

Northern Ireland Housing Bulletin

July-September 2020



Release Date: 26 November 2020

Coverage: Northern Ireland

Publication Frequency: Quarterly

Key Facts

Section One: Supply

Building Control
Starts

1,655

13.9% decrease
on
Jul-Sep 2019

Building Control
Completions

1,831

0.8% increase
on
Jul-Sep 2019

Between July and September 2020 there has been a total of **293** Social Housing Development Programme (SHDP) starts and **330** SHDP completions.

Section Two: Homelessness

4,256

Households presenting as
homeless

The top
5
reasons for
presenting as
homeless

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

Full Duty applicants
discharged:

172

Section Three: Owner Occupier Demand

Northern Ireland House Price Index

129.1

Standardised Price: £143,205

2.4%

increase since
Jul-Sep 2019

1.5%

increase since
last quarter

**NHBC
New
Dwelling
Average
House
price**

(Apr-Jun 20 Revised)

£191,000

2.7% 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: [Housing Statistics](#).

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

This report presents figures for the period July-September 2020. Users should note that Government rules in response to the global COVID-19 pandemic would have impacted housing market activity and subsequent collection of data in this quarter.

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.

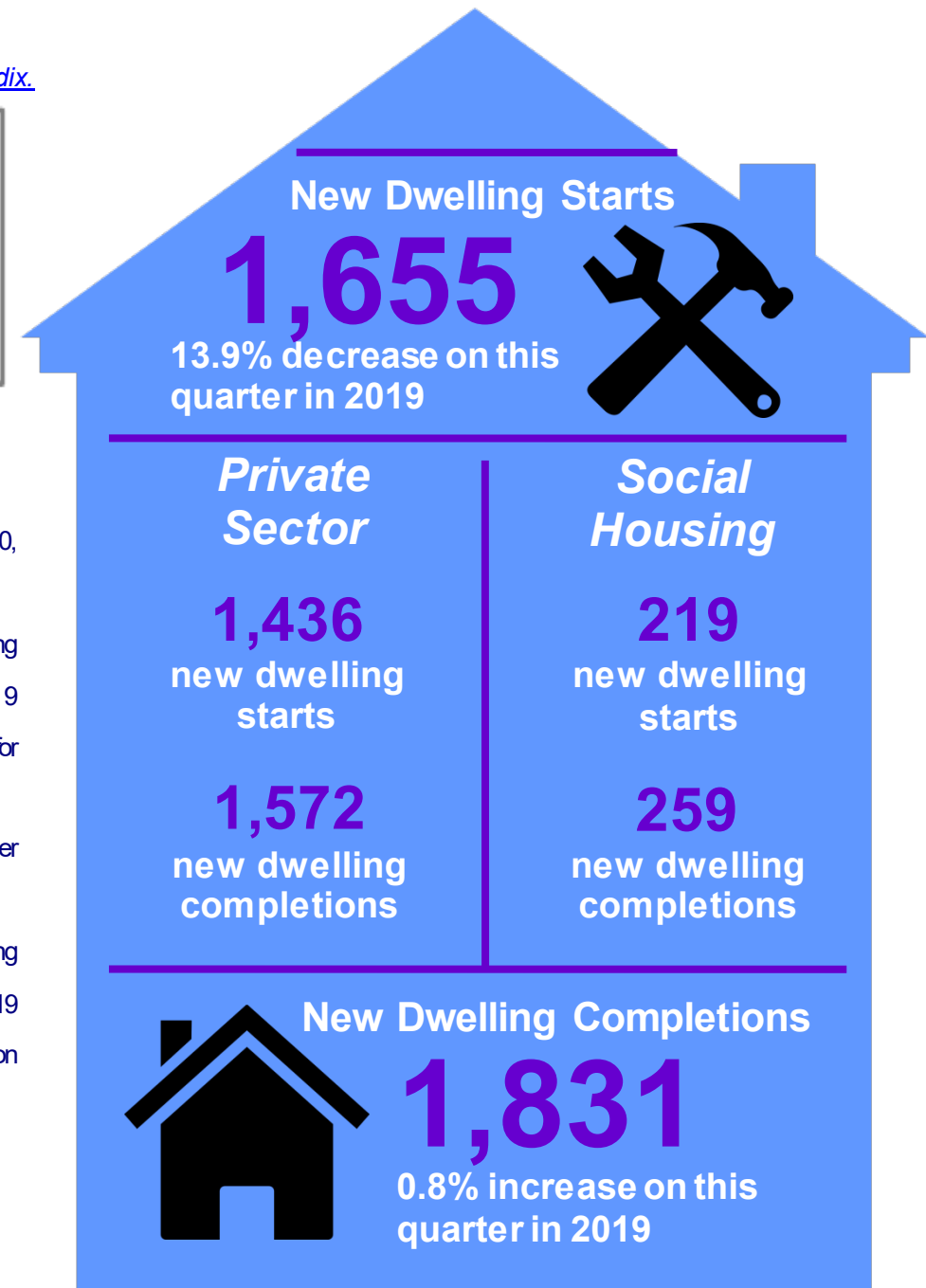
SECTION ONE: SUPPLY

