

# Northern Ireland Housing Bulletin

## 1<sup>st</sup> January – 31<sup>st</sup> March 2015

Published 30<sup>th</sup> July 2015



# INTRODUCTION

## Introduction

The Northern Ireland Housing Bulletin is produced each quarter by the Analytical Services Unit of the Department for Social Development. The Bulletin contains information on homelessness, the Residential Property Price Index and new dwelling sales and prices. Data for housing starts and completions is not included in this Housing Bulletin. An explanation for this is provided in Section 1.

Key Facts include:

- In total, 5,040 households presented as homeless to the Northern Ireland Housing Executive during January - March 2015. This is an increase of 687 (16%) from the previous quarter. The reason for homelessness category with the highest number of presenters (1,015) was those citing a sharing breakdown or family dispute.
- The number of households accepted by the Northern Ireland Housing Executive as full duty applicants for the quarter January to March 2015 was 2,848, an increase of 17% compared to the previous quarter. The reason categories with the highest proportion of full duty applicants were those citing accommodation not reasonable (30%) and those citing a sharing breakdown or family dispute (18%). Of those households accepted as full duty applicants during the quarter 833 were discharged.
- During the quarter ending December 2014, 331 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, an increase of 7% on the same period in 2013.
- The average price of NHBC-registered new dwellings for the quarter ending December 2014 was £149,900 which is an increase of 1% on the previous quarter (£149,000).

# INTRODUCTION

## Symbols and Conventions

The following symbols are used throughout the publication:

- .. Not available
- \* Suppressed
- (P) Provisional
- (R) Revised
- N/A Not Applicable

## User Consultation Survey

Following a user consultation survey held during summer 2012, the bulletin has been reviewed in order to ensure it is relevant and meets the needs of users. From the July – September 2012 edition of the bulletin, additional commentary and quality information have been added and certain tables have been removed. The bulletin has also been split into themes in order to group together areas of interest for which housing statistics are available. A revised list of tables is included in Appendix 2. Refer to the following link for more information on the results of the survey:

[http://www.dsdni.gov.uk/index/stats\\_and\\_research/housing\\_publications.htm](http://www.dsdni.gov.uk/index/stats_and_research/housing_publications.htm).

## Housing Publications

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Quarterly Housing Bulletins, along with the more comprehensive annual 'Housing Statistics' reports can be found at: [http://www.dsdni.gov.uk/index/stats\\_and\\_research/housing\\_publications.htm](http://www.dsdni.gov.uk/index/stats_and_research/housing_publications.htm). If you wish to receive notification of the publications by email, please contact the above address.

Comprehensive government statistics on Northern Ireland can be found on the Northern Ireland Statistics and Research Agency website ([www.nisra.gov.uk](http://www.nisra.gov.uk)).

The next edition of this bulletin will be published October/November 2015.

Analytical Services Unit (ASU), Department for Social Development receives data for the Housing Bulletin from a number of data providers. ASU carry out a number of validation

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checks to quality assure all data received however responsibility for accuracy of the data supplied lies primarily with the source.

The Northern Ireland Housing Bulletin 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.

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Quarter Ending December 2014 (Revised)

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## SECTION 1 - SUPPLY

1.1. Section 1 of the Northern Ireland Housing Bulletin previously included data on new dwelling starts and completions. However Analytical Services Unit has instigated a methodological review of this data to assess potential improvements in quality of source data. The review will include an evaluation of the statistical under-recording adjustment factor used in relation to private sector completions. Until this review is complete no information on starts and completions will be included in the Bulletin. It is expected that this process will be completed by autumn 2015.

1.2. This relates to the following tables and Chart:

Fig 1: – New Dwelling Starts and Completions

Table 1.1 – Total New Dwelling Starts by Sector

Table 1.2 – Total New Dwelling Starts by Sector and by Local Government District

Table 1.3 – Total New Dwelling Completions by Sector

1.3 The New Dwelling Starts and Completions data that was included in the Northern Ireland Housing Statistics 2013-14 publication (released on 23<sup>rd</sup> October 2014) had already been published in the Housing Bulletin January - March 2014 report. Depending on the outcome of the review, revised back series will be produced as appropriate in both reports.

1.4 A user consultation was carried out regarding proposed changes to the Starts and Completions data in the Housing Bulletin and Housing Statistics publications in May 2015. Users will be kept informed of the outcome of this consultation via our website.

