

Northern Ireland Housing Bulletin

July - September 2023

Release Date: 23 November 2023

Coverage: Northern Ireland

Publication Frequency: Quarterly

Key Facts

Section One: Supply

Between July and September 2023 there were a total of **239** Social Housing Development Programme (SHDP) starts and **258** SHDP completions.

Starts	Completions
239	258
SHDP self-contained	SHDP self-contained
0	0
SHDP shared	SHDP shared

Section Two: Social Housing Demand and Homelessness

Applicants on waiting list as at 30 September 2023:

45,615

Applicants in housing stress as at 30 September 2023:

33,587

Households accepted as Homeless July - September 2023:

2,605

Section Three: Owner Occupier Demand

NHBC
New Dwelling
Average House
price

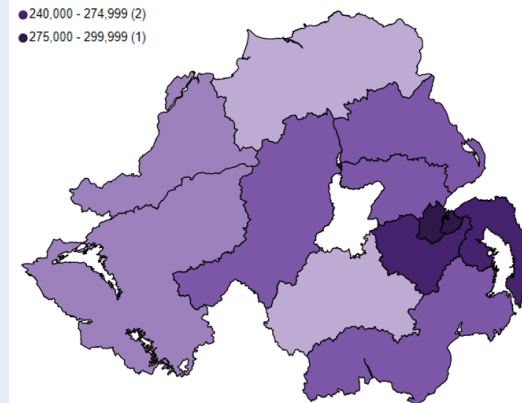
(Apr - Jun 23 Revised)

£234,700

6.9% decrease on previous quarter

Average Price (£)

- 180,000 - 199,999 (2)
- 200,000 - 219,999 (2)
- 220,000 - 239,999 (4)
- 240,000 - 274,999 (2)
- 275,000 - 299,999 (1)



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Housing Publications

If you have any queries or comments relating to this issue of the Housing Bulletin, please contact Professional Services Unit (PSU) via:

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Housing Team: Lesley Curry, Katie McFadden

Quarterly Housing Bulletins, along with the more comprehensive biannual 'Homelessness' report and annual 'Housing Statistics' reports, can be found at: [Housing Statistics homepage](#) .

If you wish to receive notification of the publications by email, please contact the above email address.

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 Social Housing Development (SHDP) housing starts and completions, social housing demand, homelessness, 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 are accredited official statistics. Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007. Please see: [Accredited official statistics – Office for Statistics Regulation \(statisticsauthority.gov.uk\)](#). These official statistics were independently reviewed by the Office for Statistics Regulation in January 2019. They comply with the standards of trustworthiness, quality and value in the [Code of Practice for Statistics](#) and should be labelled 'accredited official statistics'.

We have made a number of improvements to comply with the Code of Practice for 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.

Our statistical practice is regulated by the Office for Statistics Regulation (OSR). OSR sets the standards of trustworthiness, quality and value in the Code of Practice for Statistics that all producers of official statistics should adhere to. You are welcome to contact us directly with any comments about how we meet standards. Alternatively, you can contact OSR by emailing regulation@statistics.gov.uk or via the OSR website.

For further examples and more information, see Notes page 9.

SECTION ONE: SUPPLY

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

This publication reports on Social Housing Development Programme (SHDP) Starts & Completions.

The number of Building Control dwellings starts and completions, by private owners and housing associations, can be viewed at the following link: <https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>.

Building Control Starts & Completions and Social Housing Development Programme (SHDP) Starts & Completions 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.

Social Housing Development Programme (SHDP) Starts and Completions

- There were 239 SHDP social housing dwelling starts in July – September 2023: all were self-contained.
- The largest proportion of starts were new build (97.9%), while 2.1% of starts were Rehabilitation. There were no Reimprovement, Existing Satisfactory Purchase or Off-the-Shelf starts.
- There was a total of 258 SHDP social housing dwelling completions in July - September 2023: all were self-contained.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (83.7%). A further 10.9% were Off-the-Shelf, 5.0% were Rehabilitation, and 0.4% were Existing Satisfactory Purchase. There were no Reimprovement completions.



