



Northern Ireland Housing Statistics



2016-17

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Annual Publication

The Northern Ireland Housing Statistics is an annual compendium of statistics which provides information on a range of areas relating to housing. The report is divided into sections covering: Supply; Energy; Social Renting Demand; Private Renting Demand; Owner Occupier Demand and Household Characteristics.



Supply



Energy



- The Affordable Warmth Scheme has improved 5,069 homes in 2016/17
- Between September 2012 and March 2016 35,010 Boiler Replacement Grants were approved amounting to £23.8 million

Social Renting Demand

- On 31 March 2017 there were 37,611 applicants on the waiting list
- Of these applicants, 23,694 were in 'housing stress'
- Single Males and Families were the most likely to present as homeless



Private Renting Demand

Average Weekly Rent



Owner Occupier Demand

- In Quarter 3 of 2017, the House Price Index stands at 119.1
- The standardised house price for this Quarter is £132,169
- This is a 6.0% increase since the same Quarter last year



Household Characteristics

£628

Average Weekly
Household
Income



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Introduction

The Northern Ireland Housing Statistics 2016-17 is the eighteenth edition in the series and has been prepared by Analytical Services Unit of the Department for Communities (DfC).

This annual compendium of statistics contains information on a range of areas relating to housing. The report is divided into sections covering: Supply; Energy; Social Renting Demand; Private Renting Demand; Owner Occupier Demand and Household Characteristics. The tables have been compiled by the Department's Housing Division, the Northern Ireland Housing Executive (NIHE), other government departments and representative organisations in the housing sector. The name of the department or organisation responsible for providing each series of statistics is shown under the appropriate table.

The Northern Ireland Housing Statistics 2016-17 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 the statistics and aid understanding. Note that this is a summary document and that detailed data, information on methodology and data quality can be found annexed at:

<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2016-17>

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.

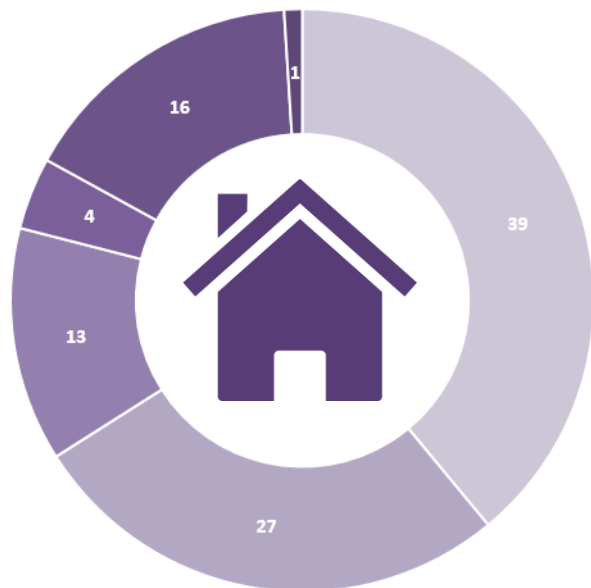
The following symbols are used throughout the publication:

- .. Not Available
- None
- ** Negligible
- * Suppressed
- (P) Provisional
- (R) Revised
- N/A Not Applicable

Section One - Supply

This section provides a wide range of information relating to housing supply. Detailed data on housing stock, tenure, new dwelling starts and completions, volume of construction, and planning applications and decisions can be found in the accompanying tables.

Household Tenure 2016-17



- Owned outright
- Owned with mortgage
- Rented- NIHE
- Rented from Housing Association
- Rented Privately
- Rent free

- In 2016/17 dwellings that were owned outright and dwellings that were owned with a mortgage accounted for 66% of households sampled (39% and 27% respectively).
- In the same period 16% of properties were privately rented and 4% were rented from Housing Associations.
- NIHE rented properties made up 13% of households sampled.

