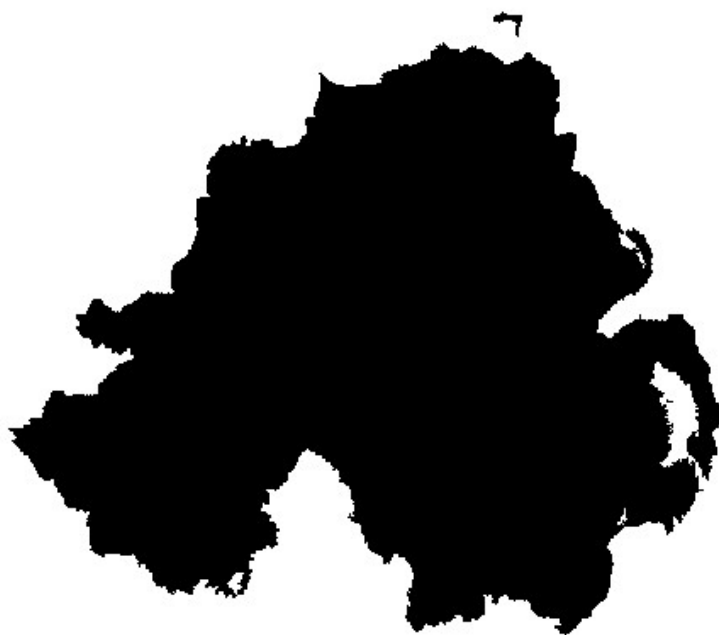


Northern Ireland Housing Statistics

2010/11



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INTRODUCTION

Northern Ireland Housing Statistics 2010-2011 is the twelfth edition in the series and has been prepared by Analytical Services Unit of the Department for Social Development.

This annual compendium of statistics contains information on a range of areas relating to housing, including stock figures, planning applications, new housing starts and completions, information on the Northern Ireland Housing Executive, Housing Associations, housing market activity and household surveys.

Most of the figures have been compiled either by the Department's Housing Division or from various returns made by the Northern Ireland Housing Executive (NIHE). The name of the Department or organisation responsible for providing each series of statistics is shown under the appropriate table.

The information in this report is used by DSD and NIHE for both operational and strategic purposes. For example NIHE use the figures to feed into their new build programme. They also feed into the following strategies:

Private rented strategy

http://www.dsdni.gov.uk/index/hsdiv-housing/private_rented_sector/private_rented_sector-strategy.htm

Fuel poverty strategy

http://www.dsdni.gov.uk/fuel_poverty

Homeless strategy

http://www.nihe.gov.uk/index/corporate/strategies/homelessness_strategy.htm

Except where otherwise stated, all tables relate to Northern Ireland. All tables and maps in this report are available to download separately on our website:

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

Footnotes, where appropriate, appear directly below the tables to which they relate. In addition, there are General Notes at the back of the publication. The commentary is now located at the start of each chapter.

Symbols and conventions

Due to rounding figures in tables may not sum to overall totals. The following symbols are used throughout the publication:

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

SUMMARY OF KEY FINDINGS

Key Facts from the 'Northern Ireland Housing Statistics 2010-11:

Housing Stock

- There were approximately 758,600 dwellings in Northern Ireland at 31st March 2011, a rise of 6,900 (0.9%) on March 2010.
- Owner-occupied dwellings accounted for 479,200 (67.5%) of total occupied stock (709,900).

Planning Applications and New Dwelling Starts

- 10,383 residential planning applications were granted, a decrease of 27.1% on 2009-10.
- 8,017 new dwellings were started during 2010-11, of which 73.8% were commissioned by the private sector.

Northern Ireland Housing Executive

- 20,158 households presented as homeless, an increase of 8.0% on 2009-10.
- The total number of Northern Ireland Housing Executive tenancies stayed at a similar level to that in 2010; decreasing by only 0.2% to be 87,658 tenancies at 31st March 2011.
- The number of dwellings sold by Northern Ireland Housing Executive in 2010-11 (284) was similar to the previous year's figure of 285 dwellings sold.

Housing Market Activity and Construction

- 3,473 actions for mortgage possession were recorded for 2010-11, a decrease of 5.1% from the previous year.
- The average price of National House Building Council-registered houses sold during 2010-11 was £163,900, a similar level to the previous year (0.5% decrease).
- Construction output for Private Sector new housing was 34.7% lower in April - June 2011 (£129.1 million) than for the same period in 2010 (£197.7 million).

Mortgages and Private Sector Rent

- The median mortgage for first time buyers in 2002 was £58,900. By 2010 the median mortgage had increased to £85,995. However, the figure had fallen from £117,950 in 2007.
- The average rent per week for the private rented sector in Northern Ireland in 2009-10 was £73.00, some £56.00 below the UK average (£129.00).

SECTION 1

HOUSING STOCK

AND

KEY INDICATORS

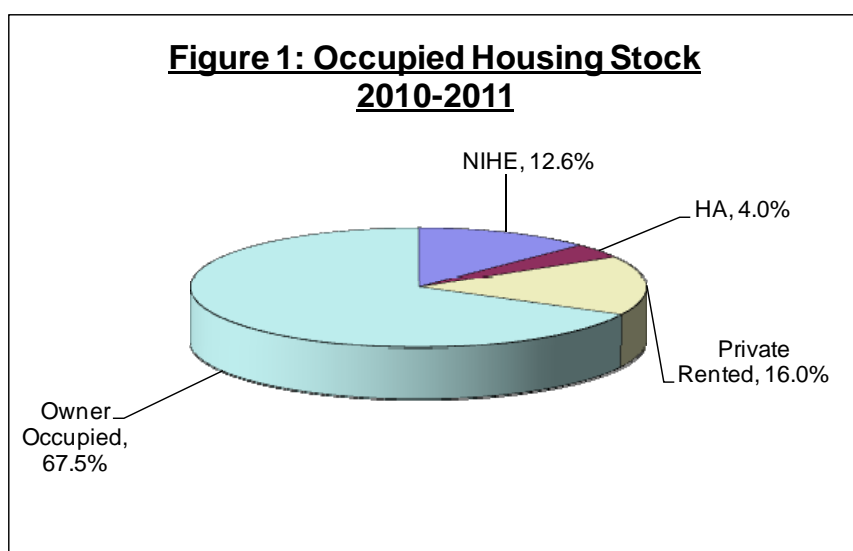
1. Housing Stock and Key Indicators

4.2 dwellings were completed per 1,000 population in Northern Ireland (NI) during 2010-11, a decrease on the previous year's figure (5.4 dwellings) (Table 1.1).

There were approximately 758,600 dwellings in Northern Ireland at 31st March 2011, a rise of 6,900 (0.9%) on 31st March 2010 (751,700). There were 2,921 split hereditaments, i.e. properties having both a domestic and commercial portion, in NI at 31st March 2011. These dwellings are not included in the housing stock totals (Table 1.3).

The number of vacant dwellings decreased by 8.6% from 2009-10 to 2010-11. The 48,700 vacant dwellings in 2010-11 constitute 6.4% of the total housing stock (Table 1.3).

Owner-occupied dwellings accounted for 479,200 (67.5%) of the total occupied stock (709,900). The remainder consisted of Northern Ireland Housing Executive dwellings (89,100 dwellings, 12.6% of total occupied stock), Housing Associations with 28,300 dwellings (4.0% of total occupied stock) and 113,300 dwellings in the Private Rented/Other category (16.0% of total occupied stock) (Table 1.4, Figure 1)



43 houses were demolished throughout 2010-11, a decrease of 84.0% on the 2009-10 figure (268). Demolitions in the NIHE Belfast region accounted for 51.2% of all demolitions in 2010-11 (Table 1.10).

In the year ended 31st March 2011, 10,381 homes benefited from the 'Warm Homes Scheme' grants, amounting to £10,278,618. Eighty percent of grants processed were for Owner-occupied homes and the remainder for the Private Rented Sector (Table 1.11).

The average rates bill in NI has risen by 2.7% from £768 in 2010-11 to £789 for 2011-12. Twelve NI Local Government Districts had average rates bills exceeding £800. The highest was North Down with £998 and lowest was Fermanagh with £587 (Table 1.12).

Data Sources

Table 1.1 shows key housing indicators for a range of topics. The remaining tables include information on public expenditure on housing, housing stock, results from the NIHE House Conditions Survey, and Average Rates Bill. The information is taken from a range of sources including NIHE, DSD, LPS and DFP Rating Policy Division. Further details are available in the general notes section.

1.1 Key Indicators 2004-05 to 2010-11 ^{1,2,3,4}

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Northern Ireland							
Population (Thousands)	1,710	1,724	1,742	1,759	1,775	1,789	1,799
Average Household Size	2.55	2.52	2.53	2.50	2.48	2.51	2.49
Total Housing Stock (Thousands)	697.5	706.2	712.6	729.8	737.3	751.7 ^(R)	758.6
Total Stock Per 1,000 Population	408	410	409	415	415	420 ^(R)	422
New Dwellings Started	14,228	15,184	14,731	11,851	6,356	8,427	8,017
New Dwellings Started Per 1,000 Population	8.3	8.8	8.5	6.7	3.6	4.7	4.5
New Dwellings Completed	15,768	17,410	17,797	13,477	9,722	9,745	7,644
New Dwellings Completed Per 1,000 Population	9.2	10.1	10.2	7.7	5.5	5.4	4.2
Great Britain⁴							
Population (Thousands)	58,124	58,485	58,846	59,216	61,383	60,003	60,463
Average Household Size	2.30	2.30	2.34	2.35	2.37	2.35	..
Total Housing Stock (Thousands)	25,499 ^(R)	25,713 ^(R)	25,943 ^(R)	26,181 ^(R)	26,371 ^(R)	..	..
Total Stock Per 1,000 Population	439	440	441	442	430	..	..
New Dwellings Started (Thousands)	210.8	218.7	207.9	200.1	105.1	109.1	123.0
New Dwellings Started Per 1,000 Population	3.6	3.7	3.5	3.4	1.7	1.8	2.0
New Dwellings Completed (Thousands)	190.9	196.6	201.3	203.2	162.2	136.5 ^(R)	127.8
New Dwellings Completed Per 1,000 Population	3.3	3.4	3.4	3.4	2.6	2.3 ^(R)	2.1
Republic of Ireland⁴							
Population (Thousands)*	4,044	4,131	4,235	4,339	4,422	4,459	4,471
New Dwellings Completed (Thousands)*	77.0	81.0	93.4	78.0	51.7	26.4	..
New Dwellings Completed Per 1,000 Population*	19.0	19.6	22.1	18.0	11.7	5.9	..
NIHE/Local Authorities							
Sales Of NIHE Dwellings (Cumulative) ²	111,393	114,001	116,233	117,046	117,106	117,387	117,643
New Dwellings (Approved)	0	0	0	0	0	0	0
Improvements To NIHE Dwellings (Approved)	1,806	1,921	1,639	3,949	2,064	2,707	4,491
Improvement Grants To Private Sector (Approved)	7,009	7,194	7,025	7,154	6,087	3,033	3,099
Average Weekly Unrebated Rent Charged By Local Authorities (£): ³							
Northern Ireland (NIHE)	44.19	45.73	47.04	48.82	50.81	51.84 ^(R)	52.76
England	52.90	55.27	57.93 ^(R)	61.62 ^(R)	64.21 ^(R)	66.05	67.36 ^(P)
Wales	48.22	50.05	51.98	55.26	57.90	61.04	62.58
Scotland	42.64	44.79	46.11	48.35	50.36	52.67	54.63 ^(P)

SOURCE: NISRA, DSD, LPS, NIHE, LOCAL AUTHORITY BUILDING CONTROL, ONS, DCLG, CSO, DECLD, WELSH GOVERNMENT and SCOTTISH GOVERNMENT.

1. See General Notes.

2. Sales of NIHE dwellings began in May 1979.

3. Rents are calculated at March (NI), April (England & Wales) and September (Scotland).

4. At time of publication not all Great Britain or Republic of Ireland data was available.

* Figures are for calendar year.

1.2 Public Expenditure On Housing 2005-06 to 2010-11 ^{1,2,3}

	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
£ million						
NORTHERN IRELAND HOUSING EXECUTIVE						
Capital Account - Expenditure						
New Housebuilding	0.3	1.2	0.0	0.0	0.0	0.0
Land and Property Acquisition	6.1	7.8	6.2	15.1	22.3	23.9
Action on Existing Dwellings and Estates	105.9	100.6	95.2	75.3	26.8	11.4
Home Loans	0.0	0.0	0.0	0.0	0.0	0.0
Accommodation and Equipment	2.0	1.8	1.8	2.0	8.3	4.4
House Renovation Grants/Enveloping/Group Repair	45.6	44.3	44.8	40.5	44.9	23.2
Warm Homes Scheme	14.9	21.2	22.9	21.8	9.2	18.5
TOTAL	174.8	176.9	170.9	154.7	111.5	81.4
Capital Account - Receipts						
House Sales	89.6	105.6	61.4	4.8	15.6	11.8
Land Sales	3.5	55.2	17.0	3.4	2.6	7.4
Home Loan Redemptions	0.1	0.1	0.0	0	0.0	0.0
TOTAL	93.2	160.9	78.4	8.2	18.2	19.2
Revenue Account - Expenditure						
Loan Charges	204.4	201.4	197.5	183.8	168.5	153.9
Housing and Grounds Maintenance	99.1	108.0	106.7	114.0	139.2	141.6
Supervision and Management	67.5	71.5	74.9	72.8	74.9	70.1
Supporting People	54.5	56.1	60.7	62.6	63.5	63.2
Special Purchase of Evacuated Dwellings (SPED)	10.2	3.2	5.3	9.5	6.1	4.6
Miscellaneous	16.0	17.7	18.4	25.8	30.9	28.3
TOTAL	451.7	457.9	463.5	468.5	483.1	461.7
Revenue Account - Receipts						
Rents from Dwellings and Garages	220.5	220.0	225.0	232.4	240.0	243.3
Rents from Commercial Property	1.9	2.0	2.0	2.1	2.0	1.9
SPED Receipts	11.0	8.1	1.8	0.2	5.2	3.4
Miscellaneous	4.9	6.2	7.1	6.8	7.1	7.1
TOTAL	238.3	236.3	235.9	241.5	254.3	255.7
VOLUNTARY HOUSING MOVEMENT						
Total DOE Grants and Loans	144.9	141.3	180.5	144.0	172.5	183.0
~ Social Housing Development Programme	..	..	161.2	128.1	157.2	165.1
~ Northern Ireland Co-ownership Housing Association	..	..	19.0	15.0	15.0	17.9
~ Other Housing Association Grant	..	..	0.7	0.9	0.3	0.0
Receipts	10.6	14.6	8.0	7.0	4.0	5.4
MISCELLANEOUS HOUSING MATTERS						
Expenditure	3.7	3.9	4.2	4.5	4.7	4.0
Receipts	0.0	0.0	0.0	0.0	0.0	0.0
GROSS HOUSING EXPENDITURE	775.2	780.1	819.1	771.7	771.8	730.1
NET PUBLIC EXPENDITURE	N/A	N/A	N/A	N/A	N/A	N/A

SOURCE: NIHE

1. See General Notes.
2. Since the introduction of Resource Accounting/Budgeting in 2001/02 Net Public Expenditure now becomes Departmental Expenditure Limit (DEL) and takes account of profit and loss calculations. The DEL figure is therefore no longer comparable with previous years Net PE figures.
3. The delivery of the Social Development Housing Programme was transferred to the Northern Ireland Housing Executive from 1 April 2007.

1.3 Total Housing Stock By Tenure 2001-02 to 2010-11 ^{1,2,3,4,5,6,7}

Year	Owner Occupied		NIHE		Housing Associations		Private Rented & Other		Total Vacants		Total Stock
	Thousands	%	Thousands	%	Thousands	%	Thousands	%	Thousands	%	Thousands
2001-2002	453.2	67.9	113.4	17.0	18.9	2.8	44.0	6.6	38.4	5.7	667.9
2002-2003	461.0	67.9	105.8	15.6	19.6	2.9	50.5	7.4	42.1	6.2	679.0
2003-2004	471.9	69.0	94.6	13.8	20.5	3.0	57.5	8.4	39.4	5.8	683.8
2004-2005	478.2	68.6	96.6	13.8	21.1	3.0	64.7	9.3	36.9	5.3	697.5
2005-2006	477.8	67.7	93.6	13.3	21.7	3.1	71.3	10.1	41.8	5.9	706.2
2006-2007	487.9	68.5	91.0	12.8	22.3	3.1	64.2	9.0	47.3	6.6	712.6
2007-2008	487.0	66.7	90.0	12.3	24.4	3.3	77.1	10.6	51.4	7.0	729.8
2008-2009	483.9	65.6	89.7	12.2	26.3	3.6	90.6	12.3	46.8	6.3	737.3
2009-2010	483.6 ^(R)	64.3 ^(R)	89.3 ^(R)	11.9 ^(R)	26.8 ^(R)	3.6 ^(R)	98.6 ^(R)	13.1 ^(R)	53.3 ^(R)	7.1 ^(R)	751.7 ^(R)
2010-2011	479.2	63.2	89.1	11.8	28.3	3.7	113.3	14.9	48.7	6.4	758.6

SOURCE: DSD, NIHE, LPS

1. See General Notes.
2. Sub-totals may not add due to rounding.
3. Figures do not include 'split hereditaments' where the domestic portion is less than the commercial portion i.e. flats above shops.
At 31 March 2011, there were 2,921 split hereditaments in Northern Ireland.
4. From 2002 stock totals are published in financial year format and not December of the previous year i.e. figures for December 2001 have been replaced by March 2002 figures. Figures are as of 31st March.
5. Figures previously published for years prior to 2001-2002 are not directly comparable to figures currently shown due to a revision in calculation methodology. The calculation methodology has been revised from 2009-10 onwards.
6. Total Stock for Housing Associations for 2010-11 does not include HA vacants (881), which have been applied to the 'Total Vacants' column.
7. Figures from LPS up to 2008-09 are for properties where a valuation had been started. Revised LPS 2009-10 and new 2010-11 figures are for all properties which are, in practice, domestic but with some having pending valuations and no current effective valuation. This new definition is a truer picture of the number of vacant domestic properties. Therefore stock figures for 2009-10 and 2010-11 are not directly comparable to previous years.

1.4 Total Occupied Housing Stock By Tenure 2001-02 to 2010-11 ^{1,2,3,4,5,6}

Year	Owner Occupied		NIHE		Housing Associations		Private Rented & Other		Total Occupied Stock
	Thousands	%	Thousands	%	Thousands	%	Thousands	%	Thousands
2001-2002	453.2	72.0	113.4	18.0	18.9	3.0	44.0	7.0	629.5
2002-2003	461.0	72.4	105.8	16.6	19.6	3.1	50.5	7.9	636.9
2003-2004	471.9	73.2	94.6	14.7	20.5	3.2	57.5	8.9	644.4
2004-2005	478.2	72.4	96.6	14.6	21.1	3.2	64.7	9.8	660.6
2005-2006	477.8	71.9	93.6	14.1	21.7	3.3	71.3	10.7	664.3
2006-2007	487.9	73.3	91.0	13.7	22.3	3.4	64.2	9.6	665.3
2007-2008	487.0	71.8	90.0	13.3	24.4	3.6	77.1	11.4	678.5
2008-2009	483.9	70.1	89.7	13.0	26.3	3.8	90.6	13.1	690.5
2009-2010	483.6 ^(R)	69.3 ^(R)	89.3 ^(R)	12.8 ^(R)	26.8 ^(R)	3.8 ^(R)	98.6 ^(R)	14.1 ^(R)	698.3 ^(R)
2010-2011	479.2	67.5	89.1	12.6	28.3	4.0	113.3	16.0	709.9

SOURCE: DSD, NIHE, LPS

1. See General Notes.
2. Sub-totals may not add due to rounding.
3. Figures do not include 'split hereditaments' where the domestic portion is less than the commercial portion i.e. flats above shops.
At 31 March 2011, there were 2,921 split hereditaments in Northern Ireland.
4. From 2002 stock totals are published in financial year format and not December of the previous year i.e. figures for December 2001 have been replaced by March 2002 figures. Figures are as of 31st March.
5. Figures previously published for years prior to 2001-2002 are not directly comparable to figures currently shown due to a revision in calculation methodology.
6. Figures from LPS up to 2008-09 are for properties where a valuation had been started. Revised LPS 2009-10 and new 2010-11 figures are for all properties which are, in practice, domestic but with some having pending valuations and no current effective valuation. This new definition is a truer picture of the number of vacant domestic properties. Therefore stock figures for 2009-10 and 2010-11 are not directly comparable to previous years.

1.5 NI House Condition Survey : Dwelling Tenure By Proposed New Council Area 2009 ^{1,2,3,4}

Proposed New Council Area	Owner Occupied		Social Housing		Private Rented & Other		Vacants		Total
	Number	%	Number	%	Number	%	Number	%	Number
Ards & North Down	48,750	71.7	7,380	10.8	9,780	14.4	2,120	3.1	68,030
Armagh City & Bann	45,520	58.1	9,220	11.8	17,690	22.6	5,880	7.5	78,310
Antrim & Newtownabbey	43,010	77.6	6,370	11.5	3,790	6.8	2,280	4.1	55,450
Belfast	64,930	49.8	32,770	25.1	26,560	20.4	6,120	4.7	130,380
Causeway Coast	37,150	61.8	8,170	13.6	13,330	22.2	1,460	2.4	60,110
Derry City & Strabane	31,800	54.8	12,490	21.5	9,320	16.1	4,450	7.7	58,060
Fermanagh & Omagh	27,920	62.2	3,660	8.2	6,890	15.3	6,420	14.3	44,890
Lisburn & Castlereagh	51,510	68.2	11,980	15.9	8,950	11.9	3,080	4.1	75,520
Mid Antrim	37,050	65.8	7,470	13.3	10,380	18.4	1,420	2.5	56,320
Mid Ulster	34,870	69.9	4,530	9.1	4,890	9.8	5,580	11.2	49,870
Newry & Down	39,290	62.3	6,160	9.8	13,020	20.6	4,590	7.3	63,060
TOTAL	461,800	62.4	110,200	14.9	124,600	16.8	43,400	5.9	740,000

SOURCE: NIHE

1. See General Notes.
2. The 2009 House Condition Survey was carried out on the basis of the 11 new council areas proposed in the Review of Public Administration.
3. The sample frame consisted of 3,000 properties; a total of 2,174 full surveys were achieved.
4. Figures for Housing Executive and housing association properties have been aggregated to form the 'Social Housing' category.

1.6 NI House Condition Survey : Dwelling Type By Proposed New Council Area 2009 ^{1,2,3}

Proposed New Council Area	Bungalow		Terraced House		Semi-Detached House		Detached House		Purpose Built/Converted Flat		Total
	Number	%	Number	%	Number	%	Number	%	Number	%	Number
Ards & North Down	16,280	23.9	21,010	30.9	17,270	25.4	8,110	11.9	5,360	7.9	68,030
Armagh City & Bann	21,230	27.1	30,670	39.2	12,780	16.3	10,200	13.0	3,430	4.4	78,310
Antrim & Newtownabbey	6,570	11.8	17,880	32.2	11,950	21.6	13,930	25.1	5,120	9.2	55,450
Belfast	5,990	4.6	65,850	50.5	31,080	23.8	7,000	5.4	20,460	15.7	130,380
Causeway Coast	21,060	35.0	11,180	18.6	8,510	14.2	16,910	28.1	2,450	4.1	60,110
Derry City & Strabane	13,020	22.4	20,030	34.5	11,790	20.3	6,660	11.5	6,560	11.3	58,060
Fermanagh & Omagh	17,640	39.3	5,180	11.5	5,490	12.2	14,360	32.0	2,220	4.9	44,890
Lisburn & Castlereagh	9,270	12.3	25,770	34.1	17,420	23.1	16,800	22.2	6,260	8.3	75,520
Mid Antrim	9,840	17.5	14,610	25.9	12,500	22.2	15,020	26.7	4,350	7.7	56,320
Mid Ulster	16,760	33.6	7,340	14.7	5,760	11.6	19,760	39.6	250	0.5	49,870
Newry & Down	24,910	39.5	12,370	19.6	12,290	19.5	10,200	16.2	3,290	5.2	63,060
TOTAL	162,570	22.0	231,890	31.3	146,840	19.8	138,950	18.8	59,750	8.1	740,000

SOURCE: NIHE

1. See General Notes.

2. The 2009 House Condition Survey was carried out on the basis of the 11 new council areas proposed in the Review of Public Administration.

3. The sample frame consisted of 3,000 properties; a total of 2,174 full surveys were achieved.

1.7 NI House Condition Survey : Key Indicators 1987 to 2009 ^{1,2,3}

	1987		1991		1996		2001		2004		2006		2009	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Unfit Dwellings	42,900	8.4	50,360	8.8	43,970	7.3	31,570	4.9	25,600	3.8	24,160	3.4	17,530	2.4
Dwellings Lacking One Or More Basic Amenities ³	28,330	5.5	19,100	3.3	17,600	2.9	15,660	2.4	19,800	2.9	17,100	2.4	10,540	1.4

SOURCE: NIHE

1. Due to changes in definition, data for unfit dwellings from the 1991 survey onwards are not directly comparable with those in the earlier surveys.

