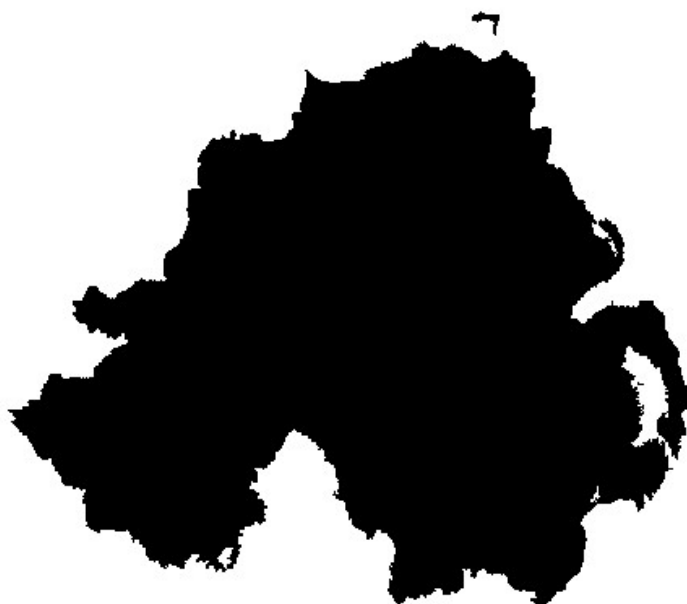


# Northern Ireland Housing Statistics

## 2012-13



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# 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:

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# Contents

## Introduction

### 1 Supply

- 1.1 Key Housing Supply Indicators 2004-05 to 2012-13
- 1.2 Total Housing Stock by Tenure 2001-02 to 2012-13
- 1.3 Total Occupied Housing Stock by Tenure 2001-02 to 2012-13
- 1.4 Dwelling Tenure by Proposed New Council Area 2011
- 1.5 Dwelling Type by Proposed New Council Area 2011
- 1.6 Unfitness and Basic Amenities 1991 to 2011
- 1.7 New Dwelling Starts By Sector 2003-04 to 2012-13
- 1.8 New Dwelling Starts By Sector and Local Government District 2011-12 & 2012-13
- 1.9 New Dwelling Completions By Sector 2003-04 to 2012-13
- 1.10 New Dwelling Completions For Housing Associations By Local Government District 2011-12 & 2012-13
- 1.11 Additions to the Social Rented Sector 2008-09 to 2012-13
- 1.12 Volume of Housing Output in Northern Ireland 2005 to 2013
- 1.13a Volume of Output in Northern Ireland By Construction Sector 2005 to 2013 (Current prices)
- 1.13b Volume of Output in Northern Ireland By Construction Sector 2005 to 2013 (Constant prices and seasonally adjusted)
- 1.14 Residential Planning Applications and Decisions 2003-04 to 2012-13
- 1.15 Residential Planning Decisions By Classification 2011-12 & 2012-13
- 1.16 Residential Planning Applications & Decisions By Planning Division and Local Government District 2012-13
- 1.17 Residential Planning Decisions by Sub-classification and Planning Division 2012-13

## **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 2012-13

## **3 Social Renting Demand**

- 3.1 NIHE Average Weekly Rent, Collectable Rental Income and Arrears 2002-03 to 2012-13
- 3.2 Average Weekly Local Authority Rents by UK Region 2004-05 to 2012-13
- 3.3 Housing Associations: Average Weekly Rent, Collectable Rental Income and Arrears 2001-02 to 2012-13
- 3.4 NIHE Tenants in Receipt of Housing Benefit 2002-03 to 2012-13
- 3.5 Social Rented Sector Waiting Lists and Allocations 2002-03 to 2012-13
- 3.6 Social Rented Sector Waiting Lists by Local Government District 2003-04 to 2012-13
- 3.7 Total Allocations by Local Government District 2012-13
- 3.8 Households Presenting as Homeless by Reason 2004-05 to 2012-13
- 3.9 Households Presenting as Homeless by Household Type 2004-05 to 2012-13
- 3.10 Households Presenting as Homeless by Outcome 2012-13
- 3.11 Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2012-13

## **4 Private Renting Demand**

- 4.1 Length of Time of Residence for Private Rented Sector by Region/Country 2011-12
- 4.2 Average Weekly Rent by Tenure and Region/Country 2011-12
- 4.3 Households in Private Rented Accommodation by Region/Country and Weekly Rent 2011-12

## **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 2012-13
- 5.5 Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2012-13
- 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 2013-14
- 5.10 Orders Made in Relation to Mortgages 2009-10 to 2013-14

## **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 2012-13
- 6.5 Household Type by Dwelling Tenure 2011
- 6.6 Household Type by Dwelling Type 2011
- 6.7 Difference From Bedroom Standard by Tenure 2012-13
- 6.8 Average Gross Weekly Household Income And Expenditure By UK Region 2010-2012
- 6.9 Average Weekly Household Expenditure by Commodity or Service Northern Ireland and United Kingdom 2010-2012
- 6.10 Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2011-2012

6.11 Percentage of Households in Low-Income Before Housing Costs 2011-12

6.12 Percentage of Households in Low-Income After Housing Costs 2011-12

6.13 Average Rates Bill by Local Government District 2004-05 to 2012-13

**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**



## Table Changes

Old Table	New Table	Title	Revision
1.1	1.1	Key Housing Supply Indicators 2004-05 to 2012-13	Additional rows added – four new Republic of Ireland statistics were included – ‘Estimated Housing Stock’, ‘Estimated Housing Stock per 1,000 Population’, ‘New Dwellings Started’, ‘New Dwellings Started Per 1,000 Population’
1.11	1.12	Volume of Housing Output in Northern Ireland 2005 to 2013	
1.12a	1.13a	Volume of Output in Northern Ireland By Construction Sector 2005 to 2013 (Current prices)”. .	
1.12b	1.13b	Volume of Output in Northern Ireland By Construction Sector 2005 to 2013 (Constant prices and seasonally adjusted)	
1.13	6.13	Average Rates Bill By Local Government District 2004-05 to 2013-14	
3.2	3.2	Average Weekly Local Authority Rents By UK Region 2004-05 to 2012-13	Additional row added – overall UK figure added Rows removed – data is no longer available at Local Authority level
3.9	3.9	Households Presenting As Homeless By Household Type 2004-05 to 2011-12	Additional rows added – ‘Single Males total’ and ‘Single Female total’ rows added
3.11	3.11	Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2012-13	Additional rows added – ‘Live Full Duty Applicants’ and ‘Discharged Full Duty Applicants’
4.1	4.1 & 4.2	Average Rent and Length of Time of Residence for Private Rented Sector by Region 2011-12	Table 4.1 split into two tables: “Length of Time of Residence for Private Rented Sector by Region/Country 2011-12” is now Table 4.1 and “Average Weekly Rent by Tenure and Region/Country 2011-12” is now Table 4.2
4.2	4.3	Households in Private Rented Accommodation by Region/Country and Weekly Rent 2011-12	
5.6	5.6	Northern Ireland First-time Buyers: Lending and Affordability	Additional column added – “Capital and Interest payments as % of Income (median)”
5.7	5.7	Northern Ireland Home Movers: Lending and Affordability	Additional column added – “Capital and Interest payments as % of Income (median)”
5.8	5.8	Northern Ireland All Loans for House Purchase: Lending and Affordability	Additional column added – “Capital and Interest payments as % of Income (median)”
New Table	1.11	Additions to the Social Rented Sector	Added for potential user interest



# Introduction

## Background

The Northern Ireland Housing Statistics 2012-13 is the fourteenth 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](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, 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, average rates bills 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.

It is our intention in the coming year to carry out a user consultation survey to review the data provided on housing stock (Tables 1.2 & 1.3), new dwelling starts and completions (Tables 1.7 – 1.11), average rates bill by Local Government District (Table 6.13) and Housing Association average rents (Table 3.3). This will ensure that the data and associated methodology meet the requirements of users in terms of both relevance and quality.

## 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.

The Northern Ireland Housing Statistics annual publication was assessed by the United Kingdom Statistics Authority against the Code of Practice for Official Statistics in 2012-2013.

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

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 1.12, 1.13a and 1.13b), 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, 4.3 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](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](http://www.dsdni.gov.uk/fuel_poverty)

Homeless strategy

[http://www.nihe.gov.uk/index/corporate/strategies/homelessness\\_strategy.htm](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](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](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](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](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](mailto: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 762,900 dwellings in Northern Ireland at 31<sup>st</sup> March 2013, a rise of 3,800 (0.5%) on 31<sup>st</sup> March 2012 (759,100). The volume of housing stock has increased since 2001-02 with the rate of growth fluctuating.
- There were 5,828 new dwelling starts in 2012-13, a decrease of 62% from the peak in 2005-06 (15,184). In comparison to 2011-12 the number of starts has increased 2% from 5,702. The rise in new dwelling starts in 2012-13 is due to an increase in the number of private sector starts.
- In 2012-13, 81% (4,708) of dwellings started were in the private sector and 19% (1,120) were by Housing Associations.
- There were 8,030 new dwelling completions in 2012-13, a fall of 55% from the peak in 2006-07 (17,797) and an increase of 18% (1,230) on the previous year. The increase in new dwelling completions in 2012-13 is due to a rise in the number of private sector completions.
- The total volume of Housing Output in the third quarter (July-September) of 2013 increased by 1.6% compared to the previous quarter but was 1.7% lower than the same quarter in 2012. The latest volume of Housing Output is in the region of 60% lower than the levels of Housing Output reported in the quarters before the downturn in 2007.

### 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 31<sup>st</sup> March 2013, 10,002 homes benefited from the 'Warm Homes Scheme' grants, amounting to almost £14.7 million. Sixty three percent of grants processed were for Owner Occupied homes and the remainder for the Private Rented Sector.

## Social Renting Demand

- The average weekly rent (excluding rates and service charges) charged by the Northern Ireland Housing Executive was £58.76 in 2012-13. This is an increase of 7% from the previous year (£54.73).
- The average weekly rent (including rates and service charges) charged by Housing Associations was £90.67 in 2012-13. This is an increase of 5% from the previous year (£86.11).
- In total, 19,354 households presented as homeless to the Northern Ireland Housing Executive in 2012-13. The household types with the highest number of homeless presenters in 2012-13 were single males (36%) and families (31%).
- In 2012-13, of the 19,354 households presenting as homeless 9,878 households were accepted as full duty applicants. Of those households accepted as full duty applicants during the year 1,970 were discharged.

## Private Renting Demand

- The average (median) rent per week for the private rented sector in Northern Ireland in 2011-12 was £92, some £34 below the United Kingdom average (£126) and lower than England, Scotland and Wales.
- The average (median) rent per week for the social rented sector in Northern Ireland in 2011-12 was £61, £14 lower than the United Kingdom average (£75) and £31 lower than that of the private rented sector.
- In Northern Ireland households paying £80 to under £100 a week (37%) made up the largest proportion of private rentals. Across the United Kingdom the largest proportion of private rentals paid £100 to under £150 a week (36%). Over a third (36%) of private renters in Northern Ireland paid £100 or more per week compared to two thirds (66%) 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 September 2013 residential property prices rose by 1%. Prices of residential property sold today are now at just under half of their peak value in 2007 (a 54% fall from the third quarter of 2007).
- The number of loans for first time buyers and home movers in 2012 was 5,100 and 3,700 respectively. In comparison to 2011, this represents an increase of 6% for first time buyers and a decrease of 8% for home movers.

## Household Characteristics

- In the period 2010 to 2012 the average gross weekly household income in Northern Ireland was £595, 16% lower than the United Kingdom average of £711. In Northern Ireland the average weekly expenditure was £480.90, just slightly lower than the overall United Kingdom figure (£482.10).

# 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 2012-13 (13%) with most growth taking place in the first 4 years of the series. Northern Ireland and Great Britain have both seen increases of 6% in their population size over this time.

Housing stock has increased year on year for Northern Ireland and Great Britain since 2004-05. In 2012-13 the housing stock in Northern Ireland stands at 762.9 thousand, which is equivalent to 418 dwellings per 1,000 of population. In comparison the total housing stock in the Republic of Ireland was 2,011 thousand or 439 dwellings per 1,000 of population. Since 2004-05 Northern Ireland has consistently had a lower amount of dwelling stock per 1,000 of the population relative to both Great Britain and the Republic of Ireland.

From 2006-07 to 2011-12, dwellings completed in Northern Ireland fell from 17,797 to 6,800, a decrease of 62%. 2012-13 saw a rise in the number of completions to 8,030, an increase of 18% on the previous year. Completions in the Republic of Ireland have fallen 91% since 2006-07, whilst in Great Britain they have fallen 38% since 2007-08 (their highest yearly value).

The number of new dwellings completed per 1,000 of the population in Northern Ireland fell from 10.2 in 2006-07 to 3.7 in 2011-12; the number now sits at 4.4 for 2012-13. The Republic of Ireland has seen a fall in the number of dwellings year on year from 21.5 in 2006-07 to 1.8 in 2012-13. 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 2012-13 for Great Britain stands at 2.1, a decrease compared to 2011-12 (2.3).

## *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 762,900 dwellings in Northern Ireland at 31<sup>st</sup> March 2013, a rise of 3,800 (0.5%) from 2012 (759,100). The volume of housing stock has increased throughout the time series with the rate of growth fluctuating.

The total number of owner-occupied dwellings has risen 8.1% from 453,200 in 2001-02 to 489,900 in 2012-13, however it can be seen that numbers have remained at a similar level since 2006-07.

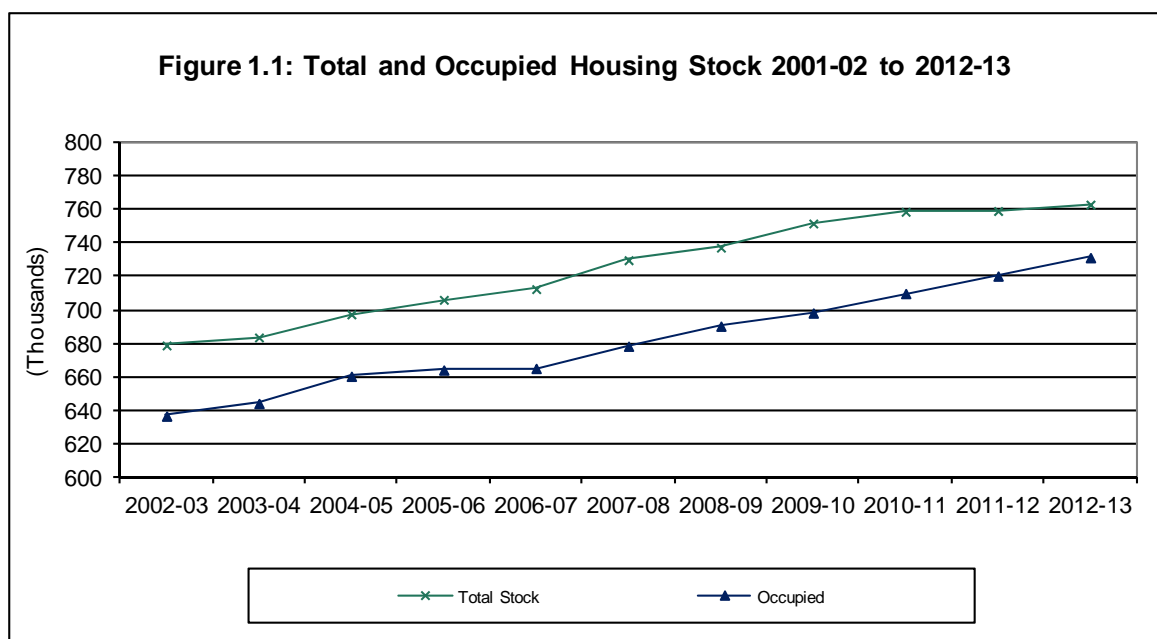
Since 2001-02 the number of NIHE dwellings has fallen year on year (with the exception of 2004-05) from 113,400 to 88,000 in 2012-13. In comparison to 2011-12 the number has fallen by 300 (0.3%). In 2012-13 NIHE dwellings accounted for 11.5% of total housing stock. It should be noted that NIHE no longer 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 30,600 in 2012-13 a rise of 62%. Housing Associations have also increased as a proportion of overall housing stock, rising from 2.8% in 2001-02 to 4.0% in 2012-13.

Private Rented & Other dwellings have increased greatly since 2001-02. The jump from 44,000 to 122,900 over this period marks an increase of 179%. The Private Rented & Other category now accounts for 16.1% 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 2012-13 stands at 31,600, accounting for 4.1% of total housing stock. Between 2001-02 and 2011-12, vacant properties have comprised between 5 to 7% of total housing stock. In the past 3 years there has been a decrease in numbers of vacant houses from 53,300 in 2009-10 to 31,600 in 2012-13. 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 recorded by Land and Property Services.

In 2012-13 owner-occupied dwellings accounted for 67.0% of the total occupied stock (731,300). The remainder consisted of NIHE dwellings (12.0%), Housing Association dwellings (4.2%) and the Private Rented/Other category (16.8%).



Looking at the results of the House Condition Survey in 2011, Derry City & Strabane and Belfast had the lowest proportions of Owner-Occupied housing stock compared to other proposed new Council Areas and also the highest proportions of dwellings in the Private Rented & Other category. Belfast had the highest proportion of Terraced/Semi-detached properties (71.7%) and the lowest proportion of Bungalow/Detached properties (12.8%).

### *Unfit Dwellings*

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.

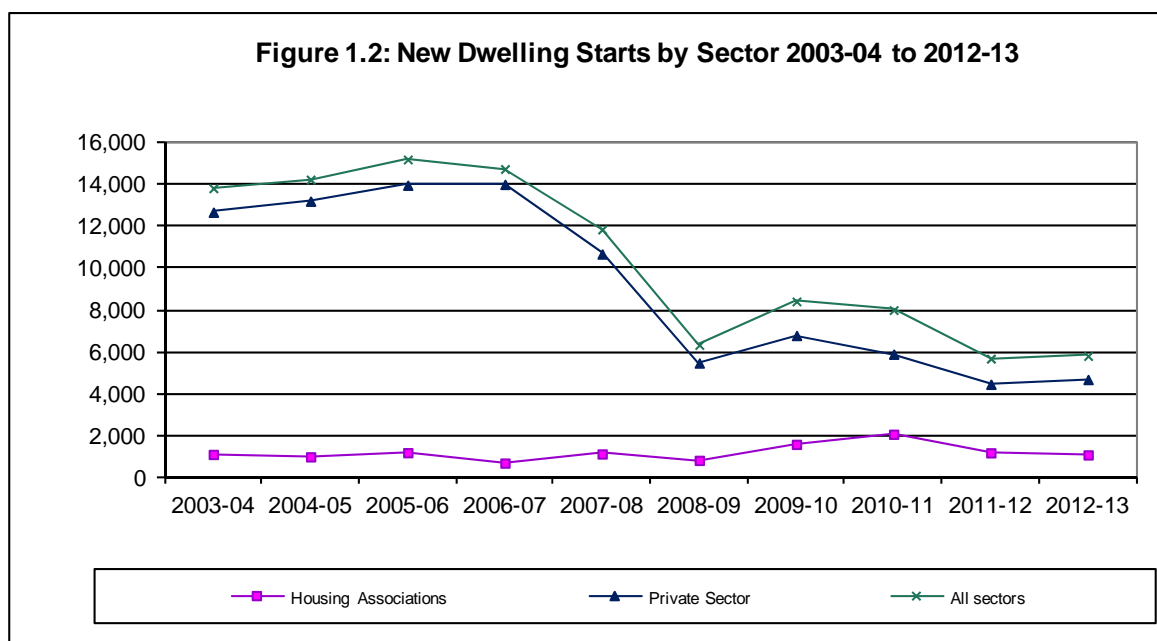
In 2011 there were an estimated 35,240 unfit dwellings in Northern Ireland, representing a headline rate of 4.6%. This is similar to the unfitness rate ten years prior in 2001 (4.9%: 31,570). Unfitness declined between 2001 and 2009 reaching a low of 2.4% in 2009 (17,530 properties). The 2011 HCS shows a small increase in unfitness, the NIHE reports that this reflects a combination of factors including lower disposable household income, the higher rate of vacancy, particularly in the private sector, and the reduced availability of home improvement grants. In 2011, the majority of the 35,240 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 number of new dwelling starts stands at

5,828 for 2012-13, a rise of 2% in comparison to 2011-12. This rise is due to an increase in the number of Private Sector starts. In comparison to 2011-12 the number of private sector starts has risen 5% from 4,481 to 4,708.

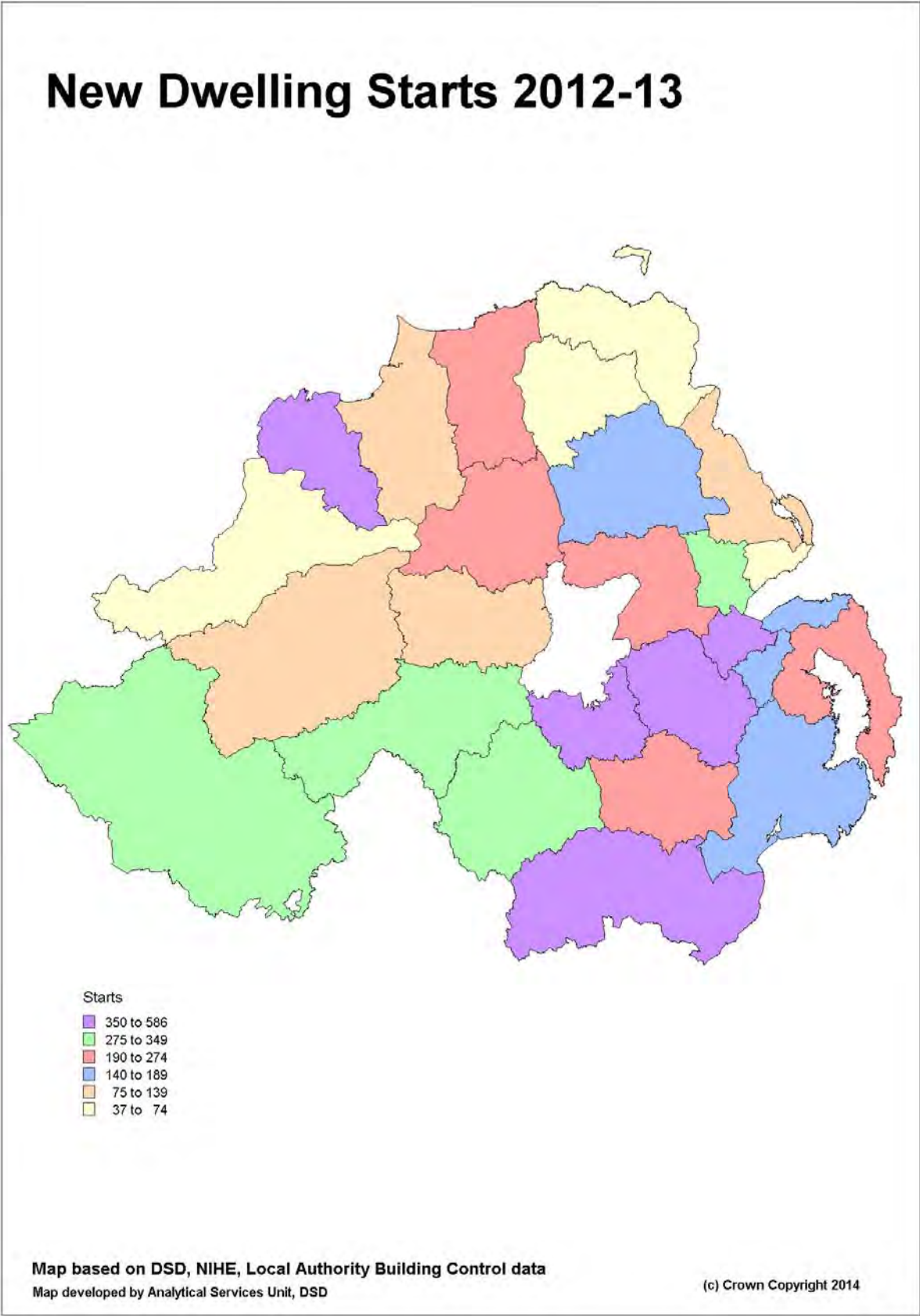


During 2012-13 there were 1,120 Housing Association new dwelling starts and 4,708 for the Private sector. This represents 19% and 81% of the overall total new dwelling starts respectively.

The highest number of new dwelling starts during 2012-13 was in Newry & Mourne Local Government District (586 homes), followed by Lisburn Local Government District (493 homes).

The number of new dwelling completions in Northern Ireland reached a peak of 17,797 in 2006-07. Since then completions fell year on year to reach a low of 6,800 in 2011-12. In 2012-13 the number of completions increased to 8,030, 45% of the peak value and an increase of 1,230 (18%) on 2011-12. The increase in new dwelling completions in 2012-13 is due to a rise in the number of private sector completions. Housing association completions accounted for 14% of all completions during 2012-13 compared to 86% for the private sector.

Map 1.1: New Dwelling Starts 2012-13



## *Additions to Social Rented Sector*

Table 1.11 contains information on additions to the Social Rented Sector. The data is obtained from the NIHE.

In 2012-13, 1,379 new and rehabilitated units were added. This is a decrease of 2% on the previous year, and a drop of 43% from the peak in 2010-11 (2,418). Of the 1,379 units added in 2012-13, 92% were self-contained units compared to 8% hostel/communal establishment bed spaces.

## *Construction*

Tables 1.12, 1.13a and 1.13b 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 (relating to work carried out in Northern Ireland). The survey also includes public sector organisations which carry out their own construction activity.