Key Housing Supply Figures



783,272



Average Household Size 2014-15: 2.5

Total Stock per 1,000 population 2016/17

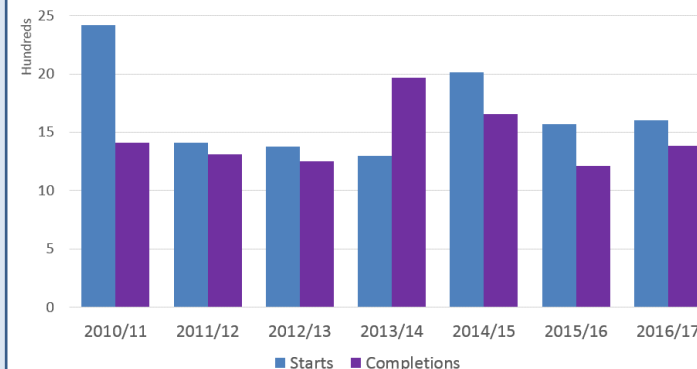


Social Housing Development Programme 2016-17

Programme 2016-17

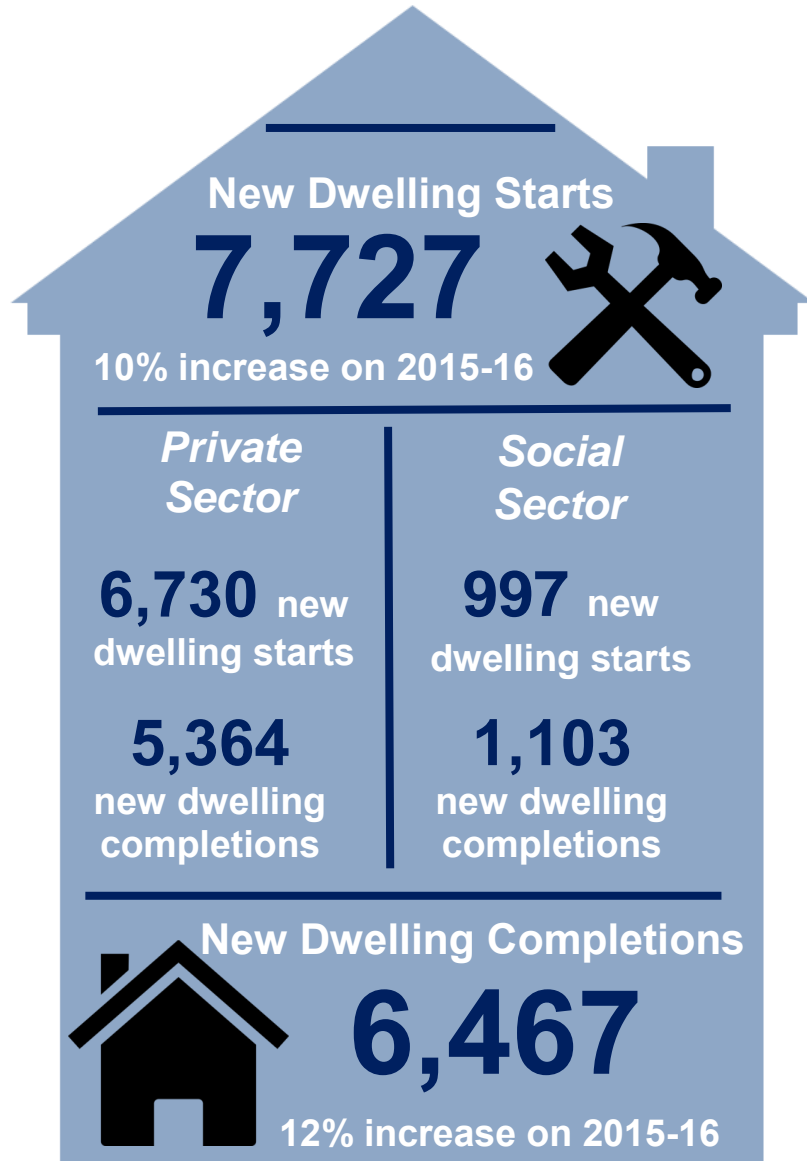
- The Social Housing Development Programme (SHDP) provides social housing in Northern Ireland. It is managed by the Housing Executive's Development Programme Group (DPG) which provides grant funding to housing associations so that they can build or acquire new social housing.
- Since 2010/11 10,194 social houses have been completed through this scheme. Of these 95.8% were self-contained and 4.2% were shared.
- In 2016/17 there were 1,604 SHDP starts. This is a 2.3% increase on 2015/16 (1,568).
- In the same period there were 1,387 SHDP completions. This is a 14.7% increase on 2015/16 (1,209).

