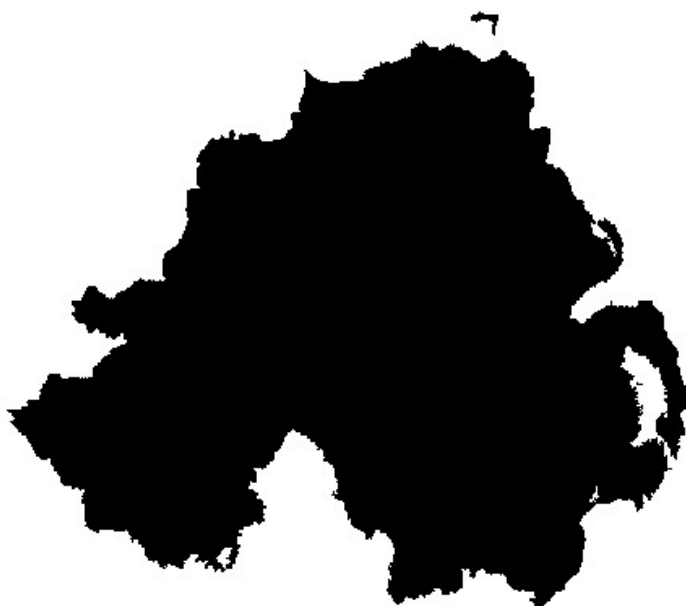


Northern Ireland Housing Statistics

2011-12



© Crown Copyright 2013

Published by: Analytical Services Unit

ISBN 978-1-904105-70-1

ISSN 0144 4433

This document/publication is also available on our website at
http://www.dsdni.gov.uk/housing_stats

Editorial Team

Stephen Acheson
Clair Stewart
Jennifer Doak

Executive Summary

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

The Northern Ireland Housing Statistics is specifically of interest to the Department for Social Development (DSD). Other government departments and outside researchers and analysts from a range of disciplines in both the public and private sectors, will also benefit from the availability of such a data source.

Contact Point

If you have any comments or questions, or are interested in receiving information about the publication, such as consultations, planned changes and notice of future releases, please contact us at:

Analytical Services Unit
Department for Social Development
4th Floor
James House
Gasworks Business Park
Ormeau Road
Belfast
BT7 2JA
Email: asu@dsdni.gov.uk
Telephone: 02890819940

Contents

Introduction

1 Supply

- 1.1 Key Housing Supply Indicators 2004-05 to 2011-12
- 1.2 Total Housing Stock by Tenure 2001-02 to 2011-12
- 1.3 Total Occupied Housing Stock by Tenure 2001-02 to 2011-12
- 1.4 Dwelling Tenure by Proposed New Council Area 2009
- 1.5 Dwelling Type by Proposed New Council Area 2009
- 1.6 Unfitness and Basic Amenities 1991 to 2011
- 1.7 New Dwelling Starts By Sector 2003-04 to 2011-12
- 1.8 New Dwelling Starts By Sector and Local Government District 2010-11 & 2011-12
- 1.9 New Dwelling Completions By Sector 2003-04 to 2011-12
- 1.10 New Dwelling Completions For Housing Associations By Local Government District 2010-11 & 2011-12
- 1.11 Volume of Housing Output in Northern Ireland 2005 to 2012
- 1.12a Volume of Output in Northern Ireland By Construction Sector 2005 to 2012 (Current prices)
- 1.12b Volume of Output in Northern Ireland By Construction Sector 2005 to 2012 (Constant prices and seasonally adjusted)
- 1.13 Average Rates Bill by Local Government District 2004-05 to 2012-13
- 1.14 Residential Planning Applications and Decisions 2003-04 to 2011-12
- 1.15 Residential Planning Decisions By Classification 2010-11 & 2011-12
- 1.16 Residential Planning Applications & Decisions By Planning Division and Local Government District 2011-12
- 1.17 Residential Planning Decisions by Sub-classification and Planning Division 2011-12

2 Energy

- 2.1 Central Heating By Fuel Type 2001, 2004, 2006, 2009 & 2011
- 2.2 Standard Assessment Procedure (SAP) Rating 2001, 2006, 2009 & 2011
- 2.3 Warm Home Schemes Grants Processed 2006-07 to 2011-12

3 Social Renting Demand

- 3.1 NIHE Average Weekly Rent, Collectable Rental Income and Arrears 2002-03 to 2011-12
- 3.2 Average Weekly Local Authority Rents by UK Region 2004-05 to 2011-12
- 3.3 Housing Associations: Average Weekly Rent, Collectable Rental Income and Arrears 2001-02 to 2011-12
- 3.4 NIHE Tenants in Receipt of Housing Benefit 2002-03 to 2011-12
- 3.5 Social Rented Sector Waiting Lists and Allocations 2002-03 to 2011-12
- 3.6 Social Rented Sector Waiting Lists by Local Government District 2003-04 to 2011-12
- 3.7 Total Allocations by Local Government District 2011-12
- 3.8 Households Presenting as Homeless by Reason 2004-05 to 2011-12
- 3.9 Households Presenting as Homeless by Household Type 2004-05 to 2011-12
- 3.10 Households Presenting as Homeless by Outcome 2011-12
- 3.11 Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2011-12

4 Private Renting Demand

- 4.1 Average Rent and Length of Time of Residence for Private Rented Sector by Region 2010-11
- 4.2 Households in Private Rented Accommodation by Region/Country and Weekly Rent 2010-11

5 Owner Occupier Demand

- 5.1 Northern Ireland Residential Property Price Index Values
- 5.2 Number of Verified Residential Property Sales in Northern Ireland
- 5.3 Northern Ireland Residential Property Price Index by Property Type
- 5.4 National House Building Council (NHBC) Registered New House Sales And Prices 2002-03 to 2011-12
- 5.5 Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2011-12
- 5.6 Northern Ireland First-time Buyers: Lending and Affordability
- 5.7 Northern Ireland Home Movers: Lending and Affordability
- 5.8 Northern Ireland All Loans for House Purchase: Lending and Affordability
- 5.9 Mortgage Cases Received 2002-03 to 2012-13
- 5.10 Orders Made in Relation to Mortgages 2009-10 to 2012-13

6 Household Characteristics

- 6.1 Projected households by size, Northern Ireland, 2008-2023
- 6.2 Projected households by type, Northern Ireland, 2008-2023
- 6.3 Projected households by Local Government District, Northern Ireland, 2008-2023
- 6.4 Accommodation By Tenure 2011-12
- 6.5 Household Type by Dwelling Tenure 2011
- 6.6 Household Type by Dwelling Type 2011
- 6.7 Difference From Bedroom Standard by Tenure 2011-12
- 6.8 Average Gross Weekly Household Income And Expenditure By UK Region 2009-2011
- 6.9 Average Weekly Household Expenditure by Commodity or Service Northern Ireland and United Kingdom 2009-2011
- 6.10 Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2010-2011

6.11 Percentage of Households in Low-Income Before Housing Costs 2010-11

6.12 Percentage of Households in Low-Income After Housing Costs 2010-11

Appendix 1: Data Sources – Supply

Appendix 2: Data Sources – Energy

Appendix 3: Data Sources – Social Renting Demand

Appendix 4: Data Sources – Private Renting Demand

Appendix 5: Data Sources – Owner Occupier Demand

Appendix 6: Data Sources – Household Characteristics

Comparison of Old and New Table Numbers

Old Table	New Table	Title	Revision
1.1	1.1	Key Indicators 2004-05 to 2011-12	NIHE information relating to sales, new dwellings and improvements removed from the table due to limited demand. Average weekly local authority rents by region available in new Table 3.2. Title changed to "Key Housing Supply Indicators 2004-05 to 2011-12".
1.2	Removed	Public Expenditure on Housing 2005-06 to 2011-12	Limited demand for this table.
1.3	1.2	Total Housing Stock by Tenure 2001-02 to 2011-12	
1.4	1.3	Total Occupied Housing Stock by Tenure 2001-02 to 2011-12	
1.5	1.4	NI House Condition Survey: Dwelling Tenure By Proposed New Council Area 2009	Title changed to "Dwelling Tenure By Proposed New Council Area 2009".
1.6	1.5	NI House Condition Survey: Dwelling Type By Proposed New Council Area 2009	Title changed to "Dwelling Type By Proposed New Council Area 2009".
1.7	1.6	NI House Condition Survey: Key Indicators 1987 to 2011	Title changed to "Unfitness and Basic Amenities 1991 to 2011."
1.8	2.1	NI House Condition Survey: Central Heating by Fuel Type 2001, 2004, 2006, 2009 and 2011	Title changed to "Central Heating by Fuel Type 2001, 2004, 2006, 2009 and 2011".
1.9	2.2	NI House Condition Survey: Standard Assessment Procedure (SAP) Rating 2001, 2006, 2009 & 2011	Title changed to "Standard Assessment Procedure (SAP) Rating 2001, 2006, 2009 & 2011".
1.10	Removed	NIHE Houses Demolished by Area 2002-03 to 2011-12	Limited demand for this table.
1.11	2.3	Warm Homes Scheme Grants Processed 2006-07 to 2011-12	
1.12	1.13	Average Rates Bill By Local Government District 2004-05 to 2012-13	
2.1	1.14	Planning Applications 2003-04 to 2011-12	Table now focuses on residential only information and Residential Planning Decisions have been added. Table renamed to "Residential Planning Applications and Decisions 2003-04 to 2011-12" to reflect this change.
2.2	1.15	Planning Decisions By Classification 2010-11 & 2011-12	Table now focuses on residential only information. Table renamed to "Residential Planning Decisions By Classification 2010-11 & 2011-12" to reflect this change.
2.3	Removed	Planning Applications By Planning Service Division And Local Government District 2011-12	Residential Planning Applications information now contained in new Table 1.17.
2.4	1.16	Residential Planning Decisions By Planning Service Division And Local Government District 2011-12	Residential Planning Applications have been added. Table renamed to "Residential Planning Applications &

			Decisions By Planning Division And Local Government District 2011-12" to reflect this change.
2.5	1.17	Residential Planning Decisions By Sub-classification And Planning Service Division 2011-12	Title changed to "Residential Planning Decisions By Sub-classification And Planning Division 2011-12".
2.6	1.7	New Dwelling Starts By Sector 2003-04 to 2011-12	"NIHE" table column removed from the table as the NIHE no longer build new dwellings.
2.7	Removed	New Dwelling Starts By Sector Per 1,000 Population 2003-04 to 2011-12	Limited demand for this table.
2.8	1.9	New Dwelling Completions By Sector 2003-04 to 2011-12	"NIHE" table column removed from the table as the NIHE no longer build new dwellings.
2.9	Removed	New Dwelling Completions By Sector Per 1,000 Population 2003-04 to 2011-12	Limited demand for this table.
2.10	1.8	New Dwelling Starts By Sector And Local Government District 2010-11 & 2011-12	"Social Rented Sector" table column renamed to "Housing Associations" as the NIHE no longer build new dwellings.
2.11	1.10	New Dwelling Completions For The Social Rented Sector By Local Government District 2010-11 & 2011-12	"Northern Ireland Housing Executive" table column removed from the table as the NIHE no longer build new dwellings. Table renamed to "New Dwelling Completions For Housing Associations By Local Government District 2010-11 & 2011-12" to reflect this change.
3.1	Removed	Improvements to NIHE Dwellings 2002-03 to 2011-12	Limited demand for this table.
3.2	Removed	Improvements to NIHE Dwellings by Local Government District 2011-12	Limited demand for this table.
3.3	Removed	NIHE Grants To The Private Sector For Disabled Facilities, Dwelling Repair And Improvement 2003-04 to 2011-12	Limited demand for this table.
3.4	3.8	Households Presenting As Homeless By Reason 2004-05 to 2011-12	
3.5	3.9	Households Presenting As Homeless By Household Type 2004-05 to 2011-12	
3.6	3.10	Households Presenting As Homeless By Outcome 2004-05 to 2011-12	Due to the change in reporting of outcomes following the introduction of the new Housing Management System in July 2011, figures from 2011/12 onwards are not strictly comparable with those published previously. Table renamed to "Households Presenting As Homeless By Outcome 2011-12" to reflect this change.
3.7	3.11	Homeless Households Awarded Priority Status By Reason 2004-05 to 2011-12	In order to reflect changes in terminology due to the implementation of the new Housing Management System in July 2011 the table has been renamed to "Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2011-12"
3.8	3.5	Social Rented Sector Waiting Lists	

		and Allocations 2002-03 to 2011-12	
3.9	3.6	Social Rented Sector Waiting Lists By Local Government District 2003-04 to 2011-12	
3.10	Removed	Social Rented Sector Waiting Lists By Local Government District 2011-12	Limited demand for this table.
3.11	Removed	Total Number Of Deletions (Rehoused) From The Waiting List 2011-12	Limited demand for this table.
3.12	3.7	Total Allocations By Local Government District 2011-12	
3.13	3.4	NIHE Tenants In Receipt Of Housing Benefit 2002-03 to 2011-12	
3.14	3.1	NIHE Average Weekly Rent, Collectable Rental Income And Arrears 2002-03 to 2011-12	
3.15	3.2	Average Weekly Local Authority Rents And Male Earnings By UK Region 2004-05 to 2011-12	Male earnings removed from the table. Table renamed to "Average Weekly Local Authority Rents By UK Region 2004-05 to 2011-12" to reflect this change.
3.16	Removed	Sales Of Dwellings By NIHE 2004-05 to 2011-12	Limited demand for this table.
3.17	Removed	Sales Of Dwellings By NIHE By Local Government District 2004-05 to 2011-12	Limited demand for this table.
4.1	Removed	Housing Associations: Dwellings Started 2004-05 to 2011-12	Limited demand for this table. New Dwelling Starts available in Table 1.7.
4.2	Removed	Housing Associations: Dwellings Completed 2004-05 to 2011-12	Limited demand for this table. New Dwelling Completions available in Table 1.9.
4.3	Removed	Housing Associations: Hostel And Other Communal Establishments Started 2005-06 to 2011-12	Limited demand for this table.
4.4	Removed	Housing Associations: Hostel And Other Communal Establishments Completed 2005-06 to 2011-12	Limited demand for this table.
4.5	Removed	Housing Associations: Units of Accommodation Started 2005-06 to 2011-12	Limited demand for this table.
4.6	Removed	Housing Associations: Units of Accommodation Completed 2005-06 to 2011-12	Limited demand for this table.
4.7	3.3	Housing Associations: Average Weekly Rent, Collectable Rental Income And Arrears 2001-02 to 2011-12	
4.8	Removed	Sales Of Dwellings By Housing Associations 2003-04 to 2011-12	Limited demand for this table.
4.9	5.5	Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2011-12	
4.10	Removed	Restricted And Regulated Tenancies 2001-02 to 2006-07	Limited demand for this table.
4.11	Removed	Fit And Unfit Tenancies 2007-08 to 2011-12	Limited demand for this table.
5.1	5.9	Actions For Mortgage Possessions	Title changed to "Mortgage Cases

		2002-03 to 2012-13	Received 2002-03 to 2012-13".
5.2	5.10	Orders For Mortgage Possession 2009-10 to 2012-13	Title changed to "Orders Made in Relation to Mortgages 2009-10 to 2012-13".
5.3	5.4	NHBC Registered New House Sales And Prices 2002-03 to 2011-12	
5.4	Removed	Intended Selling Price Of NHBC Registered Starts By House Type 2001-02 to 2005-06	Limited demand for this table. Information relating to the Northern Ireland Residential Property Price Index added in new tables 5.1 to 5.3.
5.5	Removed	Mean Intended Selling Price Of NHBC Registered Private Sector Starts By House Type June 2006 to June 2012	Limited demand for this table. Information relating to the Northern Ireland Residential Property Price Index added in new tables 5.1 to 5.3.
6.1	Removed	Households By Tenure 2004-05 to 2011-12	Dwelling Tenure information for 2011 available in new Table 6.5.
6.2	6.4	Accommodation By Tenure 2011-12	
6.3	Removed	Accommodation By Household Type 2011-12	"Household type by dwelling type" information available in new Table 6.6.
6.4	Removed	Date Of Construction By Tenure 2011-12	Limited demand for this table.
6.5	Removed	Persons Per Room And Mean Household Size By Tenure 2011-12	Limited demand for this table.
6.6	6.7	Difference From Bedroom Standard By Tenure 2011-12	
6.7	Removed	Average Gross Weekly Household Income By Tenure: NI And UK 2009 to 2011	Due to reduction in sample size in the Living Costs and Food Survey, this table can no longer be provided.
6.8	6.8	Average Gross Weekly Household Income And Expenditure By UK Region 2009 - 2011	
6.9	6.9	Average Weekly Household Expenditure By Commodity Or Service Northern Ireland And United Kingdom 2009 to 2011	
7.1	4.1	Average Rent and Length of Time of Residence for Private Rented Sector by Region 2010-11	
7.2	6.10	Total Weekly Household Income, Components of Income and Housing Costs by Tenure 2010-2011	Title changed to "Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2010-2011".
7.3	Removed	Average Purchase Price for Owned with Mortgage Properties by Date of Purchase 2010-11	Limited demand for this table.
7.4	6.11 & 6.12	Risk of Households being in Low-Income 2010-11	Table 7.4 has been split into 2 tables: "Percentage of Households in Low-Income Before Housing Costs 2005-06 to 2010-11" and "Percentage of Households in Low-Income After Housing Costs 2005-06 to 2010-11".
8.1	1.11	Northern Ireland Construction Bulletin Index of Housing	Title changed to "Volume of Housing Output in Northern Ireland 2005 to 2012".
8.2	1.12a	Construction Output	Title changed to "Volume of Output in Northern Ireland By Construction Sector 2005 to 2012 (Current prices)".
8.3	Removed	Contractors Output (New Work	Limited demand for this table.

		Only) by Type of Work	
9.1	5.6	Northern Ireland First-time Buyers: Lending and Affordability	
9.2	5.7	Northern Ireland Home Movers: Lending and Affordability	
9.3	5.8	Northern Ireland All Loans for House Purchase: Lending and Affordability	
New Table	1.12b	Volume of Output in Northern Ireland By Construction Sector 2005 to 2012 (Constant prices and seasonally adjusted)	
New Table	4.2	Households in Private Rented Accommodation by Region/Country and Weekly Rent 2010-11	
New Table	5.1	Northern Ireland Residential Property Price Index Values	
New Table	5.2	Number of Verified Residential Property Sales In Northern Ireland	
New Table	5.3	Northern Ireland Residential Property Price Index by Property Type	
New Table	6.1	Projected households by size, Northern Ireland, 2008-2023	
New Table	6.2	Projected households by type, Northern Ireland, 2008-2023	
New Table	6.3	Projected households by Local Government District, Northern Ireland, 2008-2023	
New Table	6.5	Household Type by Dwelling Tenure 2011	
New Table	6.6	Household Type by Dwelling Type 2011	

Introduction

Background

The Northern Ireland Housing Statistics 2011-12 is the thirteenth edition in the series and has been prepared by Analytical Services Unit of the Department for Social Development (DSD).

This annual compendium of statistics contains information on a range of areas relating to housing. The report is divided into sections covering: Supply; Energy; Social Renting Demand; Private Renting Demand; Owner Occupier Demand and Household Characteristics.

The tables have been compiled by the Department's Housing Division, the Northern Ireland Housing Executive (NIHE), other government departments and representative organisations in the housing sector. The name of the department or organisation responsible for providing each series of statistics is shown under the appropriate table.

Online access

This report is available on the internet at:

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

A PDF version of the publication and Microsoft Word versions of each section and appendix are available to download. Maps and Microsoft Excel versions of the tables in each section are also available.

Structure of the report

The aim of this report is to present a range of housing statistics in a clear and systematic way. The structure of the report is as follows:

Section 1 *Supply*

This section provides information on housing stock, unfitness, new dwelling starts and completions, volume of construction, rates bills and residential planning applications and decisions.

Section 2 *Energy*

This section provides information relating to domestic energy. Tables contain data on household fuel type, energy efficiency (average Standard Assessment Procedure (SAP) ratings) and Warm Homes Scheme grants.

Section 3 *Social Renting Demand*

This section provides information relating to the social rented sector. In Northern Ireland, this is comprised of the Northern Ireland Housing Executive (NIHE) and

Housing Associations. Tables contain data on average weekly rents, housing benefit receipt, social housing waiting lists and allocations and homelessness.

Section 4 *Private Renting Demand*

This section provides information relating to private renting demand. Tables contain data on average rent and length of time of residence for private renters.

Section 5 *Owner Occupied Demand*

This section provides information relating to owner occupied housing. Tables contain data on the Northern Ireland Residential Property Price Index, National House Building Council (NHBC) new house sales and prices, the Northern Ireland Co-Ownership Housing Scheme, mortgages and mortgage possessions.

Section 6 *Household Characteristics*

This section provides information relating to a range of household characteristics. Tables include information on household projections, household type, tenure and household income and expenditure.

Sections 1 to 6 are structured as follows:

Analysis: Detailed commentary is included at the start of each section. The figures behind any charts or maps can be found in the relevant table.

Notes on Analysis: Topic specific information which users should be aware of when using the analysis presented.

Alternative Data Sources: Key alternative data sources users may also wish to consider.

Tables

Each section has a corresponding appendix at the back of the publication, which gives further detail on the data sources used in this report and quality information.

User Consultation Survey

Following a user consultation survey held during the summer 2012, the annual Housing Statistics has been reviewed in order to ensure it is relevant and meets the needs of users. Additional commentary and quality information have been added, certain tables have been removed and a number of new tables have been added. The Housing Statistics has also been split into themes in order to group together areas of interest for which housing statistics are available. The revised table list is included as a preface to this introduction. In the event that a specific table is required which has now been removed please contact Analytical Services Unit and every effort will be made to obtain the information as an ad-hoc request.

Units and presentation

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'.

Except where otherwise stated, all tables relate to Northern Ireland.

Footnotes, where appropriate, appear directly below the tables to which they relate.
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

National Statistics

The term 'National Statistics' is an accreditation quality mark which indicates that statistics in a publication have been assessed by the UK Statistics Authority and judged to be compliant with the Code of Practice for Official Statistics (<http://www.statisticsauthority.gov.uk/assessment/code-of-practice/code-of-practice-for-official-statistics.pdf>). The code covers a range of measures, such as relevance, integrity, quality, accessibility, value for money and freedom from political influence.

In June 2012, the UK Statistics Authority published a report on whether it was appropriate for the Housing Statistics publication to be designated as a National Statistic. See: <http://www.statisticsauthority.gov.uk/assessment/assessment/assessment-reports/assessment-report-211---statistics-on-housing-and-benefits-in-northern-ireland.pdf> for details.

Subject to specific requirements, it was agreed that this was the case. To help meet these requirements, the commentary at the start of each chapter has been increased to aid user interpretation of the statistics, links to alternative and regional data sources have been included and more background information for each data source has been added in the appendices.

The following data in the report are sourced from other National Statistics reports: population estimates for Northern Ireland, Scotland, England and Wales; average household size for Great Britain (Table 1.1), construction output statistics (Tables 1.11, 1.12a and 1.12b), mortgage cases and orders made (Tables 5.9 and 5.10) and household projections (Tables 6.1, 6.2 and 6.3).

The following tables are obtained from data sources which form the basis of other National Statistics reports: Family Resources Survey (Tables 4.1, 4.2 and 6.10), Household Below Average Income datasets (Tables 6.11 and 6.12) and the Living Costs and Food Survey (Tables 6.8 and 6.9).

Data Collection

This publication draws on information from a range of data sources in order to give an overview of housing statistics in Northern Ireland. The statistical sources used are listed below each table and in the appendices. Any data included undergoes validation and verification checks by Analytical Services Unit, including:

- common sense check for any missing/incorrect data without any explanation;
- arithmetic consistency checks;
- cross checks against the data for the previous year;
- cross checks with other relevant data collections;
- recreation of figures where possible and
- verification that data outside of tolerances are actually correct.

If there appears to be a validation error, the supplier organisation is contacted and a resolution sought.

Whilst suppliers send in the majority of tables, Analytical Services Unit creates a small number of tables by combining data from a number of sources. This has been carried out for Tables 1.2 and 1.3 (stock estimates) and Tables 1.7, 1.8 and 1.9 (new dwelling starts and completions by sector). In addition to the checks above, these tables are independently created and compared.

Quality

Data quality information is included in each of the appendices. This includes relevant information using categories based on the European Statistical System's six dimensions of output quality; relevance, accuracy, timeliness, accessibility and clarity, comparability and coherence (<http://www.statisticsauthority.gov.uk/national-statistician/ns-reports--reviews-and-guidance/national-statistician-s-guidance/quality--methods-and-harmonisation.pdf>).

Uses of the Housing Statistics

The information provided in this publication is used by government departments for both operational and strategic purposes and is used to inform a number of policies:

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

Regional Development Strategy 2035, Department for Regional Development (total housing need and housing growth indicators)

<http://www.drdni.gov.uk/index/rds2035.htm>

The information also feeds into DSD's corporate and business plans and the Department's strategic themes of 'Housing, Welfare Reform and Strengthened Communities and Vibrant Urban Areas'.

http://www.dsdni.gov.uk/index/publications/business_plans.htm.

In addition there are a number of housing commitments in the Programme for Government, including delivering social and affordable homes, initiatives aimed at reducing fuel poverty and improving the thermal efficiency of Housing Executive stock.

<http://www.northernireland.gov.uk/index/work-of-the-executive/programme-for-government-and-budget-v1/pfg.htm>.

The user consultation survey in 2012 showed that while the main use of the publication was in Government decision making, the statistics were also used by individuals, the third sector and for academic research.

Contextual Information

Users may wish to refer to the following reports in order to provide some context in relation to the wider Northern Ireland housing, welfare and economic position.

The Northern Ireland Housing Market Review and Perspectives

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

The Northern Ireland Benefits Statistics Summary

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

The Northern Ireland Family Resources Survey reports

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

Economic Overview statistics for Northern Ireland

<http://www.detini.gov.uk/deti-stats-index/deti-stats-index-2.htm>.

Registration

If you have any comments or questions, or are interested in receiving information about this publication, such as consultations, planned changes, and advance notice of future releases, please email asu@dsdni.gov.uk or write to Analytical Services Unit, Department for Social

Development, 2-4 Cromac Avenue, Level 4, James House, Gasworks Business Park, Ormeau Road, Belfast BT7 2JA.

Summary of Key Findings

Supply

- There were approximately 759,100 dwellings in Northern Ireland at 31st March 2012, a rise of only 500 (0.1%) on 31st March 2011 (758,600). The volume of housing stock has increased since 2001-02 with the rate of growth fluctuating. The rise of 0.1% in 2011-12 is the smallest in the past decade.
- There were 5,702 new dwelling starts in 2011-12, the lowest number since their peak in 2005-06 (15,184). The decrease in new dwelling starts over this period is due to a decline in the number of private sector starts. In comparison to 2010-11 the number of starts has fallen from 8,017 (a decrease of 29%).
- In 2011-12, 79% (4,481) of dwellings started were in the private sector and 21% (1,221) were by Housing Associations.
- There were 6,800 new dwelling completions in 2011-12, the lowest number since their peak in 2006-07 (17,797). The decrease in new dwelling completions over this period is due to a decline in the number of private sector completions. In comparison to 2010-11 the number of completions has fallen from 7,644 (a decrease of 11%).
- The total volume of Housing Output¹ in the final quarter (October-December) of 2012 decreased by 1.0% compared to the previous quarter and was 10.1% lower than the same quarter in 2011. The latest volume of Housing Output is 60.2% lower than the peak in quarter 1 2007.
- The average rates bill in Northern Ireland has risen by 3% from £814 in 2011-12 to £839 in 2012-13. This continues the trend of increasing average rates bill over the eight years in the time series.

Energy

- The percentage of homes with central heating has risen from 95% in 2001 to 99% in 2011. Gas has seen the largest increase in installations, increasing almost five fold from 2001 to 2011.
- In the year ended 31st March 2012, 10,975 homes benefited from the 'Warm Homes Scheme' grants, amounting to almost £10.9 million. Seventy percent of grants processed were for Owner Occupied homes and the remainder for the Private Rented Sector.

¹ Housing Output is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with Housing. Repair and Maintenance work in relation to housing includes repairs, maintenance, improvements, house/ flat conversions, extensions, alterations and redecoration on existing housing.

Social Renting Demand

- The average weekly rent charged by the Northern Ireland Housing Executive was £54.73 in 2011-12. This is an increase of 4% from the previous year (£52.76) and 32% from 2002-03 (£41.53).
- The average weekly rent charged by Housing Associations has risen from £52.31 in 2002-03 to £86.11 in 2011-12, a rise of 65%. In comparison to 2010-11, rent has risen 5% from £81.69.
- In total, 19,737 households presented as homeless to the Northern Ireland Housing Executive in 2011-12. The household types with the highest number of homeless presenters in 2011-12 were single males (34%) and families (32%).
- Of the 19,737 households presenting as homelessness in 2011-12, 9,021 households (46%) were accepted by the Northern Ireland Housing Executive as Full Duty Applicants².

Private Renting Demand

- The average rent per week for the private rented sector in Northern Ireland in 2010-11 was £83, some £53 below the United Kingdom average (£136) and lower than England, Scotland and Wales. London had the highest average weekly rent for all of the United Kingdom regions at £222.
- In Northern Ireland households paying over £80 but under £100 a week (36%) made up the largest proportion of private rentals. Across the United Kingdom the largest proportion of private rentals paid over £100 but under £150 a week (38%). A third (33%) of private renters in Northern Ireland paid over £100 per week compared to two thirds (66%) of private renters for the United Kingdom as a whole.

Owner Occupied Demand

- The Northern Ireland Residential Property Price Index shows that over the year to the end of December 2012 residential property prices fell by 13%. Prices of residential property sold today are now at just under half of their peak value in 2007 (a 56% fall from the third quarter of 2007).
- In 2011 the median mortgage advance stands at £79,500 for First-time Buyers and £100,892 for Home Movers. This represents a fall of 9% and 5% respectively in comparison to 2010. Since 2007 the median mortgage advance has tended to fall year on year for both First-time Buyers and Home Movers.

² Where the NIHE decides that an applicant is eligible, homeless (threatened with homelessness), in priority need and unintentionally homeless then the applicant is entitled to the full housing duty and is referred to as a Full Duty Applicant.

Household Characteristics

- In the period 2009 to 2011 the average gross weekly household income in Northern Ireland was £593, 15% lower than the United Kingdom average of £699. In contrast to this, the average weekly expenditure in Northern Ireland was £489. This is greater than the United Kingdom average (£471) and that of England, Scotland and Wales.

1. Supply

Introduction

This section provides a wide range of information relating to housing supply. Tables include data on housing stock, tenure, new dwelling starts and completions, volume of construction, and planning applications and decisions.

Analysis

Key Indicators

Table 1.1 compares key housing supply indicators for Northern Ireland, Great Britain and the Republic of Ireland. Population, stock and new dwelling figures are included. In addition, stock and new dwelling rates relative to the overall population are provided in order to aid comparability.

Population levels have increased year on year for Northern Ireland, Great Britain and the Republic of Ireland. The Republic of Ireland has had the largest percentage increase in population from 2004-05 to 2011-12 (13%) with most growth taking place in the first 4 years of the series. Northern Ireland and Great Britain have seen similar increases in population of 6% and 5% respectively.

In 2011-12 Northern Ireland had a larger average household size (2.49) compared to that of Great Britain (2.35). This has been the case throughout the time series.

Housing stock has increased year on year for both Northern Ireland and Great Britain since 2004-05 to reach 759 thousand dwellings and 27 million dwellings respectively in 2011-12. In 2011-12 Northern Ireland had 418 dwellings per 1,000 of population, whilst Great Britain had 437 dwellings. Since 2004-05 Northern Ireland has had a lower amount of dwelling stock per 1,000 of the population relative to Great Britain.

Since 2006-07, dwellings completed in Northern Ireland have fallen year on year from 17,797 to 6,800 in 2011-12, a decrease of 62%. Completions in the Republic of Ireland have fallen 89% since 2006-07, whilst in Great Britain they have fallen 32% since 2007-08 (their highest yearly value).

The number of new dwellings completed per 1,000 of the population in Northern Ireland rose to 10.2 in 2006-07 and has fallen year on year since. A similar trend can also be seen in the Republic of Ireland. In Great Britain the number of new dwellings completed per 1,000 of the population remained relatively consistent from 2004-05 to 2007-08 before falling year on year to 2010-11. The number of new dwellings completed per 1,000 of the population during 2011-12 was 3.7 in Northern Ireland compared to 2.3 for Great Britain and 2.1 for the Republic of Ireland. In comparison to 2010-11, Northern Ireland and the Republic of Ireland have seen a decrease in the number of new dwellings completed per 1,000 of the population whereas Great Britain has seen an increase.

Housing Stock

Tables 1.2 to 1.5 provide a breakdown of housing stock data in Northern Ireland. Tables 1.2 and 1.3 are based on administrative data received from the Northern Ireland Housing Executive (NIHE), Housing Associations and Land and Property Services whilst tables 1.4 and 1.5 include data from the NIHE House Conditions Survey.

As Table 1.2 shows, there were approximately 759,100 dwellings in Northern Ireland at 31st March 2012, a rise of only 500 (0.1%) from 2011 (758,600). The volume of housing stock has increased throughout the time series with the rate of growth fluctuating. The rise of 0.1% in 2011-12 is the smallest in the past decade.

The total number of owner-occupied dwellings has risen 8% from 453,200 in 2001-02 to 488,100 in 2011-12, however it can be seen that numbers have remained at a similar level since 2006-07.

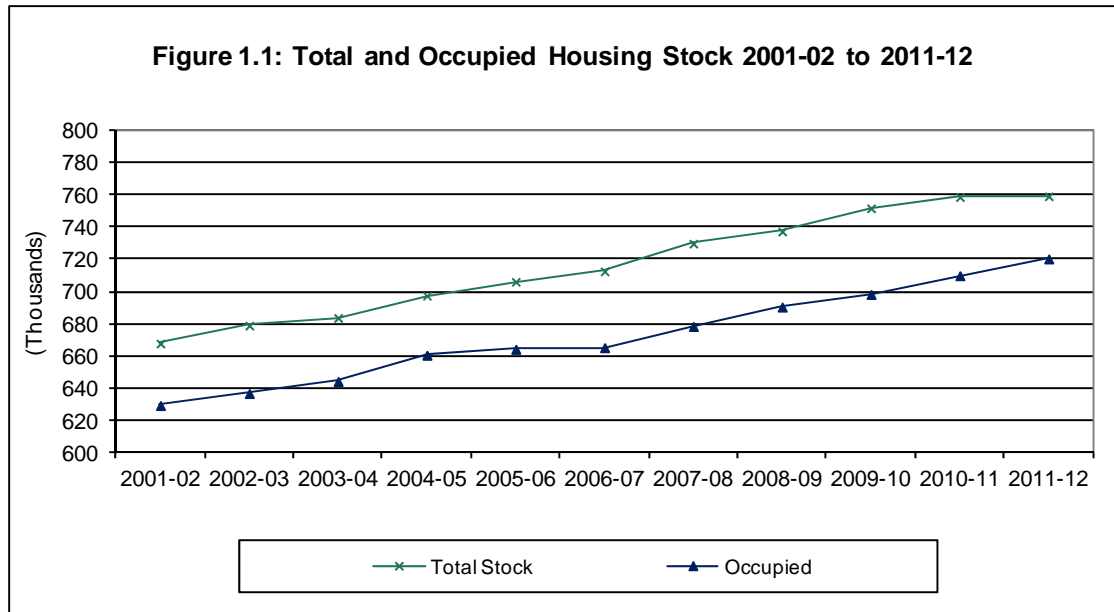
Since 2001-02 the number of NIHE dwellings has fallen year on year (with the exception of 2004-05) from 113,400 to 88,300 in 2011-12. In comparison to 2010-11 the number has fallen by 800 (1%). In 2011-12 NIHE dwellings accounted for 11.6% of total housing stock. It should be noted that NIHE no longer build new houses, which would contribute to the dwindling in numbers.

