



Release Date: 26 November 2019

Coverage: Northern Ireland

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Key Facts



Section One: Supply

Building Control
Starts

1,922

14.0% decrease
on
Jul-Sep 2018

Building Control
Completions

1,817

6.4% increase
on
Jul-Sep 2018

Between July and September 2019 there has been a total of **54** Social Housing Development Programme (SHDP) starts and **371** 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:

145

Section Three: Owner Occupier Demand

Northern Ireland House Price Index

126.1

Standardised Price: £139,951



4.0%

increase since
Jul-Sep 2018



2.3%

increase since
last quarter

**NHBC
New
Dwelling
Average
House
price**

(Apr-Jun 18 Revised)

£180,800

1.2% increase 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 February 2020.

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

PSU receives data for the Housing Bulletin from a number of data providers. PSU 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.

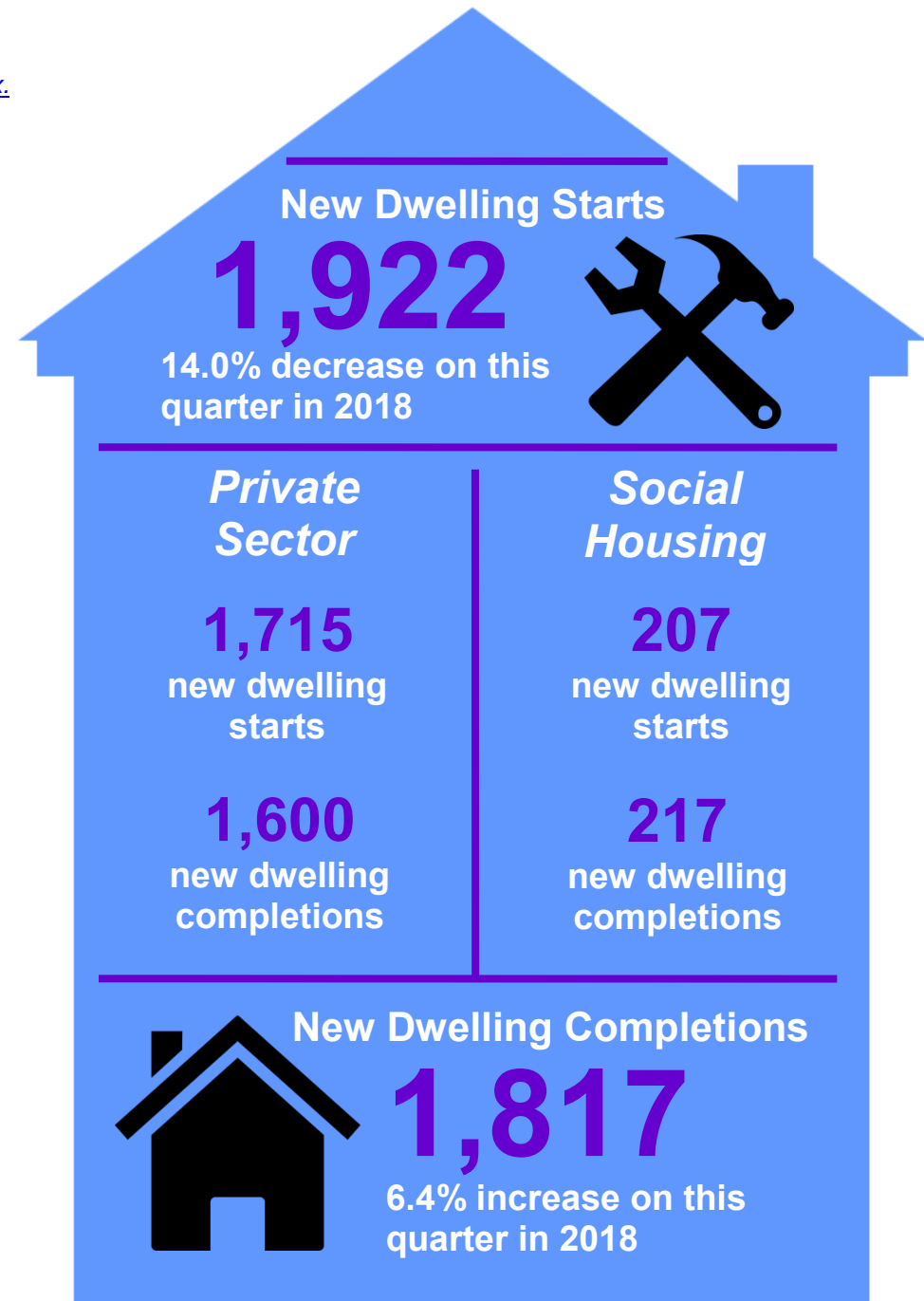
SECTION ONE: SUPPLY

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 1,922 new dwelling starts in July-September 2019, a decrease of 14.0% on the same quarter in 2018 (2,235).
- The number of private owner/speculative development new dwelling starts was 1,715, a decrease of 12.9% on the same quarter in 2018 (1,968). For social housing, this figure was 207, a decrease of 22.5% for the same quarter in 2018 (267).
- There was a total of 1,817 new dwelling completions in July-September 2019, an increase of 6.4% on the same quarter in 2018 (1,707).
- The number of private owner/speculative development new dwelling completions was 1,600, an increase of 4.8% on the same quarter in 2018 (1,527). For social housing this figure was 217, an increase of 20.6% on the same quarter in 2018 (180).



Social Housing Development Programme (SHDP) Starts and Completions

- There was a total of 54 SHDP social housing dwelling starts in July-September 2019: 54 were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (85.2%). A further 13.0% were Existing Satisfactory Purchase, 1.9% were Off-the-Shelf, and there were no Rehabilitation or Re-Improvement dwellings.
- There was a total of 371 SHDP social housing dwelling completions in July-September 2019: 356 of which were self-contained, with 15 shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (63.3%). A further 15.9% were Re-improvement, 11.9% were Off-the-Shelf, 4.9% were Existing Satisfactory Purchase and 4.0% were Rehabilitation dwellings.