SHDP Starts and Completions 2010/11 - 2016/17



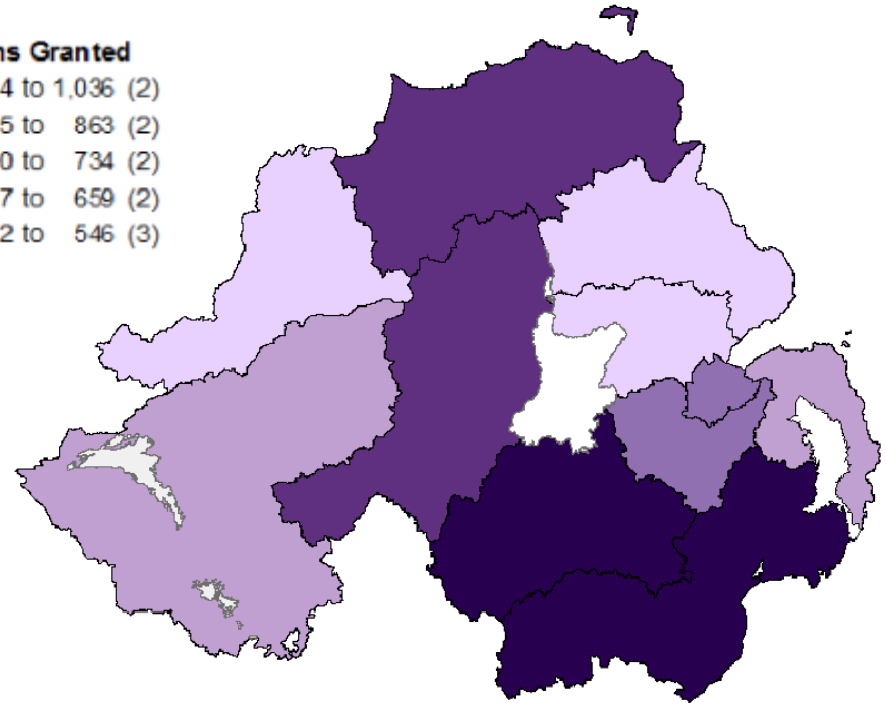
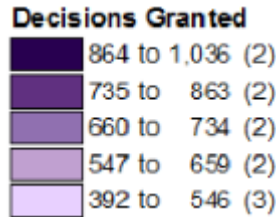
Section One - Supply

Building Control Starts & Completions 2016-17



Residential Planning Decisions Granted 2016-17

Map based on Planning DFI data and developed by Analytical Services Unit, DfC. © Crown Copyright and database rights MOU209

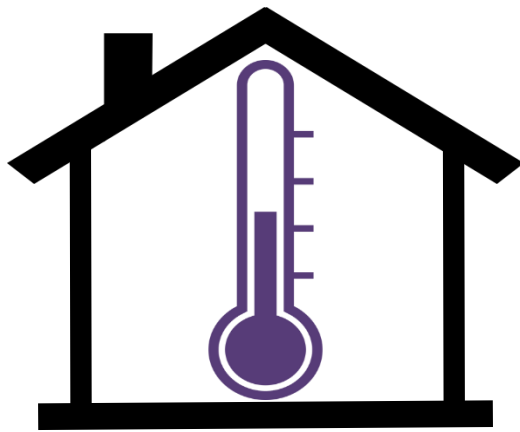


- Of the 7,744 decisions made in 2016/17, 94% were granted (7,300).
- The majority of residential planning decisions granted related to rural new single dwellings (27%) and urban extensions and alterations (24%).
- Newry, Mourne and Down, and Armagh City, Banbridge and Craigavon Local Government Districts received the greatest number of residential planning applications during 2016-17 (998 and 917 respectively).

Section Two - Energy

This section provides information relating to domestic energy. Detailed data on household fuel type, energy efficiency, Warm Homes Scheme and Boiler Replacement Scheme can be found in the accompanying tables.

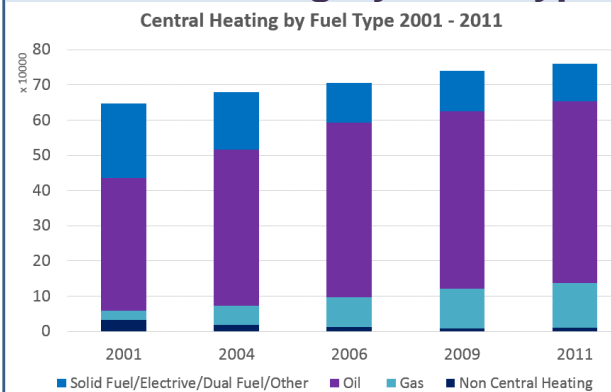
Affordable Warmth Scheme 2016-17



5,069
Homes improved

- The Affordable Warmth Scheme was introduced in September 2014 to replace the Warm Homes Scheme. The scheme is targeted at fuel poor households in the private sector.
- There were a total of 4,740 approvals issued in 2016/17.
- A total of 5,069 homes were improved in 2016/17 at a cost of £21.8 million.