In contrast to the NIHE, Housing Association dwellings have increased year on year, from 18,900 in 2001-02 to 29,100 in 2011-12 a rise of 54%. Housing Associations have also increased as a proportion of overall housing stock, rising from 2.8% in 2001-02 to 3.8% in 2011-12.

Private Rented & Other dwellings have increased greatly since 2001-02. The jump from 44,000 to 114,800 over this period marks an increase of 161%. The Private Rented & Other category now accounts for 15.1% of total housing stock, compared to just 6.6% in 2001-02. In this category, "Other" properties include those where private renters are paying rates directly and also rent free properties.

The number of vacant dwellings in 2011-12 stands at 38,800, accounting for 5.1% of total housing stock. In the past 2 years there has been a decrease in numbers of vacant houses from 53,300 in 2009-10 to 38,800 in 2011-12. Throughout the time series, vacant properties have always comprised between 5.1% and 7.1% of total housing stock. Prior to October 2011, empty properties were exempt from rates. From 1 October 2011, empty property rates are payable on all domestic properties with a rateable capital value of £20,000 or more. This change in policy may have affected the number of vacant dwellings reported to Land and Property Services.

In 2011-12 owner-occupied dwellings accounted for 67.8% of the total occupied stock (720,300). The remainder consisted of NIHE dwellings (12.3%), Housing Association dwellings (4.0%) and the Private Rented/Other category (15.9%).



Looking at results from the House Condition Survey, which provides data down to proposed new Council Areas, in 2009 approximately half of Belfast's housing stock was owner occupied, the smallest proportion of all proposed new Council Areas. With regards to Private Rented & Other homes, Armagh City & Bann, Belfast, Causeway Coast and Newry & Down proposed new council areas had more than a fifth of dwellings in this category. Fermanagh & Omagh and Mid Ulster had the greatest proportions of vacant housing stock (14.3% and 11.2% respectively). Looking at dwelling types, Belfast had the highest proportion of terraced homes and flats (50.5% and 15.7% respectively) compared to other proposed new council areas.

Unfit Dwellings

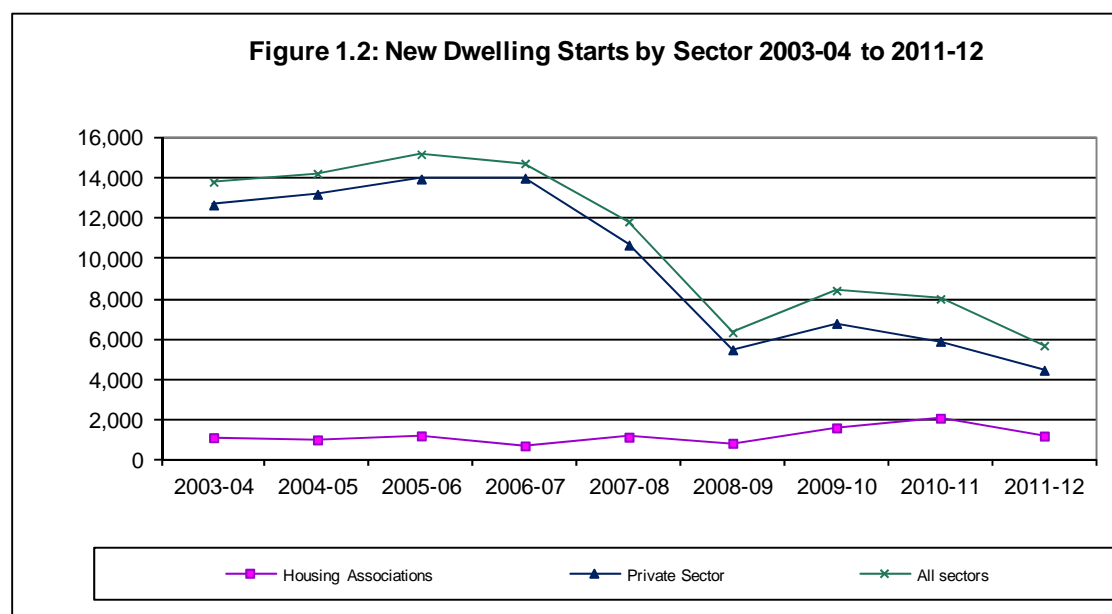
Since 1991, House Conditions Surveys have provided a robust assessment of the level of unfitness in Northern Ireland. Table 1.6 includes information from the NIHE House Conditions Survey on unfit dwellings and dwellings lacking one or more basic amenities. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

In 2011 there were an estimated 35,200 unfit dwellings in Northern Ireland, representing a headline rate of 4.6%. This is similar to the unfitness rate ten years ago in 2001 (4.9%: 31,600). Unfitness declined between 2001 and 2009 reaching a low of 2.4% in 2009 (17,500 properties). The 2011 HCS shows a small increase in unfitness, the NIHE reports that this reflects the current economic environment, the higher rate of vacancy, particularly in the private sector, and the reduced availability of home improvement grants. In 2011, the majority of the 35,200 dwellings in Northern Ireland that were estimated to be unfit (79.5%; 28,030 dwellings) were vacant.

New Dwelling Starts and Completions

Tables 1.7 to 1.10 provide data on new dwelling starts and completions in Northern Ireland.

The number of new dwelling starts in Northern Ireland reached a peak of 15,184 in 2005-06. Since then, with the exception of 2009-10, the number of new starts has fallen year on year to a low of 5,702 in 2011-12. The decrease in new dwelling starts over this period is due to a decline in the number of private sector starts. In comparison to 2010-11 the number of starts has fallen from 8,017 (a decrease of 29%).

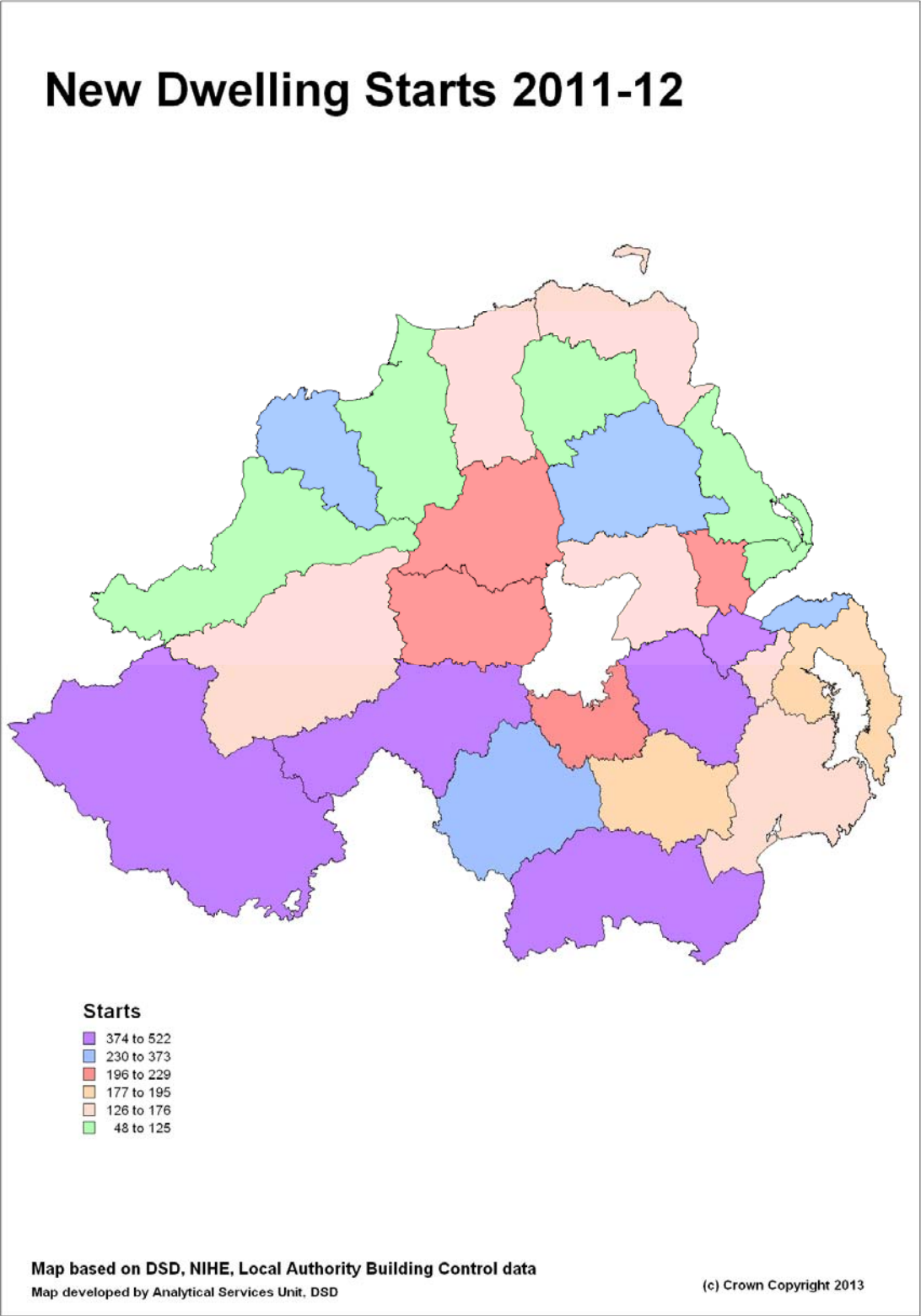


During 2011-12 there were 1,221 Housing Association new dwelling starts and 4,481 for the Private sector. This represents 21% and 79% of the overall total new dwelling starts respectively.

The highest number of new dwelling starts during 2011-12 was in Belfast Local Government District (522 homes), closely followed by Lisburn Local Government District (518 homes).

The number of new dwelling completions in Northern Ireland reached a peak of 17,797 in 2006-07. Since then completions have fallen to 6,800 in 2011-12, 38% of the peak value. The decrease in new dwelling completions over this period is due to a decline in the number of private sector completions. Housing association completions accounted for 17% of all completions during 2011-12 compared to 83% for private sector completions.

Map 1.1: New Dwelling Starts 2011-12



Construction

Tables 1.11, 1.12a and 1.12b contain information on the volume and value of construction output in Northern Ireland obtained from the Northern Ireland Quarterly Construction Enquiry (QCE). This is a statutory survey of construction firms operating in Northern Ireland. Each quarter a sample of construction firms are asked to provide details of the value of construction activity they have undertaken in a specified period. The survey also includes public sector organisations which carry out their own construction activity.

Table 1.11 presents the Housing output series as index numbers. An index number is a convenient form of expressing a series in a way that makes it easier to see changes in that series. The numbers in the series are expressed relatively with one number in that series chosen to be the 'base' (usually expressed as 100) and other numbers being measured relative to that base. The series contained in table 1.11 uses 2005 as the base year for comparisons. Indices are created by dividing the current quarter (constant price seasonally adjusted) value of construction output by the average of the base year (2005) and multiplying by 100.

Housing Output is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with Housing. Repair and Maintenance work in relation to housing includes repairs, maintenance, improvements, house/ flat conversions, extensions, alterations and redecoration on existing housing.

The total volume of Housing Output in the final quarter (October-December) of 2012 decreased by 1.0% compared to the previous quarter and was 10.1% lower than the same quarter in 2011. The latest volume of Housing Output is 60.2% lower than the peak in Q1 2007.

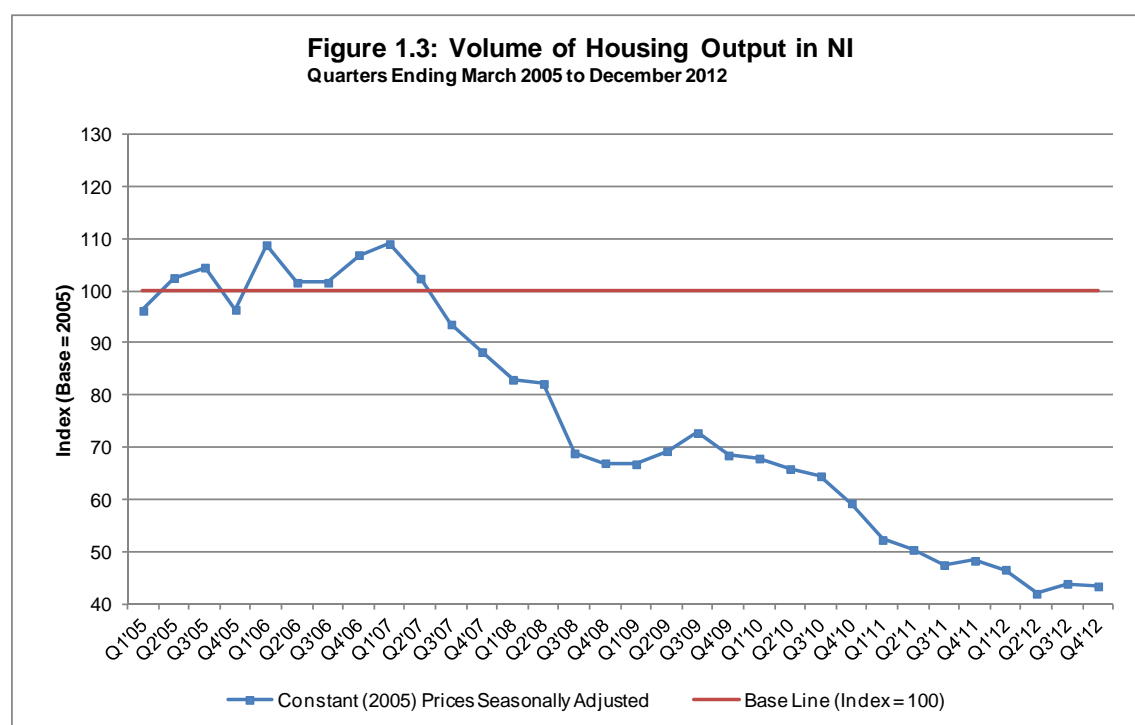
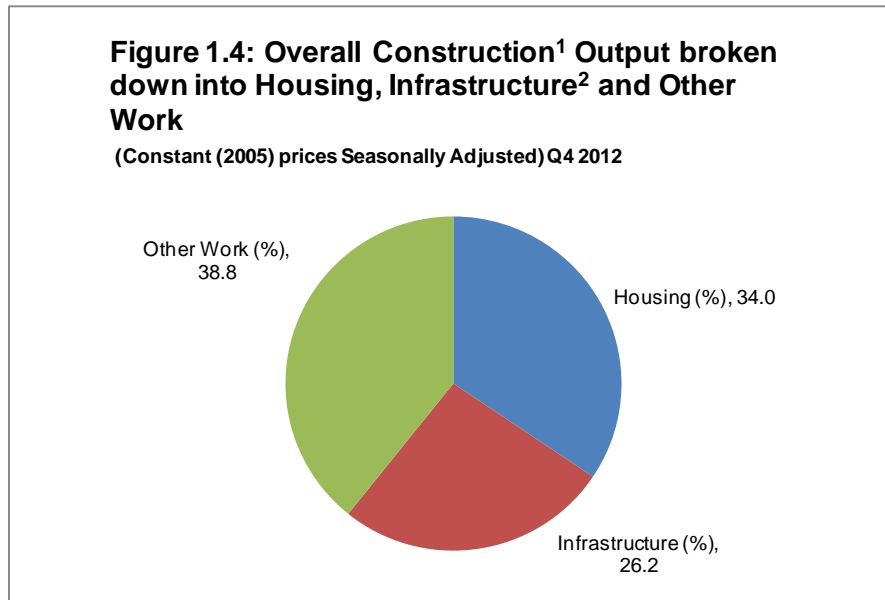


Table 1.12b shows the value of housing construction output in real prices. In Quarter 4 of 2012 it was estimated to be £159.8 million, 60.2% lower than the peak value in Q1 2007 (£401.3 million).

Figure 1.4 shows the breakdown of construction output by the sub-sectors of construction for Q4 2012. The largest sub-sector was Other Work which accounted for 39% of all construction output followed by Housing (34%) and Infrastructure (26%).



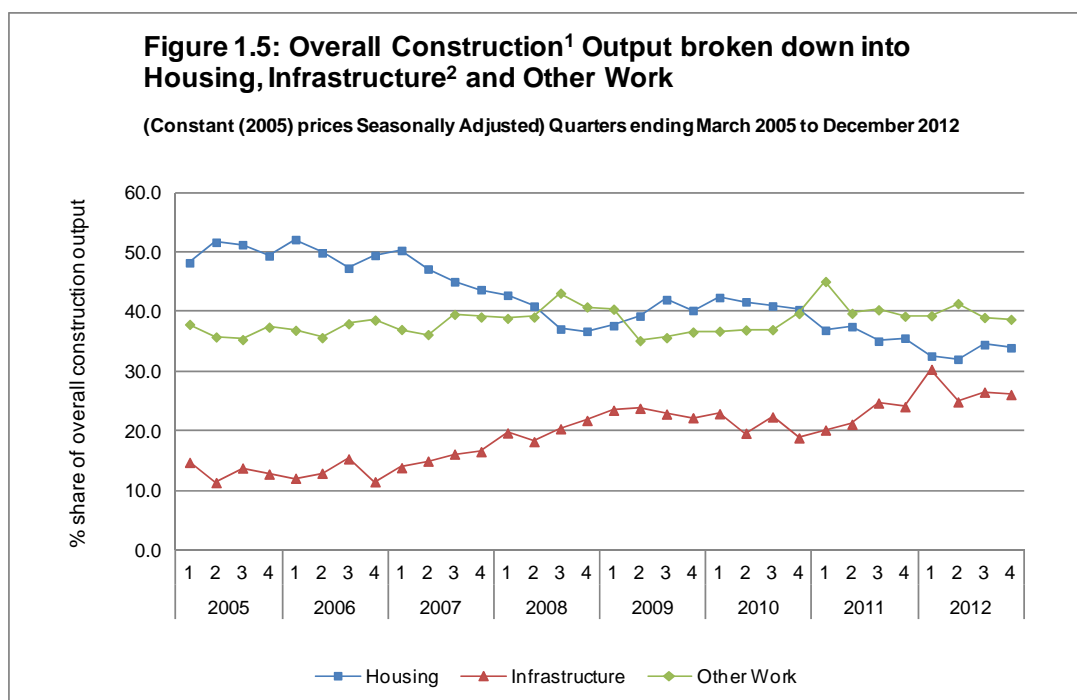
1. Percentages do not always tally to 100 as each category is individually deflated and seasonally adjusted.

2. Infrastructure is not seasonally adjusted as it has been deemed not to be affected by seasonality

Refer to the following link for more information:

http://www.csu.nisra.gov.uk/QCEdocs/Seasonal_Adjustment_Review.pdf.

Figure 1.5 shows that since Q4 2010 Housing Output has been replaced by Other Work as the largest sub-sector of Construction Output. The percentage of overall construction output relating to Infrastructure Output has almost doubled since 2005.



1. Percentages do not always tally to 100 as each category is individually deflated and seasonally adjusted.

2. Infrastructure is not seasonally adjusted as it has been deemed not to be affected by seasonality

Refer to the following link for more information:

http://www.csu.nisra.gov.uk/QCEdocs/Seasonal_Adjustment_Review.pdf

Rates Bill

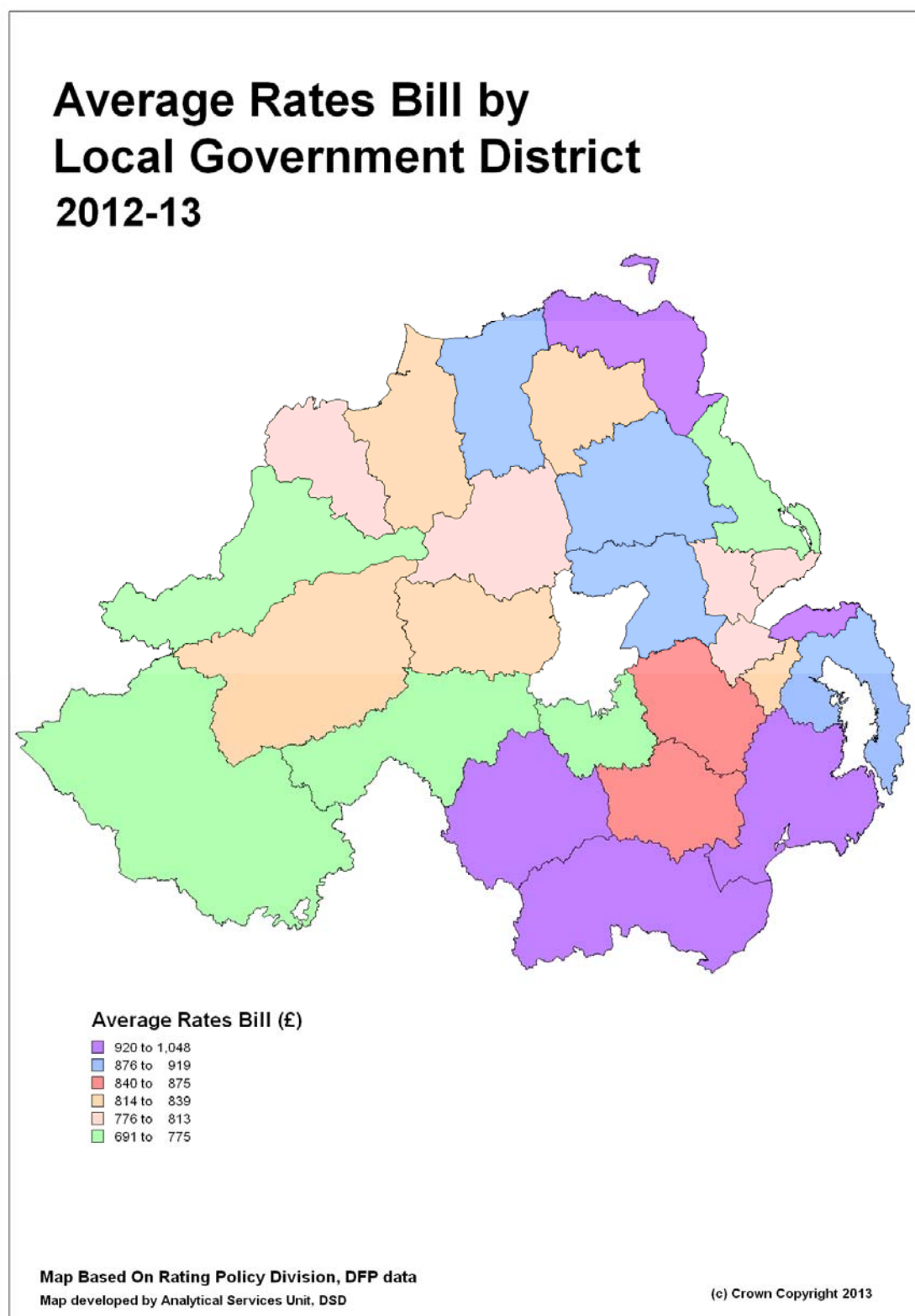
Table 1.13 gives the average rates bill in Northern Ireland at Local Government District level.

Rates are a property tax based on the valuation of homes in Northern Ireland. The income from rates provides funding for services at both local (Council) and regional (NI Assembly) levels. Refer to the following link for more information: <http://www.nidirect.gov.uk/index/information-and-services/property-and-housing/rates.htm>.

In 2012-13 the average rates bill was £839, an increase of 3% compared to 2011-12 (£814). This continues the trend of increasing average rates bill over the time series.

The highest average bill payable was in North Down (£1,048) and the lowest in Strabane (£691).

Map 1.2: Average Rates Bill by Local Government District 2012-13



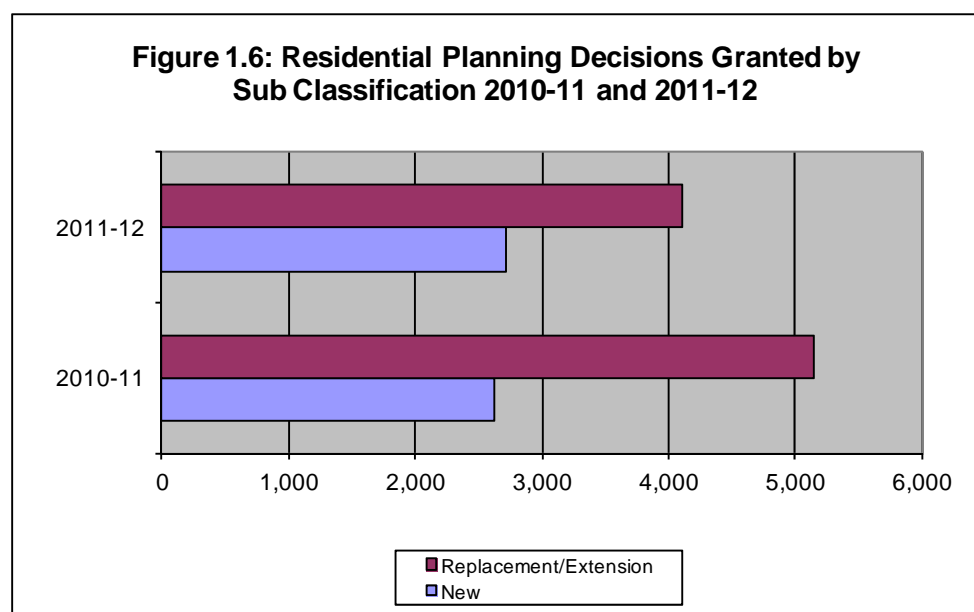
Residential Planning

Tables 1.14 to 1.17 give detail on residential planning applications and decisions. The Department of the Environment (DOE) is the sole planning authority for Northern Ireland.

Since 2004-05 residential planning applications received have tended to fall year on year from 30,219 to 7,771 in 2011-12. Decisions have also fallen from 24,749 in 2005-06 to 9,085 in 2011-12.

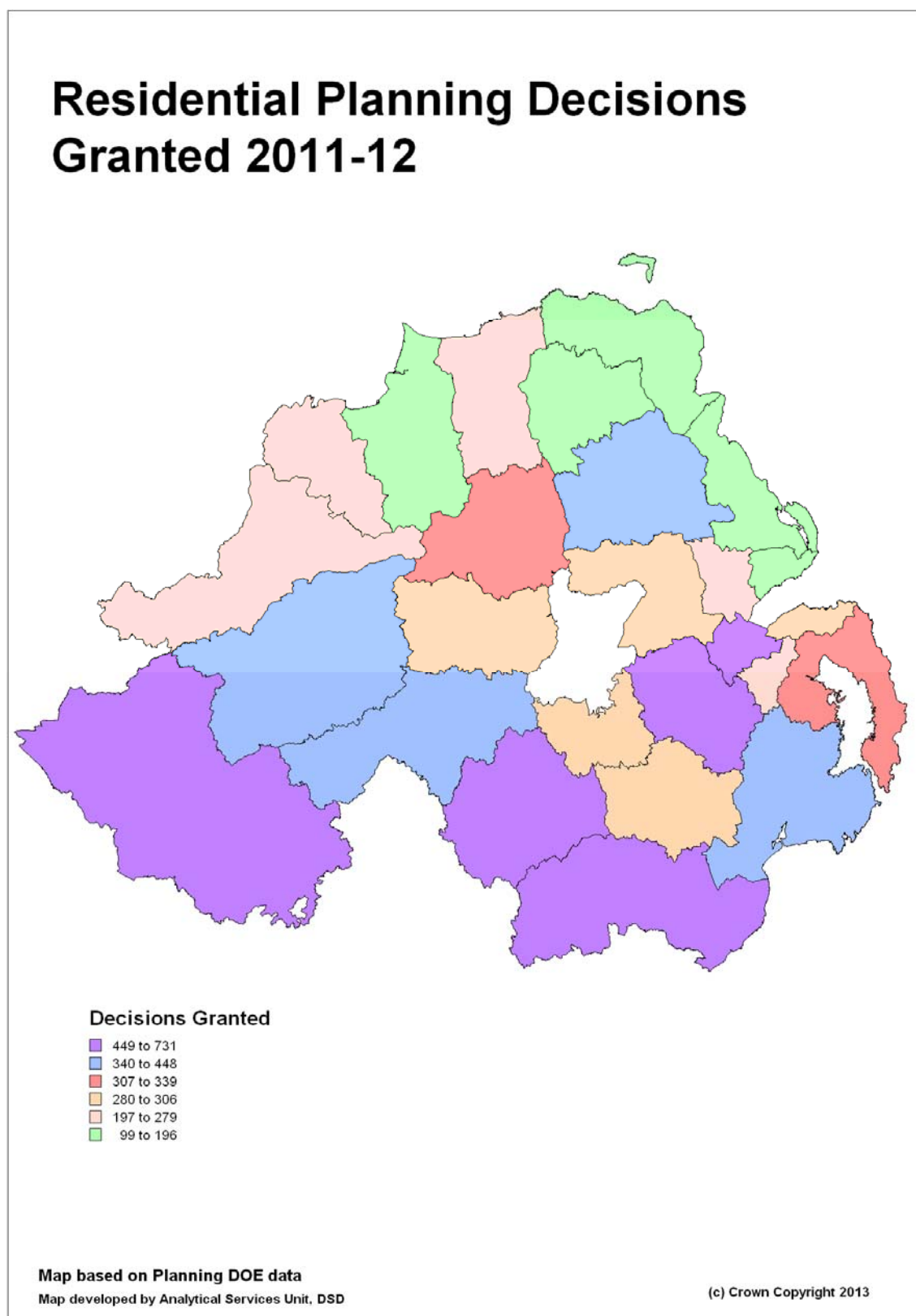
Of the 9,085 decisions made in 2011-12, 91% were granted (8,305). The majority of residential planning decisions granted related to rural new single dwellings (29%) and urban extensions and alterations (28%).

As shown in Figure 1.6, there has been a slight increase in residential planning decisions granted for new dwellings (4%), with a decrease in decisions granted for replacements/extensions (20%).



Belfast Planning Division received the greatest number of residential planning applications during 2011-12 (1,972, 25% of the total applications). It should be noted that the planning areas have been restructured in 2011-12 therefore data by planning area cannot be directly compared to previous year's figures.

Map 1.3: Residential Planning Decisions Granted 2011-12



Notes on Analysis

1. Data contained in Tables 1.4, 1.5 and 1.6 are sourced from the House Conditions Survey. Reference should be made to Appendix 1 for details of survey methodology and quality.
2. Data contained in Tables 1.11, 1.12a and 1.12b are sourced from the Northern Ireland Construction Bulletin. Reference should be made to Appendix 1 for details of survey methodology and quality.
<http://www.csu.nisra.gov.uk/survey.asp11.htm>
3. Figures in certain tables may be rounded and hence table totals may not sum correctly.

Alternative Data Sources

The following alternative data sources are provided for reference purposes.

Survey sources:

- Additional information relating to supply is included in the Northern Ireland House Condition Survey report published by the Northern Ireland Housing Executive:
http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

Regional sources:

The following sources provide regional information relating to household projections, dwelling stock and house building:

- Household and Dwelling Estimates Across the United Kingdom:
<http://www.gro-scotland.gov.uk/files2/stats/household-estimates/household-estimates-across-uk.pdf>
- Dwelling stock estimates, United Kingdom and regional breakdown:
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>
- House building, United Kingdom and regional breakdown:
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

The following source provides regional information relating to construction industry output:

- Construction, United Kingdom:
<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Output+in+the+Construction+Industry>

The following sources provide regional information relating to planning applications:

- Planning statistics, England:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/planning-applications-statistics>
- Planning statistics, Scotland:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>
- Planning statistics, Wales:
<http://wales.gov.uk/topics/planning/planningstats/?lang=en>.

Section 1, NI Housing Statistics 2011-12

1.1 Key Housing Supply Indicators 2004-05 to 2011-12 ^{1,2,3,4,5,6,7}

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Northern Ireland								
Population (Thousands) ^{2,6}	1,714 ^(R)	1,728 ^(R)	1,743 ^(R)	1,762 ^(R)	1,779 ^(R)	1,793 ^(R)	1,805 ^(R)	1,814
Average Household Size	2.56 ^(R)	2.52	2.54 ^(R)	2.50	2.48	2.51	2.49	2.49
Total Housing Stock (Thousands)	697.5	706.2	712.6	729.8	737.3	751.7	758.6	759.1
Total Stock Per 1,000 Population	407 ^(R)	409 ^(R)	409	414 ^(R)	414 ^(R)	419 ^(R)	420 ^(R)	418
New Dwellings Started	14,228	15,184	14,731	11,851	6,356	8,427	8,017	5,702
New Dwellings Started Per 1,000 Population	8.3	8.8	8.5	6.7	3.6	4.7	4.4 ^(R)	3.1
New Dwellings Completed	15,768	17,410	17,797	13,477	9,722	9,745	7,644	6,800
New Dwellings Completed Per 1,000 Population	9.2	10.1	10.2	7.6 ^(R)	5.5	5.4	4.2	3.7
Great Britain³								
Population (Thousands) ^{6, 7}	58,230 ^(R)	58,670 ^(R)	59,068 ^(R)	59,531 ^(R)	60,011 ^(R)	60,429 ^(R)	60,914 ^(R)	61,426
Average Household Size ³	2.30	2.30	2.34	2.35	2.37	2.35	2.35	2.35
Total Housing Stock (Thousands) ⁴	25,349 ^(P)	25,564 ^(P)	25,794 ^(P)	26,041 ^(P)	26,294 ^(P)	26,501 ^(P)	26,666 ^(P)	26,821 ^(P)
Total Stock Per 1,000 Population	435 ^(P)	436 ^(P)	437 ^(P)	437 ^(P)	438 ^(P)	439 ^(P)	438 ^(P)	437 ^(P)
New Dwellings Started (Thousands)	210.8	218.7	207.9	207.2 ^(R)	112.5 ^(R)	116.0 ^(R)	132.1 ^(R)	123.9
New Dwellings Started Per 1,000 Population	3.6	3.7	3.5	3.5 ^(R)	1.9 ^(R)	1.9 ^(R)	2.2 ^(R)	2.0
New Dwellings Completed (Thousands)	190.9	196.6	201.3	205.1 ^(R)	169.1 ^(R)	143.2 ^(R)	129.8 ^(R)	139.6
New Dwellings Completed Per 1,000 Population	3.3	3.4	3.4	3.4	2.8 ^(R)	2.4 ^(R)	2.1	2.3
Republic of Ireland								
Population (Thousands) ⁶	4,045 ^(R)	4,134 ^(R)	4,233 ^(R)	4,376 ^(R)	4,485 ^(R)	4,533 ^(R)	4,555 ^(R)	4,575
New Dwellings Completed (Thousands) ⁵	77.5 ^(R)	84.8 ^(R)	91.1 ^(R)	71.6 ^(R)	45.0 ^(R)	22.6 ^(R)	13.6 ^(R)	9.6
New Dwellings Completed Per 1,000 Population ⁵	19.2 ^(R)	20.5 ^(R)	21.5 ^(R)	16.4 ^(R)	10.0 ^(R)	5.0 ^(R)	3.0	2.1

SOURCE: NISRA, DSD, Local Authority Building Control via LPS, ONS, GRO, CSO and DECLD

1. See Appendix 1: Data Sources - Supply.

2. The Northern Ireland mid-year population estimates have been revised to take account of the 2011 Census results.

3. Average household size are per calendar year.

4. Figures for Great Britain Housing stock 2004-05 to 2008-09 have been revised from previous publication. The time series for England as been adjusted so that the 2011 total dwelling estimate matches the 2011 Census. All figures for Great Britain Housing stock (marked (P)) are provisional as annual estimates of the total dwelling stock between 2002 and 2011 will be adjusted once the 2011 census dwelling count is available for Scotland and Wales.