1.5 ASU apologises for any inconvenience that the Starts and Completions review may cause.

If you have any comments please contact Analytical Services Unit:

Email: [asu@dndni.gov.uk](mailto:asu@dndni.gov.uk)

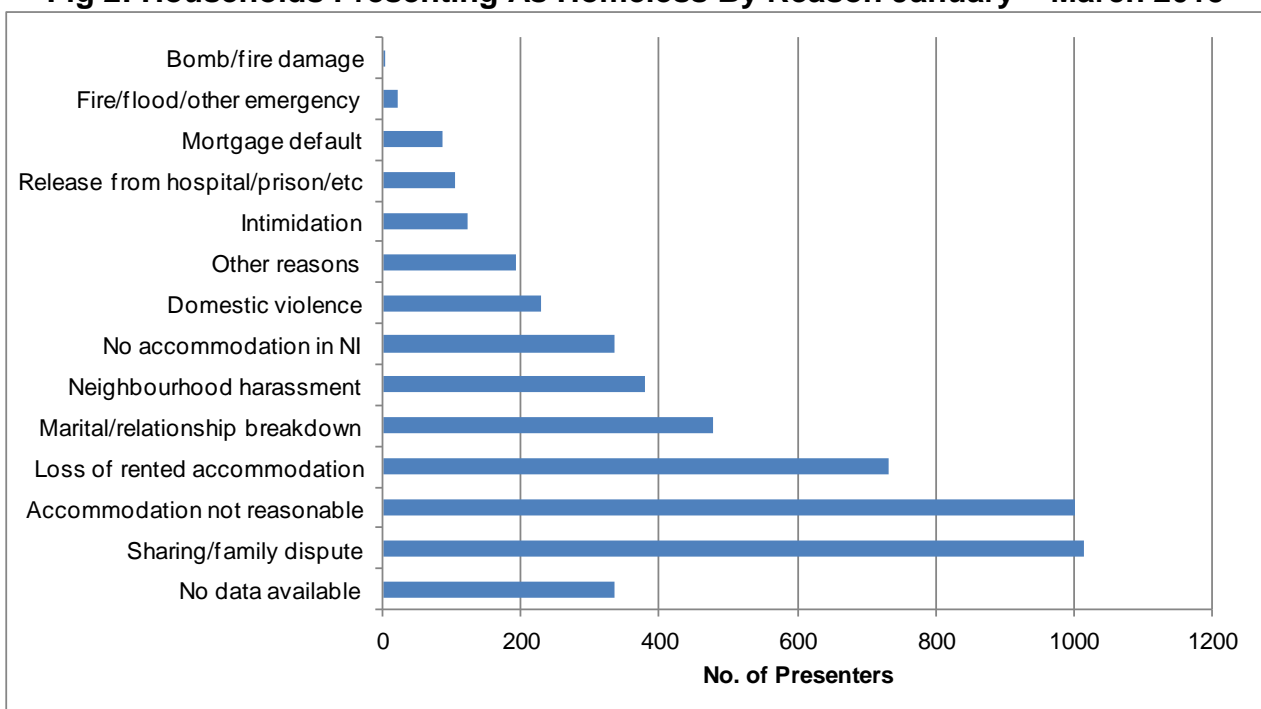
Telephone: 028 90819115

## SECTION 2 – SOCIAL RENTING DEMAND

- 2.1 In total, 5,040 households presented as homeless to the Northern Ireland Housing Executive during January to March 2015. This is an increase of 687 (16%) from the previous quarter. The reason for homelessness category with the highest number of presenters (1,015) was those citing a sharing breakdown or family dispute. Note that for 335 cases no data on reason for presentation is available; refer to Appendix 1 for more information.
- 2.2 The household types with the highest number of homeless presenters during January to March 2015 were single males (34%) and families (32%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,172 and 526 presenters respectively. All household types - single males, single females, couples, families and pensioner households - saw an increase in homeless presenters compared to the previous quarter.
- 2.3 The number of households accepted as full duty applicants for the quarter ending March 2015 was 2,848 an increase of 17% compared to the previous quarter (2,439). The reason categories with the highest proportion of full duty applicants were those citing accommodation not reasonable (30%) and those citing a sharing breakdown or family dispute (18%). Of those households accepted as full duty applicants during the quarter 833 were discharged.

Note that the definition of a full duty applicant (including discharge of housing duty) is included in Appendix 1.