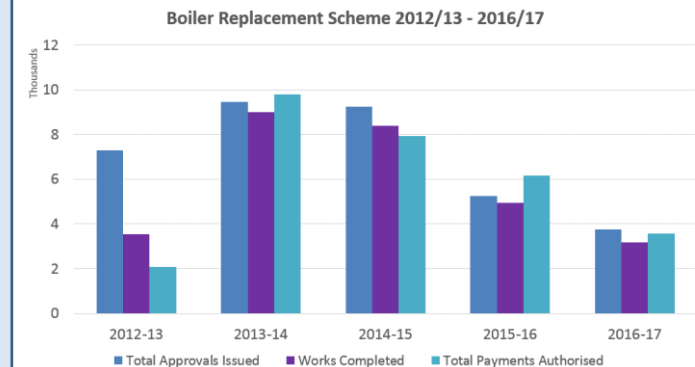
Central Heating by Fuel Type



- Information on central heating is taken from the House Condition Survey (HCS), however at the time of publication updates from the 2016 HSC were not yet available.
- The 2011 HCS defines central heating as a heating system with a distribution system sufficient to provide heat in at least two rooms.
- The percentage of homes with central heating has risen from 95% in 2001 to 99% in 2011.
- Gas has seen the largest increase in installations in this time frame, whilst solid fuel, electric and dual system heating systems have decreased.
- In 2011, oil central heating accounted for 68% of heating systems. This was followed by gas at 17%.

Boiler Replacement Scheme 2016-17

- The Boiler Replacement Scheme is a DfC scheme, administered by the Housing Executive.
- The scheme is for Owner Occupiers whose gross annual income is less than £40,000, and is to help with the cost of replacing boilers over 15 years old.
- Between 2012 and 2017 35,010 grants were approved amounting to £23.8 million. This equates to an average of £680 per household. Of these, 29,039 replacements have been completed



Section Three – Social Renting Demand

This section provides information relating to the social rented sector (Northern Ireland Housing Executive & Housing Associations). Detailed data on average weekly rents, housing benefit receipt, social housing waiting lists and allocations and homelessness can be found in the accompanying tables.

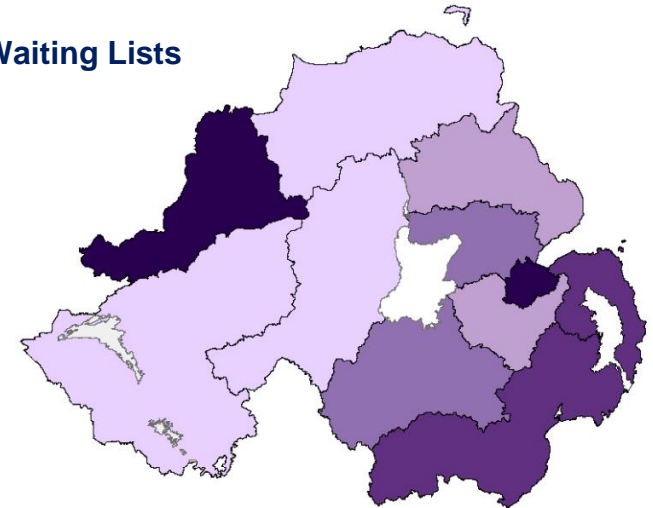
Waiting Lists, Housing Stress & Allocations 2016-17

- The Housing Executive holds data on all housing applications and allocations made through the Common Selection Scheme in the Housing Management System.
- The total number of applicants on the waiting list (with no existing NIHE/Housing Association tenancy) at 31 March 2017 was 37,611.
- Of these applicants, 23,694 were in 'housing stress' where they have 30 or more points under the Common Selection Scheme.
- The Local Government Districts with the highest number of applicants were Belfast (10,738) and Derry City and Strabane (4,360).
- The number of properties allocated by the NIHE and Housing Associations to applicants on the waiting list who were not already social sector tenants was 7,672. This equates to 73% of total allocations made in 2016/17.
- In comparison the number of properties allocated by the NIHE and Housing Associations to tenants who had applied for a transfer from an existing tenancy was 2,768. This equated to 27% of total allocations made in 2016/17.

