



## Key Facts



### Section One: Supply

Building Control  
Starts

**2,536**  
3.8% increase  
on  
Apr – Jun 2017

Building Control  
Completions

**2,023**  
24.0% increase  
on  
Apr – Jun 2017

Between April and June 2018 there has been a total of **34** Social Housing Development Programme (SHDP) starts and **279** SHDP completions.

### Section Two: Homelessness



Households presenting as homeless (by reason)

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

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

Full Duty applicants  
discharged:

**628**

### Section Three: Owner Occupier Demand

Northern Ireland House Price Index

**119.7**

Standardised Price: £132,795



increase since  
Apr-Jun 2017



decrease since  
last quarter

**NHBC  
New  
Dwelling  
Average  
House  
price**

(Jan – Mar 18 Revised)

**£169,400**

**2.5%** increase on  
previous quarter

## Contents

Section 1 - Supply	Page 2
Section 2 - Homelessness	Page 3
Section 3 - Owner Occupied Housing Demand	Page 4
Notes	Page 7

### 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 9572

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 January/February 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 are produced to high professional standards set out in the National Statistics Code of Practice. They are produced free from any political interference and undergo regular quality assurance reviews to ensure that they meet customer needs. For further information, please see Notes (page 7).

## SECTION ONE: SUPPLY

### Building Control Starts & Completions

- The total number of new dwelling starts was 2,536, an increase of 3.8% on the same quarter in 2017 (2,444).
- The number of private owner/speculative development new dwelling starts was 2,225, an increase of 4.2% on the same quarter in 2017 (2,136). For social housing, this figure was 311, an increase of 1.0% on the number recorded for the same quarter in 2017 (308).
- The total number of new dwelling completions was 2,023, an increase of 24.0% on the same quarter in 2017 (1,632).
- The number of private owner/speculative development new dwelling completions was 1,661, an increase of 18.8% on the same quarter in 2017 (1,398). For social housing this figure was 362, an increase of 54.7% on the same quarter in 2017 (234).

### Social Housing Development Programme Starts & Completions

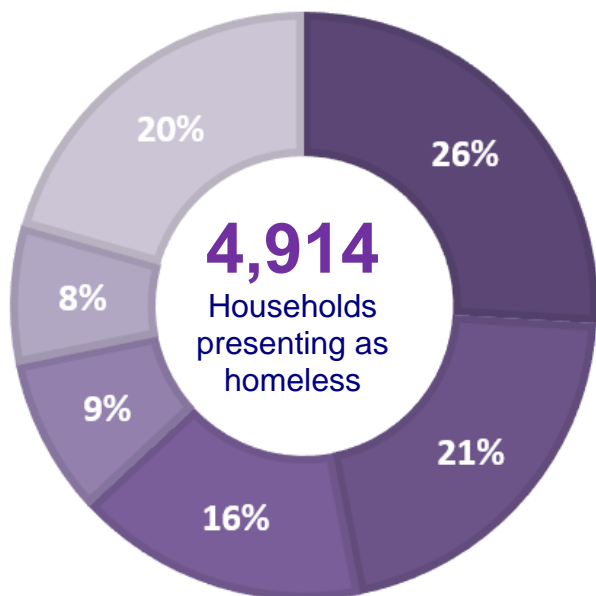
- There has been a total of 34 SHDP social housing dwelling starts: all of these were self-contained and none were shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (61.8%). A further 23.5% were Existing Satisfactory Purchase, 14.7% were Off-the-Shelf, and there were no Rehabilitation or Re-Improvement dwellings.
- There has been a total of 279 SHDP social housing dwelling completions: 265 of these were self-contained and 14 were shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (80.6%). A further 11.5% were Off-the-Shelf, 7.5 % were Existing Satisfactory Purchase, 0.4% were Rehabilitation, and there were no Re-improvement dwellings.

**\*Please note that this publication reports on two different measures of social housing – Building Control and SHDP. These figures often differ from each other, but this is not due to error. The same social housing units are recorded by both data providers, the difference lies in the recording criteria. For more information see accompanying Annex. The infographic (right) relates to Building Control starts and completions and not SHDP starts and completions.**



## SECTION TWO: HOMELESSNESS

- In total, 4,914 households presented as homeless (by reason) to the Northern Ireland Housing Executive during April - June 2018. This is an increase of 264 (5.7%) on the same quarter in 2017 (4,650).
- The household types with the highest proportion of homeless presenters during April - June 2018 were families (32.5%) and single males (31.3%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,113 and 511 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 April - June was 3,525, an increase of 509 (16.9%) on the same quarter in 2017 (3,016).
- The most common reason reported by full duty applicants for their current situation was that their accommodation was not reasonable (1,132).
- Of those households accepted as full duty applicants during the quarter, 628 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
- 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 119.7. This is a decrease of 1.0% on the previous quarter and an increase on 4.4% on the same quarter in 2017.
- The standardised price across all property types for this quarter stands at £132,795.
- Between April - June 2018 there were 5,308 verified residential property sales in Northern Ireland. This is an increase of 1.3% from the previous quarter (5,241). Detached, Semi-Detached and Terrace houses were relatively equally represented with 29.5%, 32.8% and 29.3% of sales respectively, whereas apartments only represented 8.4%.