2. Due to the nature of the survey data, small changes should be treated with caution.

3. 'Basic amenities' are a kitchen sink, bath or shower in the bathroom, wash hand basin (all with hot and cold running water), and inside WC.

1.8 NI House Condition Survey : Central Heating By Fuel Type 2001, 2004, 2006 & 2009^{1,2,3}

	2001		2004		2006		2009	
	Number	%	Number	%	Number	%	Number	%
Non Central Heating	32,170	5	18,300	3	12,780	2	7,460	1
Central Heating	615,360	95	661,700	97	692,220	98	732,540	99
Mains Gas	20,560	3	54,190	8	83,990	12	113,640	15
Bottled Gas	5,650	1	*	*	*	*	*	*
Oil	377,770	58	443,830	65	495,560	70	504,530	68
Solid Fuel	92,340	14	42,780	6	32,900	5	32,830	4
Electric	53,970	8	46,640	7	36,910	5	30,110	4
Dual System	61,510	10	66,280	10	38,540	5	46,000	6
Other	3,560	1	7,980	1	4,320	1	5,430	1
All Dwellings	647,530	100	680,000	100	705,000	100	740,000	100

1. See General Notes.

2. Due to small numbers, bottled gas has not been reported as a separate heat source since 2001 (*).

3. The content of the table has been amended from 2009, and retrospectively, to reflect the ongoing reduction in the number and proportion of properties in Northern Ireland with non-central heating. At only 1% in 2009, it has become increasingly difficult to disaggregate the figures for non centrally-heated properties by tenure or house type. The amended table provides collective figures for the housing stock as a whole since 2001.

1.9 NI House Condition Survey : Standard Assessment Procedure (SAP) Rating 2001, 2006 & 2009 ^{1,2,3,4}

Average SAP Rating	2001	2006	2009
Average SAP Rating By Dwelling Tenure			
Owner Occupied	45.08	51.22	56.43
NIHE	49.27	59.55	*
Housing Associations	65.60	69.12	*
Social Housing ⁴	*	*	63.44
Private Rented & Other (including tied) new in 2001 HCS	40.75	51.76	56.58
All Dwellings	45.45	52.35	56.96
Average SAP Rating By Dwelling Type			
Bungalow	39.89	45.79	51.81
Terraced	49.29	55.45	59.33
Semi - Detached	46.94	53.29	57.99
Detached	39.60	49.26	54.37
Flat	56.82	63.00	65.23
All Dwellings	45.45	52.35	56.96

1. See General Notes.

SOURCE: NIHE

2. Excludes vacant dwellings.

3. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy ratings.

SAP ratings allow comparisons of energy efficiency to be made, and can show the likely improvements to a dwelling in terms of energy use. The current version is SAP 2005, effective from April 2006. This is the version used for the 2006 and 2009 House Condition Surveys. Care should be taken with 2001 SAP figures from earlier Housing Statistics bulletins as they are not directly comparable with SAP 2005. The SAP rating is expressed on a logarithmic scale, which normally runs from 1 (very inefficient) to 100, where 100 represents zero energy cost. The rating can be above 100 for dwellings that are net exporters of energy.

4. While the sample size for the 2009 House Condition Survey was sufficiently robust to provide separate tenure statistics for Housing Executive and housing association dwellings overall, this was not the case for housing association properties on their own when cross tabulating tenure with, as in this case, SAP rating; in such cases cross tabulations by tenure for 2009 were based on social housing as a whole.

1.10 NIHE Houses Demolished by Area 2002-03 to 2010-11 ^{1,2}

Year	Belfast	North East	South East	South	West	Total
2002-03	448	343	147	246	20	1,204
2003-04	911	222	68	66	17	1,284
2004-05	763	197	213	137	8	1,318
2005-06	290	140	109	102	66	707
2006-07	147	120	101	222	98	688
2007-08	278	223	46	60	6	613
2008-09	20	92	12	10	2	136
2009-10	144	37	16	2	69	268
2010-11	22	12	8	0	1	43

SOURCE: NIHE

1. Some demolitions are not statutory, for example, flats.

2. See General Notes

1.11 Warm Homes Scheme Grants Processed 2006-07 - 2010-11^{1,2,3,4}

Grants Processed	2006/2007		2007/2008		2008/2009		2009/2010		2010/2011	
	Number	Value £	Number	Value £	Number	Value £	Number	Value £	Number	Value £
Owner Occupied	11,749	17,756,315	10,954	18,214,794	10,624	16,494,567	6,329	4,740,153	8,317	7,711,020
Insulation Measures	8,200	4,126,918	7,303	3,468,266	7,509	4,152,711	5,938	3,235,816	7,447	4,028,536
Heating Measures	3,549	13,629,397	3,651	14,746,528	3,115	12,341,856	391	1,504,337	870	3,682,484
Private Rented	1,066	1,420,212	1,587	1,646,143	1,157	2,292,332	1,094	1,188,564	2,064	2,567,598
Insulation Measures	801	402,691	1,329	579,581	680	400,701	909	470,943	1,616	827,944
Heating Measures	265	1,017,521	258	1,066,562	477	1,891,631	185	717,621	448	1,739,654
All Sectors	12,815	19,176,527	12,541	19,860,937	11,781	18,786,899	7,423	5,928,717	10,381	10,278,618

SOURCE : NIHE

1. See General Notes.

2. The Warm Homes Scheme was introduced in June 2001. The original scheme expired in 2009 and a new scheme, with revised eligibility criteria and available measures, has been operating since 1 July 2009.

3. Targets for 2009/10 were reduced to reflect the commencement of a new Warm Homes Scheme, administered by two scheme managers, in July 2009.

4. In addition to the 391 heating installations in owner occupied properties, and 185 in the private rented sector during 2009/10, a further 198 heating measures installed between 1 April and 30 June 2009 (under the previous scheme manager) cannot be attributed by tenure.

1.12 Average Rates Bill By Local Government District 2004-05 to 2011-12 ^{1,2,3}

Local Government District	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £	2011-12 £
Antrim	601	666	667	687	730	772	801	822
Ards	580	628	673	773	785	810	825	841
Armagh	597	634	689	729	762	796	841	870
Ballymena	541	591	662	700	740	773	805	833
Ballymoney	549	589	651	666	685	715	752	774
Banbridge	613	670	720	717	736	760	785	812
Belfast	503	545	580	697	705	729	756	779
Carrickfergus	572	614	671	666	688	717	740	758
Castlereagh	556	595	604	720	724	732	742	764
Coleraine	605	683	702	752	773	800	822	850
Cookstown	508	553	601	684	708	732	750	767
Craigavon	585	635	665	641	658	677	691	714
Derry	552	606	660	669	690	580	915 ^(R)	940
Down	603	648	690	774	801	886	799 ^(R)	813
Dungannon	487	537	563	645	673	831	675 ^(R)	687
Fermanagh	460	529	532	587	616	733	571 ^(R)	587
Larne	529	570	623	630	641	576	719 ^(R)	742
Limavady	714	767	663	694	723	605	972 ^(R)	982
Lisburn	700	741	665	732	741	875	585 ^(R)	601
Magherafelt	517	561	606	649	668	685	715	740
Moyle	618	676	708	788	822	849	861	884
Newry & Mourne	573	621	660	747	765	802	842	858
Newtownabbey	628	604	670	683	701	709	726	744
North Down	643	689	762	900	920	956	970	998
Omagh	571	626	651	668	696	723	740	758
Strabane	488	525	571	563	585	614	632	639
TOTAL	569	613	644	705	724	753	768^(R)	789

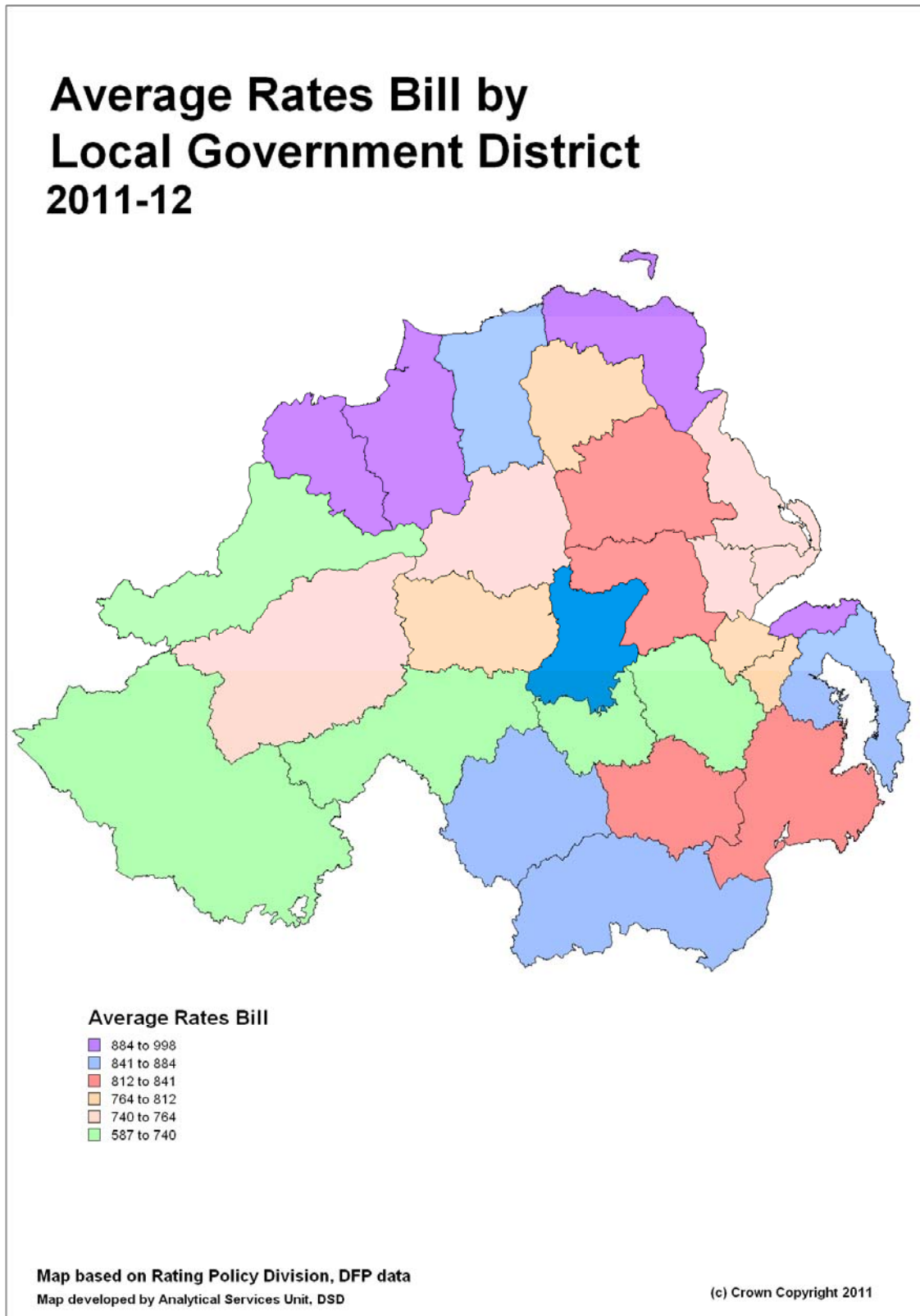
SOURCE : Rating Policy Division, DFP

1. See General Notes.

2. These figures have been calculated by taking the sum of the District Rate and the Regional rate, which is then multiplied with the Average Capital Value for the Local Government District to generate the Average Total Bill (£s).

3. Local Government Districts determine district rates to reflect their revenue needs while the regional rate is uniform. The type of property in each Local Government District affects the average rate bill and as such the overall average.

Map 1.1: Average Rates Bill by Local Government District



SECTION 2

PLANNING APPLICATIONS

AND

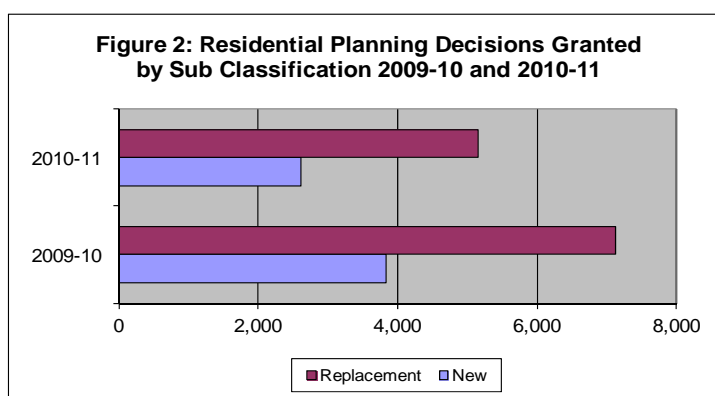
**NEW DWELLING STARTS AND
COMPLETIONS**

2. Planning Applications and New Dwelling Starts and Completions

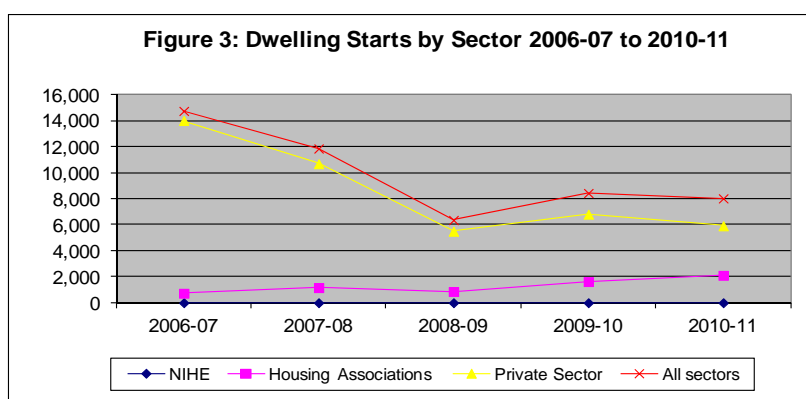
16,768 planning applications were received during 2010-11, a decrease of 14.3% (2,789) on the previous year. 16,191 decisions were made over this period, and of these 89.3% were granted (Table 2.1). Omagh Planning Division received the greatest number of planning applications during 2010-11 (3,405, 20.3% of the total applications) (Table 2.3).

10,383 (71.8%) of planning decisions granted during 2010-11 related to residential development. 88% of residential planning decisions were granted during 2010-11, 7 percentage points less than 2009-10 (Table 2.2).

The majority of residential planning decisions granted related to urban extensions and alterations (3,000, 28.9% of residential planning decisions granted), followed by 22.6% (2,342) to rural new single dwellings (Table 2.2, Figure 2).



8,017 new dwellings were started during 2010-11, a decrease of 4.9% on the previous year (Table 2.6, Figure 3).



Seventy-four percent (5,913) of dwellings started during 2010-11 were commissioned by the private sector, while Housing Associations were responsible for all (2,104) of the public sector dwelling starts (Table 2.6).

The greatest number of dwelling starts during the financial year was in Belfast Local Government District (941 starts), followed by Lisburn (670) (Table 2.10).

7,644 dwelling completions were recorded in the year ending March 2011. Social Rented Sector completions accounted for 16.6% of all completions during 2010-11 (Table 2.8).

Data Sources

Planning NI provide figures on applications and decisions from their Planning IT system. Further details can be found in the general notes section or at <http://www.planningni.gov.uk/index/tools/about-statistics.htm>.

Details of new dwelling starts and completions are supplied by Local Authority Building Control for each of the 26 Local Government Districts (<http://www.buildingcontrol-ni.com/site/default.asp?secid=home>). Data for the social rented sector are provided by NIHE. Further details are available in the general notes section.

2.1 Planning Applications 2003-04 to 2010-11 ^{1,2}

Year	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted	Applications Withdrawn	Applications Outstanding at 31 March
2003-04	33,060	23,751	22,059	93	2,445	16,875
2004-05	36,298	26,883	24,296	90	2,929	22,145
2005-06	35,883	29,840	24,436	82	3,585	22,830
2006-07	27,077	29,084	24,009	83	1,713	19,627
2007-08	27,906	26,580	24,353	92	1,917	18,479
2008-09	20,469	24,637	23,211	94	1,566	12,982
2009-10	19,557	20,223	19,016	94	1,238	10,977
2010-11	16,768	16,191	14,456	89	1,268	10,313

1. See General Notes.

SOURCE: PLANNING NI

2. Due to a change in methods, figures from 2006-07 onwards are not comparable with previous figures.

2.2 Planning Decisions By Classification 2009-10 & 2010-11 ^{1,2}

Classification	Decisions ¹		Decisions Granted		% of Decisions Granted	
	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11
Residential	15,061	11,760	14,246	10,383	95	88
Rural New Single Dwellings	3,542	3,146	3,371	2,342	95	74
Rural Replacement Single Dwellings	1,670	1,125	1,629	993	98	88
Rural Extensions and Alterations	1,414	1,111	1,375	1,068	97	96
Urban New Single Dwellings	569	324	461	277	81	85
Urban Replacement Single Dwellings	130	95	125	92	96	97
Urban Extensions and Alterations	4,121	3,051	3,994	3,000	97	98
Housing Developments	1,848	1,234	1,584	1,057	86	86
Other Residential	1,767	1,674	1,707	1,554	97	93
Agricultural	234	259	213	217	91	84
Commercial	1,314	1,166	1,221	1,060	93	91
Government and Civic	1,696	1,662	1,629	1,587	96	95
Industrial	343	242	306	223	89	92
Mixed Use²	234	40	209	38	89	95
Other	1,341	1,062	1,192	948	89	89
Total	20,223	16,191	19,016	14,456	94	89

1. Applications decided do not include withdrawn applications.

SOURCE: PLANNING NI

2. Mixed Use applications will include some residential units.

2.3 Planning Applications By Planning Service Division And Local Government District 2010- 11 ^{1,2}

Planning Service Division / Local Government District	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted
Ballymena Division				
Antrim	537	526	478	91
Ballymena	684	639	594	93
Carrickfergus	217	208	197	95
Larne	333	306	272	89
Magherafelt	579	644	556	86
Belfast Division				
Belfast	1,498	1,281	1,204	94
Castlereagh	408	399	373	93
Newtownabbey	492	451	426	94
Craigavon Division				
Armagh	767	613	578	94
Banbridge	532	554	445	80
Craigavon	636	605	558	92
Newry & Mourne	1,296	1,319	1,072	81
Downpatrick Division				
Ards	753	783	729	93
Down	871	673	595	88
Lisburn	964	788	741	94
North Down	573	573	539	94
Northern Division				
Ballymoney	310	309	288	93
Coleraine	596	649	589	91
Derry	648	559	495	89
Limavady	375	342	296	87
Moyle	294	309	293	95
Omagh Division				
Cookstown	548	559	464	83
Dungannon	774	841	776	92
Fermanagh	889	1,079	875	81
Omagh	692	728	636	87
Strabane	502	454	387	85
Total	16,768	16,191	14,456	89

SOURCE: PLANNING NI

1. See General Notes.

2. Applications decided do not include withdrawn applications.

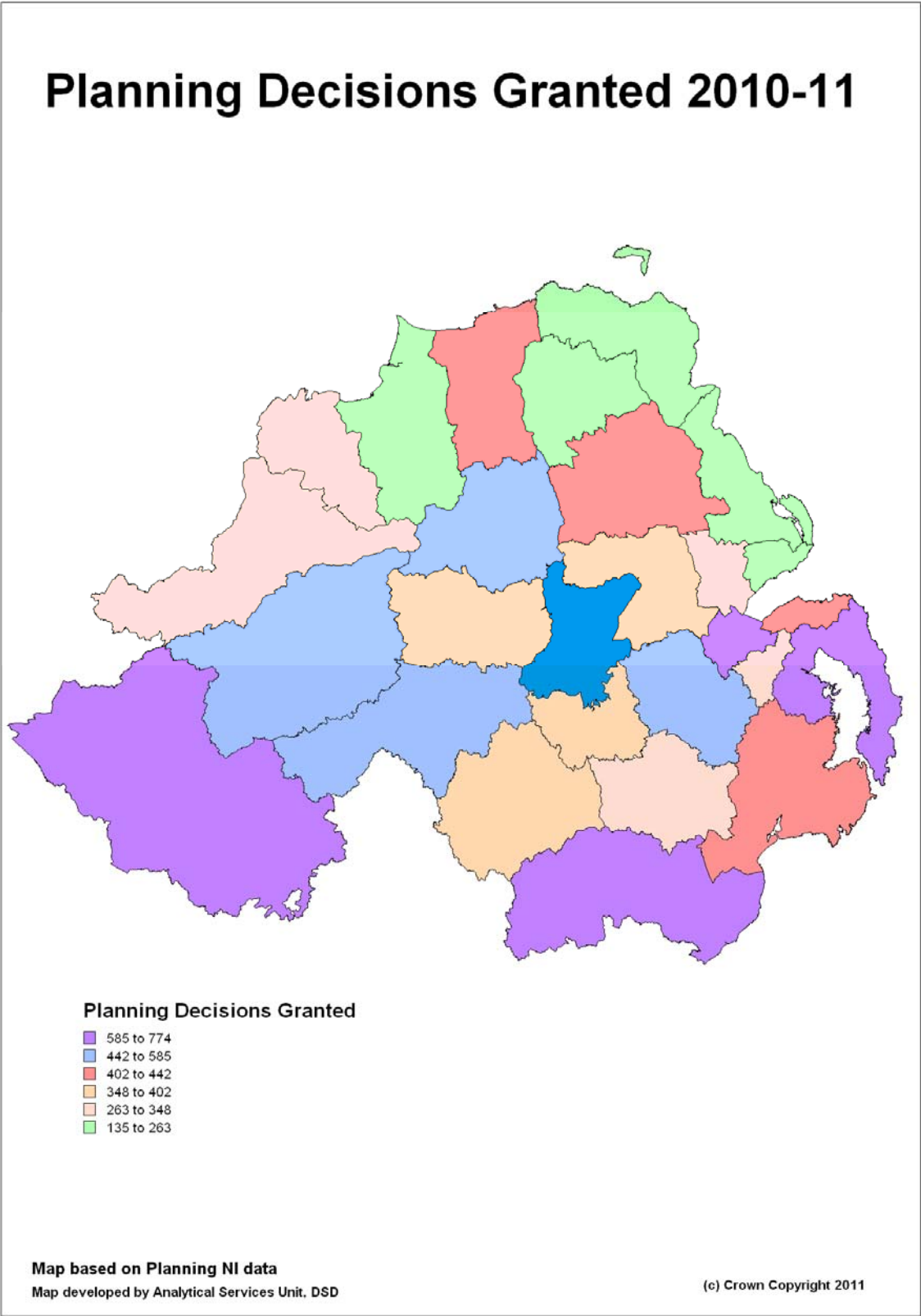
2.4 Residential Planning Decisions By Planning Service Division And Local Government District 2010- 11¹

Planning Service Division / Local Government District	Decisions	Decisions Granted	% Of Decisions Granted
Ballymena Division			
Antrim	381	348	91
Ballymena	466	427	92
Carrickfergus	143	135	94
Larne	224	197	88
Magherafelt	521	448	86
Belfast Division			
Belfast	751	721	96
Castlereagh	301	283	94
Newtownabbey	303	281	93
Craigavon Division			
Armagh	431	401	93
Banbridge	430	344	80
Craigavon	436	396	91
Newry & Mourne	984	774	79
Downpatrick Division			
Ards	629	585	93
Down	486	427	88
Lisburn	596	560	94
North Down	427	402	94
Northern Division			
Ballymoney	230	212	92
Coleraine	465	423	91
Derry	356	318	89
Limavady	262	223	85
Moyle	215	201	93
Omagh Division			
Cookstown	437	358	82
Dungannon	625	579	93
Fermanagh	818	635	78
Omagh	523	442	85
Strabane	320	263	82
Total	11,760	10,383	88

SOURCE: PLANNING NI

1. Applications decided do not include withdrawn applications.

Map 2.1: Planning Decisions Granted 2010-11



2.5 Residential Planning Decisions By Sub-classification And Planning Service Division 2010-11

Division	Urban New Single Dwellings	Urban Replacement Dwellings	Urban Extensions & Alterations	Rural New Single Dwellings	Rural Replacement Dwellings	Rural Extensions & Alterations	Housing Developments	Other ¹	All Dwellings
Ballymena Division									
Decisions	35	4	333	546	194	210	164	249	1,735
Decisions Granted	33	4	326	449	171	204	141	227	1,555
% Of Decisions Granted	94%	100%	98%	82%	88%	97%	86%	91%	90%
Belfast Division									
Decisions	52	15	847	67	35	31	222	82	1,351
Decisions Granted	39	15	834	55	29	30	203	76	1,281
% Of Decisions Granted	75%	100%	98%	82%	83%	97%	91%	93%	95%
Craigavon Division									
Decisions	74	14	398	753	313	197	205	327	2,281
Decisions Granted	66	13	392	523	265	183	164	309	1,915
% Of Decisions Granted	89%	93%	98%	69%	85%	93%	80%	94%	84%
Downpatrick Division									
Decisions	75	28	742	360	169	209	260	292	2,135
Decisions Granted	64	27	726	308	158	199	219	270	1,971
% Of Decisions Granted	85%	96%	98%	86%	93%	95%	84%	92%	92%
Headquarters									
Decisions	0	0	0	0	0	0	7	0	7
Decisions Granted	0	0	0	0	0	0	7	0	7
% Of Decisions Granted	0	0	0	0	0	0	100%	0	100%
Northern Division									
Decisions	24	18	413	387	141	174	151	220	1,528
Decisions Granted	18	18	410	311	124	170	124	202	1,377
% Of Decisions Granted	75%	100%	99%	80%	88%	98%	82%	92%	90%
Omagh Division									
Decisions	64	16	318	1033	273	290	225	504	2,723
Decisions Granted	57	15	312	696	246	282	199	470	2,277
% Of Decisions Granted	89%	94%	98%	67%	90%	97%	88%	93%	84%
Totals									
Decisions	324	95	3,051	3,146	1,125	1,111	1,234	1,674	11,760
Decisions Granted	277	92	3,000	2,342	993	1,068	1,057	1,554	10,383
% Of Decisions Granted	85%	97%	98%	74%	88%	96%	86%	93%	88%

SOURCE: PLANNING NI

1. Other includes temporary buildings, change of use and renewal of planning permissions.

2.6 New Dwelling Starts By Sector 2003-04 to 2010-11 ^{1,2,3,4,5}

Year / Quarter	NIHE	Housing Associations	Total Social Rented Sector	Total Private Sector	Total All Sectors
2003-04	0	1,140	1,140	12,671	13,811
2004-05	0	1,029	1,029	13,199	14,228
2005-06	0	1,229	1,229	13,955	15,184
2006-07	0	732	732	13,999	14,731
2007-08	0	1,167	1,167	10,684	11,851
2008-09	0	863	863	5,493	6,356
2009-10	0	1,625	1,625	6,802	8,427
2010-11	0	2,104	2,104	5,913	8,017
Jan - Mar 2010	0	1,148	1,148	1,564	2,712
Apr - Jun 2010	0	200	200	1,823	2,023
Jul - Sep 2010	0	185	185	1,638	1,823
Oct - Dec 2010	0	62	62	1,216	1,278
Jan - Mar 2011	0	1,657	1,657	1,236	2,893

1. See General Notes.

2. Dwellings are classified as self-contained units only.

3. Housing Association Hostels and other Communal Establishments are excluded from Dwelling starts.

4. See Table 4.3 for detailed information on hostel and other communal establishments starts.

5. Data relating to private sector starts was not available for Newry & Mourne LGD between April 2007 and March 2010.

Therefore data for private dwelling starts during this period is not directly comparable to previous figures and figures since.

