



Release Date: 6 August 2019

Coverage: Northern Ireland

Publication Frequency: Quarterly

Key Facts



Section One: Supply

Building Control
Starts

1,760

10.2% decrease
on
Jan-Mar 2018

Building Control
Completions

1,869

9.7% increase
on
Jan-Mar 2018

Between January and March 2019 there has been a total of **1,510** Social Housing Development Programme (SHDP) starts and **412** SHDP completions.

Section Two: Homelessness



Households presenting as
homeless

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:

180

Section Three: Owner Occupier Demand

Northern Ireland House Price Index

121.5

Standardised Price: £134,811

3.5%

increase since
Jan-Mar 2018

1.0%

decrease since
last quarter

NHBC
New
Dwelling
Average
House
price

(Oct-Dec 18 Revised)

£171,400

0.5% decrease on
previous quarter

HPI Reference Period: Q1 2015=100

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Housing Publications

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Quarterly Housing Bulletins, along with the more comprehensive biannual 'Homelessness' report and 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 November 2019.

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.

National Statistics status means that our statistics meet the highest standards of trustworthiness, quality and public value, and it is our responsibility to maintain compliance with these standards.

The continued designation of the Northern Ireland Housing Bulletin as National Statistics was confirmed in January 2019 following a [compliance check](#) by the Office for Statistics Regulation.

We have made a number of improvements to comply with the Code of Official Statistics, such as providing additional breakdowns of homelessness within the data tables and the release to add value and insight, and including hyperlinks to the data tables and appendix within the release allowing users to access them directly to enhance accessibility.

For further examples and more information, see Notes page 8.