**Fig 2: Households Presenting As Homeless By Reason January – March 2015**



SOURCE: NIHE

## SECTION 2 – SOCIAL RENTING DEMAND

### 2.1 Households Presenting As Homeless By Reason<sup>1,2,3,4,5</sup>

Reason	Sharing breakdown/ family dispute	Marital /relationship breakdown	Domestic violence	Loss of rented accommodation	No accommodation in Northern Ireland	Intimidation <sup>4</sup>	Accommodation not reasonable	Release from hospital/prison /other institution	Fire/flood /other emergency	Mortgage default	Bomb/fire damage (civil disturbance)	Neighbourhood harassment	Other reasons	No Data on reason for presentation	Total
<b>2010-2011</b>	<b>4,696</b>	<b>2,502</b>	<b>1,010</b>	<b>2,646</b>	<b>1,674</b>	<b>694</b>	<b>3,013</b>	<b>375</b>	<b>437</b>	<b>561</b>	<b>54</b>	<b>1,599</b>	<b>897</b>	<b>0</b>	<b>20,158</b>
<b>2011-2012</b>															
Apr - Jun	1,012	480	211	611	337	139	615	84	25	135	10	327	183	0	<b>4,169</b>
Jul - Sep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Oct - Dec	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Jan - Mar	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
<b>Total</b>	<b>4,317</b>	<b>1,838</b>	<b>896</b>	<b>2,166</b>	<b>969</b>	<b>462</b>	<b>2,779</b>	<b>314</b>	<b>58</b>	<b>449</b>	<b>33</b>	<b>1,112</b>	<b>613</b>	<b>3,731</b>	<b>19,737</b>
<b>2012-2013</b>															
Apr - Jun	919	410	213	708	344	140	799	99	18	121	10	248	184	835	<b>5,048</b>
Jul - Sep	1,017	504	235	657	406	149	730	110	25	107	8	358	194	612	<b>5,112</b>
Oct - Dec	791	478	193	540	351	136	718	103	19	121	9	273	187	352	<b>4,271</b>
Jan - Mar	1,006	529	214	712	412	159	822	103	19	160	10	261	167	349	<b>4,923</b>
<b>Total</b>	<b>3,733</b>	<b>1,921</b>	<b>855</b>	<b>2,617</b>	<b>1,513</b>	<b>584</b>	<b>3,069</b>	<b>415</b>	<b>81</b>	<b>509</b>	<b>37</b>	<b>1,140</b>	<b>732</b>	<b>2,148</b>	<b>19,354</b>
<b>2013-2014</b>															
Apr - Jun	849	428	205	687	363	154	786	116	17	114	10	274	172	448	<b>4,623</b>
Jul - Sep	927	452	232	645	352	180	778	116	17	113	8	357	171	484	<b>4,832</b>
Oct - Dec	861	449	180	548	346	177	764	115	12	93	4	285	190	643	<b>4,667</b>
Jan - Mar	912	460	214	688	338	155	845	102	16	101	7	226	168	508	<b>4,740</b>
<b>Total</b>	<b>3,549</b>	<b>1,789</b>	<b>831</b>	<b>2,568</b>	<b>1,399</b>	<b>666</b>	<b>3,173</b>	<b>449</b>	<b>62</b>	<b>421</b>	<b>29</b>	<b>1,142</b>	<b>701</b>	<b>2,083</b>	<b>18,862</b>
<b>2014-2015</b>															
Apr - Jun <sup>(R)</sup>	940	438	240	784	345	160	809	121	14	105	8	365	191	388	<b>4,908</b>
Jul - Sep <sup>(R)</sup>	1,043	539	270	765	448	187	979	129	23	116	8	461	213	139	<b>5,320</b>
Oct - Dec <sup>(R)</sup>	893	394	216	561	329	121	873	116	25	79	7	311	193	235	<b>4,353</b>
Jan - Mar	1,015	478	230	731	336	122	1,002	105	22	87	4	379	194	335	<b>5,040</b>
<b>Total</b>	<b>3,891</b>	<b>1,849</b>	<b>956</b>	<b>2,841</b>	<b>1,458</b>	<b>590</b>	<b>3,663</b>	<b>471</b>	<b>84</b>	<b>387</b>	<b>27</b>	<b>1,516</b>	<b>791</b>	<b>1,097</b>	<b>19,621</b>

1. Jul - Sep 2011, Oct - Dec 2011 and Jan - Mar 2012 homeless figures are not available on a quarterly basis due to the introduction of a new Housing Management System in July 2011.