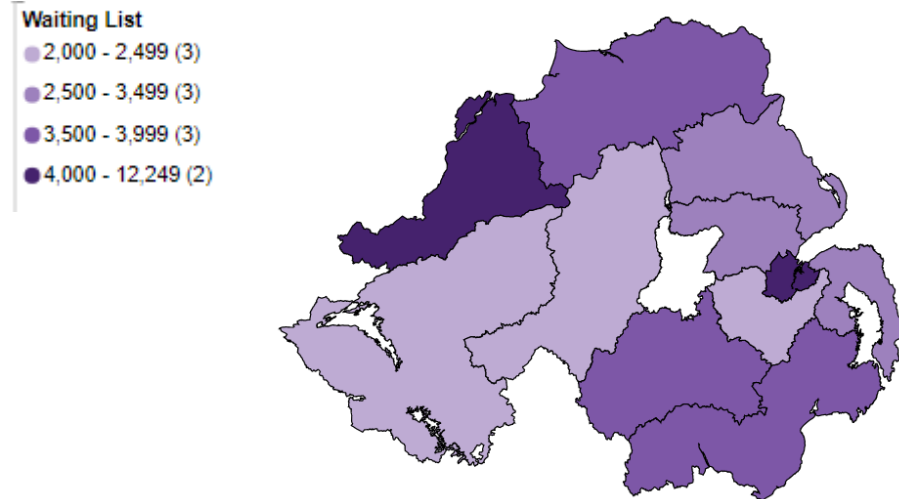
SECTION TWO: SOCIAL RENTING DEMAND

This section provides information relating to the social rented sector (Northern Ireland Housing Executive & housing associations). Detailed data on Social housing waiting lists, allocations and homelessness can found in the [accompanying tables and appendix](#).

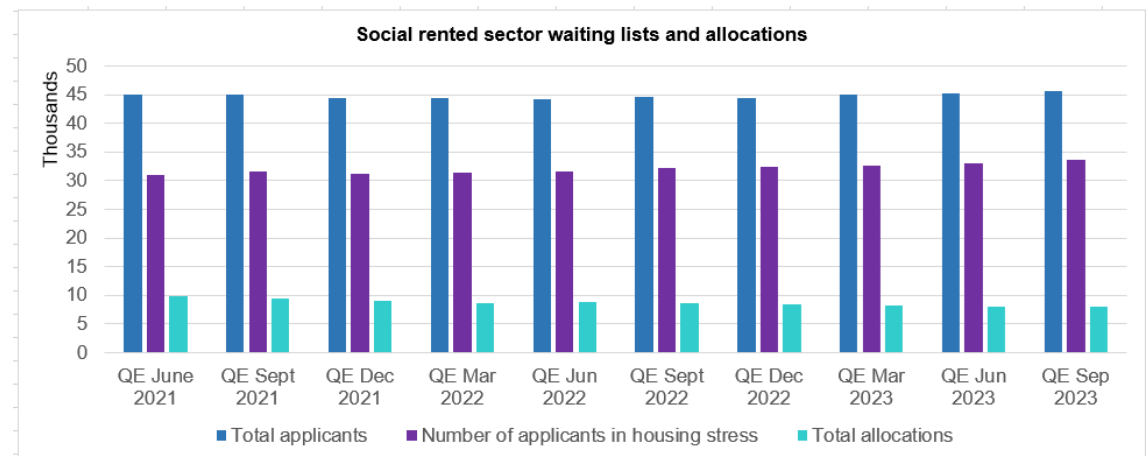
Waiting lists, housing stress & allocations July - September 2023

- The Northern Ireland Housing Executive (NIHE) holds data on all housing applications and allocations made through the social housing selection scheme in the Housing Management System.
- The total number of applicants on the waiting list (with no existing NIHE/housing association tenancy) at 30 September 2023 was 45,615.
- Of these applicants, 33,587 households were in 'housing stress'. This means they have 30 or more points under the social housing selection scheme.
- The local government districts with the highest number of applicants were Belfast (12,232) and Derry City and Strabane (5,824).
- 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 5,586. This equated to 70.3% of total allocations made between 1 October 2022 and 30 September 2023.
- The remaining properties (2,364) allocated by the NIHE and housing associations were to tenants who had applied for a transfer from an existing tenancy. This equated to 29.7% of total allocations made between 1 October 2022 and 30 September 2023.