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 1,655 new dwelling starts in July-September 2020, a decrease of 13.9% on the same quarter in 2019 (1,922).
- The number of private owner/speculative development new dwelling starts was 1,436, a decrease of 16.3% on the same quarter in 2019 (1,715). For social housing, this figure was 219, an increase of 5.8% for the same quarter in 2019 (207).
- There was a total of 1,831 new dwelling completions in July-September 2020, an increase of 0.8% on the same quarter in 2019 (1,817).
- The number of private owner/speculative development new dwelling completions was 1,572, a decrease of 1.8% on the same quarter in 2019 (1,600). For social housing this figure was 259, an increase of 19.4% on the same quarter in 2019 (217).



Social Housing Development Programme (SHDP) Starts and Completions

- There was a total of 293 SHDP social housing dwelling starts in July-September 2020: all were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (80.5%). A further 16.7% were Off-the-Shelf, 1.7% were Rehabilitation, 1.0% were Existing Satisfactory Purchase and there were no Re-Improvement dwellings.
- There was a total of 330 SHDP social housing dwelling completions in July-September 2020: all were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (88.8%). A further 8.8% were Off-the-Shelf, 1.5% were Existing Satisfactory Purchase, 0.9% were Rehabilitation and there were no Re-improvement dwellings.



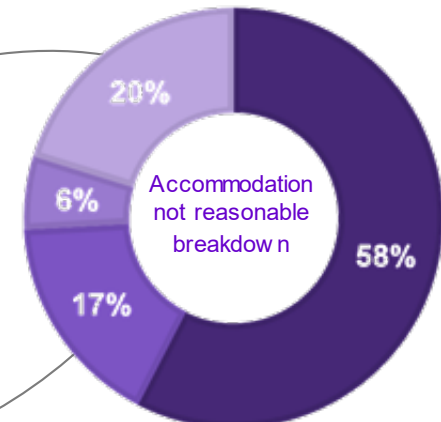
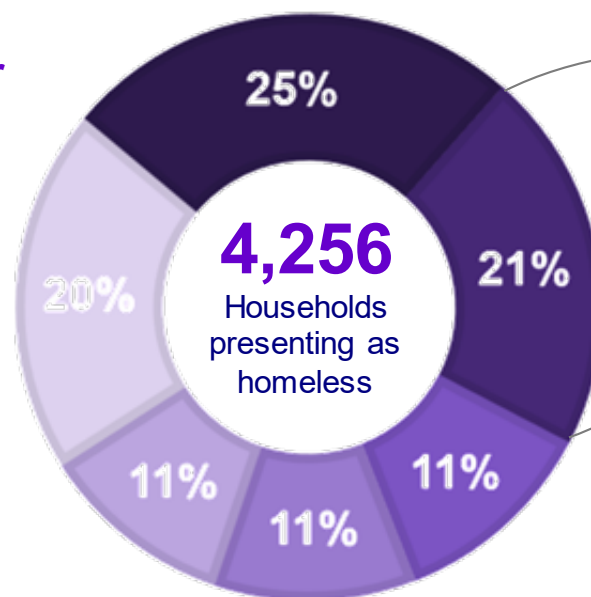
SECTION TWO: HOMELESSNESS