Source: NIHE

2. Following the introduction of the new Housing Management System, no data on reason for presentation is available for 3,731 cases during the period Jul 2011 - Mar 2012 and 835 cases during the period Apr - Jun 2012.

This is due to the merging of two systems, involving data migration and keying variations.

3. For the period Jul - Sep 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).

4. 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.

5. Figures for 2014-15 have been updated due to end of year reporting. The updated figures now include presenters who were not on the system at the time the figures were produced. This has resulted in an update to figures for the entire financial year.

[Download Table](#)



## SECTION 2 – SOCIAL RENTING DEMAND

### 2.2 Households Presenting As Homeless By Household Type<sup>1,2</sup>

Household Type	Single males				Single females				Couples	Families	Pensioner Households	Undefined	Total
	16-17 yrs	18-25 yrs	26-59 yrs	Total	16-17 yrs	18-25 yrs	26-59 yrs	Total					
<b>2010-2011</b>	201	2,295	4,690	<b>7,186</b>	219	1,666	1,643	<b>3,528</b>	<b>897</b>	<b>6,454</b>	<b>2,093</b>	<b>0</b>	<b>20,158</b>
<b>2011-2012</b>													
Apr - Jun	45	456	929	<b>1,430</b>	46	377	334	<b>757</b>	<b>198</b>	<b>1,376</b>	<b>408</b>	<b>0</b>	<b>4,169</b>
Jul - Sep	..	..	..	..	..	..	..	..	..	..	..	..	..
Oct - Dec	..	..	..	..	..	..	..	..	..	..	..	..	..
Jan - Mar	..	..	..	..	..	..	..	..	..	..	..	..	..
<b>Total</b>	<b>186</b>	<b>2,193</b>	<b>4,425</b>	<b>6,804</b>	<b>246</b>	<b>1,769</b>	<b>1,754</b>	<b>3,769</b>	<b>924</b>	<b>6,268</b>	<b>1,972</b>	<b>0</b>	<b>19,737</b>
<b>2012-2013</b>													
Apr - Jun	50	527	1,164	<b>1,741</b>	66	438	474	<b>978</b>	<b>216</b>	<b>1,642</b>	<b>471</b>	<b>0</b>	<b>5,048</b>
Jul - Sep	45	608	1,239	<b>1,892</b>	57	444	485	<b>986</b>	<b>217</b>	<b>1,559</b>	<b>456</b>	<b>2</b>	<b>5,112</b>
Oct - Dec	51	468	1,084	<b>1,603</b>	55	344	374	<b>773</b>	<b>176</b>	<b>1,278</b>	<b>441</b>	<b>0</b>	<b>4,271</b>
Jan - Mar	50	519	1,163	<b>1,732</b>	40	427	456	<b>923</b>	<b>221</b>	<b>1,540</b>	<b>507</b>	<b>0</b>	<b>4,923</b>
<b>Total</b>	<b>196</b>	<b>2,122</b>	<b>4,650</b>	<b>6,968</b>	<b>218</b>	<b>1,653</b>	<b>1,789</b>	<b>3,660</b>	<b>830</b>	<b>6,019</b>	<b>1,875</b>	<b>2</b>	<b>19,354</b>
<b>2013-2014</b>													
Apr - Jun	43	507	1,070	<b>1,620</b>	32	340	418	<b>790</b>	<b>209</b>	<b>1,519</b>	<b>485</b>	<b>0</b>	<b>4,623</b>
Jul - Sep	37	516	1,187	<b>1,740</b>	51	355	494	<b>900</b>	<b>237</b>	<b>1,474</b>	<b>478</b>	<b>3</b>	<b>4,832</b>
Oct - Dec	45	528	1,229	<b>1,802</b>	48	342	441	<b>831</b>	<b>202</b>	<b>1,382</b>	<b>450</b>	<b>0</b>	<b>4,667</b>
Jan - Mar	37	476	1,103	<b>1,616</b>	48	371	438	<b>857</b>	<b>220</b>	<b>1,492</b>	<b>555</b>	<b>0</b>	<b>4,740</b>
<b>Total</b>	<b>162</b>	<b>2,027</b>	<b>4,589</b>	<b>6,778</b>	<b>179</b>	<b>1,408</b>	<b>1,791</b>	<b>3,378</b>	<b>868</b>	<b>5,867</b>	<b>1,968</b>	<b>3</b>	<b>18,862</b>
<b>2014-2015</b>													
Apr - Jun <sup>(R)</sup>	52	473	1,180	<b>1,705</b>	57	367	497	<b>921</b>	<b>207</b>	<b>1,604</b>	<b>471</b>	<b>0</b>	<b>4,908</b>
Jul - Sep <sup>(R)</sup>	39	532	1,231	<b>1,802</b>	36	388	505	<b>929</b>	<b>263</b>	<b>1,742</b>	<b>584</b>	<b>0</b>	<b>5,320</b>
Oct - Dec <sup>(R)</sup>	47	503	1,080	<b>1,630</b>	40	332	406	<b>778</b>	<b>193</b>	<b>1,253</b>	<b>499</b>	<b>0</b>	<b>4,353</b>
Jan - Mar	47	505	1,172	<b>1,724</b>	43	349	526	<b>918</b>	<b>211</b>	<b>1,595</b>	<b>592</b>	<b>0</b>	<b>5,040</b>
<b>Total</b>	<b>185</b>	<b>2,013</b>	<b>4,663</b>	<b>6,861</b>	<b>176</b>	<b>1,436</b>	<b>1,934</b>	<b>3,546</b>	<b>874</b>	<b>6,194</b>	<b>2,146</b>	<b>0</b>	<b>19,621</b>