Table 1.12 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 1.12 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 third quarter (July-September) of 2013 increased by 1.6% compared to the previous quarter but was 1.7% lower than the same quarter in 2012. The latest volume of Housing Output is in the region of 60% lower than the levels of Housing Output reported in the quarters before the downturn in 2007. Percentages are based on seasonally adjusted figures.



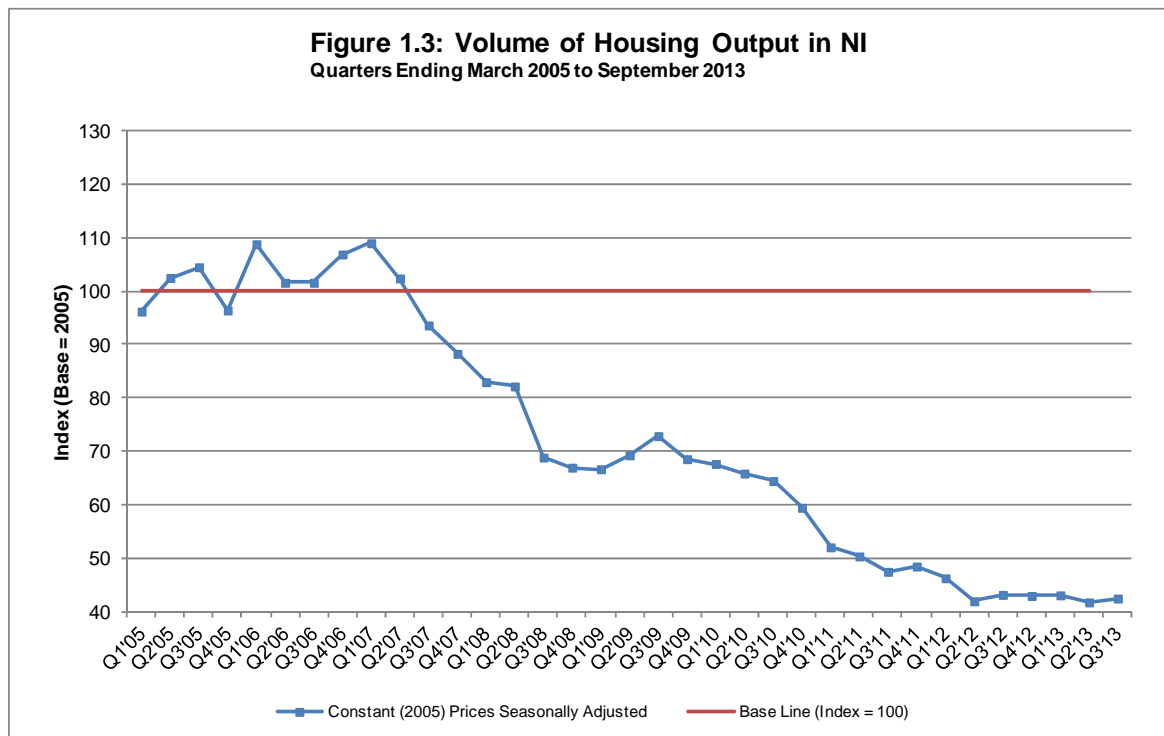
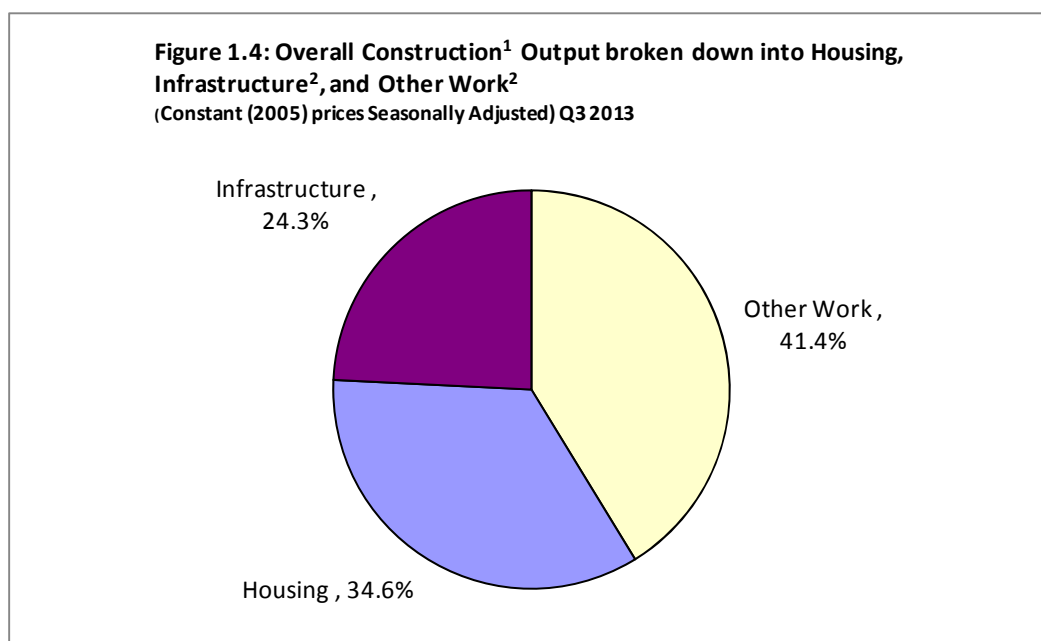


Table 1.13b shows the value of housing construction output in real prices. In Quarter 3 of 2013 it was estimated to be £156.2 million, 61.1% lower than the peak value in Q1 2007 (£401.3 million).

Figure 1.4 shows the breakdown of construction output by the sub-sectors of construction for Q3 2013. The largest sub-sector was Other Work which accounted for 41.4% of all construction output followed by Housing (34.6%) and Infrastructure (24.3%).

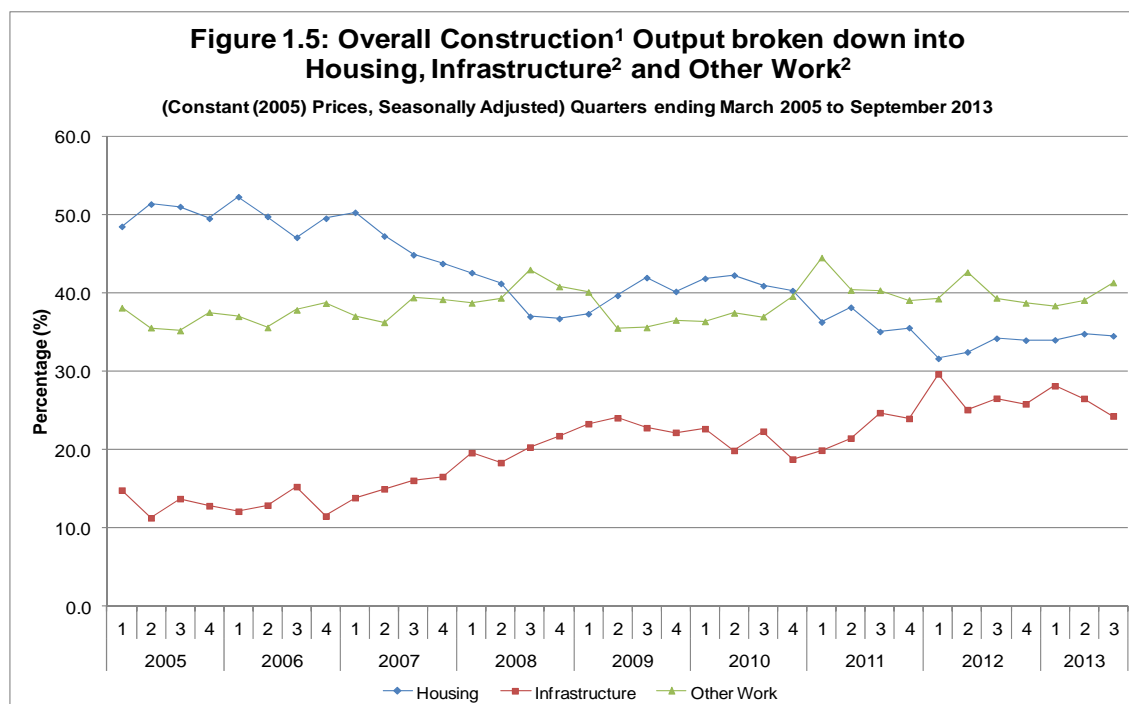


1. Percentages do not always tally to 100 as each category is individually deflated and seasonally adjusted.

2. Infrastructure and Other Work are not seasonally adjusted. Refer to the Background Notes of the Construction Bulletin report (Quarter 3) for more information:

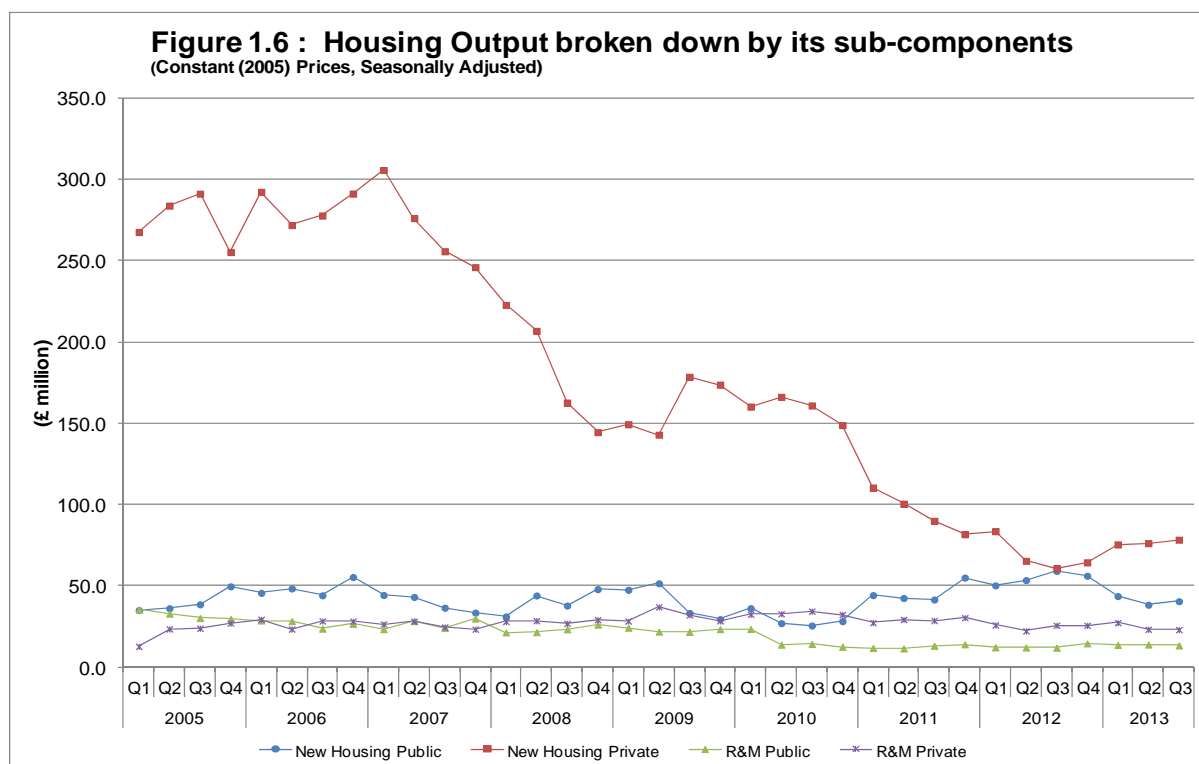
<http://www.csu.nisra.gov.uk/niconsq32013.pdf>.

Figure 1.5 shows that since Q4 2010 Housing Output has been replaced by Other Work as the largest sub-sector of Construction Output.



1. Percentages do not always tally to 100 as each category is individually deflated and seasonally adjusted.
2. Infrastructure and Other Work are not seasonally adjusted. Refer to the Background Notes of the Construction Bulletin report (Quarter 3) for more information:  
<http://www.csu.nisra.gov.uk/niconsq32013.pdf>.

Figure 1.6 shows that most of the decrease in overall Housing Output is accounted for by the decrease in New Private Housing Output. The volume of New Private Housing Output in Q3 2013 was approximately one quarter of the volume reported in the quarters before the downturn in 2007.



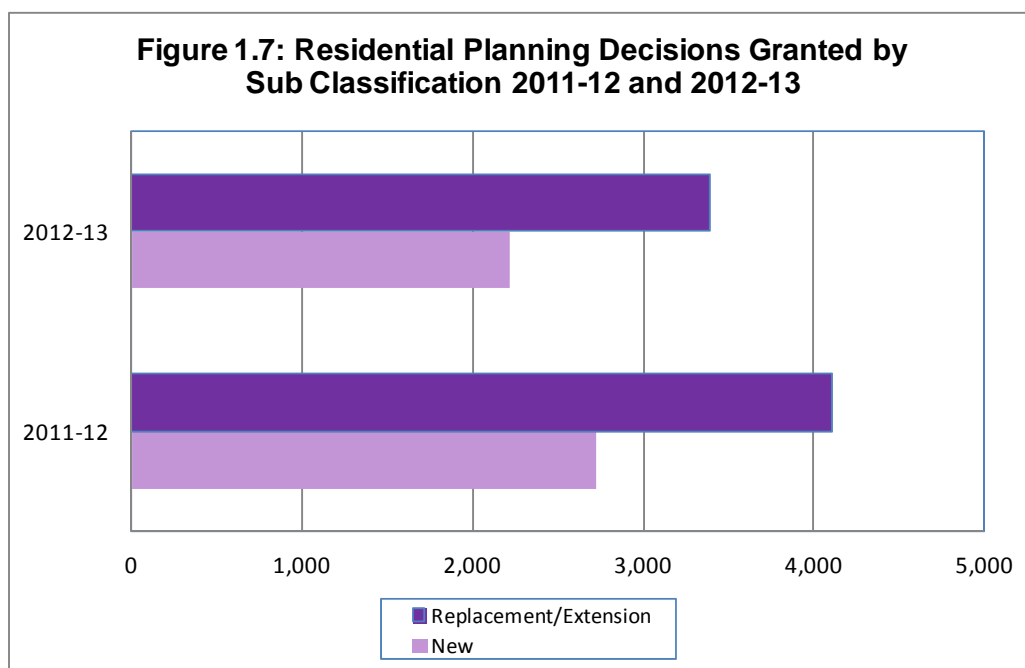
## Residential Planning

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 6,278 in 2012-13. Decisions have also fallen from 24,749 in 2005-06 to 7,211 in 2012-13.

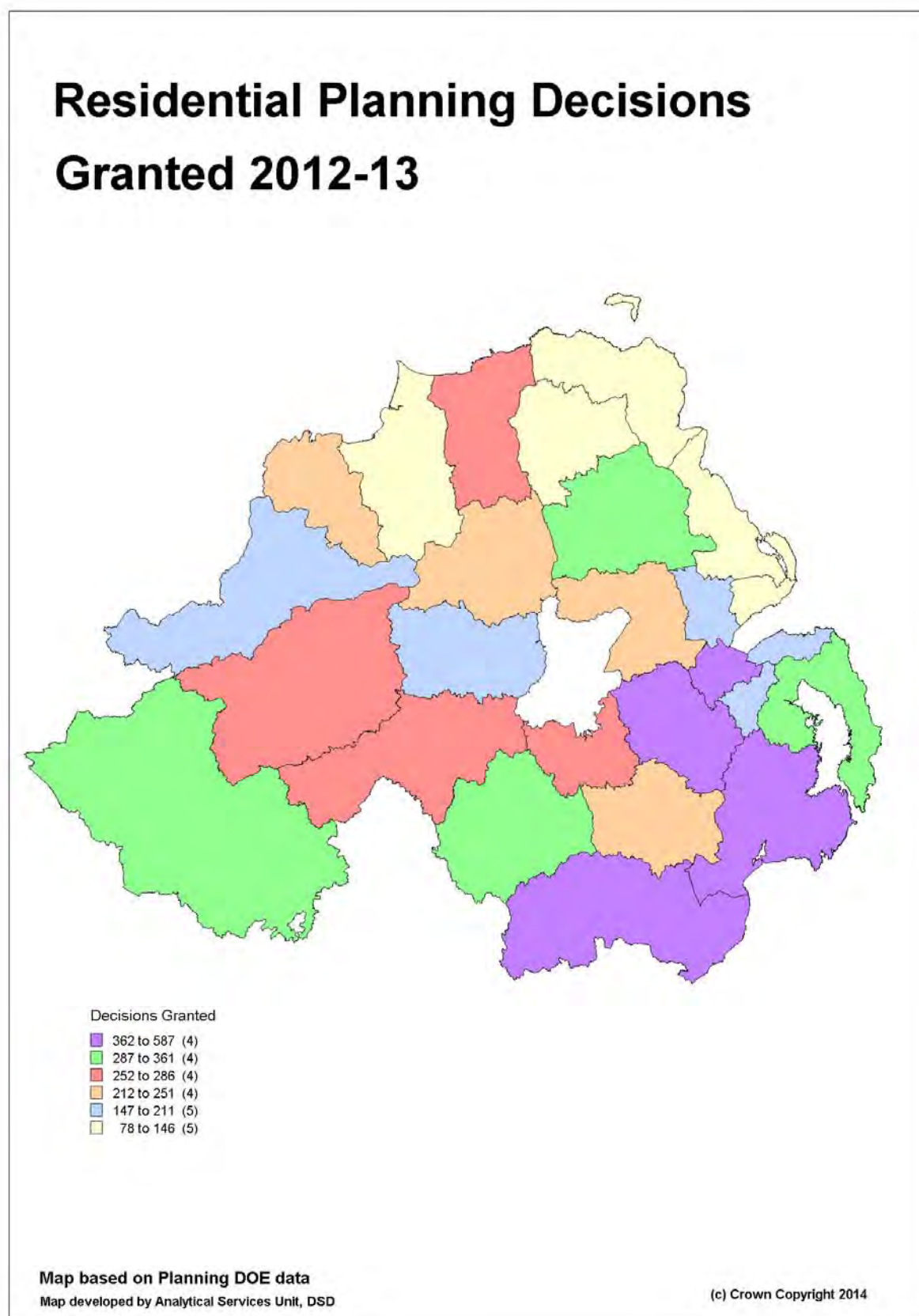
Of the 7,211 decisions made in 2012-13, 93% were granted (6,680). The majority of residential planning decisions granted related to rural new single dwellings (29%) and urban extensions and alterations (26%).

As shown in Figure 1.7, when comparing 2011-12 and 2012-13 there has been a decrease in residential planning decisions granted for new dwellings (19%), and a decrease in decisions granted for replacements/extensions (18%).



Southern Planning Division and Belfast Planning Division received the greatest number of residential planning applications during 2012-13 (1,566 and 1,535 respectively). It should be noted that the planning areas were restructured in 2011-12 therefore data by planning area cannot be directly compared to figures in reports prior to 2011-12.

Map 1.2: Residential Planning Decisions Granted 2012-13



## 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 1.12, 1.13a and 1.13b 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. Table 1.11 (Additions to the Social Rented Sector) has been added to the Housing Statistics 2012-13 report.
4. Table 1.13 (Average Rates Bill by Local Government District) in the Housing Statistics 2011-12 report has been moved to Section 6, Table 6.13.
5. Table changes have resulted in subsequent tables in the section being renumbered.
6. 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](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>

- Welsh Construction/production indices:  
<http://wales.gov.uk/statistics-and-research/key-economic-statistics/?lang=en>  
(under Business and Economy)
- Scottish Construction/production indices:  
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Economy/Q/pno/0>  
(contained under GDP statistics)

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 2012-13

### 1.1 Key Housing Supply Indicators 2004-05 to 2012-13 <sup>1,2,3,4,5,6,7</sup>

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
<b>Northern Ireland</b>									
Population (Thousands) <sup>4</sup>	1,714	1,728	1,743	1,762	1,779	1,793	1,805	1,814	1,824
Average Household Size	2.56	2.52	2.54	2.50	2.48	2.51	2.49	2.49	2.48
Total Housing Stock (Thousands)	697.5	706.2	712.6	729.8	737.3	751.7	758.6	759.1	762.9
Total Stock Per 1,000 Population	407	409	409	414	414	419	420	418	418
New Dwellings Started	14,228	15,184	14,731	11,851	6,356	8,427	8,017	5,702	5,828
New Dwellings Started Per 1,000 Population	8.3	8.8	8.5	6.7	3.6	4.7	4.4	3.1	3.2
New Dwellings Completed	15,768	17,410	17,797	13,477	9,722	9,745	7,644	6,800	8,030
New Dwellings Completed Per 1,000 Population	9.2	10.1	10.2	7.6	5.5	5.4	4.2	3.7	4.4
<b>Great Britain<sup>3</sup></b>									
Population (Thousands) <sup>4</sup>	58,236 <sup>(R)</sup>	58,686 <sup>(R)</sup>	59,084 <sup>(R)</sup>	59,557 <sup>(R)</sup>	60,045 <sup>(R)</sup>	60,467 <sup>(R)</sup>	60,955 <sup>(R)</sup>	61,471 <sup>(R)</sup>	61,881
Average Household Size <sup>2</sup>	2.30	2.30	2.34	2.35	2.37	2.35	2.35	2.35	..
Total Housing Stock (Thousands) <sup>6</sup>	25,359 <sup>(P,R)</sup>	25,578 <sup>(P,R)</sup>	25,812 <sup>(P,R)</sup>	26,061 <sup>(P,R)</sup>	26,318 <sup>(P,R)</sup>	26,529 <sup>(P,R)</sup>	26,697 <sup>(P,R)</sup>	26,855 <sup>(P,R)</sup>	..
Total Stock Per 1,000 Population	435	436	437	438 <sup>(R)</sup>	438	439	438	437	..
New Dwellings Started (Thousands)	210.8	218.7	207.9	207.1 <sup>(R)</sup>	112.2 <sup>(R)</sup>	116.0	130.5 <sup>(R)</sup>	128.3 <sup>(R)</sup>	119.6
New Dwellings Started Per 1,000 Population	3.6	3.7	3.5	3.5	1.9	1.9	2.1 <sup>(R)</sup>	2.1 <sup>(R)</sup>	1.9
New Dwellings Completed (Thousands)	190.9	196.6	201.3	205.1	169.1	143.2	129.8	139.1 <sup>(R)</sup>	127.1
New Dwellings Completed Per 1,000 Population	3.3	3.4	3.4	3.4	2.8	2.4	2.1	2.3	2.1
<b>Republic of Ireland</b>									
Population (Thousands) <sup>4</sup>	4,045	4,134	4,233	4,376	4,485	4,533	4,555	4,575	4,585
Estimated Housing Stock (Thousands) <sup>5</sup>	1,652	1,733	1,841	1,919	1,971	1,997	2,012	2,003	2,011
Estimated Housing Stock Per 1,000 Population	408	419	435	439	439	441	442	438	439
New Dwellings Started (Thousands)	75.8	77.3	74.1	39.7	17.6	7.9	6.1	3.8	4.2
New Dwellings Started Per 1,000 Population	18.7	18.7	17.5	9.1	3.9	1.7	1.3	0.8	0.9
New Dwellings Completed (Thousands) <sup>3</sup>	77.5	84.8	91.1	71.6	45.0	22.6	13.6	9.6	8.2
New Dwellings Completed Per 1,000 Population <sup>3</sup>	19.2	20.5	21.5	16.4	10.0	5.0	3.0	2.1	1.8

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

1. See Appendix 1: Data Sources - Supply.

2. Average household size are per calendar year.

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

4. 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.

5. Housing stock estimates for the Republic of Ireland relate to 31st December each year.

6. All figures for Great Britain Housing stock (marked (P)) are provisional as annual estimates of the total dwelling stock between 2002 and 2011 are provisional and will be adjusted once the 2011 census dwelling count is available for Scotland and Wales.

7. Dwelling Stock, Starts and Completions are calculated by the respective departments and methodologies may differ



**1.2 Total Housing Stock By Tenure 2001-02 to 2012-13** <sup>1,2,3,4,5,6,7,8</sup>

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	<b>667.9</b>
2002-2003	461.0	67.9	105.8	15.6	19.6	2.9	50.5	7.4	42.1	6.2	<b>679.0</b>
2003-2004	471.9	69.0	94.6	13.8	20.5	3.0	57.5	8.4	39.4	5.8	<b>683.8</b>
2004-2005	478.2	68.6	96.6	13.8	21.1	3.0	64.7	9.3	36.9	5.3	<b>697.5</b>
2005-2006	477.8	67.7	93.6	13.3	21.7	3.1	71.3	10.1	41.8	5.9	<b>706.2</b>
2006-2007	487.9	68.5	91.0	12.8	22.3	3.1	64.2	9.0	47.3	6.6	<b>712.6</b>
2007-2008	487.0	66.7	90.0	12.3	24.4	3.3	77.1	10.6	51.4	7.0	<b>729.8</b>
2008-2009	483.9	65.6	89.7	12.2	26.3	3.6	90.6	12.3	46.8	6.3	<b>737.3</b>
2009-2010	483.6	64.3	89.3	11.9	26.8	3.6	98.6	13.1	53.3	7.1	<b>751.7</b>
2010-2011	479.2	63.2	89.1	11.8	28.3	3.7	113.3	14.9	48.7	6.4	<b>758.6</b>
2011-2012	488.1	64.3	88.3	11.6	29.1	3.8	114.8	15.1	38.8	5.1	<b>759.1</b>
2012-2013	489.9	64.2	88.0	11.5	30.6	4.0	122.9	16.1	31.6	4.1	<b>762.9</b>

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 2013, there were 2,875 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 2012-13 does not include HA vacants (980), 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 2012-13** <sup>1,2,3,4,5,6,7</sup>

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	<b>629.5</b>
2002-2003	461.0	72.4	105.8	16.6	19.6	3.1	50.5	7.9	<b>636.9</b>
2003-2004	471.9	73.2	94.6	14.7	20.5	3.2	57.5	8.9	<b>644.4</b>
2004-2005	478.2	72.4	96.6	14.6	21.1	3.2	64.7	9.8	<b>660.6</b>
2005-2006	477.8	71.9	93.6	14.1	21.7	3.3	71.3	10.7	<b>664.3</b>
2006-2007	487.9	73.3	91.0	13.7	22.3	3.4	64.2	9.6	<b>665.3</b>
2007-2008	487.0	71.8	90.0	13.3	24.4	3.6	77.1	11.4	<b>678.5</b>
2008-2009	483.9	70.1	89.7	13.0	26.3	3.8	90.6	13.1	<b>690.5</b>
2009-2010	483.6	69.3	89.3	12.8	26.8	3.8	98.6	14.1	<b>698.3</b>
2010-2011	479.2	67.5	89.1	12.6	28.3	4.0	113.3	16.0	<b>709.9</b>
2011-2012	488.1	67.8	88.3	12.3	29.1	4.0	114.8	15.9	<b>720.3</b>
2012-2013	489.9	67.0	88.0	12.0	30.6	4.2	122.9	16.8	<b>731.3</b>

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 2013, there were 2,875 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.
7. 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.