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

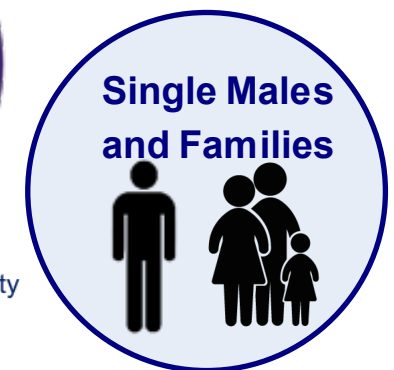
- In total, 4,256 households presented as homeless to the Northern Ireland Housing Executive during July-September 2020. This is a decrease of 271 (6.0%) on the same quarter in 2019 (4,527).
- The household types with the highest proportion of homeless presenters during July-September 2020 were single males (35.6%) and families (29.2%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,098 and 440 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 2020 was 2,500, a decrease of 593 (19.2%) on the same quarter in 2019 (3,093).
- The most common reason for presenting as homeless reported by full duty applicants was accommodation not reasonable (662).
- Of those households accepted as full duty applicants during the quarter, 172 were discharged.

Most Common Reasons for Presenting as Homeless

- Sharing breakdown/family dispute
- Accommodation not reasonable
- Marital /relationship breakdown
- Neighbourhood Harrassment
- Loss of rented accommodation
- 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: [Northern Ireland House Price Index](#).
- For July-September 2020, the NI House Price Index stands at 129.1. This is an increase of 1.5% on the previous quarter and an increase of 2.4% on the same quarter in 2019.
- The standardised price across all property types for this quarter is £143,205.
- Between July-September 2020 there were 4,630 verified residential property sales in Northern Ireland. This is an increase of 150.4% from the previous quarter (1,849). The proportions of detached, semi-detached and terrace houses were relatively similar (32.5%, 32.6% and 28.1 respectively), while 6.8% were apartments.