1. Jul - Sep 2011, Oct - Dec 2011 and Jan - Mar 2012 homeless figures are not available on a quarterly basis due to the introduction of a new computer-based Housing Management System in July 2011.

Source: NIHE

2. Figures for 2014-15 have been updated due to end of year reporting. The updated figures now include presenters who were not on the system at the time the figures were produced. This has resulted in an update to figures for the entire financial year.

[Download Table](#)

## SECTION 2 – SOCIAL RENTING DEMAND

### 2.3 Homeless Households Accepted As Full Duty Applicants By Reason<sup>1,2,3,4,5,6,7</sup>

Reason	Sharing breakdown/ family dispute	Marital /relationship breakdown	Domestic violence	Loss of rented accommodation	No accommodation in Northern Ireland	Intimidation <sup>5</sup>	Accommodation not reasonable	Release from hospital/prison /other institution	Fire /flood /other emergency	Mortgage default	Bomb /fire damage (civil disturbance)	Neighbourhood harassment	Other reasons	Total	End of Quarter status of households accepted during the Quarter	
															Live Full Duty Applicants <sup>6</sup>	Discharged Full Duty Applicants
<b>2010-2011</b>	<b>1,995</b>	<b>954</b>	<b>829</b>	<b>1,200</b>	<b>614</b>	<b>361</b>	<b>2,644</b>	<b>226</b>	<b>169</b>	<b>200</b>	<b>25</b>	<b>854</b>	<b>373</b>	<b>10,444</b>		
<b>2011-2012</b>																
Apr - Jun	532	190	196	310	139	55	581	39	25	61	5	213	68	2,414		
Jul - Sep	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
Oct - Dec	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
Jan - Mar	..	..	..	..	..	..	..	..	..	..	..	..	..	..		
<b>Total</b>	<b>2,149</b>	<b>784</b>	<b>697</b>	<b>988</b>	<b>369</b>	<b>303</b>	<b>2,215</b>	<b>182</b>	<b>37</b>	<b>227</b>	<b>26</b>	<b>753</b>	<b>291</b>	<b>9,021</b>		
<b>2012-2013<sup>4</sup></b>																
Apr - Jun	479	205	193	412	146	109	710	68	11	69	7	184	118	2,711	2,001	710
Jul - Sep	520	211	213	335	174	114	640	69	18	52	7	242	113	2,708	2,271	437
Oct - Dec	389	201	170	257	175	93	630	60	16	68	6	169	97	2,331	1,713	618
Jan - Mar	395	177	144	295	125	95	576	47	12	63	5	128	66	2,128	1,923	205
<b>Total</b>	<b>1,783</b>	<b>794</b>	<b>720</b>	<b>1,299</b>	<b>620</b>	<b>411</b>	<b>2,556</b>	<b>244</b>	<b>57</b>	<b>252</b>	<b>25</b>	<b>723</b>	<b>394</b>	<b>9,878</b>	<b>7,908</b>	<b>1,970</b>
<b>2013-2014</b>																
Apr - Jun	415	202	178	366	140	92	691	70	5	60	9	165	82	2,475	2,170	305
Jul - Sep	451	185	194	319	146	98	691	66	12	53	5	192	81	2,493	2,187	306
Oct - Dec	367	170	157	271	115	105	676	66	8	46	4	173	85	2,243	1,965	278
Jan - Mar	440	197	192	351	123	85	724	54	8	49	3	137	75	2,438	2,210	228
<b>Total</b>	<b>1,673</b>	<b>754</b>	<b>721</b>	<b>1,307</b>	<b>524</b>	<b>380</b>	<b>2,782</b>	<b>256</b>	<b>33</b>	<b>208</b>	<b>21</b>	<b>667</b>	<b>323</b>	<b>9,649</b>	<b>8,532</b>	<b>1,117</b>
<b>2014-2015</b>																
Apr - Jun <sup>(R)</sup>	450	171	195	387	123	97	669	73	11	48	4	205	84	2,518	1,704	814
Jul - Sep <sup>(R)</sup>	545	252	250	416	189	125	851	87	16	66	6	306	105	3,211	2,119	1,092
Oct - Dec <sup>(R)</sup>	392	160	188	284	128	100	753	65	14	41	5	204	104	2,439	1,610	829
Jan - Mar	525	195	199	392	144	83	844	63	18	44	3	237	100	2,848	2,015	833
<b>Total</b>	<b>1,912</b>	<b>778</b>	<b>832</b>	<b>1,479</b>	<b>584</b>	<b>405</b>	<b>3,117</b>	<b>288</b>	<b>59</b>	<b>199</b>	<b>18</b>	<b>952</b>	<b>393</b>	<b>11,016</b>	<b>7,448</b>	<b>3,568</b>