2.7 New Dwelling Starts By Sector Per 1,000 Population 2003-04 to 2010-11

Year	Social Rented Sector	Private Sector	Total All Sectors
2003-04	0.7	7.4	8.1
2004-05	0.6	7.7	8.3
2005-06	0.7	8.1	8.8
2006-07	0.4	8.0	8.5
2007-08	0.7	6.1	6.7
2008-09	0.5	3.1	3.6
2009-10	0.9	3.8	4.7
2010-11	1.2	3.3	4.5

SOURCE: DSD, NIHE, LOCAL AUTHORITY BUILDING CONTROL, NISRA

2.8 New Dwelling Completions By Sector 2003-04 to 2010-11 ^{1,2,3}

Year / Quarter	NIHE	Housing Associations	Total Social Rented Sector	Total Private Sector	Total All Sectors
2003-04	0	560	560	13,951	14,511
2004-05	0	828	828	14,940	15,768
2005-06	0	782	782	16,628	17,410
2006-07	0	1,327	1,327	16,470	17,797
2007-08	0	967	967	12,510	13,477
2008-09	0	1,072	1,072	8,650	9,722
2009-10	0	1,213	1,213	8,532	9,745
2010-11	0	1,267	1,267	6,377	7,644
Jan - Mar 2010	0	386	386	2,086	2,472
Apr - Jun 2010	0	212	212	1,327	1,539
Jul - Sep 2010	0	114	114	1,794	1,908
Oct - Dec 2010	0	484	484	1,632	2,116
Jan - Mar 2011	0	457	457	1,624	2,081

SOURCE: DSD, NIHE, LOCAL AUTHORITY BUILDING CONTROL

1. Private sector completions have been statistically adjusted to correct, as far as possible, the proven under recording of private sector completions in Northern Ireland.
2. Housing Association completions shown relate to new builds only. See table 4.2 for detailed information on new build and rehabilitation completions.
3. Data relating to private sector completions was not available for Newry & Mourne LGD between April 2007 and March 2010. Therefore data for private dwelling completions during this period is not directly comparable to previous figures and figures since.

2.9 New Dwelling Completions By Sector Per 1,000 Population 2003-04 to 2010-11

Year	Social Rented Sector	Private Sector	Total All Sectors
2003-04	0.3	8.2	8.5
2004-05	0.5	8.7	9.2
2005-06	0.5	9.6	10.1
2006-07	0.8	9.5	10.2
2007-08	0.5	7.1	7.7
2008-09	0.6	4.9	5.5
2009-10	0.7	4.8	5.4
2010-11	0.7	3.5	4.2

SOURCE: DSD, NIHE, LOCAL AUTHORITY BUILDING CONTROL, NISRA

2.10 New Dwelling Starts By Sector And Local Government District 2009-10 & 2010-11 ^{1,2}

Local Government District	Northern Ireland Housing Executive		Housing Associations		Private Sector		All Sectors	
	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11
Antrim	0	0	5	47	251	224	256	271
Ards	0	0	150	76	236	138	386	214
Armagh	0	0	0	44	353	268	353	312
Ballymena	0	0	48	16	269	251	317	267
Ballymoney	0	0	4	0	149	134	153	134
Banbridge	0	0	82	47	421	235	503	282
Belfast	0	0	583	745	577	196	1,160	941
Carrickfergus	0	0	12	0	58	53	70	53
Castlereagh	0	0	34	30	228	172	262	202
Coleraine	0	0	43	6	289	246	332	252
Cookstown	0	0	5	4	272	259	277	263
Craigavon	0	0	23	44	374	282	397	326
Derry	0	0	182	208	117	138	299	346
Down	0	0	33	220	263	164	296	384
Dungannon	0	0	97	41	389	463	486	504
Fermanagh	0	0	67	21	711	584	778	605
Larne	0	0	11	0	165	69	176	69
Limavady	0	0	0	0	156	105	156	105
Lisburn	0	0	31	269	301	401	332	670
Magherafelt	0	0	6	53	235	275	241	328
Moyle	0	0	0	0	64	90	64	90
Newry & Mourne	0	0	61	111	..	269	61	380
Newtownabbey	0	0	37	92	205	277	242	369
North Down	0	0	111	15	224	205	335	220
Omagh	0	0	0	3	324	284	324	287
Strabane	0	0	0	12	171	131	171	143
Total	0	0	1,625	2,104	6,802	5,913	8,427	8,017

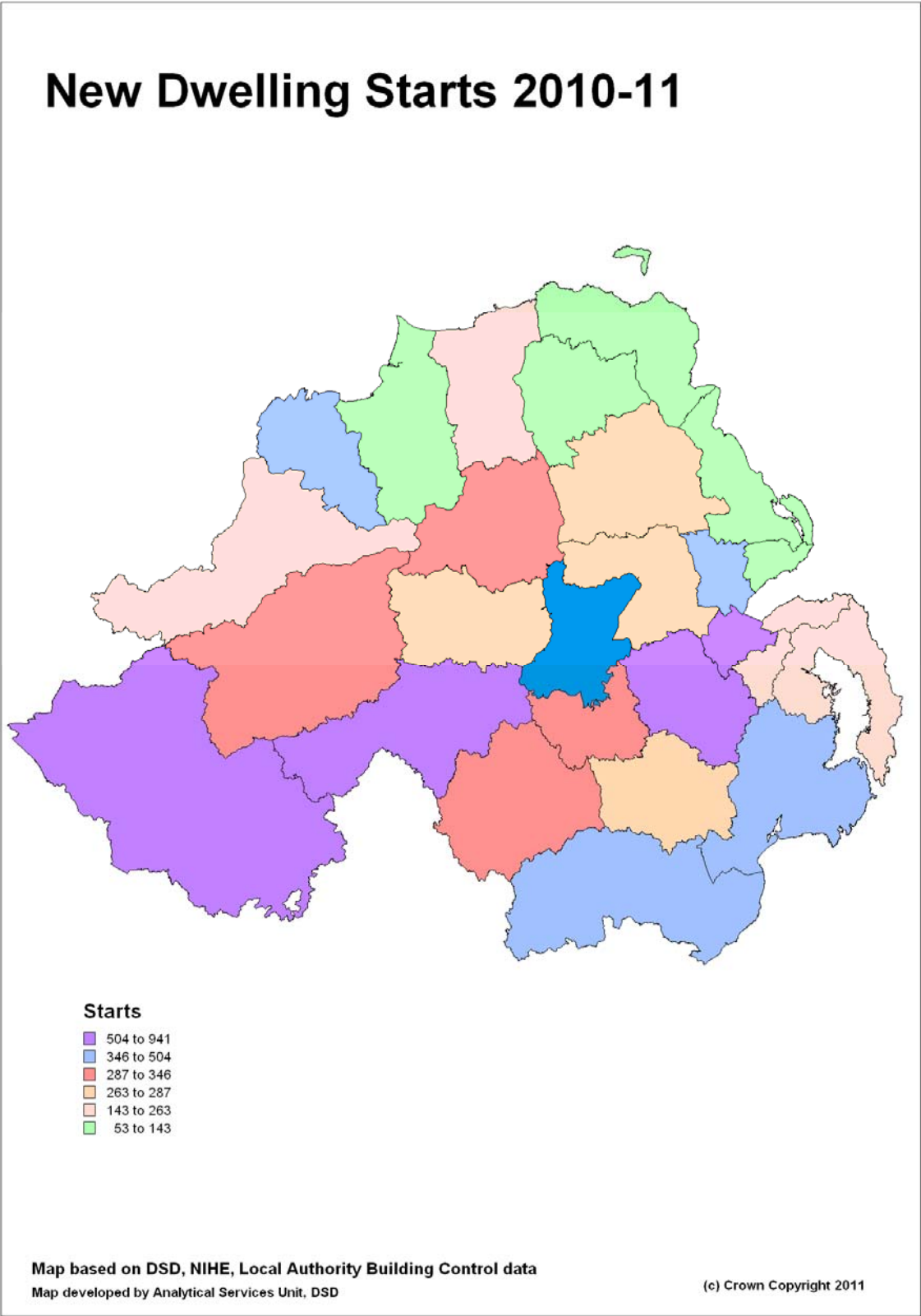
SOURCE: DSD, NIHE, LOCAL AUTHORITY BUILDING CONTROL

1. See General Notes.

2. Data relating to private sector starts was not available for Newry & Mourne LGD between April 2007 and March 2010.

Therefore data for private dwelling starts during this period is not directly comparable to previous figures and figures since.

Map 2.1: New Dwelling Starts 2010-11



2.11 New Dwelling Completions For The Social Rented Sector By Local Government District 2009-10 & 2010-11 ^{1,2}

Local Government District	Northern Ireland Housing Executive		Housing Associations		Social Rented Sector	
	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11
Antrim	0	0	0	5	0	5
Ards	0	0	70	30	70	30
Armagh	0	0	0	11	0	11
Ballymena	0	0	4	0	4	0
Ballymoney	0	0	4	0	4	0
Banbridge	0	0	92	9	92	9
Belfast	0	0	514	566	514	566
Carrickfergus	0	0	6	12	6	12
Castlereagh	0	0	50	46	50	46
Coleraine	0	0	43	0	43	0
Cookstown	0	0	5	9	5	9
Craigavon	0	0	22	0	22	0
Derry	0	0	54	92	54	92
Down	0	0	11	14	11	14
Dungannon	0	0	108	5	108	5
Fermanagh	0	0	33	15	33	15
Larne	0	0	0	0	0	0
Limavady	0	0	0	0	0	0
Lisburn	0	0	28	154	28	154
Magherafelt	0	0	6	23	6	23
Moyle	0	0	0	0	0	0
Newry & Mourne	0	0	98	70	98	70
Newtownabbey	0	0	22	41	22	41
North Down	0	0	40	146	40	146
Omagh	0	0	0	0	0	0
Strabane	0	0	3	19	3	19
Total	0	0	1,213	1,267	1,213	1,267

SOURCE: DSD, NIHE, LOCAL AUTHORITY BUILDING CONTROL

1. See General Notes.

2. Housing Association completions relate to new builds only. See table 4.2 for information on rehabilitated dwellings completed.

SECTION 3

NORTHERN IRELAND

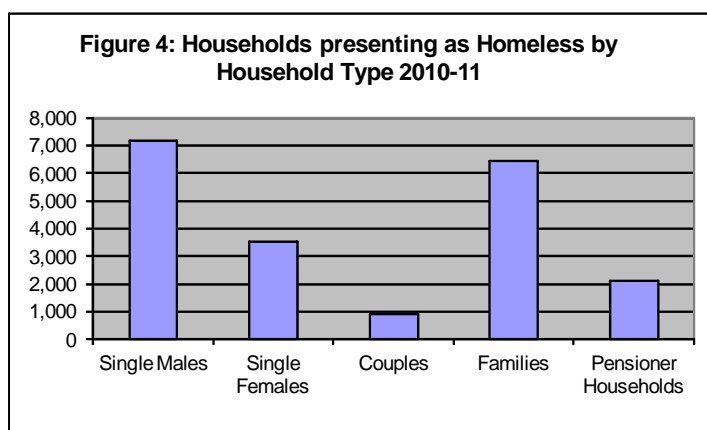
HOUSING EXECUTIVE

3. Northern Ireland Housing Executive

During the year ending March 2011, 4,491 improvements were made to NIHE dwellings. Intermediate improvements accounted for 96.0% (4,313 improvements) of the work completed. The total number of improvements increased by 39.7% (1784) from the previous year (Table 3.1).

Of the 3,099 grants to the private sector which NIHE approved, 1,143 (36.9%) were for disabled facilities, the remainder for renovation, replacement and repairs to dwellings, Housing Repair Assistance (HRA) grants and Houses in Multiple Occupation (HMO's) (Table 3.3).

20,158 households presented as homeless during the year 2010-11, an increase of 8.0% on the previous year. Single households made up the majority (53.2%) of these cases (Table 3.5, Figure 4).

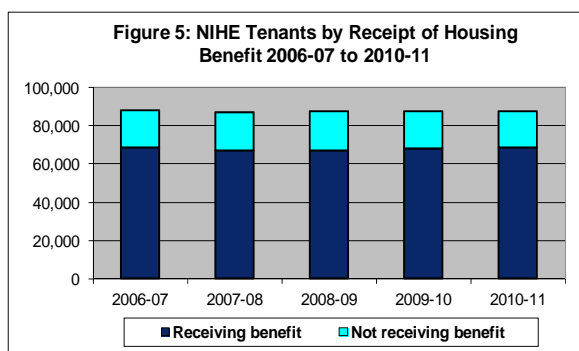


10,443 households presenting as homeless in 2010-11 were awarded priority status. Of these households, 2,644 attributed their status to accommodation not reasonable (25.3% of all priority homeless), while sharing breakdowns/ family disputes and marital or relationship breakdowns collectively accounted for 28.2% of priority need homeless households (Tables 3.6 and 3.7).

The total number of applicants to the Waiting List in 2010-11 was 39,891, an increase on the previous year (38,120) of 4.6%. Of these applicants, 20,967 were in 'housing stress' (Table 3.8).

114 cases were deleted from the Waiting List during the year 2010-11 (Table 3.11). NIHE made 6,744 allocations during this year, while Housing Associations made 3,916 allocations (Table 3.12).

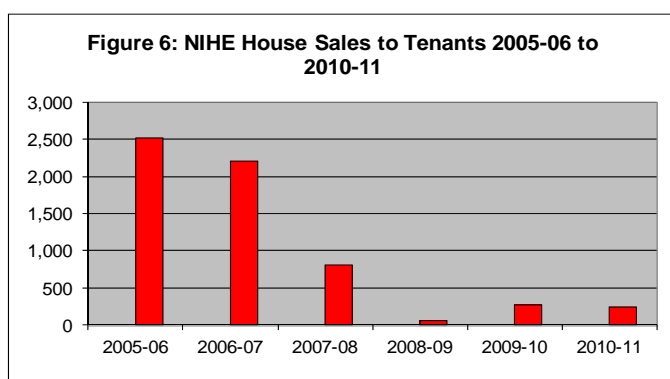
The total number of NIHE tenancies stayed at a similar level to that in 2010; decreasing by only 0.2% to be 87,658 at 31st March 2011. 68.4% of all NIHE tenants were in receipt of a full Housing Benefit rebate at the end of March 2011 (Table 3.13, Figure 5).



The average weekly rent charged by NIHE was £52.76 at 31 March 2011, an increase of £0.92 (1.8%) from the same point in 2010 (Table 3.14).

The average weekly rent as a percentage of average male median weekly earnings stood at 12.7% in March 2011 in Northern Ireland. Looking at the four UK regions only Scotland had a lower rent to earnings ratio than Northern Ireland (Table 3.15).

The number of dwellings sold by NIHE in 2010-11 (284) was similar to the previous year's figure of 285 dwellings sold (Table 3.16, Figure 6).



Data Sources

The Northern Ireland Housing Executive (NIHE) was established in 1971 as Northern Ireland's strategic housing authority. NIHE offers a range of services to people living in socially rented, privately rented and owner occupied accommodation as well as supporting and working with a number of other public bodies.

This section includes information on improvements to NIHE Dwellings, NIHE grants, homelessness, social rented sector waiting lists, average weekly rents and sales of dwellings by NIHE. All the information, apart from other UK regional figures and earnings data in Table 3.15, is sourced from NIHE. See also the General Notes section.

Further information on NIHE statistics can be found at: http://www.nihe.gov.uk/index/about-us-home/media_centre/key_issues.htm

3.1 Improvements To NIHE Dwellings 2002-03 to 2010-11 ^{1,2,3}

Year / Quarter	Major Improvements	Intermediate Improvements	Minor Improvements	Rehabilitations	All Improvement Work
2002-03	1,683	616	2	20	2,321
2003-04	1,584	428	0	0	2,012
2004-05	1,458	333	0	15	1,806
2005-06	1,473	448	0	0	1,921
2006-07	1,263	376	0	0	1,639
2007-08	1,177	2,754	0	18	3,949
2008-09	164	1,900	0	0	2,064
2009-10	0	2,707	0	0	2,707
2010-11	0	4,313	178	0	4,491
Jan - Mar 2010	0	940	0	0	940
Apr - Jun 2010	0	757	1	0	758
Jul - Sep 2010	0	193	0	0	193
Oct - Dec 2010	0	1,128	0	0	1,128
Jan - Mar 2011	0	2,235	177	0	2,412

1. See General Notes.

SOURCE: NIHE

2. Contracts approved by NIHE Board.

3. Central heating installation has been categorised as an improvement under the capital expenditure programme since 2007/08, and is recorded here as an 'intermediate' improvement.

3.2 Improvements To NIHE Dwellings By Local Government District 2010-11 ^{1,2,3}

Local Government District	Major Improvements	Intermediate Improvements	Minor Improvements	Rehabilitations	All Improvement Work
Antrim	0	200	0	0	200
Ards	0	140	0	0	140
Armagh	0	0	0	0	0
Ballymena	0	344	40	0	384
Ballymoney	0	87	0	0	87
Banbridge	0	58	0	0	58
Belfast	0	1,012	0	0	1,012
Carrickfergus	0	53	0	0	53
Castlereagh	0	111	0	0	111
Coleraine	0	0	0	0	0
Cookstown	0	0	0	0	0
Craigavon	0	284	0	0	284
Derry	0	505	1	0	506
Down	0	134	0	0	134
Dungannon	0	105	0	0	105
Fermanagh	0	10	0	0	10
Larne	0	187	0	0	187
Limavady	0	49	0	0	49
Lisburn	0	401	42	0	443
Magherafelt	0	64	0	0	64
Moyle	0	45	0	0	45
Newry & Mourne	0	209	0	0	209
Newtownabbey	0	29	0	0	29
North Down	0	171	95	0	266
Omagh	0	59	0	0	59
Strabane	0	56	0	0	56
Total	0	4,313	178	0	4,491

SOURCE: NIHE

1. See General Notes.

2. Contracts approved by NIHE Board.

3. Central heating installation has been categorised as an improvement under the capital expenditure programme since 2007/08, and is recorded here as an 'intermediate' improvement.

3.3 NIHE Grants To The Private Sector For Disabled Facilities, Dwelling Repair And Improvement 2003-04 to 2010-11^{1,2,3,4}

Reason	Renovation	Replacement	Disabled Facilities	Repairs	Minor Works	HRA	HMO ³	Total Grants
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Approvals (Number)

2003-04	1,420	209	1,579	3,337	2,763	78	214	9,600
2004-05	1,206	185	1,416	2,089	37	1,847	229	7,009
2005-06	1,143	170	1,667	854	-	3,151	209	7,194
2006-07	1,125	136	1,710	981	-	2,927	146	7,025
2007-08	1,145	116	1,666	925	-	3,219	83	7,154
2008-09	931	117	1,755	765	-	2,433	86	6,087
2009-10	161	27	1,750	851	-	172	72	3,033
2010-11	404	83	1,143	889	-	567	13	3,099
Jan - Mar 2010	103	11	525	217	-	112	9	977
Apr - Jun 2010	84	14	364	132	-	123	4	721
Jul - Sep 2010	117	26	186	182	-	234	3	748
Oct - Dec 2010	123	25	278	197	-	170	6	799
Jan - Mar 2011	80	18	315	378	-	40	0	831

Approvals (£ thousand)

2003-04	15,834	6,218	10,365	2,077	2,443	177	4,458	41,572
2004-05	14,180	5,555	10,430	1,879	33	5,039	4,626	41,742
2005-06	13,083	5,123	13,901	1,242	-	8,345	3,983	45,677
2006-07	12,593	4,095	14,621	1,064	-	8,118	2,926	43,417
2007-08	12,134	3,259	14,203	1,113	-	9,121	1,689	41,519
2008-09	9,803	3,457	16,061	879	-	6,975	1,586	38,761
2009-10	2,053	805	17,680	1,200	-	481	892	23,111
2010-11	4,512	2,369	11,494	934	-	1,653	347	21,309
Jan - Mar 2010	1,481	341	5,062	306	-	331	124	7,645
Apr - Jun 2010	1,089	888	3,589	140	-	373	86	6,165
Jul - Sep 2010	1,072	347	2,063	258	-	674	6	4,420
Oct - Dec 2010	1,398	820	2,854	261	-	493	170	5,996
Jan - Mar 2011	953	314	2,988	275	-	113	85	4,728

Completions (Number)

2003-04	1,137	211	1,199	3,341	2,803	2	148	8,841
2004-05	948	191	959	2,142	725	719	116	5,800
2005-06	828	153	1,047	1,005	54	2,229	148	5,464
2006-07	874	166	1,353	936	35	2,517	114	5,995
2007-08	989	157	1,461	818	8	3,232	78	6,743
2008-09	1,010	119	1,614	736	-	2,293	56	5,828
2009-10	809	136	1,785	834	-	1,470	75	5,109
2010-11	354	52	1,547	808	-	543	25	3,329
Jan - Mar 2010	178	50	481	214	-	99	30	1,052
Apr - Jun 2010	100	17	421	123	-	105	7	773
Jul - Sep 2010	70	17	377	196	-	75	0	735
Oct - Dec 2010	85	12	383	190	-	183	1	854
Jan - Mar 2011	99	6	366	299	-	180	17	967

SOURCE: NIHE

1. See General Notes.

2. Grants shown above are those payable under the Housing (N.I.) Orders 1992 & 2003. The Housing (N.I.) Order 2003 became operative in December 2003. Home Repairs Assistance grants (HRA) have replaced Minor Works grants and are only available under the 2003 order.

3. Houses in Multiple Occupation.

4. As a result of reduced funding, since 1 April 2009, discretionary grants (Renovation, Replacement and Home Repairs Assistance) may only be approved in exceptional circumstances. Mandatory Repairs and Disabled Facilities grants have proceeded as normal. For more information on mandatory and discretionary grants, see General Notes.