5. Figures in previous editions of the publication were per calendar year. From the 2011-12 report onwards the time series figures will be presented on a financial year basis.

6. Population estimates for Northern Ireland and Great Britain relate to the population on 30th June each year. Estimates for the Republic of Ireland relate to mid April each year.

7. The mid-year population estimates for Wales and England have been revised to take account of the 2011 Census results. The mid-year population estimates for Scotland have not yet been revised.

1.2 Total Housing Stock By Tenure 2001-02 to 2011-12 ^{1,2,3,4,5,6,7,8}

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	64.3	89.3	11.9	26.8	3.6	98.6	13.1	53.3	7.1	751.7
2010-2011	479.2	63.2	89.1	11.8	28.3	3.7	113.3	14.9	48.7	6.4	758.6
2011-2012	488.1	64.3	88.3	11.6	29.1	3.8	114.8	15.1	38.8	5.1	759.1

SOURCE: DSD, NIHE, LPS

1. See Appendix 1: Data Sources - Supply.
2. Sub-totals may not add due to rounding.
3. 'Split hereditaments' where the domestic portion is less than the commercial portion i.e. flats above shops have been included from 2009-10. As a result, figures from 2009-10 onwards are not directly comparable with those from previous years. At 31 March 2012, there were 2,890 occupied split hereditaments (as defined above) 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 2011-12 does not include HA vacants (885), 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. Figures from 2009-10 onwards 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 from 2009-10 are not directly comparable to previous years.
8. From 1 October 2011, empty property rates are payable on all domestic properties with a rateable capital value of £20,000 or more. This change in policy may have affected the number of vacant dwellings reported to Land and Property Services.

1.3 Total Occupied Housing Stock By Tenure 2001-02 to 2011-12 ^{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	69.3	89.3	12.8	26.8	3.8	98.6	14.1	698.3
2010-2011	479.2	67.5	89.1	12.6	28.3	4.0	113.3	16.0	709.9
2011-2012	488.1	67.8	88.3	12.3	29.1	4.0	114.8	15.9	720.3

SOURCE : DSD, NIHE, LPS

1. See Appendix 1: Data Sources - Supply.
2. Sub-totals may not add due to rounding.
3. 'Split hereditaments' where the domestic portion is less than the commercial portion i.e. flats above shops have been included from 2009-10. As a result, figures from 2009-10 onwards are not directly comparable with those from previous years. At 31 March 2012, there were 2,890 occupied split hereditaments (as defined above) 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. Figures from 2009-10 onwards 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 from 2009-10 are not directly comparable to previous years.

1.4 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, NI House Condition Survey

1. See Appendix 1: Data Sources - Supply.

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. Figures for Housing Executive and housing association properties have been aggregated to form the 'Social Housing' category.

4. Findings from the House Conditions Survey 2011 at proposed new council area are not yet available.

1.5 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, NI House Condition Survey

1. See Appendix 1: Data Sources - Supply.

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. Findings from the House Conditions Survey 2011 at district council level are not yet available.

1.6 Unfitness and Basic Amenities 1991 to 2011^{1,2,3,4,5}

	1991		1996		2001		2004		2006		2009		2011	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Unfit Dwellings	50,360	8.8	43,970	7.3	31,570	4.9	25,600	3.8	24,160	3.4	17,530	2.4	35,200	4.6
Dwellings Lacking One Or More Basic Amenities ³	19,100	3.3	17,600	2.9	15,660	2.4	19,800	2.9	17,100	2.4	10,540	1.4	37,200	4.9

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 1: Data Sources - Supply.

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.

4. The numbers of unfit dwellings quoted in the table for each successive House Condition Survey include occupied and vacant stock.

In 2011, the majority of the 35,200 dwellings in Northern Ireland that were estimated to be unfit (79.5%; 28,030 dwellings) were vacant.

5. The rate of unfitness of Northern Ireland's housing stock increased between the 2009 and the 2011 House Condition Surveys. This was associated with an increase in the rate of vacancy, particularly in isolated rural areas.

1.7 New Dwelling Starts By Sector 2003-04 to 2011-12 ^{1,2,3,4}

Year / Quarter	Housing Associations	Private Sector	Total All Sectors
2003-04	1,140	12,671	13,811
2004-05	1,029	13,199	14,228
2005-06	1,229	13,955	15,184
2006-07	732	13,999	14,731
2007-08	1,167	10,684	11,851
2008-09	863	5,493	6,356
2009-10	1,625	6,802	8,427
2010-11	2,104	5,913	8,017
2011-12	1,221	4,481	5,702

SOURCE: NIHE, Local Authority Building Control via LPS

1. See Appendix 1: Data Sources - Supply.
2. The Housing Executive no longer builds new dwellings. This has been the case since 2001-02. Occasionally it may still replace an isolated rural dwelling as part of its cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new builds will no longer be available.
3. Housing Associations also provide hostel, communal establishment and rehabilitated housing, all of which are additional to the social housing stock.
4. 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.

1.8 New Dwelling Starts By Sector And Local Government District 2010-11 & 2011-12 ^{1,2}

Local Government District	Housing Associations		Private Sector		All Sectors	
	2010-11	2011-12	2010-11	2011-12	2010-11	2011-12
Antrim	47	0	224	126	271	126
Ards	76	40	138	147	214	187
Armagh	44	46	268	184	312	230
Ballymena	16	52	251	189	267	241
Ballymoney	0	6	134	57	134	63
Banbridge	47	6	235	171	282	177
Belfast	745	307	196	215	941	522
Carrickfergus	0	22	53	26	53	48
Castlereagh	30	27	172	128	202	155
Coleraine	6	11	246	143	252	154
Cookstown	4	0	259	205	263	205
Craigavon	44	8	282	188	326	196
Derry	208	188	138	128	346	316
Down	220	24	164	133	384	157
Dungannon	41	61	463	350	504	411
Fermanagh	21	3	584	403	605	406
Larne	0	0	69	65	69	65
Limavady	0	23	105	83	105	106
Lisburn	269	176	401	342	670	518
Magherafelt	53	18	275	186	328	204
Moyle	0	10	90	120	90	130
Newry & Mourne	111	59	269	315	380	374
Newtownabbey	92	84	277	141	369	225
North Down	15	50	205	199	220	249
Omagh	3	0	284	157	287	157
Strabane	12	0	131	80	143	80
Total	2,104	1,221	5,913	4,481	8,017	5,702

SOURCE: NIHE, Local Authority Building Control via LPS

1. See Appendix 1: Data Sources - Supply.

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.

1.9 New Dwelling Completions By Sector 2003-04 to 2011-12 ^{1,2,3,4,5}

Year / Quarter	Housing Associations	Private Sector	Total All Sectors
2003-04	560	13,951	14,511
2004-05	828	14,940	15,768
2005-06	782	16,628	17,410
2006-07	1,327	16,470	17,797
2007-08	967	12,510	13,477
2008-09	1,072	8,650	9,722
2009-10	1,213	8,532	9,745
2010-11	1,267	6,377	7,644
2011-12	1,124	5,676	6,800

SOURCE: NIHE, Local Authority Building Control via LPS

1. See Appendix 1: Data Sources - Supply.
2. Following receipt, private sector completions have been statistically adjusted to correct, as far as possible, the proven under recording of private sector completions in Northern Ireland.
3. The Housing Executive no longer builds new dwellings. This has been the case since 2001-02. Occasionally it may still replace an isolated rural dwelling as part of its cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new builds will no longer be available.
4. Housing Associations also provide hostel, communal establishment and rehabilitated housing, all of which are additional to the social housing stock.
5. 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.

1.10 New Dwelling Completions For Housing Associations By Local Government District 2010-11 & 2011-12 ^{1,2,3}

Local Government District	Housing Associations	
	2010-11	2011-12
Antrim	5	2
Ards	30	115
Armagh	11	0
Ballymena	0	16
Ballymoney	0	0
Banbridge	9	49
Belfast	566	418
Carrickfergus	12	0
Castlereagh	46	0
Coleraine	0	6
Cookstown	9	0
Craigavon	0	29
Derry	92	148
Down	14	109
Dungannon	5	13
Fermanagh	15	24
Larne	0	11
Limavady	0	0
Lisburn	154	10
Magherafelt	23	0
Moyle	0	0
Newry & Mourne	70	121
Newtownabbey	41	13
North Down	146	25
Omagh	0	3
Strabane	19	12
Total	1,267	1,124

SOURCE: NIHE, Local Authority Building Control via LPS

1. See Appendix 1: Data Sources - Supply.
2. Housing Association completions relate to new builds only.
3. Completions for Private Sector not available at Local Government District level.

1.11 Volume of Housing Output in Northern Ireland

2005 to 2012^{1,2,3}

Constant (2005) prices seasonally adjusted index numbers

Index 2005=100

Year / Quarter		Constant (2005) Prices	Constant (2005) Prices Seasonally Adjusted
2005	Jan - Mar	93.2	96.2
	Apr - Jun	105.9	102.5
	Jul - Sep	104.3	104.5
	Oct - Dec	96.4	96.4
2006	Jan - Mar	105.6	108.8
	Apr - Jun	104.9	101.6
	Jul - Sep	100.9	101.6
	Oct - Dec	107.2	106.9
2007	Jan - Mar	106.2	109.0
	Apr - Jun	105.4	102.4
	Jul - Sep	92.6	93.6
	Oct - Dec	89.0	88.3
2008	Jan - Mar	81.0	83.0
	Apr - Jun	84.2	82.2
	Jul - Sep	68.1	68.9
	Oct - Dec	68.1	67.0
2009	Jan - Mar	65.1	66.8
	Apr - Jun	70.4	69.3
	Jul - Sep	72.1	72.8
	Oct - Dec	70.2	68.5
2010	Jan - Mar	66.1	67.9
	Apr - Jun	66.4	65.9
	Jul - Sep	63.9	64.5
	Oct - Dec	61.2	59.3
2011	Jan - Mar	50.9	52.3
	Apr - Jun	50.3	50.4
	Jul - Sep	47.2	47.5
	Oct - Dec	50.2	48.3
2012	Jan - Mar	45.3	46.6
	Apr - Jun	41.7	42.0
	Jul - Sep	43.5	43.9
	Oct - Dec	45.4	43.4

SOURCE: Northern Ireland Construction Bulletin

1. See Appendix 1: Data Sources - Supply.
2. Housing relates to all housing construction activity, both private and public sector.
3. Figures are provisional and subject to revisions to take account of the most recent information and more up-to-date seasonal factors.

1.12a Volume of Output in Northern Ireland By Construction Sector 2005 to 2012 ^{1,2,3,4}

Current Prices (£ million)

Current Prices (£ million)															
YEAR/ QUARTER	New housing		Infra - structure	Other New Work			All New Work	Repair and Maintenance						All Repair & maintena nce	All Work
	Public	Private		Public	Private Industrial	Private Commercial		Housing		Infra - structure	Other Work				
								Public	Private		Public	Private			
2005 Jan - Mar	34.0	247.8	78.4	109.1	18.7	79.5	567.5	36.9	15.2	27.3	43.3	19.8	142.5	710.0	
Apr - Jun	35.8	291.9	57.6	96.6	19.2	92.2	593.1	35.6	23.7	25.1	30.4	21.8	136.6	729.7	
Jul - Sep	38.9	298.8	74.0	105.5	11.2	97.1	625.5	26.5	23.9	30.5	27.5	26.7	135.1	760.6	
Oct - Dec	51.2	259.6	69.1	88.2	15.8	116.3	600.1	28.7	23.9	25.1	27.7	28.0	133.3	733.5	
2006 Jan - Mar	48.1	292.2	72.7	90.6	16.8	114.4	634.7	32.1	34.5	24.0	39.5	31.9	162.1	796.8	
Apr - Jun	51.7	295.2	81.2	85.1	15.1	127.7	656.1	33.6	26.0	21.5	26.0	24.7	131.8	787.9	
Jul - Sep	47.8	292.8	111.6	97.4	23.6	137.5	710.6	21.2	31.0	19.4	33.6	23.1	128.3	838.9	
Oct - Dec	60.6	305.6	81.1	106.5	28.3	132.2	714.2	27.6	26.9	18.9	21.1	35.9	130.5	844.7	
2007 Jan - Mar	49.3	313.9	93.0	116.8	20.2	127.3	720.5	25.5	34.8	29.3	31.3	18.9	139.8	860.3	
Apr - Jun	48.7	310.0	106.4	107.5	15.3	137.9	725.7	32.4	34.4	29.2	24.1	28.3	148.4	874.1	
Jul - Sep	41.8	278.7	109.6	105.5	23.6	140.8	699.9	27.9	29.3	32.0	40.7	24.4	154.4	854.3	
Oct - Dec	38.9	270.2	111.8	102.1	17.5	133.7	674.1	34.8	23.6	30.4	35.3	36.6	160.6	834.8	
2008 Jan - Mar	36.6	240.3	132.0	111.3	16.1	123.3	659.6	24.9	39.9	31.2	31.8	31.4	159.2	818.8	
Apr - Jun	52.4	244.2	128.3	108.1	21.2	143.7	698.0	25.8	38.5	27.9	24.8	31.2	148.1	846.2	
Jul - Sep	45.4	188.2	127.1	108.3	35.8	129.4	634.3	28.3	35.4	33.5	26.9	36.8	160.9	795.2	
Oct - Dec	57.7	169.1	139.4	112.3	32.8	112.8	624.1	32.0	41.6	28.8	25.1	31.8	159.3	783.4	
2009 Jan - Mar	57.0	168.0	142.8	121.9	12.2	102.4	604.3	30.5	33.0	31.7	27.7	37.4	160.3	764.6	
Apr - Jun	61.2	170.4	139.5	109.7	14.4	75.1	570.3	26.7	50.5	34.7	26.7	33.0	171.5	741.9	
Jul - Sep	39.0	204.7	133.3	117.7	10.2	70.4	575.3	26.3	43.2	30.6	28.7	29.3	158.1	733.4	
Oct - Dec	34.0	200.6	126.6	106.9	19.4	77.5	564.9	28.6	41.7	29.8	26.5	21.5	148.2	713.1	
2010 Jan - Mar	41.2	179.2	112.3	105.1	12.4	63.4	513.7	28.6	38.5	39.2	33.8	19.3	159.4	673.1	
Apr - Jun	30.3	197.8	95.4	92.6	13.4	65.7	495.2	16.7	44.9	32.6	32.3	24.4	150.9	646.1	
Jul - Sep	28.4	186.1	110.9	79.6	16.5	74.2	495.7	17.3	47.5	35.0	29.7	25.4	154.8	650.5	
Oct - Dec	31.2	172.7	85.6	78.8	15.0	63.1	446.5	15.2	48.4	30.3	37.7	33.2	164.8	611.4	
2011 Jan - Mar	49.0	125.3	84.7	100.9	13.1	63.0	436.0	14.1	32.6	36.0	39.4	34.0	156.1	592.1	
Apr - Jun	47.0	119.4	83.7	76.7	12.3	50.0	389.3	13.8	40.7	37.0	33.2	38.7	163.4	552.6	
Jul - Sep	46.0	105.5	106.5	68.7	13.3	60.3	400.2	15.9	41.8	37.5	34.7	40.0	169.9	570.1	
Oct - Dec	60.9	97.0	108.3	78.0	12.0	51.7	407.9	17.2	49.1	34.1	33.0	38.9	172.3	580.2	
2012 Jan - Mar	55.4	98.9	152.1	93.7	11.3	37.9	449.3	15.2	32.2	40.2	48.3	38.4	174.3	623.6	
Apr - Jun	58.7	79.4	112.1	90.7	7.4	42.7	391.0	15.2	31.6	33.4	47.6	33.3	161.3	552.3	
Jul - Sep	65.4	74.3	111.8	69.7	7.9	55.5	384.6	15.1	39.5	38.7	40.3	28.7	162.3	547.0	
Oct - Dec	65.6	77.9	109.3	65.8	11.3	56.7	386.6	15.2	45.5	39.8	41.4	26.1	168.1	554.7	

SOURCE: Northern Ireland Construction Bulletin

1. See Appendix 1: Data Sources - Supply.
2. Includes output by contractors and public sector direct labour departments.
3. Figures are provisional and subject to revisions to take account of the most recent information.
4. Sub-totals may not sum due to rounding.

1.12b Volume of Output in Northern Ireland By Construction Sector 2005 to 2012 ^{1,2,3,4,5}

Constant (2005) Prices and Seasonally Adjusted (£ million)

YEAR/ QUARTER		New housing		Infra - structure	Other New Work			All New Work ²	Repair and Maintenance					All Repair & Maintenance ²	All Work ²
		Public	Private		Public	Private Industrial	Private Commer cial		Housing		Infra - structure	Other Work			
									Public	Private		Public	Private		
2005	Jan - Mar	35.0	267.5	80.5	112.1	19.1	89.2	596.9	35.6	13.8	26.1	35.5	20.3	133.7	734.0
	Apr - Jun	36.1	283.9	58.2	97.4	17.9	89.7	594.1	32.7	24.6	25.3	35.3	21.7	139.4	729.9
	Jul - Sep	38.5	291.3	73.4	104.4	13.0	93.6	610.8	30.0	23.7	29.5	27.8	26.5	137.6	749.8
	Oct - Dec	49.6	255.3	67.2	85.9	15.2	111.4	584.8	29.4	26.2	27.1	29.3	27.6	135.0	718.8
2006	Jan - Mar	45.6	292.2	69.5	87.4	16.7	116.8	617.9	29.0	28.8	21.9	32.1	31.3	146.6	768.0
	Apr - Jun	48.3	271.8	76.0	81.6	17.9	119.1	623.2	28.0	24.5	21.3	29.5	24.1	129.1	749.1
	Jul - Sep	44.1	278.0	102.5	92.7	19.6	126.8	664.0	23.3	28.4	18.4	32.4	22.4	124.2	790.3
	Oct - Dec	55.3	291.1	73.3	100.5	22.3	123.3	670.3	23.7	26.3	20.1	21.7	34.8	124.1	795.3
2007	Jan - Mar	44.3	305.7	82.4	108.9	23.1	125.3	674.3	24.3	27.2	26.3	26.0	18.3	124.4	797.7
	Apr - Jun	43.1	276.0	92.6	98.5	17.5	127.4	665.2	28.3	29.2	27.6	25.3	26.2	136.2	798.5
	Jul - Sep	36.5	256.2	94.3	94.6	18.5	122.7	623.2	24.7	24.8	28.5	36.4	22.3	138.6	764.3
	Oct - Dec	33.4	245.5	95.4	89.5	13.2	118.8	599.3	28.1	19.8	30.3	34.1	33.4	142.4	742.7
2008	Jan - Mar	31.1	223.3	112.3	95.5	17.3	114.9	580.6	22.1	29.9	26.2	25.7	28.5	134.2	713.8
	Apr - Jun	44.0	206.4	109.6	91.2	22.2	131.8	611.5	21.7	29.3	25.7	24.6	28.1	129.9	738.7
	Jul - Sep	37.8	162.9	109.2	90.4	26.0	111.3	542.0	23.9	27.7	29.4	23.4	33.0	137.4	682.4
	Oct - Dec	47.9	143.8	120.4	93.2	23.5	100.8	535.5	24.5	31.9	28.1	23.8	28.5	134.9	671.0
2009	Jan - Mar	47.5	150.4	124.9	101.4	12.9	96.6	520.8	24.7	24.5	26.3	22.4	33.5	132.8	652.2
	Apr - Jun	51.5	142.4	123.7	92.5	15.5	72.6	504.6	22.3	37.1	31.6	25.3	29.5	145.9	648.8
	Jul - Sep	33.2	178.9	118.9	101.5	8.2	61.9	503.4	22.1	33.0	26.3	24.8	25.6	131.7	637.3
	Oct - Dec	29.4	172.0	113.5	94.5	16.0	72.9	503.8	22.0	29.8	28.3	24.6	18.8	123.3	626.6
2010	Jan - Mar	36.2	162.7	100.8	95.5	15.1	64.1	457.7	23.7	30.4	31.8	27.1	16.9	130.0	589.0
	Apr - Jun	27.0	165.0	85.3	85.9	16.0	69.5	456.2	14.4	32.7	29.6	29.5	21.7	128.0	581.6
	Jul - Sep	25.5	161.4	98.6	74.7	14.9	68.9	448.5	14.4	35.2	30.4	26.7	22.5	129.4	578.8
	Oct - Dec	28.2	146.6	75.4	74.3	12.7	61.3	404.3	11.3	32.3	28.8	35.4	29.2	136.9	540.9
2011	Jan - Mar	44.2	113.0	73.7	94.7	15.5	65.7	389.8	11.9	26.0	29.4	31.6	29.8	129.0	521.4
	Apr - Jun	42.4	99.6	72.0	71.6	13.9	53.4	358.8	12.1	29.4	33.2	29.2	34.0	137.4	493.8
	Jul - Sep	41.5	90.1	90.5	63.6	11.6	54.7	356.8	13.2	29.0	32.1	31.5	34.8	141.6	498.1
	Oct - Dec	55.0	80.0	90.5	71.6	9.4	48.8	360.0	12.9	30.1	32.1	30.6	33.9	140.0	499.1
2012	Jan - Mar	50.2	86.1	125.1	85.3	12.1	38.7	380.9	12.3	25.1	32.2	37.8	33.1	140.1	525.9
	Apr - Jun	53.5	64.9	91.3	82.1	7.9	44.2	350.5	12.8	22.4	29.5	40.7	28.8	134.6	482.0
	Jul - Sep	60.1	62.0	90.5	62.8	6.9	47.9	335.2	12.1	25.7	33.1	37.1	25.0	133.6	467.6
	Oct - Dec	60.7	63.1	87.9	59.0	8.9	50.8	335.1	11.0	25.8	37.7	38.9	22.9	135.3	469.9

SOURCE: Northern Ireland Construction Bulletin

1. See Appendix 1: Data Sources - Supply.
2. Includes output by contractors and public sector direct labour departments.
3. Seasonal adjustment aids interpretation by removing seasonal variation due to climate, hours of daylight, holidays or other regular seasonal patterns.
4. Figures are provisional and subject to revisions to take account of the most recent information.
5. Sub-totals may not sum due to rounding.

Section 1, NI Housing Statistics 2011-12

1.13 Average Rates Bill By Local Government District 2004-05 to 2012-13 ^{1,2,3,4,5,6,7}

Local Government District	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 ^(R) £	2009-10 ^(R) £	2010-11 ^(R) £	2011-12 ^(R) £	2012-13 £
Antrim	601	666	667	687	750	792	819	856	876
Ards	580	628	673	773	801	827	837	868	885
Armagh	597	634	689	729	778	813	848	910	942
Ballymena	541	591	662	700	753	785	814	862	890
Ballymoney	549	589	651	666	690	723	755	800	831
Banbridge	613	670	720	717	747	769	793	839	871
Belfast	503	545	580	697	714	737	764	788	807
Carrickfergus	572	614	671	666	707	736	758	785	808
Castlereagh	556	595	604	720	749	754	765	791	822
Coleraine	605	683	702	752	782	809	829	867	894
Cookstown	508	553	601	684	721	744	758	804	829
Craigavon	585	635	665	641	678	697	706	741	763
Derry	552	606	660	669	696	717	736	758	776
Down	603	648	690	774	814	829	857	891	920
Dungannon	487	537	563	645	686	711	714	753	773
Fermanagh	460	529	532	587	628	659	672	715	737
Larne	529	570	623	630	660	669	683	723	752
Limavady	714	767	663	694	723	752	785	809	831
Lisburn	700	741	665	732	756	768	776	810	840
Magherafelt	517	561	606	649	676	693	721	769	797
Moyle	618	676	708	788	830	858	864	915	942
Newry & Mourne	573	621	660	747	780	821	851	894	925
Newtownabbey	628	604	670	683	716	723	740	763	784
North Down	643	689	762	900	935	973	986	1,017	1,048
Omagh	571	626	651	668	705	733	748	793	814
Strabane	488	525	571	563	596	624	640	664	691
TOTAL	569	613	644	705	737	761	780	814	839

SOURCE : Rating Policy Division, DFP

1. See Appendix 1: Data Sources - Supply.

2. For 2004-05 and 2005-06 the figures have been calculated by taking the total sum of rates assessed for occupied domestic properties in each district council area and dividing that sum by the number of occupied domestic properties as supplied by the previous Rates Collection Agency.

3. For 2006-07 onwards the 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). 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.

4. For 2006-07 and 2007-08 the Average Capital value for each Local Government District was calculated by Rating Policy Division, DFP, based upon the total capital value for all domestic properties divided by the number of domestic properties in the area as supplied by Land and Property Services (LPS).

5. For 2008-09 onwards data have been revised to use the Average Capital Value which is available from LPS.

6. Due to the revisions, data prior to 2008-09 is not directly comparable with previous years and data in Table 1.13 is not comparable with Table 1.12 in earlier editions of the Housing Statistics publication.

7. The overall total figure for Northern Ireland is a weighted average calculated using total stock data for each Local Government District produced by LPS.

1.14 Residential Planning Applications and Decisions 2003-04 to 2011-12 ^{1,2,3}

Year	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted	Applications Withdrawn	Applications Outstanding at 31 March
2003-04	28,098	19,178	17,652	92	2,292	..
2004-05	30,219	22,399	19,985	89	2,542	..
2005-06	29,289	24,749	20,001	81	3,065	..
2006-07	20,946	23,632	19,020	80	1,283	..
2007-08	21,920	21,062	19,273	92	1,520	..
2008-09	14,994	18,789	17,783	95	1,123	8,992
2009-10	14,551	15,061	14,246	95	825	8,110
2010-11	11,391	11,760	10,383	88	974	4,969
2011-12	7,771	9,085	8,305	91	404	3,413

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.

2. Figures are taken from the monthly data extract for March rather than the annual data extract used to produce tables 1.15, 1.16 and 1.17.

3. Data for outstanding applications as of 31st March is not available for residential applications prior to 2008/09.

1.15 Residential Planning Decisions By Classification 2010-11 & 2011-12 ^{1,2}

Classification	Decisions		Decisions Granted		% of Decisions Granted	
	2010-11	2011-12	2010-11	2011-12	2010-11	2011-12
Rural New Single Dwellings	3,146	2,883	2,342	2,445	74	85
Rural Replacement Single Dwellings	1,125	926	993	854	88	92
Rural Extensions and Alterations	1,111	906	1,068	884	96	98
Urban New Single Dwellings	324	312	277	273	85	88
Urban Replacement Single Dwellings	95	72	92	72	97	100
Urban Extensions and Alterations	3,051	2,360	3,000	2,297	98	97
Housing Developments	1,234	815	1,057	719	86	88
Other Residential	1,674	811	1,554	761	93	94
Total	11,760	9,085	10,383	8,305	88	91

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.

2. Applications decided do not include withdrawn applications.

1.16 Residential Planning Applications & Decisions By Planning Division And Local Government District 2011-12^{1,2,3}

Planning Division / Local Government District	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted
Belfast Division	1,972	2,012	1,873	93
Ards	369	368	338	92
Belfast	576	577	550	95
Castlereagh	232	245	231	94
Lisburn	494	498	449	90
North Down	301	324	305	94
Northern Division	1,110	1,266	1,188	94
Ballymoney	138	164	157	96
Coleraine	311	295	278	94
Derry	223	261	250	96
Limavady	158	211	184	87
Moyle	114	128	122	95
Strabane	166	207	197	95
South Antrim Division	1,042	1,183	1,106	93
Antrim	284	317	295	93
Ballymena	306	356	340	96
Carrickfergus	97	104	99	95
Larne	134	155	141	91
Newtownabbey	221	251	231	92
Southern Division	1,858	2,563	2,268	88
Armagh	327	566	526	93
Banbridge	274	310	287	93
Craigavon	252	336	305	91
Down	403	486	419	86
Newry and Mourne	602	865	731	85
Headquarters Division	3	7	5	71
Western Division	1,786	2,054	1,865	91
Cookstown	254	288	280	97
Dungannon	387	437	389	89
Fermanagh	488	570	525	92
Magherafelt	345	326	307	94
Omagh	312	433	364	84
Total	7,771	9,085	8,305	91

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.
2. Applications decided do not include withdrawn applications.
3. Planning area structure was revised for 2011/12.

1.17 Residential Planning Decisions By Sub-classification And Planning Division 2011-12 ^{1,2,3}

Division	Urban New Single Dwellings	Urban Replacement Single Dwellings	Urban Extensions & Alterations	Rural New Single Dwellings	Rural Replacement Single Dwellings	Rural Extensions & Alterations	Housing Developments	Other ¹	All Dwellings
Belfast Division									
Decisions	77	22	1103	258	81	121	230	120	2,012
Decisions Granted	70	22	1067	212	68	115	206	113	1,873
% Of Decisions Granted	91%	100%	97%	82%	84%	95%	90%	94%	93%
Northern Division									
Decisions	48	12	343	419	93	151	110	90	1,266
Decisions Granted	43	12	336	378	81	150	99	89	1,188
% Of Decisions Granted	90%	100%	98%	90%	87%	99%	90%	99%	94%
South Antrim Division									
Decisions	45	10	316	345	120	110	148	89	1,183
Decisions Granted	35	10	311	308	116	107	134	85	1,106
% Of Decisions Granted	78%	100%	98%	89%	97%	97%	91%	96%	93%
Southern Division									
Decisions	66	16	385	981	409	280	168	258	2,563
Decisions Granted	59	16	373	796	375	273	143	233	2,268
% Of Decisions Granted	89%	100%	97%	81%	92%	98%	85%	90%	88%
Headquarters									
Decisions	0	0	1	0	0	0	4	2	7
Decisions Granted	0	0	1	0	0	0	2	2	5
% Of Decisions Granted	N/A	N/A	100%	N/A	N/A	N/A	50%	100%	71%
Western Division									
Decisions	76	12	212	880	223	244	155	252	2,054
Decisions Granted	66	12	209	751	214	239	135	239	1,865
% Of Decisions Granted	87%	100%	99%	85%	96%	98%	87%	95%	91%
Totals									
Decisions	312	72	2,360	2,883	926	906	815	811	9,085
Decisions Granted	273	72	2,297	2,445	854	884	719	761	8,305
% Of Decisions Granted	88%	100%	97%	85%	92%	98%	88%	94%	91%

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.

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

3. Planning area structure was revised for 2011/12.

2. Energy

Introduction

This section provides information relating to domestic energy. Tables contain data on household fuel type, energy efficiency (average Standard Assessment Procedure (SAP) ratings) and Warm Homes Scheme grants.

Analysis

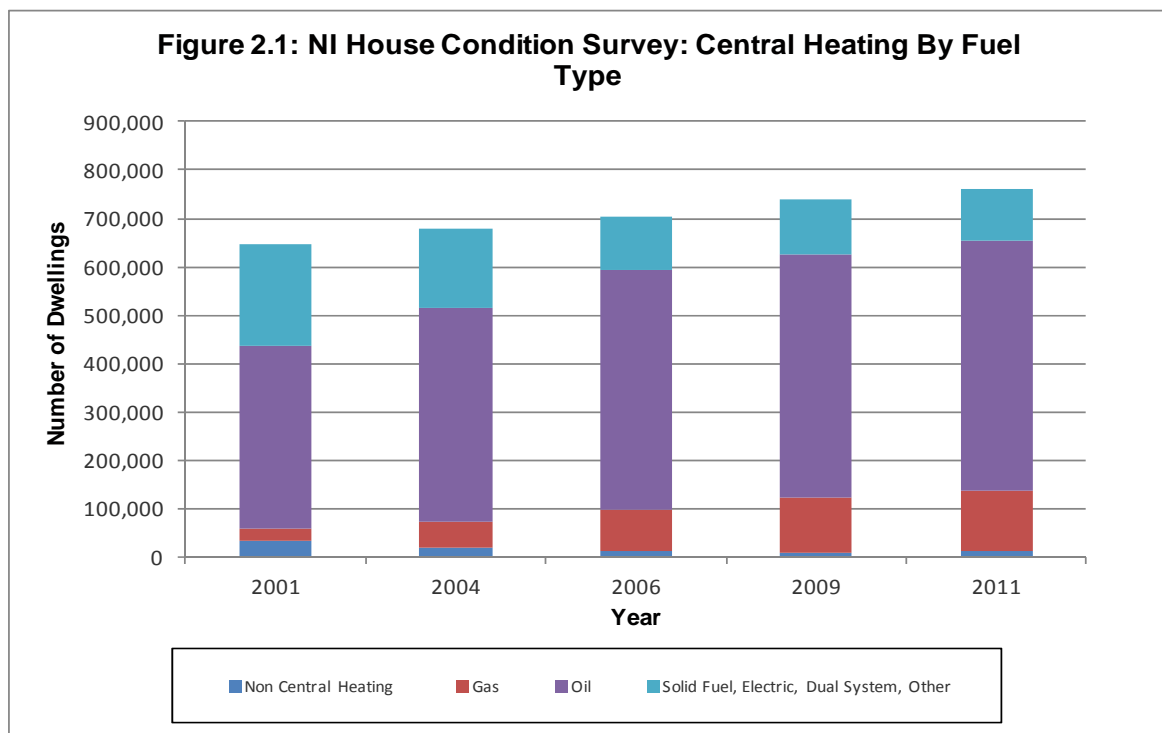
Central Heating

Central heating is a key indicator of the standard of housing. The 2011 House Condition Survey defines “central heating” as a heating system with a distribution system sufficient to provide heat in at least two rooms.

Table 2.1 compares central heating in Northern Ireland homes from 2001 to 2011.

The percentage of homes with central heating has risen from 95% in 2001 to 99% in 2011. Gas has seen the largest increase in installations, increasing almost five fold from 2001 to 2011. Oil heating has also seen an increase of 36%. The numbers of solid fuel, electric and dual system heating systems have decreased over the period.

In the 2011 NI House Condition Survey, oil central heating accounted for 68% of heating system types. This was followed by gas central heating at 17%.