Social Rented Sector Waiting Lists by LGD 2016-17

Waiting Lists

4,360 to 10,740 (2)
3,321 to 4,359 (2)
2,650 to 3,320 (2)
2,211 to 2,649 (2)
1,460 to 2,210 (3)



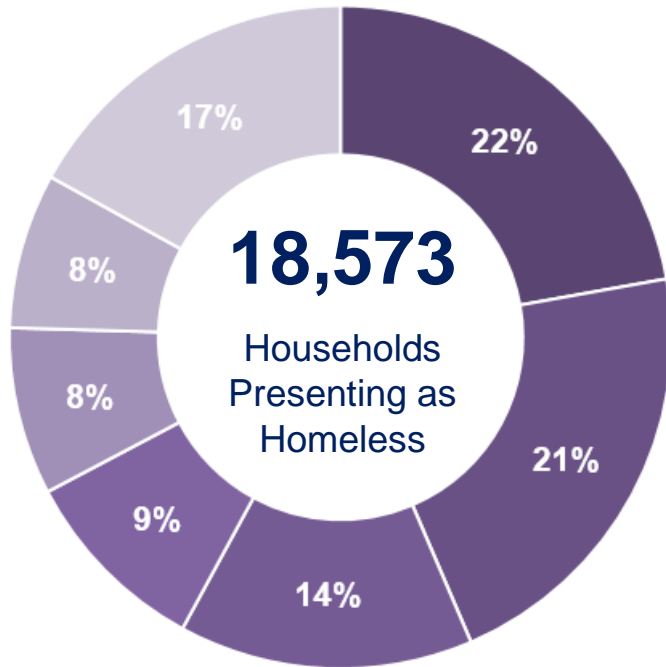
Map based on Northern Ireland Housing Executive (NIHE) data. Map developed by ASU DfC. © Crown Copyright and database rights MOU209

Social Rented Sector Waiting Lists and Allocations 2002/03-2016/17



Section Three – Social Renting Demand

Homelessness 2016-17



Top 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

Who is presenting as homeless?



Single Males (33%) and families (32%) were the biggest presenters of homelessness in 2016/17



Within the single males category, those aged between 26 and 59 were the highest presenters of homelessness with 4,479 cases

Full Duty Applicants 2016-17

- Full Duty Applicant (FDA) status is granted to a household presenting as homeless once the NIHE makes enquiries to check if the household is eligible for assistance.
- The NIHE will need to satisfy itself whether the household has a priority need for accommodation and whether they became homeless or threatened with homelessness intentionally.
- Once a household is granted FDA status the NIHE has an obligation to ensure that accommodation becomes available for these households to occupy.
- The Housing Management system, introduced in July 2011, allows a greater number of outcomes to be reported in relation to homeless applications than before.
- In 2016-17, of the 18,573 households presenting as homeless, 11,889 households (64%) were accepted as full duty applicants and 5,431 (29%) were rejected. Of those households accepted as full duty applicants during the year 1,842 were discharged (Refer to Appendix 3 for definitions of each outcome).

Section Four – Private Renting Demand

This section provides information relating to private renting demand. Detailed data on average rent and length of time of residence for private renters can be found in the accompanying tables

Key Points

- Estimates in this section is taken from the Family Resources Survey (FRS). The survey has been carried out in Great Britain since 1992, but 2002-03 saw its introduction to Northern Ireland for the first time. Information taken from the GB report has been updated to include the 2015-16 figures. At the time of publication not all updates for 2015-16 were available from the NI FRS.