**1.4 Dwelling Tenure By Proposed New Council Area 2011** <sup>1,2,3,4,5</sup>

Proposed New Council Area	Owner Occupied		Social Housing		Private Rented & Other		Vacants		Total
	Number	%	Number	%	Number	%	Number	%	Number
Ards & North Down	50,300	70.9	6,930	9.8	8,900	12.5	4,830	6.8	<b>70,960</b>
Armagh City & Bann	47,820	59.5	17,170	21.4	6,410	8.0	8,950	11.1	<b>80,350</b>
Antrim & Newtownabbey	41,910	69.8	5,100	8.5	10,050	16.7	3,000	5.0	<b>60,060</b>
Belfast	64,370	52.1	26,300	21.3	28,170	22.8	4,750	3.8	<b>123,590</b>
Causeway Coast	39,770	65.3	11,670	19.2	5,850	9.6	3,610	5.9	<b>60,900</b>
Derry City & Strabane	27,080	45.7	11,160	18.8	14,370	24.3	6,630	11.2	<b>59,240</b>
Fermanagh & Omagh	31,620	58.2	10,210	18.8	5,270	9.7	7,250	13.3	<b>54,350</b>
Lisburn & Castlereagh	50,670	72.8	6,900	9.9	9,890	14.2	2,180	3.1	<b>69,640</b>
Mid Antrim	40,320	64.5	9,480	15.2	7,940	12.7	4,740	7.6	<b>62,480</b>
Mid Ulster	34,730	66.6	8,190	15.7	4,680	9.0	4,550	8.7	<b>52,150</b>
Newry & Down	40,480	61.1	12,330	18.6	9,230	13.9	4,240	6.4	<b>66,280</b>
<b>TOTAL</b>	<b>469,070</b>	<b>61.7</b>	<b>125,440</b>	<b>16.5</b>	<b>110,760</b>	<b>14.6</b>	<b>54,730</b>	<b>7.2</b>	<b>760,000</b>

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 1: Data Sources - Supply.
2. The 2011 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. Proposed New Council Areas are approximations only, based on the grouping of existing Local Government Districts.
5. The 2011 figures published on dwelling tenure and dwelling type by proposed new council area provide a broad indication only, due to the small sample size in 2011. Sample error should be taken into consideration when using the statistics.

**1.5 Dwelling Type By Proposed New Council Area 2011** <sup>1,2,3,4,5</sup>

Proposed New Council Area	Bungalow / Detached		Terraced / Semi-Detached House		Flat / Apartment		Total
	Number	%	Number	%	Number	%	Number
Ards & North Down	31,180	43.9	31,980	45.1	7,800	11.0	<b>70,960</b>
Armagh City & Bann	35,710	44.5	40,640	50.6	4,000	5.0	<b>80,350</b>
Antrim & Newtownabbey	22,020	36.7	26,840	44.7	11,200	18.6	<b>60,060</b>
Belfast	15,830	12.8	88,610	71.7	19,150	15.5	<b>123,590</b>
Causeway Coast	33,830	55.6	21,990	36.1	5,080	8.3	<b>60,900</b>
Derry City & Strabane	26,230	44.3	30,110	50.8	2,900	4.9	<b>59,240</b>
Fermanagh & Omagh	34,160	62.8	16,730	30.8	3,460	6.4	<b>54,350</b>
Lisburn & Castlereagh	20,500	29.4	45,040	64.7	4,100	5.9	<b>69,640</b>
Mid Antrim	29,110	46.6	27,740	44.4	5,630	9.0	<b>62,480</b>
Mid Ulster	32,360	62.0	19,160	36.7	630	1.2	<b>52,150</b>
Newry & Down	37,600	56.7	26,150	39.5	2,530	3.8	<b>66,280</b>
<b>TOTAL</b>	<b>318,530</b>	<b>41.9</b>	<b>374,990</b>	<b>49.3</b>	<b>66,480</b>	<b>8.7</b>	<b>760,000</b>

Source: NIHE, NI House Condition Survey

1. See Appendix 1: Data Sources - Supply.
2. The 2011 House Condition Survey was carried out on the basis of the 11 new council areas proposed in the Review of Public Administration.
3. Due to smaller sample sizes in 2011, dwelling types have been regrouped.
4. Proposed New Council Areas are approximations only, based on the grouping of existing Local Government Districts.
5. The 2011 figures published on dwelling tenure and dwelling type by proposed new council area provide a broad indication only, due to the small sample size in 2011. Sample error should be taken into consideration when using the statistics.

**1.6 Unfitness and Basic Amenities 1991 to 2011** <sup>1,2,3,4,5,6</sup>

	1991		1996		2001		2004		2006		2009		2011 <sup>(R)</sup>	
	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	35,240	4.6
Dwellings Lacking One Or More Basic Amenities <sup>3</sup>	19,100	3.3	17,600	2.9	15,660	2.4	19,800	2.9	17,100	2.4	10,540	1.4	37,150	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 35,240 dwellings in Northern Ireland that were 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.
6. Previously published figures for 2011 were rounded to the nearest hundred and were based on key findings that were subject to change.  
The 2011 House Condition Survey report was launched in May 2013; figures published this year are rounded to the nearest ten.

**1.7 New Dwelling Starts By Sector 2003-04 to 2012-13** <sup>1,2,3,4,5</sup>

Year	Housing Associations	Private Sector	Total All Sectors
2003-04	1,140	12,671	<b>13,811</b>
2004-05	1,029	13,199	<b>14,228</b>
2005-06	1,229	13,955	<b>15,184</b>
2006-07	732	13,999	<b>14,731</b>
2007-08	1,167	10,684	<b>11,851</b>
2008-09	863	5,493	<b>6,356</b>
2009-10	1,625	6,802	<b>8,427</b>
2010-11	2,104	5,913	<b>8,017</b>
2011-12	1,221	4,481	<b>5,702</b>
2012-13	1,120	4,708	<b>5,828</b>

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.
5. The number of Housing Association starts (and the total for all sectors) for 2012-13 differs from that published in the Housing Bulletin, July - September 2013 due to the data being revised.

## 1.8 New Dwelling Starts By Sector And Local Government District 2011-12 & 2012-13 <sup>1,2,3,4,5</sup>

Local Government District	Housing Associations		Private Sector		All Sectors	
	2011-12	2012-13	2011-12	2012-13	2011-12	2012-13
Antrim	0	40	126	197	126	237
Ards	40	16	147	184	187	200
Armagh	46	2	184	301	230	303
Ballymena	52	18	189	149	241	167
Ballymoney	6	0	57	45	63	45
Banbridge	6	0	171	206	177	206
Belfast	307	238	215	162	522	400
Carrickfergus	22	0	26	37	48	37
Castlereagh	27	75	128	107	155	182
Coleraine	11	0	143	205	154	205
Cookstown	0	0	205	115	205	115
Craigavon	8	0	188	351	196	351
Derry	188	205	128	146	316	351
Down	24	12	133	168	157	180
Dungannon	61	24	350	258	411	282
Fermanagh	3	24	403	314	406	338
Larne	0	0	65	111	65	111
Limavady	23	0	83	75	106	75
Lisburn	176	126	342	367	518	493
Magherafelt	18	40	186	207	204	247
Moyle	10	7	120	30	130	37
Newry & Mourne	59	147	315	439	374	586
Newtownabbey	84	103	141	192	225	295
North Down	50	43	199	134	249	177
Omagh	0	0	157	138	157	138
Strabane	0	0	80	70	80	70
<b>Total</b>	<b>1,221</b>	<b>1,120</b>	<b>4,481</b>	<b>4,708</b>	<b>5,702</b>	<b>5,828</b>

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 Omagh LGD between April to June 2012.
3. Data relating to private sector starts was not available for Castlereagh LGD between July to September 2012.
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.
5. The number of Housing Association starts (and the total for all sectors) for 2012-13 differs from that published in the Housing Bulletin, July - September 2013 due to the data being revised.

**1.9 New Dwelling Completions By Sector 2003-04 to 2012-13** <sup>1,2,3,4,5</sup>

Year	Housing Associations	Private Sector	Total All Sectors
2003-04	560	13,951	<b>14,511</b>
2004-05	828	14,940	<b>15,768</b>
2005-06	782	16,628	<b>17,410</b>
2006-07	1,327	16,470	<b>17,797</b>
2007-08	967	12,510	<b>13,477</b>
2008-09	1,072	8,650	<b>9,722</b>
2009-10	1,213	8,532	<b>9,745</b>
2010-11	1,267	6,377	<b>7,644</b>
2011-12	1,124	5,676	<b>6,800</b>
2012-13	1,110	6,920	<b>8,030</b>

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 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 2011-12 & 2012-13 <sup>1,2,3</sup>

Local Government District	Housing Associations	
	2011-12	2012-13
Antrim	2	37
Ards	115	132
Armagh	0	33
Ballymena	16	9
Ballymoney	0	0
Banbridge	49	2
Belfast	418	322
Carrickfergus	0	0
Castlereagh	0	30
Coleraine	6	10
Cookstown	0	0
Craigavon	29	19
Derry	148	179
Down	109	8
Dungannon	13	26
Fermanagh	24	15
Larne	11	0
Limavady	0	0
Lisburn	10	94
Magherafelt	0	30
Moyle	0	0
Newry & Mourne	121	34
Newtownabbey	13	130
North Down	25	0
Omagh	3	0
Strabane	12	0
<b>Total</b>	<b>1,124</b>	<b>1,110</b>

SOURCE: NIHE

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. Additions to the Social Rented Sector 2008-09 to 2012-13<sup>1,2</sup>**

Type of Housing	Total 2008/09	Total 2009/10	Total 2010/11	Total 2011/12	Total 2012/13
New self contained dwelling	863	1,625	2,104	1,221	1,120
New hostel/ communal establishment bedspace	43	85	48	38	46
Rehabilitated self contained dwelling	225	117	266	107	146
Rehabilitated hostel/ communal establishment bedspace	5	11	0	44	67
<b>Total Units</b>	<b>1,136</b>	<b>1,838</b>	<b>2,418</b>	<b>1,410</b>	<b>1,379</b>

*Source: NIHE*

1. Hostels and communal establishments are buildings containing single or shared rooms which are not self contained. Each bedspace houses one 'household' from the waiting list.
2. Rehabilitations are stock purchases from the private sector which are rehabilitated to current standards for social renting use. All are additions to social housing stock.

## 1.12 Volume of Housing Output in Northern Ireland

### 2005 to 2013<sup>1,2,3</sup>

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	66.7 <sup>(R)</sup>
	Apr - Jun	70.4	69.3
	Jul - Sep	72.1	72.9 <sup>(R)</sup>
	Oct - Dec	70.2	68.6 <sup>(R)</sup>
2010	Jan - Mar	66.1	67.7 <sup>(R)</sup>
	Apr - Jun	66.4	65.9
	Jul - Sep	63.9	64.5
	Oct - Dec	61.2	59.5 <sup>(R)</sup>
2011	Jan - Mar	50.9	52.1 <sup>(R)</sup>
	Apr - Jun	50.3	50.4
	Jul - Sep	47.2	47.5
	Oct - Dec	50.2	48.5 <sup>(R)</sup>
2012	Jan - Mar	45.3	46.3 <sup>(R)</sup>
	Apr - Jun	41.6 <sup>(R)</sup>	42.0
	Jul - Sep	42.9 <sup>(R)</sup>	43.2 <sup>(R)</sup>
	Oct - Dec	44.7 <sup>(R)</sup>	43.0 <sup>(R)</sup>
2013	Jan - Mar	42.3	43.1
	Apr - Jun	41.1	41.8
	Jul - Sep	42.1	42.5

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.

**1.13a Volume of Output in Northern Ireland By Construction Sector 2005 to 2013** <sup>1,2,3,4</sup>

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	30.4	33.0	31.7	27.7	37.4	160.2	764.5
	Apr - Jun	61.2	170.4	139.5	109.7	14.4	75.1	570.3	26.6	50.5	34.7	26.7	33.0	171.5	741.8
	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	148.1	713.0
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	98.8	152.1	98.7	11.3	37.7	454.1	15.2	32.2	40.1	48.3	38.4	174.2	628.2
	Apr - Jun	58.7	79.2	111.8	95.0	7.3	42.5	394.6	15.2	31.6	33.2	47.4	33.2	160.6	555.3
	Jul - Sep	65.5	74.0	112.4	70.6	7.8	55.1	385.4	15.0	39.5	37.5	40.1	28.6	160.7	546.1
	Oct - Dec	60.9	78.7	107.8	71.1	11.1	51.7	381.2	18.4	44.5	39.2	41.4	25.8	169.3	550.5
2013	Jan - Mar	47.4	91.5	121.7	74.2	6.9	45.0	386.6	17.5	35.6	39.7	46.3	29.3	168.4	555.0
	Apr - Jun	41.6	94.5	105.1	74.0	8.7	44.2	368.1	17.8	34.9	37.4	35.5	33.6	159.1	527.3
	Jul - Sep	43.8	95.4	100.3	74.1	9.4	58.6	381.5	17.4	38.1	31.2	38.2	33.4	158.3	539.8

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.

**1.13b Volume of Output in Northern Ireland By Construction Sector 2005 to 2013** <sup>1,2,3,4,5,6</sup>

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

Constant (2005) Prices and Seasonally Adjusted (£ million)															
YEAR/ QUARTER		New housing		Infra - structure	Other New Work			All New Work <sup>2</sup>	Repair and Maintenance					All Repair & Maintenance <sup>2</sup>	All Work <sup>2</sup>
		Public	Private		Public	Private Industrial	Private Commer- cial		Housing		Infra - structure	Other Work			
									Public	Private		Public	Private		
2005	Jan - Mar	35.0	267.6	80.5	108.9	19.0	92.1	583.8	35.3	12.7	25.4	36.0	20.3	131.4	729.5
	Apr - Jun	36.1	283.8	58.2	98.6	18.2	86.0	597.8	32.8	23.4	25.2	34.2	21.7	138.8	734.0
	Jul - Sep	38.5	291.2	73.4	106.7	12.8	95.4	618.7	30.1	23.8	29.8	27.7	26.5	139.0	752.9
	Oct - Dec	49.6	255.3	67.2	86.0	15.1	111.4	584.8	29.5	27.0	27.6	29.1	27.6	139.0	716.2
2006	Jan - Mar	45.6	292.3	69.5	80.1	16.7	111.7	608.3	28.6	29.3	21.5	29.6	31.3	141.3	765.3
	Apr - Jun	48.3	271.9	76.0	87.3	18.1	122.5	624.5	28.2	23.3	21.3	31.7	24.1	128.5	750.4
	Jul - Sep	44.1	277.7	102.5	94.3	19.6	129.3	671.8	23.6	28.3	18.6	32.0	22.4	126.7	793.3
	Oct - Dec	55.3	291.3	73.3	101.4	22.5	124.6	670.5	26.5	28.2	20.3	21.8	34.8	129.5	793.5
2007	Jan - Mar	44.3	305.8	82.4	102.8	22.8	125.9	667.1	23.3	26.4	25.9	24.5	18.3	130.2	797.3
	Apr - Jun	43.1	276.2	92.6	101.6	17.5	122.8	663.6	28.2	28.1	27.5	26.8	26.2	133.1	796.7
	Jul - Sep	36.5	255.8	94.3	96.3	18.5	126.0	629.9	23.9	24.6	28.8	35.6	22.3	137.1	767.0
	Oct - Dec	33.4	246.0	95.4	91.1	13.2	121.2	599.7	29.8	23.3	30.5	34.7	33.4	141.8	741.5
2008	Jan - Mar	31.1	222.8	112.3	92.0	17.2	120.7	577.9	21.3	28.0	25.9	28.2	28.5	138.6	716.5
	Apr - Jun	44.0	206.7	109.6	91.1	22.3	119.4	606.8	21.4	28.5	25.6	22.6	28.1	126.8	733.7
	Jul - Sep	37.8	162.7	109.2	92.5	26.0	105.6	547.0	23.2	26.8	29.7	23.6	33.0	137.4	684.4
	Oct - Dec	47.9	144.5	120.4	95.7	23.6	99.4	536.3	26.1	29.1	28.2	23.4	28.5	134.5	670.8
2009	Jan - Mar	47.5	149.3	124.9	93.1	12.9	95.6	521.7	24.1	28.2	26.0	22.7	33.5	135.2	656.9
	Apr - Jun	51.5	142.9	123.7	95.3	15.5	77.8	498.1	21.8	37.0	31.6	25.3	29.5	143.8	641.9
	Jul - Sep	33.2	178.5	118.9	105.2	8.2	59.6	506.9	21.7	32.0	26.6	24.7	25.6	131.6	638.5
	Oct - Dec	29.4	173.6	113.5	97.5	16.0	72.4	504.8	23.3	28.4	28.2	24.6	18.8	122.6	627.4
2010	Jan - Mar	36.2	160.1	100.8	89.6	15.2	66.1	462.3	23.4	32.4	31.5	28.0	16.9	132.6	594.9
	Apr - Jun	27.0	166.2	85.3	85.4	15.9	70.0	447.4	13.7	32.7	29.6	28.9	21.7	126.2	573.6
	Jul - Sep	25.5	160.9	98.6	78.1	14.9	67.1	450.4	14.1	34.3	30.8	26.4	22.5	128.7	579.2
	Oct - Dec	28.2	148.8	75.4	77.0	12.8	61.4	405.3	12.4	32.2	28.8	35.5	29.2	137.1	542.5
2011	Jan - Mar	44.2	110.4	73.7	84.4	15.7	62.9	396.6	11.7	27.3	29.0	30.2	29.8	131.2	527.7
	Apr - Jun	42.4	100.4	72.0	74.0	13.8	57.2	350.1	11.4	29.2	33.2	30.8	34.0	135.9	486.0
	Jul - Sep	41.5	89.9	90.5	67.0	11.6	53.6	357.5	13.1	28.6	32.6	31.1	34.8	140.2	497.7
	Oct - Dec	55.0	81.6	90.5	74.4	9.5	49.0	360.6	13.9	30.4	32.0	30.7	33.9	140.4	501.1
2012	Jan - Mar	50.2	83.5	125.1	82.3	12.3	38.4	394.5	12.1	25.9	31.7	37.4	33.1	143.2	537.7
	Apr - Jun	53.4	65.3	91.0	86.1	7.7	45.2	344.2	12.0	22.2	29.3	41.4	28.7	131.8	475.9
	Jul - Sep	59.1	60.8	90.7	67.4	6.9	46.6	333.5	11.8	25.6	32.6	36.4	24.9	130.6	464.1
	Oct - Dec	56.1	64.4	86.4	65.9	8.7	46.9	329.2	14.5	25.6	36.5	38.1	22.2	136.2	465.4
2013	Jan - Mar	43.6	75.4	96.9	61.2	7.6	46.6	329.4	13.5	27.2	31.6	36.9	25.3	136.4	465.8
	Apr - Jun	38.3	76.2	85.1	62.3	9.2	43.8	313.6	13.8	23.2	32.9	29.9	28.9	127.7	441.3
	Jul - Sep	40.4	78.3	83.6	66.2	8.6	49.0	328.2	13.3	23.0	26.4	34.0	28.2	123.8	452.0

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 and seasonal adjustment methods.

<http://www.csu.nisra.gov.uk/niconsq32013.pdf>

**1.14 Residential Planning Applications and Decisions 2003-04 to 2012-13** <sup>1,2,3,4,5,6,7</sup>

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	9,635 <sup>(R)</sup>
2009-10	14,551	15,061	14,246	95	825	8,207 <sup>(R)</sup>
2010-11	11,391	11,760	10,383	88	974	6,882 <sup>(R)</sup>
2011-12	7,771	9,085	8,305	91	404	4,482 <sup>(R)</sup>
2012-13	6,278	7,211	6,680	93	301	3,162

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.
2. Figures for outstanding applications 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.
4. Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.
5. 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. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.
6. Applications decided do not include withdrawn applications.
7. The number and per cent of applications approved is based on the number of decisions issued in the same year.

**1.15 Residential Planning Decisions By Classification 2011-12 & 2012-13** <sup>1,2,3,4,5,6</sup>

Classification	Decisions		Decisions Granted		% of Decisions Granted	
	2011-12	2012-13	2011-12	2012-13	2011-12	2012-13
Rural New Single Dwellings	2,883	2,252	2,445	1,960	85	87
Rural Replacement Single Dwellings	926	739	854	687	92	93
Rural Extensions and Alterations	906	869	884	855	98	98
Urban New Single Dwellings	312	281	273	252	88	90
Urban Replacement Single Dwellings	72	75	72	73	100	97
Urban Extensions and Alterations	2,360	1,797	2,297	1,770	97	98
Housing Developments	815	655	719	568	88	87
Other Residential	811	543	761	515	94	95
<b>Total</b>	<b>9,085</b>	<b>7,211</b>	<b>8,305</b>	<b>6,680</b>	<b>91</b>	<b>93</b>

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.
2. Applications decided do not include withdrawn applications.
3. Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.
4. The number and per cent of applications approved is based on the number of decisions issued in the same year.
5. Housing developments also include apartments.
6. Other Residential includes temporary buildings, change of use and renewal of planning permissions.

### 1.16 Residential Planning Applications & Decisions By Planning Division And Local Government District 2012-13 <sup>1,2,3,4,5,6</sup>

Planning Division / Local Government District	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted
<b>Belfast Division</b>	<b>1,535</b>	<b>1,848</b>	<b>1,748</b>	<b>95</b>
Ards	292	370	338	91
Belfast	465	581	563	97
Castlereagh	160	176	165	94
Lisburn	392	514	484	94
North Down	226	207	198	96
<b>Northern Division</b>	<b>974</b>	<b>1,063</b>	<b>982</b>	<b>92</b>
Ballymoney	133	130	118	91
Coleraine	240	266	252	95
Derry	192	224	212	95
Limavady	143	154	136	88
Moyle	118	127	117	92
Strabane	148	162	147	91
<b>South Antrim Division</b>	<b>965</b>	<b>962</b>	<b>921</b>	<b>96</b>
Antrim	249	241	227	94
Ballymena	296	296	287	97
Carrickfergus	88	80	78	98
Larne	155	147	137	93
Newtownabbey	177	198	192	97
<b>Southern Division</b>	<b>1,566</b>	<b>2,000</b>	<b>1,765</b>	<b>88</b>
Armagh	276	350	323	92
Banbridge	206	249	231	93
Craigavon	278	288	262	91
Down	335	402	362	90
Newry and Mourne	471	711	587	83
<b>Headquarters Division</b>	<b>-</b>	<b>5</b>	<b>4</b>	<b>80</b>
<b>Western Division</b>	<b>1,238</b>	<b>1,333</b>	<b>1,260</b>	<b>95</b>
Cookstown	179	206	196	95
Dungannon	285	272	257	94
Fermanagh	260	306	294	96
Magherafelt	274	268	251	94
Omagh	240	281	262	93
<b>Total</b>	<b>6,278</b>	<b>7,211</b>	<b>6,680</b>	<b>93</b>

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.
2. Applications decided do not include withdrawn applications.
3. Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.
4. 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. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.
5. Applications decided do not include withdrawn applications.
6. The number and per cent of applications approved is based on the number of decisions issued in the same year.

**1.17 Residential Planning Decisions By Sub-classification And Planning Division 2012-13** <sup>1,2,3,4,5,6,7</sup>

Planning 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 <sup>1</sup>	All Dwellings
<b>Belfast Division</b>									
Decisions	110	26	866	278	111	128	198	131	<b>1,848</b>
Decisions Granted	100	26	852	238	101	125	182	124	<b>1,748</b>
% Of Decisions Granted	91%	100%	98%	86%	91%	98%	92%	95%	<b>95%</b>
<b>Northern Division</b>									
Decisions	25	11	276	371	91	145	90	54	<b>1,063</b>
Decisions Granted	24	11	272	316	86	144	77	52	<b>982</b>
% Of Decisions Granted	96%	100%	99%	85%	95%	99%	86%	96%	<b>92%</b>
<b>South Antrim Division</b>									
Decisions	29	8	245	269	102	130	104	75	<b>962</b>
Decisions Granted	27	7	242	246	97	130	98	74	<b>921</b>
% Of Decisions Granted	93%	88%	99%	91%	95%	100%	94%	99%	<b>96%</b>
<b>Southern Division</b>									
Decisions	64	17	263	780	288	237	168	183	<b>2,000</b>
Decisions Granted	49	16	257	649	263	228	135	168	<b>1,765</b>
% Of Decisions Granted	77%	94%	98%	83%	91%	96%	80%	92%	<b>88%</b>
<b>Headquarters</b>									
Decisions	0	0	0	0	0	0	5	0	<b>5</b>
Decisions Granted	0	0	0	0	0	0	4	0	<b>4</b>
% Of Decisions Granted	N/A	N/A	N/A	N/A	N/A	N/A	80%	N/A	<b>80%</b>
<b>Western Division</b>									
Decisions	53	13	147	554	147	229	90	100	<b>1,333</b>
Decisions Granted	52	13	147	511	140	228	72	97	<b>1,260</b>
% Of Decisions Granted	98%	100%	100%	92%	95%	100%	80%	97%	<b>95%</b>
<b>Totals</b>									
<b>Decisions</b>	<b>281</b>	<b>75</b>	<b>1,797</b>	<b>2,252</b>	<b>739</b>	<b>869</b>	<b>655</b>	<b>543</b>	<b>7,211</b>
<b>Decisions Granted</b>	<b>252</b>	<b>73</b>	<b>1,770</b>	<b>1,960</b>	<b>687</b>	<b>855</b>	<b>568</b>	<b>515</b>	<b>6,680</b>
<b>% Of Decisions Granted</b>	<b>90%</b>	<b>97%</b>	<b>98%</b>	<b>87%</b>	<b>93%</b>	<b>98%</b>	<b>87%</b>	<b>95%</b>	<b>93%</b>

SOURCE: Planning DOE

1. See Appendix 1: Data Sources - Supply.

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

3. Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.