1. Jul - Sep 2011, Oct - Dec 2011 and Jan - Mar 2012 homeless figures are not available on a quarterly basis due to the introduction of a new computer-based Housing Management System in July 2011.

Source: NIHE

- Until the final quarter 2011, the table was entitled "Homeless Households Awarded 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). 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 from July 2011 onwards are not directly comparable with previous figures. See Appendix 1 for further details.
- Figures for the period Apr 2010 to Jun 2011 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 or private sector, by offering the applicant three reasonable offers of accommodation which are all refused or if the applicant rehous 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.
- Following the introduction of the new Housing Management System discharged Full Duty Applicants were not included in figures for July 2011 onwards in reports published prior to the Jan - Mar 2013 bulletin. Revised figures for 2012-13 now include those Full Duty Applicants who were subsequently discharged. It has not been possible to revise figures for the last 3 quarters of 2011-12 and the overall total for that year due to the introduction of the new HMS and keying variations. See Appendix 1 for further details.
- 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.
- Figures for Live Full Duty Applicants are based on the status of households accepted during the quarter only; they do not represent the overall total of the Live Full Duty Applicant cases.
- Figures for 2014-15 have been updated due to end of year reporting. Those applicants who applied for FDA status in one quarter but were not accepted until a subsequent quarter are picked up in the end of year report. This has resulted in an update to figures for the entire financial year due to the redistribution of those not accepted as FDA in the same quarter they presented.

[Download Table](#)

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

### Northern Ireland Residential Property Price Index

3.1 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, combining a house price index and an apartment price index. The index uses information on all verified residential property sales as recorded by Her Majesty's Revenue & Customs (HMRC).

Note that Quarter 1 2005 is the reference base period and the index is set to 100 for that period. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available. Figures can also change as a result of planned methodological changes, human error or system failures.

For more information refer to the following link:

[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)

3.2 The Northern Ireland Residential Property Price Index (NI RPPI) rose from the base value of 100 in Quarter 1 (January - March) 2005 to reach a peak of 201 in Quarter 3 (July - September) 2007. Since the third quarter of 2007 the Residential Property Price Index fell sharply, before stabilising in 2009. Between Quarter 1 (January - March) 2010 and Quarter 1 2013 prices fell but at a slower rate.

3.3 The standardised residential property price in Quarter 1 (January - March) 2015 is 6% higher than in the same quarter in 2014, but has decreased by 1% compared to the previous quarter, Quarter 4 (October - December) 2014.