Northern Ireland House Price Index July-September 2020



Standardised price: £143,205



2.4%

increase since
Jul-Sep 2019



1.5%

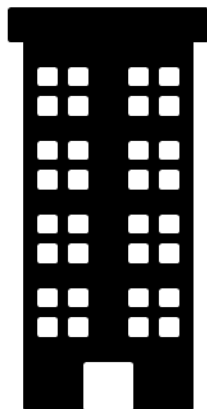
increase since
last quarter

HPI Reference Period: Q1 2015=100

Apartment

128.3

£112,153



Semi-detached house

127.6

£139,336



Detached house

127.6

£214,358



Terrace house

132.6

£100,047

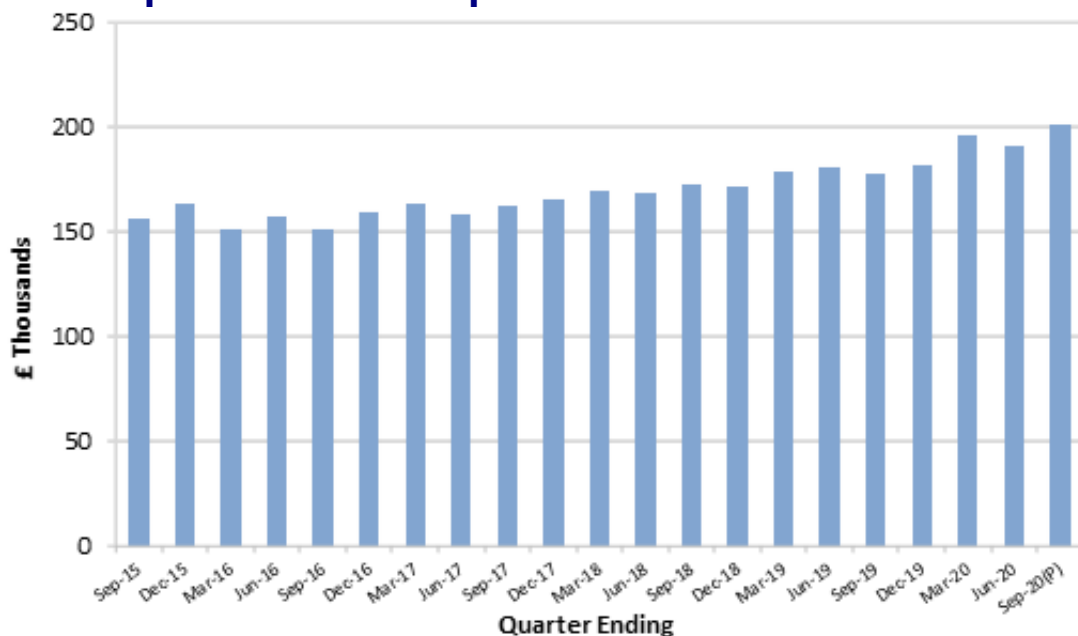


New Dwelling Sales and Prices.

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 2020.

- During the quarter ending June 2020, 153 (revised figure) new National House Building Council (NHBC) registered dwellings were sold, a decrease of 47.8% from the previous quarter (293) and a decrease of 62.5% from the same quarter in 2019 (408).
- The average price stood at £191,000 for April-June 2020 (revised figure), which is a decrease of 2.7% on the previous quarter (£196,400), and an increase of 5.6% on the same quarter in 2019 (£180,800).
- The largest number of new dwelling sales during the quarter ending June 2020 was in the Ards and North Down LGD (24), with an average price of £181,000. This was followed closely by Antrim and Newtownabbey LGD with 23 sales and an average price of £158,900, Armagh City Banbridge and Craigavon LGD with 22 sales and an average price of £172,300, and Lisburn and Castlereagh LGD with 22 sales and an average price of £226,200.

Average Price of New Dwellings Sold – Qtr Jul-Sep 2015 to Jul-Sep 2020



NI Average New Dwelling Price

April-June 2020

(Revised)