Social rented sector waiting lists by LGD July – September 2023



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



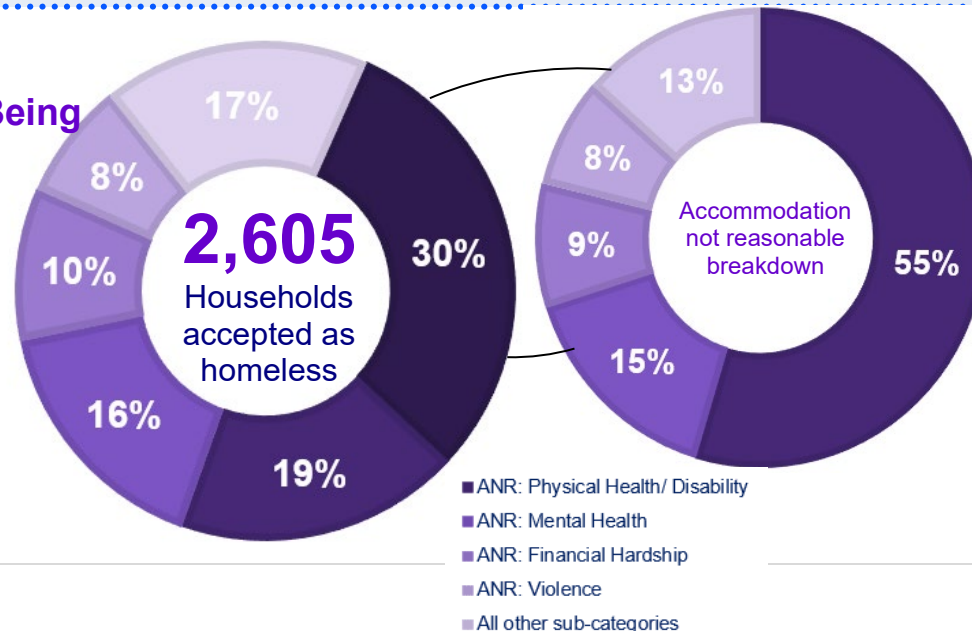
HOMELESSNESS

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

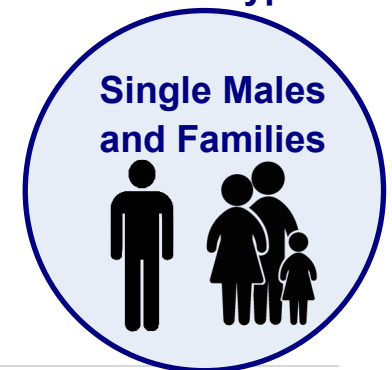
- In total, 4,262 households presented as homeless to the Northern Ireland Housing Executive during July - September 2023. This is an increase of 195 (4.8%) on the same quarter in 2022 (4,067).
- The household types with the highest proportion of homeless presenters during July - September 2023 were single males (34.0%) and families (30.4%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,128 and 436 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 2023 was 2,605, a decrease of 31 (1.2%) on the same quarter in 2022 (2,636).
- The most common reason for presenting as homeless reported by full duty applicants was accommodation not reasonable (789).
- Of those households accepted as full duty applicants during the quarter, 137 were discharged.

Most Common Reasons for Being Accepted as Homeless

- Accommodation not reasonable
- Sharing breakdown / family dispute
- Loss of rented accommodation
- Domestic Violence
- No accommodation in Northern Ireland
- Other



Highest proportions of acceptances by household type



SECTION THREE: OWNER OCCUPIED HOUSING DEMAND

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

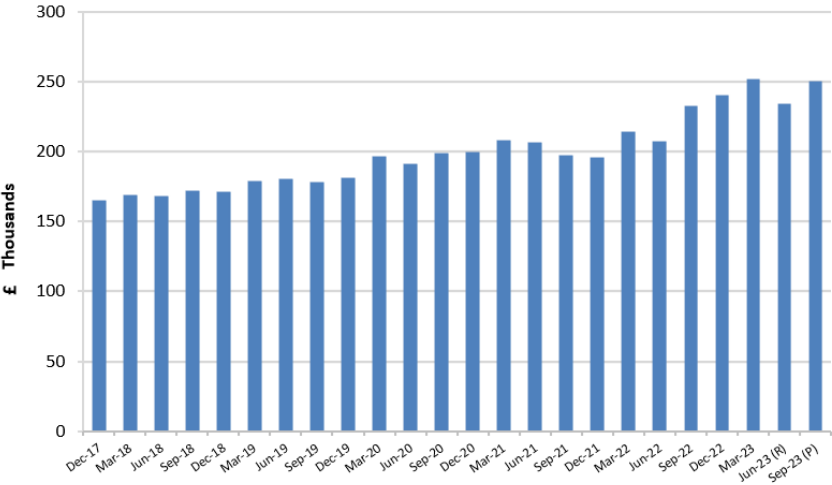
New Dwelling Sales and Prices

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 2023.