4. Applications decided do not include withdrawn applications

5. The number and per cent of applications approved is based on the number of decisions issued in the same year.

6. Housing developments also include apartments.

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



## 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

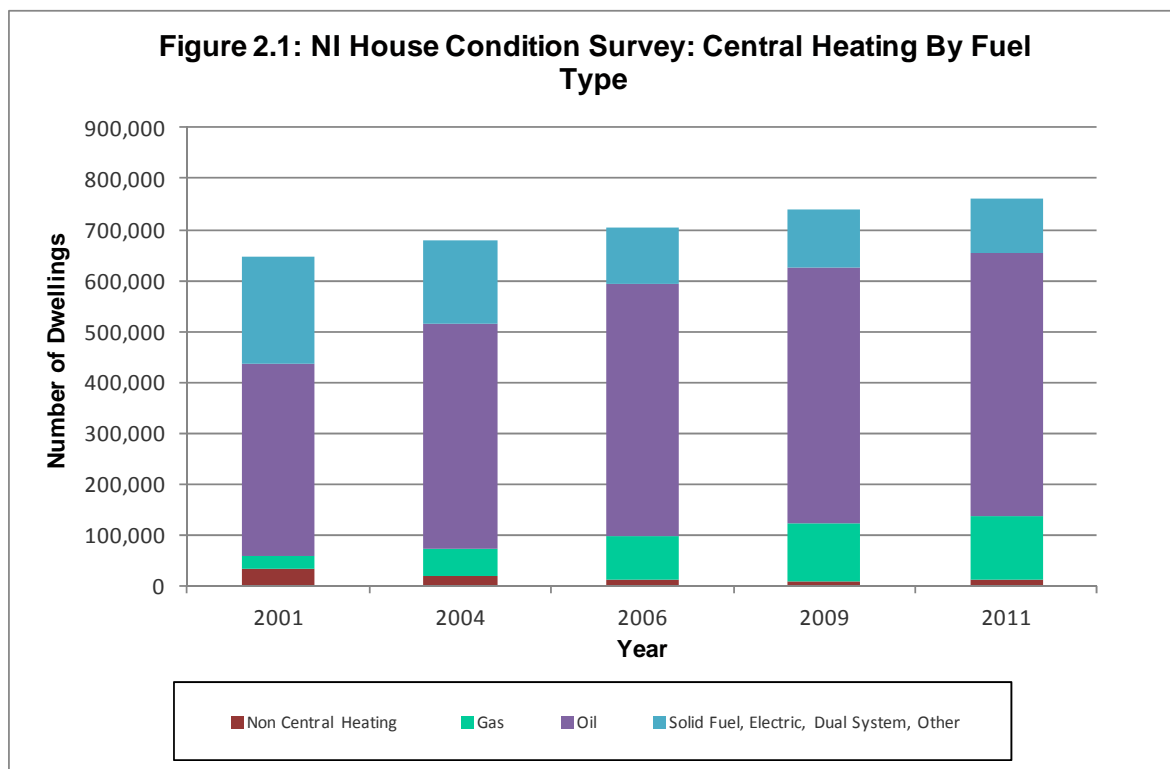
#### *Central Heating*

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%.



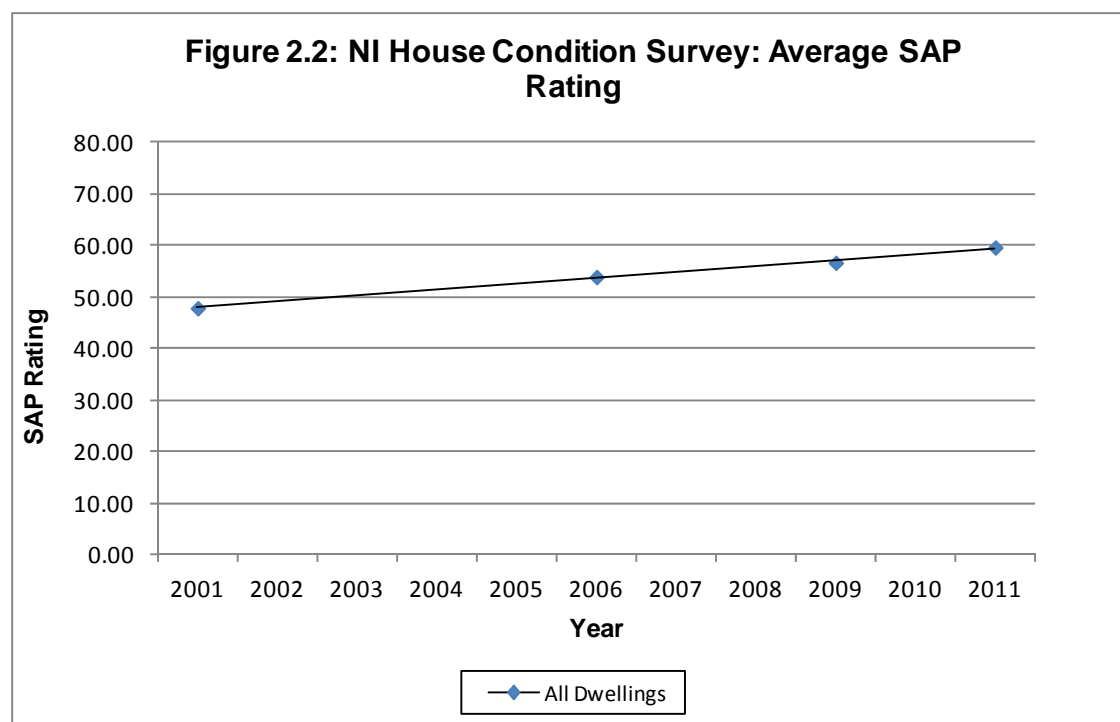
## Energy Efficiency

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 been recalculated using SAP 2009 to provide a consistent time series. SAP figures published in reports prior to 2011/12 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 the higher the efficiency; a SAP rating of 100 represents zero energy cost. The rating can be over 100 for dwellings that are net exporters of energy.

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 2012-13.

In the year ended 31st March 2013, 10,002 homes benefited from the 'Warm Homes Scheme' grants, amounting to almost £14.7 million. On average, £1,468 was received per household. The number of grants processed was a decrease of 22% on the peak figure of 12,815 grants processed in 2006-07 and a decrease of 973 (9%) on the 2011-12 figure of 10,975. Sixty three 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. Findings from the 2011 House Conditions Survey are available:  
[http://www.nihe.gov.uk/index/corporate/housing\\_research/house\\_condition\\_survey.htm](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](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 – Domestic Energy Fact File and housing surveys  
<http://www.gov.uk/government/collections/domestic-energy-fact-file-and-housing-surveys>

**2.1 Central Heating By Fuel Type 2001, 2004, 2006, 2009 & 2011** <sup>1,2,3,4</sup>

	2001		2004		2006		2009		2011	
	Number	%	Number	%	Number	%	Number	%	Number	%
<b>Non Central Heating</b>	<b>32,170</b>	<b>5</b>	<b>18,300</b>	<b>3</b>	<b>12,780</b>	<b>2</b>	<b>7,460</b>	<b>1</b>	<b>10,530</b>	<b>1</b>
<b>Central Heating</b>	<b>615,360</b>	<b>95</b>	<b>661,700</b>	<b>97</b>	<b>692,220</b>	<b>98</b>	<b>732,540</b>	<b>99</b>	<b>749,470</b>	<b>99</b>
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
<b>All Dwellings</b>	<b>647,530</b>	<b>100</b>	<b>680,000</b>	<b>100</b>	<b>705,000</b>	<b>100</b>	<b>740,000</b>	<b>100</b>	<b>760,000</b>	<b>100</b>

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 2: Data Sources - Energy.
2. Bottled gas totals have 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** <sup>1,2,3,4,5</sup>

<b>Average SAP Rating</b>	<b>2001</b>	<b>2006</b>	<b>2009</b>	<b>2011</b>
<b>Average SAP Rating By Dwelling Tenure</b>				
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
<b>All Dwellings</b>	<b>47.84</b>	<b>53.89</b>	<b>56.65</b>	<b>59.63</b>
<b>Average SAP Rating By Dwelling Type</b>				
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
<b>All Dwellings</b>	<b>47.84</b>	<b>53.89</b>	<b>56.65</b>	<b>59.63</b>

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 Northern Ireland Housing Statistics reports prior to 2011/12.
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 2012-13** <sup>1,2,3,4</sup>

Grants Processed	2006/2007		2007/2008		2008/2009		2009/2010		2010/2011		2011/2012		2012/2013	
	Number	Value £	Number	Value £	Number	Value £	Number	Value £	Number	Value £	Number	Value £	Number	Value £
<b>Owner Occupied</b>	<b>11,749</b>	<b>17,756,315</b>	<b>10,954</b>	<b>18,214,794</b>	<b>10,624</b>	<b>16,494,567</b>	<b>6,329</b>	<b>4,740,153</b>	<b>8,317</b>	<b>7,711,020</b>	<b>7,657</b>	<b>6,737,395</b>	<b>6,333</b>	<b>8,239,358</b>
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	6,024	6,777,122
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	309	1,462,236
<b>Private Rented</b>	<b>1,066</b>	<b>1,420,212</b>	<b>1,587</b>	<b>1,646,143</b>	<b>1,157</b>	<b>2,292,332</b>	<b>1,094</b>	<b>1,188,564</b>	<b>2,064</b>	<b>2,567,598</b>	<b>3,318</b>	<b>4,129,753</b>	<b>3,669</b>	<b>6,446,179</b>
Insulation Measures	801	402,691	1,329	579,581	680	400,701	909	470,943	1,616	827,944	2,710	1,815,809	3,071	3,859,205
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	598	2,586,974
<b>All Sectors</b>	<b>12,815</b>	<b>19,176,527</b>	<b>12,541</b>	<b>19,860,937</b>	<b>11,781</b>	<b>18,786,899</b>	<b>7,423</b>	<b>5,928,717</b>	<b>10,381</b>	<b>10,278,618</b>	<b>10,975</b>	<b>10,867,148</b>	<b>10,002</b>	<b>14,685,537</b>

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 and are not included in the overall 'All Sectors' total.



## 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 £58.76 in 2012-13. This is an increase of 7% from the previous year (£54.73). Total gross arrears for the NIHE have risen 4% from £14.0 million in 2011-12 to £14.6 million in 2012-13. The total gross arrears for NIHE for 2012-13 are 4.8% of collectable rental income (£305.1 million).

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

In 2012-13 the NIHE in Northern Ireland had the lowest average local authority weekly rent (£58.76) compared to the other UK regions while England had the highest average (£78.78). England and Northern Ireland both 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.

Note that Housing Association average weekly rents presented in Table 3.3 are not directly comparable to NIHE rents in Table 3.1 as the Housing Association rents include Rates and Service Charges whereas NIHE rents do not.

The average weekly rent charged by Housing Associations in 2012-13 was £90.67, a rise of 5% from the previous year (£86.11). Total annual collectable rental income for 2012-13 stands at £169.6 million. Annual gross arrears amounted to £8.9 million, 5.3% of annual collectable rental income.

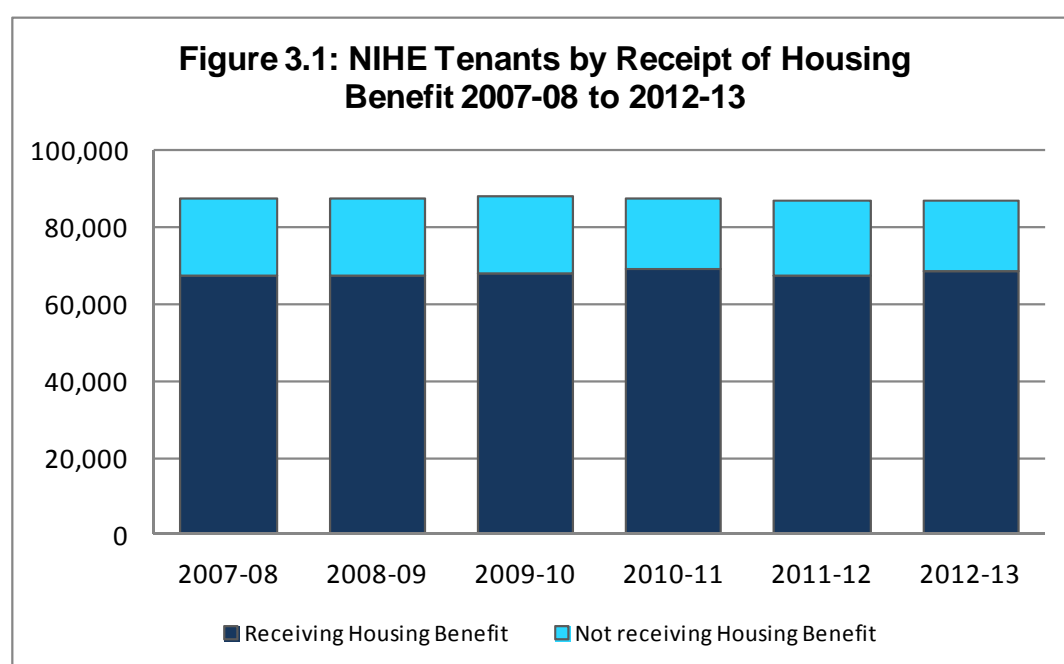
Note that the monetary amounts for individual years have not been adjusted to account for inflation.

## 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 86,664 at 31 March 2013. This is a decrease of 0.2% (160) from the previous year. Since 2002-03 the total number of tenants has fallen 16,170 from 102,834. At the end of March 2013 79% of tenants were in receipt of Housing Benefit and of these 84% 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:

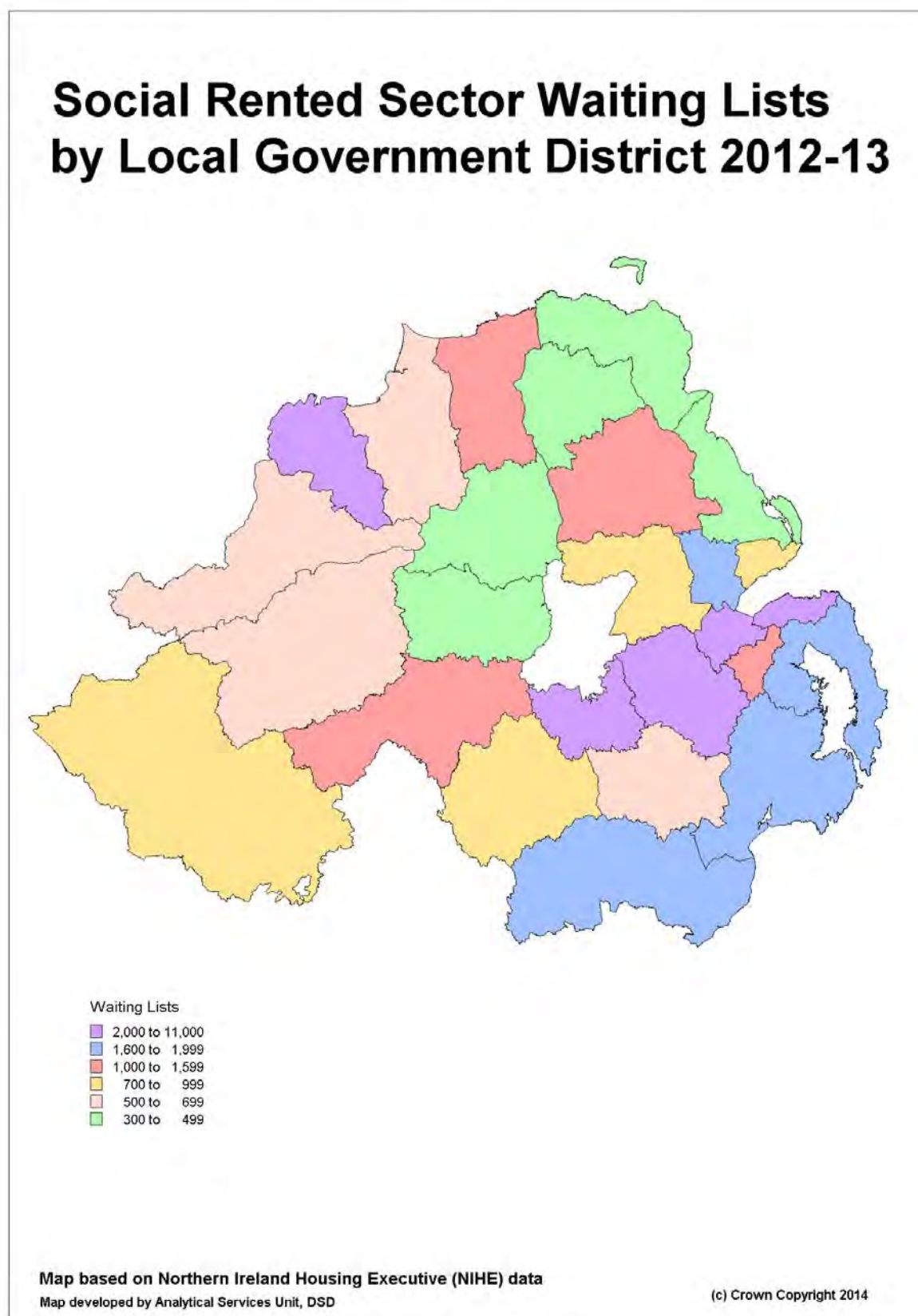


[http://www.nihe.gov.uk/index/advice/apply\\_for\\_a\\_home/housing\\_selection\\_scheme.htm](http://www.nihe.gov.uk/index/advice/apply_for_a_home/housing_selection_scheme.htm).

The total number of applicants on the waiting list (with no existing NIHE/Housing Association tenancy) at 31 March 2013 was 41,356. Of these applicants, 22,414 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 were Belfast (10,486), Derry (3,286), Lisburn (2,535) and North Down (2,414). Note that due to the introduction of the new HMS and a change to the annual renewal process for waiting list applicants the number of waiting list applicants for 2011-12 is considered to be a significant undercount.

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 8,144 (73% of total allocations) in 2012-13. 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 3,064 (27% of total allocations).

Map 3.1: Social Rented Sector Waiting Lists by LGD 2012-13



## Homelessness

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

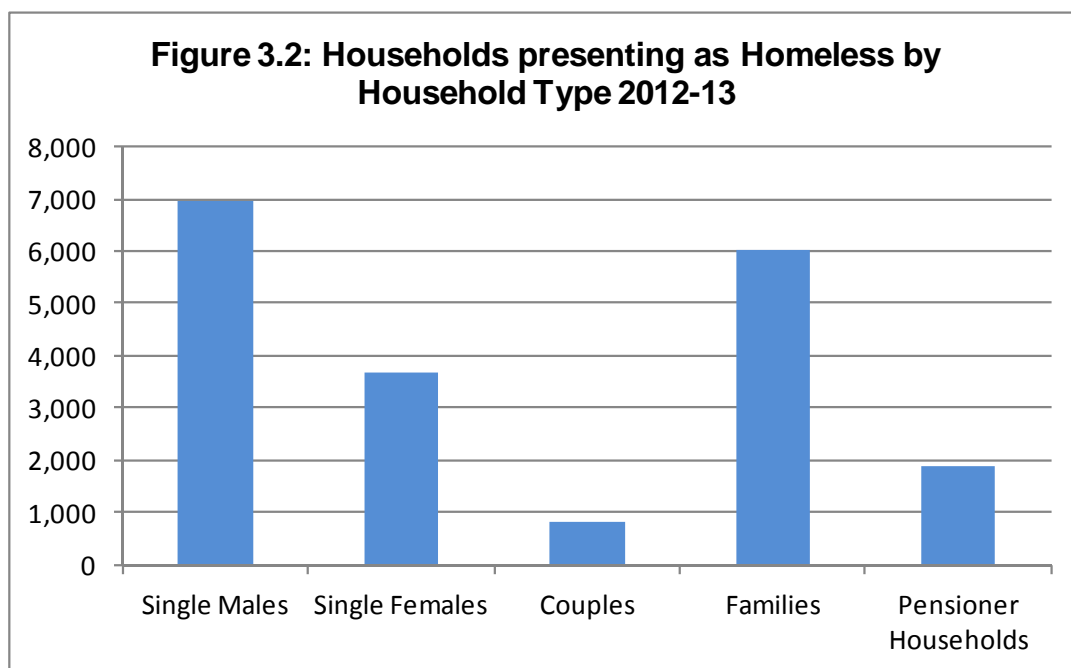
Statistics on Homelessness are sourced from the Northern Ireland Housing Executive (NIHE). Under the Housing (NI) Order 1988, NIHE has a statutory responsibility to secure permanent accommodation for persons who are unintentionally homeless and in priority need, to secure temporary accommodation in a 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 from 2011-12 onwards and those for previous years.

In total, 19,354 households presented as homeless to the NIHE in 2012-13. The most common reasons for households presenting as homeless in 2012-13 were a sharing breakdown or family dispute (3,733) and accommodation not being reasonable (3,069). These have been the two most common reasons since 2008-09.

Note that for 2,148 cases in 2012-13, information on the reason for homelessness is not available. Refer to Appendix 3 for more information.

The household types with the highest number of homeless presenters in 2012-13 were single males (36%) and families (31%). For single males the age group with the highest number of presenters was the 26 to 59 group with 4,650 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](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 2012-13, of the 19,354 households presenting as homeless 9,878 households (51%) were accepted as full duty applicants and 7,094 (37%) were rejected. Of those households accepted as full duty applicants during the year 1,970 were discharged. Refer to Appendix 3 for definitions of each outcome.

Of the households accepted as full duty applicants, 2,556 attributed their reason for homelessness to accommodation not being reasonable (26% of all full duty applicants). Sharing breakdowns/ family disputes accounted for 1,783 households (18%).

## 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](http://www.nihe.gov.uk/index/about/key_issues/homelessness_information.htm)

In 2012-13 changes were made to the data reported in Table 3.2. In this year an overall UK figure was included in the table for the first time.

From 2012-13 onwards it has not been possible to present a regional breakdown of English figures, due to a change in the data collected by the Department of Communities and Local Government (DCLG). The regions reported in previous years are not deemed to reflect the areas that local residents would most identify with. Follow the link for more details:

<https://www.gov.uk/government/speeches/local-statistics>

The DCLG now publish figures at: Shire Districts, Metropolitan Districts, London Boroughs and Unitary Authorities.

<https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2012-to-2013>

## Alternative Data Sources

### Regional sources:

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

- England:

<https://www.gov.uk/government/organisations/department-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/statistics-and-research/social-housing-stock-rents/?lang=en>.

The following sources provide regional information relating to homelessness.

- England:  
<https://www.gov.uk/government/organisations/department-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/statistics-and-research/homelessness/?lang=en>.

### 3.1 NIHE Average Weekly Rent, Collectable Rental Income And Arrears 2002-03 to 2012-13<sup>1,2,3,4</sup>

Year	Average Rent £	Annual Collectable Rental Income £million	Annual Gross Arrears £million	Annual Arrears Expressed As % Of Annual 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
2012-13	58.76	305.1	14.6	4.8

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 2012-13<sup>1,2,3</sup>

Region	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £	2011-12 £	2012-13 £
<b>Average Weekly Rent</b>									
England	52.90	55.27	57.93	61.62	64.21	66.05	67.83	73.58 <sup>(R)</sup>	78.78 <sup>(P)</sup>
Wales	48.22	50.05	51.98	55.26	57.90	61.04	62.58	66.32	69.63
Scotland	42.64	44.79	46.23 <sup>(R)</sup>	48.35	50.36	52.83	54.31	56.74	59.02
Northern Ireland (NIHE)	44.19	45.73	47.04	48.82	50.81	51.84	52.76	54.73	58.76
<b>United Kingdom</b>	<b>50.93</b>	<b>53.21</b>	<b>55.56</b>	<b>58.91</b>	<b>61.44</b>	<b>63.32</b>	<b>65.06</b>	<b>70.06</b>	<b>.....</b>

SOURCE: DCLG, WELSH GOVERNMENT, SCOTTISH GOVERNMENT, NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. Average rents for England (& the UK overall), Wales and Scotland are calculated by the respective departments and methodologies may differ.
3. UK figures are calculated by the Department for Communities and Local Government (DCLG). Data for individual regions in the table above may not match those published by DCLG due to revisions. Refer to table 701 at the following link for more information:  
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>.

