

# Northern Ireland Housing Bulletin

## October-December 2020



An Roinn | **Pobal** | Männystrie o | **Communities**



Release Date: 25 February 2021

Coverage: Northern Ireland

Publication Frequency: Quarterly

## Key Facts

### Section One: Supply

Building Control Starts

Building Control Completions



**1,587**  
7.9% decrease  
on  
Oct-Dec 2019



**2,141**  
9.2% increase  
on  
Oct-Dec 2019

Between October and December 2020 there were a total of **285** Social Housing Development Programme (SHDP) starts and **509** SHDP completions.

### Section Two: Homelessness



Households presenting as homeless

The top **5** reasons for presenting as homeless

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

Full Duty applicants discharged:

**124**

### Section Three: Owner Occupier Demand

Northern Ireland House Price Index

**133.0**

Standardised Price: £147,593



**5.3%**

increase since  
Oct-Dec 2019



**3.0%**

increase since  
last quarter

**NHBC**  
**New Dwelling Average House price**

(Jul-Sep 20 Revised)

**£199,100**

**4.2%** 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.

This report presents figures for the period October-December 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 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.

For further examples and more information, see Notes page

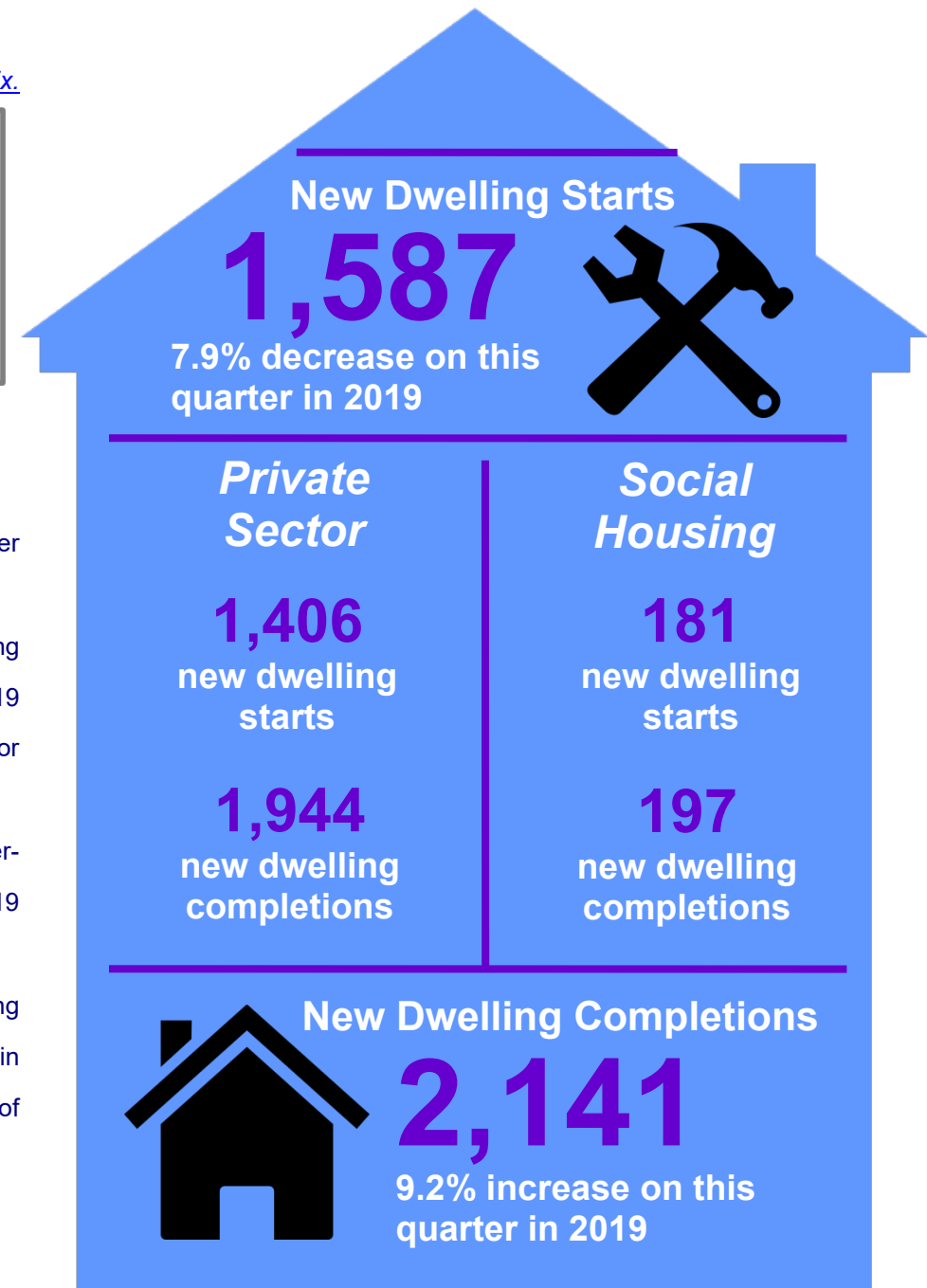