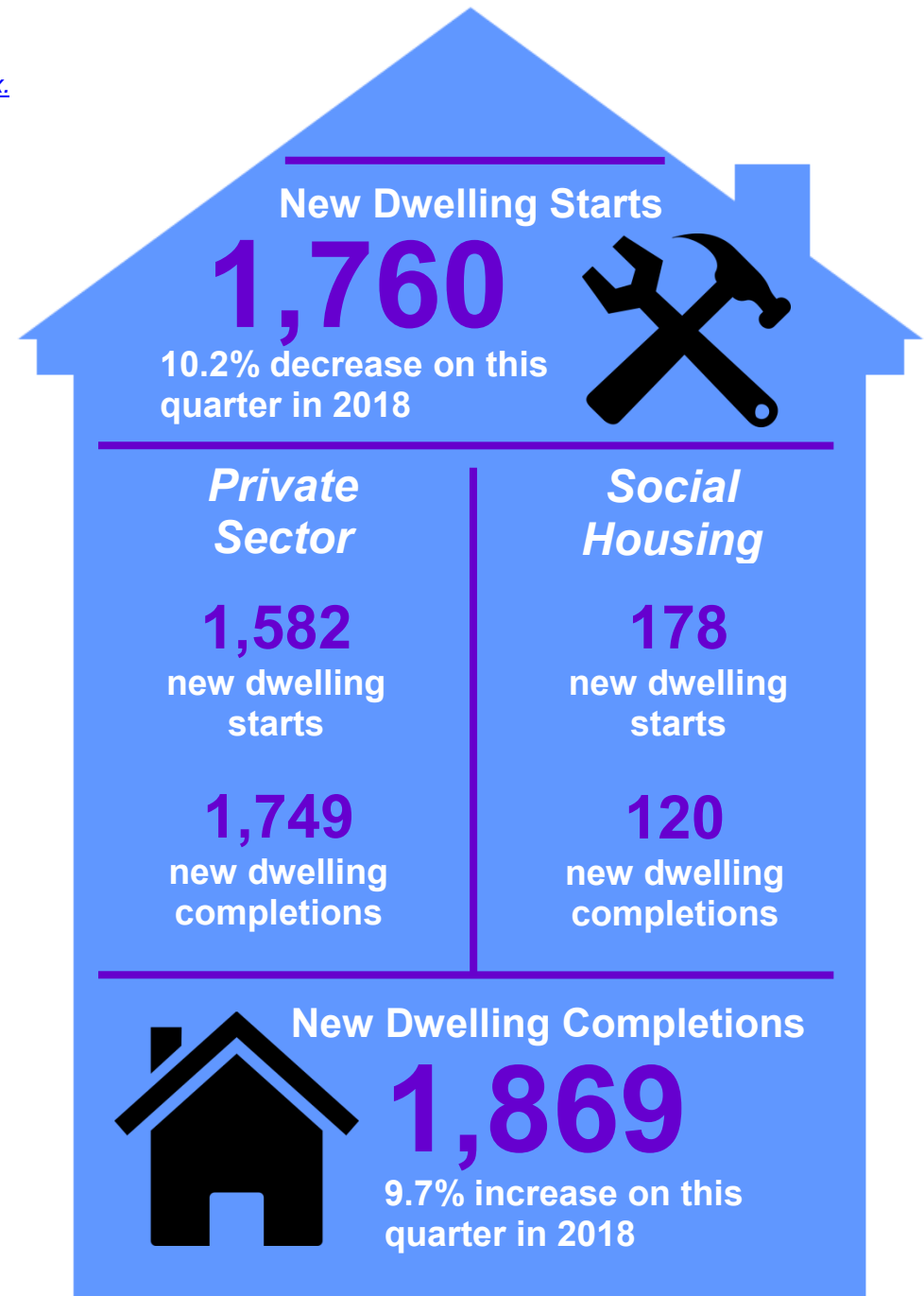
SECTION ONE: SUPPLY

Supporting information can be found in the [accompanying tables](#) and [appendix](#).

This publication reports on two different measures of social housing: Building Control Starts & Completions (page 2) and Social Housing Development Programme (SHDP) Starts & Completions (page 3). 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. See appendix for further information.

Building Control Starts and Completions

- There was a total of 1,760 new dwelling starts in January-March 2019, a decrease of 10.2% on the same quarter in 2018 (1,960).
- The number of private owner/speculative development new dwelling starts was 1,582, a decrease of 9.9% on the same quarter in 2018 (1,756). For social housing, this figure was 178, a decrease of 12.7% for the same quarter in 2018 (204).
- There was a total of 1,869 new dwelling completions in January-March 2019, an increase of 9.7% on the same quarter in 2018 (1,704).
- The number of private owner/speculative development new dwelling completions was 1,749, an increase of 19.5% on the same quarter in 2018 (1,463). For social housing this figure was 120, a decrease of 50.2% on the same quarter in 2018 (241).



Social Housing Development Programme (SHDP) Starts and Completions

- There was a total of 1,510 SHDP social housing dwelling starts in January-March 2019: 1,506 were self-contained, with 4 shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (77.2%). A further 11.1% were Off-the-Shelf, 8.1% were Rehabilitation, 3.2% were Existing Satisfactory Purchase and 0.5% were Re-Improvement dwellings.
- There was a total of 412 SHDP social housing dwelling completions in January-March 2019: 412 of which were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (74.3%). A further 15.5% were Off-the-Shelf, 9.2% were Existing Satisfactory Purchase, 1.0% were Re-improvement and there were no Rehabilitation dwellings.



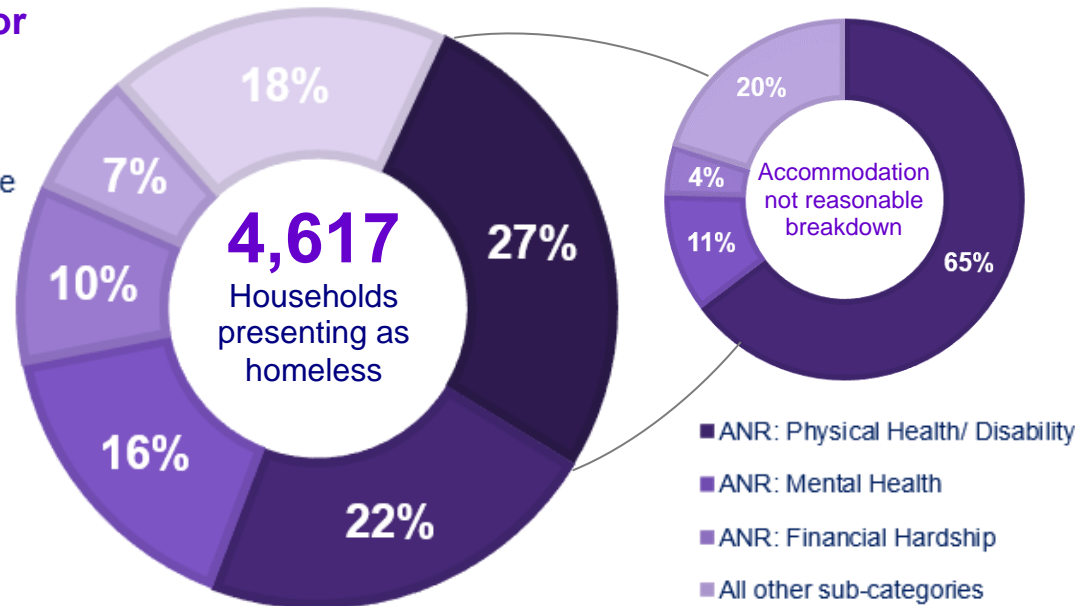
SECTION TWO: HOMELESSNESS

Supporting information can be found in the [accompanying tables](#) and [appendix](#).