3.4 Households Presenting As Homeless By Reason 2004-05 to 2010-11¹

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Sharing breakdown/family dispute	4,114	4,799	5,037	4,542	4,473	4,525	4,696
Marital/relationship breakdown	2,564	2,706	2,901	2,512	2,441	2,367	2,502
Domestic violence	727	798	767	783	891	906	1,010
Loss of rented accommodation	2,249	2,705	3,057	3,236	2,322	2,161	2,646
No accommodation in Northern Ireland	1,684	1,941	1,984	1,816	1,705	1,563	1,674
Intimidation (Civil disturbance)	959	888	764	548	569	769	694
Accommodation not reasonable	2,252	2,901	3,104	2,713	2,643	2,897	3,013
Release from hospital/prison/other institution	340	348	318	392	382	385	375
Fire/flood/other emergency	80	107	91	80	138	206	437
Mortgage default	230	318	344	224	403	505	561
Bomb/fire damage (Civil disturbance)	87	57	44	41	48	40	54
Neighbourhood harassment	1,214	1,467	1,309	1,267	1,260	1,356	1,599
Other reasons	862	1,086	1,293	876	801	984	897
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158

1. See General Notes.

SOURCE: NIHE

3.5 Households Presenting As Homeless By Household Type 2004-05 to 2010-11¹

Household Type	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Single Males (16 -18 yrs)	194	210	202	157	125	182	201
(19 - 25 yrs)	1,772	2,024	2,070	1,774	1,930	2,171	2,295
(26 - 59 yrs)	3,962	4,475	4,568	4,055	3,954	4,196	4,690
Single Females (16 -18 yrs)	306	312	263	231	221	210	219
(19 - 25 yrs)	1,441	1,579	1,638	1,465	1,459	1,498	1,666
(26 - 59 yrs)	1,324	1,514	1,651	1,577	1,506	1,447	1,643
Couples	870	1,064	1,102	933	795	782	897
Families	5,700	6,805	7,100	6,685	6,166	6,122	6,454
Pensioner Households	1,793	2,138	2,419	2,153	1,920	2,056	2,093
Undefined	0	0	0	0	0	0	0
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158

1. See General Notes.

SOURCE : NIHE

3.6 Households Presenting As Homeless By Outcome 2004-05 to 2010-11 ^{1,2}

Outcome	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Awarded priority status	8,470	9,749	9,744	9,234	8,934	9,914	10,443
Not homeless	4,529	5,831	6,412	5,868	5,280	5,060	5,616
Homeless but not awarded priority status	4,363	4,541	4,857	3,928	3,862	3,690	4,099
Cases withdrawn ²	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cases under investigation ²	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158

SOURCE: NIHE

1. See General Notes.

2. 'Cases withdrawn' and 'Cases under investigation' are not considered 'Outcomes'.

3.7 Homeless Households Awarded Priority Status By Reason 2004-05 to 2010-11 ¹

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Sharing breakdown/family dispute	1,638	2,010	2,004	2,024	1,976	2,041	1,995
Marital/relationship breakdown	968	931	979	878	914	919	954
Domestic violence	611	688	645	635	698	800	829
Loss of rented accommodation	1,010	1,230	1,419	1,528	1,069	991	1,200
No accommodation in Northern Ireland	594	658	635	611	568	557	614
Intimidation (Civil Disturbance)	447	494	385	278	288	406	361
Accommodation not reasonable	1,837	2,334	2,355	2,112	2,134	2,490	2,644
Release from hospital/prison/other institution	180	158	149	241	189	237	226
Fire/flood/other emergency	73	73	57	54	110	100	169
Mortgage default	77	111	114	65	121	204	200
Bomb/Fire Damage (Civil Disturbance)	60	45	29	29	33	45	25
Neighbourhood harassment	707	705	641	508	555	729	854
Other reasons	268	312	332	271	279	395	372
Total	8,470	9,749	9,744	9,234	8,934	9,914	10,443

SOURCE: NIHE

3.8 Social Rented Sector Waiting Lists and Allocations

2002-03 to 2010-11 ^{1,2,3,4}

Year	Number of Allocations to Applicants	Number of Allocations to Transfers	Waiting List at 31 March	
			Number of Applicants in Housing Stress	Total Applicants
2002-03	8,766	3,384	13,042	26,248
2003-04	8,462	3,027	14,152	27,515
2004-05	7,603	2,607	15,527	29,608
2005-06	7,978	2,595	17,223	31,908
2006-07	7,772	2,416	19,703	36,182
2007-08	7,289	2,169	21,364	39,688
2008-09	8,132	2,440	20,481	38,923
2009-10	9,192	2,811	19,716	38,120
2010-11	8,074	2,586	20,967	39,891

SOURCE: NIHE

1. See General Notes.
2. 'Housing Stress' refers to those applicants who have 30 or more points under the Common Selection Scheme.
3. Waiting List figures were amended in 2006-07 to reflect a more consistent approach to the analysis of the waiting list database figures previously published for 2001-02 - 2005-06 were revised to ensure consistency with this new approach.
4. Allocations figures are based on offers accepted 1 April - 31 March

3.9 Social Rented Sector Waiting Lists By Local Government District

2003-04 to 2010-11^{1,2,3}

Local Government District	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Antrim	709	737	792	979	1,038	991	972	977
Ards	1,174	1,194	1,276	1,525	1,671	1,682	1,706	1,811
Armagh	559	584	659	828	841	797	760	802
Ballymena	1,032	1,082	1,254	1,411	1,622	1,530	1,420	1,520
Ballymoney	286	327	392	477	539	497	439	496
Banbridge	410	421	508	674	695	698	665	677
Belfast	7,439	7,908	8,220	9,070	9,936	10,017	9,941	10,178
Carrickfergus	839	849	916	1,007	1,073	1,032	994	974
Castlereagh	984	990	1,060	1,150	1,354	1,371	1,367	1,462
Coleraine	855	913	1,034	1,234	1,427	1,292	1,219	1,297
Cookstown	230	310	326	367	382	408	371	407
Craigavon	1,072	1,366	1,444	1,769	2,030	1,974	1,755	1,922
Derry	1,611	1,813	1,993	2,157	2,417	2,418	2,574	2,993
Down	919	928	1,027	1,166	1,297	1,292	1,213	1,323
Dungannon	517	599	667	753	859	915	895	1,022
Fermanagh	734	785	918	1,038	1,029	894	833	853
Larne	370	390	380	505	518	526	509	550
Limavady	337	403	474	522	569	521	497	472
Lisburn	1,876	2,053	2,109	2,391	2,666	2,670	2,607	2,595
Magherafelt	356	397	409	495	524	503	507	512
Moyle	225	275	289	301	365	359	357	334
Newry & Mourne	1,301	1,375	1,562	1,727	1,801	1,778	1,828	1,827
Newtownabbey	1,293	1,313	1,459	1,578	1,825	1,726	1,691	1,743
North Down	1,488	1,517	1,639	1,857	1,913	1,930	1,885	1,884
Omagh	370	472	514	640	704	620	590	622
Strabane	529	607	587	561	593	482	525	638
TOTAL	27,515	29,608	31,908	36,182	39,688	38,923	38,120	39,891

SOURCE: NIHE

1. See General Notes.

2. At 31 March 2011.

3. Recording of waiting list statistics for the purposes of this publication has been amended from 2006-07 and for the previous years shown in this table. Totals no longer include double counting (persons seeking accommodation in more than one Local Government District area) or Housing Executive/Housing Association transfer applicants.

3.10 Social Rented Sector Waiting Lists By Local Government District

2010-2011 ^{1,2,3}

Local Government District	NIHE/HA Applications	Housing Stress 30 pts+	HA Transfers	Housing Stress 30 pts+	NIHE Transfers	Housing Stress 30 pts+	Total Applications/ Transfers	Total Stress Points
Antrim	977	477	42	10	172	87	1,191	574
Ards	1,811	1,092	67	15	374	185	2,252	1,292
Armagh	802	302	20	4	111	40	933	346
Ballymena	1,520	880	50	18	262	107	1,832	1,005
Ballymoney	496	160	12	2	90	25	598	187
Banbridge	677	293	23	9	122	47	822	349
Belfast	10,178	5,928	1,056	382	2,405	868	13,639	7,178
Carrickfergus	974	497	40	11	180	77	1,194	585
Castlereagh	1,462	732	82	28	334	117	1,878	877
Coleraine	1,297	638	61	18	267	139	1,625	795
Cookstown	407	180	3	0	51	27	461	207
Craigavon	1,922	727	89	23	318	129	2,329	879
Derry	2,993	1,765	353	130	548	195	3,894	2,090
Down	1,323	748	54	18	196	67	1,573	833
Dungannon	1,022	615	22	10	167	90	1,211	715
Fermanagh	853	346	45	5	161	67	1,059	418
Larne	550	177	18	3	119	37	687	217
Limavady	472	188	21	5	83	11	576	204
Lisburn	2,595	1,563	194	74	548	210	3,337	1,847
Magherafelt	512	244	7	2	91	37	610	283
Moyle	334	165	18	7	50	15	402	187
Newry & Mourne	1,827	960	66	30	268	85	2,161	1,075
Newtownabbey	1,743	940	42	19	400	161	2,185	1,120
North Down	1,884	960	81	27	261	121	2,226	1,108
Omagh	622	160	21	6	125	22	768	188
Strabane	638	230	37	5	156	41	831	276
TOTAL	39,891	20,967	2,524	861	7,859	3,007	50,274	24,835

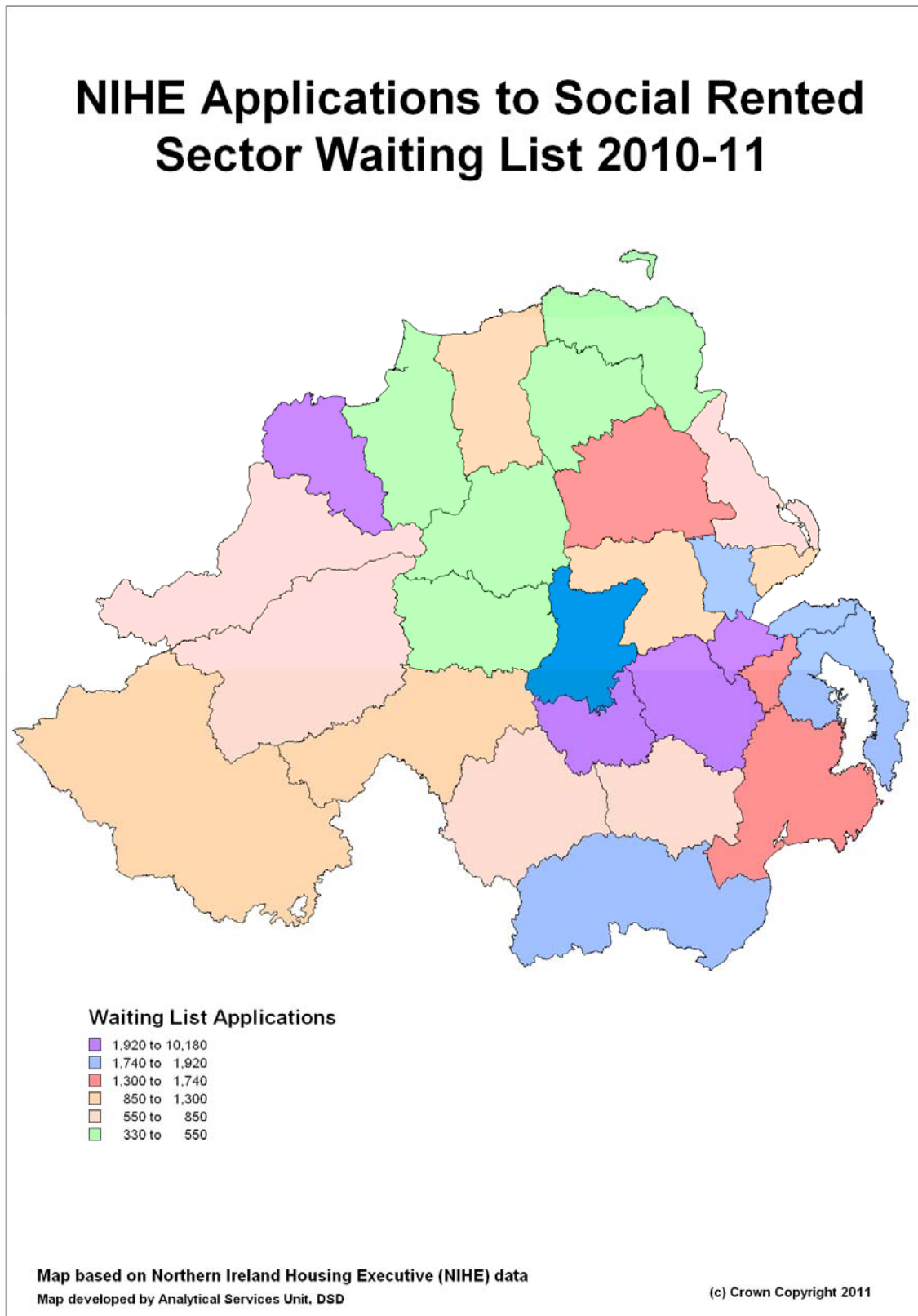
1. See General Notes.

2. At 31 March 2011.

3. From 2006-07 figures recorded in this table have been amended to ensure that persons seeking accommodation in more than one Local Government District area have not been double counted.

SOURCE: NIHE

Map 3.1: NIHE Applications to Social Sector Waiting List 2010-11



3.11 Total Number Of Deletions (Rehoused) From The Waiting List 2010-11^{1, 2}

Local Government District	Rehoused/Private Sector			Rehoused/Other			Total
	Applications	Housing Executive Transfers	Housing Association Transfers	Applications	Housing Executive Transfers	Housing Association Transfers	
Antrim	12	0	0	7	2	0	21
Ards	0	0	0	0	0	0	0
Armagh	0	0	0	0	0	0	0
Ballymena	0	0	0	0	0	0	0
Ballymoney	0	0	0	0	0	0	0
Banbridge	8	0	0	0	0	0	8
Belfast	5	0	0	9	0	4	18
Carrickfergus	4	0	0	0	0	0	4
Castlereagh	0	0	0	0	0	0	0
Coleraine	0	0	0	0	0	0	0
Cookstown	0	0	0	0	0	0	0
Craigavon	11	0	1	4	0	0	16
Derry	1	0	0	0	0	0	1
Down	0	0	0	0	0	0	0
Dungannon	0	0	0	0	0	0	0
Fermanagh	0	0	0	3	0	0	3
Larne	13	1	0	0	0	0	14
Limavady	0	0	0	0	0	0	0
Lisburn	0	0	0	0	0	0	0
Magherafelt	0	0	0	0	0	0	0
Moyle	1	0	0	0	0	0	1
Newry&Mourne	0	0	1	0	0	0	1
Newtownabbey	1	0	0	6	0	0	7
North Down	2	0	0	2	0	0	4
Omagh	13	0	0	0	0	0	13
Strabane	0	0	0	0	0	0	0
HA ¹	0	0	3	0	0	0	3
Total	71	1	5	31	2	4	114

SOURCE: NIHE

1. See General Notes.

2. Housing Associations cases cannot usually be attributed to a specific Local Government District area.

3.12 Total Allocations By Local Government District 2010-11 ^{1,2, 3}

Local Government District	Number of Allocations to Applicants	Number of Allocations to Transfers	Number of Allocations to Housing Association Transfers	Total
Antrim	187	48	1	236
Ards	218	73	1	292
Armagh	156	17	1	174
Ballymena	194	51	1	246
Ballymoney	79	14	0	93
Banbridge	127	36	2	165
Belfast	1,134	371	43	1,548
Carrickfergus	151	29	1	181
Castlereagh	219	46	3	268
Coleraine	192	48	0	240
Cookstown	57	17	0	74
Craigavon	290	48	5	343
Derry	288	80	14	382
Down	173	46	3	222
Dungannon	162	24	1	187
Fermanagh	152	13	0	165
Larne	99	22	3	124
Limavady	111	21	2	134
Lisburn	351	87	4	442
Magherafelt	85	10	0	95
Moyle	65	14	0	79
Newry&Mourne	177	30	3	210
Newtownabbey	262	45	1	308
North Down	178	46	1	225
Omagh	128	15	0	143
Strabane	136	30	2	168
Total NIHE	5,371	1,281	92	6,744
Additional HA cases²	2,703	589	624	3,916
Total Allocations	8,074	1,870	716	10,660

SOURCE: NIHE

1. See general Notes.

2. 3,916 cases allocated by Housing Associations cannot be attributed to a specific Local Government District area.

3. Allocations figures are based on offers accepted 1 April 2010 - 31 March 2011.

3.13 NIHE Tenants In Receipt Of Housing Benefit 2002-03 to 2010-11 ^{1, 2}

Year	Total Number Of Tenants	Number Receiving Benefit	%	Total Benefit Paid £ thousand	Average Benefit Per Recipient £	Number Receiving Full Rebate	%
2002-03	102,834	81,844	80	199,100	2,433	66,370	81
2003-04	96,507	77,275	80	192,400	2,489	65,233	84
2004-05	93,477	72,641	78	195,000	2,684	62,011	85
2005-06	90,931	71,536	79	195,100	2,727	60,986	85
2006-07	88,166	68,681	78	195,504	2,846	57,607	84
2007-08	87,367	67,269	77	194,847	2,896	56,769	84
2008-09	87,579	67,364	77	199,490	2,961	58,691	87
2009-10	87,840	68,110	78	202,892	2,979	58,574	86
2010-11	87,658	68,880	79	207,592	3,014	59,928	87

1. See General Notes.

SOURCE: NIHE

2. For the week including 31 March.

3.14 NIHE Average Weekly Rent, Collectable Rental Income And Arrears 2002-03 to 2010-11 ^{1,2,3 4}

Year	Average Rent £	Collectable Rental Income £million	Gross Arrears £million	Arrears Expressed As % Of Collectable Rental Income
2002-03	41.53	273.3	18.9	6.9
2003-04	42.88	265.5	19.1	7.2
2004-05	44.19	262.5	17.7	6.8
2005-06	45.73	263.9	15.9	6.0
2006-07	47.04	265.5	15.0	5.6
2007-08	48.82	265.2	14.0	5.3
2008-09	50.81	275.0	13.9	5.1
2009-10	51.84	278.8	13.3	4.8
2010-11	52.76	284.8	12.7	4.5

SOURCE: NIHE

1. See General Notes

2. Before application of Rent rebate/Housing Benefit. Figure does not include maintenance/service charges or rates.

3. Rental income includes rents of dwellings, garages and district heating.

4. The figure for gross arrears is the amount outstanding from current and past NIHE tenants at the end of the period.

3.15 Average Weekly Local Authority Rents And Male Earnings

By UK Region 2004-05 to 2010-11 ^{1,2,3,4,5}

Region	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £
Average Weekly Rent ^{2,3}							
North East	43.48	45.56	47.82	51.07 ^(R)	53.09 ^(R)	54.61	56.39 ^(P)
Yorkshire & The Humber	44.18	46.03	48.28	51.74	53.87 ^(R)	55.63	56.89 ^(P)
North West ³	47.29	48.97	50.79	53.60	55.63 ^(R)	57.19	58.51 ^(P)
East Midlands	45.94	48.27	50.38	53.65	56.00 ^(R)	57.46	58.96 ^(P)
West Midlands	49.28	51.59	54.11	57.32	59.54 ^(R)	61.47	63.27 ^(P)
Eastern	54.93	57.62	60.15 ^(R)	64.75 ^(R)	66.83 ^(R)	68.13	69.52 ^(P)
London	66.58	69.58	72.77	76.79	79.72 ^(R)	82.43	83.40 ^(P)
South East	59.41	61.61	63.98	67.91	70.83 ^(R)	72.99	74.15 ^(P)
South West	50.08	51.62	53.61	56.79	59.18 ^(R)	61.44	62.55 ^(P)
England	52.90	55.27	57.93 ^(R)	61.62 ^(R)	64.21 ^(R)	66.05	67.36 ^(P)
Wales	48.22	50.05	51.98	55.26	57.90	61.04	62.58
Scotland	42.64	44.79	46.11	48.35	50.36	52.67 ^(R)	54.63 ^(P)
Northern Ireland (NIHE)	44.19	45.73	47.04	48.82	50.81	51.84	52.76
Average Male Median Weekly Earnings ⁵							
England	442.10	446.30	461.10	473.40	491.90	498.30	503.80
Wales	397.20	400.00	413.00 ^(R)	410.70	428.10	444.00 ^(R)	448.20
Scotland	402.10	412.90	436.00	451.20	465.70	471.00 ^(R)	483.00
Northern Ireland	371.00	384.80	392.80	394.20	404.30	416.60 ^(R)	414.20
Average Weekly Rent As % of Male Earnings							
England	12.0	12.4	12.6 ^(R)	13.0	13.1	13.3	13.4
Wales	12.1	12.5	12.6 ^(R)	13.5	13.5	13.7 ^(R)	14.0
Scotland	10.6	10.8	10.6	10.7	10.8	11.2	11.3
Northern Ireland	11.9	11.9	12.0	12.4	12.6	12.4	12.7

SOURCE : DCLG, WELSH GOVERNMENT, SCOTTISH GOVERNMENT, NIHE, DETI

1. See General Notes.

2. Before application of Rent Rebate/Housing Benefit.

3. Rents are calculated at March (NI), April (England & Wales) and September (Scotland).

4. From 2000-01 the North West Region includes Merseyside.

5. Estimated from GB and NI Annual Survey of Hours and Earnings and relates to those employees on adult rates whose pay was not affected by absence. See General Notes for more detailed information.

For Wales the data used are the gross weekly pay for all full time male workers using the workplace based analysis.

6. Due to a change in methodology, average male median weekly earnings figures from 2007-08 onwards are not comparable with previous years.

3.16 Sales Of Dwellings By NIHE 2004-05 to 2010-11 ^{1,2,3,4}

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Sales To Tenants	3,053	2,522	2,201	808	54	272	249
Sales To Non-Tenants	82	86	31	5	6	9	7
SPED Cases	86	75	48	7	2	4	28
Total Sales	3,221	2,683	2,280	820	62	285	284
Cumulative Total	111,393	114,001	116,233	117,046	117,106	117,387	117,643

SOURCE: NIHE

1. See General Notes.
2. Sales of NIHE dwellings began in May 1979.
3. Cumulative total does not include SPED cases.
4. SPED Special Purchase of Evacuated Dwellings scheme.

3.17 Sales Of Dwellings By NIHE By Local Government District 2004-05 to 2010-11 ^{1,2,3}

Local Government District	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Antrim	121	113	93	23	1	9	5
Ards	130	77	85	28	1	6	8
Armagh	58	59	50	15	3	16	13
Ballymena	141	105	66	14	3	6	8
Ballymoney	54	41	37	8	2	6	5
Banbridge	75	45	23	21	0	5	6
Belfast	539	482	480	208	9	53	54
Carrickfergus	74	47	64	22	0	8	5
Castlereagh	125	78	81	20	1	8	3
Coleraine	85	80	53	18	1	7	11
Cookstown	55	52	32	13	0	0	2
Craigavon	131	109	102	39	1	18	18
Derry	309	234	201	59	7	23	16
Down	104	59	49	19	3	9	6
Dungannon	59	50	45	15	1	8	9
Fermanagh	88	86	69	43	8	15	8
Larne	36	30	39	18	1	4	5
Limavady	56	57	26	10	0	5	3
Lisburn	230	195	183	67	3	17	15
Magherafelt	51	57	43	5	0	5	2
Moyle	34	36	23	11	1	3	4
Newry & Mourne	131	115	77	29	3	10	8
Newtownabbey	159	113	127	46	4	7	17
North Down	66	77	36	25	0	5	4
Omagh	60	57	47	14	1	9	6
Strabane	82	68	70	18	0	10	8
Sales of NIHE Dwellings	3,053	2,522	2,201	808	54	272	249
Sales To Non-Tenants	82	86	31	5	6	9	7
SPED Sales	86	75	48	7	2	4	28
TOTAL SALES	3,221	2,683	2,280	820	62	285	284

SOURCE: NIHE

1. See General Notes.

2. Sales of NIHE dwellings began in May 1979.

3. SPED Special Purchase of Evacuated Dwellings scheme.

SECTION 4

HOUSING ASSOCIATIONS

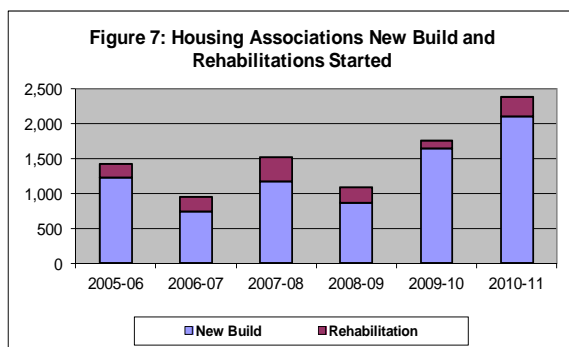
AND

PRIVATE RENTED SECTOR

4. Housing Associations and Private Rented Sector

New build dwellings started by Housing Associations increased from 1,635 in 2009-10 to 2,104 in 2010-11 (28.7%) (Table 4.1, Figure 7).

The number of dwelling rehabilitations started by Housing Associations increased from 117 in 2009-10 to 266 in 2010-11. Overall, Housing Association dwelling starts activity for New Build and Rehabilitation increased from 2009-10 to 2010-11, with an increase of 35.3% (from 1,752 to 2,370) over the period (Table 4.1, figure 7).