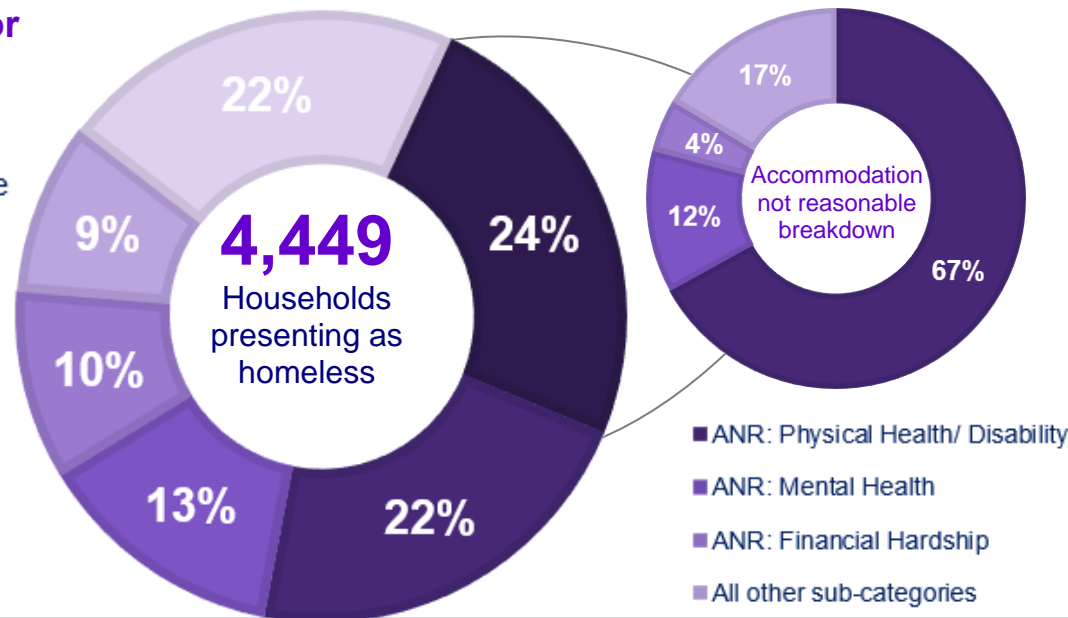
SECTION TWO: HOMELESSNESS

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

- In total, 4,449 households presented as homeless to the Northern Ireland Housing Executive during July-September 2019. This is a decrease of 310 (6.5%) on the same quarter in 2018 (4,759).
- The household types with the highest proportion of homeless presenters during July-September 2019 were single males (34.2%) and families (29.4%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,135 and 470 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 2019 was 2,807, a decrease of 481 (14.6%) on the same quarter in 2018 (3,288).
- The most common reason for presenting as homeless reported by full duty applicants was that their accommodation was not reasonable (913).
- Of those households accepted as full duty applicants during the quarter, 145 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 July-September 2019, the NI House Price Index stands at 126.1. This is an increase of 2.3% on the previous quarter and an increase of 4.0% on the same quarter in 2018.