## SECTION ONE: SUPPLY

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 1,587 new dwelling starts in October-December 2020, a decrease of 7.9% on the same quarter in 2019 (1,724).
- The number of private owner/speculative development new dwelling starts was 1,406, a decrease of 4.4% on the same quarter in 2019 (1,470). For social housing, this figure was 181, a decrease of 28.7% for the same quarter in 2019 (254).
- There was a total of 2,141 new dwelling completions in October-December 2020, an increase of 9.2% on the same quarter in 2019 (1,960).
- The number of private owner/speculative development new dwelling completions was 1,944, an increase of 8.0% on the same quarter in 2019 (1,800). For social housing this figure was 197, an increase of 23.1% on the same quarter in 2019 (160).



## Social Housing Development Programme (SHDP) Starts and Completions

- There was a total of 285 SHDP social housing dwelling starts in October-December 2020: all were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (78.9%). A further 15.4% were Off-the-Shelf, 4.2% were Rehabilitation, 1.4% were no Existing Satisfactory Purchase and there were no Re-Improvement dwellings.
- There was a total of 509 SHDP social housing dwelling completions in October-December 2020: all were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (86.8%). A further 10.2% were Off-the-Shelf, 2.2% were Existing Satisfactory Purchase, 0.8% were Rehabilitation and there were no Re-improvement dwellings.



