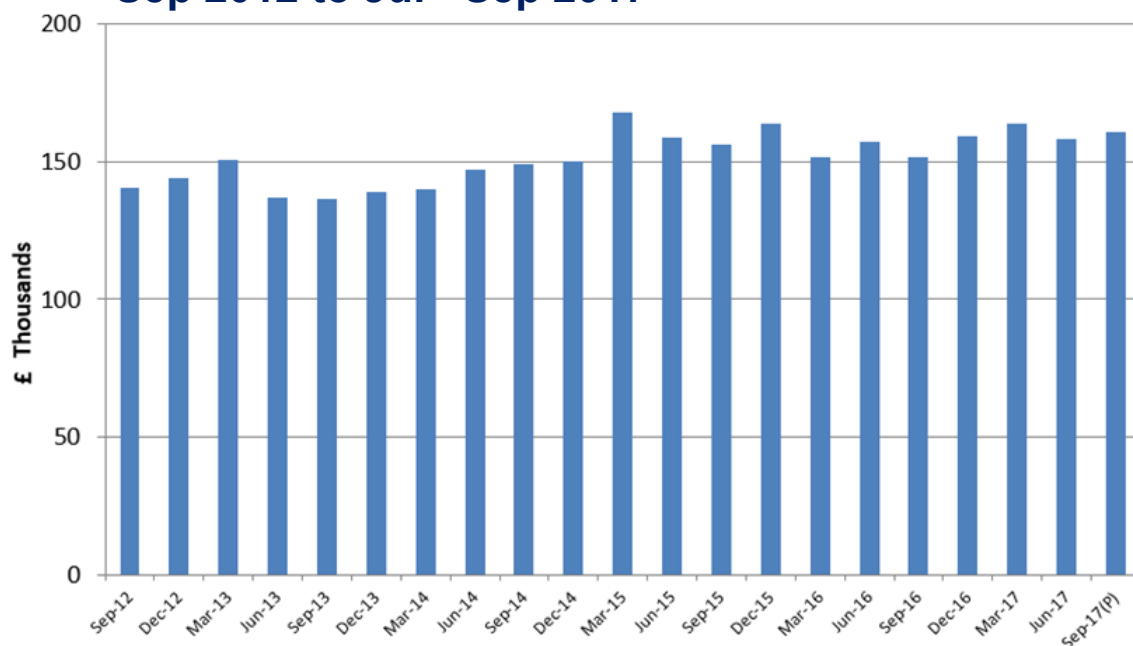
**118.8**  
£89,642

## 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 April - June 2017.

- During the quarter ending June 2017, 355 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, an increase of 25% from the previous quarter (284) and an increase of 29.6% from the same quarter in 2016 (274).
- The average price stood at £158,300 for April - June 2017 (revised figures), which is a decrease of 3.2% on the previous quarter (£163,500), and an increase of 0.6% on the same quarter in 2016 (£157,300).
- The largest number of new dwelling sales during the quarter ending June 2017 was in the Lisburn and Castlereagh Local Government District (95), with an average price of £166,500.

### Average Price of New Dwellings Sold – Qtr Jul - Sep 2012 to Jul - Sep 2017



### NI Average New Dwelling Price

April - June 2017  
(Revised)

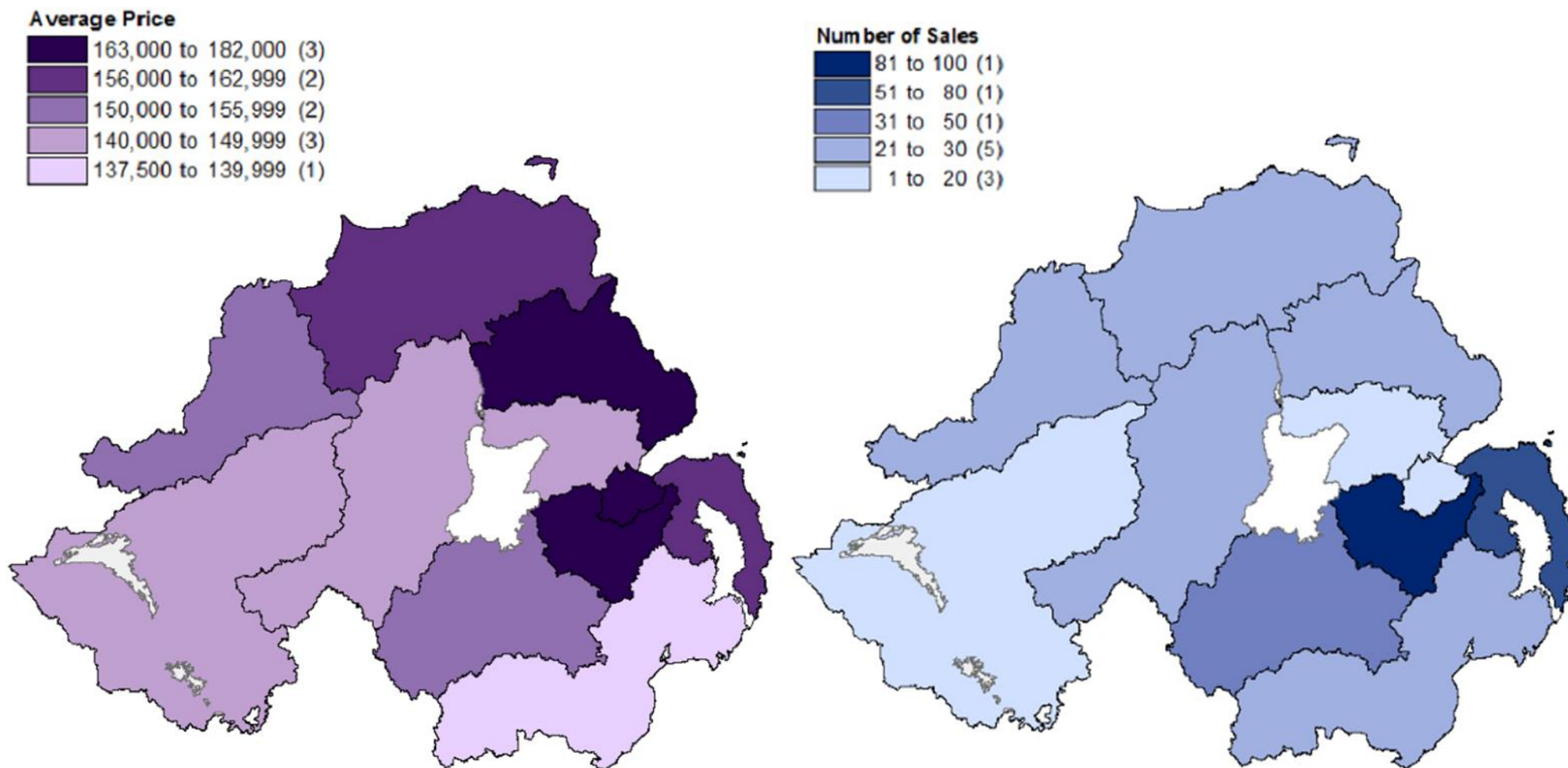
**£158,300**



Change since previous Quarter: 3.2% decrease

Change since Apr-Jun 2016: 0.6% increase

# New Dwelling Sales and Prices April - June 2017



Maps produced by Analytical Services Unit (DfC) using National House Building Council Sales and Prices data and LPS boundary data with the permission of the Controller of HMSO © Crown copyright and database rights MOU209