- The standardised price across all property types for this quarter is £139,951.
- Between July-September 2019 there were 6,002 verified residential property sales in Northern Ireland. This is an increase of 1.2% from the previous quarter (5,928). The proportions of detached, semi-detached and terrace houses were relatively similar (31.1%, 32.7% and 28.1% respectively), while 8.1% were apartments.

Northern Ireland House Price Index July-September 2019



Standardised price: £139,951



4.0%

increase since
Jul-Sep 2018



2.3%

increase since
last quarter

HPI Reference Period: Q1 2015=100

Apartment

125.1

£109,324

Semi-detached house

124.2

£135,601

Detached house

125.0

£210,041

Terrace house

130.0

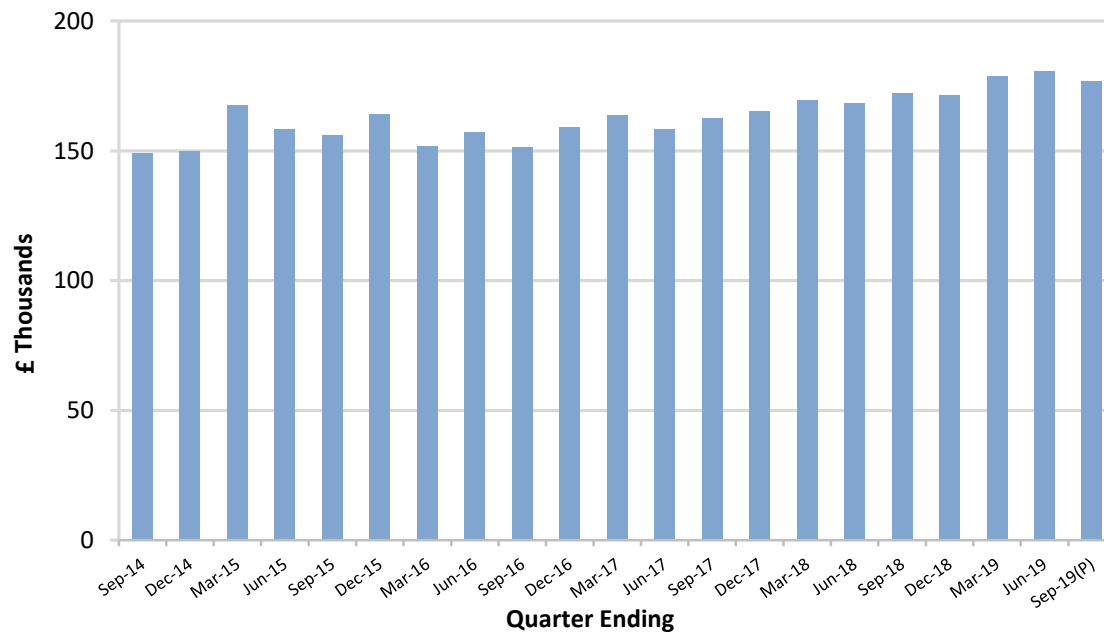
£98,102

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 2019.