### 3.3 Housing Associations: Average Weekly Rent, Collectable Rental Income and Arrears 2001-02 to 2012-13 <sup>1,2,3,4</sup>

Year	Average Weekly Rent £	Annual Collectable Rental Income £million	Annual Gross Arrears £million	Annual Gross Arrears Expressed As % Of Annual 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
2012-13	90.67	169.6	8.9	5.3

SOURCE: DSD

1. See Appendix 3: Data Sources - Social Renting Demand
2. Figures are based upon self-contained dwellings and bedspaces. In 2012-13 there were 31,533 occupied self-contained dwellings and 4,438 bedspaces.
3. Average weekly rents and Annual Collectable Rental Income include rates and service charges.
4. Housing Association average weekly rents presented above are not directly comparable with Northern Ireland Housing Executive Rents in Table 3.1 as Housing Association figures include Rates and Service charges and NIHE rents do not.

**3.4 NIHE Tenants In Receipt Of Housing Benefit 2002-03 to 2012-13** <sup>1,2,3,4</sup>

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	<b>102,834</b>	81,844	80	199,100	2,433	66,370	81
2003-04	<b>96,507</b>	77,275	80	192,400	2,489	65,233	84
2004-05	<b>93,477</b>	72,641	78	195,000	2,684	62,011	85
2005-06	<b>90,931</b>	71,536	79	195,100	2,727	60,986	85
2006-07	<b>88,166</b>	68,681	78	195,504	2,846	57,607	84
2007-08	<b>87,367</b>	67,269	77	194,847	2,896	56,769	84
2008-09	<b>87,579</b>	67,364	77	199,490	2,961	58,691	87
2009-10	<b>87,840</b>	68,110	78	202,892	2,979	58,574	86
2010-11	<b>87,658</b>	68,880	79	207,592	3,014	59,928	87
2011-12	<b>86,824</b>	67,503	78	214,289	3,174	51,513	76
2012-13	<b>86,664</b>	68,378	79	226,563	3,313	57,526	84

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 from 2011-12 onwards 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 from this year onwards.

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 2012-13<sup>1,2,3,4,5,6,7,8</sup>

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
2012-13	41,356	22,414	8,144	3,064	11,208

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. 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 (at 31 March) is considered to be a significant undercount.

**3.6 Social Rented Sector Waiting Lists By Local Government District 2003-04 to 2012-13** <sup>1,2,3,4</sup>

Local Government District	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Antrim	709	737	792	979	1,038	991	972	977	852	992
Ards	1,174	1,194	1,276	1,525	1,671	1,682	1,706	1,811	1,486	1,690
Armagh	559	584	659	828	841	797	760	802	708	851
Ballymena	1,032	1,082	1,254	1,411	1,622	1,530	1,420	1,520	1,256	1,564
Ballymoney	286	327	392	477	539	497	439	496	390	481
Banbridge	410	421	508	674	695	698	665	677	479	581
Belfast	7,439	7,908	8,220	9,070	9,936	10,017	9,941	10,178	8,773	10,486
Carrickfergus	839	849	916	1,007	1,073	1,032	994	974	818	962
Castlereagh	984	990	1,060	1,150	1,354	1,371	1,367	1,462	1,167	1,318
Coleraine	855	913	1,034	1,234	1,427	1,292	1,219	1,297	1,026	1,293
Cookstown	230	310	326	367	382	408	371	407	362	400
Craigavon	1,072	1,366	1,444	1,769	2,030	1,974	1,755	1,922	1,607	2,028
Derry	1,611	1,813	1,993	2,157	2,417	2,418	2,574	2,993	2,762	3,286
Down	919	928	1,027	1,166	1,297	1,292	1,213	1,323	1,250	1,601
Dungannon	517	599	667	753	859	915	895	1,022	920	1,103
Fermanagh	734	785	918	1,038	1,029	894	833	853	639	826
Larne	370	390	380	505	518	526	509	550	406	490
Limavady	337	403	474	522	569	521	497	472	372	508
Lisburn	1,876	2,053	2,109	2,391	2,666	2,670	2,607	2,595	2,268	2,535
Magherafelt	356	397	409	495	524	503	507	512	429	490
Moyle	225	275	289	301	365	359	357	334	326	352
Newry & Mourne	1,301	1,375	1,562	1,727	1,801	1,778	1,828	1,827	1,571	1,965
Newtownabbey	1,293	1,313	1,459	1,578	1,825	1,726	1,691	1,743	1,514	1,817
North Down	1,488	1,517	1,639	1,857	1,913	1,930	1,885	1,884	2,146	2,414
Omagh	370	472	514	640	704	620	590	622	495	663
Strabane	529	607	587	561	593	482	525	638	511	660
<b>TOTAL</b>	<b>27,515</b>	<b>29,608</b>	<b>31,908</b>	<b>36,182</b>	<b>39,688</b>	<b>38,923</b>	<b>38,120</b>	<b>39,891</b>	<b>34,533</b>	<b>41,356</b>

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. 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 (at 31 March) is considered to be a significant undercount.

**3.7 Total Allocations By Local Government District 2012-13** <sup>1,2,3,4,5,6</sup>

Local Government District	Number of Allocations to Applicants	Number of Allocations to NIHE Transfers	Number of Allocations to Housing Association Transfers	Total
Antrim	289	63	6	358
Ards	509	149	24	682
Armagh	189	30	10	229
Ballymena	211	44	8	263
Ballymoney	96	27	2	125
Banbridge	172	37	10	219
Belfast	2,128	745	375	3,248
Carrickfergus	161	51	4	216
Castlereagh	268	64	18	350
Coleraine	206	48	17	271
Cookstown	60	9	5	74
Craigavon	415	72	35	522
Derry	608	155	92	855
Down	214	48	10	272
Dungannon	178	29	6	213
Fermanagh	234	32	8	274
Larne	122	37	4	163
Limavady	113	34	5	152
Lisburn	592	189	100	881
Magherafelt	113	23	1	137
Moyle	60	17	2	79
Newry & Mourne	267	58	22	347
Newtownabbey	428	145	22	595
North Down	227	81	15	323
Omagh	139	26	5	170
Strabane	145	36	9	190
<b>Total Allocations</b>	<b>8,144</b>	<b>2,249</b>	<b>815</b>	<b>11,208</b>

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 2012- 31 March 2013.
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.

## Section 3, NI Housing Statistics 2012-13

### 3.8 Households Presenting As Homeless By Reason 2004-05 to 2012-13 <sup>1,2,3,4</sup>

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Sharing breakdown/family dispute	4,114	4,799	5,037	4,542	4,473	4,525	4,696	4,317	3,733
Marital/relationship breakdown	2,564	2,706	2,901	2,512	2,441	2,367	2,502	1,838	1,921
Domestic violence	727	798	767	783	891	906	1,010	896	855
Loss of rented accommodation	2,249	2,705	3,057	3,236	2,322	2,161	2,646	2,166	2,617
No accommodation in Northern Ireland	1,684	1,941	1,984	1,816	1,705	1,563	1,674	969	1,513
Intimidation <sup>4</sup>	959	888	764	548	569	769	694	462	584
Accommodation not reasonable	2,252	2,901	3,104	2,713	2,643	2,897	3,013	2,779	3,069
Release from hospital/prison/other institution	340	348	318	392	382	385	375	314	415
Fire/flood/other emergency	80	107	91	80	138	206	437	58	81
Mortgage default	230	318	344	224	403	505	561	449	509
Bomb/fire damage (Civil disturbance)	87	57	44	41	48	40	54	33	37
Neighbourhood harassment	1,214	1,467	1,309	1,267	1,260	1,356	1,599	1,112	1,140
Other reasons	862	1,086	1,293	876	801	984	897	613	732
No Data on reason for presentation	-	-	-	-	-	-	-	3,731	2,148
<b>Total</b>	<b>17,362</b>	<b>20,121</b>	<b>21,013</b>	<b>19,030</b>	<b>18,076</b>	<b>18,664</b>	<b>20,158</b>	<b>19,737</b>	<b>19,354</b>

SOURCE: NIHE

- See Appendix 3: Data Sources - Social Renting Demand.
- A new Housing Management System (HMS) was introduced in July 2011; for 3,731 cases during the period July 2011 - March 2012, and 835 cases during the period Apr - Jun no data on reason for presentation is available. This is due to the merging of two systems, involving data migration and keying variations.
- From July 2012 onwards data migration is no longer an issue. Keying variations will account for a few of the no data on reason for presentation, but the majority relate to three possible outcomes, where the case has been rejected (applicant does not meet the statutory homeless criteria), cancelled (homelessness application registered in error) or concluded (applicant withdraws their homelessness application or where there has been no further contact from the applicant).
- The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation. The category has been renamed from 'intimidation (civil disturbance)' to 'intimidation' however the data definition has not changed.

### 3.9 Households Presenting As Homeless By Household Type 2004-05 to 2012-13 <sup>1,2,3</sup>

Household Type	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Single Males (16 -17 yrs) <sup>(R)</sup>	194	210	202	157	125	182	201	186	196
(18 - 25 yrs) <sup>(R)</sup>	1,772	2,024	2,070	1,774	1,930	2,171	2,295	2,193	2,122
(26 - 59 yrs)	3,962	4,475	4,568	4,055	3,954	4,196	4,690	4,425	4,650
<b>Total</b>	<b>5,928</b>	<b>6,709</b>	<b>6,840</b>	<b>5,986</b>	<b>6,009</b>	<b>6,549</b>	<b>7,186</b>	<b>6,804</b>	<b>6,968</b>
Single Females (16 -17 yrs) <sup>(R)</sup>	306	312	263	231	221	210	219	246	218
(18 - 25 yrs) <sup>(R)</sup>	1,441	1,579	1,638	1,465	1,459	1,498	1,666	1,769	1,653
(26 - 59 yrs)	1,324	1,514	1,651	1,577	1,506	1,447	1,643	1,754	1,789
<b>Total</b>	<b>3,071</b>	<b>3,405</b>	<b>3,552</b>	<b>3,273</b>	<b>3,186</b>	<b>3,155</b>	<b>3,528</b>	<b>3,769</b>	<b>3,660</b>
Couples	870	1,064	1,102	933	795	782	897	924	830
Families	5,700	6,805	7,100	6,685	6,166	6,122	6,454	6,268	6,019
Pensioner Households	1,793	2,138	2,419	2,153	1,920	2,056	2,093	1,972	1,875
<b>Total</b>	<b>17,362</b>	<b>20,121</b>	<b>21,013</b>	<b>19,030</b>	<b>18,076</b>	<b>18,664</b>	<b>20,158</b>	<b>19,737</b>	<b>19,354</b>

SOURCE: NIHE

- See Appendix 3: Data Sources - Social Renting Demand.
- The age bands for single male and female homeless presenters in reports prior to 2011-12 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.
- The subtotals for 2012-13 do not sum to the overall total. This is due to two household types being undefined.

### 3.10 Households Presenting As Homeless By Outcome 2012-13<sup>1,2,3,4</sup>

Outcome	2012-13
Accepted	7,908
Appeal	42
Cancelled	279
Concluded	806
Duty Discharged	1,970
No Decision	1,220
Prevented	35
Rejected	7,094
<b>Total</b>	<b>19,354</b>

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. Refer to Appendix 3 for more information.
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 2012-13<sup>1,2,3,4,5,6,7</sup>

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Sharing breakdown/family dispute	1,638	2,010	2,004	2,024	1,976	2,041	1,995	2,149	1,783
Marital/relationship breakdown	968	931	979	878	914	919	954	784	794
Domestic violence	611	688	645	635	698	800	829	697	720
Loss of rented accommodation	1,010	1,230	1,419	1,528	1,069	991	1,200	988	1,299
No accommodation in Northern Ireland	594	658	635	611	568	557	614	369	620
Intimidation <sup>6</sup>	447	494	385	278	288	406	361	303	411
Accommodation not reasonable	1,837	2,334	2,355	2,112	2,134	2,490	2,644	2,215	2,556
Release from hospital/prison/other institution	180	158	149	241	189	237	226	182	244
Fire/flood/other emergency	73	73	57	54	110	100	169	37	57
Mortgage default	77	111	114	65	121	204	200	227	252
Bomb/Fire Damage (Civil Disturbance)	60	45	29	29	33	45	25	26	25
Neighbourhood harassment	707	705	641	508	555	729	854	753	723
Other reasons	268	312	332	271	279	395	373	291	394
<b>Live Full Duty Applicants</b>	-	-	-	-	-	-	-	-	7,908
<b>Discharged Full Duty Applicants</b>	-	-	-	-	-	-	-	-	1,970
<b>Total</b>	<b>8,470</b>	<b>9,749</b>	<b>9,744</b>	<b>9,234</b>	<b>8,934</b>	<b>9,914</b>	<b>10,444</b>	<b>9,021</b>	<b>9,878</b>

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. In reports prior to 2011-12 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, data for 2011-12 onwards are not strictly comparable with previous figures. See Appendix 3 for further details.
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. Figures prior to 2011-12 in previous reports included those Homeless Households accepted as Full Duty Applicants who were subsequently discharged. The Housing Executive can discharge its duty in one of three ways: by rehousing of the applicant in the social sector, by offering the applicant three reasonable offers of accommodation in the social sector which are all refused or if the applicant rehouses him/herself and is no longer interested. Note that it is not possible to provide a breakdown of discharged Full Duty Applicants into these three subgroups.
5. Following the introduction of the new Housing Management System discharged Full Duty Applicants were not included in figures for the 2011-12 edition of this report. Figures for 2012-13 include those Full Duty Applicants who were subsequently discharged; however, it has not been possible to revise the figures for 2011-12 due to the introduction of the new HMS and keying variations. See Appendix 3 for further details.
6. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation. The category has been renamed from 'intimidation (civil disturbance)' to 'intimidation' however the data definition has not changed.
7. Figures for Full Duty Applicants are based on the status of households accepted during the financial year only; they do not represent the overall total of Live Full Duty Applicant cases.



## 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

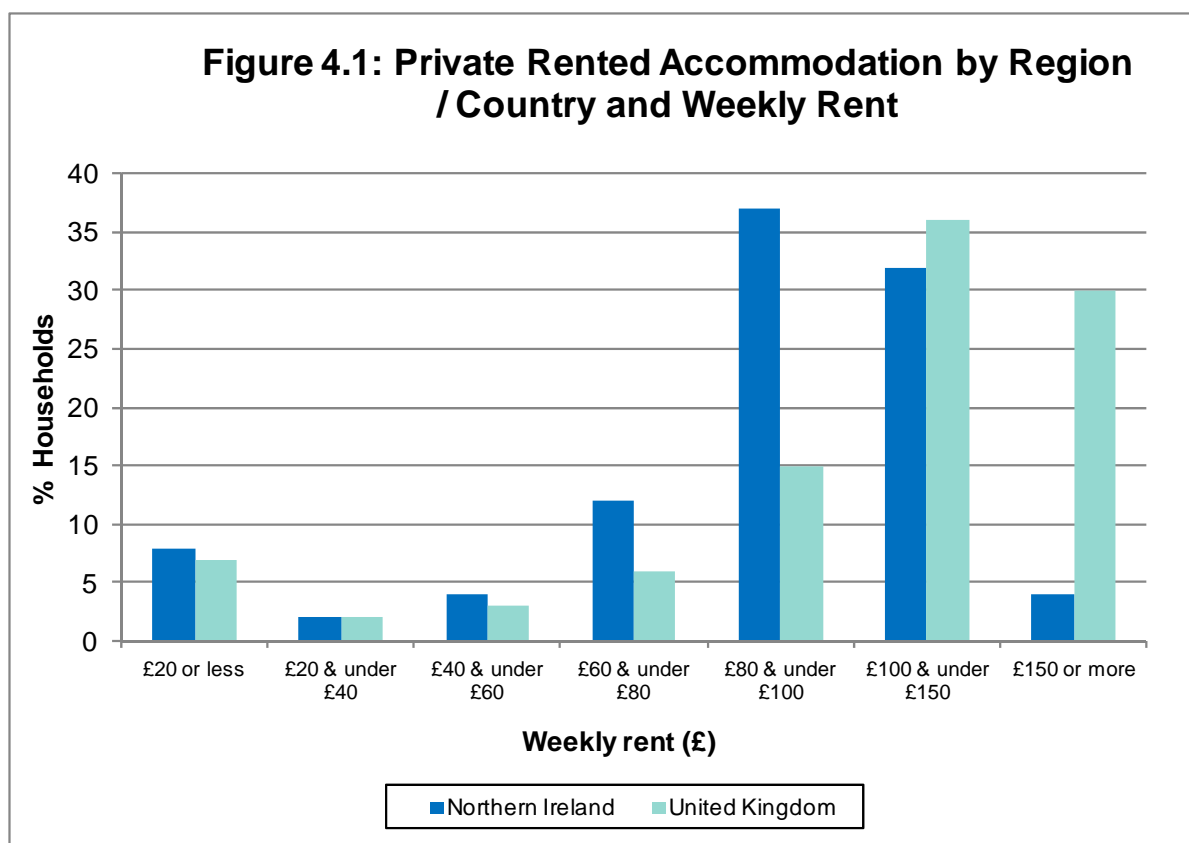
Tables 4.1, 4.2 and 4.3 are sourced from the Family Resources Survey 2011-12 (the latest available in the series). The Family Resources Survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. In 2011-12, 1,943 households were interviewed.

Across the UK, 36% of private renters have resided in their accommodation for less than 12 months compared to 31% for Northern Ireland. The proportion residing at their current address for five years or more was 19% across the UK compared to 23% in Northern Ireland.

The average (median) rent per week for the private rented sector in Northern Ireland in 2011-12 was £92, some £34 below the UK average (£126) and lower than England (£129), Scotland (£114), and Wales (£110).

The average (median) rent per week for the social rented sector in Northern Ireland in 2011-12 was £61, £14 lower than the UK average (£75) and £31 lower than that of the private rented sector.

In Northern Ireland households paying £80 to under £100 a week (37%) made up the largest proportion of private rentals. Across the UK the largest proportion of private rentals paid £100 to under £150 a week (36%). Over a third (36%) of private renters in Northern Ireland paid £100 or more 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](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:  
<https://www.gov.uk/government/collections/family-resources-survey--2>.
- England – Private Rental Market Statistics (Valuation Office Agency):  
<http://www.voa.gov.uk/corporate/statisticalReleases/PrivateRentalMarketStatistics.html>



**4.1 Length of Time of Residence for Private Rented Sector by Region/Country 2011-12 <sup>1</sup>**

Region/Country	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
	Percentage						
North East	37	19	10	13	3	11	7
North West	32	17	14	13	14	5	6
Yorkshire and the Humber	35	26	12	11	10	4	3
East Midlands	36	25	13	10	7	5	4
West Midlands	34	19	15	13	8	6	5
East of England	37	17	13	14	8	6	6
London	34	23	10	13	11	5	4
South East	35	19	15	12	12	4	3
South West	47	18	10	10	8	5	3
<b>England</b>	<b>36</b>	<b>20</b>	<b>12</b>	<b>12</b>	<b>10</b>	<b>5</b>	<b>4</b>
<b>Wales</b>	<b>35</b>	<b>20</b>	<b>12</b>	<b>9</b>	<b>12</b>	<b>7</b>	<b>5</b>
<b>Scotland</b>	<b>36</b>	<b>23</b>	<b>16</b>	<b>10</b>	<b>6</b>	<b>5</b>	<b>4</b>
<b>Northern Ireland</b>	<b>31</b>	<b>19</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>5</b>	<b>4</b>
<b>United Kingdom</b>	<b>36</b>	<b>21</b>	<b>13</b>	<b>12</b>	<b>10</b>	<b>5</b>	<b>4</b>

Source: Family Resources Survey

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

**4.2 Average Weekly Rent by Tenure and Region/Country 2011-12 <sup>1</sup>**

Tenure	Region/Country													
	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	England	Wales	Scotland	Northern Ireland	United Kingdom
Social rented sector	66	73	67	69	75	81	100	92	79	78	72	61	61	75
Private rented sector	100	114	102	103	114	133	209	152	129	129	110	114	92	126

Source: Family Resources Survey

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

**4.3 Households in Private Rented Accommodation by Region/Country and Weekly Rent 2011-12 <sup>1</sup>**

Region/Country	Weekly rent							
	£20 a week or less	£20 but under £40 a week	£40 but under £60 a week	£60 but under £80 a week	£80 but under £100 a week	£100 but under £150 a week	£150 a week or more	Sample Size (=100%)
	Percentage							
Northern Ireland	8	2	4	12	37	32	4	318
<b>All Private Renters (UK)</b>	<b>7</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>15</b>	<b>36</b>	<b>30</b>	<b>3,095</b>

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

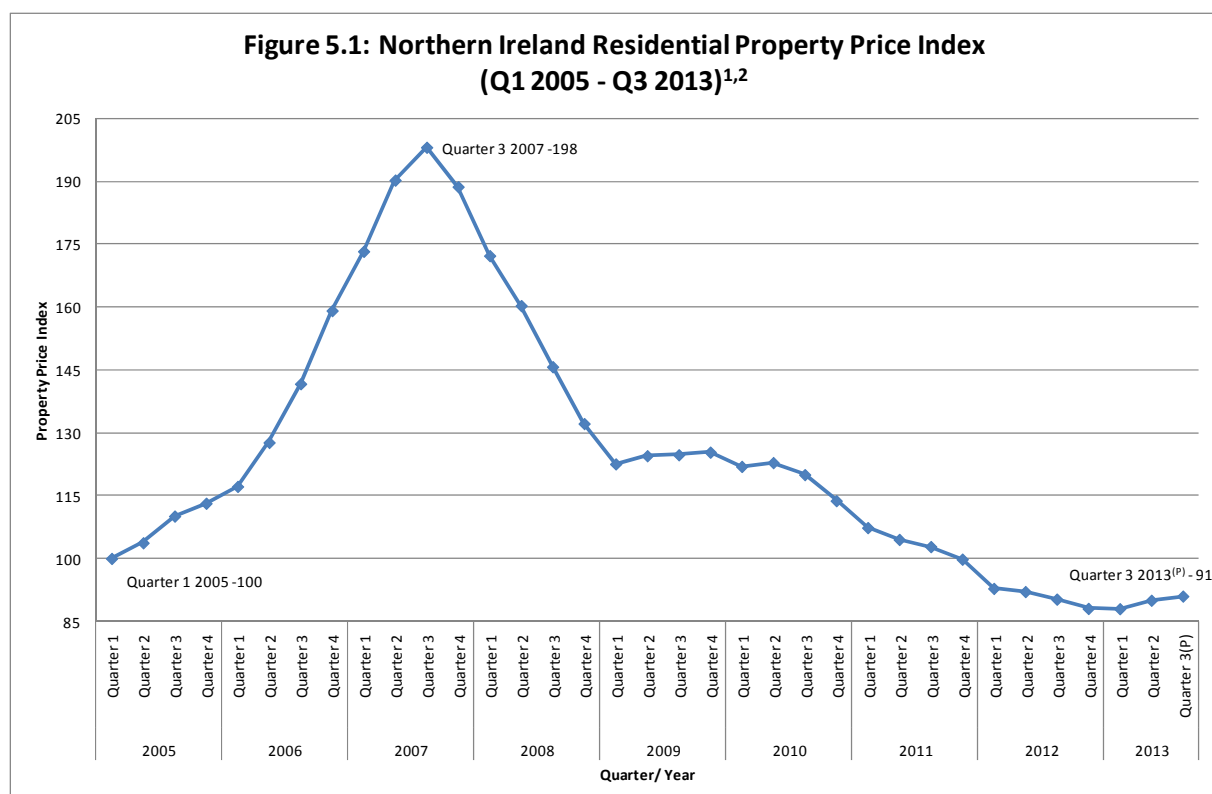
#### *The Residential Property Price Index*

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 198 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. Between 2010 and Quarter 4 2012 prices continued to fall but less rapidly. In 2013 the overall price has shown two consecutive quarterly increases.

In the third quarter of 2013 the Northern Ireland Residential Property Price Index stands at 91. The standardised residential property price is now 1% higher than the same quarter in 2012 and 54% lower than the peak in 2007. Between Q2 (April-June) 2013 and Q3 (July-September) 2013 residential property prices rose by 2%.



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 (HMRC) 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 10,903 in Quarter 4 2006. The annual number of sales in 2006 was just over 41,000. Between 2008 and 2011 the annual number of sales was approximately 11 to 12 thousand. This number has since risen to over 13,600 in 2012. In Quarter 3 2013 there were 4,001 verified residential property sales. This is 12% more than the number recorded in Quarter 3 2012 and the highest quarterly number recorded since 2007. Between 2005 and 2008 the single largest type of properties sold were terrace houses, between 35 and 37%; however, in 2009 the percentage of semi-detached sales rose to 35% and overtook the proportion of terrace properties sold (31%). Since 2010 a similar number of terrace and semi-detached properties have been sold. From 2005 to 2010 detached properties made up approximately 26 to 27% of all properties sold. In 2011 and 2012 this proportion has risen slightly to 29% and 30% respectively. Apartment sales have remained steady over the period, around 8% of all sales recorded.