- During the quarter ending June 2023, 276 (revised figure) new National House Building Council (NHBC) registered dwellings were sold, an increase of 12.7% from the previous quarter (245) and a decrease of 20.9% from the same quarter in 2022 (349).
- The average price stood at £234,700 for April - June 2023 (revised figure), which is a decrease of 6.9% on the previous quarter (£252,100), and an increase of 13.0% on the same quarter in 2022 (£207,700).
- The largest number of new dwelling sales during the quarter ending June 2023 was in the Ards and North Down LGD (51), with an average price of £274,100.

Information on **all** verified residential property sales and average property prices, as recorded by His Majesty’s Revenue & Customs (HMRC), can be found in The Northern Ireland House Price Index, produced by [Land & Property Services \(LPS\)](#). The LPS report is updated quarterly and contains information on the average property price and number of sales as well as index value. It also provides a measure of change of a standardised residential property sold in Northern Ireland.

Average Price of New Dwellings Sold – Qtr Oct-Dec 2017 to Jul - Sep 2023



NI Average New Dwelling Price

April – June 2023
(Revised)

£234,700

Change since previous Quarter: **6.9% decrease**

Change since Apr-Jun 2022: **13.0% increase**

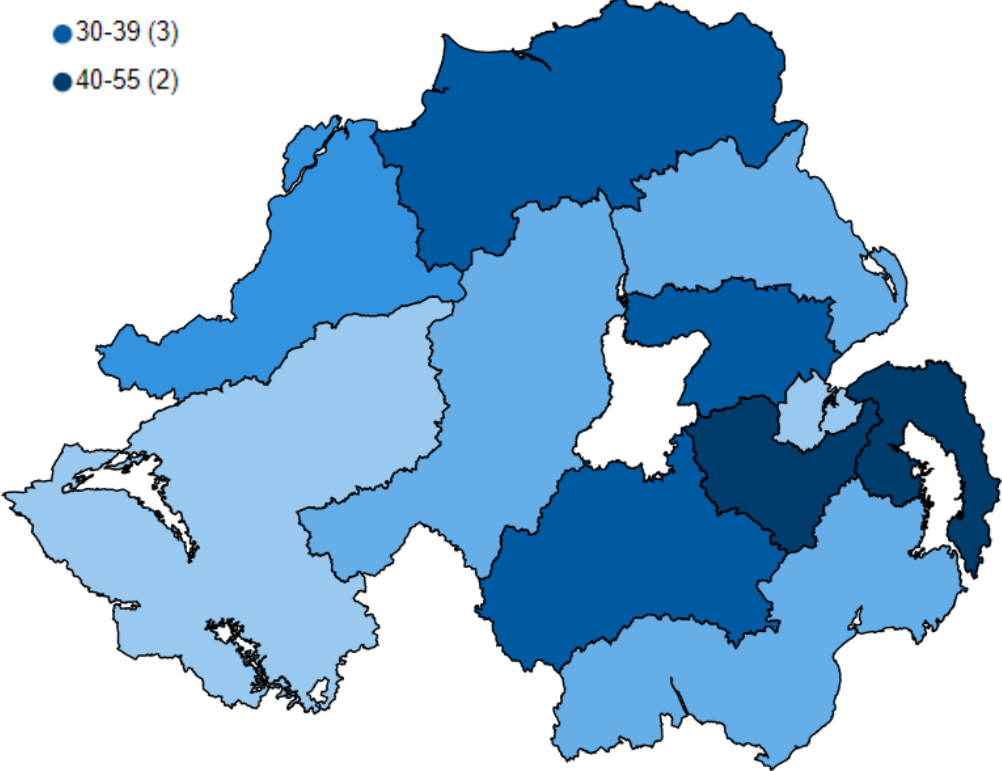
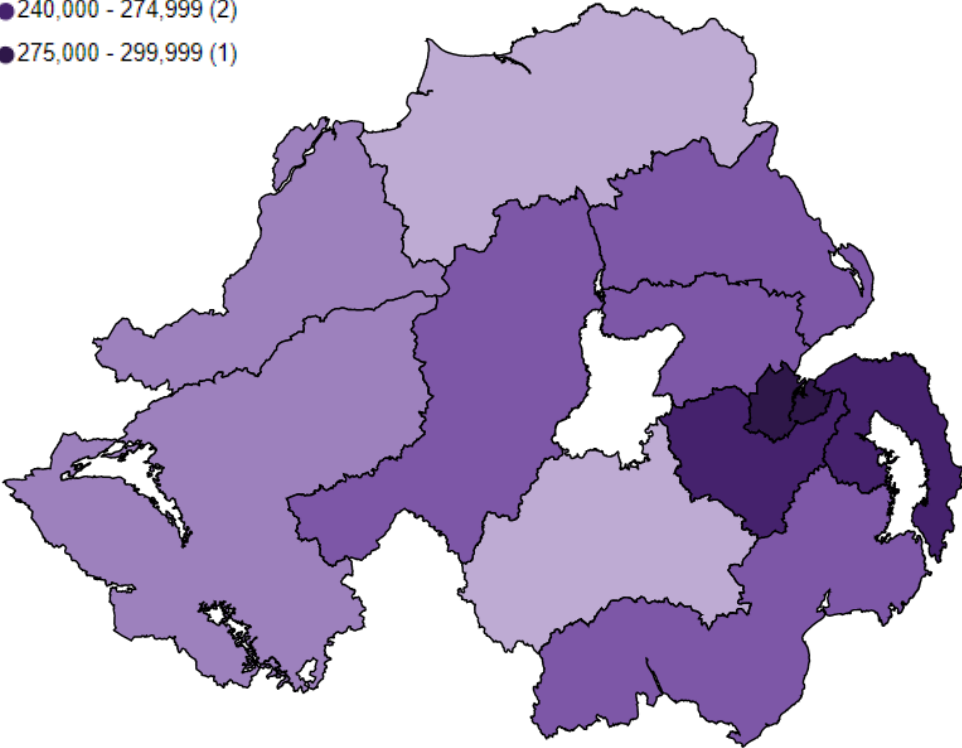
New Dwelling Sales and Prices April- June 2023