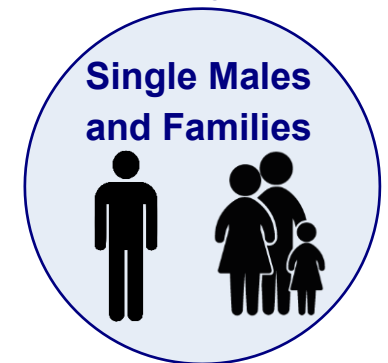
- In total, 4,617 households presented as homeless to the Northern Ireland Housing Executive during January-March 2019. This is a decrease of 371 (7.4%) on the same quarter in 2018 (4,988).
- The household types with the highest proportion of homeless presenters during January-March 2019 were single males (32.5%) and families (32.2%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,119 and 441 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 January-March 2019 was 3,101, a decrease of 156 (4.8%) on the same quarter in 2018 (3,257).
- The most common reason for presenting as homeless reported by full duty applicants was that their accommodation was not reasonable (1,050).
- Of those households accepted as full duty applicants during the quarter, 180 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



Highest proportions of presenters by household type



SECTION THREE: OWNER OCCUPIED HOUSING DEMAND

Supporting information can be found in the [accompanying tables](#) and [appendix](#).

Northern Ireland House Price Index

- The House Price Index, produced by Land and Property Services, provides 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. More information on the index is available at: <https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>.
- For January-March 2019, the NI House Price Index stands at 121.5. This is a decrease of 1.0% on the previous quarter and an increase of 3.5% on the same quarter in 2018.
- The standardised price across all property types for this quarter is £134,811.
- Between January-March 2019 there were 4,272 verified residential property sales in Northern Ireland. This is a decrease of 32.7% from the previous quarter (6,347). The proportions of detached, semi-detached and terrace houses were relatively similar (27.9%, 33.4% and 31.7% respectively), while 7.0% were apartments.