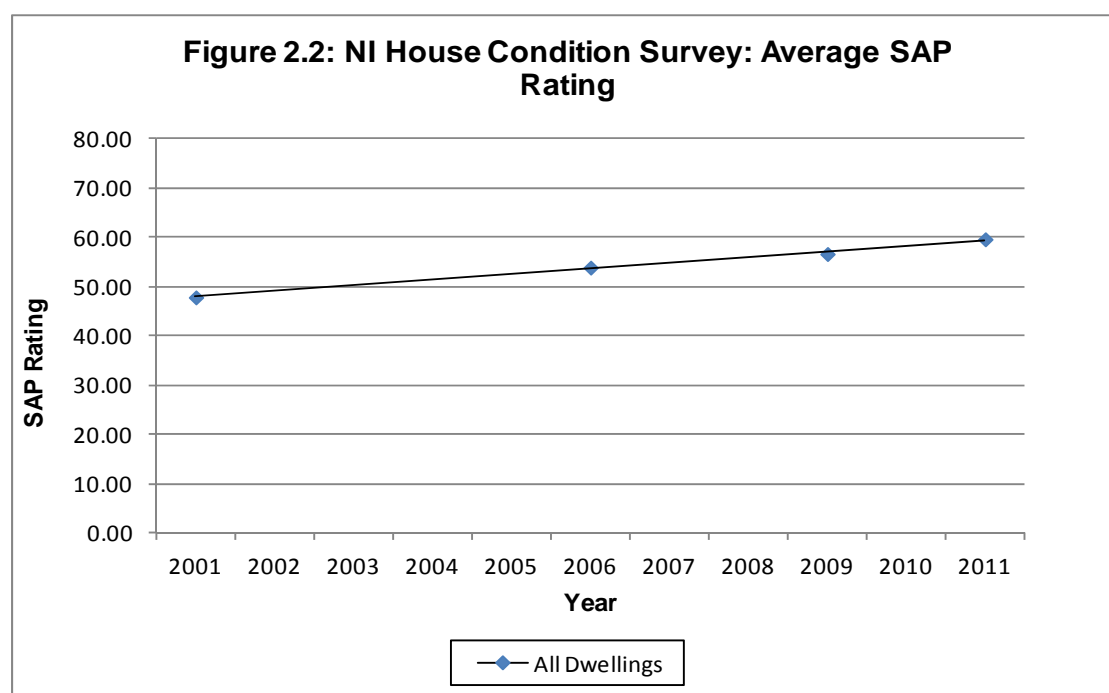
Energy Efficiency

The Standard Assessment Procedure (SAP) is the Government's standard method of rating the energy efficiency of a dwelling. The current version of the SAP model is SAP 2009, effective from March 2010 and this is the version used to derive the SAP Ratings for the 2011 data. For comparison purposes data from previous years has also been recalculated using SAP 2009 to provide a consistent time series. SAP figures published in previous versions of this report are therefore not directly comparable with those contained in Table 2.2. The SAP rating is on a logarithmic scale and provides a comparative measure of the energy efficiency of dwellings. The lower the score the lower the energy efficiency and the higher the score (up to a maximum of 100) the higher the efficiency.

Table 2.2 compares SAP rating in Northern Ireland homes by dwelling tenure and type.

In 2001, Northern Ireland's dwelling stock had an average SAP rating (SAP09) of 47.84; by 2011 this had increased to 59.63. The estimated average SAP09 for England in 2011 was 56.7. This figure can be found in Table 13 of the "English Housing Survey 2011-12 headline report" which can be accessed at the link below:

<https://www.gov.uk/government/publications/english-housing-survey-2011-to-2012-headline-report>.



Warm Homes Scheme Grants

The Warm Homes scheme offers a range of insulation measures to households on a qualifying benefit. This includes cavity wall insulation, loft insulation, hot water tank jacket, benefit entitlement check and energy advice. As well as these improvements householders who are in receipt of one of the qualifying benefits may also be eligible for installation of a fully controlled energy-efficient oil or gas central heating system where no system currently

exists or conversion of an existing bottled gas, solid fuel or Economy 7 heating system to oil or natural gas.

Table 2.3 compares Warm Homes Scheme grants by dwelling tenure from 2006-07 to 2011-12.

In the year ended 31st March 2012, 10,975 homes benefited from the 'Warm Homes Scheme' grants, amounting to almost £10.9 million. On average, £990 was received per household. The number of grants processed was a decrease of 14% on the peak figure of 12,815 grants processed in 2006-07 and an increase of 594 (6%) on the 2010-11 figure of 10,381. Seventy percent of grants processed were for Owner Occupied homes and the remainder for the Private Rented Sector.

Notes on Analysis

1. Data contained in Tables 2.1 and 2.2 are sourced from the House Conditions Survey. Reference should be made to Appendix 2 for details of survey methodology and quality.
2. Preliminary findings from the 2011 House Conditions Survey are available: http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm.
3. Figures in certain tables may be rounded and hence table totals may not sum correctly.

Alternative Data Sources

The following alternative data sources are provided for reference purposes.

Survey sources:

- Additional information relating to energy is included in the Northern Ireland House Condition Survey report published by the Northern Ireland Housing Executive: http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

Regional sources:

The following sources provide regional information relating to domestic energy performance.

- England – English Housing Survey
<https://www.gov.uk/government/organisations/departments-for-communities-and-local-government/series/english-housing-survey#publications>.
- Scotland – Scottish House Condition Survey
<http://www.scotland.gov.uk/Topics/Statistics/SHCS>.
- Great Britain/United Kingdom – Housing Energy Fact File 2012
<https://www.gov.uk/government/publications/housing-energy-fact-file-2012-energy-use-in-homes>.

2.1 Central Heating By Fuel Type 2001, 2004, 2006, 2009 & 2011 ^{1,2,3,4}

	2001		2004		2006		2009		2011	
	Number	%	Number	%	Number	%	Number	%	Number	%
Non Central Heating	32,170	5	18,300	3	12,780	2	7,460	1	10,530	1
Central Heating	615,360	95	661,700	97	692,220	98	732,540	99	749,470	99
Gas	26,210	4	54,190	8	83,990	12	113,640	15	126,950	17
Oil	377,770	58	443,830	65	495,560	70	504,530	68	515,470	68
Solid Fuel/Electric/Dual Fuel/Other	211,380	33	163,680	24	112,670	16	114,370	15	107,050	14
All Dwellings	647,530	100	680,000	100	705,000	100	740,000	100	760,000	100

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 2: Data Sources - Energy.
2. Bottled gas totals been included within the overall total for gas since 2001.
3. Due to a smaller sample size in 2011, fuel types were combined into fewer groups.
4. The figures reported in the table are fully comparable across each successive survey year.

2.2 Standard Assessment Procedure (SAP) Rating 2001, 2006, 2009 & 2011 ^{1,2,3,4,5}

Average SAP Rating	2001	2006	2009	2011
Average SAP Rating By Dwelling Tenure				
Owner Occupied	46.07	52.55	56.10	59.93
NIHE	56.59	62.20	*	*
Housing Associations	65.99	68.20	*	*
Social Housing	*	*	63.44	67.79
Private Rented & Other (including tied)	42.79	52.97	55.34	59.17
All Dwellings	47.84	53.89	56.65	59.63
Average SAP Rating By Dwelling Type				
Bungalow	42.14	47.49	51.93	53.85
Terraced	52.32	57.27	58.40	61.84
Semi - Detached	46.80	53.84	57.65	60.62
Detached	42.71	51.43	54.60	57.49
Flat	61.66	64.05	65.04	69.24
All Dwellings	47.84	53.89	56.65	59.63

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 2: Data Sources - Energy.
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 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. The current version is SAP 2009, effective from March 2010 and used for the 2011 House Condition Survey. 2001-2009 figures have been recalculated to provide a consistent time series. Figures in the table above are hence not directly comparable with those in previous Northern Ireland Housing Statistics reports.
4. While the sample size for the 2009 and 2011 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. Cross tabulations by tenure for 2009 onwards are therefore based on social housing as a whole.
5. For the 'Private Rented & Other (including tied)' category, tied accommodation refers to that provided as a part of a person's job and is conditioned by the worker's continued employment with his/her employer.

2.3 Warm Homes Scheme Grants Processed 2006-07 to 2011-12 ^{1,2,3,4}

Grants Processed	2006/2007		2007/2008		2008/2009		2009/2010		2010/2011		2011/2012	
	Number	Value £	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	7,657	6,737,395
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	7,287	4,872,235
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	370	1,865,160
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	3,318	4,129,753
Insulation Measures	801	402,691	1,329	579,581	680	400,701	909	470,943	1,616	827,944	2,710	1,815,809
Heating Measures	265	1,017,521	258	1,066,562	477	1,891,631	185	717,621	448	1,739,654	608	2,313,944
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	10,975	10,867,148

SOURCE: NIHE

1. See Appendix 2: Data Sources - Energy.

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.

3. Social Renting Demand

Introduction

This section provides information relating to the social rented sector. In Northern Ireland, this is comprised of the Northern Ireland Housing Executive (NIHE) and Housing Associations. Tables contain data on average weekly rents, housing benefit receipt, social housing waiting lists and allocations and homelessness.

Analysis

Average Weekly Rent

Table 3.1 provides information on the Northern Ireland Housing Executive (NIHE) average rent, collectable rental income and arrears.

The average weekly rent charged by NIHE was £54.73 in 2011-12. This is an increase of 4% from the previous year (£52.76) and 32% from 2002-03 (£41.53). Total gross arrears for the NIHE have risen 10% from £12.7 million in 2010-11 to £14.0 million in 2011-12, however since 2002-03 have fallen 26% from £18.9 million. The total gross arrears for NIHE for 2011-12 are 5% of collectable rental income (£287.0 million).

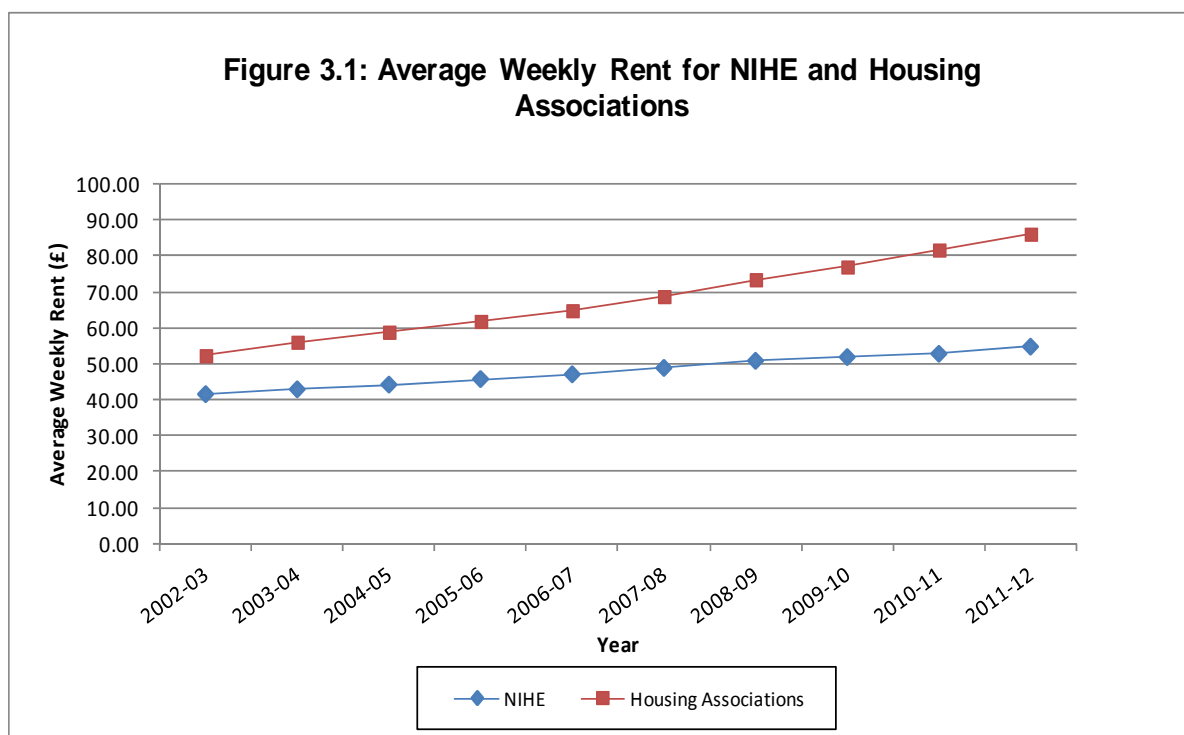
Table 3.2 includes average weekly local authority rents for the UK regions.

In 2011-12 the NIHE in Northern Ireland had the lowest average local authority weekly rent (£54.73) compared to all other UK regions. England had the highest average (£72.30) in comparison to Scotland, Wales and Northern Ireland. England also had the highest increase in average rent from the previous year (7%).

Table 3.3 provides information on the Northern Ireland Housing Associations average rent, collectable rental income and arrears.

The average weekly rent charged by Housing Associations has risen from £52.31 in 2002-03 to £86.11 in 2011-12, a rise of 65%. In comparison to 2010-11, rent has risen 5% from £81.69.

Total collectable rental income for 2011-12 stands at £154.2 million. Arrears amounted to £8.1 million, 5% of collectable rental income.

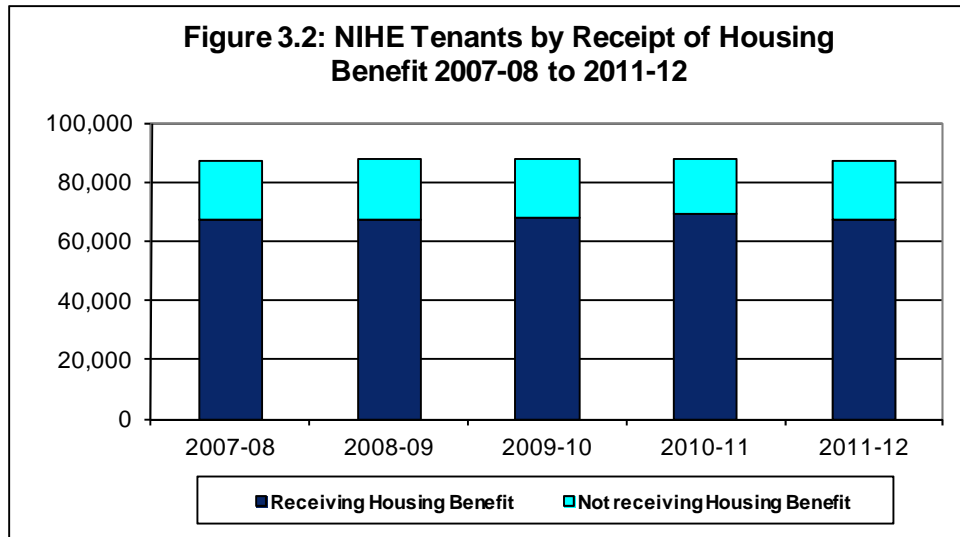


Housing Benefit

Housing Benefit is a social security benefit paid by the Housing Executive. It helps people on a low income pay their rent and rates.

Table 3.4 provides information on the Northern Ireland Housing Executive (NIHE) tenants in receipt of Housing Benefit.

The total number of NIHE tenancies was 86,824 at 31 March 2012. This is a decrease of 1% (834) from the previous year. Since 2002-03 the total number of tenants has fallen 16,010 from 102,834. At the end of March 2012 78% of tenants were in receipt of Housing Benefit and of these 76% received full Housing Benefit. Full Housing Benefit refers to when the full charge for rent and rates is met by Housing Benefit. The proportion receiving Housing Benefit has remained relatively stable since 2002-03 at between 77% to 80%.



Waiting Lists

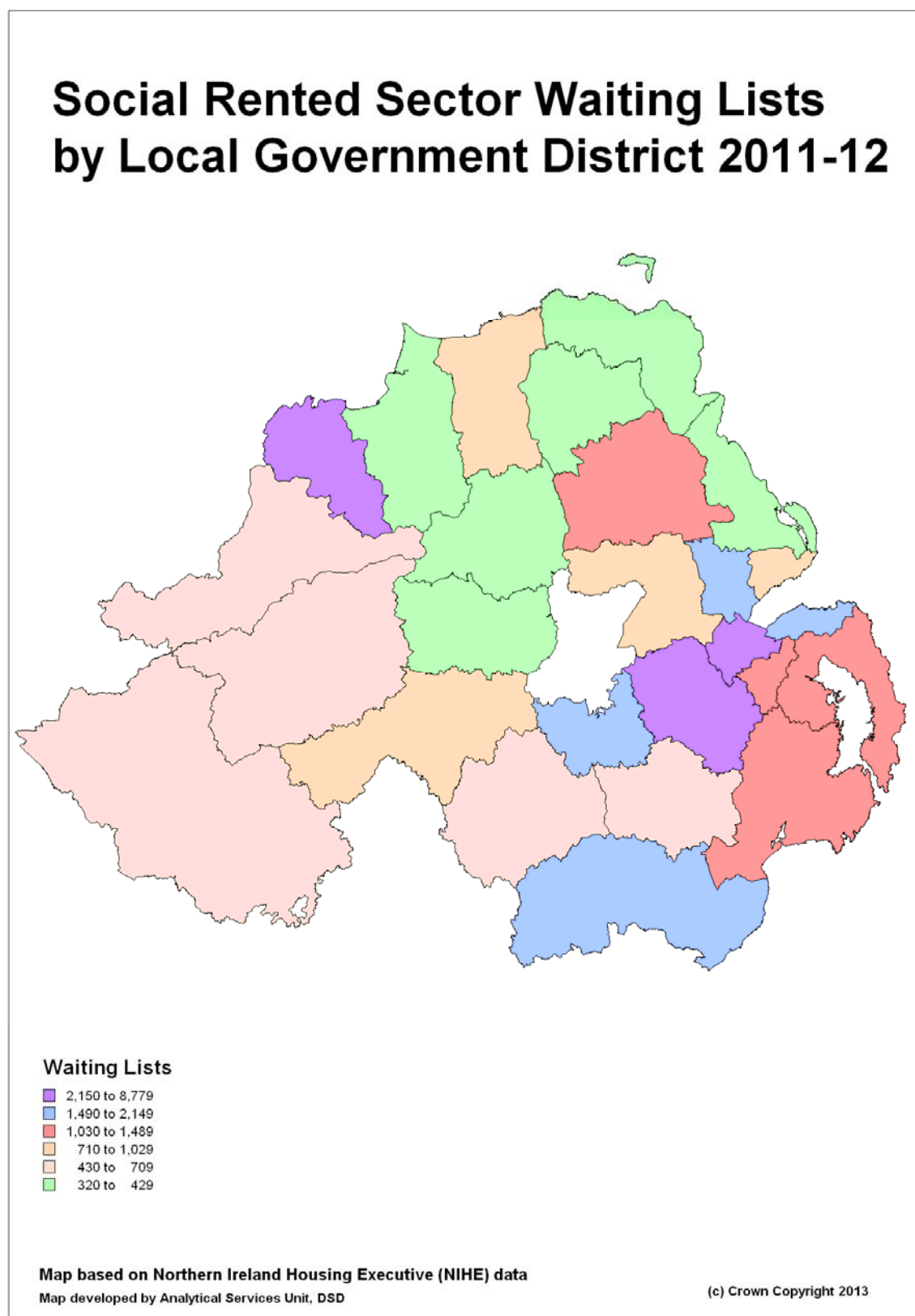
Tables 3.5, 3.6 and 3.7 provide information relating to social rented sector waiting lists and allocations (offers of tenancy accepted) in Northern Ireland.

The Housing Executive holds data on all housing applications and allocations made through the Common Selection Scheme in the Housing Management System (HMS). The Selection Scheme was approved by the Department for Social Development and has been effective from 1st November 2000. It applies to accommodation owned by the Housing Executive or any registered housing association which is participating in the Common Selection Scheme with the exception of accommodation which is let on a temporary basis. The scheme has been devised to be fair and open and to give applicants freedom of choice in where they wish to live. Anyone applying under this scheme will be visited and assessed, registered on a Common Waiting List and allocated property according to the rules of the scheme. Further information is available at the following link:

http://www.nihe.gov.uk/index/advice/apply_for_a_home/housing_selection_scheme.htm.

The total number of applicants to the waiting list in 2011-12 was 34,533. Of these applicants, 20,211 were in 'housing stress' where they have 30 or more points under the Common Selection Scheme. The Local Government Districts with the highest number of applicants in 2011-12 were Belfast (8,773), Derry (2,762), Lisburn (2,268) and North Down (2,146). Due to the introduction of the new HMS and a change to the annual renewal process for waiting list applicants comparisons cannot be made between the published waiting list figures for 2011-12 and those for previous years.

Map 3.1: Social Rented Sector Waiting Lists by LGD 2011-12



The number of properties allocated by the NIHE and housing associations to applicants on the waiting list who were not already social sector tenants was 7,691 (73% of total allocations) in 2011-12. In comparison the number of properties allocated by the NIHE and housing associations to tenants who had applied for a transfer from an existing tenancy was 2,779 (27% of total allocations).

Homelessness

Tables 3.8, 3.9, 3.10 and 3.11 provide information relating to homeless households in Northern Ireland.

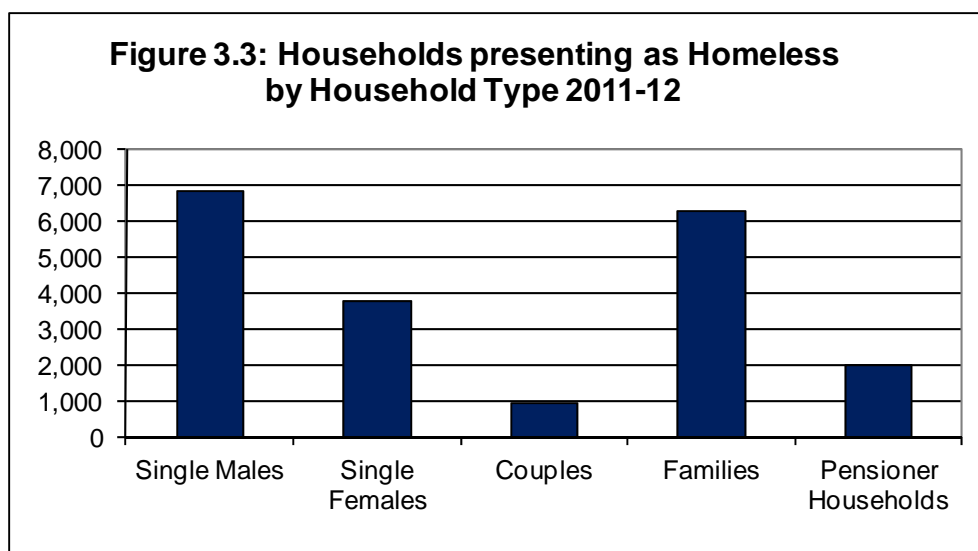
Statistics on Homelessness are sourced from the Northern Ireland Housing Executive (NIHE). Under the Housing (NI) Order 1988, NIHE has a statutory responsibility to secure permanent accommodation for persons who are unintentionally homeless and in priority need, to secure temporary accommodation in a variety of circumstances and to provide advice and assistance to those who are homeless or threatened with homelessness.

A new Housing Management System (HMS) was introduced by the NIHE in July 2011. While the data captured through the HMS are essentially the same as those captured by the previous system, data migration and coding variations in the period following the change have had a small impact on the comparability of homelessness statistics for 2011-12 and previous years.

In total, 19,737 households presented as homeless to the NIHE in 2011-12. The most common reasons for households presenting as homeless in 2011-12 were a sharing breakdown or family dispute (4,317) and accommodation not being reasonable (2,779). These have been the two most common reasons since 2008-09.

Note that for 3,731 cases, information on the reason for homelessness is not available due to the introduction of the HMS in July 2011.

The household types with the highest number of homeless presenters in 2011-12 were single males (34%) and families (32%). For single males the age group with the highest number of presenters was the 26 to 59 group with 4,425 presenters.



When a household presents as homeless or is threatened with homelessness the NIHE makes enquiries to check this is the case and that the household is eligible for assistance. The NIHE will need to satisfy itself whether the household has a priority need for accommodation and whether they became homeless or threatened with homelessness intentionally. Where the Housing Executive concludes that a household is eligible, homeless (threatened with homelessness), in priority need and unintentionally homeless then the household is entitled to full housing duty and is referred to as a “Full Duty Applicant” – FDA. In this case the NIHE shall secure that accommodation becomes available for their occupation. For further information on homelessness refer to the following link: http://www.nihe.gov.uk/homelessness_explained.pdf.

The new Housing Management system introduced in July 2011 allows a greater number of outcomes to be reported in relation to homeless applications than before. In 2011-12, of the 19,737 households presenting as homeless 9,021 households (46%) were accepted as full duty applicants and 7,588 (38%) were rejected. Examples of other possible outcomes include concluded (1,113), duty discharged (872) and prevented (623). Refer to Appendix 3 for definitions of each outcome.

Of the households accepted as full duty applicants, 2,215 attributed their reason for homelessness to accommodation not being reasonable (25% of all full duty applicants). Sharing breakdowns/ family disputes accounted for 2,149 households (24%).

Notes on Analysis

Further information on homelessness can be found at the following link: http://www.nihe.gov.uk/index/about/key_issues/homelessness_information.htm

Alternative Data Sources

Regional sources:

The following sources provide regional information relating to the social rented sector.

- England:
<https://www.gov.uk/government/organisations/departments-for-communities-and-local-government/series/local-authority-housing-data>.
- Scotland:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>.
- Wales:
<http://wales.gov.uk/topics/statistics/theme/housing/?lang=en>.

The following sources provide regional information relating to homelessness.

- England:
<https://www.gov.uk/government/organisations/departments-for-communities-and-local-government/series/homelessness-statistics>.
- Scotland:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables>.
- Wales:
<http://wales.gov.uk/topics/statistics/theme/housing/homeless/?lang=en>.

3.1 NIHE Average Weekly Rent, Collectable Rental Income And Arrears 2002-03 to 2011-12 ^{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
2011-12	54.73	287.0	14.0	4.9

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. Before application of 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.

3.2 Average Weekly Local Authority Rents By UK Region 2004-05 to 2011-12 ^{1,2}

Region	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £	2011-12 £
Average Weekly Rent²								
North East	43.48	45.56	47.82	51.07	53.09	54.61	56.02 ^(R)	59.38 ^(P)
Yorkshire & The Humber	44.18	46.03	48.28	51.74	53.87	55.63	56.84 ^(R)	60.55 ^(P)
North West	47.29	48.97	50.79	53.60	55.63	57.19	58.76 ^(R)	62.63 ^(P)
East Midlands	45.94	48.27	50.38	53.65	56.00	57.46	59.06 ^(R)	62.94 ^(P)
West Midlands	49.28	51.59	54.11	57.32	59.54	61.47	63.22 ^(R)	67.40 ^(P)
Eastern	54.93	57.62	60.15	64.75	66.83	68.13	70.28 ^(R)	75.26 ^(P)
London	66.58	69.58	72.77	76.79	79.72	82.43	83.50 ^(R)	89.17 ^(P)
South East	59.41	61.61	63.98	67.91	70.83	72.99	74.19 ^(R)	78.70 ^(P)
South West	50.08	51.62	53.61	56.79	59.18	61.44	62.96 ^(R)	67.06 ^(P)
England	52.90	55.27	57.93	61.62	64.21	66.05	67.83 ^(R)	72.30 ^(P)
Wales	48.22	50.05	51.98	55.26	57.90	61.04	62.58	66.32
Scotland	42.64	44.79	46.11	48.35	50.36	52.83 ^(R)	54.31 ^(R)	56.74
Northern Ireland (NIHE)	44.19	45.73	47.04	48.82	50.81	51.84	52.76	54.73

SOURCE: DCLG, WELSH GOVERNMENT, SCOTTISH GOVERNMENT, NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.

2. Average rents for England, Wales and Scotland are calculated by the respective departments and methodologies may differ.

3.3 Housing Associations: Average Weekly Rent, Collectable Rental Income And Arrears 2001-02 to 2011-12 ^{1,2}

Year	Average Weekly Rent £	Collectable Rental Income £million	Gross Arrears £million	Arrears Expressed As % Of Collectable Rental 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
2011-12	86.11	154.2	8.1	5.3

SOURCE: DSD

1. See Appendix 3: Data Sources - Social Renting Demand.

2. Average rent figure includes rates and service charges.

3.4 NIHE Tenants In Receipt Of Housing Benefit 2002-03 to 2011-12^{1,2,3,4}

Year	Total Number of Tenants	Number Receiving Housing Benefit	% of Tenants Receiving Housing Benefit	Total Housing Benefit Paid £ thousand	Average Housing Benefit Per Recipient £	Number Receiving Full Housing Benefit	% of those Receiving Housing Benefit in receipt of Full amount
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
2011-12	86,824	67,503	78	214,289	3,174	51,513	76

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.

2. For the week including 31 March.

3. Figures relating to the number and proportion of tenants receiving Full Housing Benefit in 2011-12 are not strictly comparable with figures for previous years. An adjustment made to the Housing Benefit IT system during 2011-12 improved the accuracy of the figures for that year.

4. Full Housing Benefit refers to when the full charge for rent and rates is met by Housing Benefit.

3.5 Social Rented Sector Waiting Lists and Allocations 2002-03 to 2011-12 ^{1,2,3,4,5,6,7,8}

Year	Common Waiting List at 31 March		Allocations		
	Total Applicants	Number of Applicants in Housing Stress	Number of Allocations to Applicants	Number of Allocations to NIHE/Housing Association Transfers	Total Allocations
2002-03	26,248	13,042	8,766	3,384	12,150
2003-04	27,515	14,152	8,462	3,027	11,489
2004-05	29,608	15,527	7,603	2,607	10,210
2005-06	31,908	17,223	7,978	2,595	10,573
2006-07	36,182	19,703	7,772	2,416	10,188
2007-08	39,688	21,364	7,289	2,169	9,458
2008-09	38,923	20,481	8,132	2,440	10,572
2009-10	38,120	19,716	9,192	2,811	12,003
2010-11	39,891	20,967	8,074	2,586	10,660
2011-12	34,533	20,211	7,691	2,779	10,470

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. 'Number of Allocations to Applicants' refers to the number of properties allocated by the Housing Executive and housing associations to applicants on the Common Waiting List who were not already social sector tenants.
3. 'Number of Allocations to NIHE/Housing Association transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from an existing tenancy.
4. 'Housing Stress' refers to those applicants who have 30 or more points under the Common Selection Scheme.
5. 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. The waiting list figures cover new applicants only i.e. those with no existing NIHE/HA tenancy.
6. Allocations figures are based on offers accepted 1 April - 31 March.
7. Waiting list figures for 2011-12 (left hand columns in the table) were extracted on 1st May 2012 due to the implementation of a new electronic Housing Management System.
8. Due to the introduction of the new Housing Management System and a change to the annual renewal process for applicants the number of waiting list applicants for 2011-12 are not directly comparable with previous years.

3.6 Social Rented Sector Waiting Lists By Local Government District 2003-04 to 2011-12 ^{1,2,3,4}

Local Government District	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Antrim	709	737	792	979	1,038	991	972	977	852
Ards	1,174	1,194	1,276	1,525	1,671	1,682	1,706	1,811	1,486
Armagh	559	584	659	828	841	797	760	802	708
Ballymena	1,032	1,082	1,254	1,411	1,622	1,530	1,420	1,520	1,256
Ballymoney	286	327	392	477	539	497	439	496	390
Banbridge	410	421	508	674	695	698	665	677	479
Belfast	7,439	7,908	8,220	9,070	9,936	10,017	9,941	10,178	8,773
Carrickfergus	839	849	916	1,007	1,073	1,032	994	974	818
Castlereagh	984	990	1,060	1,150	1,354	1,371	1,367	1,462	1,167
Coleraine	855	913	1,034	1,234	1,427	1,292	1,219	1,297	1,026
Cookstown	230	310	326	367	382	408	371	407	362
Craigavon	1,072	1,366	1,444	1,769	2,030	1,974	1,755	1,922	1,607
Derry	1,611	1,813	1,993	2,157	2,417	2,418	2,574	2,993	2,762
Down	919	928	1,027	1,166	1,297	1,292	1,213	1,323	1,250
Dungannon	517	599	667	753	859	915	895	1,022	920
Fermanagh	734	785	918	1,038	1,029	894	833	853	639
Larne	370	390	380	505	518	526	509	550	406
Limavady	337	403	474	522	569	521	497	472	372
Lisburn	1,876	2,053	2,109	2,391	2,666	2,670	2,607	2,595	2,268
Magherafelt	356	397	409	495	524	503	507	512	429
Moyle	225	275	289	301	365	359	357	334	326
Newry & Mourne	1,301	1,375	1,562	1,727	1,801	1,778	1,828	1,827	1,571
Newtownabbey	1,293	1,313	1,459	1,578	1,825	1,726	1,691	1,743	1,514
North Down	1,488	1,517	1,639	1,857	1,913	1,930	1,885	1,884	2,146
Omagh	370	472	514	640	704	620	590	622	495
Strabane	529	607	587	561	593	482	525	638	511
TOTAL	27,515	29,608	31,908	36,182	39,688	38,923	38,120	39,891	34,533

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. Figures are as at 31 March each year, with the exception of 2011-12. Figures quoted for 2011-12 were extracted on 1st May 2012, due to the implementation of a new electronic Housing Management System (HMS).
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.
The waiting list figures cover new applicants only i.e. those with no existing NIHE/HA tenancy.
4. Due to the introduction of the new Housing Management System and a change to the annual renewal process for applicants the number of waiting list applicants for 2011-12 are not directly comparable with previous years.

3.7 Total Allocations By Local Government District 2011-12^{1,2,3,4,5,6}

Local Government District	Number of Allocations to Applicants	Number of Allocations to NIHE Transfers	Number of Allocations to Housing Association Transfers	Total
Antrim	186	34	10	230
Ards	390	117	19	526
Armagh	175	17	6	198
Ballymena	255	76	15	346
Ballymoney	86	31	7	124
Banbridge	195	42	14	251
Belfast	1,853	666	280	2,799
Carrickfergus	169	43	2	214
Castlereagh	264	84	14	362
Coleraine	225	65	14	304
Cookstown	73	21	2	96
Craigavon	430	58	32	520
Derry	592	151	87	830
Down	308	74	8	390
Dungannon	171	27	3	201
Fermanagh	256	27	11	294
Larne	128	47	7	182
Limavady	107	18	6	131
Lisburn	495	157	59	711
Magherafelt	89	20	1	110
Moyle	72	27	6	105
Newry&Mourne	290	72	19	381
Newtownabbey	335	116	10	461
North Down	235	69	21	325
Omagh	140	19	3	162
Strabane	172	41	4	217
Total Allocations	7,691	2,119	660	10,470

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. 'Number of Allocations to Applicants' refers to the number of properties allocated by the Housing Executive and housing associations to applicants on the Common Waiting List who were not already social sector tenants.
3. 'Number of Allocations to NIHE transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from a Housing Executive tenancy.
4. 'Number of Allocations to housing association transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from a housing association tenancy.
5. Allocations figures are based on offers accepted 1 April 2011- 31 March 2012.
6. In previously published versions of this table for years up to and including 2010-11, it was not possible to attribute housing association allocations by Local Government District; figures reported at Local Government District were Housing Executive allocations only, and allocations by housing associations were added to produce an overall total. From 2011-12 onwards, it has been possible to attribute housing association allocations by Local Government District; this should be noted if making comparisons with previously published figures.

3.8 Households Presenting As Homeless By Reason 2004-05 to 2011-12 ^{1,2}

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Sharing breakdown/family dispute	4,114	4,799	5,037	4,542	4,473	4,525	4,696	4,317
Marital/relationship breakdown	2,564	2,706	2,901	2,512	2,441	2,367	2,502	1,838
Domestic violence	727	798	767	783	891	906	1,010	896
Loss of rented accommodation	2,249	2,705	3,057	3,236	2,322	2,161	2,646	2,166
No accommodation in Northern Ireland	1,684	1,941	1,984	1,816	1,705	1,563	1,674	969
Intimidation (Civil disturbance)	959	888	764	548	569	769	694	462
Accommodation not reasonable	2,252	2,901	3,104	2,713	2,643	2,897	3,013	2,779
Release from hospital/prison/other institution	340	348	318	392	382	385	375	314
Fire/flood/other emergency	80	107	91	80	138	206	437	58
Mortgage default	230	318	344	224	403	505	561	449
Bomb/fire damage (Civil disturbance)	87	57	44	41	48	40	54	33
Neighbourhood harassment	1,214	1,467	1,309	1,267	1,260	1,356	1,599	1,112
Other reasons	862	1,086	1,293	876	801	984	897	613
No Data on reason for presentation	-	-	-	-	-	-	-	3,731
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158	19,737

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.