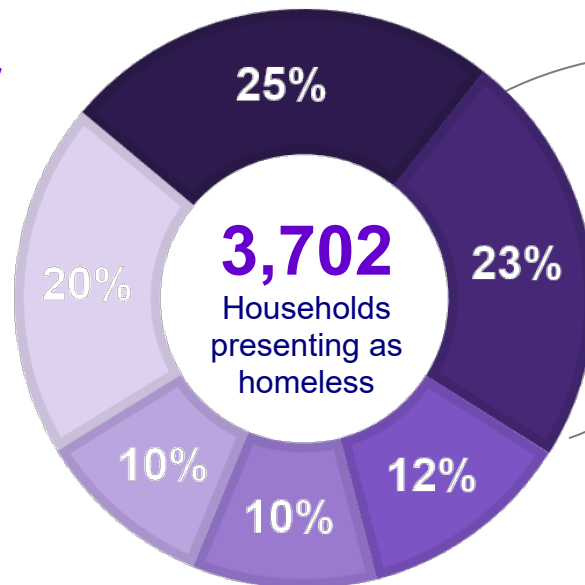
## SECTION TWO: HOMELESSNESS

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

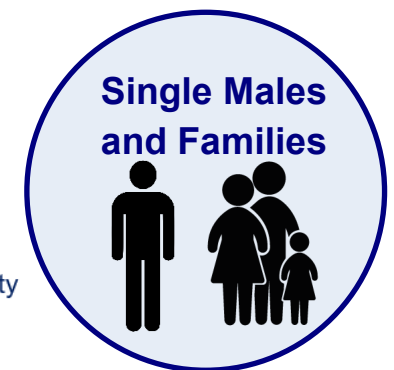
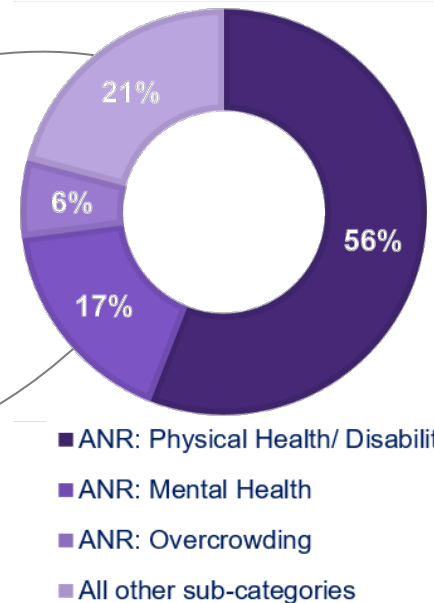
- In total, 3,702 households presented as homeless to the Northern Ireland Housing Executive during October-December 2020. This is a decrease of 49 (1.3%) on the same quarter in 2019 (3,751).
- The household types with the highest proportion of homeless presenters during October-December 2020 were single males (36.1%) and families (28.6%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,021 and 406 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 October-December 2020 was 2,197, a decrease of 374 (14.5%) on the same quarter in 2019 (2,571).
- The most common reason for presenting as homeless reported by full duty applicants was accommodation not reasonable (658).
- Of those households accepted as full duty applicants during the quarter, 124 were discharged.

### Most Common Reasons for Presenting as Homeless

- Sharing breakdown/family dispute
- Accommodation not reasonable
- Loss of rented accommodation
- Marital /relationship breakdown
- Neighbourhood Harrassment
- 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 October-December 2020, the NI House Price Index stands at 133.0. This is an increase of 3.0% on the previous quarter and an increase of 5.3% on the same quarter in 2019.
- The standardised price across all property types for this quarter is £147,593
- Between October-December 2020 there were 7,401 verified residential property sales in Northern Ireland. This is an increase of 48.2% from the previous quarter (4,993). The proportions of detached, semi-detached and terrace houses were relatively similar (33.0%, 32.3% and 28.1% respectively), while 6.7% were apartments.