Northern Ireland House Price Index January-March 2019



Standardised price: £134,811



3.5%

increase since
Jan-Mar 2018



1.0%

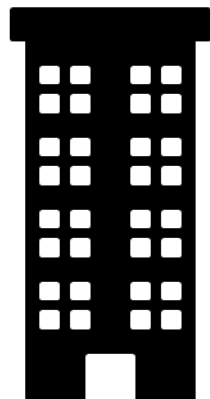
decrease since
last quarter

HPI Reference Period: Q1 2015=100

Apartment

125.9

£110,040



Semi-detached house

120.2

£131,283



Detached house

118.8

£199,628



Terrace house

124.7

£94,096

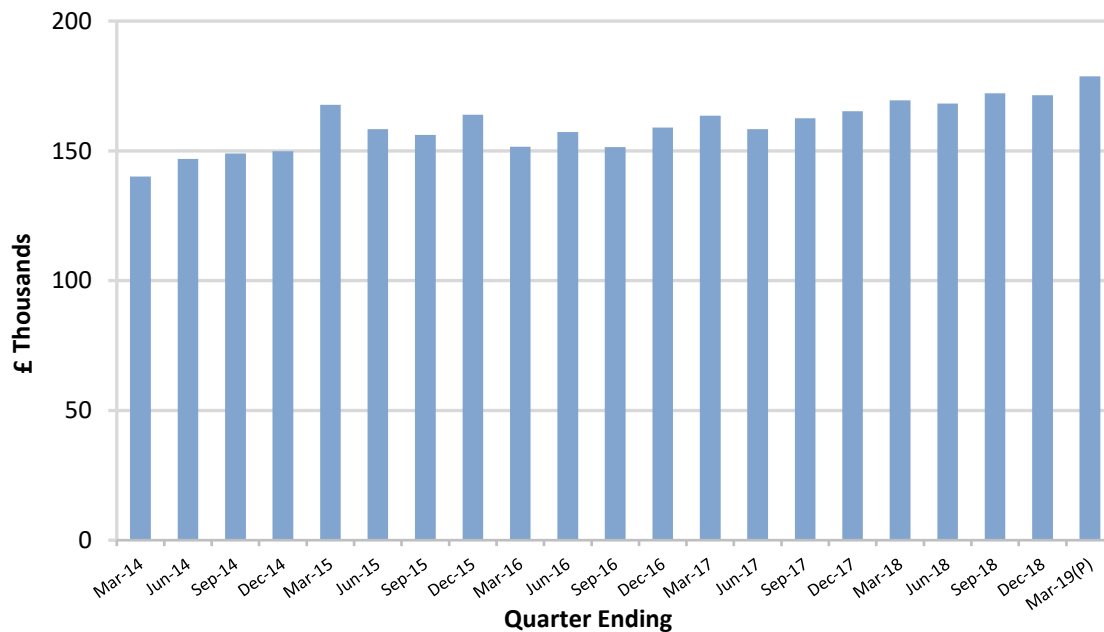


New Dwelling Sales and Prices.

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 2018.

- During the quarter ending December 2018, 492 (revised figure) new National House Building Council (NHBC) registered dwellings were sold, an increase of 26.8% from the previous quarter (388) and an increase of 16.3% from the same quarter in 2017 (423).
- The average price stood at £171,400 for October-December 2018 (revised figure), which is a decrease of 0.5% on the previous quarter (£172,200), but an increase of 3.7% on the same quarter in 2017 (£165,300).
- The largest number of new dwelling sales during the quarter ending December 2018 was in the Lisburn and Castlereagh Local Government District (85), with an average price of £189,600.

Average Price of New Dwellings Sold – Qtr Jan-Mar 2014 to Jan-Mar 2019



NI Average New Dwelling Price

October-December 2018

(Revised)