2. New Housing Management System (HMS) was introduced in July 2011; for 3,731 cases during the period July 2011 - March 2012, no data on reason for presentation is currently available due to the merging of two systems, involving data migration and keying variations.

3.9 Households Presenting As Homeless By Household Type 2004-05 to 2011-12 ^{1,2}

Household Type	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Single Males (16 -17 yrs) ^(R)	194	210	202	157	125	182	201	186
(18 - 25 yrs) ^(R)	1,772	2,024	2,070	1,774	1,930	2,171	2,295	2,193
(26 - 59 yrs)	3,962	4,475	4,568	4,055	3,954	4,196	4,690	4,425
Single Females (16 -17 yrs) ^(R)	306	312	263	231	221	210	219	246
(18 - 25 yrs) ^(R)	1,441	1,579	1,638	1,465	1,459	1,498	1,666	1,769
(26 - 59 yrs)	1,324	1,514	1,651	1,577	1,506	1,447	1,643	1,754
Couples	870	1,064	1,102	933	795	782	897	924
Families	5,700	6,805	7,100	6,685	6,166	6,122	6,454	6,268
Pensioner Households	1,793	2,138	2,419	2,153	1,920	2,056	2,093	1,972
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158	19,737

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.

2. The age bands for single male and female homeless presenters in previous reports were labelled incorrectly and have now been corrected. The categories 16-18 years and 19-25 years have been updated to 16-17 years and 18-25 years respectively.

3.10 Households Presenting As Homeless By Outcome 2011-12 ^{1,2,3,4}

Outcome	2011-12
Accepted	9,021
Appeal	34
Cancelled	195
Concluded	1,113
Duty Discharged	872
No Decision	291
Prevented	623
Rejected	7,588
Total	19,737

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.

2. The Housing Executive introduced a new Housing Management System (HMS) in July 2011. In order to better reflect the homelessness application process, the system was designed to allow reporting of a greater number of outcome decision options than the previous IT system. However, the result is that figures from 2011/12 onwards are not strictly comparable with those published previously, which reported on a narrower range of outcomes.

3. At any given time, homelessness applications made to the Housing Executive during a specified time frame will have reached one of eight possible outcomes:

Accepted: Applicant has been accepted as statutorily homeless and awarded Full Duty Applicant Status.

Appeal: Applicant has sought a review of their homelessness decision.

Cancelled: A homelessness application was registered in error by the Housing Executive.

Concluded: Applicant has withdrawn their homelessness application, or has not made contact with the Housing Executive within a specified period.

Duty Discharged: Applicant has been awarded full duty status and subsequently (a) was rehoused in-year; (b) refused three reasonable offers in-year or (c) was rehoused in the private sector in-year.

No decision: Homelessness application is still being processed.

Prevented: Homelessness has been prevented by an action or intervention by the Housing Executive, another agency or the applicant themselves.

Rejected: Applicant does not meet the statutory homelessness criteria.

4. Where the Housing Executive decides that an applicant is eligible, homeless (threatened with homelessness), in priority need and unintentionally homeless then the applicant is entitled to full housing duty and is referred to as a "Full Duty Applicant" – FDA.

3.11 Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2011-12 ^{1,2,3}

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Sharing breakdown/family dispute	1,638	2,010	2,004	2,024	1,976	2,041	1,995	2,149
Marital/relationship breakdown	968	931	979	878	914	919	954	784
Domestic violence	611	688	645	635	698	800	829	697
Loss of rented accommodation	1,010	1,230	1,419	1,528	1,069	991	1,200	988
No accommodation in Northern Ireland	594	658	635	611	568	557	614	369
Intimidation (Civil Disturbance)	447	494	385	278	288	406	361	303
Accommodation not reasonable	1,837	2,334	2,355	2,112	2,134	2,490	2,644	2,215
Release from hospital/prison/other institution	180	158	149	241	189	237	226	182
Fire/flood/other emergency	73	73	57	54	110	100	169	37
Mortgage default	77	111	114	65	121	204	200	227
Bomb/Fire Damage (Civil Disturbance)	60	45	29	29	33	45	25	26
Neighbourhood harassment	707	705	641	508	555	729	854	753
Other reasons	268	312	332	271	279	395	372	291
Total	8,470	9,749	9,744	9,234	8,934	9,914	10,443	9,021

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.

2. In previous editions the table was entitled "Homeless Households Awarded by Priority Status by Reason".

The name of the table has been changed to "Homeless Households Accepted as Full Duty Applicants by Reason" to better reflect the terminology used in the new Housing Management System (HMS), which was introduced in July 2011.

The two terms are essentially the same, but because of changes in management procedures and the greater range of outcome decision options (e.g. 'prevention') recorded by the new HMS, the 2011/12 total is not strictly comparable with the 2010/11 total.

3. Where the Housing Executive decides that an applicant is eligible, homeless (threatened with homelessness), in priority need and unintentionally homeless then the applicant is entitled to full housing duty and is referred to as a "Full Duty Applicant" – FDA.

4. Private Renting Demand

Introduction

This section provides information relating to private renting demand. Tables contain data on average rent and length of time of residence for private renters.

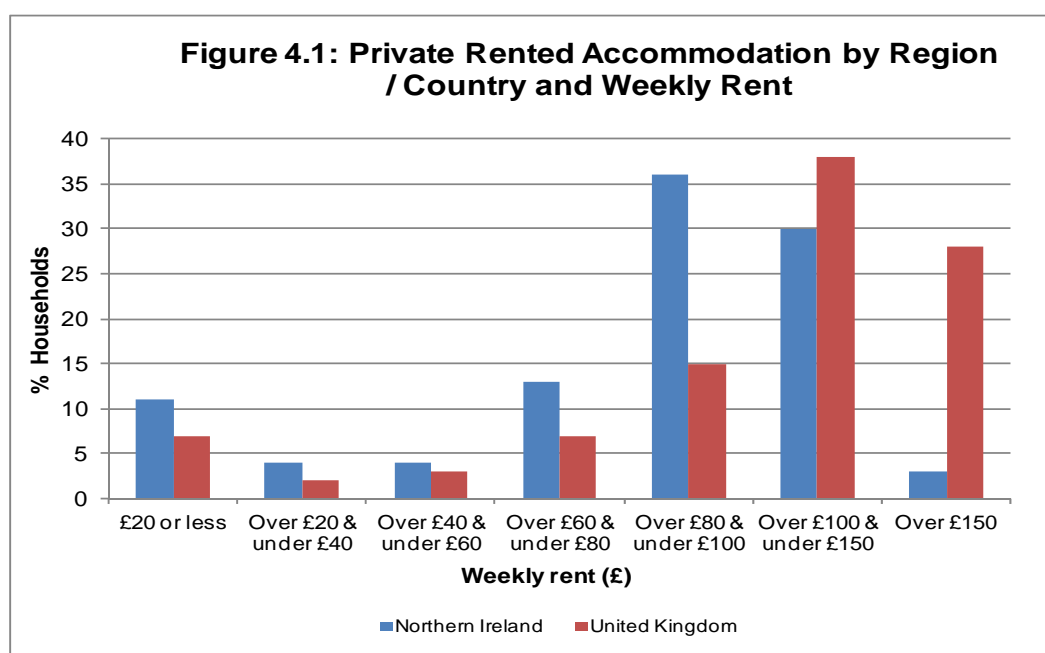
Analysis

Tables 4.1 and 4.2 are sourced from the Family Resources Survey 2010-11 (the latest available in the series). The Family Resources Survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. In 2010-11, 1,896 households were interviewed.

The average rent per week for the private rented sector in Northern Ireland in 2010-11 was £83, some £53 below the UK average (£136) and lower than England, Scotland and Wales. London had the highest average weekly rent for all of the UK regions at £222.

Across the UK, 38% of private renters have resided in their accommodation for less than 12 months compared to 33% for Northern Ireland. The proportion residing at their current address for five years or more was 18% across the UK compared to 22% in Northern Ireland.

In Northern Ireland households paying over £80 but under £100 a week (36%) made up the largest proportion of private rentals. Across the UK the largest proportion of private rentals paid over £100 but under £150 a week (38%). A third (33%) of private renters in Northern Ireland paid over £100 per week compared to two thirds (66%) for the UK as a whole.



Notes on Analysis

Further information on the Northern Ireland Family Resources Survey can be found at the following link:

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

Alternative Data Sources

Regional sources:

The following sources provide regional information relating to private renting demand.

- United Kingdom - Family Resources Survey:
<http://research.dwp.gov.uk/asd/frs/>.
- England – Private Rental Market Statistics (Valuation Office Agency):
http://www.voa.gov.uk/corporate/statisticalReleases/120823_PrivateResidentialRentalMarketStatistics.html

4.1 Average Rent and Length of Time of Residence for Private Rented Sector by Region 2010-11 ¹

Region	Length of time at current address							
	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	Average Rent (£ per week)
	Percentage							
North East	38	15	17	6	12	9	3	103
North West	42	16	11	11	10	6	4	113
Yorkshire and the Humber	41	24	10	9	9	4	3	102
East Midlands	41	21	11	10	9	4	5	102
West Midlands	38	21	17	8	7	4	4	110
East of England	36	20	11	12	9	6	5	128
London	36	26	11	13	10	1	4	222
South East	39	19	15	10	8	5	4	159
South West	35	21	13	12	10	6	3	117
England	38	21	13	11	9	4	4	143
Wales	32	20	11	14	12	5	6	93
Scotland	34	21	12	11	10	7	6	102
Northern Ireland	33	20	9	15	11	6	5	83
United Kingdom	38	21	12	11	9	5	4	136

Source: Family Resources Survey

1. See Appendix 4: Data Sources - Private Renting Demand.

4.2 Households in Private Rented Accommodation by Region/Country and Weekly Rent 2010-11 ¹

Region	Weekly rent						
	£20 a week or less	Over £20 but under £40 a week	Over £40 but under £60 a week	Over £60 but under £80 a week	Over £80 but under £100 a week	Over £100 but under £150 a week	£150 a week or more
	Percent						
Northern Ireland	11	4	4	13	36	30	3
All Private Renters (UK)	7	2	3	7	15	38	28

Source: Family Resources Survey

1. See Appendix 4: Data Sources - Private Renting Demand.

5. Owner Occupied Demand

Introduction

This section provides information relating to owner occupied housing. Tables contain data on the Northern Ireland Residential Property Price Index, National House Building Council (NHBC) new house sales and prices, the Northern Ireland Co-Ownership Housing Scheme, mortgages and mortgage possessions.

Analysis

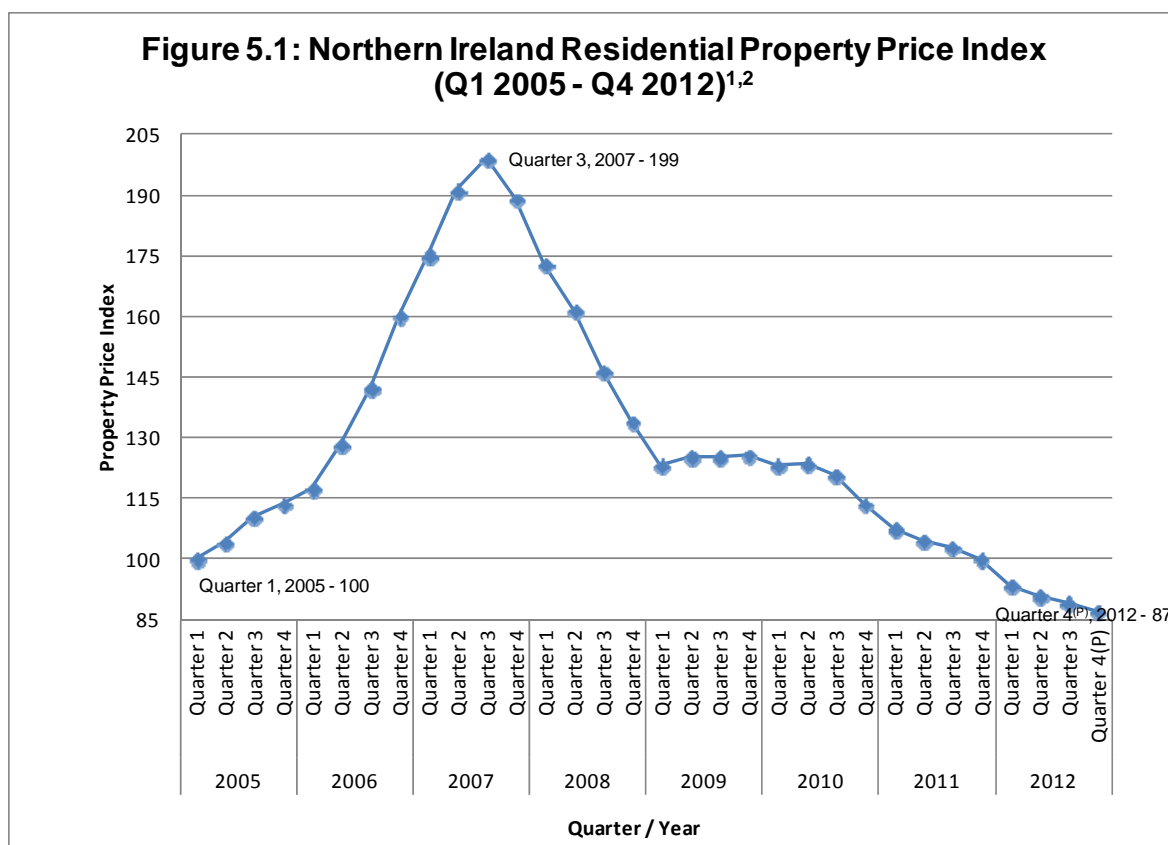
The Residential Property Price Index

The Residential Property Price Index has been designed by Land and Property Services to provide a measure of change in the price of a standardised residential property sold in Northern Ireland. It is a quarterly composite index, which uses a modelling approach to produce a standardised property price. The index uses information on all verified residential property sales as recorded by Her Majesty's Revenue & Customs (HMRC).

Table 5.1 and Figure 5.1 provide a time series of Residential Property Price Index values from 2005.

The Northern Ireland Residential Property Price Index rose from the base value of 100 in Quarter 1 2005 to reach a peak of 199 in Quarter 3 (July-September) 2007. Therefore the standardised residential property price almost doubled over this two and a half year period. Since the third quarter of 2007 the Residential Property Price Index has fallen sharply, before stabilising in 2009. Since 2010, prices have continued to fall but less rapidly.

In the fourth quarter of 2012 the Northern Ireland Residential Property Price Index stands at 87. The standardised residential property price is now 13% lower than the same quarter in 2011 and 56% lower than the peak in 2007. Between Q3 (July-September) 2012 and Q4 (October-December) 2012 residential property prices fell by 3%.



1. Q1 2005 is the reference base period and the index is set to 100 for that period.
2. The Northern Ireland Residential Property Price Index uses residential sales recorded by Her Majesty's Revenue & Customs (HMRC) for stamp duty purposes which could be matched to a property on the NI Valuation List.

Table 5.2 provides a time series of Verified Property Sales in Northern Ireland.

Verified residential property sales are defined as sales recorded by HM Revenue & Customs which could be matched to a domestic property in the NI Valuation List.

The quarterly number of verified residential property sales rose sharply during 2005 and 2006 to reach a peak of 10,902 in Quarter 4 2006. The annual number of sales in 2006 was just over 41,000. Between 2009 and 2011 the annual number of sales was approximately 11 to 12 thousand. This number has since risen to nearly 13,500 in 2012. In October – December 2012 there were 3,693 verified residential property sales. This is the highest number recorded in a quarter since October – December 2007. Between January 2009 and December 2012, 29% of sales were detached properties, 32% semi-detached and 32% terraced properties. In contrast only around 7% of sales were of apartments.

Trends in sales by house type are shown in Figure 5.2.

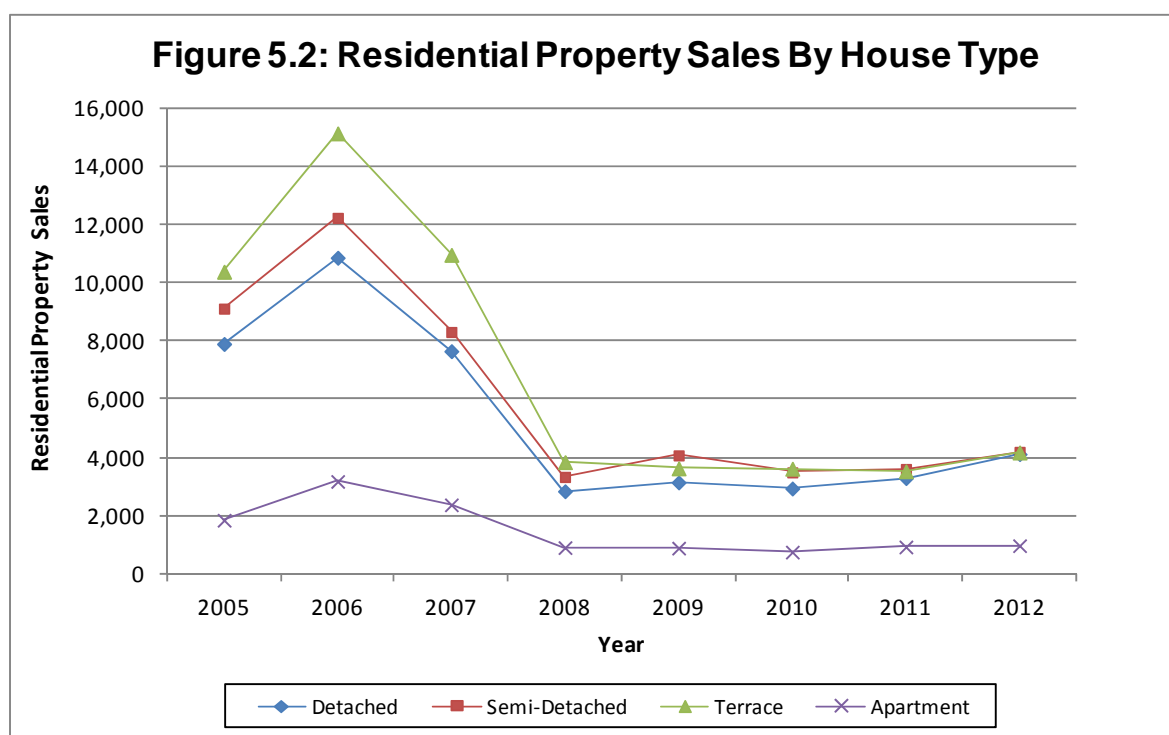


Table 5.3 shows the index and standardised price of different types of residential property for the fourth quarter in 2012 as compared to the third quarter in 2012. Over the last three months rates of decrease in prices have been low across all property types. Detached properties saw the largest decrease over the quarter (5%), while apartments showed a small increase of 4% over the quarter. It is too early to say if apartment prices are bottoming out.

The table also shows the Northern Ireland Residential Property Price Index for the fourth quarter of 2012 compared with the fourth quarter of 2011 (the same period last year). Over the year the Index for all properties has fallen, but the standardised prices for detached properties and apartments have fallen the most (19% and 17% respectively).

The standardised price across all property types for Quarter 4 2012 stands at £91,553, with the standardised price for a detached property and an apartment standing at £134,666 and £76,921 respectively.

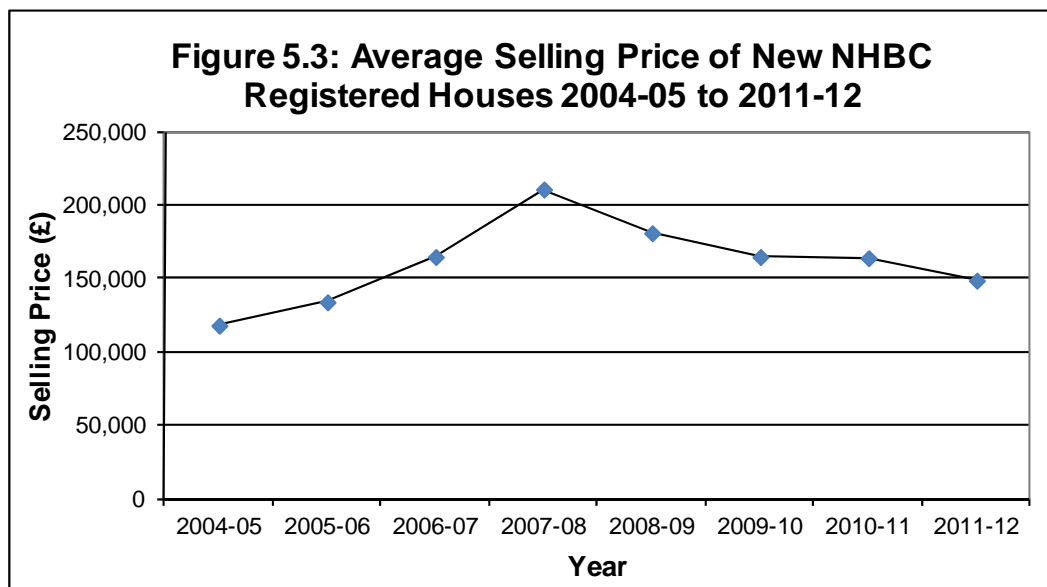
National House Building Council (NHBC) New House Sales and Prices

Table 5.4 provides information on NHBC new house sales and prices in Northern Ireland.

Data for new house sales and prices are derived from transactions for new dwellings notified by solicitors to the National House Building Council (NHBC). NHBC's primary purpose is to help raise standards to protect homeowners. NHBC is an independent non-profit distributing company, reinvesting all resources in further research and work to improve the construction standard of new UK houses for the benefit of homeowners.

The average price of NHBC-registered new houses peaked in 2007-08 at £210,700. Since then the average annual price has fallen year on year and currently stands at £148,600 for

2011-12, a decrease of 29% from 2007-08. In comparison to 2010-11 the average price has fallen 9% from £163,900.



With the exception of 2009-10 the number of NHBC new house sales has fallen year on year from 7,005 sales in 2004-05 to 1,492 sales in 2011-12. In comparison to 2010-11 the number of sales for 2011-12 has fallen 9% from 1,646.

Northern Ireland Co-Ownership Housing Scheme

Table 5.5 provides information relating to the Northern Ireland Co-Ownership Housing Scheme.

The Northern Ireland Co-Ownership Housing Scheme provides help for individuals who wish to buy their own home but who cannot do so without help. A share of the property is bought and the remainder is rented from Co-Ownership Housing. There is a cap on the value of the property that can be purchased through this scheme which currently sits at £175,000.

The number of completed Northern Ireland Co-Ownership Housing Scheme applications increased 31% from 492 in 2010-11 to 643 in 2011-12. The figure for 2011-12 is the highest since 2007-08 when 935 applications were completed.

The number of properties sold by the scheme during 2011-12 was 159, an increase of 31% in comparison to 2010-11. The capital expenditure of the scheme during 2011-12 was £28.3 million compared to £18.0 million in 2010-11. The 2011-12 figure is the largest of the time series.

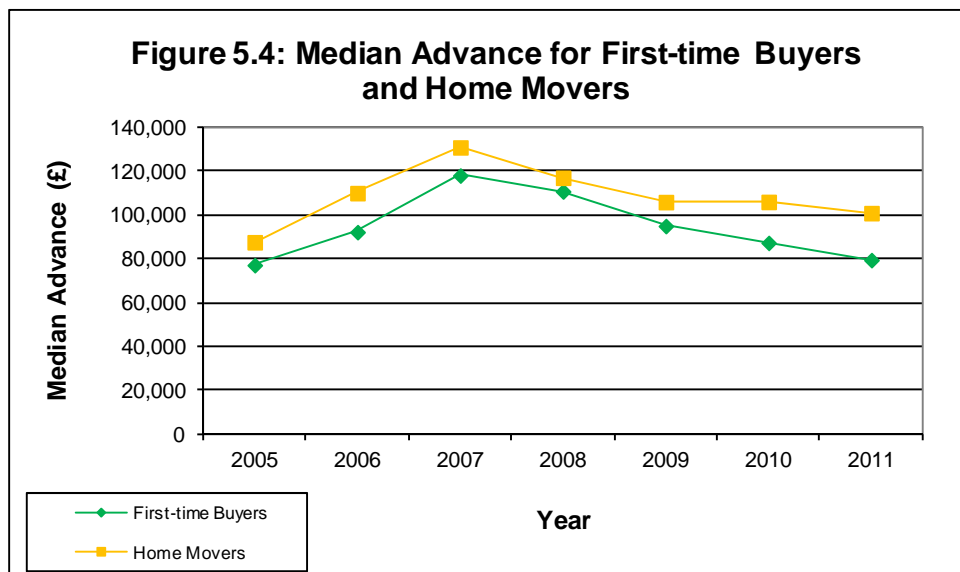
Mortgages

Tables 5.6, 5.7 and 5.8 contain data from the Council for Mortgage Lenders (CML) Regulated Mortgage Survey.

The Council of Mortgage Lenders (CML) currently (as of February 2013) has 109 members and 78 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. Mortgage lenders representing more than 90% of regulated mortgage lending provide CML with copies of the mortgage Product Sales Data that they report to the Financial Services Authority (FSA). This is referred to as the Regulated Mortgage Survey (RMS).

The median mortgage advance for First-time Buyers in 2005 was £77,192 compared to £87,603 for Home Movers. This advance peaked in 2007 for both categories at £117,999 and £130,797 respectively. Since 2007 the median mortgage advance has tended to fall year on year for both First-time Buyers and Home Movers.

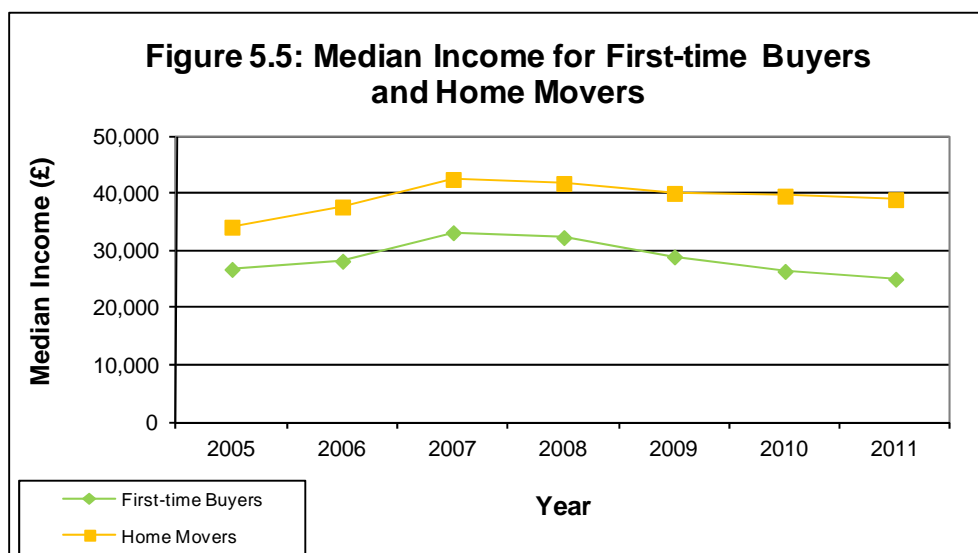
In 2011 the median mortgage advance stands at £79,500 for First-time Buyers and £100,892 for Home Movers. This represents a fall of 9% and 5% respectively in comparison to 2010.



The number of loans for First-time Buyers has fallen 52% from 9,700 in 2005 to 4,700 in 2011, the same number of loans as that for 2010.

With regards to Home Movers the number of loans has fallen 77% from 16,700 in 2005 to 3,900 in 2011. In comparison to 2010 the number of loans for Home Movers has fallen 24% from 5,100.

The median income for First-time Buyers increased from £26,716 in 2005 to £33,128 in 2007, before decreasing to £25,000 in 2011, a fall of 6% from the 2005 figure. The median income for home movers increased from £34,095 in 2005 to £42,436 in 2007, before decreasing to £38,917 in 2011. This is an increase of 14% on the 2005 figure. This is illustrated in Figure 5.5.

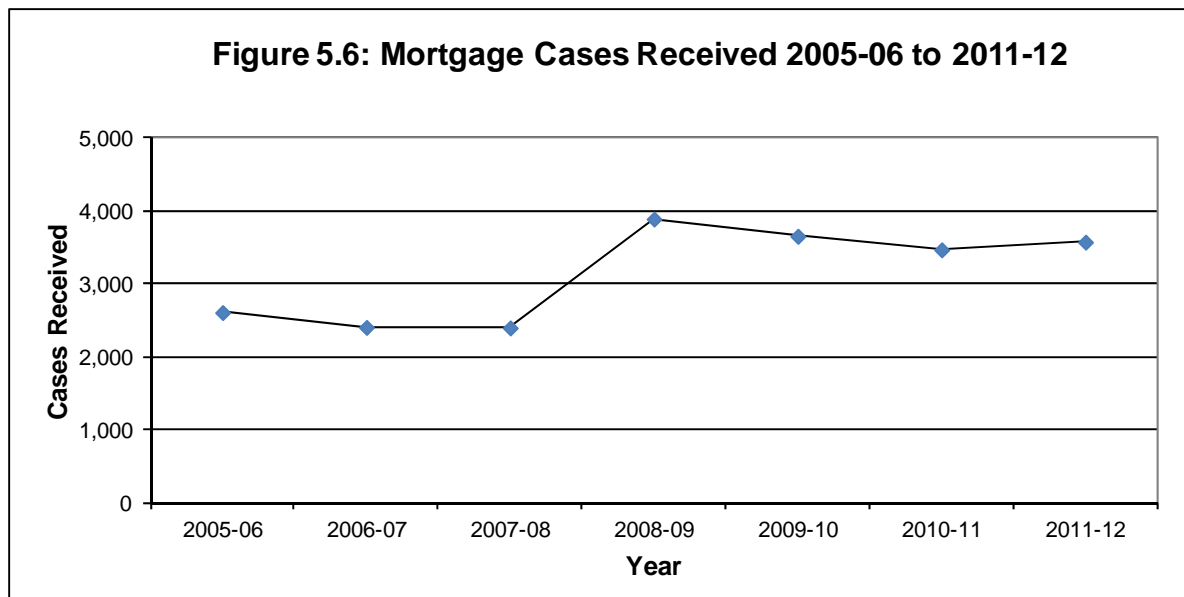


Mortgage Possessions

Table 5.9 shows the total number of mortgage cases received by the Chancery Division of the Northern Ireland High Court.

The number of mortgage cases received grew from 3,473 in 2010-11 to 3,578 in 2011-12, a rise of 3%. The figure for 2011-12 is 8% lower than the peak figure of 3,894 in 2008-09.

The most significant change during the last 5 years was between 2007-08 and 2008-09, where there was an increase from 2,404 to 3,894 mortgage cases received; a rise of 62%. Since 2008-09, the number of cases received has remained at around three to four thousand cases each year.

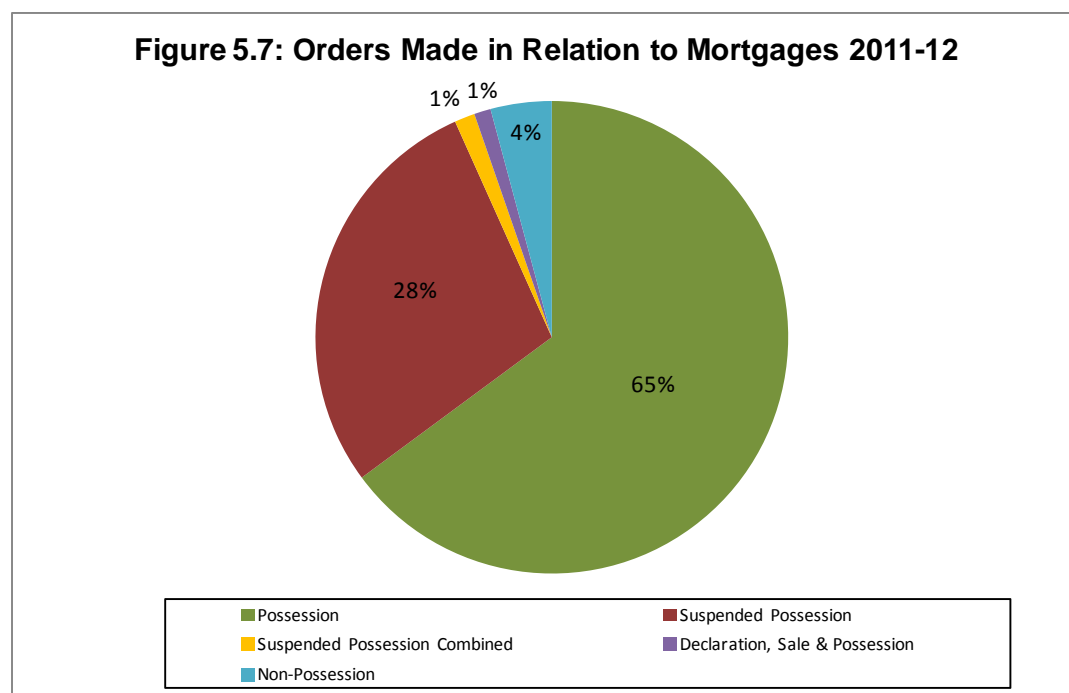


In relation to mortgage cases the decision of a court or judge is made in the form of an order. Mortgage cases are disposed of by a number of different order types (where disposed refers to the case having been dealt with/completed in terms of court proceedings). Table 5.10 provides a time series of the orders made by the Northern Ireland Courts and Tribunals Service in relation to mortgages.

In 2011-12 there were 2,686 cases disposed. The number of cases disposed has decreased 2% from the previous year (2,739 in 2010-11) and decreased 11% compared to 2009-10 (3,003).

In 2011-12, there were 2,727 orders made. Note that when a case is disposed of it may have more than one final order made. A similar trend over time for orders made can be seen as that noted above for cases disposed, the number of orders has decreased 2% from the previous year (2,781 in 2010-11) and decreased 11% compared to 2009-10 (3,054).

A breakdown of the 2,727 orders made during 2011-12 is shown in the chart below. The majority of orders were for Possession (1,769, 65% of all orders made), followed by those made for Suspended Possession (775, 28% of all orders made). Refer to Appendix 5 for more information in relation to mortgage cases.



Notes on Analysis

1. Data contained in Tables 5.1, 5.2 and 5.3 are sourced from the Northern Ireland Residential Property Price Index. Reference should be made to Appendix 5 for details of survey methodology and quality.
2. Results for the most recent quarter of the Residential Property Price Index are provisional and subject to revision as more up-to-date data become available (e.g. through late sales returns to HM Revenue & Customs and revisions to existing sales data). Figures can also change as a result of planned methodological changes, human error or system failures.
3. Information on mortgages received and disposed for Local Government District and Assembly Area is available in the Crime and Justice section of the Northern Ireland Neighbourhood Information Service (NINIS):
<http://www.ninis2.nisra.gov.uk/public/Theme.aspx?themeNumber=132&themeName=Economy>.
4. Figures in certain tables may be rounded and hence table totals may not sum correctly.