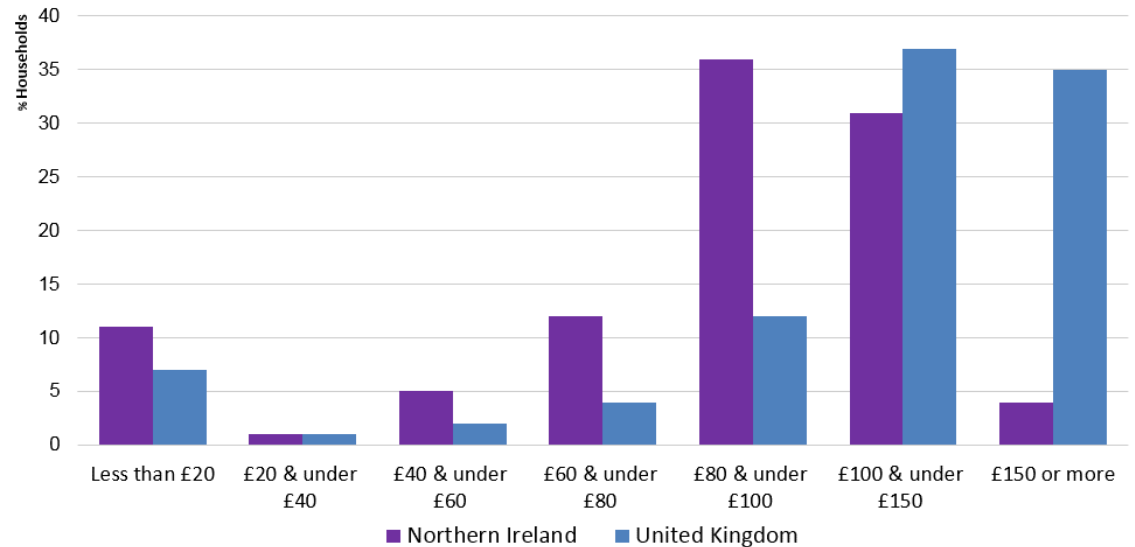
Average Rent 2015-16

- The estimated average (median) rent per week for the private rented sector in Northern Ireland in **2015-16** was £94, £38 below the UK average (£132) and lower than England (£138), Scotland (£107) and Wales (£100).
- The estimated average (median) rent per week for the social rented sector in Northern Ireland in 2015-16 was £75, £15 lower than the UK average (£90) and £19 lower than that of the private rented sector.

Time in Residence 2014-15

- In **2014-15** across the UK, 25% of private renters had resided in their accommodation for less than 12 months compared to 21% for Northern Ireland. The proportion residing at their current address for five years or more was 23% across the UK compared to 31% in Northern Ireland.