£171,400

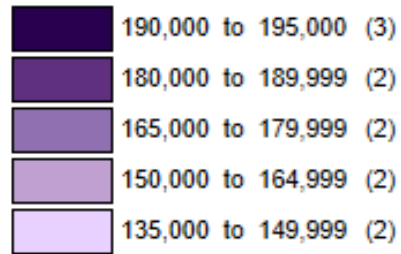


Change since previous Quarter: 0.5% decrease

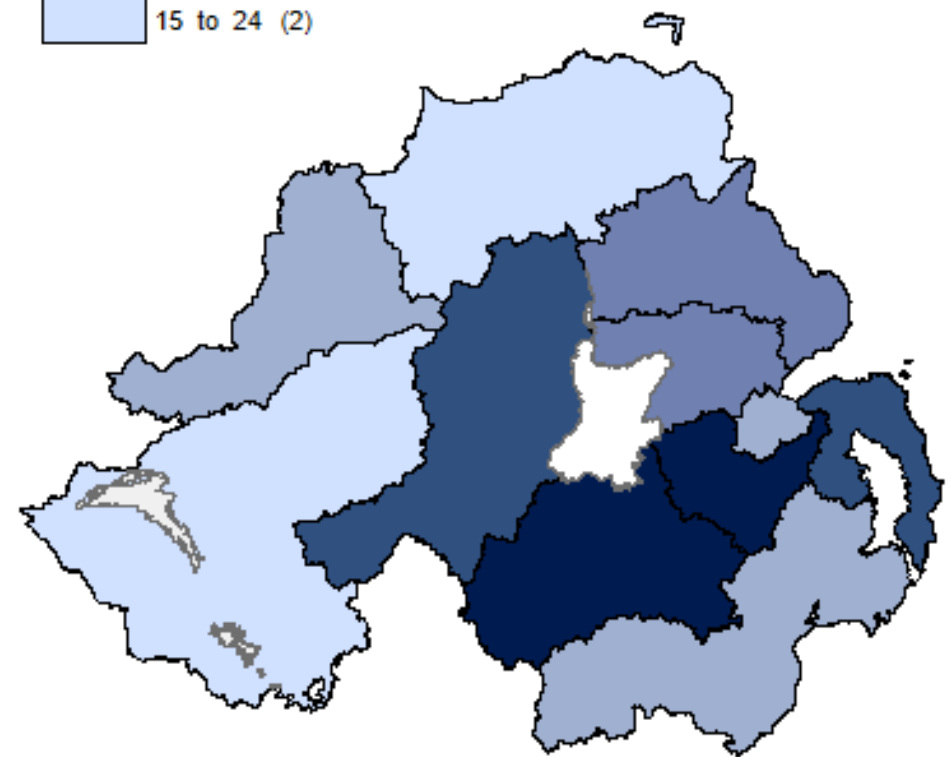
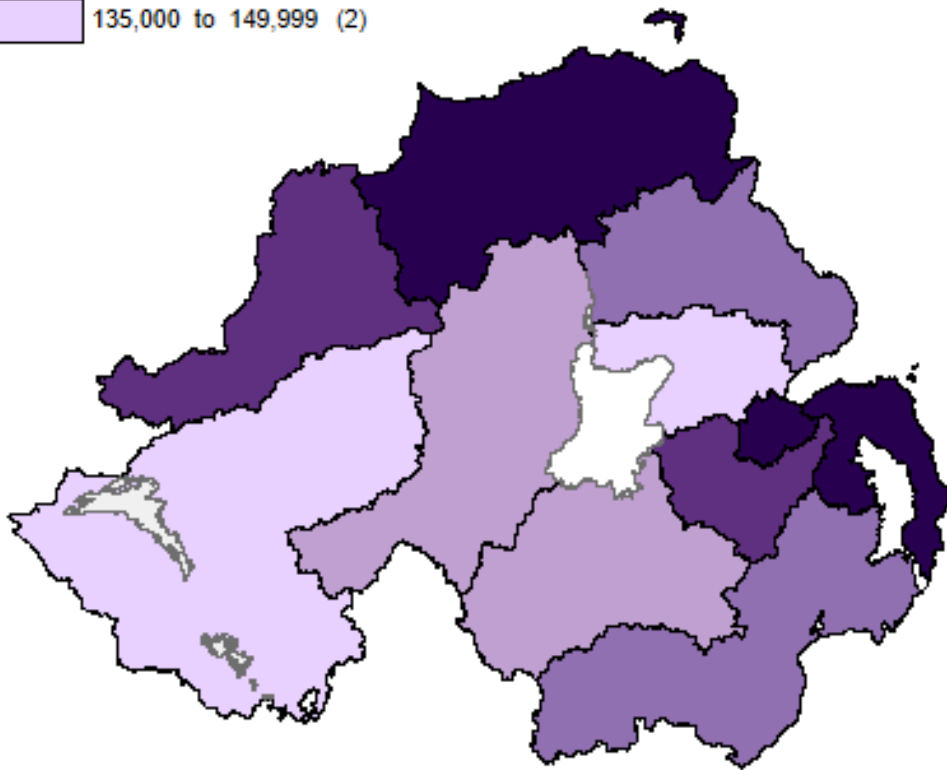
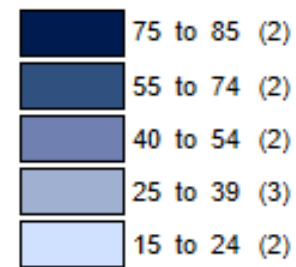
Change since Oct-Dec 2017: 3.7% increase

New Dwelling Sales and Prices October-December 2018

Average Price (£)



Number of Sales



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 MOU577.1

NOTES

1. Symbols and Conventions

The following symbols are used in the tables accompanying this publication:

- .. Not available
- Not Applicable
- (P) Provisional
- (R) Revised

2. Changes for this release

N/A

3. Changes from previous releases

From May 2019, 'Reasons for Homelessness' categories have been expanded for "Accommodation not Reasonable" and this is illustrated in bulletin. Building Control starts/completions and SHDP starts/completions are now displayed on separate pages. This is based on user feedback and the potential for misinterpretation.

From February 2019 'Reasons for Homelessness' categories have been expanded for "Accommodation not Reasonable" and "Intimidation" in Tables 2.1 and 2.3.

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.

4. User Engagement

Quarterly Housing Bulletin:

User feedback is welcome so we would like to encourage your participation in our user engagement survey, and thank you in advance:

<http://www.smartsurvey.co.uk/s/HousingStatisticsUserEngagement>

5. National Statistics

Since the latest review by the Office for Statistics Regulation, the following improvements have been made in order to continue to comply with the Code of Practice for Statistics:

- *Release* – accessibility enhanced by including hyperlinks to the data tables and appendix within the release. This allows users to access them directly.
- *House Price Index* – clarity and context introduced by including the reference period for HPI on the front page.
- *Supply* – clarity and insight increased by displaying Building Control starts/completions and SHDP starts/completions on separate pages. This reduces the potential for misinterpretation.
- *Homelessness* – value and insight added by providing additional breakdowns of homelessness within the data tables and the release.

NOTES

- *Appendix* – clarity increased by labelling each section in the appendix e.g. “SECTION 1. SUPPLY”. This gives a clearer link to users between each chapter, the associated data tables and the appendix.

The statistics last underwent a [full assessment](#) against the [Code of Practice](#) in 2012-2013.

It is the Department for Communities’ 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) 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.**