Alternative Data Sources

House Price Indices

Currently there are a number of different sources of house price statistics published in addition to the Northern Ireland Residential Property Price Index (NI RPPI). Refer to Appendix 5 for more information.

Regional sources:

The following sources provide regional information relating to owner occupied housing.

- Statistical information on the UK housing and mortgage markets is available from the Council of Mortgage Lenders at: <http://www.cml.org.uk/cml/statistics>.

England

- Average house prices, house price indices and house price inflation figures across the UK:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-market>.
- Data on mortgage arrears, repossessions, court actions and orders, and the Mortgage Rescue Scheme:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/repossession-activity>.
- Further information in relation to mortgage and landlord possession statistics in England and Wales is available from:
<http://www.justice.gov.uk/statistics/civil-justice/mortgage-possession>

Scotland

- Scottish Housing Market Review: a monthly housing market bulletin which collates a range of statistics on house prices, housing market activity, cost and availability of finance and repossessions
<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma/statistics>.

Wales

- Mortgage and Landlord Possessions Actions:
<http://wales.gov.uk/topics/statistics/theme/housing/mortgage/;jsessionid=DA89D527245A60FCE4890391240F14DC?lang=en>.

5.1 Northern Ireland Residential Property Price Index Values^{1,2}

Year	Quarter	NI Residential Property Price Index	Quarterly Change	Annual Change
2005	Quarter 1	100		
	Quarter 2	104	4%	
	Quarter 3	110	6%	
	Quarter 4	114	3%	
2006	Quarter 1	118	3%	18%
	Quarter 2	128	9%	23%
	Quarter 3	142	11%	29%
	Quarter 4	160	13%	41%
2007	Quarter 1	175	9%	49%
	Quarter 2	191	9%	49%
	Quarter 3	199	4%	40%
	Quarter 4	189	-5%	18%
2008	Quarter 1	173	-8%	-1%
	Quarter 2	161	-7%	-16%
	Quarter 3	146	-9%	-26%
	Quarter 4	134	-8%	-29%
2009	Quarter 1	123	-8%	-29%
	Quarter 2	125	2%	-22%
	Quarter 3	125	0%	-14%
	Quarter 4	126	0%	-6%
2010	Quarter 1	123	-2%	0%
	Quarter 2	123	0%	-1%
	Quarter 3	121	-2%	-4%
	Quarter 4	114	-6%	-9%
2011	Quarter 1	107	-6%	-13%
	Quarter 2	105	-3%	-15%
	Quarter 3	103	-2%	-15%
	Quarter 4	100	-3%	-12%
2012	Quarter 1	93	-6%	-13%
	Quarter 2	91	-2%	-13%
	Quarter 3	89	-2%	-13%
	Quarter 4 ^(P)	87	-3%	-13%

SOURCE: LPS

1. See Appendix 5: Data Sources - Owner Occupied Demand.

2. Results are provisional and subject to revision as more up-to-date data become available.

5.2 Number of Verified Residential Property Sales in Northern Ireland ^{1,2,3,4}

Year	Quarter	Detached	Semi-Detached	Terrace	Apartment	Total
2005	Quarter 1	829	918	1,062	200	3,009
	Quarter 2	2,240	2,502	2,829	485	8,056
	Quarter 3	2,314	2,675	2,971	537	8,497
	Quarter 4	2,515	3,017	3,513	623	9,668
	Total	7,898	9,112	10,375	1,845	29,230
2006	Quarter 1	2,221	2,676	3,209	588	8,694
	Quarter 2	2,851	3,259	3,907	872	10,889
	Quarter 3	2,997	3,146	3,909	848	10,900
	Quarter 4	2,787	3,147	4,099	869	10,902
	Total	10,856	12,228	15,124	3,177	41,385
2007	Quarter 1	2,214	2,482	3,364	692	8,752
	Quarter 2	2,337	2,707	3,601	733	9,378
	Quarter 3	1,937	1,894	2,476	522	6,829
	Quarter 4	1,162	1,227	1,514	426	4,329
	Total	7,650	8,310	10,955	2,373	29,288
2008	Quarter 1	788	883	1,128	239	3,038
	Quarter 2	824	1,036	1,166	321	3,347
	Quarter 3	609	691	796	176	2,272
	Quarter 4	620	722	746	167	2,255
	Total	2,841	3,332	3,836	903	10,912
2009	Quarter 1	536	674	628	177	2,015
	Quarter 2	737	1,028	851	230	2,846
	Quarter 3	871	1,126	1,036	229	3,262
	Quarter 4	998	1,243	1,108	251	3,600
	Total	3,142	4,071	3,623	887	11,723
2010	Quarter 1	650	807	859	223	2,539
	Quarter 2	745	928	851	187	2,711
	Quarter 3	712	909	964	134	2,719
	Quarter 4	828	844	937	209	2,818
	Total	2,935	3,488	3,611	753	10,787
2011	Quarter 1	664	774	820	160	2,418
	Quarter 2	764	812	818	231	2,625
	Quarter 3	963	1,029	952	271	3,215
	Quarter 4	900	990	934	264	3,088
	Total	3,291	3,605	3,524	926	11,346
2012	Quarter 1	937	970	1,018	238	3,163
	Quarter 2	899	969	979	237	3,084
	Quarter 3	1,119	1,113	1,017	256	3,505
	Quarter 4 ^(P)	1,160	1,139	1,156	238	3,693
	Total	4,115	4,191	4,170	969	13,445

SOURCE: LPS

1. See Appendix 5: Data Sources - Owner Occupied Demand.

2. Verified Sales are defined as sales recorded by HMRC which could be matched to a domestic property in the NI Valuation List.

3. Results for the most recent quarter are provisional and subject to revision.

4. There are a number of property transactions recorded by HMRC which are omitted from the analysis.

Refer to the following link for more information:

http://www.dfpni.gov.uk/lps/ni_rppi_statistical_report_q4_2012.docx

5.3 Northern Ireland Residential Property Price Index by Property Type^{1,2}

Type	Index (Quarter 4 2012)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (£) (Quarter 4 2012)
Detached	87	-5%	-19%	134,666
Semi-Detached	89	-4%	-13%	92,401
Terrace	80	-2%	-10%	64,160
Apartment	74	4%	-17%	76,921
All	87	-3%	-13%	91,553

SOURCE: LPS

1. See Appendix 5: Data Sources - Owner Occupied Demand.

2. The Northern Ireland Property Price Index uses a method which calculates a standardised price. This is an hypothecated value based on a weighted combination of prices. Refer to the following link for more information:
http://www.dfpni.gov.uk/lps/ni_rppi_statistical_report_q4_2012.docx

5.4 National House Building Council (NHBC) Registered New House Sales And Prices 2002-03 to 2011-12 ^{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
2011-12	1,492	148,600

SOURCE: NHBC

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Figures relate to those sales notified to NHBC by the purchasers' solicitors.
3. Average Price figures are rounded to the nearest £ hundred.

5.5 Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2011-12 ^{1,2,3,4}

Year	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Applications Completed	502	504	325	935	325	461	492	643
Properties Sold ¹	745	686	804	334	80	136	121	159
Net Change To Properties Part Renting	-243	-182	-479	601	245	325	371	484
Total Properties Part Renting	3,903	3,721	3,242	3,843	4,088	4,413	4,784	5,158
Capital Expenditure (£ million)	12.6	7.2	4.2	19.0	15.0	15.0	18.0	28.3

SOURCE: DSD

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Properties sold up to 2007/08 include full purchase by co-owner and other sales. The 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 onwards 'Applications Completed' include properties for which contracts have been signed by both parties at 31 March.

5.6 Northern Ireland First-time Buyers: Lending and Affordability ^{1,2,3,4,5,6,7,8,9}

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 ^(R)	10,600	36	706	33	63,736	23,084	90	2.71	12.9
2005 ^(R)	9,700	38	767	29	77,192	26,716	89	2.85	14.6
2006 ^(R)	9,300	34	870	29	92,238	28,144	85	3.16	15.5
2007 ^(R)	5,700	32	680	28	117,999	33,128	75	3.49	19.6
2008 ^(R)	2,900	38	340	28	110,762	32,278	80	3.40	20.7
2009 ^(R)	4,600	49	430	28	95,000	28,904	76	3.26	14.4
2010 ^(R)	4,700	48	430	28	87,323	26,361	82	3.33	13.1
2011	4,700	55	400	28	79,500	25,000	84	3.17	13.4

Source: CML Regulated Mortgage Survey (April 2005 onwards)

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size.
3. 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.
Regulated Mortgage Survey figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.
4. Average figures shown are medians, as this tends to better represent the position of the typical borrower.
5. 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.
6. Affordability calculations are based on averages of calculations for individual transactions.
7. 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.
8. 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.
9. In January 2011 the Council for Mortgage Lenders 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.

5.7 Northern Ireland Home Movers: Lending and Affordability ^{1,2,3,4,5,6,7,8}

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)	16,700	65	1,607	36	87,603	34,095	73	2.62	13.2
2006 ^(R)	17,700	66	2,100	35	110,000	37,617	72	2.90	13.9
2007 ^(R)	12,400	69	1,760	35	130,797	42,436	61	3.07	16.8
2008 ^(R)	4,900	64	660	38	117,000	41,745	59	2.82	16.4
2009 ^(R)	4,900	52	600	38	105,926	40,000	68	2.72	10.6
2010 ^(R)	5,100	52	600	37	106,000	39,528	70	2.79	9.1
2011	3,900	45	440	39	100,892	38,917	71	2.61	8.8

Source: CML Regulated Mortgage Survey (April 2005 onwards)

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size.
3. 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.
Regulated Mortgage Survey figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.
4. Average figures shown are medians, as this tends to better represent the position of the typical borrower.
5. Interest payment calculations are net of Mortgage Interest Relief At Source (MIRAS) (and previous to this Mortgage Interest Tax Relief) up until MIRAS was discontinued in April 2000.
6. Affordability calculations are based on averages of calculations for individual transactions.
7. 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.
8. In January 2011 the Council for Mortgage Lenders 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.

5.8 Northern Ireland All Loans for House Purchase: Lending and Affordability ^{1,2,3,4,5,6,7}

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 ^(R)	35,100	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	2,310	33	83,469	31,220	78	2.72	13.8
2006 ^(R)	27,000	2,970	33	104,129	34,000	75	2.99	14.5
2007 ^(R)	18,000	2,440	33	127,030	39,011	65	3.21	17.7
2008 ^(R)	7,700	990	34	114,000	37,446	67	3.06	18.0
2009 ^(R)	9,400	1,020	32	100,000	33,500	74	3.00	12.2
2010 ^(R)	9,800	1,030	32	96,099	31,753	75	3.05	10.6
2011	8,600	850	32	87,550	29,723	76	2.93	11.3

Source: CML Regulated Mortgage Survey (April 2005 onwards)

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size.
3. Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions. Regulated Mortgage Survey figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.
4. Average figures shown are medians, as this tends to better represent the position of the typical borrower.
5. Interest payment calculations are net of Mortgage Interest Relief At Source (MIRAS) (and previous to this Mortgage Interest Tax Relief) up until MIRAS was discontinued in April 2000.
6. Affordability calculations are based on averages of calculations for individual transactions.
7. In January 2011 the Council for Mortgage Lenders 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.

5.9 Mortgage Cases Received 2002-03 to 2012-13^{1,2,3}

Year	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Yearly Total
2002-03 ^(R)	447	402	324	478	1,651
2003-04 ^(R)	435	446	351	608	1,840
2004-05 ^(R)	597	513	480	625	2,215
2005-06 ^(R)	663	623	651	677	2,614
2006-07 ^(R)	612	658	576	565	2,411
2007-08 ^(R)	584	521	542	757	2,404
2008-09 ^(R)	929	1,006	938	1,021	3,894
2009-10	954	1,124	807	773	3,658
2010-11	929	863	825	856	3,473
2011-12	939	1,063	730	846	3,578
2012-13	1,023	986	839

SOURCE: NI Courts and Tribunals Service

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.
3. 2012 figures are provisional.

5.10 Orders Made in Relation to Mortgages 2009-10 to 2012-13^{1,2,3,4,5}

Order Made	2009-10	2009-10 ^(R)	2010-11				2010-11 ^(R)	2011-12				2011-12	2012-13		
	Jan-Mar ^(R)		Apr-Jun ^(R)	Jul-Sep ^(R)	Oct-Dec ^(R)	Jan-Mar ^(R)		Apr-Jun ^(R)	Jul-Sep ^(R)	Oct-Dec	Jan - Mar		Apr-Jun	Jul-Sep	Oct-Dec
Possession	638	1,795	438	236	560	542	1,776	378	264	591	536	1,769	502	392	786
Suspended Possession	357	1,041	192	109	265	236	802	191	101	283	200	775	205	133	278
Suspended Possession Combined	40	82	30	11	18	12	71	11	6	8	13	38	6	3	3
Declaration, Sale & Possession	6	9	4	5	6	5	20	14	0	8	9	31	3	8	14
Non-Possession	47	127	40	20	25	27	112	34	17	25	38	114	32	26	59
Total Orders for Quarter/Year ³	1,088	3,054	704	381	874	822	2,781	628	388	915	796	2,727	748	562	1,140
Cases Disposed ³	1,069	3,003	690	377	868	804	2,739	617	381	896	792	2,686	735	558	1,131

SOURCE: NI Courts and Tribunals Service

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.
3. 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.
4. 2012 figures are provisional.
5. Cases Disposed January 2010 - September 2011 have been revised from previously published figures.

6. Household Characteristics

Introduction

This section provides information relating to a range of household characteristics. Tables include information on household projections, household type, tenure and household income and expenditure.

Analysis

Household Projections

Tables 6.1, 6.2 and 6.3 include data from the 2008 Based Household Projections for areas within Northern Ireland produced by the Northern Ireland Statistics and Research Agency (NISRA). Household projections are based on population projections published by the Office for National Statistics (ONS) and NISRA. Population projections are based on future fertility, mortality and migration assumptions. The household projections are based on the 2008 population estimates and the trends in household formation from the 1991 and 2001 Census.

Note that the results from the 2011 Census are now available: http://www.nisra.gov.uk/Census/2011_results.html. It may be useful to review Census results in relation to the projections provided in the tables.

Table 6.1 contains data on the projected number of households by size in Northern Ireland from 2008 to 2023.

The number of households in Northern Ireland is projected to increase from the 2008 figure of 688,700 to reach 810,400 by 2023, an increase of 121,700 (18%). The highest percentage increases are projected to be 1 person households (34%) and 2 person households (23%). The only household size estimated to decrease is that of 5+ persons which is projected to fall by 9%. Overall the average household size is projected to drop from 2.53 to 2.36 persons per household.

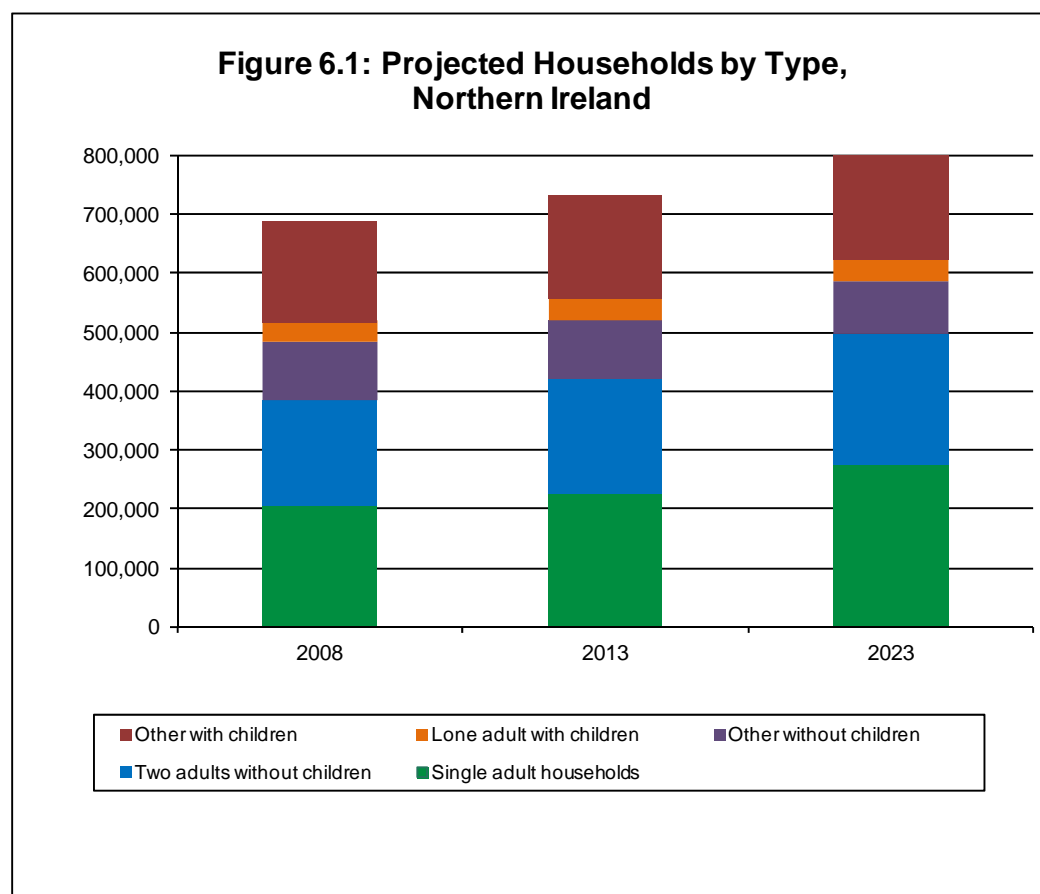
Table 6.2 contains data on the projected number of households by type in Northern Ireland from 2008 to 2023.

Single adult households are projected to show the largest percentage increase (34%) between 2008 and 2023. This is followed by two adult households without children which are projected to increase by 24%. Figure 6.1 depicts the breakdown of number of households by household type.

Table 6.3 contains data on the projected number of households by Local Government District in Northern Ireland from 2008 to 2023.

The Local Government District with the greatest projected increase in number of households from 2008 to 2023 is Belfast, with an expected increase of 12,700 (11%). The Local

Government Districts with the largest projected percentage increases are Craigavon and Dungannon both with an expected increase of 32%.



Accommodation

Table 6.4 provides data on accommodation by tenure for 2011-12 from the Continuous Household Survey.

The Continuous Household Survey (CHS) is one of the largest continuous surveys carried out in Northern Ireland. The Survey is designed to provide a regular source of information on a wide range of social and economic issues relevant to Northern Ireland.

In Northern Ireland, detached houses comprised the highest percentage of accommodation in 2011-12 (38%). This was followed by terraced houses at 31% and semi-detached houses at 23%. Detached houses also made up the majority of accommodation which was owned outright or with a mortgage (57% and 45% respectively). Of those renting from NIHE, 67% lived in terraced housing.

Household Type

Tables 6.5 and 6.6 provide data on household type by tenure and dwelling type from the House Condition Survey 2011. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

Of the total 701,240 households, 274,400 (39%) were Adult Households, 228,620 (33%) were Households with Children and 198,220 (28%) were Older households. The proportion of Older households living in Private Rented/Other accommodation was 8% compared to 21% of Adult Households and 22% of Households with Children.

Around one third (33%) of all older households were housed in bungalows and just under a third (31%) of households with children lived in terraced housing.

Bedroom Standard

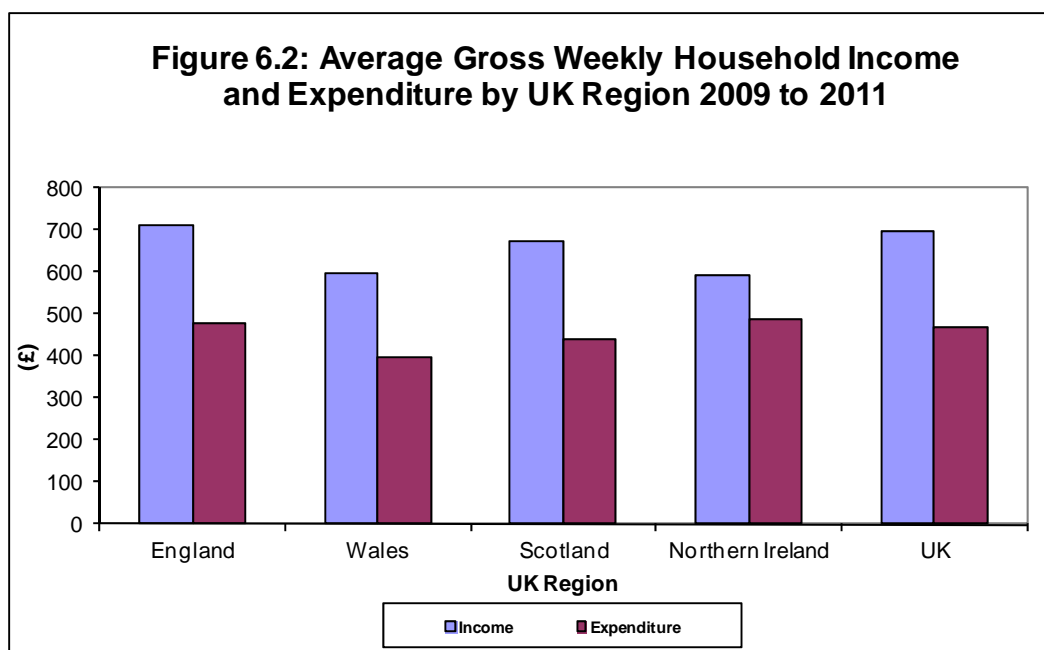
Table 6.7 compares household tenure to the required number of bedrooms. The bedroom standard is used to estimate the occupation density by allocating a standard number of bedrooms to each household in accordance with its age, gender and marital status composition and the relationship between members.

17% of households in Northern Ireland have the number of bedrooms equalling the standard, with 81% having 1 or more bedrooms above standard, and 2% having 1 or more bedrooms below standard. Of those renting from the Northern Ireland Housing Executive (NIHE), 70% have 1 or more bedrooms above the standard and 3% have 1 or more below the standard.

Household Income and Expenditure

Tables 6.8 and 6.9 provide information from the Living Costs and Food Survey on average household income and expenditure.

In the period 2009 to 2011 the average gross weekly household income in Northern Ireland was £593, 15% lower than the United Kingdom average of £699. In contrast to this, the average weekly expenditure in Northern Ireland was £489.40. This is greater than the United Kingdom average (£470.70) and that of England, Scotland and Wales. Figure 6.2 gives a breakdown of average income and expenditure by region and United Kingdom as a whole.



In Northern Ireland an average of £50.10 per week was spent on Housing, fuel and power and £57.90 was spent on Food and Non-alcoholic drinks. This compares to £60.30 and £53.40 respectively for the United Kingdom as a whole. The largest difference in spending can be seen in the clothing and footwear category with £40.90 spent on average in Northern Ireland compared to £22.00 in the United Kingdom as a whole. Note that reference should be made to Appendix 6 for details of the expenditure items included within each of these categories.

Figure 6.3 shows the breakdown of expenditure in Northern Ireland by commodity/service.

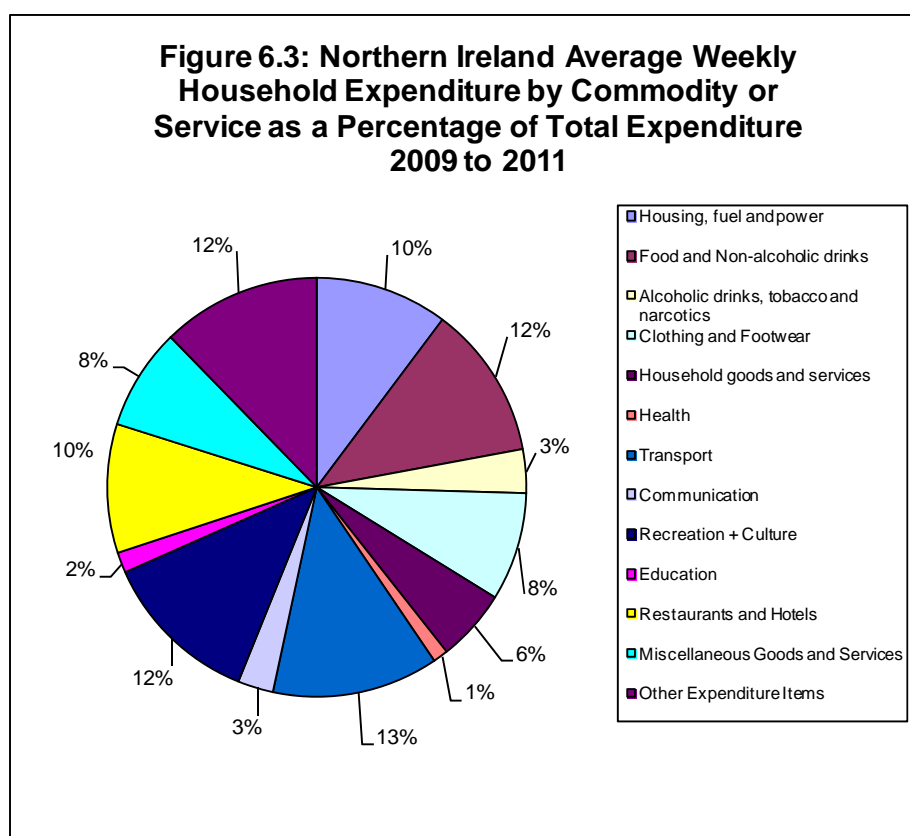


Table 6.10 is sourced from the Family Resources Survey 2010-11 and provides information on household income and housing costs by tenure. The Family Resources Survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time.

Households with the highest housing costs were in the private rented sector spending £84 per week. This compares to £62 in the social rented sector and £57 for those buying with a mortgage. Those buying with a mortgage had the highest average weekly household income of £834, followed by those who owned outright (£627) and private renters (£475). The social rented sector saw the lowest average weekly income of £328. The income for those buying with a mortgage was sourced predominantly from wages and salaries, with it making up 77% of income on average. The largest proportion of income for social renters was through social security benefits (44%) with 27% being generated through wages and salaries on average.

There are a number of low-income (poverty) indicators including relative and absolute income. Tables 6.11 and 6.12 show household relative low-income before and after housing costs. This is a measure of contemporary household income inequality, in other words, whether the poorest are keeping pace with the growth of incomes in the population as a whole. The overall percentage of households in low-income before housing costs in 2010-11 was 22%, the same figure as that for 2005-06 and a fall of 1 percentage point from 2009-10. The percentage of households in the social rented sector in low-income (poverty) was 32% compared to 12% for those buying with a mortgage.

After housing costs, the overall percentage of households in low-income (poverty) in 2010-11 was 21%. In comparison to 2009-10 this represents a fall of 2 percentage points, however when compared to 2005-06 it is an increase of 1 percentage point.

The percentage of households in low-income in the social rented and private rented sectors were similar at 37% and 36% respectively. Households buying with a mortgage again had the lowest percentage in low income (11%).

Throughout the time series, the social rented sector has consistently had the highest proportion of households in low income, both before and after housing costs.

Notes on Analysis

1. Data contained in Tables 6.1, 6.2 and 6.3 are projections and reference should be made to Appendix 6 for details of methodology and quality.
2. Tables 6.4 to 6.12 are based on survey data and reference should be made to Appendix 6 for details of survey methodology and quality.
3. Figures in certain tables may be rounded and hence table totals may not sum correctly.

Alternative Data Sources

The following alternative data sources are provided for reference purposes.

Survey sources:

Additional information relating to households is included in the following reports:

- Northern Ireland House Condition Survey:
http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm.
- Continuous Household Survey:
<http://www.csu.nisra.gov.uk/survey.asp29.htm>.
- Family Resources Survey:
http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-family-resource/family_resources.htm.
- Census 2011:
http://www.nisra.gov.uk/Census/2011_results.html.

Regional sources:

The following sources provide regional information relating to household projections:

- Household Projections Across the United Kingdom

<http://www.nisra.gov.uk/archive/demography/population/household/110126hseprojectionstechen.pdf>

- England – Household Projections
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/household-projections>
- Scotland – Household Projections
<http://www.gro-scotland.gov.uk/statistics/theme/households/projections/index.html>.
- Wales – Household Projections
<http://wales.gov.uk/topics/statistics/theme/housing/estimate/hsehold-proj/?lang=en>.

The following sources provide regional information relating to household characteristics:

- England – English Housing Survey
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>.
- Scotland – Scottish Household Survey
<http://www.scotland.gov.uk/Topics/Statistics/16002>.
- Family Spending (Living Costs and Food Survey):
<http://www.ons.gov.uk/ons/rel/family-spending/family-spending/index.html>.

6.1 Projected households by size, Northern Ireland, 2008-2023^{1,2,3,4,5}

Household Size	2008	2013	2023
1 person	204,500	227,300	273,800
2 persons	197,300	214,000	242,300
3 persons	109,100	113,400	116,500
4 persons	101,400	104,500	108,100
5+ persons	76,400	73,600	69,800
All households	688,700	732,800	810,400
Average household size	2.53	2.47	2.36

SOURCE: NISRA

1. See Appendix 6: Data Sources - Household Characteristics.
2. Figures are taken from the 2008 Based Household Projections for Areas within Northern Ireland:
http://www.nisra.gov.uk/archive/demography/population/household/NI08_House_Projs.pdf.
3. Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions.
4. The projections are based on the 2008 population estimates and the trends in household formation from the 1991 and 2001 Census.
5. Results from the 2011 Census are now available: http://www.nisra.gov.uk/Census/2011_results.html.
It may be useful to review these results in relation to the projections provided in this table.

6.2 Projected households by type, Northern Ireland, 2008-2023^{1,2,3,4,5}

Household Type	2008	2013	2023
Single adult households	204,500	227,300	273,800
Two-adults without children	178,700	194,800	222,000
Other without children	98,200	97,300	88,100
Lone adult with children	36,800	37,000	37,500
Other with children	170,500	176,400	189,000
All households	688,700	732,800	810,400

SOURCE: NISRA

1. See Appendix 6: Data Sources - Household Characteristics.
2. Figures are taken from the 2008 Based Household Projections for Areas within Northern Ireland:
http://www.nisra.gov.uk/archive/demography/population/household/NI08_House_Projs.pdf.
3. Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions.
4. The projections are based on the 2008 population estimates and the trends in household formation from the 1991 and 2001 Census.
5. Results from the 2011 Census are now available: http://www.nisra.gov.uk/Census/2011_results.html.
It may be useful to review these results in relation to the projections provided in this table.

6.3 Projected households by Local Government District, Northern Ireland, 2008-2023^{1,2,3,4,5}

Local Government District	2008	2013	2023	Change 2008-2023
Antrim	19,500	21,200	24,500	+5,000
Ards	31,900	33,600	36,700	+4,800
Armagh	20,300	21,700	24,400	+4,100
Ballymena	24,500	26,000	28,600	+4,000
Ballymoney	11,300	12,200	14,000	+2,800
Banbridge	18,000	19,600	22,500	+4,400
Belfast	115,800	120,300	128,500	+12,700
Carrickfergus	16,500	17,500	19,100	+2,500
Castlereagh	28,100	29,400	31,800	+3,700
Coleraine	23,000	23,700	24,700	+1,700
Cookstown	12,600	13,800	16,000	+3,400
Craigavon	35,900	39,900	47,400	+11,500
Derry	39,600	41,900	45,500	+5,900
Down	25,700	27,500	30,500	+4,800
Dungannon	19,600	21,800	25,900	+6,300
Fermanagh	23,100	24,500	26,900	+3,800
Larne	13,100	13,800	14,600	+1,400
Limavady	11,900	12,500	13,500	+1,600
Lisburn	43,700	47,100	53,200	+9,500
Magherafelt	15,000	16,200	18,500	+3,500
Moyle	6,600	6,900	7,500	+900
Newry and Mourne	33,700	36,800	42,900	+9,300
Newtownabbey	33,700	35,500	38,200	+4,500
North Down	33,300	34,600	36,500	+3,200
Omagh	18,300	19,700	22,200	+3,900
Strabane	14,100	15,000	16,500	+2,400
Northern Ireland	688,700	732,800	810,400	+121,700

SOURCE: NISRA

1. See Appendix 6: Data Sources - Household Characteristics

2. Figures are taken from the 2008 Based Household Projections for Areas within Northern Ireland:

http://www.nisra.gov.uk/archive/demography/population/household/NI08_House_Projs.pdf.

3. Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions.

4. The projections are based on the 2008 population estimates and the trends in household formation from the 1991 and 2001 Census.

5. Results from the 2011 Census are now available: http://www.nisra.gov.uk/Census/2011_results.html.

It may be useful to review these results in relation to the projections provided in this table.

6.4 Accommodation By Tenure 2011-12¹

Tenure Type	Detached House	Semi Detached House	Terraced House	Flat/ Maisonette/ Room	With Business Premises/ Other
Percentages					
Owned Outright	57	20	20	2	1
Owned With Mortgage	45	30	23	2	0
Rented From NIHE	3	14	67	17	0
Other Rented	20	24	38	17	1
All Tenure Types	38	23	31	7	0

SOURCE: NISRA, Continuous Household Survey

1. See Appendix 6: Data Sources - Household Characteristics.

6.5 Household Type by Dwelling Tenure 2011¹

Household Type	Owner Occupied		Private Rented and Others		Social Housing		Total
	Number	%	Number	%	Number	%	Number
Adult Households	179,970	65.6	57,010	20.8	37,420	13.6	274,400
Households With Children	142,760	62.4	50,960	22.3	34,900	15.3	228,620
Older Households	145,060	73.2	14,860	7.5	38,300	19.3	198,220
Total	467,790	66.7	122,830	17.5	110,620	15.8	701,240

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 6: Data Sources - Household Characteristics.

6.6 Household Type by Dwelling Type 2011¹

Household Type	Bungalow		Terraced House		Semi - Detached House		Detached House		Flat / Apartment		Total
	Number	%	Number	%	Number	%	Number	%	Number	%	Number
Adult Households	51,970	18.9	77,870	28.4	58,360	21.3	54,780	20.0	31,420	11.5	274,400
Households with Children	33,400	14.6	71,010	31.1	59,990	26.2	55,830	24.4	*	3.7	228,620
Older Households	64,430	32.5	48,380	24.4	38,550	19.4	30,040	15.2	16,820	8.5	198,220
Total	149,800	21.4	197,260	28.1	156,900	22.4	140,650	20.1	56,630	8.1	701,240

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 6: Data Sources - Household Characteristics.