- During the quarter ending June 2019, 408 (revised figure) new National House Building Council (NHBC) registered dwellings were sold, an increase of 16.6% from the previous quarter (350) and an increase of 6.5% from the same quarter in 2018 (383).
- The average price stood at £180,800 for April-June 2019 (revised figure), which is an increase of 1.2% on the previous quarter (£178,700), and an increase of 7.5% on the same quarter in 2018 (£168,200).
- The largest number of new dwelling sales during the quarter ending June 2019 was in the Lisburn and Castlereagh Local Government District (82), with an average price of £191,100.

Average Price of New Dwellings Sold – Qtr Jul-Sep 2014 to Jul-Sep 2019



NI Average New Dwelling Price

April-June 2019

(Revised)

£180,800

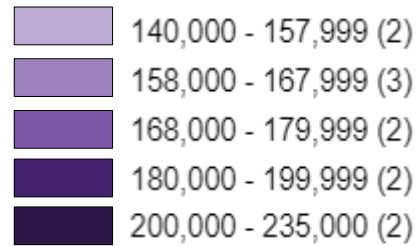


Change since previous Quarter: 1.2% increase

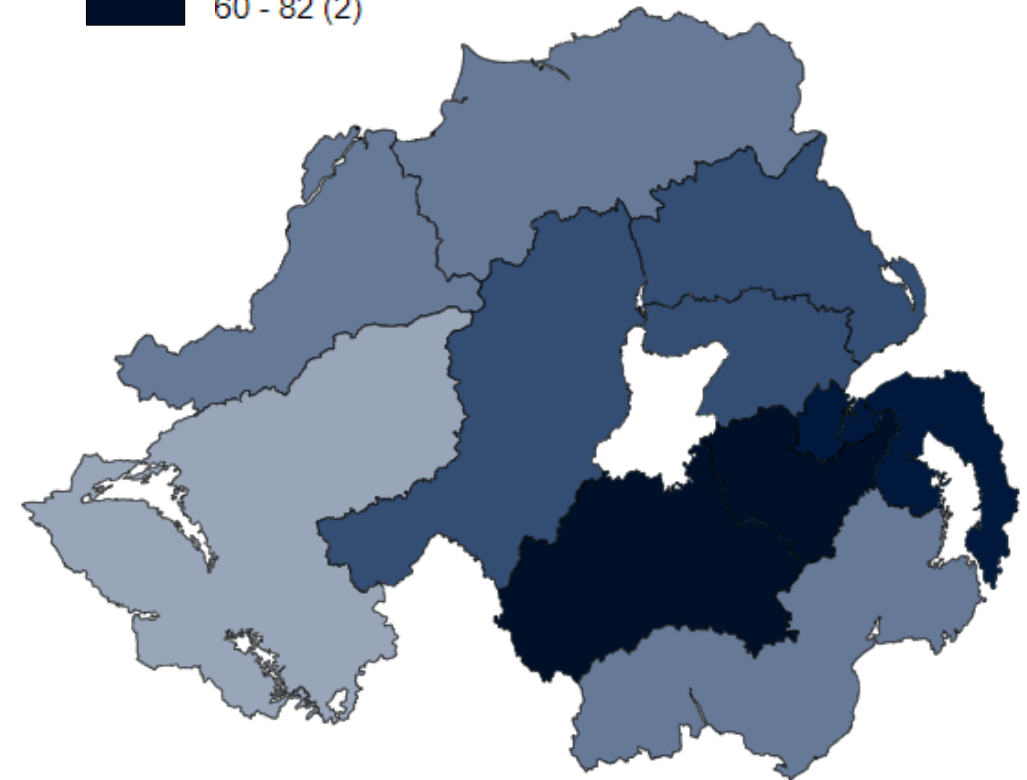
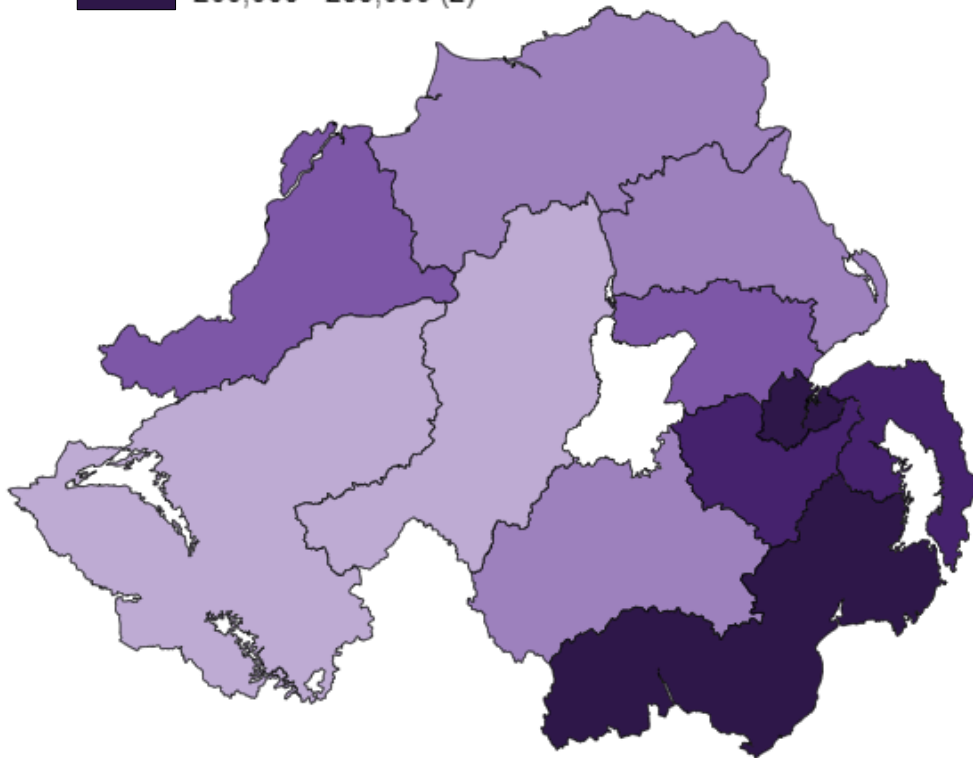
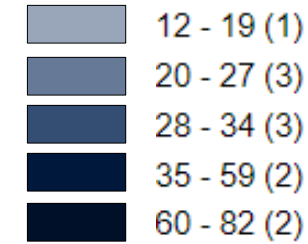
Change since Apr-Jun 2018: 7.5% increase

New Dwelling Sales and Prices April-June 2019

Average Price (£)



Number of Sales



Maps produced by Professional 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

In November 2019, the bulletin was brought forward to improve timeliness of information released and PSU published both the April-June 2019 and July-September 2019 bulletins.

In November 2019, User engagement survey was reviewed and revised to be more in line with the homeless user engagement survey and moved to Citizen Space in order to improve accessibility.

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 new user engagement survey, and thank you in advance:

<https://consultations.nidirect.gov.uk/dfc-analytical-services-unit/ni-housing-statistics-user-engagement-survey>

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.

NOTES

- *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.
- *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.**