3.4 The Northern Ireland Residential Property Price Index currently stands at 98 in the first quarter of 2015. The standardised residential property price is now 2% lower than in the first quarter of 2005.

3.5 Table 3.2 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.

3.6 The number of verified residential property sales fell sharply from 29,048 in 2007 to 10,815 in 2008. Between 2008 and 2011 the annual number of sales was approximately 11 to 12 thousand, rising to over 13,600 in 2012, over 16,500 in 2013, and over 20,500 in 2014.

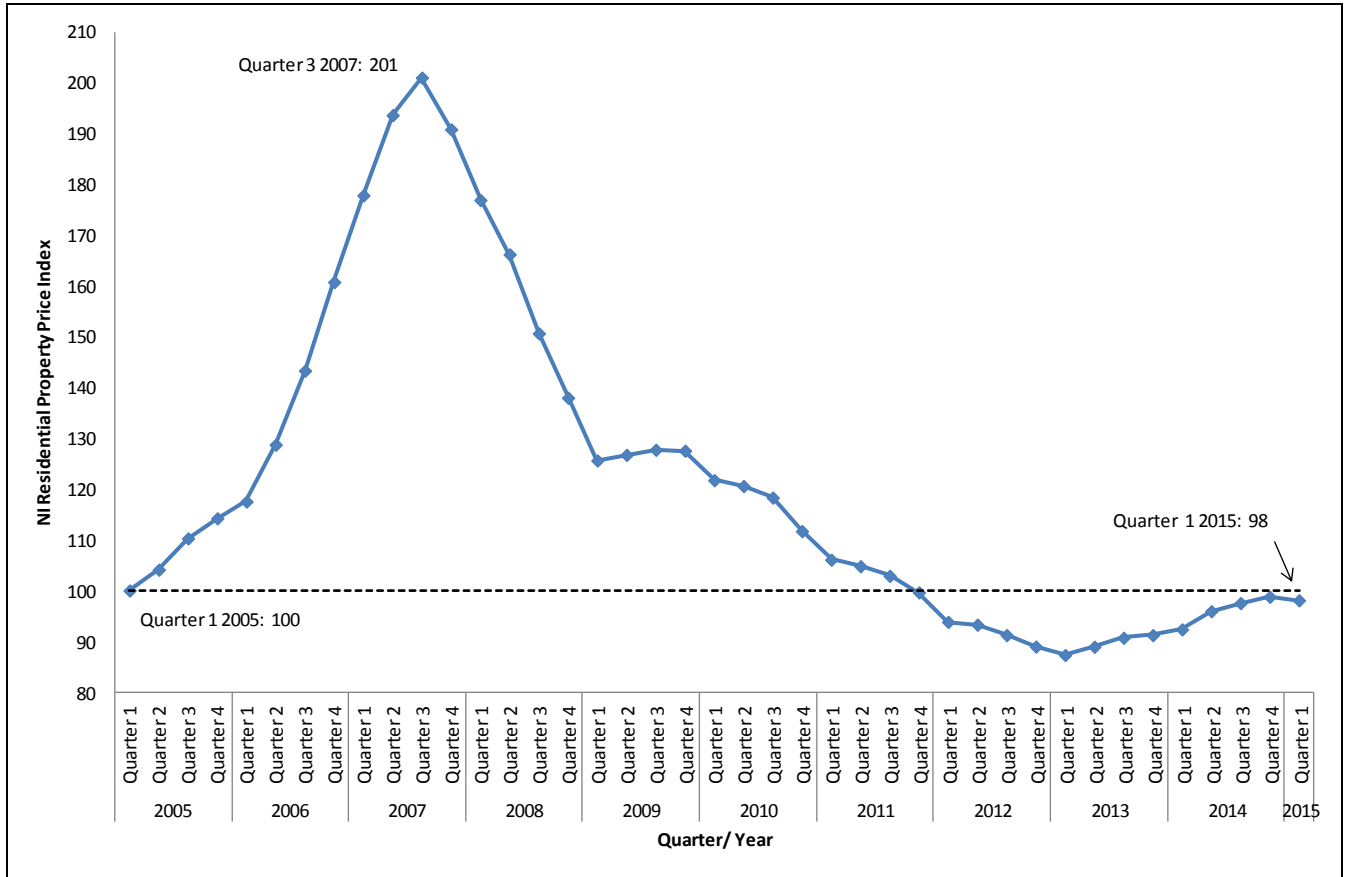
3.7 In Quarter 1 (January - March) 2015 there were 4,058 verified residential property sales. This is 9% fewer than the number recorded in Quarter 1 2014 (4,468).