6.7 Difference From Bedroom Standard By Tenure 2011-12¹

Difference From Bedroom Standard (Persons)	Owned Outright	Owned With Mortgage	Rented From NIHE	Other Rented	All Tenure Types
Percentages					
1 Or More Below Standard	1	2	3	1	2
Equals Standard	8	18	28	26	17
1 Above Standard	26	38	48	43	36
2 Or More Above Standard	65	43	22	30	45

SOURCE: NISRA, Continuous Household Survey

1. See Appendix 6: Data Sources - Household Characteristics.

6.8 Average Gross Weekly Household Income And Expenditure By UK Region

2009 - 2011 ^{1,2,3,4,5}

Region	Average Household Size	Average Gross Weekly Household Income £	Average Weekly Expenditure £
North East	2.2	555	384.20
Yorkshire & The Humber	2.3	581	410.10
North West	2.3	641	444.00
East Midlands	2.3	658	446.90
West Midlands	2.4	613	424.60
East	2.3	763	497.10
London	2.5	942	574.90
South East	2.4	795	539.30
South West	2.3	678	479.90
England	2.4	711	477.50
Wales	2.3	598	398.20
Scotland	2.2	674	440.60
Northern Ireland ⁴	2.5	593	489.40
United Kingdom^{3, 4, 5}	2.3	699	470.70

SOURCE: Living Costs & Food Survey

1. See Appendix 6: Data Sources - Household Characteristics.
2. Data in this table are based on a three year average.
3. 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.
4. Due to a reduction in sample size in 2010, figures for Northern Ireland for 2010 and 2011 have now been weighted before inclusion in the average. Figures in the table for Northern Ireland and the UK overall are now not directly comparable with previous years.
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 2009 - 2011^{1,2,3,4,5}

Commodity Or Service	Northern Ireland (£)	United Kingdom (£)
Housing (net) ⁴ , fuel and power	50.10	60.30
Food and Non-alcoholic drinks	57.90	53.40
Alcoholic drinks, tobacco and narcotics	16.50	11.70
Clothing and Footwear	40.90	22.00
Household goods and services	27.20	28.90
Health	5.70	5.70
Transport	62.80	63.00
Communication	13.40	12.70
Recreation & Culture	60.00	59.80
Education	7.70	8.00
Restaurants and Hotels	48.70	39.10
Miscellaneous Goods and Services	38.30	36.50
All Expenditure Groups	429.30	401.10
Other Expenditure Items	60.10	69.60
Total Expenditure	489.40	470.70

SOURCE: Living Costs & Food Survey

1. See Appendix 6: Data Sources - Household Characteristics.
2. Data in this table are based on a three year average.
3. As of 2006 the survey has been conducted on the basis of the calendar rather than the financial year.
4. Housing (net) excludes mortgage interest payments, council tax and Northern Ireland rates.
5. Due to a reduction in sample size in 2010, figures for Northern Ireland for 2010 and 2011 have now been weighted before inclusion in the average. Figures in the table for Northern Ireland and the UK overall are now not directly comparable with previous years.

6.10 Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2010-11^{1,2}

Percentage of total weekly household income

Tenure	Source of income									Average 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	27	1	**	6	17	3	11	33	1	328	62
Private Rented	60	10	**	5	3	1	2	15	4	475	84
Owned outright	45	15	2	1	14	15	3	4	1	627	4
Buying with mortgage	77	11	**	2	1	1	1	5	2	834	57
All	59	11	1	2	7	6	3	8	2	614	44

Source: Family Resources Survey

1. See Appendix 6: Data Sources - Household Characteristics.

2. ** Negligible (less than 0.5 per cent of the gross figure).

6.11 Percentage of Households in Low-Income Before Housing Costs 2010-11^{1,2,3,4}

Percentage of households

Tenure	% In Low-Income (Below 60% UK median)					
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Social Rented	35	35	39	33	37	32
Private Rented	21	30	29	26	26	27
Owned outright	30	28	27	29	23	23
Buying with mortgage	11	8	11	10	15	12
All	22	22	23	23	23	22

Source: Households Below Average Income

1. See Appendix 6: Data Sources - Household Characteristics.

2. Figures extracted from Households Below Average Income (HBAI), annually from 2005/06 to 2010/11.

3. Note that figures above may not match those published in previous reports due to revisions to HBAI data.

4. Note that figures may not match those in the HBAI report. This is due to the figures in the table above being on a household basis, whereas the HBAI reports on individuals in households.

6.12 Percentage of Households in Low-Income After Housing Costs 2010-11^{1,2,3,4}

Percentage of households

Tenure	% In Low-Income (Below 60% UK median)					
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Social Rented	39	39	40	36	44	37
Private Rented	31	34	37	32	35	36
Owned outright	17	20	18	18	15	14
Buying with mortgage	13	10	14	12	14	11
All	20	21	22	21	23	21

Source: Households Below Average Income

1. See Appendix 6: Data Sources - Household Characteristics.

2. Figures extracted from Households Below Average Income (HBAI), annually from 2005/06 to 2010/11.

3. Note that figures above may not match those published in previous reports due to revisions to HBAI data.

4. Note that figures may not match those in the HBAI report. This is due to the figures in the table above being on a household basis, whereas the HBAI reports on individuals in households.

Appendix 1: Data Sources - Supply

Table 1.1: Key Indicators 2004-05 to 2011-12

Description of the data

Table 1.1 compares key housing supply indicators for Northern Ireland, Great Britain and the Republic of Ireland. Data appearing in the table are obtained from the sources detailed below.

Northern Ireland

Mid-year population estimates for Northern Ireland have been obtained from the Demography section in the Northern Ireland Statistics and Research Agency (NISRA) website at the following link: <http://www.nisra.gov.uk/demography/default.asp17.htm>. The link also provides information regarding the methodology used.

Data on average household size are taken from results of the Continuous Household Survey (CHS). The CHS is one of the largest continuous surveys carried out in Northern Ireland. The survey is designed, conducted and analysed by the Central Survey Unit of NISRA. It is based on a sample of the general population resident in private households and has been running since 1983. Further information and details of the survey methodology can be found at the following link:

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

Housing stock data are taken from table 1.2 and new dwellings starts and completion data are taken from tables 1.7 and 1.9 of this publication. Refer to the relevant table in this section for further information.

Great Britain

Mid-year population estimates for Scotland are taken from the General Register Office (GRO) website at the following link:

<http://www.gro-scotland.gov.uk/statistics/theme/population/estimates/mid-year/index.html>.

Details of the methodology used are also provided.

Figures for England and Wales are obtained from the Office for National Statistics (ONS) at the following link:

<http://www.ons.gov.uk/ons/rel/pop-estimate/population-estimates-for-england-and-wales/index.html>.

Details of the methodology used are also provided.

Data on average household size are taken from results of the General Lifestyle survey. The General Lifestyle survey is a multi-purpose continuous survey that has been carried out by ONS since 1971. The survey presents a picture of families and people living in private households in Great Britain. Further information and details of the survey methodology can be found at the following link:

<http://www.ons.gov.uk/ons/rel/ghs/general-lifestyle-survey/index.html>.

The Department for Communities and Local Government (DCLG) make housing stock and house building statistics available through the “gov.uk” website. Housing stock statistics for Great Britain are obtained from table 102 at the following link:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>.

Details of relevant notes and definitions can be located at the following link:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/dwelling-stock-including-vacants>.

House building statistics for Great Britain are obtained from tables 208 and 209 at the following link:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>.

Details of relevant notes and definitions are also provided at the above link.

Republic of Ireland

Republic of Ireland population estimates are obtained from the Central Statistics Office Ireland (CSO) via “Stats Bank” (their main dissemination service) at the following link:

<http://www.cso.ie/px/pxeirestat/Staire/SelectVarVal/Define.asp?maintable=PEA07&PLanguage=0> .

Further information and details of the methodology used are available within the Population and Migration Estimates April 2012 report at the following link:

<http://www.cso.ie/en/releasesandpublications/population/>.

New dwelling completion statistics for the Republic of Ireland are obtained from the Department of the Environment, Community and Local Government at the following link:

[http://www.cso.ie/px/doehlg/Dialog/varval.asp?ma=HSM01&ti=House+Completions+\(Number\)+by+Month+and+State&path=../Database/DoEHLG/Housing%20Statistics/&lang=1](http://www.cso.ie/px/doehlg/Dialog/varval.asp?ma=HSM01&ti=House+Completions+(Number)+by+Month+and+State&path=../Database/DoEHLG/Housing%20Statistics/&lang=1)

Table 1.2: Total Housing Stock By Tenure 2001-02 to 2011-12

Table 1.3: Total Occupied Housing Stock By Tenure 2001-02 to 2011-12

Description of the data

Tables 1.2 and 1.3 contain Housing Stock information. Data for the social rented sector is 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). Adjustments are made using results from the Continuous Household Survey to calculate the private rented sector stock. “Other” properties include those where private renters are paying rates directly and also rent free properties.

NIHE Data Quality

Data on Housing Stock and void properties is sourced from the Housing Executive’s computerised Housing Management System, which holds up to date information on all NIHE

properties, tenanted and vacant. Vacant properties are broken down into different categories related to the reason for vacancy.

Relevance

The information provided is relevant to the needs of users. Users include Housing Executive staff, the Department for Social Development in Northern Ireland (DSD), Land & Property Services, and academics and students. The figures are based on information about all Housing Executive housing stock in Northern Ireland.

Accessibility and Clarity

Data is primarily published in the DSD's annual *Housing Statistics*, where it is available in pdf, Excel and Word format. Data is also published in NIHE Annual Report and Business Plan Monitor which can be accessed through the NIHE website:

<http://www.nihe.gov.uk/news-2012-annual-report-published>

Accuracy

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.

Timeliness

Data is updated on a monthly basis and reported to NIHE senior management and Board.

Coherence and Comparability

Data should be broadly comparable with that from other sources. There have been some changes to void classifications during 2011/12 but figures are mostly comparable with previous years.

Housing Associations Data Quality

Housing Division within the Department for Social Development (DSD) collects information on social housing stock owned by Housing Associations (HAs) registered with DSD.

Data gathered from the HAs is used in the production of Performance Indicators. These indicators are used to assess and compare the performance across all HAs. Data is requested from each HA via an excel version of the Annual Regulatory Return (ARR) and returns are collated onto a single spreadsheet. Data is gathered under the following categories:

- Summary Information about the Housing Association (address and senior staff details) and the services provided by, for or shared with other bodies,
- Housing Management (this includes voids and rental income),
- Maintenance (repair response times),
- Contextual Statistical Information (numbers and type of dwelling units and breakdown by District Council area),
- Miscellaneous (number of evictions and abandonments) and
- Additional Information (Board membership).

Data Validation

Information on the ARR is checked by staff in the Governance Team in Housing Division. The checks carried out are to ensure that information supplied in various parts of the ARR tally and that anything that does not match is accounted for by way of written explanation. All discrepancies are followed up with the HAs.

Data Extract

The statistics published relate to 31 March 2012. In order to ensure that the information provided by the HAs is accurate and is taken from their audited accounts the requested return date of the ARR to the Department is 30 September 2012.

Quality Assurance

The Inspection Team within Housing Division test the information supplied on the ARR during the course of an inspection on the HA.

User Needs

The primary users of the Performance Indicators are DSD Housing Division and the HAs. They are used as an information source and also to monitor the performance of the HAs.

Accessibility

The Performance Indicators are accessible on the DSD website on Microsoft Excel spreadsheets:

http://www.dsdni.gov.uk/index/hsdivhousing/registered_housing_associations/performance_indicators.htm.

Timeliness

Information on social housing stock owned by the HAs is published yearly following completion and collation of the ARR.

LPS Data Quality

The Land & Property Service (LPS) maintains valuation lists for all domestic and non-domestic properties in Northern Ireland. It issues rate bills and processes payments. Additionally it supplies mapping information for Northern Ireland.

Data Source

Data from the Rate Collection System Abbacus and Agresso Databases are analysed using DI-ProDiver and are used for this publication. These systems have been chosen as they are the main systems within the Land & Property Service. The data are input to these systems on a daily basis. A download from this system is supplied by Equiniti ICS to the LPS Statistics team on a regular basis.

Data Downloads

When downloads are receipted the statistics team checks the consistency over time and between variables and checks with Equiniti ICS in the event of any issues that have occurred.

Data Validations

Upon identification of missing or incorrect data, the LPS Statistics team reports back to the teams responsible for correction on the Rate Collection System Abbacus and Agresso Databases.

Data Extract

The statistics in this publication are taken from a final extract taken at the end of the financial year, 31 March 2012.

Quality Assurance

The statistics team in LPS check all data that are to be published carefully in order to provide a high level of quality assurance in relation to the data. Nonetheless, as the figures are extracted from a live database on a particular date, figures may change due to further validation checks.

User Needs

All the information that is presented is relevant to the needs of users. The majority of users are LPS staff, the Department for Social Development in Northern Ireland (DSD), Northern Ireland Neighbourhood Information Service (NINIS) and academics.

Accessibility

The information is provided to DSD who make it accessible to users in a number of formats; pdf, Excel and Word.

Comparability

The methods of collecting the data have not changed and are therefore directly comparable over time.

Figures for 2011/12 may have been influenced by the implementation of the Rating of Empty Homes Policy from 1 October 2011. This policy meant that property rates are now payable on all vacant domestic properties with a rateable capital value of £20,000 or more. This change in policy may have affected the number of vacant dwellings reported to Land and Property Services.

Timeliness

Figures are produced on an annual basis for inclusion in this publication.

General Data Trends

It is not possible to make specific comments on the data that are published in this publication. However, the figures contained within this publication may have been influenced by the implementation of the Rating of Empty Homes Policy from 1 October 2011. This policy meant that property rates are now payable on all vacant domestic properties with a rateable capital value of £20,000 or more.

Table 1.4: Dwelling Tenure by Proposed New Council Area 2009

Table 1.5: Dwelling Type by Proposed New Council Area 2009

Description of the data

Tables 1.4 and 1.5 report on House Condition Survey data. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

Data Quality

Relevance

The information provided in the tables is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

The tables are published in the DSD's annual Housing Statistics, where it is available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. The *House Condition Survey 2009* report and accompanying statistical annex are available to download as pdf documents from the Housing Executive web site. Preliminary findings from 2011 are also available at this link: http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm.

The 2011 House Condition Survey report will be published in May 2013.

Accuracy

The House Condition Survey is a sample survey. The findings of the 2009 survey are based on 2,174 full surveys achieved from a sample of 3,000 properties. The gross response rate for the 2009 House Condition Survey was therefore very high, at 72 per cent. The full sample frame included 220 properties in each of Northern Ireland's ten proposed new district council areas, with 800 selected for the Belfast District Council Area (200 each in North, East, South and West Belfast).

The sample comprised two main elements:

1. *A fresh sample based on a stratified random disproportionate sample of 1,500 properties from across Northern Ireland.* The sample was extracted by NISRA and used the Land and Property Services database as its source. Dwellings were stratified by area and Capital Value to reflect the fact that the properties in poor condition tend to be concentrated in lower Capital Value bands.
2. *A resample of 1,500 properties drawn from the 2006 House Condition Survey database.* The resample, which included all dwellings that were deemed unfit or defective in 2006, allowed a longitudinal analysis of properties, providing an indication of flows across tenure and in and out of unfitness and disrepair, and changes in energy efficiency.

Once data had been collected, weighting and grossing was carried out to ensure that the final figures reflected the actual housing stock in Northern Ireland. The two strands of the process were merged into a single 'weight' and applied to each sampled dwelling and the data held for it. Adjustments were also made to correct for non-response, which was higher for private sector dwellings than for the social sector. Information on sample error is set out in Appendix D of the *House Condition Survey 2009 Main Report* (http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm).

As part of the 2009 survey, data was quality assured at a number of different stages in the process. The 2009 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey. This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were 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 Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

One of the main benefits of using the mobile field computers in the 2009 House Condition Survey was a faster turnaround of the survey results. Key tables were posted on the Housing Executive's web site approximately a year after the completion of the field work, in October 2010. Data derived from the 2009 survey were first published in the 2009/10 edition of *Housing Statistics*.

Field work for the most recent House Condition Survey was carried out in 2011, and some findings have been published on the Housing Executive web site. Key Northern Ireland-level tables have been available from autumn 2012. However, District Council level figures are to be modelled in conjunction with the 2011 Census, and findings at this level will not be available until autumn 2013.

Coherence and Comparability

The District Council level data published in the 2009 House Condition Survey were based on the new councils proposed following the Review of Public Administration. The findings of previous surveys have been reported for all 26 District Councils in Northern Ireland, and it is anticipated that 2011 findings, when available, will also be published for 26 councils in Northern Ireland.

Table 1.6: Unfitness and Basic Amenities 1991 to 2011

Description of the data

This table reports on House Condition Survey data. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

Data Quality

Relevance

The information provided in the table is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

This table is published in the DSD's annual Housing Statistics, where it is available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. The *House Condition Survey 2011* preliminary findings report and accompanying statistical annex are available to download as pdf documents from the Housing Executive web site:

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

The 2011 *House Condition Survey* report will be published in May 2013.

Accuracy

The House Condition Survey (HCS) is a sample survey. Due to budgetary pressures the 2011 sample was reduced to approximately 2,000 (3,000 in 2009). On its own this would make it impossible to produce robust housing condition figures for each of the District Councils. However, the HCS team in partnership with BRE are developing a linear regression model using 'paired cases' which, when applied to Census 2011 data, will enable key District Council data to be produced. The sampling method chosen was one considered to permit a better matching with the 2011 Census for the purpose of District Council Area regression modelling and was completed in two stages.

- The first stage was a random sample of 1,000 properties across Northern Ireland. This was checked for distribution and was considered to be a reasonable representation of District Council areas.
- The second stage was a further random sample of 1,030 properties selected by District Council Area to ensure that each district total added to 70. In Belfast District Council Area, a total of 280 households were selected (70 in North, East, South and West Belfast).

The sample frame in 2011 was the survey sampling database held at the Northern Ireland Statistics and Research Agency (NISRA). This database contained a subset of the computerised records for domestic residential property maintained by Land & Property Services. The gross response rate was 71%.

The 2011 figures on unfit dwellings published in this table are considered robust at Northern Ireland level. Regression modelling will provide reasonably robust District Council Area figures (estimated autumn 2013).

As part of the 2011 survey, data was quality assured at a number of different stages in the process. The 2011 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey. This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were 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 Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

Field work for the most recent House Condition Survey was carried out between May and September 2011. Preliminary key findings were published on the Housing Executive web site in May 2012; this was followed by the main set of Northern Ireland-level tables in early November 2012. Modelled District Council level figures for key government measures will be published in the autumn of 2013.

Coherence and Comparability

House Condition Surveys have assessed dwelling conditions against the Statutory Fitness Standard since 1974. The current Fitness standard is set out in Schedule 5 of the Housing (Northern Ireland) Order 1992, which states that a dwelling is unfit for human habitation if it fails to meet one or more of the following requirements:

- It is structurally stable.
- It is free from serious disrepair.
- It is free from dampness prejudicial to the health of the occupants (if any).
- It has adequate provision for heating, lighting and ventilation.
- It has an adequate supply of wholesome water.
- There are satisfactory facilities in the house for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.
- It has a suitably located water closet for the exclusive use of the occupants (if any).
- It has, for the exclusive use of the occupants (if any), a suitably located fixed bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water.
- It has an effective system for the draining of foul, waste and surface water.

In addition, flats may be classified as unfit if the building, or part of the building outside of the flats, fails to meet any of the following requirements and, by reason of that failure, is not suitable for occupation:

- The building or part is structurally stable.
- It is free from serious disrepair.
- It is free from dampness.
- It has adequate provision for ventilation.
- It has an effective system for the draining of foul, surface and waste water.

The current fitness standard came into effect in Northern Ireland on 1st October 1992, and the rate of unfitness has been assessed using these criteria since (and including) the 1991 House Condition Survey.

Where provision of basic amenities is concerned, published data have been based on the same method of assessment for each year reported in the table.

Table 1.7: New Dwelling Starts By Sector 2003-04 to 2011-12

Table 1.8: New Dwelling Starts by Sector and Local Government District 2010-11 and 2011-12

Table 1.9: New Dwelling Completions by Sector 2003-04 to 2011-12

Table 1.10: New Dwelling Completions for Housing Associations by Local Government District 2010-11 and 2011-12

Description of the data

Tables 1.7 to 1.10 provide information relating to new dwelling starts and completions for the public and private sectors.

Private Sector Starts and Completions

Details of all new housing starts for the private sector are supplied via Land and Property Services (LPS) by Local Authority Building Control Offices for each of the 26 Local Government Districts. For further details see:

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

Data relating to private sector starts and completions was not available for Newry & Mourne Local Government District between April 2007 and March 2010. Therefore data for private dwelling starts and completions during this period is not directly comparable to previous figures and figures since.

The figures given in Table 1.9 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 level.

Data Quality

The data quality is very good, with only a small number of miscodings.

Accessibility

Private housing starts and completions data are available quarterly within the Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication.

Timeliness

Data from 18 of the 26 councils is available to LPS through a web portal. By and large, the data timeliness is good but there are occasional late returns. Most councils supply data monthly, but a few only supply quarterly.

Coherence and Comparability

All 26 District Councils make returns, therefore complete coverage of Northern Ireland.

Housing Association Starts and Completions

Data Quality

Data Source and Validation

The Northern Ireland Housing Executive (NIHE) manages the delivery of the Social Housing Development Programme and maintains a database which records all information relating to social rented sector starts and completions. Data is populated on the database, in part, based on paper returns received from all Housing Associations. Prior to input onto the system the returns are checked and verified. Downloads from the database are also validated to ensure consistency over time and reliability of results.

Accessibility/Timeliness

Social housing starts and completions data are available quarterly within the Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication.

The Northern Ireland Housing Executive publishes a three year Social Housing Development Programme at the following link: http://www.nihe.gov.uk/index/services/housing_need.htm. Historical information is available indicating where social housing has been provided over the last 5 years.

In addition, the Housing Executive publishes annual District Housing Plans for each of the 26 District Council areas. District Plans describe Housing Executive strategies within the respective Council areas and in particular provide details of Housing Executive performance over the past year and the programmes planned for the following year. District Plans are published on the Housing Executive's website at the following link: http://www.nihe.gov.uk/index/corporate/plans/district_housing_plans.htm.

Coherence and Comparability

The time series of starts and completions data in this publication are coherent and directly comparable over time.

Table 1.11: Volume of Housing Output in Northern Ireland 2005 to 2012

Table 1.12a: Volume of Output in Northern Ireland By Construction Sector 2003 to 2012

Table 1.12b: Volume of Output in Northern Ireland By Construction Sector 2003 to 2012

Description of the data

Tables 1.11, 1.12a and 1.12b contain Construction Output Statistics published in the Northern Ireland Construction Bulletin (a National Statistics publication) which are intended to provide a general measure of quarterly changes in the volume and value of construction output in Northern Ireland. These figures are derived from the Northern Ireland Quarterly Construction Enquiry (QCE). This is a statutory survey of construction firms operating in Northern Ireland. Each quarter a sample of construction firms are asked to provide details of the value of construction activity they have undertaken in a specified period. The survey also includes public sector organisations which carry out their own construction activity.

For further information including details on quality refer to the following link:

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

Table 1.13: Average Rates Bill by Local Government District 2004-05 to 2012-13

Description of the data

Table 1.13 provides the average rates bill for each Local Government District. Rates are a property tax based on the valuation of homes in Northern Ireland. The income from rates provides funding for services at both local (Council) and regional (NI Assembly) levels.

Refer to the following link for more information: <http://www.nidirect.gov.uk/index/information-and-services/property-and-housing/rates.htm>.

For 2004-05 and 2005-06 the figures have been calculated by taking the total sum of rates assessed for occupied domestic properties in each district council area and dividing that sum by the number of occupied domestic properties as supplied by the previous Rates Collection Agency.

For 2006-07 onwards the figures have been calculated by taking the sum of the District Rate and the Regional rate, which is then multiplied by the Average Capital Value for the Local Government District to generate the Average Total Bill. The rate values are provided by Local Government Division (LGD) in the Department of the Environment (DOE), in their Local Government circulars:

http://www.doeni.gov.uk/index/local_government/local_government_funding/circulars_2003-present_day.htm. This information is also published by Department of Finance and

Personnel for Northern Ireland (DFP) and is also available at the following link: http://www.dfpni.gov.uk/lps/index/property_rating/rate-poundages-2012.htm.

Average capital values are available from LPS via the NINIS website (<http://www.ninis2.nisra.gov.uk/public/Home.aspx>). 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.

For 2006-07 and 2007-08 the Average Capital value for each Local Government District was calculated by Rating Policy Division in the Department of Finance and Personnel (DFP) based upon the total capital value for all domestic properties divided by the number of domestic properties in the area as supplied by Land and Property Services (LPS). For 2008-09 onwards data have been revised to use the Average Capital Value which is calculated by LPS.

Data Quality

The district rates provided by the DOE are robust, given that they have been finalised and agreed between district councils and DOE before publication.

The property counts and total values of property provided by LPS are extracted from a live database at a given moment in time, and so are liable to change.

Due to the revisions, data prior to 2008-09 is not directly comparable with previous years.

Table 1.14: Residential Planning Applications 2003-04 to 2011-12

Table 1.15: Residential Planning Decisions by Classification 2010-11 and 2011-12

Table 1.16: Residential Planning Applications and Decisions by Planning Service Division and Local Government District 2011-12

Table 1.17: Residential Planning Decisions by Sub-classification and Planning Division 2011-12

Tables 1.14 to 1.17 give detail on residential planning applications and decisions. The Department of the Environment (DOE) is the sole planning authority for Northern Ireland. Please note that figures in Table 1.15 are for Residential planning types. In previous editions, the table showed all planning types (Residential and non-Residential).

Relevance

Data is provided at Northern Ireland Planning Division and Local Government District level. Other geographies (such as Assembly Areas) are available on request from Planning.

Accessibility and Clarity

All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period.

Accuracy

The accuracy of the data is very good. A number of validation and Quality Assurance processes take place. Planners are contacted if there are any queries.

Timeliness

DOE publishes an annual statistical bulletin in July each year:

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

Coherence and Comparability

The annual publications up to 2010-11 were similar in structure and content so comparisons over time were possible up to and including that publication. As of this year's report (2011-12), only Residential Planning Applications and Decisions have been included, whereas all Planning Applications and Decisions were shown in previous years. This means that figures published in Northern Ireland Housing Statistics 2011-12 are not comparable with those published in previous years. Residential properties include housing developments (incorporating a mixture of house types and apartments), purpose built apartment developments, sheltered housing schemes, single dwellings including dwellings on farms, holiday chalets, caravans and mobile homes, alteration, extension or improvement of existing dwellings, residential homes or nursing homes, hotels or motels. For 2011/12 there was a change to the structure of planning area offices which is reflected in the tables provided.

For further information refer to the Annual Bulletin at the link below for user guidance/notes on data: <http://www.planningni.gov.uk/index/tools/about-statistics/common-eplanning-stats-publications.htm>

Appendix 2: Data Sources - Energy

Table 2.1: Central Heating by Fuel Type, 2001, 2004, 2006, 2009 & 2011

Table 2.2: Standard Assessment Procedure (SAP) Rating 2001, 2006, 2009 & 2011

Description of the data

These tables report on House Condition Survey data. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

Data Quality

Relevance

The information provided in the tables is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

These tables are published in the DSD's annual Housing Statistics, where they are available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. The *House Condition Survey 2011* preliminary findings report and accompanying statistical annex are available to download as pdf documents from the Housing Executive web site:

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

The *2011 House Condition Survey* report will be published in May 2013.

Accuracy

The House Condition Survey (HCS) is a sample survey. Due to budgetary pressures the 2011 sample was reduced to approximately 2,000 (3,000 in 2009). On its own this would make it impossible to produce robust housing condition figures for each of the District Councils. However, the HCS team in partnership with BRE are developing a linear regression model using 'paired cases' which, when applied to Census 2011 data, will enable key District Council data to be produced. The sampling method chosen was one considered to permit a better matching with the 2011 Census for the purpose of District Council Area regression modelling and was completed in two stages.

- The first stage was a random sample of 1,000 properties across Northern Ireland. This was checked for distribution and was considered to be a reasonable representation of District Council areas.
- The second stage was a further random sample of 1,030 properties selected by District Council Area to ensure that each district total added to 70. In Belfast District Council Area, a total of 280 households were selected (70 in North, East, South and West Belfast).

The sample frame in 2011 was the survey sampling database held at the Northern Ireland Statistics and Research Agency (NISRA). This database contained a subset of the

computerised records for domestic residential property maintained by the Land and Property Services Agency. The gross response rate was 71%.

The 2011 figures on Central Heating published in table 2.1 and the 2011 SAP rating figures published in table 2.2 are considered robust at Northern Ireland level.

As part of the 2011 survey, data was quality assured at a number of different stages in the process. The 2011 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey. This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that are can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were 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 Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

Field work for the most recent House Condition Survey was carried out between May and September 2011. Preliminary key findings were published on the Housing Executive web site in May 2012; this was followed by the main set of Northern Ireland-level tables in early November 2012. Modelled District Council level figures for some key government measures will be published in the autumn of 2013.

Coherence and Comparability

Table 2.1

The House Condition Survey-based data on central heating published in *Housing Statistics* were changed following the 2009 Survey, to reflect the minimal number of non centrally-heated homes, and associated difficulties with disaggregation by tenure and house dwelling type. The figures now reported in table 2.1 are fully comparable across each successive survey.

Table 2.2

The current version of the SAP model is SAP 2009, effective from March 2010 and this is the version used to derive the Energy Efficiency Rating for 2011 data. For comparison purposes data from previous years has also been recalculated using SAP 2009 to provide a consistent time series. SAP figures published in previous versions of the Northern Ireland Housing Statistics report are therefore not directly comparable with those contained in Table 2.2.

The SAP takes into account a range of factors that contribute to energy efficiency such as materials used for construction, the efficiency and control of heating systems and fuel used for space and water heating. Revisions made to SAP 2009 methodology include a move from annual calculations of space and water heating and boiler efficiency to monthly calculations. This provides a more accurate assessment of energy use and boiler efficiency in terms of seasonal changes throughout the year. Other modifications to the methodology

included weather data updates, internal heat gains and the cost of energy in the light of rising fuel prices.

The SAP rating itself is on a logarithmic scale and provides a comparative measure of the energy efficiency of dwellings. The lower the score the lower the energy efficiency and the higher the score (up to a maximum of 100) the higher the efficiency. More detail on the SAP 2009 rating can be found at the following link: <http://www.bre.co.uk/sap2009/page.jsp?id=1642>.

Table 2.3 Warm Homes Scheme Grants Processed 2006-07 to 2011-12

Description of the data

This table reports on Warm Homes Scheme activity. Data from 2009/10 onwards are provided by the scheme managers appointed in 2009: Bryson Charitable Group and H&A Mechanical Services. Figures prior to 2009 were provided by the former scheme manager, EAGA Partnership.

Data Quality

Relevance

The information provided in the table is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

This table is published in the DSD's annual Housing Statistics, where it is available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development.

Accuracy

The two Warm Homes Scheme managing organisations are contractually responsible for provision of performance reports, which are submitted to the Housing Executive on a monthly basis. The performance reports include information on works completed and expenditure against targets agreed at the commencement of the financial year. Performance is also measured through a range of key performance indicators and verified by ongoing checks and completion of quality assurance audits at year end. The figures in the table relate only to the cost of installing energy efficiency measures in eligible homes, and do not include management fees.

Timeliness

Statistics on expenditure associated with the Warm Homes Scheme are published on an annual basis.

Coherence and Comparability

The time series of data in the table is coherent and directly comparable over time. The only change in the method of data collection during the time period covered by the table is that data have been collected from two scheme managers, rather than one, since 2009.

Note that in 2009-10 in addition to the 391 heating installations in owner occupied properties, and 185 in the private rented sector, a further 198 heating measures installed

between 1 April and 30 June 2009 (under the previous scheme manager) cannot be attributed by tenure.

Appendix 3: Data Sources – Social Renting Demand

Table 3.1: NIHE Average Weekly Rent, Collectable Rental Income and Arrears, 2002-03 to 2011-12

Description of the data

Data on average rent, rent arrears and collectable rent is sourced from the Housing Executive's computerised Housing Management System (HMS), which holds up-to-date data on all Housing Executive rent accounts. The data in the table relates solely to properties rented from the Housing Executive.

Data Quality

Relevance

The information provided in the table is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector. The figures are based on information about all Housing Executive tenancies in Northern Ireland.

Accessibility and Clarity

This table is published in the DSD's annual Housing Statistics, where it is available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. Supporting and/or additional information may be available on request from the Housing Executive.

Accuracy

Data on average rent are 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 on rent arrears and collectable rental income are subject to validation, and are 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 subjected to inspection by the Northern Ireland Audit Office. Figures can change slightly following year-end due to accounting adjustments. However, the previously-published figures for 2010-11 remain accurate.

Timeliness

Statistics on rental income are published on an annual basis in DSD's Housing Statistics publication.

Coherence and Comparability

The time series of data is coherent and directly comparable over time, as the methods of calculating data have not changed.

Table 3.2: Average Weekly Local Authority Rents By UK Region 2004-05 to 2011-12

England

Average Local Authority Rents for England are produced by the Department for Communities and Local Government (DCLG). Further information is available at the following link:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies> (see Table 701).

Scotland

Average Local Authority Rents for Scotland are included within the 'Housing Revenue Account' statistics. Further information is available at the following link:

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

Wales

Description of the data

Data provided for 2011-12 is taken from the Second Advance Housing Revenue Account Subsidy (HRAS) forms provided by local authorities in Wales who retain stock. The data is the "average actual weekly rent per dwelling" used in the calculation of rent rebate subsidy limitation deduction.

Data Quality

Relevance

The data provides information on the average actual weekly rent per dwelling for individual local authorities and is used by the Welsh Government in the calculation of rent rebate subsidy limitation deduction.

Accessibility and Clarity

The data are provided by the local authorities in Wales who retain stock and are sent directly to the Welsh Government via Excel spreadsheets. The HRAS forms (1st, 2nd, Advance Final, Audit Final) are issued to local authority's for completion. The Advance final and Audit final are also issued to the local authority Auditors, for them to audit and provide an audit certificate (Microsoft Office Excel 2003). The data are not published on the web.

Accuracy

The forms that are issued have an inbuilt validation system, for the local authorities to check as they are completing the form, also it is checked when returned to the Welsh Government before any settlement is calculated. The annual audit final is audited by external auditors.

There may be differences between the data provided in the 1st, 2nd, Advance Final, Audit Final versions. The average rents figure for Wales is based on data from 11 of the 22 local authorities who still retain their stock. This may change should there be any further large scale voluntary transfers of HRAS stock. No estimates are made for missing data.

Timeliness

The data from the HRAS 2nd advance forms are available annually – the validated data are normally available in October each year.

Coherence and Comparability

The Welsh Government also collect annual information on the average weekly rents for self-contained rented local authority (LA) and Registered Social Landlord (RSL) dwellings set at the 31 March each for the following financial year. The latest information as at 31 March 2012 is available at the following link:

<http://wales.gov.uk/topics/statistics/headlines/housing2012/120726/?lang=en>.

Table 3.3: Housing Associations: Average Weekly Rent, Collectable Rental Income and Arrears 2001-02 to 2011-12

Description of the data

Housing Division within the Department for Social Development (DSD) collects information on social housing stock owned by Housing Associations (HAs) registered with DSD.

Data gathered from the HAs is used in the production of Performance Indicators. These indicators are used to assess and compare the performance across all HAs. Data is requested from each HA via an excel version of the Annual Regulatory Return (ARR) and returns are collated onto a single spreadsheet. Data is gathered under the following categories:

- Summary Information about the Housing Association (address and senior staff details) and the services provided by, for or shared with other bodies,
- Housing Management (this includes voids and rental income),
- Maintenance (repair response times),
- Contextual Statistical Information (numbers and type of dwelling units and breakdown by District Council area),
- Miscellaneous (number of evictions and abandonments) and
- Additional Information (Board membership).

Data Quality

Data Validation

Information on the ARR is checked by staff in the Governance Team in Housing Division. The checks carried out are to ensure that information supplied in various parts of the ARR tally and that anything that does not match is accounted for by way of written explanation. All discrepancies are followed up with the HAs.