### Northern Ireland House Price Index April - June 2018



Standardised Price: £132,795



4.4%

increase since  
Apr - Jun 2017



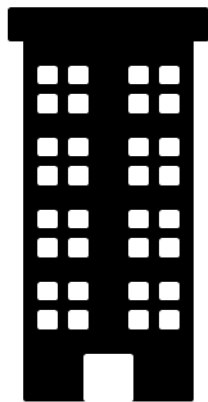
1.0%

decrease since  
last quarter

#### Apartment

124.0

£108,327



#### Semi-Detached House

117.7

£128,559



#### Detached House

117.5

£197,481



#### Terrace House

123.2

£92,957

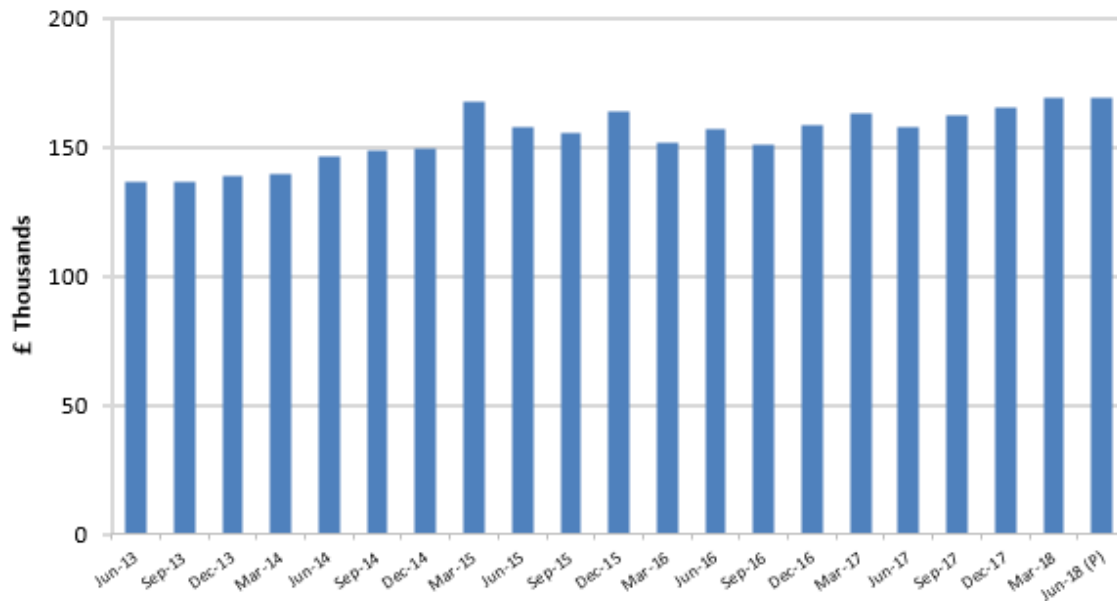


## New Dwelling Sales and Prices

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 January – March 2018.

- During the quarter ending March 2018, 329 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, a decrease of 22.2% from the previous quarter (423) and an increase of 15.8% from the same quarter in 2017 (284).
- The average price stood at £169,400 for January - March 2018 (revised figures), which is an increase of 2.5% on the previous quarter (£165,300), and an increase of 3.6% on the same quarter in 2017 (£163,500).
- The largest number of new dwelling sales during the quarter ending March 2018 was in the Lisburn and Castlereagh Local Government District (81), with an average price of £189,700.