Average Price (£)

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- 200,000 - 219,999 (2)
- 220,000 - 239,999 (4)
- 240,000 - 274,999 (2)
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Number of Sales

- 0-9 (2)
- 10-19 (3)
- 20-29 (1)
- 30-39 (3)
- 40-55 (2)



Maps produced by Professional Services Unit (DfC) using National House Building Council Sales and Prices data and OSNI mapping. This is based upon Crown Copyright Intellectual Property and is reproduced with the permission of Land and Property Services under delegated authority from the Keeper of Records of Public Records © 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
- * Statistical disclosure applied

2. Revisions Policy

Homelessness statistics contained within the publication and supplementary tables are subject to revision in future releases. This is to account for retrospective actions on the Housing Management System (HMS). These revisions are performed in accordance with T3.9 of the UK Statistics Authority Code of Practice for Statistics. Figures from April 2023 onwards presented in this bulletin may be revised from previous releases.

3. Changes from previous releases

In September 2022, following a publication review survey and based on user feedback received, data on Building Control Starts and Completions and the Northern Ireland House Price Index have been removed from the Bulletin. Both sets of data are produced by Land and Property Services (LPS) in the Department of Finance and hyperlinks to the original published data can be found within the bulletin.

In June 2022, Housing Waiting List information was added showing the social rented sector waiting lists and allocations.

In May 2020, data prior to 2016 has been removed from the accompanying publications tables. This historical data is available on request by contacting PSU.

In November 2019, to improve timeliness of information released, 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.

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:

[User Engagement Survey](#)

NOTES

5. National Statistics

The statistics in this publication were independently [reviewed](#) against the [Code of Practice for Statistics](#) by the Office for Statistics Regulation (OSR) in January 2019. They comply with the standards of trustworthiness, quality and value in the Code of Practice for Statistics and are therefore labelled as accredited official statistics. Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007. For further information please see the OSR [Accredited official statistics](#) web page.

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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 OSR promptly. National Statistics accreditation can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

Since the latest review by OSR, 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.
- *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.