£191,000

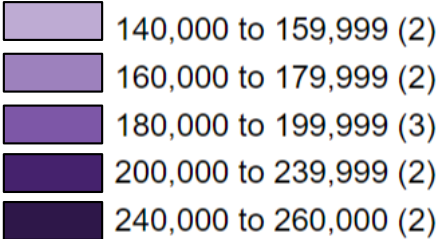


Change since previous Quarter: 2.7% decrease

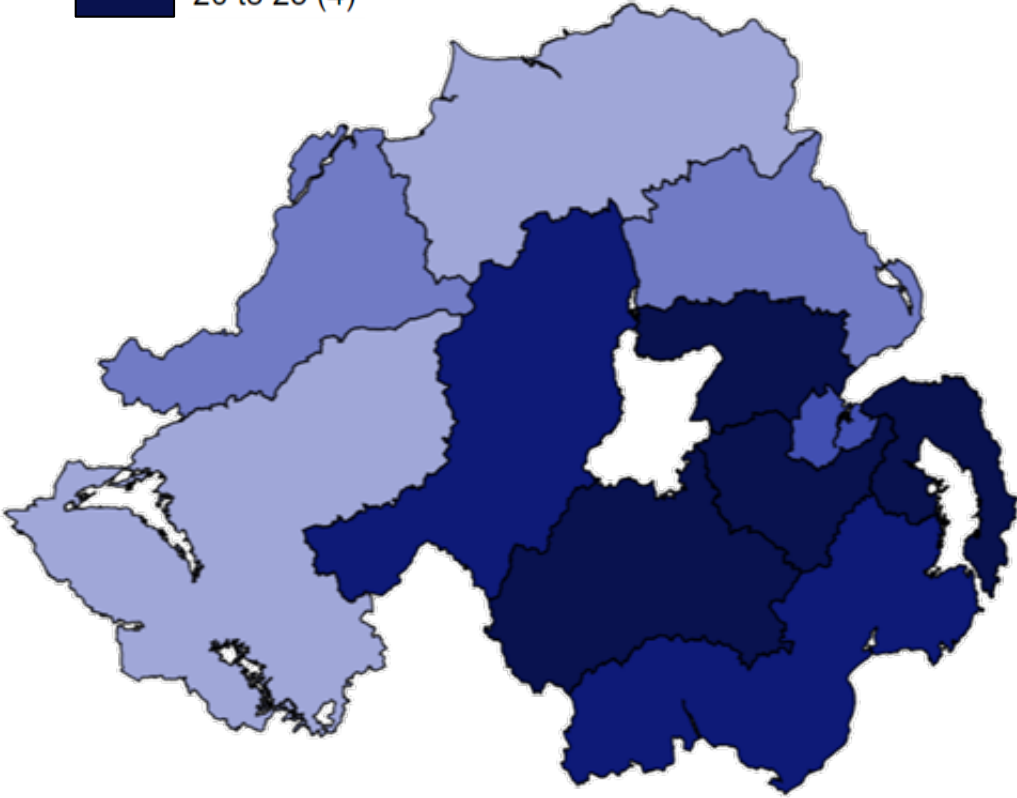
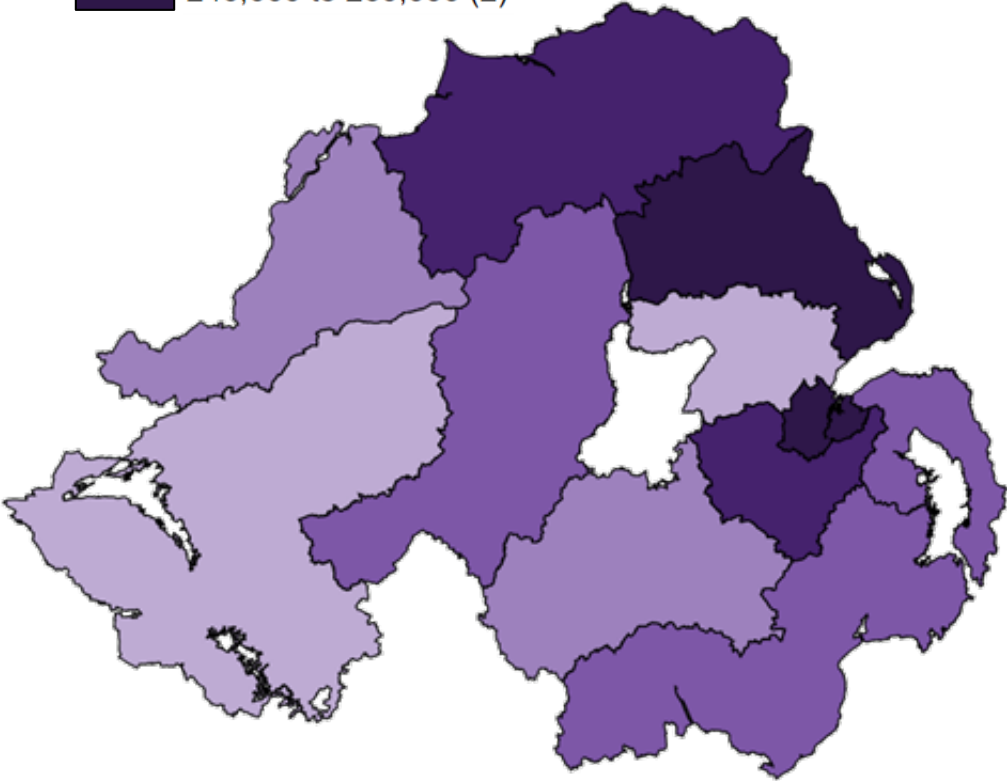
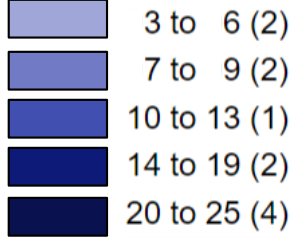
Change since Apr-Jun 2019: 5.6% increase

New Dwelling Sales and Prices April - June 2020

Average Price (£)



Number of Sales



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. Changes for this release

N/A

3. Changes from previous releases

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](#)

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.**