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

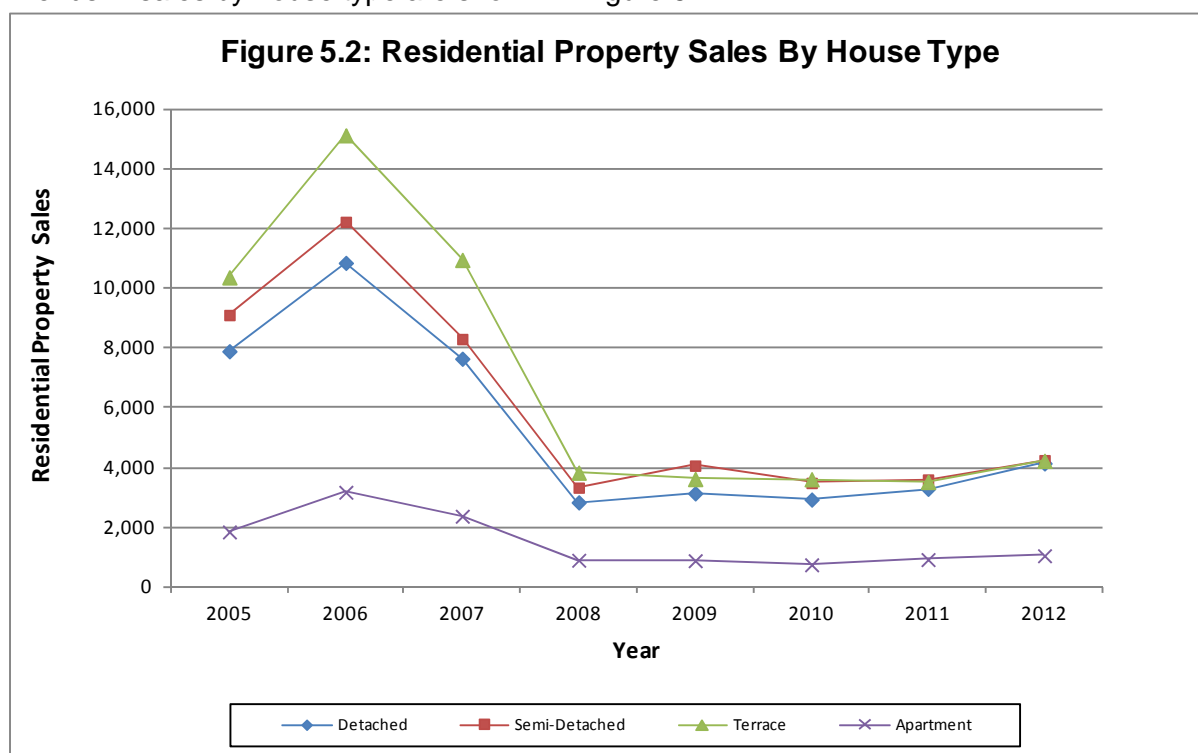


Table 5.3 shows the index and standardised price of different types of residential property for the third quarter in 2013 as compared to the second quarter in 2013. For the second consecutive quarter the overall index has shown a small quarterly increase in price. Terrace properties saw the greatest increase (3%), while detached, semi-detached and apartments showed a 1% increase over this time.

The table also shows the Northern Ireland Residential Property Price Index for the third quarter of 2013 compared with the third quarter of 2012 (the same period last year). Over the year there was a rise in the index for all properties combined (1%); however, detached properties were the only properties to see an increase (3%) over this time, while semi-detached and apartments both saw a drop of 1%. Terrace properties saw no change over the year.

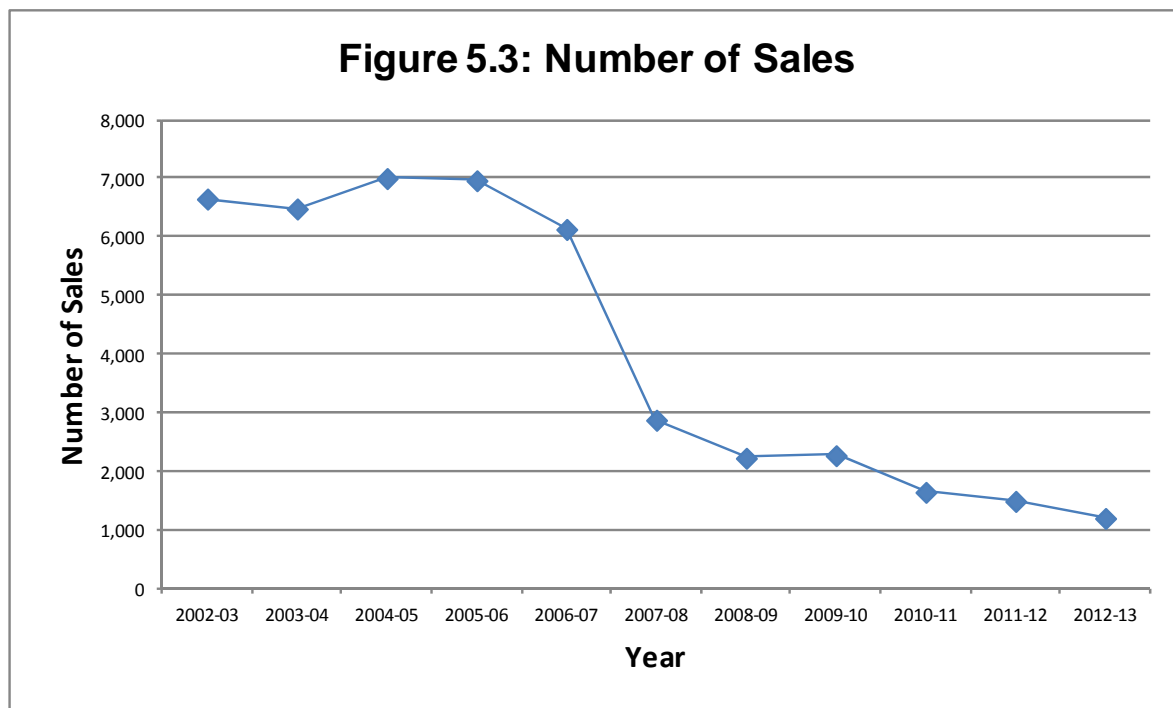
The standardised price across all property types for Quarter 3 2013 stands at £98,612, with the standardised price for a detached property and an apartment standing at £155,960 and £77,125 respectively.

### *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. The average annual price stands at £144,100 for 2012-13. In comparison to 2011-12 the average price has fallen 3% from £148,600. Note that the monetary amounts for individual years have not been adjusted to account for inflation.



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 1,201 sales in 2012-13. In comparison to 2011-12 the number of sales for 2012-13 has fallen 20% from 1,492.

### *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 49% from 643 in 2011-12 to 957 in 2012-13. The figure for 2012-13 has surpassed the previous peak in 2007-08 when 935 applications were completed.

The number of properties sold by the scheme during 2012-13 was 155, a decrease of 3% in comparison to 2011-12. The capital expenditure of the scheme during 2012-13 was £38.0 million compared to £28.3 million in 2011-12. Note that the monetary amounts for individual years have not been adjusted to account for inflation.

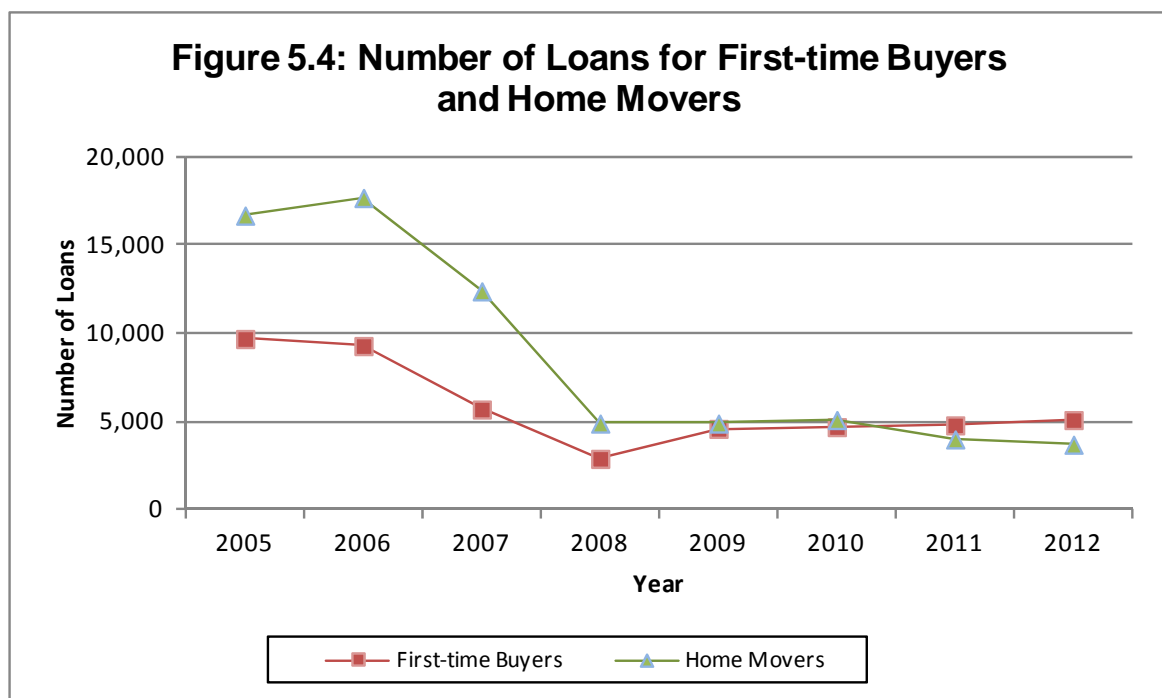
## Mortgages

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 October 2013) has 115 members and 83 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 Conduct Authority (FCA). This is referred to as the Regulated Mortgage Survey (RMS).

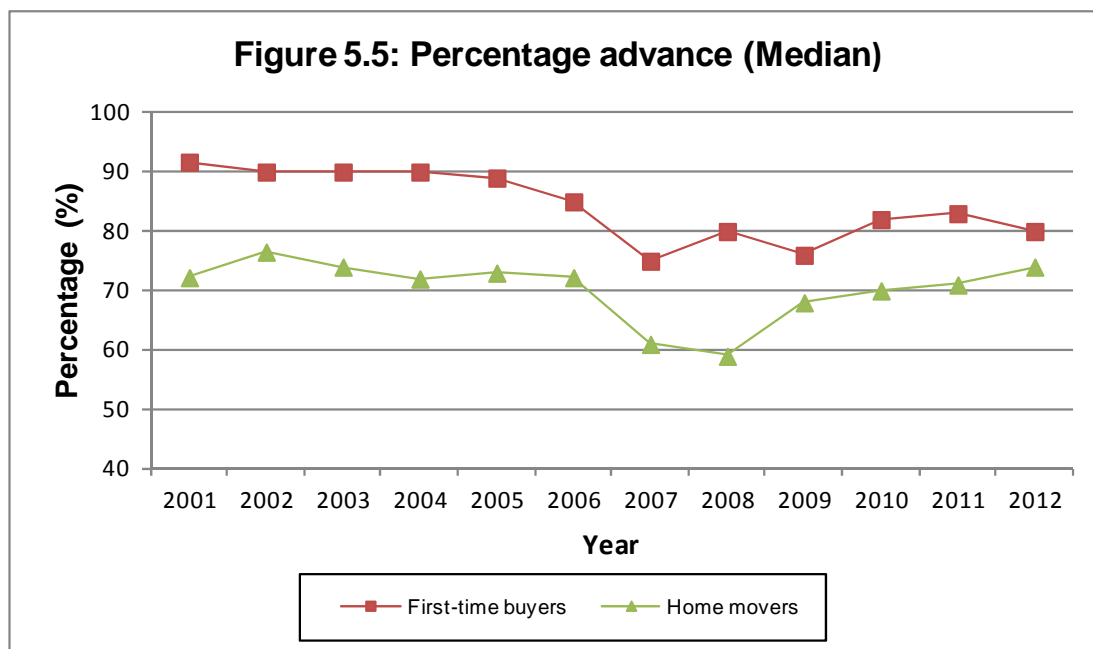
The number of loans for first time buyers was 9,700 in 2005. This number fell year on year to a low of 2,900 in 2008, a drop of 70%. Since 2008, the number of loans for first time buyers has risen year on year to reach 5,100 in 2012. This is an increase of 6% on the 2011 figure (4,800) and a fall of 47% from 2005.

The number of loans for home movers was 16,700 in 2005 rising to 17,700 in 2006. This number fell sharply from 2006 to reach 4,900 in 2008, a decrease of 72%. While the number of loans for first time buyers has seen an increase year on year from 2008, those for home-movers have seen a further decline, but at a less rapid pace, from 5,100 in 2010 to reach 3,700 in 2012. The figure for 2012 is 8% lower than that of 2011 (4,000) and 79% lower than 2006.



The median percentage advance for first-time buyers in 2005 was 89%, compared to 73% for home movers. The percentage advance fell to 75% in 2007 for first time buyers and to

59% in 2008 for home movers. Since 2008 the percentage advance for home movers has seen a steady increase year on year, while for first-time buyers the percentage advance since 2007 has seen more fluctuation over time. In 2012 the percentage advance stands at 80% for first time buyers and 74% for home movers.



The median capital and interest payments as a percentage of income for first time buyers was 20.2% in 2005, compared to 19.8% for home movers. This value rose to a peak of 25.5% for first-time buyers and 23.1% for home movers in 2008. Since 2008 the percentage has fallen year on year reaching 19.3% for first-time buyers and 16.9% for home movers in 2012.

### *Mortgage Possessions*

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

A mortgage possession action starts when a mortgage lender completes and submits a claim to the courts to repossess a property. The most common reason for repossession is arrears of mortgage. The court process of possessing a property broadly follows four stages:

1. a claim being issued by a mortgage lender;
2. an order being made by the High Court. This can either be an outright order that the property is to be recovered by a specific date, or a suspended order that is suspended as long as the defendant complies with conditions specified in the order;
3. if the defendant fails to leave the property by the date given in the order or does not meet the terms of a suspended order, the order may be enforced by issue of an order

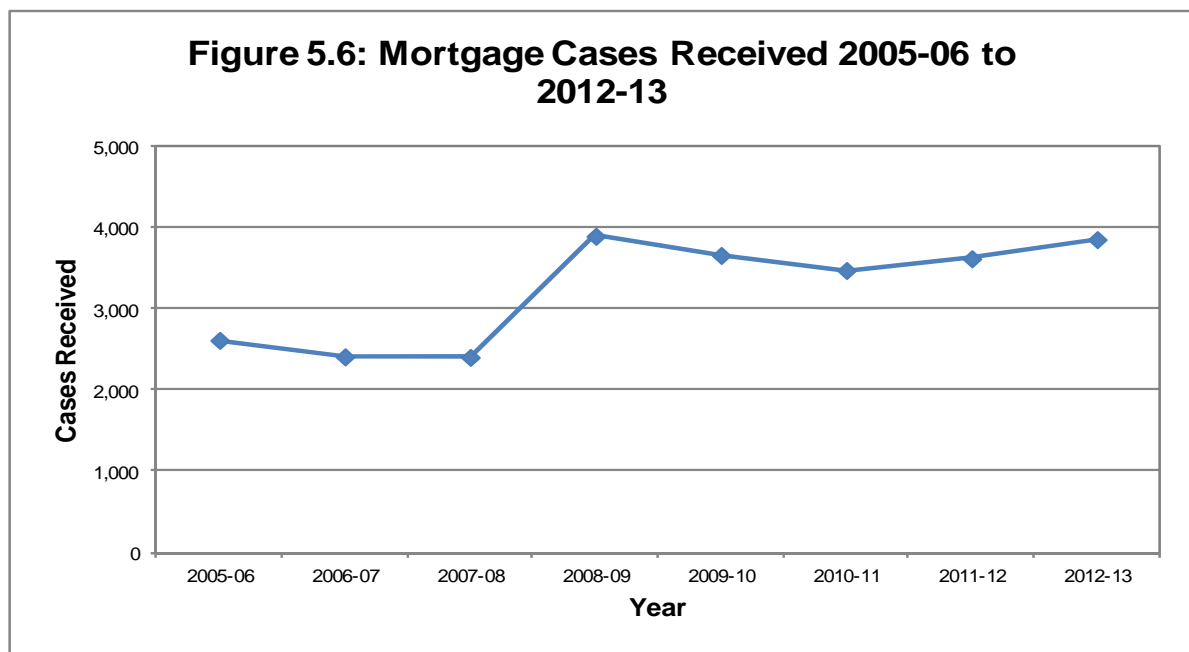


to enforce possession. This authorises the Enforcement of Judgments Office to evict the defendant from the property. The Enforcement of Judgments Office then arranges a date to execute the eviction; and,

4. repossession by the Enforcement of Judgments Office. Repossessions may occur without the Enforcement of Judgments Office carrying out the repossession through less formal procedures so the total number of repossessions is greater than the number of repossessions carried out by the Enforcement of Judgments Office.

The number of mortgage cases received grew from 3,618 in 2011-12 to 3,854 in 2012-13, a rise of 7%. The figure for 2012-13 is 1% lower than the peak figure of 3,894 in 2008-09.

The most noteworthy 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.

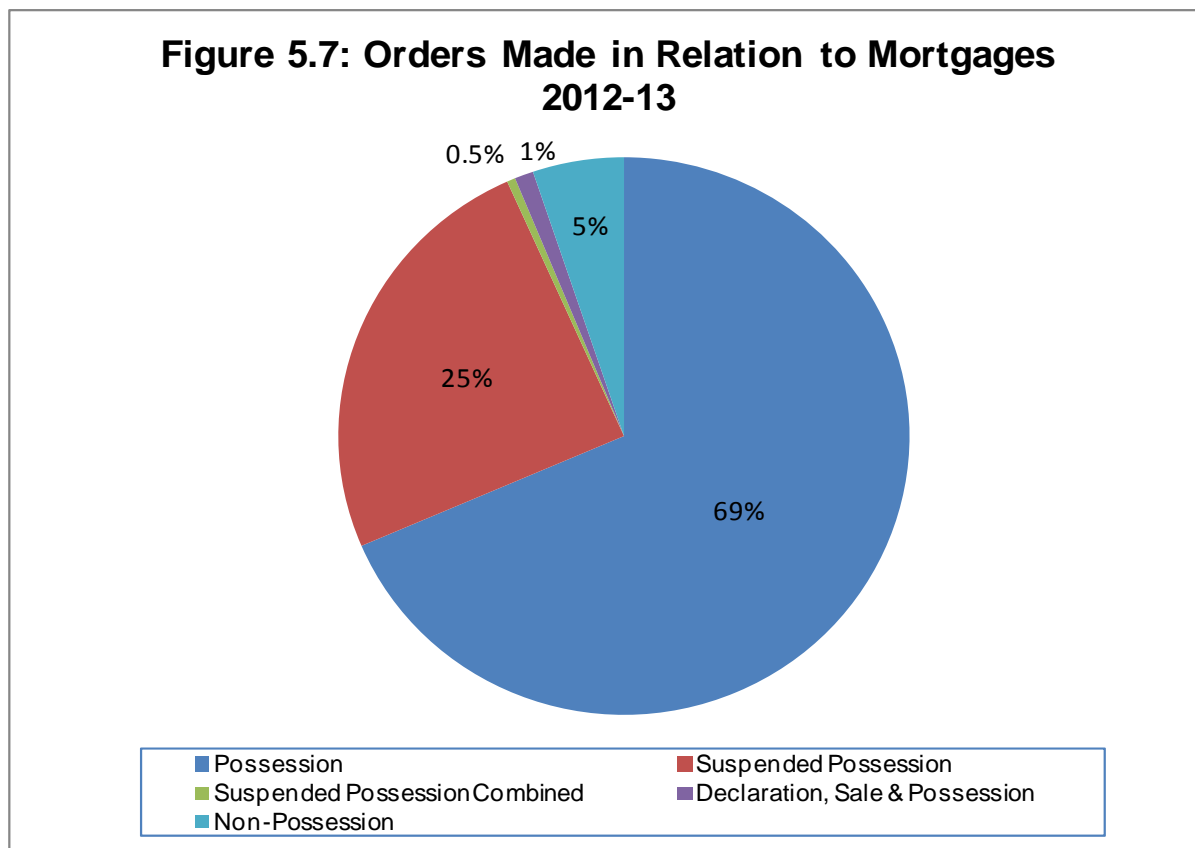


In relation to mortgage cases the decision of a court or judge is made in the form of an order. Mortgage cases are disposed of by a number of different order types (where disposed refers to the case having been dealt with/completed in terms of court proceedings). Table 5.10 provides a time series of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

In 2012-13 there were 3,038 cases disposed. The number of cases disposed has increased 14% from the previous year (2,668 in 2011-12).

In 2012-13, there were 3,116 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, with the number of orders increasing 14% from the previous year (2,727 in 2011-12).

A breakdown of the 3,116 orders made during 2012-13 is shown in the chart below. The majority of orders were for Possession (2,136, 69% of all orders made), followed by those made for Suspended Possession (771, 25% 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 Economy 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.gov.uk/government/collections/mortgage-and-landlord-possession-statistics>

#### 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/statistics-and-research/mortgage-landlord-possession-actions/?long=en>

## 5.1 Northern Ireland Residential Property Price Index Values<sup>1,2,3,4</sup>

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	113	3%	
2006	Quarter 1	117	4%	17%
	Quarter 2	128	9%	23%
	Quarter 3	142	11%	29%
	Quarter 4	159	12%	41%
2007	Quarter 1	173	9%	48%
	Quarter 2	190	10%	49%
	Quarter 3	198	4%	40%
	Quarter 4	189	-5%	19%
2008	Quarter 1	172	-9%	-1%
	Quarter 2	160	-7%	-16%
	Quarter 3	146	-9%	-26%
	Quarter 4	132	-9%	-30%
2009	Quarter 1	123	-7%	-29%
	Quarter 2	125	2%	-22%
	Quarter 3	125	0%	-14%
	Quarter 4	125	1%	-5%
2010	Quarter 1	122	-3%	0%
	Quarter 2	123	1%	-1%
	Quarter 3	120	-2%	-4%
	Quarter 4	114	-5%	-9%
2011	Quarter 1	107	-6%	-12%
	Quarter 2	105	-3%	-15%
	Quarter 3	103	-2%	-14%
	Quarter 4	100	-3%	-12%
2012	Quarter 1	93	-7%	-14%
	Quarter 2	92	-1%	-12%
	Quarter 3	90	-2%	-12%
	Quarter 4	88	-2%	-12%
2013	Quarter 1	88	0%	-6%
	Quarter 2	90	2%	-3%
	Quarter 3 <sup>(P)</sup>	91	2%	1%

SOURCE: LPS

1. See Appendix 5: Data Sources - Owner Occupied Demand
2. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available.
3. Figures can also change as a result of planned methodological changes, human error or system failures. As a result users should use the most recent full time series rather than appending new data to any previous back series.
4. Percentage change figures are calculated using unrounded figures.

## 5.2 Number of Verified Residential Property Sales in Northern Ireland<sup>1,2,3,4</sup>

Year	Quarter	Detached	Semi-Detached	Terrace	Apartment	Total
2005	Quarter 1	829	917	1,062	202	<b>3,010</b>
	Quarter 2	2,240	2,502	2,828	485	<b>8,055</b>
	Quarter 3	2,314	2,675	2,970	541	<b>8,500</b>
	Quarter 4	2,515	3,018	3,511	623	<b>9,667</b>
	<b>Total</b>	<b>7,898</b>	<b>9,112</b>	<b>10,371</b>	<b>1,851</b>	<b>29,232</b>
2006	Quarter 1	2,221	2,676	3,208	589	<b>8,694</b>
	Quarter 2	2,851	3,259	3,907	872	<b>10,889</b>
	Quarter 3	2,996	3,146	3,910	849	<b>10,901</b>
	Quarter 4	2,787	3,149	4,098	869	<b>10,903</b>
	<b>Total</b>	<b>10,855</b>	<b>12,230</b>	<b>15,123</b>	<b>3,179</b>	<b>41,387</b>
2007	Quarter 1	2,212	2,482	3,363	692	<b>8,749</b>
	Quarter 2	2,338	2,706	3,599	735	<b>9,378</b>
	Quarter 3	1,935	1,893	2,476	525	<b>6,829</b>
	Quarter 4	1,162	1,226	1,516	426	<b>4,330</b>
	<b>Total</b>	<b>7,647</b>	<b>8,307</b>	<b>10,954</b>	<b>2,378</b>	<b>29,286</b>
2008	Quarter 1	788	884	1,128	239	<b>3,039</b>
	Quarter 2	824	1,036	1,166	321	<b>3,347</b>
	Quarter 3	609	691	796	176	<b>2,272</b>
	Quarter 4	620	722	746	167	<b>2,255</b>
	<b>Total</b>	<b>2,841</b>	<b>3,333</b>	<b>3,836</b>	<b>903</b>	<b>10,913</b>
2009	Quarter 1	536	674	628	177	<b>2,015</b>
	Quarter 2	737	1,027	851	231	<b>2,846</b>
	Quarter 3	871	1,126	1,036	229	<b>3,262</b>
	Quarter 4	999	1,243	1,106	252	<b>3,600</b>
	<b>Total</b>	<b>3,143</b>	<b>4,070</b>	<b>3,621</b>	<b>889</b>	<b>11,723</b>
2010	Quarter 1	650	807	859	222	<b>2,538</b>
	Quarter 2	744	928	852	188	<b>2,712</b>
	Quarter 3	712	909	964	134	<b>2,719</b>
	Quarter 4	828	845	938	208	<b>2,819</b>
	<b>Total</b>	<b>2,934</b>	<b>3,489</b>	<b>3,613</b>	<b>752</b>	<b>10,788</b>
2011	Quarter 1	664	774	820	160	<b>2,418</b>
	Quarter 2	766	812	818	231	<b>2,627</b>
	Quarter 3	964	1,029	952	271	<b>3,216</b>
	Quarter 4	900	989	933	263	<b>3,085</b>
	<b>Total</b>	<b>3,294</b>	<b>3,604</b>	<b>3,523</b>	<b>925</b>	<b>11,346</b>
2012	Quarter 1	947	975	1,024	250	<b>3,196</b>
	Quarter 2	902	979	992	263	<b>3,136</b>
	Quarter 3	1,122	1,141	1,035	276	<b>3,574</b>
	Quarter 4	1,177	1,157	1,178	266	<b>3,778</b>
	<b>Total</b>	<b>4,148</b>	<b>4,252</b>	<b>4,229</b>	<b>1,055</b>	<b>13,684</b>
2013	Quarter 1	1,015	1,059	1,051	271	<b>3,396</b>
	Quarter 2	1,149	1,160	1,201	234	<b>3,744</b>
	Quarter 3 <sup>(P)</sup>	1,272	1,206	1,241	282	<b>4,001</b>

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/index/about-lps/publications\\_and\\_statistics/statistics-and-research-publications.htm](http://www.dfpni.gov.uk/lps/index/about-lps/publications_and_statistics/statistics-and-research-publications.htm)

### 5.3 Northern Ireland Residential Property Price Index by Property Type<sup>1,2,3</sup>

Property Type	Index (Quarter 3 2013)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (£) (Quarter 3 2013)
Detached	97	1%	3%	155,960
Semi-Detached	93	1%	-1%	97,887
Terrace	82	3%	0%	65,588
Apartment	78	1%	-1%	77,125
<b>All</b>	<b>91</b>	<b>2%</b>	<b>1%</b>	<b>98,612</b>

SOURCE: LPS

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Percentage change figures are calculated using unrounded figures
3. 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/index/about-lps/publications\\_and\\_statistics/statistics-and-research-publications.htm](http://www.dfpni.gov.uk/lps/index/about-lps/publications_and_statistics/statistics-and-research-publications.htm)

### 5.4 National House Building Council (NHBC) Registered New House Sales And Prices 2002-03 to 2012-13<sup>1,2,3</sup>

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
2012-13	1,201	144,100

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 2012-13** <sup>1,2,3,4,5</sup>

Year	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Applications Completed	502	504	325	935	325	461	492	643	957
Properties Sold	745	686	804	334	80	136	121	159	155
Net Change To Properties Part Renting	-243	-182	-479	601	245	325	371	436 <sup>(R)</sup>	740
Total Properties Part Renting	3,903	3,721	3,242	3,843	4,088	4,413	4,784	5,220 <sup>(R)</sup>	5,960
Capital Expenditure (£ million)	12.6	7.2	4.2	19.0	15.0	15.0	18.0	28.3	38.0

SOURCE: DSD

- See Appendix 5: Data Sources - Owner Occupied Demand.
- There were an additional 19 part purchases (the process whereby the leaseholder acquires an increased equity holding in the property) in 2008/09, 51 part purchases in 2009/10, 32 part purchases in 2010/11, 59 part purchases in 2011/12 and 75 part purchases in 2012/13.
- All figures are reported as at 31st March each year. The 'Applications Completed' and 'Total Properties Part Renting' at that date, from 2011-12 onwards, are not relative.
- Figures for 'Applications Completed' and 'Capital Expenditure' are not relative, since 'Capital Expenditure' does not include Private Finance.
- 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 and 2012/13 'Applications Completed' includes properties for which contracts have been signed by Co-Ownership Housing at 31 March.