### Average Price of New Dwellings Sold – Qtr Apr – Jun 2013 to Apr - Jun 2018



### NI Average New Dwelling Price

January – March 2018  
(Revised)

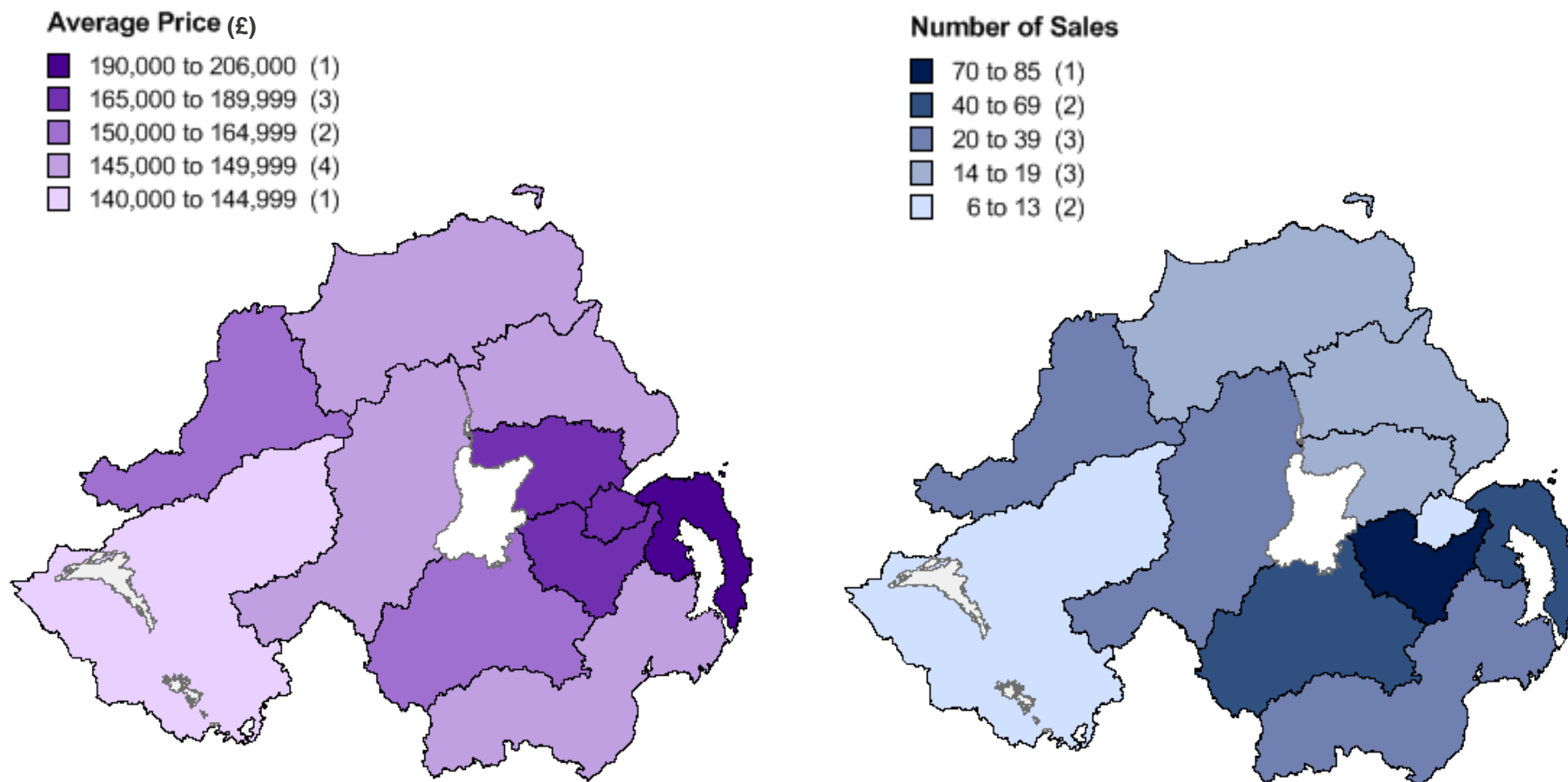
**£169,400**



Change since previous Quarter: 2.5% increase

Change since Jan – Mar 2017: 3.6% increase

# New Dwelling Sales and Prices January - March 2018



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

# NOTES

## 1. Symbols and Conventions

The following symbols are used throughout the publication:

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

## 2. Changes for this release

From November 2018 in Section Two, homelessness comparisons with the previous quarter are no longer reported. Instead comparisons with the same quarter of the previous year are made. This is based on user feedback and the potential for misinterpretation due to seasonal patterns and end of year adjustment.

## 3. 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.

For enquiries about National Statistics, including production or achieving the standards set out by the Code of Practice for Statistics you can email the authority enquiries team ([authority.enquiries@statistics.gsi.gov.uk](mailto:authority.enquiries@statistics.gsi.gov.uk)) or phone **0845 604 1857** (Calls cost 5p per minute in addition to your phone company's access charge). If you would like to write to the National Statistics office, please send letters to: **UK Statistics Authority, 1 Drummond Gate, London, SW1V 2QQ**