### Northern Ireland House Price Index October-December 2020



Standardised price: £147,593



**5.3%**

increase since  
Oct-Dec 2019



**3.0%**

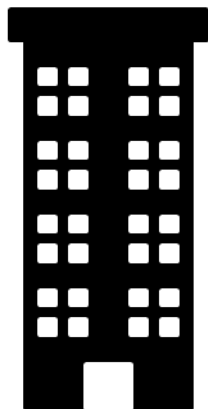
increase since  
last quarter

HPI Reference Period: Q1 2015=100

*Apartment*

**128.0**

£111,892



*Semi-detached house*

**130.5**

£142,496



*Detached house*

**131.9**

£221,728



*Terrace house*

**138.8**

£104,711

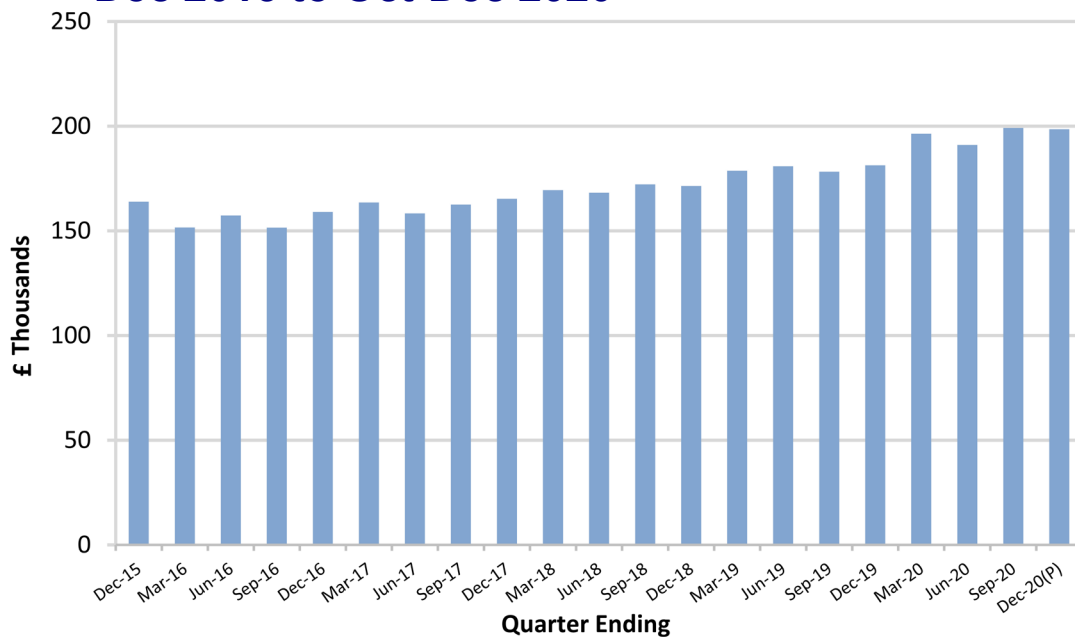


## New Dwelling Sales and Prices.

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 July-September 2020.

- During the quarter ending September 2020, 373 (revised figure) new National House Building Council (NHBC) registered dwellings were sold, an increase of 143.8% from the previous quarter (153) and an increase of 3.9% from the same quarter in 2019 (359).
- The average price stood at £199,100 for July-September 2020 (revised figure), which is an increase of 4.2% on the previous quarter (£191,000), and an increase of 11.7% on the same quarter in 2019 (£178,200).
- The largest number of new dwelling sales during the quarter ending September 2020 was in the Armagh City, Banbridge and Craigavon LGD (56), with an average price of £168,400. This was followed closely by Lisburn and Castlereagh LGD with 55 sales and an average price of £223,000,

## Average Price of New Dwellings Sold – Qtr Oct-Dec 2015 to Oct-Dec 2020



## NI Average New Dwelling Price

July-September 2020  
(Revised)

**£199,100**



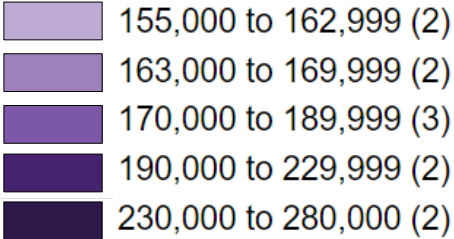
Change since previous Quarter: 4.2% increase