**5.6 Northern Ireland First-time Buyers: Lending and Affordability** <sup>1,2,3,4,5,6,7,8,9</sup>

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)	Capital and Interest Payments as % of income (Median)
1981	10,700	64	122	30	10,000	7,456	88	1.51	14.7	.....
1991	10,600	55	234	28	21,000	13,080	95	1.68	15.2	.....
1996	13,600	55	419	29	30,000	15,204	95	1.98	8.6	.....
2001	18,300	62	924	29	50,000	21,000	92	2.36	12.0	.....
2002	15,100	51	892	29	58,900	22,528	90	2.56	11.0	.....
2003	13,400	39	819	31	60,000	22,500	90	2.63	10.5	.....
2004	10,600	36	706	33	63,736	23,084	90	2.71	12.9	.....
2005	9,700	38	767	29	77,192	26,716	89	2.85	14.6	20.2
2006	9,300	34	870	29	92,238	28,144	85	3.16	15.5	20.7
2007	5,700	32	680	28	117,999	33,128	75	3.49	19.6	24.3
2008	2,900	38	340	28	110,762	32,278	80	3.40	20.7	25.5
2009	4,600	49	430	28	95,000	28,911 <sup>(R)</sup>	76	3.26	14.4	21.6
2010	4,700	48	430	28	87,500 <sup>(R)</sup>	26,396 <sup>(R)</sup>	82	3.33	13.1	20.2
2011	4,800 <sup>(R)</sup>	55	420 <sup>(R)</sup>	28	80,000 <sup>(R)</sup>	25,000	83 <sup>(R)</sup>	3.17	13.4	19.8
2012	5,100	58	400	29	70,125	23,757	80	2.98	13.3	19.3

Source: CML Regulated Mortgage Survey (April 2005 onwards)

- See Appendix 5: Data Sources - Owner Occupied Demand.
- Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size, based on total market volumes published by the Financial Conduct Authority (FCA). Historical figures are subject to revision as and when the FCA makes revisions to the market totals.
- 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.
- Average figures shown are medians, as this tends to better represent the position of the typical borrower.
- Interest payment calculations are net of Mortgage Interest Relief at Source (MIRAS) (and previous to this Mortgage Interest Tax Relief (MTR)) up until MIRAS was discontinued in April 2000.
- Affordability calculations are based on averages of calculations for individual transactions.
- Prior to April 2005, estimates of the proportion of first time buyers and movers exclude cases where the previous tenure of buyer is not known.
- 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.
- Note the 'Number of Loans' is rounded to the nearest 100 throughout the timeseries, while 'Value of Loans' has been rounded to the nearest 10 from 2006 onwards.

### 5.7 Northern Ireland Home Movers: Lending and Affordability <sup>1,2,3,4,5,6,7,8</sup>

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)	Capital and 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	16,700	65	1,607	36	87,603	34,095	73	2.62	13.2	19.8
2006	17,700	66	2,100	35	110,000	37,617	72	2.90	13.9	20.4
2007	12,400	69	1,760	35	130,799 <sup>(R)</sup>	42,438 <sup>(R)</sup>	61	3.07	16.8	22.5
2008	4,900	64	660	38	117,000	41,748 <sup>(R)</sup>	59	2.82	16.4	23.1
2009	4,900	52	600	38	105,995 <sup>(R)</sup>	40,000	68	2.72	10.6	19.4
2010	5,100	52	610 <sup>(R)</sup>	37	106,245 <sup>(R)</sup>	39,568 <sup>(R)</sup>	70	2.79	9.1	18.3
2011	4,000 <sup>(R)</sup>	45	440	39	101,250 <sup>(R)</sup>	39,088 <sup>(R)</sup>	71	2.61	8.8	17.2
2012	3,700	42	400	39	97,750	38,622	74	2.52	8.9	16.9

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, based on total market volumes published by the Financial Conduct Authority (FCA). Historical figures are subject to revision as and when the FCA makes revisions to the market totals.
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. Note the 'Number of Loans' is rounded to the nearest 100 throughout the timeseries, while 'Value of Loans' has been rounded to the nearest 10 million from 2006 onwards.



### 5.8 Northern Ireland All Loans for House Purchase: Lending and Affordability <sup>1,2,3,4,5,6,7,8</sup>

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)	Capital and Interest Payments as % of Income (Median)
1981	16,900	217	32	12,500	8,139	78	1.56	15.2	.....
1991	19,200	515	30	25,000	14,600	90	1.71	15.7	.....
1996	24,700	890	32	35,000	17,254	88	2.00	9.2	.....
2001	29,600	1,675	32	54,000	23,298	84	2.32	11.7	.....
2002	30,100	1,824	32	59,295	23,393	87	2.50	10.8	.....
2003	35,100	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	25,800	2,310	33	83,469	31,220	78	2.72	13.8	20.0
2006	27,000	2,970	33	104,129	34,000	75	2.99	14.5	20.5
2007	18,000	2,440	33	127,053 <sup>(R)</sup>	39,013 <sup>(R)</sup>	65	3.21	17.7	23.1
2008	7,700	990	34	114,000	37,450 <sup>(R)</sup>	67	3.06	18.0	24.0
2009	9,400	1,020	32	100,000	33,500	74	3.00	12.2	20.4
2010	9,800	1,030	32	96,545 <sup>(R)</sup>	31,802 <sup>(R)</sup>	75	3.05	10.6	19.1
2011	8,800 <sup>(R)</sup>	880 <sup>(R)</sup>	32	88,800 <sup>(R)</sup>	29,887 <sup>(R)</sup>	76	2.94 <sup>(R)</sup>	11.3	18.7
2012	8,800	800	32	79,000	28,095	76	2.79	11.3	18.3

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, based on total market volumes published by the Financial Conduct Authority (FCA). Historical figures are subject to revision as and when the FCA makes revisions in market totals.
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. Note the 'Number of Loans' is rounded to the nearest 100 throughout the timeseries, while 'Value of Loans' has been rounded to the nearest 10 from 2006 onwards.
8. House purchase and remortgage lending totals reported in this table are not directly comparable with those reported by the Bank of England. Principally, figures reported in this table only include lending to home-owners, whereas all mortgage lending (including Buy-to-let investors) is included in the Bank of England figures. In addition there are technical differences relating to sample size and grossing methodologies and the two sets of figures are reported based on different definitions. For more detail see:  
<http://www.cml.org.uk/cml/media/press/3661>

**5.9 Mortgage Cases Received 2002-03 to 2013-14**<sup>1,2,3</sup>

Year	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Yearly Total
2002-03	447	402	324	478	<b>1,651</b>
2003-04	435	446	351	608	<b>1,840</b>
2004-05	597	513	480	625	<b>2,215</b>
2005-06	663	623	651	677	<b>2,614</b>
2006-07	612	658	576	565	<b>2,411</b>
2007-08	584	521	542	757	<b>2,404</b>
2008-09	929	1,006	938	1,021	<b>3,894</b>
2009-10	954	1,124	807	773	<b>3,658</b>
2010-11	929	863	825	856	<b>3,473</b>
2011-12	939	1,063	730	886 <sup>(R)</sup>	<b>3,618<sup>(R)</sup></b>
2012-13	1,021 <sup>(R)</sup>	986	839	1,008	<b>3,854</b>
2013-14	950	941	..	..	..

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. 2013 figures are provisional and 2012 figures have been revised.

**5.10 Orders Made in Relation to Mortgages 2009-10 to 2013-14**<sup>1,2,3,4</sup>

Order Made	2009-10	2010-11				2010-11	2011-12				2011-12	2012-13				2012-13	2013-14	
		Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun	Jul-Sep
Possession	<b>1,795</b>	438	236	560	542	<b>1,776</b>	378	264	591	536	<b>1,769</b>	502	392	786	456	<b>2,136</b>	480	414
Suspended Possession	<b>1,041</b>	192	109	265	236	<b>802</b>	191	101	283	200	<b>775</b>	205	133	278	155	<b>771</b>	171	184
Suspended Possession Combined	<b>82</b>	30	11	18	12	<b>71</b>	11	6	8	13	<b>38</b>	6	3	3	3	<b>15</b>	8	4
Declaration, Sale & Possession	<b>9</b>	4	5	6	5	<b>20</b>	14	0	8	9	<b>31</b>	3	8	14	8	<b>33</b>	8	18
Non-Possession	<b>127</b>	40	20	25	27	<b>112</b>	34	17	25	38	<b>114</b>	32	26	59	44	<b>161</b>	56	57
Total Orders for Quarter/Year <sup>3</sup>	<b>3,054</b>	704	381	874	822	<b>2,781</b>	628	388	915	796	<b>2,727</b>	748	562	1,140	666	<b>3,116</b>	723	677
Cases Disposed <sup>3</sup>	<b>3,003</b>	690	377	868	804	<b>2,739</b>	617	381	896	774 <sup>(R)</sup>	<b>2,668<sup>(R)</sup></b>	720 <sup>(R)</sup>	549 <sup>(R)</sup>	1,114 <sup>(R)</sup>	655	<b>3,038</b>	711	659

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. 2013 figures are provisional and 2012 figures have been revised.

## 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](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.

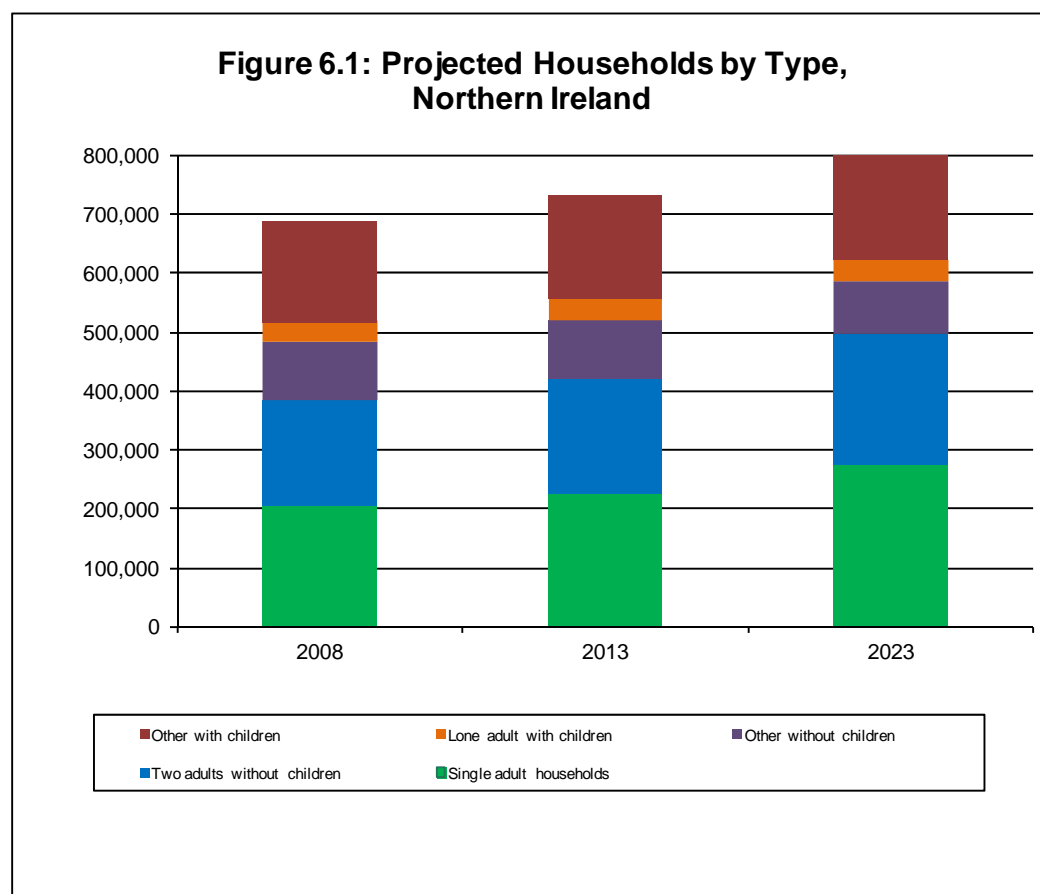
Table 6.2 contains data on the projected number of households by type in Northern Ireland from 2008 to 2023.

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 2012-13 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 2012-13 (39%). This was followed by terraced houses at 28% and semi-detached houses at 25%. Detached houses also made up the majority of accommodation which was owned outright or with a mortgage (58% and 44% respectively). Of those renting from NIHE, 62% 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.

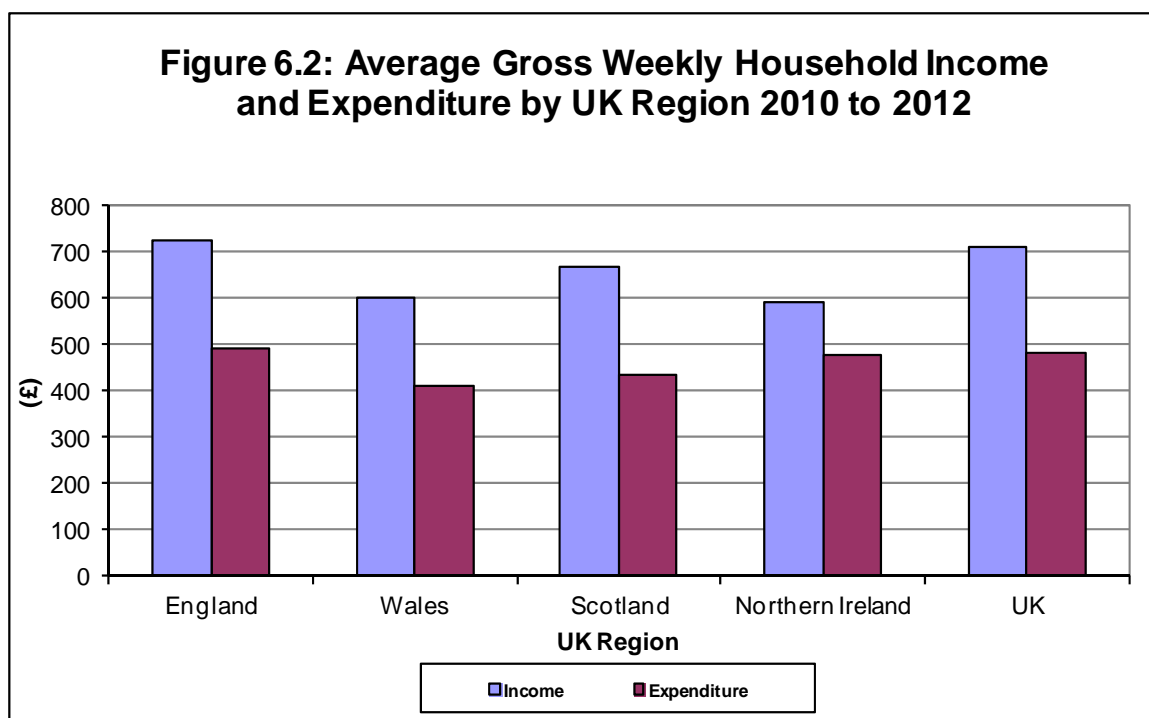
16% of households in Northern Ireland have the number of bedrooms equalling the standard, with 82% having 1 or more bedrooms above standard, and 2% having 1 or more bedrooms below standard. Of those renting from the Northern Ireland Housing Executive (NIHE), 70% have 1 or more bedrooms above the standard and 4% 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 2010 to 2012 the average gross weekly household income in Northern Ireland was £595, 16% lower than the United Kingdom average of £711.

Average weekly expenditure per household in Northern Ireland was £480.90, just slightly lower than the overall UK figure (£482.10). Average weekly expenditure per household in Northern Ireland was higher than that of Scotland and Wales, and lower than that of England. The same pattern can be seen for average weekly expenditure per person across the regions. The average expenditure per person in Northern Ireland was £200.70, compared to the overall UK average of £205.80.



In Northern Ireland an average of £52.00 per week was spent on Housing, fuel and power and £58.70 was spent on Food and Non-alcoholic drinks. This compares to £63.90 and £54.90 respectively for the United Kingdom as a whole. The largest difference in spending can be seen in the clothing and footwear category with £39.30 spent on average in Northern Ireland compared to £22.80 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.

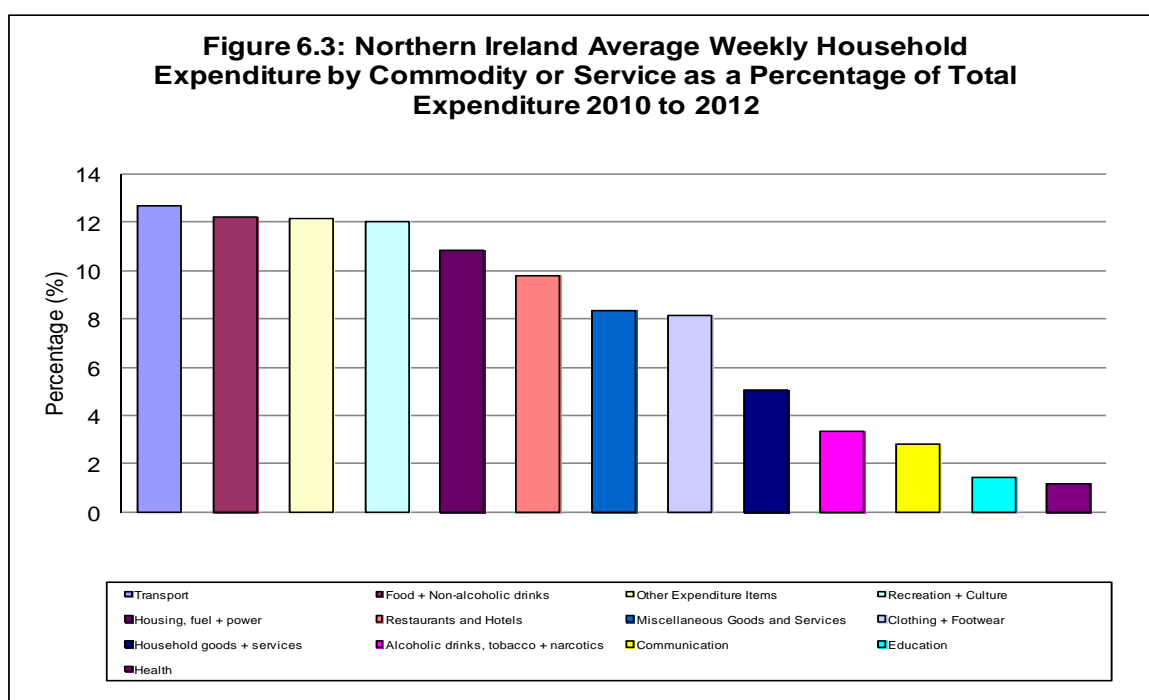


Table 6.10 is sourced from the Family Resources Survey 2011-12 and provides information on household income and housing costs by tenure. The Family Resources Survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been 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 £88 per week. This compares to £64 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 £823, followed by those who owned outright (£542) and private renters (£447). The social rented sector saw the lowest average weekly income of £336. The income for those buying with a mortgage was sourced predominantly from wages and salaries, with it making up 78% of income on average. The largest proportion of income for social renters was through social security benefits (44%) with 24% 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 2011-12 was 23%, an increase of 1 percentage point on both the 2005-06 figure and the figure for 2010-11. The percentage of households in the social rented sector in low-income (poverty) was 30% compared to 31% for the Private Rented Sector and 14% for those buying with a mortgage.

After housing costs, the overall percentage of households in low-income (poverty) in 2011-12 was 23%. This represents an increase of 2 percentage points compared to 2010-11, and 3 percentage points compared to 2005-06. In 2011-12 the percentage of households in low-income (poverty) after housing costs in the social rented sector was 34%, in the private rented sector over the same period this figure was 44%. Households buying with a mortgage again had the lowest percentage (14%).

Prior to 2011-12, the social rented sector has consistently had the highest proportion of households in low income, both before and after housing costs. In 2011-12 this changed, with the private rented sector having the highest proportion of households in low income in both categories.

### *Rates Bill*

Table 6.13 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>.

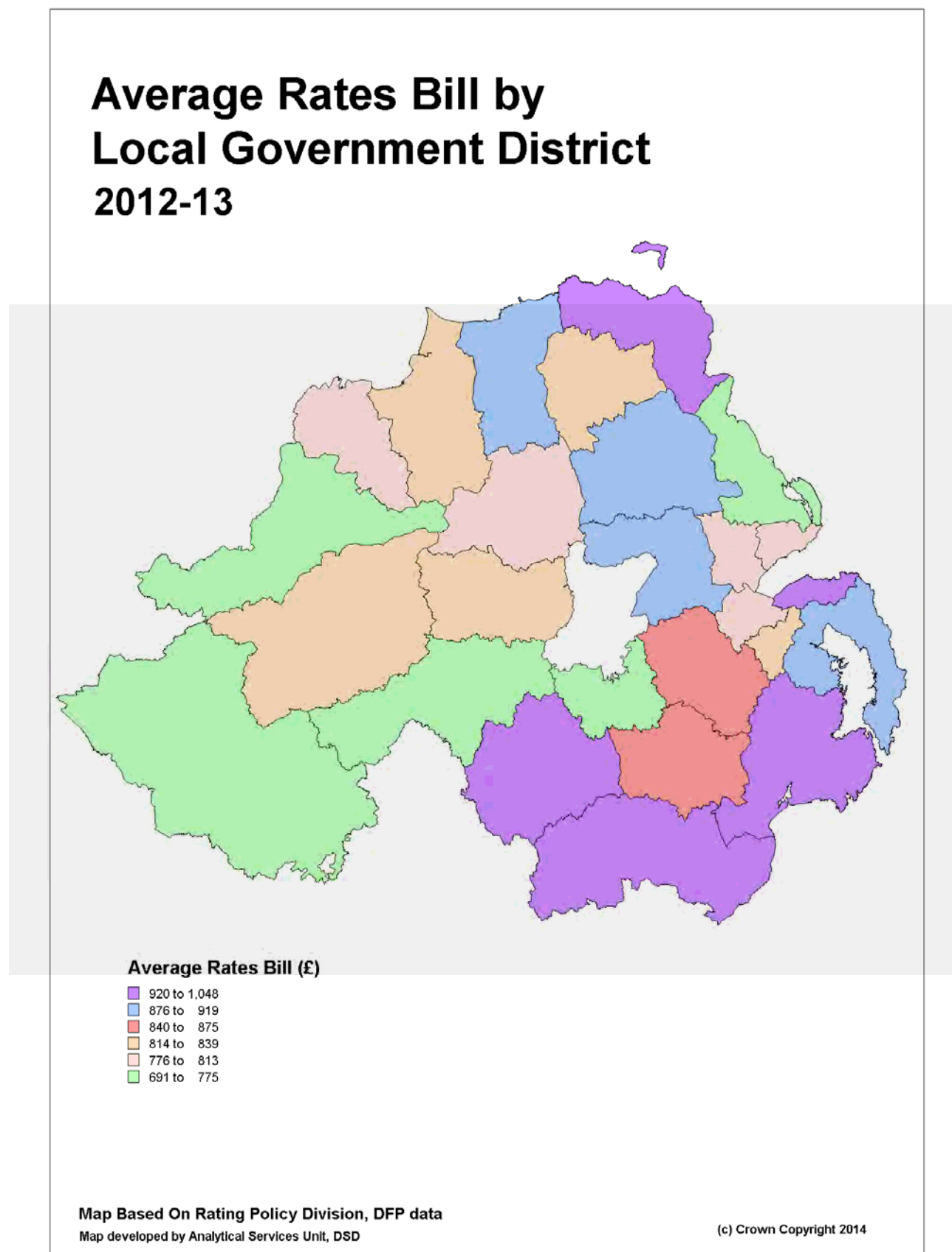
In 2012-13 the average rates bill was £839, an increase of 3% compared to 2011-12 (£814).