Private Rented Accommodation by Region/Country and Weekly Rent
2014-15



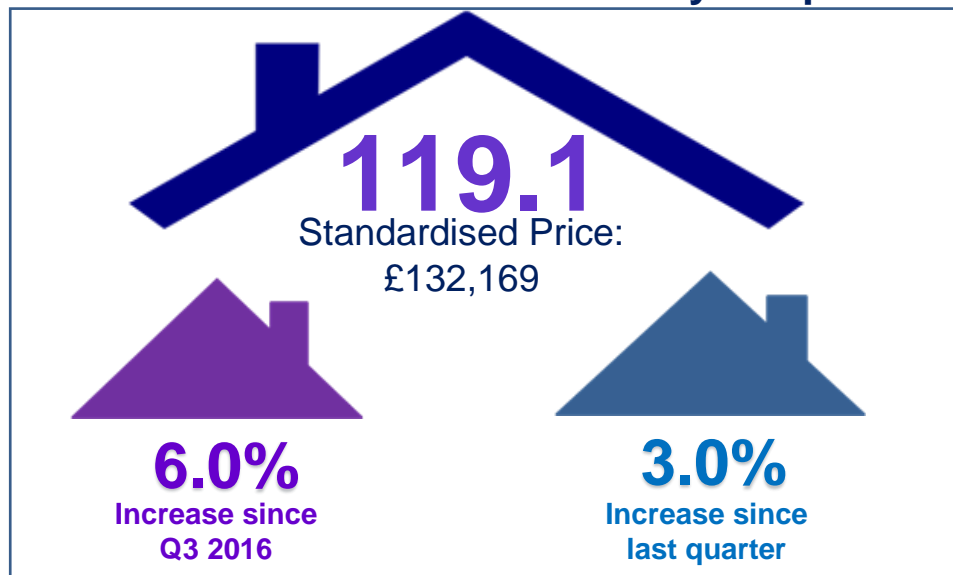
Estimated Median Weekly Rent 2015-16



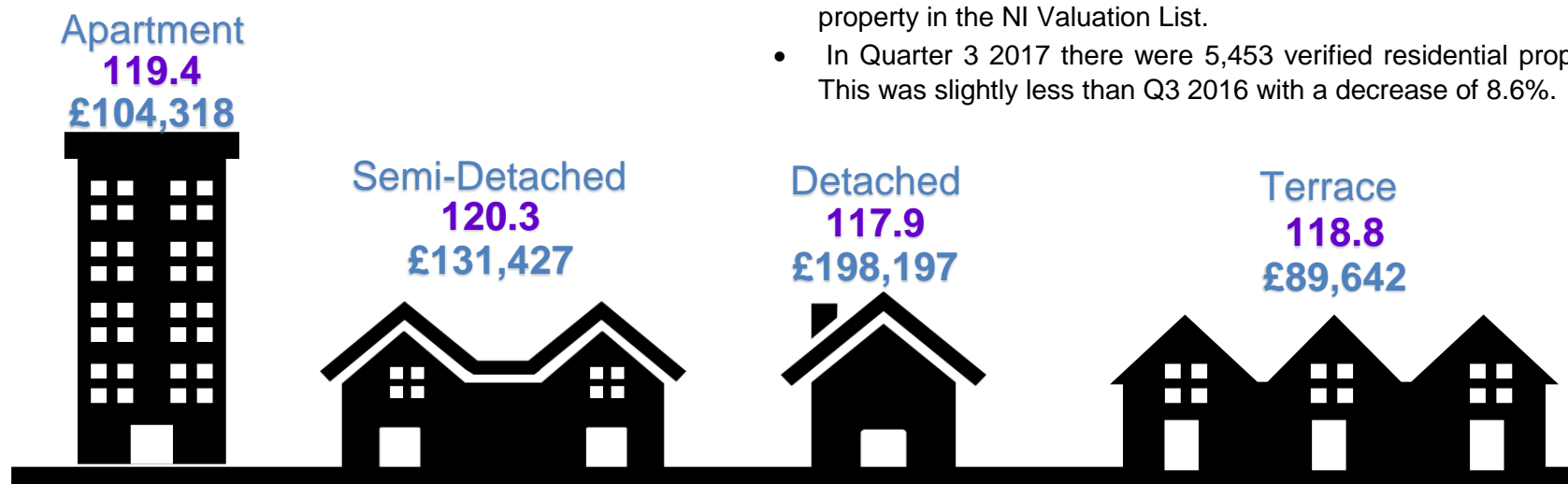
Section Five – Owner Occupier Demand

This section provides information relating to owner occupied housing. Detailed data on the Northern Ireland House Price Index, National House Building Council (NHBC) new house sales and prices, the Northern Ireland Co-Ownership Housing Scheme, mortgages and mortgage possessions can be found in the accompanying tables.

House Price Index – Quarter 3 July - September 2017



- The NI House Price Index has been designed and produced by Land and Property Services to provide a measure of change in the price of a standardised residential property sold in Northern Ireland.
- It is a quarterly composite index, combining a house price index and an apartment price index. The index uses information on all verified residential property sales as recorded by Her Majesty's Revenue & Customs (HMRC).
- Note that the reference base period has been updated to Quarter 1 2015 and the index is set to 100 for that period. Results for the most recent quarter are provisional and subject to revision.
- The NI HPI currently stands at 119.1 in the third quarter of 2017.
- The overall index showed an increase of 3.0% since the previous quarter in 2017, and it has increased 6.0% since the same quarter in 2016.
- Verified residential property sales are defined as sales recorded by HM Revenue & Customs (HMRC) which could be matched to a domestic property in the NI Valuation List.
- In Quarter 3 2017 there were 5,453 verified residential property sales. This was slightly less than Q3 2016 with a decrease of 8.6%.