Change since Jul-Sept 2019: 11.7% increase

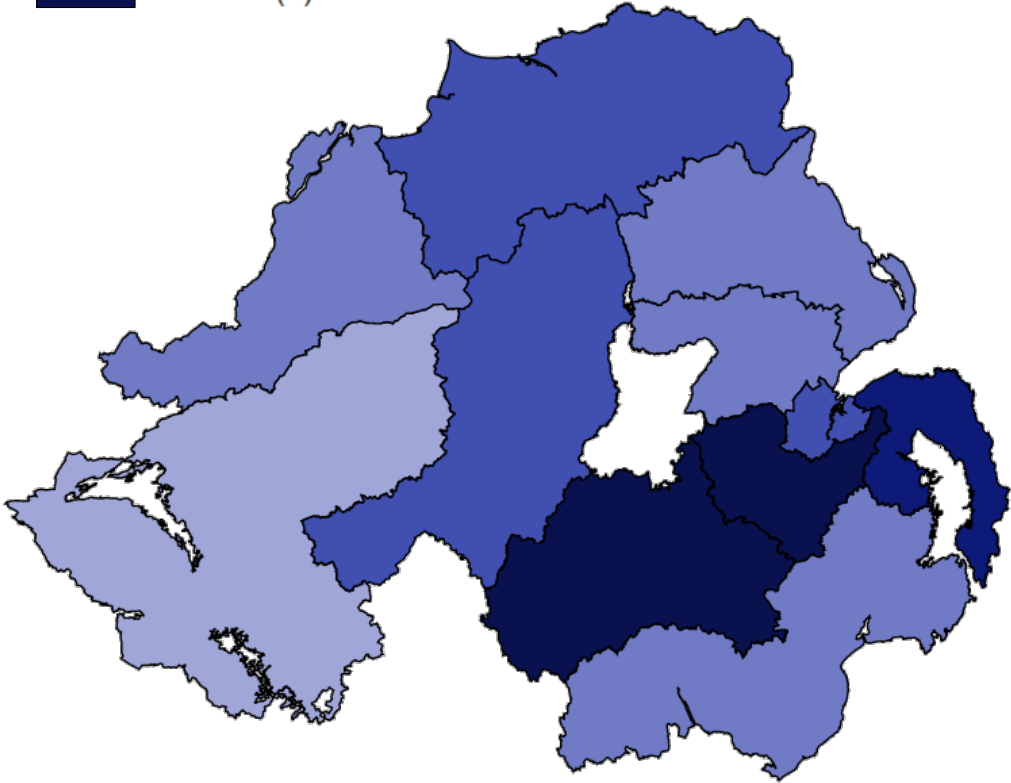
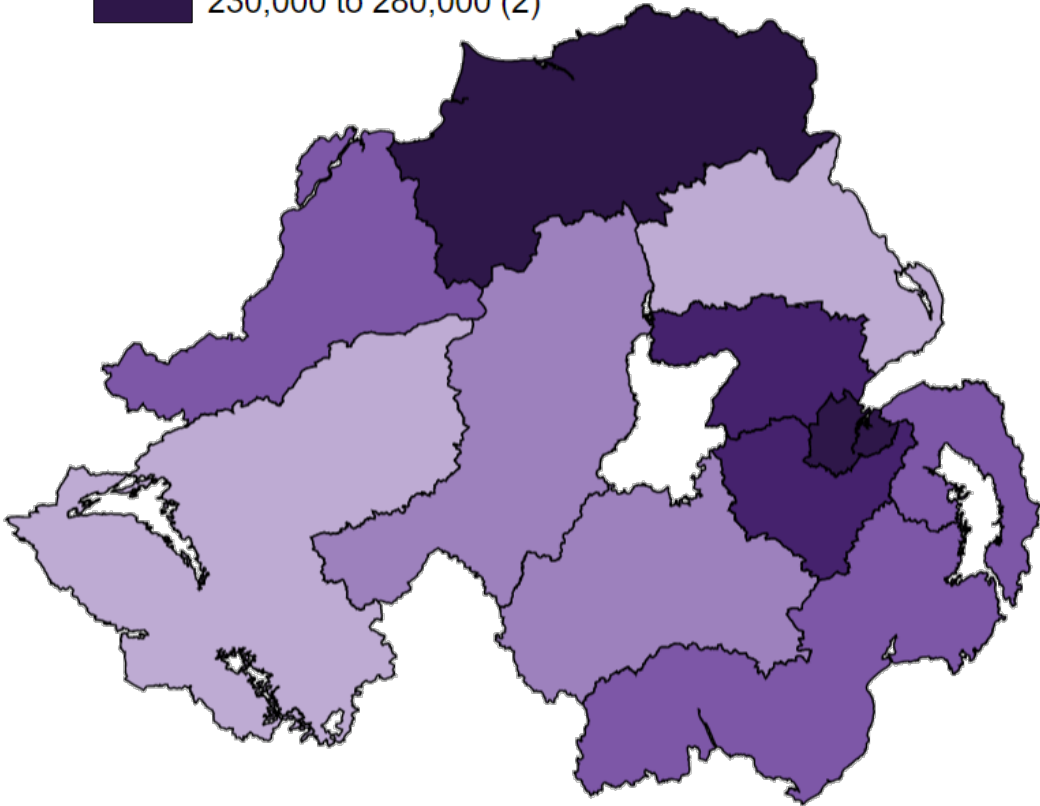
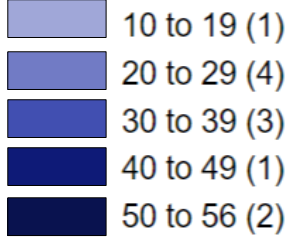


# New Dwelling Sales and Prices July-September 2020

**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](mailto: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.**