New build dwellings completed by Housing Associations increased (by 4.5%) from 2009-10 to 2010-11. The rehabilitations completed during 2010-11 were lower than those recorded for the previous year. The total Housing Association completion activity for the year was slightly lower than in 2009-10 (a decrease of 1.0%) (Table 4.2).

The number of Housing Association starts recorded for hostel and communal establishment bed-spaces (48) in 2010-11 was lower than in 2009-10 (70) (Table 4.3).

A total of 1,305 new build units of accommodation were completed by Housing Associations during 2010-11, lower than the number recorded for 2009-10 (1,321, a fall of 1.2%) (Table 4.6).

The average weekly Housing Association rent for 2010-11 was £81.69, bringing the total collectable rental income for the same period to £143.1 million. Arrears amounted to £7.4 million, 5.2% of the collectable income (Table 4.7).

The number of Northern Ireland Co-Ownership Housing Scheme applications completed increased from 461 in 2009-10 to 492 in 2010-11, an increase of 6.7%. The number of properties sold during 2010-11 by the scheme decreased from 136 in 2009-10 to 121 (a decrease of 11.0%). The capital expenditure of the scheme during the last financial year was £18.0 million compared to £15.0 million in 2009-10 (Table 4.9).

Data sources

This section includes information on Housing Associations starts and completions, average weekly rent, collectable rent income and arrears, sales of dwellings, co-ownership housing scheme activity and fit and unfit tenancies.

Information in this section is sourced from DSD Housing Division and the Northern Ireland Housing Executive (NIHE). For further details see the General Notes section and also:

DSD Housing Division - <http://www.dsdni.gov.uk/index/hsdiv-housing-link>

NIHE - http://www.nihe.gov.uk/index/about-us-home/media_centre/key_issues.htm

4.1 Housing Associations: Dwellings Started 2004-05 to 2010-11 ^{1,2,3}

Year / Quarter	Sheltered Elderly	Non Sheltered Elderly	General	Other	Total
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New Build

2004-05	0	64	925	40	1,029
2005-06	54	180	896	99	1,229
2006-07	0	168	492	72	732
2007-08	0	100	1,019	48	1,167
2008-09	0	163	692	8	863
2009-10	0	135	1,498	2	1,635
2010-11	35	119	1,916	34	2,104
Jan - Mar 2010	0	92	1,056	0	1,148
Apr - Jun 2010	0	43	157	0	200
Jul - Sep 2010	0	11	160	14	185
Oct - Dec 2010	0	5	56	1	62
Jan - Mar 2011	35	60	1,543	19	1,657

Rehabilitation

2004-05	0	0	114	37	151
2005-06	0	0	186	0	186
2006-07	0	12	204	0	216
2007-08	0	0	351	2	353
2008-09	0	0	223	2	225
2009-10	0	0	117	0	117
2010-11	0	5	252	9	266
Jan - Mar 2010	0	0	96	0	96
Apr - Jun 2010	0	0	53	0	53
Jul - Sep 2010	0	0	15	0	15
Oct - Dec 2010	0	0	10	0	10
Jan - Mar 2011	0	5	174	9	188

Total New Build & Rehabilitation

2004-05	0	64	1,039	77	1,180
2005-06	54	180	1,082	99	1,415
2006-07	0	180	696	72	948
2007-08	0	100	1,370	50	1,520
2008-09	0	163	915	10	1,088
2009-10	0	135	1,615	2	1,752
2010-11	35	124	2,168	43	2,370
Jan - Mar 2010	0	92	1,152	0	1,244
Apr - Jun 2010	0	43	210	0	253
Jul - Sep 2010	0	11	175	14	200
Oct - Dec 2010	0	5	66	1	72
Jan - Mar 2011	35	65	1,717	28	1,845

1. Dwellings are classified as self-contained units only.

SOURCE: DSD

2. Hostels and Other Communal Establishments are excluded from Dwelling starts.

3. See Table 4.3 for detailed information on hostel starts.

4.2 Housing Associations: Dwellings Completed 2004-05 to 2010-11 ^{1,2,3}

Year / Quarter	Sheltered Elderly	Non Sheltered Elderly	General	Other	Total
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New Build

2004-05	55	65	651	57	828
2005-06	8	28	675	71	782
2006-07	54	44	1,136	93	1,327
2007-08	0	196	724	47	967
2008-09	0	147	857	68	1,072
2009-10	0	129	1,044	40	1,213
2010-11	15	188	1,041	23	1,267
Jan - Mar 2010	0	30	352	4	386
Apr - Jun 2010	0	42	170	0	212
Jul - Sep 2010	0	8	85	21	114
Oct - Dec 2010	15	70	399	0	484
Jan - Mar 2011	0	68	387	2	457

Rehabilitation

2004-05	28	0	114	9	151
2005-06	0	0	143	24	167
2006-07	0	12	175	30	217
2007-08	0	0	352	2	354
2008-09	0	0	201	1	201
2009-10	0	0	171	1	172
2010-11	0	0	104	0	104
Jan - Mar 2010	0	0	162	0	162
Apr - Jun 2010	0	0	24	0	24
Jul - Sep 2010	0	0	32	0	32
Oct - Dec 2010	0	0	3	0	3
Jan - Mar 2011	0	0	45	0	45

Total New Build & Rehabilitation

2004-05	83	65	765	66	979
2005-06	8	28	818	95	949
2006-07	54	56	1,311	123	1,544
2007-08	0	196	1,076	49	1,321
2008-09	0	147	1,058	69	1,273
2009-10	0	129	1,215	41	1,385
2010-11	15	188	1,145	23	1,371
Jan - Mar 2010	0	30	514	4	548
Apr - Jun 2010	0	42	194	0	236
Jul - Sep 2010	0	8	117	21	146
Oct - Dec 2010	15	70	402	0	487
Jan - Mar 2011	0	68	432	2	502

1. Dwellings are classified as self-contained units only.

2. Hostels and other Communal Establishments are excluded from Dwelling completions.

3. See Table 4.4 for detailed information on hostel completions.

SOURCE: DSD

4.3 Housing Associations: Hostel And Other Communal Establishments Started 2005-06 to 2010-11 ¹

Year / Quarter	Hostels		Communal Establishments		Total
	Elderly	Other Special Needs	General	Other Special Needs	

New Build

	Hostel	Bedspace	Hostel	Bedspace	Communal Establishment	Bedspace	Communal Establishment	Bedspace	Hostel	Communal Establishment	Bedspace
2005-06	2	24	0	0	0	0	3	21	2	3	45
2006-07	0	0	1	10	0	0	4	48	1	4	58
2007-08	1	40	1	17	0	0	1	9	2	1	66
2008-09	0	0	0	0	0	0	3	43	0	3	43
2009-10	2	39	0	0	0	0	3	31	2	3	70
2010-11	0	0	0	0	0	0	3	48	0	3	48
Jan - Mar 2010	1	24	0	0	0	0	1	5	1	1	29
Apr - Jun 2010	0	0	0	0	0	0	1	12	0	1	12
Jul - Sep 2010	0	0	0	0	0	0	1	12	0	1	12
Oct - Dec 2010	0	0	0	0	0	0	0	0	0	0	0
Jan - Mar 2011	0	0	0	0	0	0	1	24	0	1	24

Rehabilitation

	Hostel	Bedspace	Hostel	Bedspace	Communal Establishment	Bedspace	Communal Establishment	Bedspace	Hostel	Communal Establishment	Bedspace
2005-06	0	0	5	47	0	0	1	12	5	1	59
2006-07	0	0	3	12	0	0	3	14	3	3	26
2007-08	0	0	0	0	0	0	2	9	0	2	9
2008-09	0	0	0	0	0	0	1	5	0	1	5
2009-10	0	0	0	0	0	0	1	11	0	1	11
2010-11	0	0	0	0	0	0	0	0	0	0	0
Jan - Mar 2010	0	0	0	0	0	0	0	0	0	0	0
Apr - Jun 2010	0	0	0	0	0	0	0	0	0	0	0
Jul - Sep 2010	0	0	0	0	0	0	0	0	0	0	0
Oct - Dec 2010	0	0	0	0	0	0	0	0	0	0	0
Jan - Mar 2011	0	0	0	0	0	0	0	0	0	0	0

Total New Build & Rehabilitation

	Hostel	Bedspace	Hostel	Bedspace	Communal Establishment	Bedspace	Communal Establishment	Bedspace	Hostel	Communal Establishment	Bedspace
2005-06	2	24	5	47	0	0	4	33	7	4	104
2006-07	0	0	4	22	0	0	7	62	4	7	84
2007-08	1	40	1	17	0	0	3	18	2	3	75
2008-09	0	0	0	0	0	0	4	48	0	4	48
2009-10	2	39	0	0	0	0	3	31	2	3	70
2010-11	0	0	0	0	0	0	3	48	0	3	48
Jan - Mar 2010	1	24	0	0	0	0	1	5	1	1	29
Apr - Jun 2010	0	0	0	0	0	0	1	12	0	1	12
Jul - Sep 2010	0	0	0	0	0	0	1	12	0	1	12
Oct - Dec 2010	0	0	0	0	0	0	0	0	0	0	0
Jan - Mar 2011	0	0	0	0	0	0	1	24	0	1	24

1. See General Notes.

SOURCE : DSD

4.4 Housing Associations: Hostel And Other Communal Establishments

Completed 2005-06 to 2010-11 ¹

Year / Quarter	Hostels		Communal Establishments		Total
	Elderly	Other Special Needs	General	Other Special Needs	

New Build

	Hostel	Bedspace	Hostel	Bedspace	Communal Establishment	Bedspace	Communal Establishment	Bedspace	Hostel	Communal Establishment	Bedspace
2005-06	0	0	5	61	0	0	7	130	5	7	191
2006-07	0	0	3	39	0	0	2	9	3	2	48
2007-08	1	11	1	10	0	0	3	40	2	3	61
2008-09	0	0	0	0	0	0	4	47	0	4	47
2009-10	1	40	1	17	0	0	4	51	2	4	108
2010-11	0	0	0	0	0	0	3	38	0	3	38
Jan - Mar 2010	0	0	1	17	0	0	3	39	1	3	56
Apr - Jun 2010	0	0	0	0	0	0	0	0	0	0	0
Jul - Sep 2010	0	0	0	0	0	0	0	0	0	0	0
Oct - Dec 2010	0	0	0	0	0	0	2	33	0	2	33
Jan - Mar 2011	0	0	0	0	0	0	1	5	0	1	5

Rehabilitation

	Hostel	Bedspace	Hostel	Bedspace	Communal Establishment	Bedspace	Communal Establishment	Bedspace	Hostel	Communal Establishment	Bedspace
2005-06	0	0	5	42	0	0	2	26	5	2	68
2006-07	0	0	2	17	0	0	2	16	2	2	33
2007-08	0	0	2	24	0	0	1	4	2	1	28
2008-09	0	0	2	21	0	0	5	24	2	5	45
2009-10	0	0	0	0	0	0	1	11	0	1	11
2010-11	0	0	0	0	0	0	0	0	0	0	0
Jan - Mar 2010	0	0	0	0	0	0	0	0	0	0	0
Apr - Jun 2010	0	0	0	0	0	0	0	0	0	0	0
Jul - Sep 2010	0	0	0	0	0	0	0	0	0	0	0
Oct - Dec 2010	0	0	0	0	0	0	0	0	0	0	0
Jan - Mar 2011	0	0	0	0	0	0	0	0	0	0	0

Total New Build & Rehabilitation

	Hostel	Bedspace	Hostel	Bedspace	Communal Establishment	Bedspace	Communal Establishment	Bedspace	Hostel	Communal Establishment	Bedspace
2005-06	0	0	10	103	0	0	9	156	10	9	259
2006-07	0	0	5	56	0	0	4	25	5	4	81
2007-08	1	11	3	34	0	0	4	44	4	4	89
2008-09	0	0	2	21	0	0	9	71	2	9	92
2009-10	1	40	1	17	0	0	5	62	2	5	119
2010-11	0	0	0	0	0	0	3	38	0	3	38
Jan - Mar 2010	0	0	1	17	0	0	3	39	1	3	56
Apr - Jun 2010	0	0	0	0	0	0	0	0	0	0	0
Jul - Sep 2010	0	0	0	0	0	0	0	0	0	0	0
Oct - Dec 2010	0	0	0	0	0	0	2	33	0	2	33
Jan - Mar 2011	0	0	0	0	0	0	1	5	0	1	5

1. See General Notes.

SOURCE : DSD

4.5 Housing Associations: Units Of Accommodation Started 2005-06 to 2010-11 ¹

Year / Quarter	Sheltered Elderly	Non Sheltered Elderly	General	Other Special Needs	Sub-Total	Total
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New Build

	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Units
2005-06	54	24	180	0	896	0	99	21	1,229	45	1,274
2006-07	0	0	168	0	492	0	72	58	732	58	790
2007-08	0	40	100	0	1,019	0	48	26	1,167	66	1,233
2008-09	0	0	163	0	692	0	8	43	863	43	906
2009-10	0	0	135	39	1,498	0	2	36	1,635	75	1,710
2010-11	35	0	119	0	1,916	0	34	48	2,104	48	2,152
Jan - Mar 2010	0	0	92	24	1,056	0	0	5	1,148	29	1,177
Apr - Jun 2010	0	0	43	0	157	0	0	12	200	12	212
Jul - Sep 2010	0	0	11	0	160	0	14	12	185	12	197
Oct - Dec 2010	0	0	5	0	56	0	1	0	62	0	62
Jan - Mar 2011	35	0	60	0	1,543	0	19	24	1,657	24	1,681

Rehabilitation

	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Units
2005-06	0	0	0	0	186	0	0	59	186	59	245
2006-07	0	0	12	0	204	0	0	26	216	26	242
2007-08	0	0	0	0	351	0	2	9	353	9	362
2008-09	0	0	0	0	223	0	2	5	225	5	230
2009-10	0	0	0	0	117	0	0	11	117	11	128
2010-11	0	0	5	0	252	0	9	0	266	0	266
Jan - Mar 2010	0	0	0	0	96	0	0	0	96	0	96
Apr - Jun 2010	0	0	0	0	53	0	0	0	53	0	53
Jul - Sep 2010	0	0	0	0	15	0	0	0	15	0	15
Oct - Dec 2010	0	0	0	0	10	0	0	0	10	0	10
Jan - Mar 2011	0	0	5	0	174	0	9	0	188	0	188

Total New Build & Rehabilitation

	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Units
2005-06	54	24	180	0	1,082	0	99	80	1,415	104	1,519
2006-07	0	0	180	0	696	0	72	84	948	84	1,032
2007-08	0	40	100	0	1,370	0	50	35	1,520	75	1,595
2008-09	0	0	163	0	915	0	10	48	1,088	48	1,136
2009-10	0	0	135	39	1,615	0	2	47	1,752	86	1,838
2010-11	35	0	124	0	2,168	0	43	48	2,370	48	2,418
Jan - Mar 2010	0	0	92	24	1,152	0	0	5	1,244	29	1,273
Apr - Jun 2010	0	0	43	0	210	0	0	12	253	12	265
Jul - Sep 2010	0	0	11	0	175	0	14	12	200	12	212
Oct - Dec 2010	0	0	5	0	66	0	1	0	72	0	72
Jan - Mar 2011	35	0	65	0	1,717	0	28	24	1,845	24	1,869

1. See General Notes.

SOURCE: DSD

4.6 Housing Associations: Units Of Accommodation Completed 2005-06 to 2010-11 ¹

Year / Quarter	Sheltered Elderly		Non Sheltered Elderly		General		Other Special Needs		Sub-Total	Total
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New Build

	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Units
2005-06	8	101	28	0	675	0	71	90	782	191	973
2006-07	54	13	44	0	1,136	0	93	35	1,327	48	1,375
2007-08	0	11	196	0	724	0	47	50	967	61	1,028
2008-09	0	0	147	0	857	0	68	47	1,072	47	1,119
2009-10	0	40	129	0	1,044	0	40	68	1,213	108	1,321
2010-11	15	0	188	0	1,041	0	23	38	1,267	38	1,305
Jan - Mar 2010	0	0	30	0	352	0	4	56	386	56	442
Apr - Jun 2010	0	0	42	0	170	0	0	0	212	0	212
Jul - Sep 2010	0	0	8	0	85	0	21	0	114	0	114
Oct - Dec 2010	15	0	70	0	399	0	0	33	484	33	517
Jan - Mar 2011	0	0	68	0	387	0	2	5	457	5	462

Rehabilitation

	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Units
2005-06	0	0	0	0	143	0	24	68	167	68	235
2006-07	0	0	12	0	175	0	30	33	217	33	250
2007-08	0	0	0	0	352	0	2	28	354	28	382
2008-09	0	0	0	0	200	0	1	45	201	45	246
2009-10	0	0	0	0	171	0	1	11	172	11	183
2010-11	0	0	0	0	104	0	0	0	104	0	104
Jan - Mar 2010	0	0	0	0	162	0	0	0	162	0	162
Apr - Jun 2010	0	0	0	0	24	0	0	0	24	0	24
Jul - Sep 2010	0	0	0	0	32	0	0	0	32	0	32
Oct - Dec 2010	0	0	0	0	3	0	0	0	3	0	3
Jan - Mar 2011	0	0	0	0	45	0	0	0	45	0	45

Total New Build & Rehabilitation

	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Self-contained	Bedspace	Units
2005-06	8	101	28	0	818	0	95	158	949	259	1,208
2006-07	54	13	56	0	1,311	0	123	68	1,544	81	1,625
2007-08	0	11	196	0	1,076	0	49	78	1,321	89	1,410
2008-09	0	0	145	0	1,059	0	69	92	1,273	92	1,365
2009-10	0	40	129	0	1,215	0	41	79	1,385	119	1,504
2010-11	15	0	188	0	1,145	0	23	38	1,371	38	1,409
Jan - Mar 2010	0	0	30	0	514	0	4	56	548	56	604
Apr - Jun 2010	0	0	42	0	194	0	0	0	236	0	236
Jul - Sep 2010	0	0	8	0	117	0	21	0	146	0	146
Oct - Dec 2010	15	0	70	0	402	0	0	33	487	33	520
Jan - Mar 2011	0	0	68	0	432	0	2	5	502	5	507

1. See General Notes.

SOURCE: DSD

4.7 Housing Associations: Average Weekly Rent, Collectable Rental Income And Arrears 2001-02 to 2010-11 ^{1,2}

Year	Average Weekly Rent £	Collectable Rental Income £million	Gross Arrears £million	Arrears Expressed As % Of Collectable Income
2001-02	46.95	58.7	2.6	4.5
2002-03	52.31	67.9	3.3	4.8
2003-04	56.05	72.6	3.7	5.1
2004-05	58.85	80.3	5.7	7.1
2005-06	61.87	86.0	6.8	7.9
2006-07	64.82	95.3	7.0	7.4
2007-08	68.76	105.3	7.7	7.3
2008-09	73.44	117.2	7.8	6.7
2009-10	76.96	128.4	7.0	5.5
2010-11	81.69	143.1	7.4	5.2

1. See General Notes.

SOURCE: DSD

2. Average rent figure includes rates and service charges.

4.8 Sales Of Dwellings By Housing Associations 2003-04 to 2010-11 ¹

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Sales To Tenants	110	109	173	188	64	5	11	9
Other Sales	7	13	21	22	1	2	3 ^(R)	5
Total Sales	117	122	194	210	65	7	14^(R)	14

1. See General Notes.

SOURCE : DSD

4.9 Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2010-11 ^{1,2,3,4}

Year	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Applications Completed	502	504	325	935	325	461	492
Properties Sold ¹	745	686	804	334	80	136	121
Net Change To Properties Part Renting	-243	-182	-479	601	245	325	371
Total Properties Part Renting	3,903	3,721	3,242	3,843	4,088	4,413	4,784
Capital Expenditure (£ million)	12.6	7.2	4.2	19.0	15.0	15.0	18.0

1. See General Notes.

SOURCE: DSD

2. Properties sold up to 2007/08 include full purchase by co-owner and other sales. Figure for 2008/09 includes full equity purchases only.

There were an additional 19 part purchases in 2008/09 and 51 part purchases in 2009/10

3. Figures for 'Applications Completed' and 'Capital Expenditure' are not relative, since 'Capital Expenditure' does not include Private Finance.

4. Figures for 'Applications Completed' up to (and including 2009/10) relate to contractual completions only. From 2010/11 'Applications Completed' include properties for which contracts have been signed by both parties at 31 March.

4.10 Restricted And Regulated Tenancies 2001-02 to 2006-07 ¹

Year	Restricted Tenancies	Regulated Tenancies	Total
2001-02	374	6,040	6,414
2002-03	325	6,085	6,410
2003-04	360	5,626	5,986
2004-05	360	5,596	5,956
2005-06	358	5,541	5,899
2006-07	355	5,548	5,903

1. See General Notes.

SOURCE: DSD

4.11 Fit And Unfit Tenancies 2007-08 to 2010-11 ^{1,2,3}

Year	Fit Protected Tenancies	Unfit Protected Tenancies	Unfit Tenancies (Not Protected)	Total
2007-08	742	50	42	834
2008-09	124	64	24	212
2009-10 ^(R)	52	19	32	103
2010-11	44	42	36	122

Source: DSD

1. See General Notes

2. The tenancies reported on are only those tenancies which are registered with the rent officer.

3. From 1 April 2007, the rent register is maintained by the rent officer for Northern Ireland.

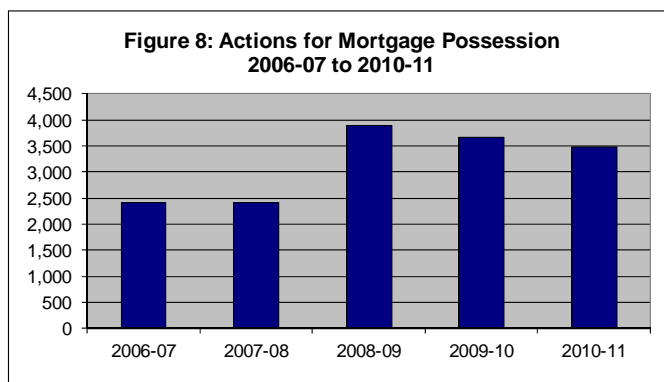
SECTION 5

HOUSING MARKET

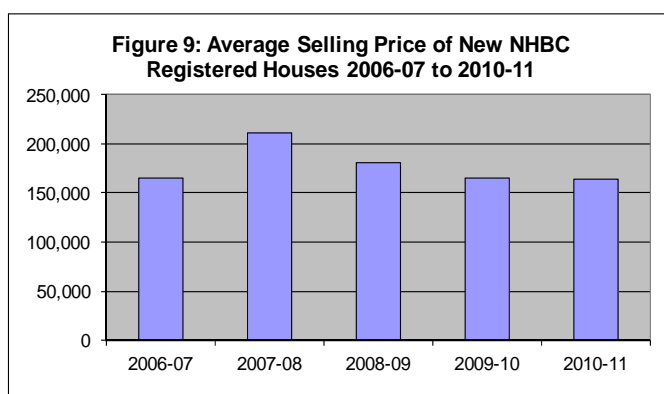
ACTIVITY

5. Housing Market Activity

3,473 actions for mortgage possession were recorded for 2010-11, a decrease of 5.1% from the previous year (Table 5.1, Figure 8).



Figures from the National House Building Council (NHBC) for 2010-11 indicate there were a total of 1,646 sales, 27.6% less than in 2009-10 (Table 5.3).



The average selling price of new NHBC registered homes in 2010-11 was similar to the previous year, £164,700 in 2009-10 and £163,900 in 2010-11 (a decrease of 0.5%) (Table 5.3, Figure 9).

Data sources

The Northern Ireland Courts and Tribunal Service provide figures for actions and orders for mortgage possession. Further detail is available in the general notes section and in the Courts and Tribunal Service 'Mortgages: Actions for Possession statistics' at

<http://www.courtsni.gov.uk/en-GB/Services/Statistics%20and%20Research/Pages/default.aspx#Mortgage>

The National House Building Council (NHBC) provides figures for new house sales and prices, and NHBC registered private sector starts by house type. Further details can be found at <http://www.nhbc.co.uk/NewsandComment/UKnewhouse-buildingstatistics>.

5.1 Actions For Mortgage Possession 2002-03 to 2011-12 ^{1,2,3}

Year	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Yearly Total
2002-03	447	402	324	482	1,655
2003-04	451	504	535	587	2,077
2004-05	597	488	480	623	2,188
2005-06	663	623	652	676	2,614
2006-07	612	658	577	566	2,413
2007-08	584	521	542	754	2,401
2008-09	929	1,006	939	1,020	3,894
2009-10	954	1,124	807	773	3,658
2010-11	929	863	825	856	3,473
2011-12	939	1,063	..	..	..

1. See General Notes.

SOURCE: NI COURTS AND TRIBUNALS SERVICE

2. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.