Note that monetary amounts for individual years have not been adjusted for inflation.

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



Map 6.1: Average Rates Bill by Local Government District 2012-13



## 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.
4. Table 6.13 was included in the Housing Statistics 2011-12 report as Table 1.13.

## 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](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](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](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>
- Household and Dwelling Estimates Across the UK  
<http://www.gro-scotland.gov.uk/files2/stats/household-estimates/household-estimates-across-uk.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/statistics-and-research/household-projections/?lang=en>

The following sources provide regional information relating to household characteristics:

- England – English Housing Survey  
<https://www.gov.uk/government/organisations/departments-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<sup>1,2,3,4,5,6</sup>**

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
<b>All households</b>	<b>688,700</b>	<b>732,800</b>	<b>810,400</b>
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](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 1991 and 2001 Census.
5. Results from the 2011 Census are now available: [http://www.nisra.gov.uk/Census/2011\\_results.html](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. Sub-totals may not sum due to rounding.

**6.2 Projected households by type, Northern Ireland, 2008-2023<sup>1,2,3,4,5,6</sup>**

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
<b>All households</b>	<b>688,700</b>	<b>732,800</b>	<b>810,400</b>

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](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 1991 and 2001 Census.
5. Results from the 2011 Census are now available: [http://www.nisra.gov.uk/Census/2011\\_results.html](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. Sub-totals may not sum due to rounding.

**6.3 Projected households by Local Government District, Northern Ireland, 2008-2023<sup>1,2,3,4,5,6</sup>**

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
<b>Northern Ireland</b>	<b>688,700</b>	<b>732,800</b>	<b>810,400</b>	<b>+121,700</b>

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](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](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. Sub-totals may not sum due to rounding.

## 6.4 Accommodation By Tenure 2012-13 <sup>1,2</sup>

Tenure Type	Detached House	Semi Detached House	Terraced House	Flat/ Maisonette/ Room	With Business Premises/
<b>Percentages</b>					
Owned Outright	58	22	18	1	1
Owned With Mortgage	44	32	21	2	0
Rented From NIHE	2	18	62	18	0
Other Rented <sup>2</sup>	21	26	35	17	1
<b>All Tenure Types</b>	<b>39</b>	<b>25</b>	<b>28</b>	<b>7</b>	<b>0</b>

SOURCE: NISRA, Continuous Household Survey

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

2. 'Other Rented' category includes rented from Housing Association, rented privately and rent free.

## 6.5 Household Type by Dwelling Tenure 2011 <sup>1</sup>

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	<b>274,400</b>
Households With Children	142,760	62.4	50,960	22.3	34,900	15.3	<b>228,620</b>
Older Households	145,060	73.2	14,860	7.5	38,300	19.3	<b>198,220</b>
<b>Total</b>	<b>467,790</b>	<b>66.7</b>	<b>122,830</b>	<b>17.5</b>	<b>110,620</b>	<b>15.8</b>	<b>701,240</b>

SOURCE: NIHE, NI House Condition Survey

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

**6.6 Household Type by Dwelling Type 2011<sup>1</sup>**

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	<b>274,400</b>
Households with Children	33,400	14.6	71,010	31.1	59,990	26.2	55,830	24.4	*	3.7	<b>228,620</b>
Older Households	64,430	32.5	48,380	24.4	38,550	19.4	30,040	15.2	16,820	8.5	<b>198,220</b>
<b>Total</b>	<b>149,800</b>	<b>21.4</b>	<b>197,260</b>	<b>28.1</b>	<b>156,900</b>	<b>22.4</b>	<b>140,650</b>	<b>20.1</b>	<b>56,630</b>	<b>8.1</b>	<b>701,240</b>

SOURCE: NIHE, NI House Condition Survey

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

**6.7 Difference From Bedroom Standard By Tenure 2012-13<sup>1,2</sup>**

Difference From Bedroom Standard (Persons)	Ow ned Outright	Ow ned With Mortgage	Rented From NIHE	Other Rented <sup>2</sup>	All Tenure Types
<b>Percentages</b>					
1 Or More Below Standard	1	2	4	3	2
Equals Standard	6	15	26	28	16
1 Above Standard	24	39	46	38	34
2 Or More Above Standard	68	44	24	31	48

SOURCE: NISRA, Continuous Household Survey

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

2. 'Other Rented' category includes rented from Housing Association, rented privately and rent free.

### 6.8 Average Gross Weekly Household Income And Expenditure By UK Region 2010-2012<sup>1,2,3,4,5</sup>

Region	Average Household Size	Average Gross Weekly Household Income £	Average Weekly Expenditure per Household £	Average Weekly Expenditure per Person £
North East	2.2	560	408.70	185.00
Yorkshire & The Humber	2.3	607	422.70	184.40
North West	2.3	642	447.50	193.70
East Midlands	2.3	665	453.90	198.30
West Midlands	2.4	640	440.60	185.00
East	2.3	772	511.30	219.90
London	2.6	912	571.60	223.90
South East	2.4	829	561.30	236.90
South West	2.3	715	502.30	215.50
England	2.4	726	491.00	208.40
Wales	2.4	604	411.30	174.10
Scotland	2.2	671	437.30	199.20
Northern Ireland <sup>4</sup>	2.4	595	480.90	200.70
<b>United Kingdom<sup>3, 4, 5</sup></b>	<b>2.3</b>	<b>711</b>	<b>482.10</b>	<b>205.80</b>

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. Since 2010 NI data has been weighted to reduce the effect of non-response bias and to match the population distribution in terms of region, age group and sex (population-based weighting). This brings NI figures into line with the rest of the UK, but figures in the table for Northern Ireland 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 2010-2012<sup>1,2,3,4,5</sup>

Commodity Or Service	Northern Ireland (£)	United Kingdom (£)
Housing (net) <sup>4</sup> , fuel and power	52.00	63.90
Food and Non-alcoholic drinks	58.70	54.90
Alcoholic drinks, tobacco and narcotics	16.10	12.10
Clothing and Footwear	39.30	22.80
Household goods and services	24.30	29.10
Health	5.80	6.00
Transport	61.00	64.90
Communication	13.50	13.40
Recreation & Culture	57.70	61.20
Education	7.00	7.90
Restaurants and Hotels	47.10	39.80
Miscellaneous Goods and Services	40.00	37.60
<b>All Expenditure Groups</b>	<b>422.50</b>	<b>413.60</b>
Other Expenditure Items	58.30	68.40
<b>Total Expenditure</b>	<b>480.90</b>	<b>482.10</b>

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. Since 2010 NI data has been weighted to reduce the effect of non-response bias and to match the population distribution in terms of region, age group and sex (population-based weighting). This brings NI figures into line with the rest of the UK, but figures in the table for Northern Ireland are now not directly comparable with previous years.

## Section 6, NI Housing Statistics 2012-13

### 6.10 Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2011-12 <sup>1,2</sup>

Percentage of total weekly household income											
Tenure	Source of income										Housing Costs (£ per week)
	Wages and salaries	Self employment income	Investments	Tax Credits	State Retirement Pension plus any Income Support / Pension Credit	Other pensions	Social Security disability benefits	Other Social Security benefits	Other sources	Average Weekly Income (£ per week)	
Social Rented	24	2	**	8	15	4	11	33	3	336	64
Private Rented	63	5	**	6	3	2	2	16	3	447	88
Owned outright	46	9	2	1	17	16	3	4	1	542	4
Buying with mortgage	78	12	**	2	1	1	1	4	1	823	57
All	60	9	1	3	8	7	3	8	1	578	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 2011-12 <sup>1,2,3,4</sup>

Tenure	% In Low-Income (Below 60% UK median)							Percentage of households	
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12		
Social Rented	35	35	39	33	37	32	30		
Private Rented	21	30	29	26	26	27	31		
Owned outright	30	28	27	29	23	23	24		
Buying with mortgage	11	8	11	10	15	12	14		
<b>All</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>22</b>	<b>23</b>		

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 2011/12.

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 2011-12 <sup>1,2,3,4</sup>

Tenure	% In Low-Income (Below 60% UK median)							Percentage of households	
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12		
Social Rented	39	39	40	36	44	37	34		
Private Rented	31	34	37	32	35	36	44		
Owned outright	17	20	18	18	15	14	15		
Buying with mortgage	13	10	14	12	14	11	14		
<b>All</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>21</b>	<b>23</b>	<b>21</b>	<b>23</b>		

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 2011/12.

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.

**6.13 Average Rates Bill By Local Government District 2004-05 to 2012-13** <sup>1,2,3,4,5,6,7</sup>

Local Government District	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £	2011-12 £	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
<b>TOTAL</b>	<b>569</b>	<b>613</b>	<b>644</b>	<b>705</b>	<b>737</b>	<b>761</b>	<b>780</b>	<b>814</b>	<b>839</b>

SOURCE : Rating Policy Division, DFP

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

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 Average Capital Value data calculated by LPS has been used.

6. Due to the change in calculation method, data prior to 2008-09 is not directly comparable with data from 2008-09 onwards and data in Table 6.13 is not comparable with Table Housing Statistics reports prior to 2011-12.

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.



## Appendix 1: Data Sources - Supply

**Table 1.1: Key Indicators 2004-05 to 2012-13**

### 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/Statore/SelectVarVal/Define.asp?maintable=PEA07&PLanguage=0> .

Further information and details of the methodology used are available within the Population and Migration Estimates April 2013 report at the following link:

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

Housing stock statistics for the Republic of Ireland are obtained from the Department of the Environment, Community and Local Government at the following link- Latest House Building and Private Rented Statistics (under Housing Stock):

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

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/pxeirestat/statire/SelectVarVal/Define.asp?MainTable=HSM01&TabStrip=Select&PLanguage=0&FF=1>

New dwelling starts statistics for the Republic of Ireland are obtained from the Department of the Environment, Community and Local Government at the following link- Latest House Building and Private Rented Statistics (under Commencement Notices):

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

### **Table 1.2: Total Housing Stock By Tenure 2001-02 to 2012-13**

### **Table 1.3: Total Occupied Housing Stock By Tenure 2001-02 to 2012-13**

### **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 to LPS 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*

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-2013-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 classification during 2011/12 due to the introduction of the new Housing Management System; however, figures presented are directly comparable to 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 (1) Annual Regulatory Return (ARR) and (2) the Annual Financial Return. Returns are collated onto a single spreadsheet for each type of return. This information is used to calculate figures for Table 1.2 & 1.3.

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).
- Financial information including management and maintenance charges

## **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. Similar procedures are applied to information on the Annual Financial Return by staff in the Finance team in Housing Division.

### *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](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.

## **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 2013.

### *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*

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 recorded by 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 2011**

## **Table 1.5: Dwelling Type by Proposed New Council Area 2011**

### *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*

Users include the Department for Social Development in Northern Ireland (DSD), Office of the First Minister and Deputy First Minister (OFMDFM), Department of Finance and Personnel (DFP), 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. The *House Condition Survey 2011* 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](http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm)).

Findings for Fuel Poverty, Decent Homes and Unfitness from the 2011 survey at District Council level are expected to be available early 2014.

#### *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). 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 published on dwelling tenure and dwelling type by proposed new council area provide a broad indication only, due to the small sample size in 2011. Sample error should be taken into consideration when using the statistics.

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. The main report was published in May 2013. Modelled District Council level figures for some key government measures (Fuel Poverty, Decent Homes and Unfitness) will be published early 2014.

### *Coherence and Comparability*

Due to a small sample size it is not possible to produce robust housing condition figures for each of the District Councils. Table 1.4 and 1.5 provide results on areas approximate to the new RPA areas based on groupings of existing Local Government districts. Sample error should be taken into consideration when using the statistics.

**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

Users include the Department for Social Development in Northern Ireland (DSD), Office of the First Minister and Deputy First Minister (OFMDFM), Department of Finance and Personnel (DFP), 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 2011* 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](http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm).

#### 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). 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 unfitness and basic amenities published in this table are considered robust at Northern Ireland level. Regression modelling will provide reasonably robust District Council Area figures (estimated early 2014).

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 (Fuel Poverty, Decent Homes and Unfitness) will be published early 2014.

### *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 1<sup>st</sup> 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 2012-13**

**Table 1.8: New Dwelling Starts by Sector and Local Government District 2011-12 and 2012-13**

**Table 1.9: New Dwelling Completions by Sector 2003-04 to 2012-13**

**Table 1.10: New Dwelling Completions for Housing Associations by Local Government District 2011-12 and 2012-13**

**Table 1.11: Additions to the Social Rented Sector 2006-07 to 2012-13**

**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. Table 1.11 provides information on Additions to the Social Rented Sector.

**Private Sector Starts and Completions**

Details of all new housing starts and completions for the private sector are supplied to DSD by each of the 26 District Council Building Control Offices via Land and Property Services (LPS). Each Office extracts information from the applications for building approval. This information is then validated and input into a building control database provided by either Tascomi or Northgate. A reporting tool is then used to interrogate the database and extract the relevant information.

For further details see:

<http://www.buildingcontrol-ni.com/>.

Building control defines a property as complete when, further to final inspection being carried out, as far as can be ascertained, the property is in compliance with NI Building Regulations and a certificate is issued.

The figures relating to private completions in Table 1.9 have been adjusted. Adjustments have been carried out to take account of the under-recording of private sector completions. DSD and LPS are planning to undertake a review of this process to determine if this

approach is still required. The methods used do not permit private sector figures to be produced at Local Government District level.

### **Data Quality**

#### *Relevance*

Information on private sector new dwellings starts and completions, covering the whole of Northern Ireland, are of interest to anyone with an interest in the housing market. The data are used by government policy makers, economic commentators, business organisations, academics and others.

#### *Accessibility and clarity*

Private housing starts and completions data are available quarterly within the Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication. Relevant footnotes are included with each table, as necessary and the published data are available in electronic format on the DSD's website.

#### *Accuracy*

The statistics cover the whole of Northern Ireland. The only measurable source of error arises from data inputting. Missing values are not an issue. Quality control and validation is carried out by the building control office before sending to LPS. This includes validation of key fields (e.g. purpose group) and other internal consistency checks (e.g. that the description of works aligns with fees and costs of works). When the data are received by LPS additional checks are carried out on the data (e.g. that Purpose Groups and dates are correct).

#### *Timeliness*

The data are received from councils and collated by LPS, ready to send to DSD, within 10 weeks of the end of the quarterly reference period.

#### *Coherence and Comparability*

Building Control Offices are the sole source of information on private sector new dwelling starts and completions. All 26 District Councils make returns, therefore there is complete coverage of Northern Ireland. The published statistics are comparable over time; the definitions have remained consistent over the last 10 years.

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.

### **Housing Association Starts, Completions and Additions**

### **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](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](http://www.nihe.gov.uk/index/corporate/plans/district_housing_plans.htm).

### *Coherence & Comparability*

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

### *Links to other parts of UK*

Starts and completions data from other parts of the UK can be accessed using the following link:

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

## **Table 1.12: Volume of Housing Output in Northern Ireland 2005 to 2013**

## **Table 1.13a: Volume of Output in Northern Ireland By Construction Sector 2003 to 2013**

## **Table 1.13b: Volume of Output in Northern Ireland By Construction Sector 2003 to 2013**

### *Description of the data*

Tables 1.12, 1.13a and 1.13b 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 (relating to work



carried out in Northern Ireland only). 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 1.14: Residential Planning Applications 2003-04 to 2012-13**

#### **Table 1.15: Residential Planning Decisions by Classification 2010-11 and 2012-13**

#### **Table 1.16: Residential Planning Applications and Decisions by Planning Service Division and Local Government District 2012-13**

#### **Table 1.17: Residential Planning Decisions by Sub-classification and Planning Division 2012-13**

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.

#### *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 each summer:

<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 last 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 from 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. From 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

Users include the Department for Social Development in Northern Ireland (DSD), Office of the First Minister and Deputy First Minister (OFMDFM), Department of Finance and Personnel (DFP), 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. The *House Condition Survey 2011* 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](http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm)).

##### 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). 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 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. The main report was published in May 2013. Modelled District Council level figures for some key government measures (Fuel Poverty, Decent Homes and Unfitness) will be published early 2014.

### *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 the higher the efficiency; a SAP rating of 100 represents zero energy cost. The rating can be over 100 for dwellings that are net exporters of energy. More detail on the SAP 2009 rating can be found at the following links: <http://www.bre.co.uk/sap2009/page.jsp?id=1642> and [http://www.nihe.gov.uk/index/corporate/housing\\_research/house\\_condition\\_survey.htm](http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm).

## **Table 2.3 Warm Homes Scheme Grants Processed 2006-07 to 2012-13**

### **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*

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 and are not included in the overall 'All Sectors' total.

## Appendix 3: Data Sources – Social Renting Demand

**Table 3.1: NIHE Average Weekly Rent, Collectable Rental Income and Arrears, 2002-03 to 2012-13**

### 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*

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 2011-12 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 comparably 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 & UK**

Average Local Authority Rents for England and the UK overall 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/LAincomeandexpenditure2013-14>.

### **Wales**

#### **Description of the data**

Data provided for 2012-13 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 2013 is available at the following link:

<http://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en>.

**Table 3.3: Housing Associations: Average Weekly Rent, Collectable Rental Income and Arrears 2001-02 to 2012-13**

### **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 (1) Annual Regulatory Return (ARR) and (2) the Annual Financial Return. Returns are collated onto a single spreadsheet for each type of return. This information is used to calculate figures for Table 3.3.

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).
- Financial information including management and maintenance charges

### **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. Similar procedures are applied to information on the Annual Financial Return by staff in the Finance team in Housing Division.

#### *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](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 2012-13**

### **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*

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 from 2011-12 onwards 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 from this year onwards.

**Table 3.5: Social Rented Sector Waiting Lists and Allocations 2002-03 to 2012-13****Table 3.6: Social Rented Sector Waiting Lists by Local Government District 2003-04 to 2012-13****Table 3.7: Total Allocations by Local Government District 2012-13***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 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013. 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*

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.

### *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 1<sup>st</sup> May 2012, as opposed to 31<sup>st</sup> March in previous years.

Figures for allocations for 2011-12 onwards are fully comparable with published statistics for previous years. However 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 (at 31 March) is considered to be a significant undercount.

#### 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 1<sup>st</sup> May 2012, as opposed to 31<sup>st</sup> March in previous years. 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 (at 31 March) is considered to be a significant undercount.

#### 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 2012-13**

**Table 3.9: Households Presenting as Homeless by Household Type, 2004-05 to 2012-13**

**Table 3.10: Households Presenting as Homeless by Outcome, 2012-13**

**Table 3.11: Homeless Households Accepted As Full Duty Applicants by Reason 2004-05 to 2012-13**

### 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](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](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.

The Housing Executive can discharge its housing duty in one of three ways: by re-housing of the applicant in the social sector, by offering the applicant three reasonable offers of accommodation in the social sector which are all refused by the applicant or if the applicant re-houses him/herself and is no longer interested.

## Description of the data

### Table 3.8

Table 3.8 reports on all households presenting as homeless in Northern Ireland between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013, 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 2012-13, 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 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013, according to the outcome of their application at 31<sup>st</sup> March 2013. 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 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013, 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*

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. 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 figures reported for each reason for presentation from 2011-12 onwards are not fully comparable with other published figures. 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 in 2011-12 and 835 cases during April-June 2012. From July 2012 onwards data migration is no longer an issue. Keying variations accounted for some of the missing data, but the majority related to three possible outcomes – where the case was rejected, cancelled or concluded. 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. Hence figures from 2011-12 onwards are not directly comparable with those reported in previous years.

Users should note that the intimidation category has been renamed from 'intimidation (civil disturbance)'. However, the data definition has not changed. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation.

#### Table 3.9

The time series of data in the table from 2011-12 onwards are not fully comparable with other published figures. 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. Hence figures from 2011-12 onwards are not directly comparable with those reported in previous years.

Users should note that the age bands for male and female single homeless presenters in reports prior to 2011-12 were labelled incorrectly. 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 from 2011-12 onwards are not fully comparable with other published figures. 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' reported from 2011-12 onwards 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 onwards 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), of which 'accepted as full duty applicant' is one. While the strict meaning of 'accepted as full duty applicant' is essentially 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 onwards and those for previous years.

Homeless figures for the period 2004-05 to 2010-11 in previous reports included those Homeless Households accepted as Full Duty Applicants who were subsequently discharged. Following the introduction of the new Housing Management System (HMS) however discharged cases were not included in figures for 2011-12 in the Housing Statistics 2011-12 report. Figures for 2012-13 include those Full Duty Applicants who were subsequently discharged. It has not been possible to revise figures for 2011-12 due to the introduction of the new HMS and keying variations. Due to this inconsistency in the time series, figures for 2011-12 are not directly comparable with other years.

Users should note that the intimidation category has been renamed from 'intimidation (civil disturbance)'. However, the data definition has not changed. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation.



## Appendix 4: Data Sources – Private Renting Demand

### **Table 4.1: Length of Time of Residence for Private Rented Sector by Region/Country 2011-12**

### **Table 4.2: Average Weekly Rent by Tenure and Region/Country 2011-12**

### **Table 4.3: Households in Private Rented Accommodation by Region/Country and Weekly Rent 2011-12**

Tables 4.1, 4.2 and 4.3 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 2011-12 1,943 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](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:

<https://www.gov.uk/government/collections/family-resources-survey--2>



## 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. Refer to the following report for information on the different methodological approaches used to produce official house price statistics:

<http://www.ons.gov.uk/ons/guide-method/user-guidance/prices/hpi/official-house-price-statistics-explained.pdf>

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.lloydsbankinggroup.com/media1/economic\\_insight/halifax\\_house\\_price\\_index\\_page.asp](http://www.lloydsbankinggroup.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](http://www.nationwide.co.uk/hpi).
- Bank of Ireland / Northern Ireland Housing Executive (NIHE) 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/](http://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/rel/hpi/house-price-index/index.html>

### **Table 5.4: NHBC Registered New House Sales and Prices 2002-03 to 2012-13**

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 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.

### *Comparability*

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

### *Timeliness*

Data is provided to Analytical Services Unit DSD 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.

### *General Data Trends*

It is not possible to make specific comments on the data that is supplied as it 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.

### **Table 5.5: Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2012-13**

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 main users of the data are Northern Ireland Co-Ownership Housing Association (NICHA) 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 NICHA website. Requests for the information in different formats can be made through this website.

#### *Accuracy*

NICHA 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 data (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*

NICHA 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 and 2012/13 '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 October 2013) has 115 members and 83 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 Conduct Authority (FCA). 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 2013-14****Table 5.10: Orders made in relation to Mortgages 2009-10 to 2013-14****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. The order will specify how much of the sum the defendant is ordered to pay should go towards the mortgage repayment and how much should go towards arrears. 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.
- **Suspended Possession combined** – This is a suspended possession order that does not specify how much of the sum the defendant is ordered to pay should go towards the mortgage repayment and how much should go towards arrears i.e. it is a combined figure.
- **Declaration, 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.
- **Non – possession** – Includes the following order types:
  - **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](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](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.

### Table 6.4: Accommodation by Tenure 2012-13

### Table 6.7: Difference from Bedroom Standard by Tenure 2012-13

#### 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 2,712 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 2012/13 CHS was 68%.

**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 populations 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 CHS 2012-13 became available in July 2013.

### *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*

Users include the Department for Social Development in Northern Ireland (DSD), Office of the First Minister and Deputy First Minister (OFMDFM), Department of Finance and Personnel (DFP), 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* 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](http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm)).

#### *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). 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 2011 figures on household type published in this table are considered robust at Northern Ireland level.

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 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. The main report was published in May 2013. Modelled District Council level figures for key government measures (Fuel Poverty, Decent Homes and Unfitness) will be published (early 2014).

### *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 2012-13**

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 2010-2012**

#### **Table 6.9: Average Weekly Household Expenditure by Commodity or Service Northern Ireland and the United Kingdom 2010-2012**

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, 2013 Edition:

<http://www.ons.gov.uk/ons/rel/family-spending/family-spending/2013-edition/index.html>.

#### **Table 6.10: Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2011-12**

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 1,943.

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](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:

<https://www.gov.uk/government/organisations/department-for-work-pensions/series/family-resources-survey--2>.

#### **Table 6.11: Percentage of Households in Low-Income Before Housing Costs 2011-12**

**Table 6.12: Percentage of Households in Low-Income After Housing Costs 2011-12**

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, 1,888 and 1,932 for the years 2005-06 to 2011-12 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](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:

<https://www.gov.uk/government/organisations/department-for-work-pensions/series/households-below-average-income-hbai--2>.

**Table 6.13: Average Rates Bill by Local Government District 2004-05 to 2012-13**

### Description of the data

Table 6.13 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](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.htm](http://www.dfpni.gov.uk/lps/index/property_rating.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 the Average Capital Value data which is calculated by LPS has been used.

### 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 change in calculation method, data prior to 2008-09 is not directly comparable with previous years.





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