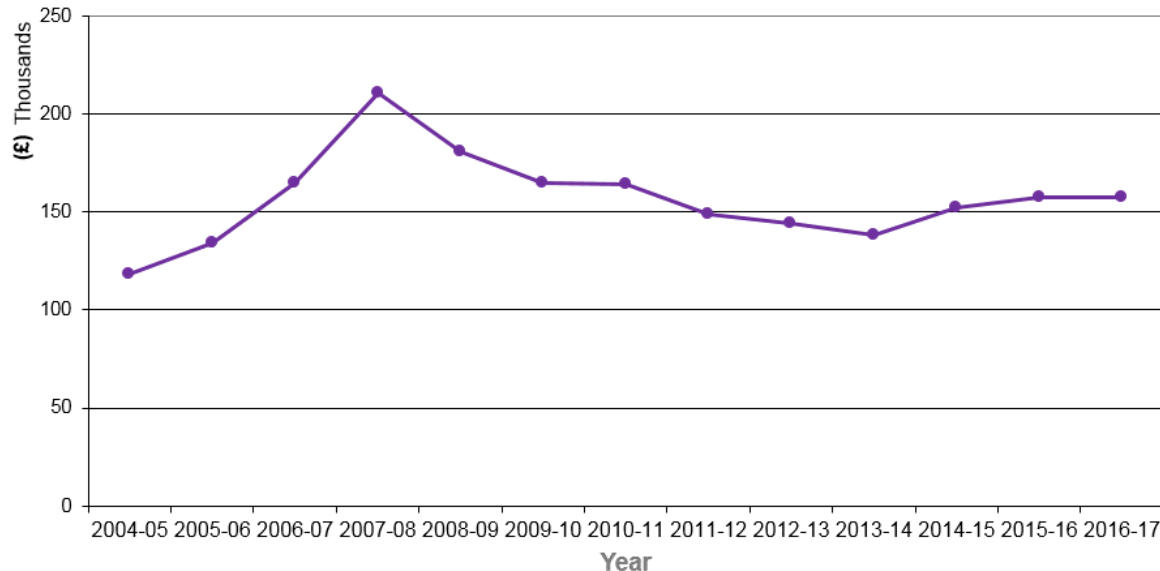


Section Five – Owner Occupier Demand

NHBC New Dwelling Sales and Prices 2016-17

- Data for new house sales and prices are derived from information provided by solicitors to the National House Building Council (NHBC). NHBC's primary purpose is to help raise standards to protect homeowners. NHBC is an independent non-profit distributing company, reinvesting all resources in further research and work to improve the construction standard of new UK houses for the benefit of homeowners.
- The average price of NHBC-registered new houses peaked in 2007-08 at £210,700. The average annual price stands at £157,700 for 2016-17. In comparison to 2015-16 the average price has remained relatively unchanged. Note that the monetary amounts for individual years have not been adjusted to account for inflation.
- With the exception of 2009-10 the number of NHBC new house sales fell year on year from 7,005 sales in 2004-05 to 1,142 sales in 2013-14. The number of sales recorded for 2016-17 was 1,216, a decrease of 1.9% from the previous year (1,239).

Average Selling Price of New NHBC Registered Houses 2004-05 to 2016-17



First Time Buyers: Lending and Affordability



Median Income:

£31,779



Median Age:

30



- The number of loans for first time buyers was 9,700 in 2005. This number fell to a low of 2,900 in 2008; a drop of 70%. Since 2008, the number of loans for first time buyers has tended to rise year on year to reach 8,100 in 2016. This is an increase of 9% on the 2015 figure (7,400) and a fall of 16% from 2005.
- The median percentage advance for first-time buyers in 2005 was 89%. This fell to 75% in 2007 and has fluctuated over time since then. In 2016 the percentage advance stands at 86% for first time buyers.
- The median capital and interest payments as a percentage of income for first time buyers was 20% in 2005. This value rose to a peak of 26% in 2008. Since 2008 the percentage for first-time buyers has fallen year on year; reaching 16% in 2016.

Section Six – Household Characteristics

This section provides information relating to a range of household characteristics. Detailed data on household projections, household type, tenure and household income and expenditure can be found in the accompanying tables.

Household Income by Tenure

2014-15

- Households with the highest housing costs were in the private rented sector spending an estimate of £87 per week. This compares to estimates of £74 in the social rented sector and £52 for those buying with a mortgage.
- Those buying with a mortgage had the highest estimated average weekly household income of £922, followed by those who owned outright (£674) and private renters (£515). The social rented sector saw the lowest average estimated weekly income of £360.
- The estimated income for those buying with a mortgage was sourced predominantly from wages and salaries, with it making up 82% of this income on average. The largest proportion of income for social renters was through social security benefits (50%) with 24% being generated through wages and salaries on average.

£669

Average Weekly Household Income



Estimated Weekly Household Expenditure NI & UK 2014-16

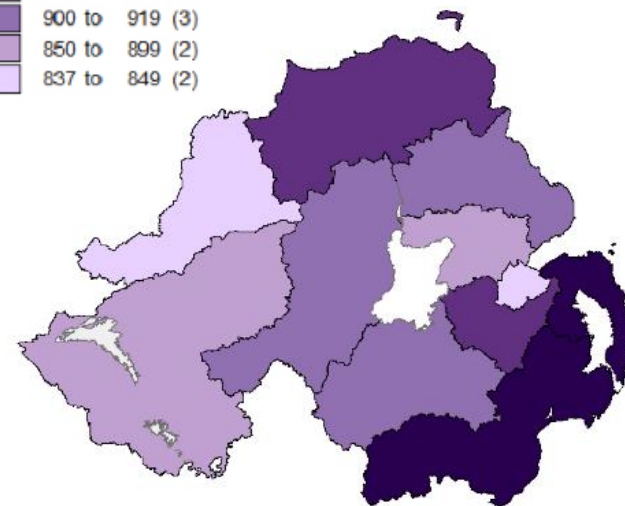
£502.50
NI Average Spend

£527.30
UK Average Spend

Average Rates Bills 2016-17

Average Rates Bill 2016-17

1,010 to 1,070	(2)
920 to 1,009	(2)
900 to 919	(3)
850 to 899	(2)
837 to 849	(2)



Map based on DoF data and developed by Analytical Services Unit, DfC. © Crown Copyright and database rights MOU209

- Rates are a property tax based on the valuation of homes in Northern Ireland. The income from rates provides funding for services at both local (Council) and regional (NI Assembly) levels.
- In 2016-17 the average rates bill was £920.
- The highest average bill payable was in Ards and North Down (£1,062) and the lowest was in Derry City and Strabane (£837).

This report can be found on:

www.communities-ni.gov.uk

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