3. Only the first two quarters of financial year 2011-12 were available at time of publication.

5.2 Orders For Mortgage Possession 2009-10 to 2011-12 ^{1,2}

Order Made	2009-10				2009-10	2010-11				2010-11	2011-12	
	Apr - Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun	Jul-Sep
Possession	457	168	532	638	1,795	438	236	560	542	1,776	378	264
Suspended Possession	279	108	297	357	1,041	192	109	265	236	802	191	101
Suspended Possession Combined	22	5	15	40	82	30	11	18	12	71	11	6
Sale & Possession	2	0	1	6	9	4	5	6	5	20	14	0
Non-Possession	23	18	39	47	127	40	20	25	27	112	34	17
Total Orders for Quarter/Year ³	783	299	884	1088	3,054	704	381	874	822	2,781	628	388
Cases Disposed ³	779	299	877	1077	3,032	700	381	873	809	2,763	619	387

SOURCE: NI COURTS AND TRIBUNALS SERVICE

1. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.

2. The number of orders made may not always equal the number of cases disposed. In some instances a number of orders may be made on a single case.

5.3 NHBC Registered New House Sales And Prices 2002-03 to 2010-11 ^{1,2,3}

Year	Number of Sales	Average Price (£)
2002-03	6,655	97,900
2003-04	6,486	108,000
2004-05	7,005	118,000
2005-06	6,969	133,900
2006-07	6,136	164,700
2007-08	2,878	210,700
2008-09	2,229	180,900
2009-10	2,272	164,700
2010-11	1,646	163,900

SOURCE: NHBC

1. Figures relate to those sales notified to NHBC by the purchasers' solicitors.
2. NHBC often experience a delay receiving returns from purchasers' solicitors, therefore revised figures may appear significantly different to any provisional totals supplied.
3. Average Price figures are rounded to the nearest £ hundred.

5.4 Intended Selling Price Of NHBC Registered Starts By House Type 2001-02 to 2005-06^{1,2}

Year / Quarter	Detached Houses	Detached Bungalows	Semi Detached Properties	Terraced Properties	Flats and Maisonettes
£ thousand					
Apr - Jun 2001	105	74	66	91	97
Jul - Sep 2001	107	77	81	99	112
Oct - Dec 2001	119	78	74	91	109
Jan - Mar 2002	115	76	79	88	94
2001-02	112	76	75	92	103
Apr - Jun 2002	118	82	84	103	97
Jul - Sep 2002	117	91	82	107	99
Oct - Dec 2002	130	95	85	98	96
Jan - Mar 2003	123	92	84	102	94
2002-03	122	90	84	103	97
Apr - Jun 2003	137	97	88	98	88
Jul - Sep 2003	144	95	93	107	114
Oct - Dec 2003	141	108	95	111	102
Jan - Mar 2004	137	114	99	107	99
2003-04	140	104	94	106	101
Apr - Jun 2004	144	109	101	110	112
Jul - Sep 2004	151	114	106	132	102
Oct - Dec 2004	150	127	110	110	119
Jan - Mar 2005	162	120	111	113	105
2004-05	152	118	107	116	110
Apr - Jun 2005	172	137	125	118	116
Jul - Sep 2005	178	142	124	122	119
Oct - Dec 2005	185	135	130	123	125
Jan - Mar 2006	187	135	141	135	146
2005-06	181	137	130	125	127

1. Terraced Properties includes townhouses.

SOURCE: NHBC

2. NHBC no longer publishes the constituent data for this table. Please see table 5.5 for data relating to mean intended selling prices for NHBC registered private sector starts only.

5.5 Mean Intended Selling Price Of NHBC Registered Private Sector Starts By House Type Quarters Ending June 2006 to June 2011^{1,2}

Quarter / Year	Detached Houses	Detached Bungalows	Semi Detached Houses	Terraced Houses	Attached Bungalows	Flats and Maisonettes
£ thousand						
Apr - Jun 2006	204	159	149	153	142	132
Jul - Sep 2006	204	169	164	153	218	139
Oct - Dec 2006	234	184	175	197	-	167
Jan - Mar 2007	263	166	202	189	180	167
Year 2006-07	226	170	173	173	176	151
Apr - Jun 2007	301	197	226	207	240	169
Jul - Sep 2007	300	191	219	247	250	240
Oct - Dec 2007	302	194	234	294	-	204
Jan - Mar 2008	306	171	203	199	105	260
Year 2007-08	302	188	221	237	198	218
Apr - Jun 2008	313	206	202	205	166	185
Jul - Sep 2008	252	159	209	164	148	159
Oct - Dec 2008	287	174	143	139	60	181
Jan - Mar 2009	217	139	183	157	-	184
Year 2008-09	267	170	184	166	125	177
Apr - Jun 2009	236	192	153	148	170	134
Jul - Sep 2009	224	177	150	158	128	143
Oct - Dec 2009	245	169	145	153	145	112
Jan - Mar 2010	237	185	151	138 ^(R)	128 ^(R)	119 ^(R)
Year 2009-10	236	181	150	149	143^(R)	127
Apr - Jun 2010	209	165	136	140	146	116
Jul - Sep 2010	231	167	146	133	150	109
Oct - Dec 2010	218	144	148	133	120	140
Jan - Mar 2011	242	138	148	129	-	95
Year 2010-11	225	154	145	134	139	115
Apr - Jun 2011	207	161	138	125	-	184

SOURCE: NHBC

1. When applying to register a house with NHBC a builder must estimate its selling price. As the figures are estimates they are subject to a number of uncertainties and anomalies. They are, however, useful as an indication of trends over time.
2. For each NHBC up-date the previous figures are recalculated and this can result in some minor changes occurring.

SECTION 6

HOUSEHOLD SURVEY

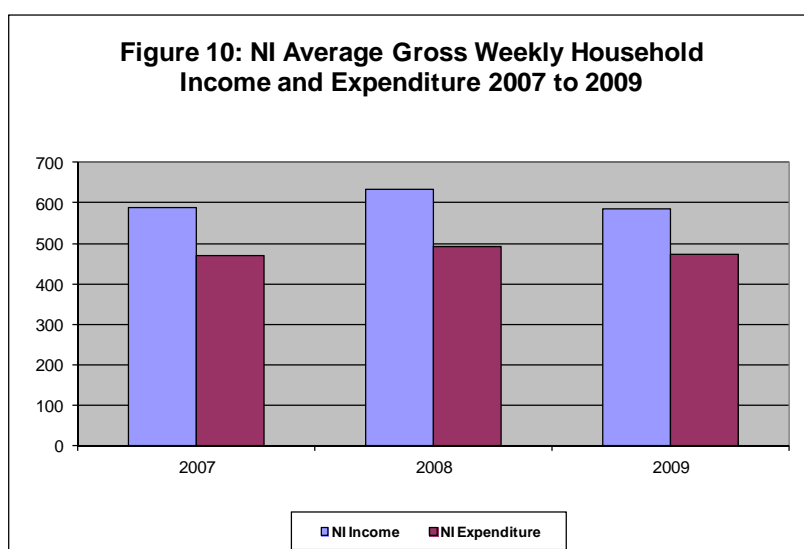
STATISTICS

6. Household Survey Statistics

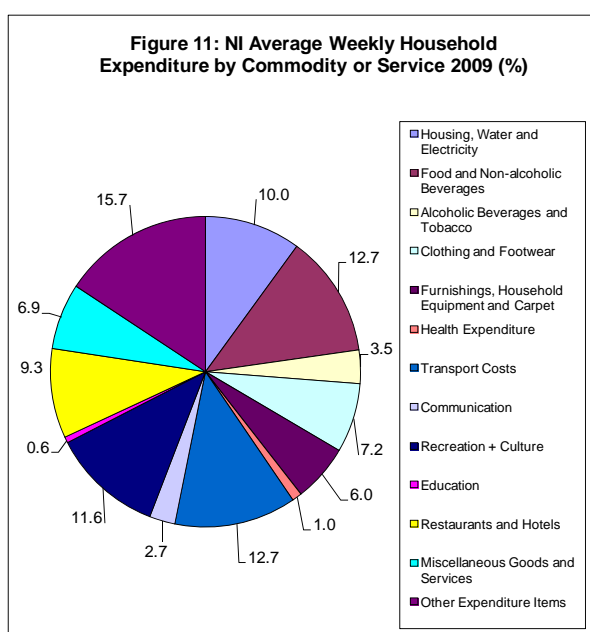
Households owned outright or with a mortgage represented 68% of all households in 2010-11 (Table 6.1).

Mean household size was 2.49 persons in 2010-11, with mean persons per room amounting to 0.45 (Table 6.5).

Average Gross Weekly Household Income in Northern Ireland for 2009 was £584, a decrease of £51 (8.0%) on the previous year, and 14.5% lower than the corresponding UK figure for 2009 (£683) (Table 6.7, Figure 10).



Average Weekly Household Expenditure was £471.19 in Northern Ireland for 2009. Of this an average of £47.26 was spent on Housing, Water and Electricity, and £59.94 was spent on Food and Non-alcoholic Beverages (Table 6.9, Figure 11).



Data Sources

The Continuous Household Survey (CHS) is one of the largest continuous surveys carried out in Northern Ireland. It is based on a sample of the general population resident in private households and has been running since 1983. The Survey is designed to provide a regular source of information on a wide range of social and economic issues relevant to Northern Ireland.

This section includes details on: tenure, accommodation, date of construction, persons per room and difference from bedroom standard. Further details on the survey can be found in the general notes section and on the NISRA Central Survey Unit (CSU) website:

<http://www.csu.nisra.gov.uk/survey.asp2.htm>.

The Expenditure and Food Survey (EFS) is a continuous survey, collecting information on household expenditure, income and food consumption. The primary uses of the survey are to provide information about spending patterns for the Retail Price Index, and about food consumption and nutrition. As of 2006, the Expenditure & Food Survey is conducted on the basis of the calendar year.

Tables in this section show information on household income by tenure, UK region and expenditure by commodity or service. For further details see the general notes and the CSU website: <http://www.csu.nisra.gov.uk/survey.asp3.htm>.

6.1 Households By Tenure 2004-05 to 2010-11 ^{1,2}

Tenure Type	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Percentages							
Owned Outright	33	34	33	35	36	36	35
Owned With Mortgage	39	38	39	37	33	34	33
Rented From NIHE	15	14	14	13	14	13	12
Other Rented	11	12	12	14	16	16	19
Rent Free	2	2	1	1	1	2	1

1. See General Notes.

SOURCE: NISRA CONTINUOUS HOUSEHOLD SURVEY

2. The 2010-11 sample contained 2718 households.

6.2 Accommodation By Tenure 2010-11 ^{1,2}

Tenure Type	Detached House	Semi Detached House	Terraced House	Flat/ Maisonette/ Room	With Business Premises/ Other
Percentages					
Owned Outright	56	22	19	2	1
Owned With Mortgage	47	31	20	2	<1
Rented From NIHE	4	15	64	17	0
Other Rented	17	27	36	19	1
All Tenure Types	39	25	28	7	<1

1. See General Notes.

SOURCE: NISRA CONTINUOUS HOUSEHOLD SURVEY

2. The sample contained 2718 households.

6.3 Accommodation By Household Type 2010-11 ^{1,2,3,4,5,6}

Household Type	Detached House	Semi Detached House	Terraced House	Flat/ Maisonette/ Room ³	With Business Premises/ Other
Percentages					
One Adult Aged 16-59	15	28	36	22	0
Two Adults Aged 16-59	33	30	28	8	0
Small Family ⁴	37	27	33	3	<1
Large Family ⁵	61	20	17	1	<1
Large Adult Household ⁶	52	21	25	1	1
Two Adults, Either Or Both Aged 60 Or Over	48	24	24	3	0
One Adult Aged 60 Or Over	31	23	30	15	1
All Household Types	39	25	28	7	<1

1. See General Notes.

SOURCE: NISRA CONTINUOUS HOUSEHOLD SURVEY

2. The sample contained 2720 households.

3. Households sharing a house are attributed to the category 'flat/maisonette/rooms'.

4. Families with 1 or 2 adults and 1 or 2 children under 16.

5. Families with a) 1 or 2 adults and 3 or more children under 16 or b) 3 or more adults and 2 or more children under 16.

6. Families with 3 or more adults and, at most, 1 child under 16.

6.4 Date Of Construction By Tenure 2010-11 ^{1,2}

Date Of Construction	Owned Outright	Owned With Mortgage	Rented From NIHE	Other Rented	All Tenure Types
Percentages					
Before 1919	11	5	1	8	7
1919 To 1944	9	5	2	11	7
1945 To 1964	22	16	22	14	18
1965 Or Later	58	74	74	67	67

1. See General Notes.

SOURCE: NISRA CONTINUOUS HOUSEHOLD SURVEY

2. The sample contained 2716 households.

6.5 Persons Per Room And Mean Household Size By Tenure 2010-11 ^{1,2}

Persons Per Room	Owner Owned	Owned With Mortgage	Rented From NIHE	Other Rented	All Tenure Types
Under 0.5	77	48	56	53	60
0.5 To 0.65	15	24	24	26	21
0.66 To 0.99	5	22	14	16	14
1 Or More	3	6	6	4	4

Mean Persons Per Room	0.37	0.52	0.47	0.46	0.45
Mean Household Size	2.16	3.13	2.11	2.25	2.49

1. See General Notes.

SOURCE: NISRA CONTINUOUS HOUSEHOLD SURVEY

2. The sample contained 2718 households.

6.6 Difference From Bedroom Standard By Tenure 2010-11 ^{1,2}

Difference From Bedroom Standard (Persons)	Owned Outright	Owned With Mortgage	Rented From NIHE	Other Rented	All Tenure Types
Percentages					
1 Or More Below Standard	2	3	3	2	2
Equals Standard	7	15	32	29	17
1 Above Standard	24	38	42	40	34
2 Or More Above Standard	68	44	23	29	47

1. See General Notes.

SOURCE: NISRA CONTINUOUS HOUSEHOLD SURVEY

2. The sample contained 2718 households.

6.7 Average Gross Weekly Household Income By Tenure : NI & UK 2007 to 2009 ^{1,2,3,4,5}

Tenure Type	Northern Ireland			United Kingdom		
	2007	2008	2009	2007	2008	2009
	£	£	£	£	£	£
Owned Outright	579	594	545	560	577	598
Owned With Mortgage	779	867	856	943	998	978
NIHE / Local Authority	260	240	243	N/A	N/A	N/A
All Dwellings	590	635	584	659	669	683

SOURCE: EXPENDITURE & FOOD SURVEY

1. See General Notes.

2. Figures presented for Northern Ireland are taken from the enhanced sample of 596 households (2007) the enhanced sample of 574 households (2008) and the enhanced sample of 602 households (2009).

3. The 2007 UK sample contained 6,140 households, the 2008 sample contained 5,850 households and the 2009 sample contained 5,830 households.

Data are re-weighted to compensate for the over-sampling of households in Northern Ireland.

4. Since 1998-99 UK results have been grossed differentially (re-weighted) to reduce the effect of non-response bias.

5. As of 2006 the survey has been conducted on the basis of the calendar rather than the financial year.

6.8 Average Gross Weekly Household Income And Expenditure By UK Region

2007 - 2009 ^{1,2,3,4,5}

Region	Average Household Size	Average Gross ³ Weekly Household Income £	Average Weekly Expenditure £
North East	2.4	561	387.20
Yorkshire & The Humber	2.3	565	400.70
North West	2.4	616	430.20
East Midlands	2.3	625	423.00
West Midlands	2.5	634	445.80
East	2.3	732	487.70
London	2.5	940	552.30
South East	2.3	797	523.90
South West	2.3	648	474.10
England	2.4	698	467.50
Wales	2.3	585	396.10
Scotland	2.2	640	438.70
Northern Ireland ²	2.6	602	476.70
United Kingdom^{3, 4}	2.4	685	461.70

SOURCE: EXPENDITURE & FOOD SURVEY

1. See General Notes.

2. Figures presented for Northern Ireland are taken from the 2007-2009 sample of 1772 households.

3. The 2007-2009 UK sample contained 17,810 households. The UK and regional figures in the FES/EFS/LCF have been weighted to reduce the effect of non-response bias and to match the population distribution in terms of region, age group and sex. This is not done for NI figures given here because of the proportionally larger NI sample.

4. Since 1998-99 UK results have been based on data that have been grossed differentially (re-weighted) to reduce the effect of non-response bias.

5. As of 2006 the survey has been conducted on the basis of the calendar rather than the financial year.

6.9 Average Weekly Household Expenditure By Commodity Or Service

Northern Ireland And United Kingdom 2007 to 2009 ^{1,2,3,4,5}

Commodity Or Service	Northern Ireland ²			United Kingdom ³		
	2007 £	2008 £	2009 £	2007 £	2008 £	2009 £
Housing, Water and Electricity	40.40	46.26	47.26	51.80	53.00	57.30
Food and Non-alcoholic Beverages	54.20	56.37	59.94	48.10	50.70	52.50
Alcoholic Beverages and Tobacco	13.30	13.32	16.37	11.20	10.80	11.20
Clothing and Footwear	32.60	34.25	34.11	22.00	21.60	20.90
Furnishings, Household Equipment and Carpet	34.90	30.56	28.14	30.70	30.10	27.90
Health Expenditure	3.40	5.38	4.87	5.70	5.10	5.30
Transport Costs	56.40	65.86	59.84	61.70	63.40	58.40
Communication	14.90	13.81	12.59	11.90	12.00	11.70
Recreation + Culture	58.20	59.04	54.75	57.40	60.10	57.90
Education	4.90	5.07	2.89	6.80	6.20	7.00
Restaurants and Hotels	43.90	41.55	43.94	37.20	37.70	38.40
Miscellaneous Goods and Services	38.00	41.49	32.46	35.30	35.60	35.00
Total Consumption Expenditure	395.20	412.94	397.17	379.80	386.30	383.10
Other Expenditure Items	73.30	78.20	74.02	79.30	84.60	71.80
Total Expenditure	468.50	491.10	471.19	459.20	471.00	455.00

SOURCE: EXPENDITURE & FOOD SURVEY

1. See General Notes.

2. Figures presented for Northern Ireland are taken from the enhanced sample of 596 households (2007), the enhanced sample of 574 households (2008) and the enhanced sample of 602 households (2009).

3. The 2007 UK sample contained 6,140 households, the 2008 sample contained 5,850 and the 2009 sample contained 5,830. Data are re-weighted to compensate for the over-sampling of households in Northern Ireland.

4. From 2001-02 commodities and services are based on the new COICOP code classifications.

5. As of 2006 the survey has been conducted on the basis of the calendar rather than the financial year.

SECTION 7

FAMILY RESOURCES

SURVEY

7. Family Resources Survey

The average rent per week for the private rented sector in Northern Ireland in 2009-10 was £73, some £56 below the UK average (£129). London had the highest average weekly rent for all of the UK regions (£214) (Table 7.1).

The average purchase price, for properties owned with a mortgage, where the date of purchase is 5 to 9 years (£135,600) is almost 3 times the average purchase price of those properties where the date of purchase was at least 15 years (£46,300) (Table 7.3).

When housing costs are taken into account, the percentage of households in the private rented sector at risk of being in low-income was 35% in 2009-10. This compares to 16% for households which were owned outright (Table 7.4).

Data Sources

The Family Resources Survey (FRS) collects detailed information on the incomes and circumstances of private households from April to March each year. This section includes information on average rent and length of time of residence, sources of household income and housing costs by tenure, average purchase price by date of purchase and risk of households being in low income.

Further details on the Family Resources Survey can be found in the general notes section and at http://www.dsdni.gov.uk/index/stats_and_research/family_resources_survey.htm.

7.1 Average Rent and Length of Time of Residence for Private Rented Sector by Region 2009-10

Region	Length of time at current address							Average Rent (£ per week)
	Less than 12 months	12 months but less than 2 years	2 years but less than 3 years	3 years but less than 5 years	5 years but less than 10 years	10 years but less than 20 years	20 years or longer	
	Percent							
North East	45	20	11	8	7	5	4	84
North West	43	18	11	8	8	4	9	103
Yorkshire and the Humber	38	21	11	8	9	7	6	103
East Midlands	44	21	8	10	9	5	3	100
West Midlands	36	23	8	13	6	5	9	100
East	35	26	10	9	10	4	5	125
London	36	23	13	13	9	2	3	214
South East	42	16	14	9	8	6	5	141
South West	39	20	13	11	7	5	5	123
England	39	21	12	10	8	5	5	136
Wales	36	18	10	15	9	4	8	95
Scotland	40	16	9	12	9	7	8	92
Northern Ireland	31	20	12	15	12	4	7	73
United Kingdom	39	20	11	11	8	5	6	129

Source: Family Resources Survey

7.2 Total Weekly Household Income, Components of Income and Housing Costs by Tenure 2009-2010 ^{1, 2}

Percentage of total weekly household income

Tenure	Source of income									Total Weekly Income (£ per week)	Housing Costs (£ per week)
	Wages and salaries	Self employment income	Investments	Tax Credits	State Retirement Pension plus any IS/PC	Other pensions	Social Security disability benefits	Other Social Security benefits	Other sources		
Social Rented	23	1	**	7	15	3	10	39	1	306	58
Private Rented	65	4	**	5	4	1	3	14	4	438	73
Owned outright	49	11	2	1	14	15	3	4	1	599	4
Buying with mortgage	75	11	**	2	1	2	1	4	3	812	54
All	60	9	1	3	7	7	3	8	2	590	40

Source: Family Resources Survey

1. FRS Sample Size 2,041

2. ** Negligible

7.3 Average Purchase Price for Owned with Mortgage Properties by Date of Purchase 2009-10 ^{1, 2}

Date of purchase	Price (£)
Under 5 years	*
5 to 9 years	135,600
10 to 14 years	82,300
At least 15 years	46,300

Source: Family Resources Survey

1. FRS Sample Size 544

2. * Not available due to small sample size.

7.4 Risk of Households being in Low-Income 2009-10 ^{1,2}

Percentage of households

Tenure	Below 60% UK median	
	Before Housing Costs	After Housing Costs
Social Rented	40	44
Private Rented	29	35
Owned outright	24	16
Buying with mortgage	16	16
All	25	24

Source: Family Resources Survey, Households Below Average Income

1. FRS Sample Size 2,041

2. Figures extracted from Households Below Average Income, 2009/10.

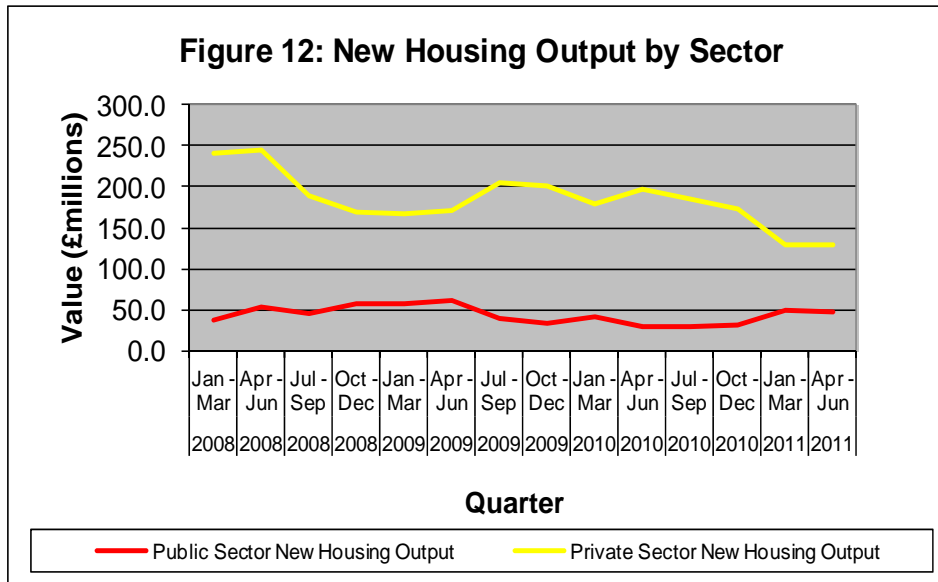
SECTION 8

CONSTRUCTION BULLETIN

DATA

8. Construction Bulletin Data

Construction output for Private Sector new housing was 34.7% lower in April - June 2011 (£129.1 million) than for the same period in 2010 (£197.7 million). Public Sector output for new housing increased by 55.4%, from £30.3 million in April - June 2010 to £47.1 million April - June in 2011 (Table 8.2, Figure 12).



Data Sources

The Northern Ireland Construction Bulletin is produced by the Central Survey unit of the Northern Ireland Statistics and Research Agency, on behalf of the Department of Finance and Personnel. The bulletin contains information on the value of Construction Output in Northern Ireland and is a National Statistic. These figures are derived from the Northern Ireland Quarterly Construction Enquiry (QCE), which is a statutory survey of construction firms operating in Northern Ireland.

Further details on Northern Ireland Construction Output Statistics including methods and quality can be found at:

<http://www.csu.nisra.gov.uk/survey.asp11.htm>

This section contains tables on volume of housing output as an index, by construction sector and by type of work.