Data Extract

The statistics published relate to 31 March each year.

Quality Assurance

The Inspection Team within Housing Division test the information supplied on the ARR during the course of an inspection on the HA.

User Needs

The primary users of the Performance Indicators are DSD Housing Division and the HAs. They are used as an information source and also to monitor the performance of the HAs.

Accessibility

The Performance Indicators are accessible on the DSD website on Microsoft Excel spreadsheets:

http://www.dsdni.gov.uk/index/hsdiv-housing/registered_housing_associations/performance_indicators.htm.

Frequency of Publication

Information on social housing stock owned by the HAs is published yearly following completion and collation of the ARRs.

Table 3.4: NIHE Tenants in Receipt of Housing Benefit 2002-03 to 2011-12

Description of the data

The Northern Ireland Housing Executive holds information on all Housing Benefit cases in Northern Ireland, and on Housing Executive rent accounts, in operational IT systems. The data in this table relates solely to properties rented from the Housing Executive, and is extracted from the 'i-world' Housing Benefit System and the Housing Management System (HMS).

Data Quality

Relevance

The information provided in the table is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector. The figures are based on information about all Housing Executive tenancies in Northern Ireland.

Accessibility and Clarity

This table is published in the DSD's annual Housing Statistics, where it is available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. Supporting and/or additional information may be available on request from the Housing Executive.

Accuracy

Figures are derived from 'Business Objects' reports within the Housing Benefit system, which identify live Housing Benefit awards for Housing Executive tenancies and cases with a 'Full Housing Benefit' flag for Housing Executive tenancies. Full Housing Benefit refers to when the full charge for rent and rates is met by Housing Benefit. The figure for the total amount of Housing Benefit paid is produced by the Housing Executive's Finance Division. Controls that are subject to audit are in place to ensure the accuracy of the reported figures.

Timeliness

Statistics derived from HMS and the i-world system are published on an annual basis in DSD's Housing Statistics publication.

Coherence and Comparability

Figures relating to the total number of tenants, number of tenants in receipt of Housing Benefit, total benefit paid and average benefit per recipient are coherent and directly comparable with those published previously. However, figures relating to the number and proportion of tenants receiving full Housing Benefit in 2011-12 are not strictly comparable with figures for previous years. An adjustment made to the Housing Benefit IT system during 2011-12 improved the accuracy of the figures for the year.

Table 3.5: Social Rented Sector Waiting Lists and Allocations 2002-03 to 2011-12

Table 3.6: Social Rented Sector Waiting Lists by Local Government District 2003-04 to 2011-12

Table 3.7: Total Allocations by Local Government District 2011-12

*Description of the data*Table 3.5

Table 3.5 reports on all applications recorded on the Common Waiting List at specified dates, and all allocations (offers accepted) made through the Common Selection Scheme in Northern Ireland during the financial year. The Housing Executive holds data on all housing applications and allocations made through the Common Selection Scheme in the Housing Management System (HMS). The waiting list application figures cover new applicants only i.e. those with no existing NIHE/Housing Association tenancy; current tenants seeking a transfer are not included. The allocations figures contain and are broken down into new applicants and transfers from NIHE/ Housing Associations.

Table 3.6

Table 3.6 reports on all households that have applied for social housing through the Common Selection Scheme in Northern Ireland at financial year-end. The Housing Executive holds data on all housing applications made through the Common Selection Scheme in the Housing Management System (HMS). The waiting list application figures cover new applicants only i.e. those with no existing NIHE/Housing Association tenancy; current tenants seeking a transfer are not included.

Table 3.7

Table 3.7 reports on all allocations (offers accepted) made through the Common Selection Scheme in Northern Ireland between 1st April 2011 and 31st March 2012. The Housing Executive holds data on all housing applications and allocations made through the Common Selection Scheme in the Housing Management System (HMS).

Data Quality

Relevance

The information provided in the tables are relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

The tables are published in the DSD's annual Housing Statistics, where they are available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. Supporting and/or additional information may be available on request from the Housing Executive.

Accuracy

Information is extracted from the Housing Management System in the form of reports produced through 'Business Objects'. Waiting list and allocations data are also periodically downloaded via Excel and validated to ensure that the data are reliable and robust for use. The Housing Executive checks all data carefully, ensuring a high level of quality assurance. However, users should be aware that figures are extracted from a live database on a specific date.

Timeliness

Statistics drawn from the Common Waiting List are published on an annual basis; data for 2010/11 were published in autumn 2011.

Coherence and Comparability

Table 3.5

Figures up to and including 2010-11 were drawn from the 'PRAWL' operational IT system. PRAWL has been replaced by the Housing Management System (HMS), which went live in July 2011. Total figures for the 2011-12 year (i.e. allocations) are therefore drawn from both systems. Figures for 2011-12 year-end (i.e. waiting list data) were extracted at 1st May 2012, as opposed to 31st March in previous years.

Figures for allocations for 2011-12 are fully comparable with published statistics for previous years. However due to the introduction of the new HMS and a change to the annual renewal process for waiting list applicants comparisons cannot be made between the published waiting list figures for 2011-12 and those for previous years.

Table 3.6

Figures up to and including 2010-11 were drawn from the 'PRAWL' operational IT system. PRAWL has been replaced by the Housing Management System (HMS), which went live in July 2011. Waiting list data for 2011-12 year-end were extracted at 1st May 2012, as opposed to 31st March in previous years. Due to the introduction of the new HMS and a change to the annual renewal process for waiting list applicants comparisons cannot be made between the published waiting list figures for 2011-12 and those for previous years.

Table 3.7

Figures up to and including 2010-11 were drawn from the 'PRAWL' operational IT system. PRAWL has been replaced by the Housing Management System (HMS), which went live in July 2011. Total figures for the 2011-12 year are therefore drawn from both systems. In previously-published versions of this table, for years up to and including 2010-11, it was not possible to attribute housing association allocations to a specific local government district. Figures reported for each local government district were NIHE allocations only, and a separate row recorded the total number of allocations by housing associations. From 2011-12, the new HMS has enabled housing association allocations to be attributed by local government district hence the total figures reported in the table are therefore a combination of Housing Executive *and* housing association allocations.

Table 3.8: Households Presenting as Homeless by Reason 2004-05 to 2011-12**Table 3.9: Households Presenting as Homeless by Household Type, 2004-05 to 2011-12****Table 3.10: Households Presenting as Homeless by Outcome, 2011-12****Table 3.11: Homeless Households Accepted As Full Duty Applicants by Reason 2004-05 to 2011-12****Homelessness**

Statistics on Homelessness are sourced from the Northern Ireland Housing Executive (NIHE). Under the Housing (NI) Order 1988, NIHE has a statutory responsibility to secure permanent accommodation for persons who are unintentionally homeless and in priority need, to secure temporary accommodation in a variety of circumstances and to provide advice and assistance to those who are homeless or threatened with homelessness. For further details see:

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

Information on the NIHE Homelessness Strategy can be found at the following link:

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

Definition of Full Duty Applicant

The Housing (NI) Order 1988 (as amended) imposes a statutory duty on the Housing Executive to respond to homelessness. Where the Housing Executive has reason to believe an applicant may be homeless or threatened with homelessness it makes enquiries to satisfy itself whether the applicant is eligible for assistance, and whether they are homeless or threatened with homelessness. If homeless or threatened with homelessness, the Housing Executive will need to satisfy itself whether the applicant has a priority need for accommodation and whether they became homeless or threatened with homelessness intentionally.

Where the Housing Executive concludes that an applicant is eligible, homeless (threatened with homelessness), in priority need and unintentionally homeless it owes them the full housing duty in line with the provisions of the 1988 Order. An applicant to whom this full housing duty is owed is operationally referred to as a "Full Duty Applicant" – FDA. Where an

applicant is owed the full housing duty, the Executive shall secure that accommodation becomes available for their occupation.

Description of the data

Table 3.8

Table 3.8 reports on all households presenting as homeless in Northern Ireland between 1st April 2011 and 31st March 2012, according to the reasons for their application. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis.

Table 3.9

Table 3.9 reports on all households presenting as homeless in Northern Ireland during the financial year 2011-12, by household type. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis.

Table 3.10

Table 3.10 reports on all households presenting as homeless in Northern Ireland between 1st April 2011 and 31st March 2012, according to the outcome of their application at 31st March 2012. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis.

Table 3.11

Table 3.11 reports on all households accepted as full duty applicants in Northern Ireland between 1st April 2011 and 31st March 2012, according to the reasons for their application. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis.

Data Quality

Relevance

The information provided in the tables are relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

The tables are published in the DSD's annual Housing Statistics, where they are available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. Supporting and/or additional information may be available on request from the Housing Executive.

Accuracy

Monthly reports on the status of homelessness presentations are extracted from the Housing Management System through Crystal Reports. The Housing Executive acknowledges that some errors may occur due to the inputting of incorrect data, but checks all data that are to be published carefully, to provide a high level of quality assurance. However, users should be aware that figures are extracted from a live database on a specific date.

Timeliness

The full suite of homelessness statistics is published on an annual basis; data for 2010/11 were published in autumn 2011. Some homelessness statistics are also published on a quarterly basis in the *Northern Ireland Housing Bulletin*. However, the change to the new Housing Management System, which was implemented during 2011/12, meant that homelessness statistics were not available on a quarterly basis for that financial year.

Coherence and Comparability

Table 3.8

The time series of data in the table is not fully comparable with previously published statistics in the Northern Ireland Housing Statistics 2010-11. Data migration issues and coding variations following the introduction of a new operational Housing Management System (HMS) in July 2011 meant that no data on reason for presentation was recorded for 3,731 cases during the period July 2011 to March 2012. While the data captured through the HMS are essentially the same as those captured by the PRAWL system, data migration and coding variations in the period following the change of systems have had a small impact on the comparability of homelessness statistics for the year ending 31st March 2012 with figures reported in previous years.

Table 3.9

The time series of data in the table is not fully comparable with statistics published in the Northern Ireland Housing Statistics 2010-11. The Housing Management System (HMS) went live in July 2011, replacing the previous 'PRAWL' information management system. While the data captured through the HMS are essentially the same as those captured by the PRAWL system, data migration and coding variations in the period following the change of systems have had a small impact on the comparability of homelessness statistics for the year ending 31st March 2012 with figures reported in previous years.

Users should note that the age bands for male and female single homeless presenters have been changed as the labelling in previous reports was incorrect. Previously published versions of the table reported the number of single presenters in three age bands: 16-18, 19-25 and 26-59. The two lower age bands have been amended to 16-17 years and 18-25 years respectively.

Table 3.10

The time series of data in the table is not fully comparable with previously published statistics on the outcomes of homeless applications. Until 2010-11, figures were published for only three potential outcomes – 'awarded priority status', 'not homeless' and 'homeless but not awarded priority status'. In order to better reflect the homelessness application process, the new Housing Management System was designed to allow reporting on a fuller range of potential outcomes – eight in total. These are as follows:

- Accepted: Applicant has been accepted as statutorily homeless and awarded Full Duty Applicant Status.
- Appeal: Applicant has sought a review of their homelessness decision.
- Cancelled: A homelessness application was registered in error by the Housing Executive.

- Concluded: Applicant has withdrawn their homelessness application, or has not made contact with the Housing Executive within a specified period.
- Duty Discharged: Applicant has been awarded full duty status and subsequently (a) was rehoused in-year; (b) refused three reasonable offers in-year; or (c) was rehoused in the private sector in-year.
- No decision: Homelessness application is still being processed.
- Prevented: Homelessness has been prevented by an action or intervention by the Housing Executive, another agency or the applicant themselves.
- Rejected: Applicant does not meet the statutory homelessness criteria.

While the strict meaning of 'Accepted' in the 2011-12 table remains the same as 'awarded priority status' in previous annual statistics, the greater range of other potential outcomes means that it may be misleading to make direct comparisons between the published figures.

Table 3.11

The data recorded in the table for 2011-12 are not fully comparable with the statistics reported for previous years. Until 2010-11, figures were published for only three potential homelessness outcomes – 'awarded priority status', 'not homeless' and 'homeless but not awarded priority status'. In order to better reflect the homelessness application process, the new Housing Management System was designed to allow reporting on a fuller range of potential outcomes – eight in total (see table 3.10). While the strict meaning of 'Accepted' in the 2011-12 table remains the same as 'awarded priority status' in previous annual statistics, the greater range of other potential outcomes means that it may be misleading to make direct comparisons between the published figures for 2011-12 and those for previous years.

Appendix 4: Data Sources – Private Renting Demand

Table 4.1: Average Rent and Length of Time of Residence for Private Rented Sector by Region 2010-11

Table 4.2: Households in Private Rented Accommodation by Region/Country and Weekly Rent 2010-11

Tables 4.1 and 4.2 provide information from the Family Resources Survey (FRS). This survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. In 2010-11 1,896 households were interviewed. The survey contains information which is of interest to researchers and analysts from a wide range of disciplines in both the public and private sectors. The database can be accessed through the UK Data Archive: <http://www.data-archive.ac.uk/>.

Further information on the survey can be found at the following link:
http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-family-resource/family_resources.htm.

Information relating to the methodology of the survey can be found in the methodology section of the individual reports.

The latest United Kingdom version of the survey can be found here:
<http://research.dwp.gov.uk/asd/frs/>.

Appendix 5: Data Sources – Owner Occupier Demand

Table 5.1: Northern Ireland Residential Property Price Index Values

Table 5.2: Number of Verified Residential Property Sales in Northern Ireland

Table 5.3: Northern Ireland Residential Property Price Index by Property Type

The detailed methodology behind the Northern Ireland Residential Property Price Index is given in the following report:

<http://www.dfpni.gov.uk/lps/lps-nisra-residential-property-price-index-methodology-report-may-2012-126kb.pdf>.

Currently there are a number of different sources of house price statistics published in addition to the Northern Ireland Residential Property Price Index (NI RPPI). There will be differences in the data published by each source as there are differences in both the source data and methodology used. Therefore the NI RPPI is not directly comparable with these other indicators. References to the main other house price indices are included below.

- The Halifax House Price Index
The Halifax produce a UK wide House Price index based on their own mortgage approvals. A regional index for Northern Ireland is also produced on a quarterly basis. The Halifax House Price Index can be accessed via www.loydsbankinggroup.com/media1/economic_insight/halifax_house_price_index_page.asp.
- The Nationwide House Price Index
The Nationwide also produce a UK wide House Price index based upon their own mortgage approvals. A regional index for Northern Ireland is produced on a quarterly basis. Indices and average prices for the UK and the regions are produced using Nationwide's updated mix-adjusted House Price Methodology. Like the Halifax and NI RPPI this allows a "typical" property to be tracked over time on a like-for-like basis. The Nationwide House Price Index can be accessed via www.nationwide.co.uk/hpi.
- Bank of Ireland / Northern Ireland Housing Executive Northern Ireland Quarterly House Price Index
The Northern Ireland Quarterly House Price Index is produced by the University of Ulster for the Bank of Ireland and the Northern Ireland Housing Executive. The market evidence is sourced from a sample of estate agents across Northern Ireland. The price statistics are based on simple arithmetic averages. The index produced is weighted to reflect the market share of each property type. The Northern Ireland Quarterly House Price Index can be accessed via www.bankofireland.co.uk/bank-of-ireland-group/financial-news/boi-house-price-index/.
- Office for National Statistics UK House Price Index

The ONS House Price Index (HPI), previously published by the Department for Communities and Local Government (DCLG), is a monthly release that publishes figures for mix-adjusted average house prices and house price indices for the UK, its component countries and regions. The index is calculated using mortgage financed transactions that are collected via the Regulated Mortgage Survey by the Council of Mortgage Lenders. These cover the majority of mortgage lenders in the UK.

The Office for National Statistics UK House Price Index can be accessed via <http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Housing+Market>.

Table 5.4: NHBC Registered New House Sales and Prices 2002-03 to 2011-12

Data for new house sales and prices are derived from transactions for new dwellings notified by solicitors to the National House Building Council (NHBC).

NHBC's primary purpose is to help raise standards to protect homeowners. NHBC is an independent non-profit distributing company, reinvesting all resources in further research and work to improve the construction standard of new UK houses for the benefit of homeowners. For more information refer to the following link: <http://www.nhbc.co.uk/>.

NHBC data from other parts of the UK are available in the Housing Market Report which is produced by the NHBC and the Home Builders Federation. It is available by subscription using the following link:

<http://www.nhbc.co.uk/Builders/ProductsandServices/InformationProducts/HousingMarketReport/>.

Data Quality

Data

NHBC collects information on all new-build properties registered for NHBC's New-Build and Self-Build warranty products. NHBC has provided the warranty on approximately 80% of new homes built in the UK.

Data Source

Builders, on registering their intention to build a property, state the anticipated selling price of the property, which is entered on NHBC's computer system. Once a property is sold, the solicitor returns an 'Acceptance of Cover' form which states the actual selling price; this is also entered on the system. Reports are run on a quarterly basis to bring back the information on selling price of properties sold in Northern Ireland within the time period.

Data Downloads

Reports are run against the database to identify all private sector properties sold in Northern Ireland during the relevant time period that have a purchase price entered on the system. The following checks are carried out on the data returned: (i) reliability of data using logic checks; (ii) checking that variables fall within accepted ranges; and (iii) querying any large discrepancies between anticipated and actual selling price.

Data Validation

NHBC acknowledges that some errors may occur due to the inputting of incorrect data. By careful checking of the data, most possible errors are identified, investigated and amendments made, when necessary, to the data held on the system. This validation includes identifying inaccuracies such as missing information or data that may have been keyed incorrectly. Reliance is placed however, on the date of legal completion (date of sale) being entered correctly on the system. Any amendments necessary are made on the system and checks are carried out to confirm that it has been done.

Data Extract

Data for new house sales and prices are provided on a quarterly basis. Quarterly data are combined in Table 5.4 to produce yearly figures. Quarterly statistics are produced from the latest available data and are provisional. Two tables are provided; the first is a re-run of the previous quarter in order to pick up any late returns from the solicitors. The second table covers the quarter just ended. In order to ensure that as many 'Acceptance of Cover' forms as possible are received from the solicitors for properties sold in the time period, these tables are scheduled for issue approximately ten weeks after the period that the most recent table relates to. Due to the time lag in publication, the yearly total for new house sales and prices uses the re-run quarterly data supplied.

Quality Assurance

The data is thoroughly checked and any anomalies investigated prior to issue in order to provide a high level of quality assurance in relation to the data. Nevertheless, as the figures are extracted from a live database on a particular date, figures may change due to late returns and further validation. This is why a re-run of the previous quarter is supplied alongside the data for the quarter just ended. However, it is possible that some late returns received actually relate to properties that were sold prior to the periods now being reported.

User Needs

NHBC welcomes any request for additional information and the requirements would be fully discussed to determine whether the data is available.

Timeliness

Data is provided on a quarterly basis. The submission dates being the end of January (re-run of Q2 and first run of Q3), April (re-run of Q3 and first run of Q4), June (re-run of Q4 and first run of Q1) and September (re-run of Q1 and first run of Q2). Where : Q1=Jan to Mar, Q2=Apr to Jun, Q3=Jul to Sep and Q4= Oct to Dec.

The data that is supplied relies on solicitors returning the 'Acceptance of Cover' forms in a timely manner, and it is possible that some forms are returned many months after the sale of the property, or maybe not at all.

Comparability

The time series of data are directly comparable over time as the methods of collecting the data has not changed.

Table 5.5: Northern Ireland Co-ownership Housing Scheme Activity 2004-05 to 2011-12

The Northern Ireland Co-Ownership Housing Scheme provides help for individuals who wish to buy their own home but who cannot do so without help. A share of the property is bought and the remainder is rented from Co-Ownership Housing. There is a cap on the value of the property that can be purchased through this scheme which currently sits at £175,000.

For more information refer to the following link: <http://www.co-ownership.org/>

Data Quality

Relevance

The information presented is relevant to the needs of users. The main users of the data are Northern Ireland Co-Ownership Housing Association (NICHHA) staff, the Department for Social Development (DSD), the Northern Ireland Housing Executive (NIHE) and academics.

Accessibility and Clarity

The information provided can also be accessed in the form of the Northern Ireland Co-Ownership Housing Association Annual Reports on the NICHHA website. Requests for the information in different formats can be made through this website.

Accuracy

NICHHA receive Housing Association Grants 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 confirmation that the relevant monitoring returns reflect the number of actual purchases made/applications completed. Due to the final nature of the date (for reporting purposes), there are no missing values or known sources of error. Figures for Properties Part Renting and Properties Sold are validated through an external audit process.

Timeliness

NICHHA provide monthly updates to DSD. The data outlined above is provided on an annual basis at the end of each financial year.

Coherence and Comparability

Figures for 'Applications Completed' up to (and including 2009/10) relate to contractual completions only. For 2010/11 'Applications Completed' includes properties for which contracts have been signed by both parties at 31 March. For 2011/12 'Applications Completed' includes properties for which contracts have been signed by Co-Ownership Housing at 31 March.

Table 5.6: Northern Ireland First-time Buyers: Lending and Affordability**Table 5.7: Northern Ireland Home Movers: Lending and Affordability****Table 5.8: Northern Ireland All loans for House Purchase: Lending and Affordability**

The Council of Mortgage Lenders (CML) currently (as of February 2013) has 109 members and 78 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. Tables 5.6, 5.7 and 5.8 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>.

CML Regulated Mortgage Survey

Mortgage lenders representing more than 90% of regulated mortgage lending provide CML with copies of the mortgage Product Sales Data that they report to the Financial Services Authority (FSA). This is referred to as the Regulated Mortgage Survey (RMS). All lenders who conduct regulated mortgage lending are free to participate, regardless of whether or not they are CML members. The data is available monthly on the CML website via excel tables to CML contributing members only.

Table 5.9: Mortgage Cases received 2002-03 to 2011-12**Table 5.10: Orders made in relation to Mortgages 2009-10 to 2011-12****Description of the data**

The data contained in tables 5.9 and 5.10 provide statistics for cases received (i.e. writs and originating summonses issued), cases disposed (where disposed refers to the case having been dealt with/completed in terms of court proceedings) and orders made (where order refers to the decision of a court or judge) in respect of mortgages in the Chancery Division of the Northern Ireland High Court.

Writs and originating summonses (i.e. mortgage cases)

A writ or originating summons is a document used by the plaintiff (person beginning an action for an order for possession of property) which commences the legal process for an order of possession for property. Not all writs and originating summonses lead to eviction or re/possession. A plaintiff begins an action for an order for possession of property. The court, following a judicial hearing, may grant an order for possession. This entitles the plaintiff to apply to have the defendant evicted. However, even where an order for eviction is issued the parties can still negotiate a compromise to prevent eviction.

Orders

Writs and originating summonses are disposed of by a number of different order types. Note that when a case is disposed of it may have more than one final order made.

The main order types are:

- **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 court order the plaintiff may proceed to apply to the Enforcement of Judgments Office to repossess the property and give possession of it to the plaintiff.
- **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 the 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 Quality

The information on mortgage cases and orders is available in the 'Mortgages: Action for Possession Statistics' Court bulletins (a National Statistics publication). Information relating to quality can be found under the 'Notes for Editors' in these bulletins. They provide information which includes data collection and validation, quality assurance, comparability and the revisions policy. The link is provided below:

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

Appendix 6: Data Sources – Household Characteristics

Table 6.1: Projected Households by size, Northern Ireland, 2008 – 2023

Table 6.2: Projected Households by type, Northern Ireland, 2008 – 2023

Table 6.3: Projected Households by Local Government District, Northern Ireland, 2008 – 2023

Tables 6.1, 6.2 and 6.3 produced by the Northern Ireland Statistics and Research Agency (NISRA) include data taken from the 2008 Based Household Projections for areas within Northern Ireland (a National Statistics report). Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions. The projections are based on the 2008 population estimates and the trends in household formation from the 1991 and 2001 Census. Refer to the 'Background notes' section of the following report for information on methodology used:

http://www.nisra.gov.uk/archive/demography/population/household/NI08_House_Projs.pdf.

Results from the 2011 Census are now available: http://www.nisra.gov.uk/Census/2011_results.html. It may be useful to review these results in relation to the projections provided in these tables. Information on how the household projections for 2011 differ from the 2011 Census results is provided at the following link: http://www.nisra.gov.uk/Census/2011_results_population.html

Table 6.4: Accommodation by Tenure 2011-12

Table 6.7: Difference from Bedroom Standard by Tenure 2011-12

Description of data

The information contained in tables 6.4 and 6.7 are derived from the Northern Ireland Continuous Household Survey. The Continuous Household Survey (CHS) is one of the largest continuous surveys carried out in Northern Ireland. The survey is designed, conducted and analysed by the Central Survey Unit (CSU) of the Northern Ireland Statistics and Research Agency (NISRA). 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. The sample for Tables 6.4 and 6.7 contained 2,780 households.

Data Quality

Relevance

Each year CSU sets the content of the questionnaire in consultation with client departments. The questionnaire consists of both a household interview and an individual interview with each person aged 16 and over. Both the household and individual questionnaires consist of core items that are included each year, modules that recur on a regular cycle and ad hoc modules. Core items include accommodation, tenure, employment status, employment activity, educational qualifications, adult health and family information. Non-core items

include attitudes to environmental issues, prevalence of overnight and day trips, prevalence of smoking and sports and leisure activities.

Accessibility and Clarity

Information from the CHS is published on the CSU website: <http://www.csu.nisra.gov.uk/survey.asp29.htm>. A bespoke information request service is available to all users of CHS. CHS data is deposited annually in the UK Data Archive and is available to any user wishing to carry out individual analysis.

Accuracy

Coverage Errors - There are no major coverage issues. The CHS sample is drawn from the Pointer Database which contains address information for every property in NI. People living in institutions are excluded.

Proportion of Missing Values - Missing values or item non-response to the data contained in tables 6.4 and 6.7 are negligible.

Information on data processing - Data is collected by personal interview using CAPI (Blaise), and the interviews are spread equally over the 12 months from April to March. Data is returned from the field via FTP dial up. Data is downloaded onto secure network drives and processed through the CHS data management system. Data is coded by trained administrative staff. The data is fully validated by CSU statistical staff.

Information on quality control and quality assurance - The CHS uses the ONS Primary and Secondary Harmonised questions as far as possible and where appropriate. Questions are pre-tested before they go into field. The CAPI questionnaire is scripted in Blaise which allows CSU staff to define range and consistency checks for each question and to control routing throughout the questionnaire. The data is subject to further validation checks including treatment of outliers and detailed consistency checking including non-credible checks. A 10% check of all coded data is undertaken by statistical staff to ensure that coding procedures are of a high standard. All completed CHS interviews are back-checked with respondents to ensure that interviews are valid. Interviewers undergo intensive induction training and are trained (face-to-face) before working on CHS. The quality of data returned by interviewers is assessed and is scored as part of their performance management.

Sample Design and Sampling Frame - The CHS is based on a systematic random sample of 4,500 addresses drawn each year from the Pointer Database. Pointer is the address database for Northern Ireland and is maintained by Land & Property Services (LPS), with input from Local Councils and Royal Mail (RM). This is now the common standard address for every property in Northern Ireland. The addresses on the Pointer Database are sorted by district council and ward, so the sample is effectively stratified geographically. A starting point in the sampling frame is randomly selected and then every nth (fixed interval) is selected by counting through the frame.

Response Rate - The target response rate on CHS is 68%. That is, obtaining interviews at 68% of eligible addresses. Addresses which are vacant, derelict etc and which do not contain people are deemed to be ineligible. The response rate achieved on the 2011/12 CHS was 71%,

Non Response Error/Bias - Non-response bias on CHS is measured by comparing the characteristics of the achieved sample with the distribution of the same characteristics in the sampling frame or Census. Typically, CHS data is unweighted although some clients choose

to apply weights to the data because of the nature of the topic under analysis. The data contained in tables 6.4 and 6.7 is unweighted.

Proxy responses - on CHS, proxy interviews are accepted as a last resort on the individual schedule. The household schedule, from which the data in tables 6.4 and 6.7 are collected, is answered by the Household Reference Person (HRP) or spouse on behalf of the whole household.

Imputation rates - no imputation of data occurs on CHS.

Sampling Error - Because CHS data is based on a sample rather than the whole population it is subject to sampling error. The following link provides more information about sampling error on CHS <http://www.csu.nisra.gov.uk/survey.asp28.htm>.

Standard error of key estimates - Further information about standard errors and confidence limits, including tenure, can also be found at this link <http://www.csu.nisra.gov.uk/survey.asp28.htm>.

Timeliness

The CHS runs on a financial year cycle (Apr-Mar) and the data is updated three months after the close of the data collection cycle. The latest CHS results, based on CHS11/12, became available in July 2012.

Coherence and Comparability

CHS data has been collected annually since 1983 and this data can be compared over time.

Table 6.5: Household Type by Dwelling Tenure 2011

Table 6.6: Household Type by Dwelling Type 2011

Description of data

Tables 6.5 and 6.6 report on House Condition Survey data. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

Data Quality

Relevance

The information provided in the tables is relevant to the needs of users. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

Accessibility and Clarity

Tables 6.5 and 6.6 are published in the DSD's annual Housing Statistics, where it is available in pdf, Excel and Word format. Requests for the information in different formats can be made by contacting the Department for Social Development. The *House Condition Survey 2011* preliminary findings report and accompanying statistical annex are available to download as pdf documents from the Housing Executive web site:

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

The 2011 *House Condition Survey* report will be published in May 2013.

Accuracy

The House Condition Survey is a sample survey. Due to budgetary pressures the 2011 sample was reduced to approximately 2,000 (3,000 in 2009). On its own this would make it impossible to produce robust housing condition figures for each of the District Councils. However, the HCS team in partnership with BRE are developing a linear regression model using 'paired cases' which, when applied to Census 2011 data, will enable key District Council data to be produced. The sampling method chosen was one considered to permit a better matching with the 2011 Census for the purpose of District Council Area regression modelling and was completed in two stages.

- The first stage was a random sample of 1,000 properties across Northern Ireland. This was checked for distribution and was considered to be a reasonable representation of District Council areas.
- The second stage was a further random sample of 1,030 properties selected by District Council Area to ensure that each district total added to 70. In Belfast District Council Area, a total of 280 households were selected (70 in North, East, South and West Belfast).

Regression modelling will provide reasonably robust District Council Area figures (estimated autumn 2013).

The sample frame in 2011 was the survey sampling database held at the Northern Ireland Statistics and Research Agency (NISRA). This database contained a subset of the computerised records for domestic residential property maintained by Land & Property Services. The gross response rate was 71%.

As part of the 2011 survey, data was quality assured at a number of different stages in the process. The 2011 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey. This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that are can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were 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 Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

Field work for the most recent House Condition Survey was carried out between May and September 2011. Preliminary key findings were published on the Housing Executive web site in May 2012; this was followed by the main set of Northern Ireland-level tables in early

November 2012. Modelled District Council level figures for key government measures will be published in the autumn of 2013.

Coherence and Comparability

Due to the smaller sample size in 2011 household types were re-classified into three groups as follows:

- **Adult Households** – which consists of the following categories:
 - *Lone Adult*
One adult below pensionable age (65 for men, 60 for women).
 - *Two Adults*
Two people, related or unrelated, below pensionable age (65 for men, 60 for women).
 - *Large Adult*
Three or more adults, related or unrelated, and no dependent children aged under 16.
- **Households with children** - which consists of the following categories:
 - *Lone Parent*
One adult living with one or more dependent children aged under 16.
 - *Small Family*
Two adults, related or unrelated, living with one or two dependent children aged under 16.
 - *Large Family*
Two adults, related or unrelated, living with three or more dependent children aged under 16; OR three or more adults living with one or more dependent children aged under 16.
- **Older Households** - which consists of the following categories:
 - *Two Person Older*
Two people, related or unrelated, at least one of whom is of pensionable age (65 plus for men and 60 plus for women).
 - *Lone Older*
One person of pensionable age or older (65 plus for men, 60 plus for women).

Table 6.7: Difference from Bedroom Standard by Tenure 2011-12

Information relating to Table 6.7 has been combined under Table 6.4 above.

Table 6.8: Average Gross Weekly Household Income and Expenditure by UK Region 2009 - 2011

Table 6.9: Average Weekly Household Expenditure by Commodity or Service Northern Ireland and the United Kingdom 2009 – 2011

Tables 6.8 and 6.9 provide information from the Living Costs and Food Survey.

From 2001-02, the Classification Of Individual Consumption by Purpose (COICOP) was introduced in the Living Costs and Food Survey as a new coding frame for expenditure items. COICOP is the internationally agreed classification system for reporting household

consumption expenditure. Further information on COICOP can be found on the [United Nations Statistics Division](#) website. Under COICOP, household consumption expenditure is categorised into the following 12 headings:

1. Food & non-alcoholic drinks
2. Alcoholic drinks, tobacco & narcotics
3. Clothing & footwear
4. Housing (net), fuel & power
5. Household goods & services
6. Health
7. Transport
8. Communication
9. Recreation & culture
10. Education
11. Restaurants & hotels
12. Miscellaneous goods & services

It is important to note that COICOP classified housing costs do not include what is considered to be non-consumption expenditure, for example, mortgage interest payments, mortgage capital repayments, mortgage protection premiums, council tax and domestic rates. Total expenditure is made up from the total of the COICOP expenditure groups (1 to 12) plus 'Other expenditure items'. Other expenditure items are those items excluded from the narrower COICOP classifications, such as mortgage interest payments, council tax, domestic rates, holiday spending, cash gifts and charitable donations.

Further information on the expenditure items included within each category and the survey methodology can be found in the Family Spending, 2012 Edition:

<http://www.ons.gov.uk/ons/rel/family-spending/family-spending/family-spending-2012-edition/index.html>.

Table 6.10: Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2010-11

Table 6.10 provides information from the Family Resources Survey (FRS). This survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time.

The survey contains information which is of interest to researchers and analysts from a wide range of disciplines in both the public and private sectors. The database can be accessed through the UK Data Archive.

The FRS sample size for Table 6.10 is 1,896.

Further information on the survey can be found at the following link:

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-family-resource/family_resources.htm.

Information relating to the methodology of the survey can be found in the methodology section of the individual reports.

The latest United Kingdom version of the survey can be found here:

<http://research.dwp.gov.uk/asd/frs/>.

Table 6.11: Percentage of Households in Low-Income Before Housing Costs 2010-11

Table 6.12: Percentage of Households in Low-Income After Housing Costs 2010-11

Tables 6.11 and 6.12 provide information from the Households Below Average Income (HBAI) publication. The HBAI uses data collected in the Family Resources Survey (FRS) in Northern Ireland. Household disposable incomes are adjusted for household size and composition, as a proxy for material living standards or, more precisely, for the level of consumption of goods and services that people could attain given the disposable income of the household in which they live. The statistics and commentary give an insight into the standard of living of the household population in Northern Ireland, focusing on the lower part of income distribution.

The sample sizes used in the HBAI data analysis are 1,892, 1,906, 1,856, 1,921, 2,027 and 1,888 for the years 2005-06 to 2010-11 respectively.

Further information on the HBAI can be found at the following link:

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-family-resource/households.htm.

Information relating to the methodology of the HBAI can be found in the methodology section of the individual reports.

The latest United Kingdom version of the survey can be found here:

<http://research.dwp.gov.uk/asd/index.php?page=hbai>.

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

ISBN 978-1-904105-70-1
ISSN 0144 4433