8.1 Northern Ireland Construction Bulletin

Index of Housing^{1,2,3,4}

Index 2005=100

Year / Quarter		Unadjusted	Seasonally Adjusted
2005 ^(R)	Jan - Mar	93.2	96.3
	Apr - Jun	105.9	102.4
	Jul - Sep	104.3	104.4
	Oct - Dec	96.4	96.5
2006 ^(R)	Jan - Mar	105.6	109.0
	Apr - Jun	104.9	101.3
	Jul - Sep	100.9	101.5
	Oct - Dec	107.2	107.1
2007 ^(R)	Jan - Mar	106.2	109.3
	Apr - Jun	105.4	102.0
	Jul - Sep	92.6	93.4
	Oct - Dec	89.0	88.6
2008 ^(R)	Jan - Mar	81.0	83.4
	Apr - Jun	84.2	81.7
	Jul - Sep	68.1	68.6
	Oct - Dec	68.1	67.5
2009 ^(R)	Jan - Mar	65.1	67.2
	Apr - Jun	70.4	68.6
	Jul - Sep	72.1	72.3
	Oct - Dec	70.3	69.5
2010 ^(R)	Jan - Mar	66.2	68.6
	Apr - Jun	66.3	64.9
	Jul - Sep	63.8	63.6
	Oct - Dec	61.3	60.5
2011 ^(R)	Jan - Mar	51.6	53.6
	Apr - Jun	52.3	51.3

Source: Northern Ireland Construction Bulletin

1. Housing relates to all housing construction activity, both private and public sector.
2. Figures are provisional and subject to revisions to take account of the most recent information and more up-to-date seasonal factors.
3. For the latest construction bulletin release, all figures have been rebased to 2005.
4. Figures have been revised for all quarters up to and including April - June 2011.

8.2 Construction Output^{1,2}

Current Prices (£ million)

Current Prices (£ million)										
Year / Quarter	New Housing		Other New Work non-housing	All new work	Repair and Maintenance				All Work	
	Public	Private			Housing		Other Work	All Repair and maintenance		
					Public	Private				
2003 Jan - Mar	27.4	184.1	250.8	462.2	35.0	24.2	81.6	140.8	603.1	
Apr - Jun	27.8	229.3	263.2	520.3	32.5	22.7	67.2	122.4	642.6	
Jul - Sep	27.7	247.0	268.4	543.0	26.6	28.0	75.8	130.4	673.4	
Oct - Dec	30.3	240.8	277.8	549.0	29.4	21.6	69.1	120.2	669.2	
2004 Jan - Mar	25.3	230.6	261.4	517.4	29.3	24.8	84.0	138.1	655.4	
Apr - Jun	26.5	252.2	290.5	569.1	32.4	19.9	68.5	120.8	689.9	
Jul - Sep	29.7	249.4	264.0	543.0	30.5	22.0	69.1	121.5	664.5	
Oct - Dec	28.9	252.1	278.1	559.0	32.1	19.7	69.9	121.7	680.7	
2005 Jan - Mar	34.0	247.8	285.7	567.5	36.9	15.2	90.4	142.5	710.0	
Apr - Jun	35.8	291.9	265.6	593.1	35.6	23.7	77.3	136.6	729.7	
Jul - Sep	38.9	298.8	287.8	625.5	26.5	23.9	84.7	135.1	760.6	
Oct - Dec	51.2	259.6	289.4	600.1	28.7	23.9	80.8	133.3	733.5	
2006 Jan - Mar	48.1	292.2	294.5	634.7	32.1	34.5	95.4	162.1	796.8	
Apr - Jun	51.7	295.2	309.1	656.1	33.6	26.0	72.2	131.8	787.9	
Jul - Sep	47.8	292.8	370.1	710.6	21.2	31.0	76.1	128.3	838.9	
Oct - Dec	60.6	305.6	348.1	714.2	27.6	26.9	75.9	130.5	844.7	
2007 Jan - Mar	49.3	313.9	357.3	720.5	25.5	34.8	79.4	139.8	860.3	
Apr - Jun	48.7	310.0	367.1	725.7	32.4	34.4	81.6	148.4	874.1	
Jul - Sep	41.8	278.7	379.5	699.9	27.9	29.3	97.1	154.4	854.3	
Oct - Dec	38.9	270.2	365.1	674.1	34.8	23.6	102.3	160.6	834.8	
2008 Jan - Mar	36.6	240.3	382.7 ^(R)	659.6 ^(R)	24.9	39.9	94.4	159.2	818.8 ^(R)	
Apr - Jun	52.4	244.2	401.4 ^(R)	698.0 ^(R)	25.8	38.5	83.9	148.1	846.2 ^(R)	
Jul - Sep	45.4	188.2	400.7 ^(R)	634.3 ^(R)	28.3	35.4	97.2 ^(R)	160.9	795.2 ^(R)	
Oct - Dec	57.7	169.1	397.4 ^(R)	624.1 ^(R)	32.0	41.6	85.7	159.3	783.4 ^(R)	
2009 Jan - Mar	57.0	168.0	379.4 ^(R)	604.3 ^(R)	30.5	33.0	96.8 ^(R)	160.3 ^(R)	764.6 ^(R)	
Apr - Jun	61.2	170.4	338.7 ^(R)	570.3 ^(R)	26.7 ^(R)	50.5	94.4 ^(R)	171.5 ^(R)	741.9 ^(R)	
Jul - Sep	39.0 ^(R)	204.7 ^(R)	331.5 ^(R)	575.3 ^(R)	26.3	43.2	88.6	158.1 ^(R)	733.4 ^(R)	
Oct - Dec	34.3 ^(R)	200.6 ^(R)	330.0 ^(R)	564.9 ^(R)	28.6 ^(R)	41.7 ^(R)	77.8 ^(R)	148.2 ^(R)	713.1 ^(R)	
2010 Jan - Mar	41.6 ^(R)	179.2 ^(R)	292.8 ^(R)	513.7 ^(R)	28.6 ^(R)	38.5 ^(R)	92.3 ^(R)	159.4 ^(R)	673.1 ^(R)	
Apr - Jun	30.3	197.7	267.2	495.2	16.7	44.9	89.3	150.9	646.1	
Jul - Sep	28.6	185.4	282.1	496.1	17.3	47.5	90.1	154.9	651.0	
Oct - Dec	31.4	172.6	243.1	447.1	15.3	48.6	101.3	165.2	612.3	
2011 Jan - Mar	49.0	128.5	261.4	438.9	14.2	32.8	112.4	159.5	598.3	
Apr - Jun	47.1	129.1	214.0	390.2	14.2	39.6	115.6	169.4	559.6	

Source: Northern Ireland Construction Bulletin

1. Includes output by contractors and public sector direct labour departments.

2. Figures are provisional and subject to revisions to take account of the most recent information and more up-to-date seasonal factors.

8.3 Contractors Output^{1,2} (New Work Only) by Type of Work

Current Prices (£ million)

a) New Work for Public Sector

Year	Housing	Other	All Public Sector
2000	87.4	489.2 ^(R)	576.6
2001	111.7 ^(R)	526.7 ^(R)	638.4 ^(R)
2002	131.6 ^(R)	442.5 ^(R)	574.1 ^(R)
2003	113.1	475.3 ^(R)	588.5
2004	110.4	521.6	632.0
2005	159.8	604.9 ^(R)	764.8
2006	208.2	609.2 ^(R)	817.3
2007	178.5	682.7 ^(R)	861.2 ^(R)
2008	192.0	817.0 ^(R)	1,009.0 ^(R)
2009	191.5 ^(R)	896.9 ^(R)	1,088.4 ^(R)
2010	131.9	648.4	780.2

b) New Work for Private Sector

Year	Housing	Other	All Private Sector
2000	722.7	519.6 ^(R)	1,242.3
2001	781.8 ^(R)	532.2 ^(R)	1,314.0 ^(R)
2002	756.2 ^(R)	540.6 ^(R)	1,296.8 ^(R)
2003	901.2	521.2 ^(R)	1,422.4
2004	984.2	518.8 ^(R)	1,503.1
2005	1,098.0	485.7	1,583.8
2006	1,185.7	674.1 ^(R)	1,859.8
2007	1,172.7	711.4 ^(R)	1,884.1 ^(R)
2008	841.7	698.9 ^(R)	1,540.7 ^(R)
2009	743.7 ^(R)	447.0 ^(R)	1,190.6 ^(R)
2010	734.9	397.7	1,132.6

c) New Work for Public and Private Sector

Year	Housing	Other	All Public and Private Work
2000	810.1	1,008.8 ^(R)	1,818.9
2001	893.5 ^(R)	1,058.9 ^(R)	1,952.4 ^(R)
2002	887.8 ^(R)	983.2 ^(R)	1,870.9 ^(R)
2003	1,014.4	996.6	2,010.9
2004	1,094.6	1,040.5 ^(R)	2,135.0
2005	1,257.9	1,090.7 ^(R)	2,348.6
2006	1,393.9	1,283.2	2,677.1
2007	1,351.2	1,394.1 ^(R)	2,745.3
2008	1,033.8	1,515.9 ^(R)	2,549.7 ^(R)
2009	935.2 ^(R)	1,343.9 ^(R)	2,279.1 ^(R)
2010	866.8	1,046.1	1,912.9

Source: Northern Ireland Construction Bulletin

1. Includes output by contractors only.

2. Figures are provisional and subject to revisions to take account of the most recent information and more up-to-date seasonal factors.

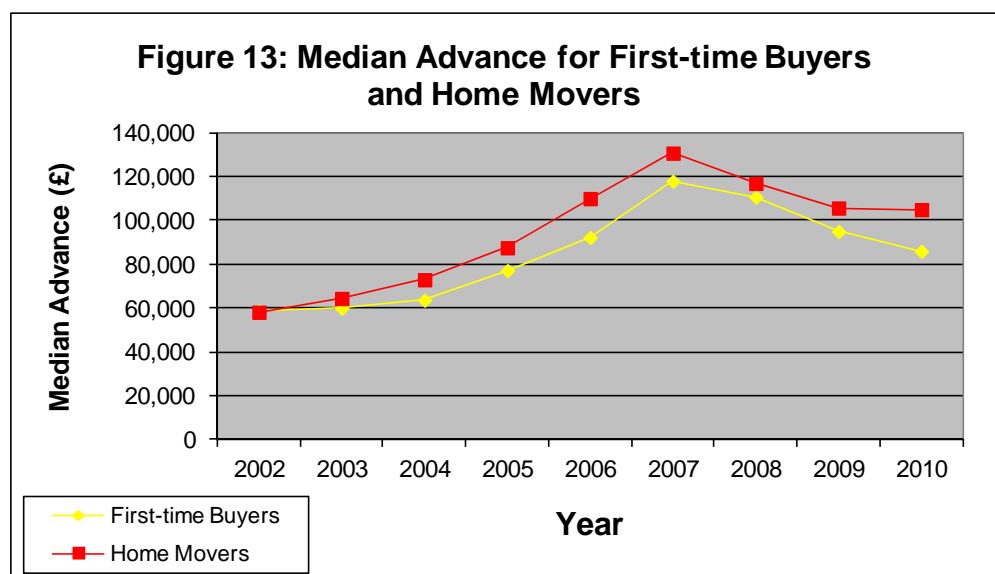
SECTION 9

COUNCIL OF MORTGAGE

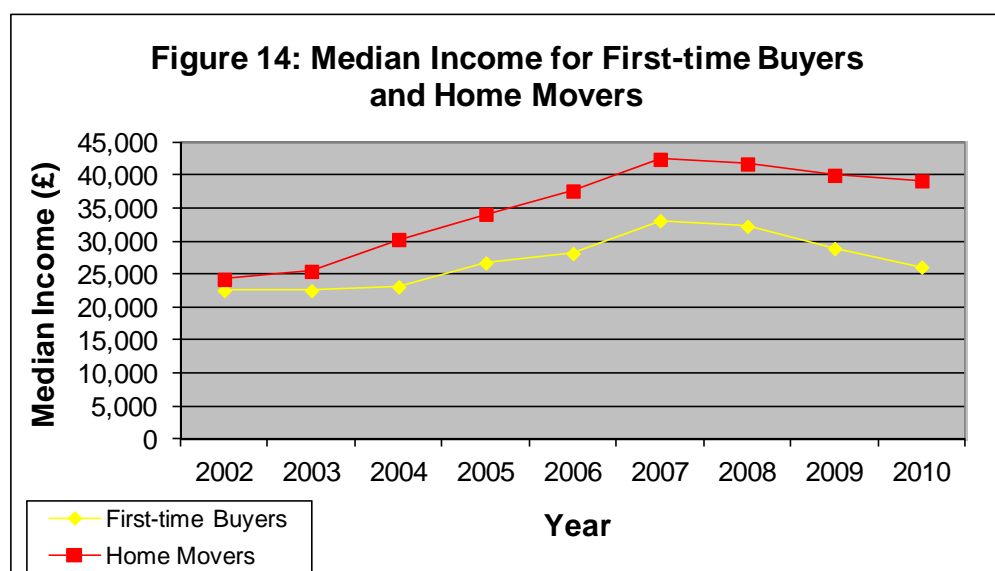
LENDERS DATA

9. Council of Mortgage Lenders Data

The median mortgage for First-time Buyers in 2002 was £58,900. By 2010 the median had increased to £85,995 (46.0%). For home movers, in the same period, the median mortgage increased from £58,200 to £105,000 (80.4%). However, over the last few years, the average in both categories has fallen from the peak in 2007 (Table 9.1 & 9.2, Figure 13).



The median income for First-time buyers increased by 15.8%; from £22,528 for 2002 to £26,080 in 2010. The median income for home movers increased from £24,220 in 2002 to £39,169 in 2010, an increase of 61.7%. However, over the last few years, the average in both categories has fallen from the peak in 2007 (Tables 9.1 & 9.2, Figure 14).



Data Sources

The Council of Mortgage Lenders (CML) currently has 109 members and 81 associates. Their members are banks, building societies and other mortgage lenders. Their associates are drawn from a variety of related businesses that have an interest in the mortgage market and the work of the CML. The tables in this section report on CML Regulated Mortgage Survey data. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size. Further details can be found at: <http://www.cml.org.uk/cml/statistics>.

9.1 Northern Ireland First-time Buyers: Lending and Affordability ^{1,2,3,4,5,6,7,8}

Year	Number of Loans	Percentage of Total for House Purchase	Value of Loans (£)	Age of Borrower (Median)	Advance (£) (Median)	Income (£) (Median)	Percent advance (Median)	Income Multiple (Median)	Interest payments as % of income (median)
1981	10,700	64	122	30	10,000	7,456	88	1.51	14.7
1991	10,600	55	234	28	21,000	13,080	95	1.68	15.2
1996	13,600	55	419	29	30,000	15,204	95	1.98	8.6
2001	18,300	62	924	29	50,000	21,000	92	2.36	12.0
2002	15,100	51	892	29	58,900	22,528	90	2.56	11.0
2003	13,400	39	819	31	60,000	22,500	90	2.63	10.5
2004	10,600	36	706	33	63,700	23,084	90	2.71	12.9
2005 ^(R)	9,700	38	766	29	77,192	26,716	89	2.85	14.6
2006 ^(R)	9,200	34	874	29	92,238	28,144	85	3.16	15.5
2007 ^(R)	5,600	31	671	28	117,950	33,118	75	3.49	19.6
2008 ^(R)	2,800	36	330	28	110,724	32,266	80	3.40	20.7
2009 ^(R)	4,500	47	432	28	95,000	28,888	76	3.26	14.4
2010	4,700	48	419	28	85,995	26,080	83	3.34	13.2

Source: CML Regulated Mortgage Survey (April 2005 onwards)

1. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size.
2. Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions. RMS figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.
3. Average figures shown are medians, as this tends to better represent the position of the typical borrower.
4. Interest payment calculations are net of Mortgage Interest Relief at Source (MIRAS) (and previous to this Mortgage Interest Tax Relief (MITR)) up until MIRAS was discontinued in April 2000.
5. Affordability calculations are based on averages of calculations for individual transactions.
6. Prior to April 2005, estimates of the proportion of first time buyers and movers exclude cases where the previous tenure of buyers is not known.
7. First time buyer numbers will include some buyers who have previously owned a property before, but are not in owner-occupation at the time of this purchase. Estimates from the Survey of English Housing suggest that around 20% of stated first-time buyers may in fact fall into this category.
8. In January 2011 the CML introduced a new system for the collection and processing of lenders' product sales data. This has resulted in minor revisions to reported data from April 2005 onwards.

9.2 Northern Ireland Home Movers: Lending and Affordability ^{1,2,3,4,5,6,7}

Year	Number of Loans	Percentage of Total for House Purchase	Value of Loans £m	Age of Borrower (Median)	Advance (£) (Median)	Income (£) (Median)	Percent Advance (Median)	Income Multiple (Median)	Interest Payments as % of Income (Median)
1981	5,900	36	92	35	15,000	9,000	57	1.59	16.0
1991	8,900	47	284	34	30,000	18,000	81	1.75	16.0
1996	11,300	46	473	34	40,000	19,760	73	2.03	9.8
2001	14,000	47	889	37	59,400	27,180	72	2.27	11.6
2002	18,600	62	1,137	35	58,200	24,220	77	2.45	10.4
2003	23,900	69	1,652	36	64,475	25,420	74	2.54	10.0
2004	22,600	75	1,774	36	73,000	30,253	72	2.42	11.4
2005 ^(R)	16,500	64	1,604	36	87,603	34,095	73	2.62	13.2
2006 ^(R)	17,800	66	2,096	35	110,000	37,616	72	2.90	13.9
2007 ^(R)	12,400	69	1,771	35	130,801	42,440	61	3.07	16.8
2008 ^(R)	4,900	64	658	38	117,000	41,724	59	2.82	16.4
2009 ^(R)	4,900	52	591	38	105,750	40,000	68	2.72	10.6
2010	5,000	52	587	38	105,000	39,169	70	2.78	9.0

Source: CML Regulated Mortgage Survey (April 2005 onwards)

1. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size.
2. Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions.
RMS figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.
3. Average figures shown are medians, as this tends to better represent the position of the typical borrower.
4. Interest payment calculations are net of Mortgage Interest Relief at Source (MIRAS) (and previous to this Mortgage Interest Tax Relief (MITR)) up until MIRAS was discontinued in April 2000.
5. Affordability calculations are based on averages of calculations for individual transactions.
6. Prior to April 2005, estimates of the proportion of first time buyers and movers exclude cases where the previous tenure of buyers is not known.
7. In January 2011 the CML introduced a new system for the collection and processing of lenders' product sales data. This has resulted in minor revisions to reported data from April 2005 onwards.

9.3 Northern Ireland All Loans for House Purchase: Lending and Affordability ^{1,2,3,4,5,6}

Year	Number of Loans	Value of Loans £m	Age of Borrower (Median)	Advance (£) (Median)	Income (£) (Median)	Percent Advance (Median)	Income Multiple (Median)	Interest Payments as % of Income (Median)
1981	16,900	217	32	12,500	8,139	78	1.56	15.2
1991	19,200	515	30	25,000	14,600	90	1.71	15.7
1996	24,700	890	32	35,000	17,254	88	2.00	9.2
2001	29,600	1,675	32	54,000	23,298	84	2.32	11.7
2002	30,100	1,824	32	59,295	23,393	87	2.50	10.8
2003	35,000	2,330	34	62,930	24,500	79	2.58	10.2
2004	30,200	2,266	34	70,000	27,575	77	2.57	12.1
2005 ^(R)	25,800	2,313	33	83,469	31,220	78	2.72	13.8
2006 ^(R)	26,800	2,969	33	104,127	34,000	75	2.99	14.5
2007 ^(R)	18,100	2,438	33	127,053	39,013	65	3.21	17.7
2008 ^(R)	7,700	988	34	114,000	37,440	67	3.06	18.0
2009 ^(R)	9,500	1,022	32	100,000	33,500	74	3.00	12.2
2010	9,700	1,009	32	95,000	31,446	75	3.05	10.6

Source: CML Regulated Mortgage Survey (April 2005 onwards)

1. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size.
2. Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions. RMS figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.
3. Average figures shown are medians, as this tends to better represent the position of the typical borrower.
4. Interest payment calculations are net of Mortgage Interest Relief at Source (MIRAS) (and previous to this Mortgage Interest Tax Relief (MITR)) up until MIRAS was discontinued in April 2000.
5. Affordability calculations are based on averages of calculations for individual transactions.
6. In January 2011 the CML introduced a new system for the collection and processing of lenders' product sales data. This has resulted in minor revisions to reported data from April 2005 onwards.

ANNEXES

GENERAL NOTES

SECTION 1: HOUSING STOCK AND KEY INDICATORS

House/Dwelling

For the purposes of this publication, the terms 'house' and 'dwelling' are interchangeable and can be defined as 'a self-contained unit of accommodation, having all amenities available to each household (own kitchen, bathroom and toilet) regardless of shared entrance'. A 'house' or 'dwelling' will, therefore, comprise 'either one self-contained household space or a number of non self-contained household spaces'.

Public Expenditure on Housing (T1.2)

Data relating to the Housing Executive is sourced from their end of year financial report which is presented at the Northern Ireland Assembly before summer recess. Data relating to DSD expenditure is sourced from Housing Division Accounts.

Data Quality Assessment

Data quality is very good and all data has been checked by Auditor.

Stock by Tenure (T1.3 and 1.4)

Tables 1.3 and 1.4 contain data for the social rented sector sourced from the Northern Ireland Housing Executive (NIHE) and the Housing Associations Branch of the Department for Social Development (DSD). The figures for the private sector, i.e. owner-occupied and private rented/other dwellings, are based on information supplied by the Land & Property Services agency (LPS). LPS now includes the Rates Collection Agency and the Valuations and Lands Agency. The methodology used to adjust the owner-occupied and private rented sectors to account for the number of properties paying rates separately from rent has been revised. It has not been possible to apply this revised methodology to figures prior to 2002. It should be noted that stock figures supplied by LPS do not include 'split hereditaments' where the domestic portion is less than the commercial portion i.e. flats above shops. [Need more on what the adjustment is and why?]

NI House Condition Survey T1.5 - 1.9

The data for these tables are sourced from the Northern Ireland House Condition Survey.

Data Quality Assessment

The quality of the data is very good at the Northern Ireland level and robust at the proposed new Council area level. As part of the 2009 survey, data was quality assured at a number of different stages in the survey process, including during the field work through an in-built validation programme on the tablet PC. Surveyors completed further quality assurance checks after the forms had been uploaded, using an enhanced validation programme. Each form was then checked by supervisors who were responsible for checking key technical data and completing and correcting, as appropriate, in consultation with the surveyor. Further post-validation checks and analysis by the Housing Executive's Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys. Similar validation and quality assurance exercises have been carried out as part of previous House Condition Surveys.

Demolitions (T1.10)

This table reports on Housing Executive activity. Data is sourced solely from the Housing Executive's electronic information management systems. The demolitions geographic areas specified in Table 1.10 relate to the following Local Government Districts:

Belfast – Belfast.

North East – Coleraine, Moyle, Ballymoney, Ballymena, Larne, Antrim, Newtownabbey and Carrickfergus.

South East – Castlereagh, Ards, North Down, Down and Lisburn.

South – Fermanagh, Dungannon, Armagh, Craigavon, Newry & Mourne and Banbridge.

West – Derry, Limavady, Cookstown, Magherafelt, Omagh and Strabane.

Data quality is very good. Details of all demolitions are recorded in the Housing Executive's electronic information system, from which total figures for specified periods can be extracted.

Warm Homes Scheme (T1.11)

The Warm Homes Scheme was introduced in June 2001 to replace DEES (the Domestic Energy Efficiency Scheme). The original scheme expired in 2009 and a new scheme with revised eligibility criteria and available measures has been operating since 1 July 2009. The Warm Homes Scheme is an energy efficiency scheme, funded by the Department for Social Development (DSD), to provide insulation measures and heating systems for eligible households. The Scheme is a central element in Government's Fuel Poverty Strategy. The purpose of the Scheme is to improve domestic energy efficiency and, therefore, reduce energy consumption in eligible households in the owner-occupied and private rented sector.

Data in Table 1.11 are provided to NIHE by the Scheme managers appointed in July 2009: Bryson Charitable Group and H&A Mechanical Services. Data quality is good. The Scheme managers are contractually responsible for delivery of the Scheme and provision of management data, which is submitted to the NIHE on a monthly basis. Year end totals are verified against the data submitted throughout the financial year.

Average Rates Bill (T1.12)

Table 1.12 reports on the average rate bill for each Local Government District. The data is sourced from information supplied by Rating Policy Division, DFP (domestic regional rate), Land Property Services (LPS) (average capital value in each Local Government District) and DOE Local Government Division (domestic district rate for each Local Government District)

Data Quality Assessment – Good

- Average rate bill is calculated internally by Rating Policy Division (RPD);
- Average capital value for each Local Government District is derived by RPD from data supplied and verified by LPS.
- District rates published and verified by DOE Local Government Division, publicly available.
- Regional rate agreed by NI Assembly.

Domestic rates are a property tax based on the valuation of homes. For more information see <http://www.nidirect.gov.uk/index/information-and-services/property-and-housing/rates.htm>. Rates fund public services in Northern Ireland, both regional and local. A rates bill is made up of two parts, the regional rate and the district rate.

Regional rate

The regional rate is set annually by the Northern Ireland Executive and is applied to each Local Government District in Northern Ireland. This pays for such services as: education, emergency services, health, housing, roads, water and sewerage. Although a contribution is made by all ratepayers towards public services, there is no specific proportion that can be linked to the availability or usage of any particular public service.

District rate

The district rate is set annually by each of the district councils in Northern Ireland, and is used to fund services such as: arts, events and recreation, building control, community centres, environmental health, leisure facilities, tourism and waste management. More information about district rate and what it pays for in local areas are available from councils. <http://www.nidirect.gov.uk/index/contacts/local-councils-in-northern-ireland.htm>

SECTION 2 PLANNING APPLICATIONS AND NEW DWELLING STARTS AND COMPLETIONS

Planning Applications and Decisions (T2.1 – 2.5)

The Department of the Environment (DOE) is the sole planning authority for Northern Ireland. The planning service, an Executive Agency within the Department, administers most planning functions on behalf of DOE. It has a statutory duty to consult the relevant Local Government District about every planning application it receives. Individual planning applications may relate to one or more sites.

Planning figures are obtained from a live dataset which is continuously updated and validated and, as such, figures should be regarded as indicative only at this point in time and should not be compared to any previous figures.

In addition, from late 2005 onwards, the number of applications received during any given period cannot be compared directly with previous periods, due to the phased introduction of a fundamental process change aimed at improving the quality of planning applications. Incomplete or invalid applications are now returned to the applicant at the outset - an application is only recorded as received if it passes an initial check. This new process change is responsible for a significant proportion of an apparent drop in "applications received" figures.

Data Quality Assessment - Very good. Data are extracted and subjected to a validation process. Coding anomalies and missing data are queried and referred back to local planning offices if appropriate. The SPSS syntax used to produce the statistical outputs also has built into it various cross-checks.

New Dwelling Starts and Completions (T2.6 – 2.11)

Details of all new dwelling starts are supplied by Local Authority Building Control for each of the 26 Local Government Districts. Data for the social rented sector are provided by NIHE. As of 2001-02, NIHE no longer build new dwellings.

Starts

A dwelling is counted as started on the date work begins on the laying of the foundations, including 'slabbing' if required. Thus, when foundational work commences on a pair of semi-detached houses, two houses are started, and when work begins on a block of flats, all the dwellings which that block shall contain are started.

Completions

A dwelling is regarded as completed when it becomes ready for occupation, whether occupied or not. The figures given in Tables 2.8 and 2.9 have been adjusted by statistical methods to correct, as far as possible, the proven under-recording of private sector completions. The methods used do not permit private sector figures to be produced at Local Government District area level.

SECTION 3 NORTHERN IRELAND HOUSING EXECUTIVE

Improvements to NIHE Dwellings (T3.1 and 3.2)

The categories used in Tables 3.1 and 3.2 include the following Housing Executive improvement programmes:

Major Improvements

- Multi-element improvements
- Structurally defective stock
- Improve acquired stock

Intermediate Improvements

- Single element improvements
- Incremental improvements
- Clean air improvements
- Heating upgrades
- Special schemes

Minor Improvements

- External cyclical maintenance
- Electrical modernisation
- Insulation

Tables 3.1 and 3.2 report on Housing Executive activity; data is gathered by Area staff and input directly into the Housing Executive's computerised Management Information System.

Data Quality Assessment

Data quality is good. Monthly checks are carried out to ensure the quality of the data. A suite of reports is issued to Areas, highlighting any anomalies that may exist.

Private Sector Grants (T3.3)

This table reports on NIHE grants activity. The data are collected using a computerised information management system.

Data Quality Assessment

Data quality is very good. The table reports quarterly and annual totals extracted from the computerised information management system. Figures are input by staff in each grants office, automatically refreshed by the system on a nightly basis, and reviewed regularly to ensure accuracy.

All repair and improvement grants are payable under the Housing (NI) Order 2003. Details of improvements to private sector housing are only available where grant aid has been sought.

Various types of grant exist:

Mandatory Grants

Disabled Facilities - For special facilities in a dwelling for a person with a disability.

Repairs - Where a repairs notice has been served by the local district council.

Discretionary Grants

Renovation - To improve or repair dwellings which have been deemed unfit to live in, or which need repair work to prevent becoming unfit.

Replacement - To replace unfit isolated dwellings in rural areas.

Home Repair Assistance - Home Repair Assistance grants replaced Minor Works grants, and provide assistance for eligible owner occupiers and private tenants to carry out moderate repairs, improvements, basic security measures and adaptations to the outside of the home and/or for health and safety purposes.

Houses in Multiple Occupation (HMOs) - For essential improvements or repairs, additional cooking, bathing or toilet facilities, or fire precaution work in HMOs located in eligible areas. (The Housing (NI) Order 2003 defines a House in Multiple Occupation as "a house occupied by more than two qualifying persons, being persons who are not all members of the same family".)

Homelessness (T3.4 – 3.7)

Under the Housing (NI) Order 1988 as amended, NIHE has a statutory responsibility to secure permanent accommodation for persons who have priority need and who are unintentionally homeless, to secure temporary accommodation in a variety of circumstances and to provide advice and assistance to those who are homeless or threatened with homelessness.

Housing Selection Scheme (T3.6 – 3.7)

A new housing selection scheme was introduced for Northern Ireland from 1st November 2000. Under this scheme all applicants are awarded points on the basis of priority – in relation to intimidation, insecurity of tenure, housing conditions and health and social well-

being. Where an applicant receives 30 or more points they are considered to be in 'housing stress'.

Households Presenting as Homeless by Outcome (T3.6)

This table reports on data collated in the Housing Executive's computerised Housing Management System throughout the financial year.

Data Quality Assessment

Data quality is very good. The figures capture the outcome of all homeless presentations during the financial year and are quality assured by the Housing Executive prior to publication.

Social Rented Sector Waiting Lists and Allocations (T3.8)

This table reports on data collated in the Housing Executive's computerised Housing Management System.

Data Quality Assessment

Data quality is very good. The figures capture all social housing allocations during the financial year and are quality assured by the Housing Executive prior to publication. The figures for applicants and applicants in housing stress represent all current applications for social housing in Northern Ireland at a given point in time, in this case 31 March 2011.

Social Rented Sector Waiting Lists by Local Government District (T3.9)

This table reports on a download of data extracted from the Housing Executive's computerised Housing Management System at 31 March each year.

Data Quality Assessment

Data quality is very good. The figures represent all applications for social housing in Northern Ireland at a given point in time and are quality assured by the Housing Executive prior to publication.

Social Rented Sector Waiting Lists by Local Government District (T3.10)

This table reports on a download of data extracted from the Housing Executive's computerised Housing Management system at 31 March 2011.

Data Quality Assessment

Data quality is very good. The figures represent all applications, and transfer applications, for social housing in Northern Ireland at 31 March 2011. They are accurate at Northern Ireland level and at Local Government District level, and are quality assured by the Housing Executive prior to publication.

Deletions from the Waiting List (T3.11)

This table reports on data collated in the Housing Executive's computerised Housing Management System throughout the financial year.

Data Quality Assessment

Data quality cannot be guaranteed. While the figures represent all deletions ('re-housed') keyed on the PRAWL (Property Rent Accounting Waiting List) system throughout the financial year, it cannot be guaranteed that the Housing Executive or a housing association is informed when a waiting list or transfer applicant is re-housed in the private sector or makes

other alternative arrangements. Some may choose to keep their application for social housing open, while others may neglect to withdraw their application. While recorded accurately, the figures in this table may therefore need to be treated with some caution.

Allocations (T3.12)

This table reports on data collated in the Housing Executive's computerised Housing Management system throughout the financial year.

Data Quality Assessment

Data quality is very good. The figures capture all social housing allocations during the financial year and are quality assured by the Housing Executive prior to publication.

NIHE Tenants in Receipt of Housing Benefit (T3.13)

These statistics are extracted from tables held with the Housing Benefit System and Housing Management system.

Data Quality Assessment

Data quality is good. A selection of claims is selected to test the validity of the data provided.

NIHE Average Rent, Collectable Rental Income and Arrears (T3.14)

Data on average rent, rent arrears and collectable rental income is sourced from the Housing Executive's computerised Housing Management System.

Data Quality Assessment (Average Rent)

Data quality is good. Data is validated on a yearly basis, confirmed by senior management and reported to the Housing Executive Board in an annual Rent Increase Board Paper. Records are inspected periodically by the Housing Executive's Internal Audit unit. The Average Rent figure remains static throughout the year.

Data Quality Assessment (Rent Arrears and Collectable Rental Income)

Data quality is good. Data is subject to validation, and reported to the Housing Executive Board, on a monthly basis. Records are inspected periodically by the Housing Executive's Internal Audit unit and can also be subject to inspection by the Northern Ireland Audit Office. Figures can change slightly following year-end due to accounting adjustments.

Average Weekly Local Authority Rents and Male Earnings by UK Region (T3.15)

England Rent

Average rents for England are published in live table 701 on the Department for Communities and Local Government (DCLG) website:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyrentslettings/livetables/>. The figures for England are considered to be official statistics. DCLG take these figures from administrative/management data but do some quality assurance.

The local authority average weekly rent in England and its regions data are sourced from DCLG Housing Subsidy Claim forms. Average rents data for 2003-04 and onwards are based on a standardised 52 week collection calculated by DCLG from figures provided by

local authorities. Data prior to 2003-04 may have been reported on various different collection scales.

Data Quality Assessment

Standardised average weekly rents (52 week basis) figures are reconciled against other rents information reported by local authorities on the DCLG Housing Subsidy Claim forms, which is an administrative data source. Data are queried with the local authority data providers as necessary and are amended where the local authority has resolved our query.

Wales Rent

The data has been obtained from Cell 2830 of Housing Revenue Account Subsidy (HRAS) 10-01(W) (2nd advance forms) which is the "average actual weekly rent per dwelling" used for the calculation of any deduction to be made by the Department for Work and Pensions for Rent Rebate Subsidy Limitation, from Council Housing Rent Rebate Subsidy payable to them for a financial year. "Rent" includes all payments in respect of a dwelling (excluding voids), specified in regulation 12(1) of the Housing Benefit Regulations but excluding payments specified in paragraph (e) of that regulation. Where (e) states: payments of, or by way of, service charges payment of which is a condition on which the right to occupy the dwelling depends. No checks are carried out on the accuracy of the data apart from ensuring that the correct amounts have been used on the form for the previous information is taken from the HRAS second advance forms which are not audited and the data are not published. The data are not National Statistics.

Scotland Rent

Average local authority rents in Scotland are supplied by Scottish Government. The figures are from publication on 28 September 2010 and covered outturn up to 2009-10 and the budgeted position for 2010-11 (marked provisional). The publication is available at: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09>. The information in the publication is taken from an annual return by councils to the Scottish Government giving details of income and expenditure on local authorities' housing revenue accounts.

Key points about the statistics are:-

- They come from an annual return by councils. Copy of the latest return and guidance notes is at: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRAreturn>
- The average rent is the amount earned by the council in respect of each property owned divided by the number of houses in the lettings stock in September each year. This is calculated by dividing the Council's Standard Rental Income on Houses by the total letting stock at September. The average rent calculated in this way is lower than a weighted average of set rents charged to tenants in that this method takes into account the proportion of housing which spends some time unlet and those for which rent is not successfully collected.
- The rent shown is the average rent, calculated as described above, for all properties on Scottish Local Authorities' Housing Revenue Accounts. From 2006-07 Argyll & Bute and Eilean Siar (Western Isles) councils transferred their housing stock to the housing association sector and from 2007-08 Inverclyde transferred its housing stock to the housing association sector. Rent income and housing stock for these councils has been excluded from the average rent income from the year of the transfer.

- The published statistics are Official Statistics, not National Statistics.

NI rent

Information is taken from T3.14 (see above).

Earnings

The average male median weekly earnings for England, Scotland, Wales and NI are sourced from the Annual Survey of Hours and Earnings (ASHE) and cover both full-time and part-time employees on adult rates whose pay was not affected by absence.

Data Quality Assessment

The ASHE is a National Statistics survey. National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure they meet customer needs. A summary quality report for ASHE can be found at the link below. This report describes, in detail, the intended uses of the statistics, their general quality and the methods used to produce them.

<http://www.ons.gov.uk/ons/guide-method/method-quality/quality/quality-information/business-statistics/index.html>

House Sales (T3.16 and 3.17)

In addition to sales of properties to sitting tenants and developers, Tables 3.16 and 3.17 contain figures relating to houses sold via the Special Purchase of Evacuated Dwellings (SPED) scheme. This scheme facilitates the purchase and resale by NIHE of private sector properties vacated by individuals under threat of intimidation.

SECTION 4: HOUSING ASSOCIATIONS AND PRIVATE RENTED SECTOR

Unit (T4.1 – 4.6)

A unit is defined as 'either one self-contained dwelling or one bed-space'.

Communal Establishments (T4.3 and 4.4)

A communal establishment is defined as '*a group of rooms where each lacks exclusive use of bath/shower, w/c or some cooking facilities, with no staff support*'.

Hostel (T4.3 and 4.4)

A hostel is defined as 'a building containing single or shared rooms which are not self-contained (i.e. lacking a bath/shower, w/c or some cooking facilities), with support staff.

Average Weekly Rent (T4.7)

The Housing (NI) order 1992 prohibits Housing Associations from increasing the rent payable under a tenancy within the first twelve months of the tenancy. To allow for this in managing their finances, Housing Associations allocating properties during their rental year include the estimated next increase which will apply to their rents. This effectively invalidates the process of comparing, year-on-year, average weekly rents.

Sales of Dwellings by Housing Associations (T4.8)

The Department for Social Development is advised by Housing Associations of completed sales i.e. after the Department has signed and sealed the legal documents. Sales not deemed to be completed until we are notified of such.

Data Quality Assessment

Considered to be very good. The Department gives consent in principle to proposed sales and this is followed up by formal consent and leases being signed and sealed prior to formal completion of sale. Department notified by Housing Associations of formal completion date.

Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2010-11 (T4.9)

This table reports on Northern Ireland Co-Ownership Housing Scheme Activity. The data are sourced from monthly and end-of-year monitoring returns provided by the Northern Ireland Co-Ownership Housing Association to DSD.

Data Quality Assessment

Very good. As NICHA require Housing Association Grant in order to complete purchases, claims are submitted to the Finance Team of Housing Division, DSD for payment of the appropriate funding. Such claims are subject to the necessary finance checks to reconcile claims and payments against the appropriate purchase records and deed transactions, this provides confirm that the relevant monitoring returns reflect the number of actual purchases made/applications completed.

Restricted and Regulated Tenancies (T4.10)

These tenancies were controlled within the terms of the Rent (NI) Order 1978 and have considerable security of tenancy.

Restricted – usually small properties registered with DSD, possibly in a poor state of repair, for which the tenant can only be charged £1 per week, excluding rates.

Regulated – usually properties of a better standard, for which the rent payable is limited to the amount registered with DSD.

Protected Tenancies (T4.11)

With effect from 1 April 2007, the Private Tenancies (NI) Order 2006 came into effect. No new tenancy of any dwelling can be a protected tenancy (formally known as a regulated tenancy or a restricted tenancy). Existing protected tenancies will retain their protected tenancy status and will continue to have their rents controlled by legislation. Restricted and regulated tenancies are now known as protected tenancies. Any new tenancy which is found to be unfit for human habitation will also be subject to rent control.

This table reports on Fit and Unfit Tenancies. This data is sourced from registration forms received directly into the Rent Office which operates within the DSD. All information gathered is from first hand sources.

Data Quality Assessment

Very Good. All external information received in is verified through a checking procedure involving the issuing of a proforma. The treatment of this data internally is robust, involving

two separate validation and checking levels before statistics are gathered and released to senior management.

SECTION 5: HOUSING MARKET ACTIVITY

Mortgage Possession (T5.1 and 5.2)

Statistics on actions for mortgage possession (writs and originating summonses) are produced by the Northern Ireland Courts and Tribunals Service (NICTS). The court, following a judicial hearing, may grant an order for possession. As the parties involved can often negotiate a compromise, not all such actions lead to eviction. The figures cover both the public and private sectors and relate to both domestic and commercial properties.

Possession – The court orders the defendant to deliver possession of the property to the plaintiff within a specified time. If the defendant fails to comply with the order the plaintiff may proceed to apply to the Enforcement of Judgements Office for an order to have the defendant evicted.

Suspended Possession – The court may postpone the date for delivery of possession if it is satisfied that the defendant is likely to be able, within a reasonable period, to pay any sums due under the mortgage, or to remedy any other breach of the obligations under the mortgage. A suspended possession order cannot be enforced by the plaintiff without the permission of the court, which will only be granted after a further hearing.

Sale and Possession – If the plaintiff seeks possession of property which is subject to an 'equitable mortgage' (i.e. normally one created informally by deposit of deeds rather than the execution of a mortgage deed) the court may order a sale of the property to enable enforcement of the equitable mortgage and that the defendant give up possession for that purpose. The sale price is subject to approval by the court.

Strike out - This occurs when the moving party does not wish to proceed any further, or when the court rules that there is no reasonable ground for bringing or defending the mortgage action.

Dismiss action - The mortgage action is dismissed by the courts.

Other orders - These include: (a) Declaration of possession coupled with an order for sale in lieu of partition and (b) Stay of Eviction – after a Possession Order is granted but prior to actual repossession, the Defendant may apply to Court to seek a stay of eviction which, if granted, prevents repossession for a certain defined period.

Data from the Integrated Courts Operations System (ICOS) are used to provide information on mortgages. This system has been chosen as it is the main system within the Northern Ireland Courts and Tribunals Service (NICTS). The data are input to this system on a daily basis. A download from this system is supplied to the Statistics and Research team on a weekly basis on flat files. This information is downloaded via SPSS and validations are produced from this system to ensure that the data are reliable and robust for use. Any inconsistencies are reported back to individual court offices and if required, any necessary amendments are made to the data. Once these amendments have been checked, computer syntax is then used to produce the tables in the bulletin. The aggregated total figures in the bulletin are produced from the computer syntax.

The mortgage statistics are taken from the latest available data and are provisional. The NICTS check all data that are to be published carefully in order to provide a high level of quality assurance in relation to the data. However, NICTS does acknowledge that some errors may occur due to the inputting of incorrect data. Most of these errors are detected and corrected by the validations that are computed by the statistics and research team before publication. Nonetheless, as the figures are extracted from a live database on a particular date, figures may change due to late returns and further validations. Final yearly figures are published in *Judicial Statistics* (<http://www.courtsni.gov.uk/en-GB/Services/Statistics%20and%20Research/Pages/default.aspx#JudStat>). Data for 2010 were published in June 2011.

SECTION 6: HOUSEHOLD SURVEY STATISTICS

Continuous Household Survey (T6.1 – 6.6)

Sampling Error

Estimates quoted in the tables are based on data collected from a sample of the population and are therefore subject to sampling error. Further details including confidence limits are available on the NISRA Central Survey Unit website:

<http://www.csu.nisra.gov.uk/survey.asp28.htm>

Bedroom Standard

This concept is used to estimate occupation density by allocating a standard number of bedrooms to each household in accordance with its age/sex/marital status composition and the relationship of its members to one another.

Expenditure and Food Survey (T6.7 – 6.9)

The Expenditure and Food Survey (EFS) also now known as the Living Costs and Food Survey (LCF) is a voluntary sample survey of private households. The basic unit of the survey is the household.

Each individual aged 16 or over in the households visited is asked to keep diary records of daily expenditure for two weeks. Information about regular expenditure such as rent, mortgage payments, gas, electricity and telephone accounts, is obtained from a household interview along with retrospective information on certain large, infrequent expenditures such as vehicles.

Detailed questions are asked about the income of each adult member of the household. In addition, personal information such as age, sex and marital status is recorded for each household member.

This information is subject to an intensive regime of checking and validation. Coders spend an average of six hours on each spending diary.

NI figures come from the oversampled NI database. UK figures are adjusted for non-response using weights that control for a number of factors. The weights are produced in two stages. First, the data are weighted to compensate for non-response (sample-based weighting). Second, the sample distribution is weighted so that it matches the population distribution in terms of region, age group and sex (population-based weighting).

Fieldwork is carried out by NISRA Central Survey Unit (CSU) in NI and by Office for National Statistics (ONS) in the rest of the UK.

The LCF results are a National Statistic.

SECTION 7: FAMILY RESOURCES SURVEY

Family Resources Survey (FRS) Households (T7.1 - 7.4)

The definition of a household used in the FRS is “a single person or group of people living at the same address as their only or main residence, who either share one meal a day together or share the living accommodation, i.e. a living room”.

Region

Regional classifications are based on the standard statistical geography of the former Government Office Regions: nine in England, and a single region for each of Wales, Scotland and Northern Ireland. Government Office Regions are built up of complete counties or unitary authorities.

Housing Costs

Household rent for rented accommodation or mortgage interest for those buying their home with a mortgage, plus premiums paid on structural insurance, plus charges for owner occupiers (ground rent, feu duties, service charges etc.)

The Family Resources Survey report is a National Statistic.

SECTION 8 CONSTRUCTION BULLETIN DATA

No further notes.

SECTION 9 COUNCIL OF MORTGAGE LENDERS DATA

No further notes.

Analytical Services Unit, Department for Social Development act as a data repository only. We attempt to quality assure all data received, but responsibility for accuracy lies solely with the source.

ASSOCIATED PUBLICATIONS / USEFUL LINKS

Below is a list of relevant publications and useful links to information issued recently in Northern Ireland, Great Britain and the Republic of Ireland.

Northern Ireland Housing Bulletin

Analytical Services Unit, Department for Social Development

http://www.dsdni.gov.uk/index/stats_and_research/housing_publications.htm

Northern Ireland Housing Executive Corporate plan 2011-12 to 2013-14

http://www.nihe.gov.uk/2011_corporate_plan.pdf

Northern Ireland Housing Executive Annual report 2009-10

http://www.nihe.gov.uk/annual_report_2009-10.pdf

Northern Ireland House Condition Survey 2009, Northern Ireland Housing Executive

http://www.nihe.gov.uk/index/sp_home/research-2/house_condition_survey.htm

Northern Ireland Quarterly House Price Index

Centre for Research on Property and Planning, School of the Built Environment, University of Ulster

<http://www.rpp.ulster.ac.uk/housing-index.php>

Registered Housing Associations in Northern Ireland

Housing Associations Branch, Department for Social Development

http://www.dsdni.gov.uk/registered_housing_associations

UK Housing Review 2010-2011

<http://www.york.ac.uk/res/ukhr/index.htm>

Housing Statistics

UK

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/>

Wales

<http://wales.gov.uk/topics/statistics/headlines/housing2011/?lang=en>

Scotland

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

Republic of Ireland

<http://www.envron.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

SOURCES USED FOR TABLES

The Council of Mortgage Lenders

<http://www.cml.org.uk/cml/statistics>

Central Statistics Office (RoI) Population Estimates

www.cso.ie

Department for Communities and Local Government (DCLG)

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livetables/>

Department of the Environment, Community and Local Government (DECLD) (RoI)

<http://www.environ.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

DETI - ASHE, ONS quality report

<http://www.ons.gov.uk/ons/guide-method/method-quality/quality/quality-information/business-statistics/index.html>

DSD - Housing Division

<http://www.dsdni.gov.uk/index/hsdiv-housing-link>

DSD - Family Resources Survey and Households Below Average Income

http://www.dsdni.gov.uk/index/stats_and_research/family_resources_survey.htm

Local Authority Building Control

<http://www.buildingcontrol-ni.com/site/default.asp?secid=home>

Land and Property Services (LPS)

<http://www.dfpni.gov.uk/lps/>

National House Building Council (NHBC)

<http://www.nhbc.co.uk/NewsandComment/UKnewhouse-buildingstatistics/>

Northern Ireland Courts and Tribunal Service - 'Mortgages: Actions for Possession statistics'

<http://www.courtsni.gov.uk/en-GB/Services/Statistics%20and%20Research/Pages/default.aspx#Mortgage>

NIHE - Key Issues

http://www.nihe.gov.uk/index/about-us-home/media_centre/key_issues.htm

NIHE - House Conditions Survey

http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

NISRA - Mid-year estimates

<http://www.nisra.gov.uk/demography/default.asp17.htm>

NISRA - Continuous Household Survey

<http://www.csu.nisra.gov.uk/survey.asp2.htm>

NISRA - Expenditure and Food Survey

<http://www.csu.nisra.gov.uk/survey.asp3.htm>

NISRA - Construction Bulletin Data

<http://www.csu.nisra.gov.uk/survey.asp11.htm>

ONS - Population estimates

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Population+Estimates>

ONS - General Lifestyle Survey

<http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcM%3A77-198839>

Planning NI

<http://www.planningni.gov.uk/index/tools/about-statistics.htm>

Rating Policy Division, DFP (NI Direct)

<http://www.nidirect.gov.uk/index/information-and-services/property-and-housing/rates.htm>

Scottish Government

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09>

Welsh Government

<http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>

This report can be found on:
www.dsdni.gov.uk

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