3.8 The standardised price across all property types for Quarter 1 2015 stands at £109,647. The price of detached and semi-detached properties decreased by 1% in Quarter 1 2015 compared to the previous quarter; the price of apartments decreased by 2%, and the price of terraced houses increased by 1% in the same period. During the 12 month period to Q1 2015 the price of terraced houses and

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

apartments increased by 8%, and the price of detached and semi-detached properties increased by 5%.

**Fig 3: Northern Ireland Residential Property Price Index<sup>1</sup>**



SOURCE: LPS <http://www.dfpni.gov.uk/lps/index/about-lps/publications/statistics-and-research-publications.htm>

1. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

### 3.1 Northern Ireland Residential Property Price Index<sup>1,2,3,4,5</sup>

Year	Quarter	NI Residential Property Price Index	Quarterly Change	Annual Change
2005	Quarter 1	100		
2007	Quarter 1	178	11%	51%
	Quarter 2	194	9%	50%
	Quarter 3	201	4%	40%
	Quarter 4	191	-5%	19%
2008	Quarter 1	177	-7%	-1%
	Quarter 2	166	-6%	-14%
	Quarter 3	151	-9%	-25%
	Quarter 4	138	-8%	-28%
2009	Quarter 1	126	-9%	-29%
	Quarter 2	127	1%	-24%
	Quarter 3	128	1%	-15%
	Quarter 4	128	0%	-8%
2010	Quarter 1	122	-5%	-3%
	Quarter 2	121	-1%	-5%
	Quarter 3	118	-2%	-7%
	Quarter 4	112	-6%	-12%
2011	Quarter 1	106	-5%	-13%
	Quarter 2	105	-1%	-13%
	Quarter 3	103	-2%	-13%
	Quarter 4	100	-3%	-11%
2012	Quarter 1	94	-6%	-12%
	Quarter 2	93	-1%	-11%
	Quarter 3	91	-2%	-11%
	Quarter 4	89	-2%	-11%
2013	Quarter 1	87	-2%	-7%
	Quarter 2	89	2%	-5%
	Quarter 3	91	2%	-1%
	Quarter 4	91	1%	3%
2014	Quarter 1	92	1%	6%
	Quarter 2	96	4%	8%
	Quarter 3	98	2%	8%
	Quarter 4	99	1%	8%
2015	Quarter 1	98	-1%	6%

SOURCE: LPS <http://www.dfpni.gov.uk/lps/index/about-lps/publications/statistics-and-research-publications.htm>

1. See Appendix 1 : Data Sources - Owner Occupied Housing Demand
2. Note - Percentage change figures are calculated using unrounded figures
3. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available.
4. 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.
5. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

[Download Table](#)

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

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

Year	Quarter	Detached	Semi-Detached	Terrace	Apartment	Total
2007	Quarter 1	2,196	2,463	3,346	685	<b>8,690</b>
	Quarter 2	2,320	2,685	3,577	735	<b>9,317</b>
	Quarter 3	1,909	1,875	2,458	521	<b>6,763</b>
	Quarter 4	1,147	1,208	1,504	419	<b>4,278</b>
	<b>Total</b>	<b>7,572</b>	<b>8,231</b>	<b>10,885</b>	<b>2,360</b>	<b>29,048</b>
2008	Quarter 1	779	875	1,109	237	<b>3,000</b>
	Quarter 2	815	1,027	1,151	321	<b>3,314</b>
	Quarter 3	608	684	785	175	<b>2,252</b>
	Quarter 4	619	721	743	166	<b>2,249</b>
	<b>Total</b>	<b>2,821</b>	<b>3,307</b>	<b>3,788</b>	<b>899</b>	<b>10,815</b>
2009	Quarter 1	529	669	623	173	<b>1,994</b>
	Quarter 2	735	1,018	844	230	<b>2,827</b>
	Quarter 3	862	1,119	1,025	229	<b>3,235</b>
	Quarter 4	993	1,238	1,103	249	<b>3,583</b>
	<b>Total</b>	<b>3,119</b>	<b>4,044</b>	<b>3,595</b>	<b>881</b>	<b>11,639</b>
2010	Quarter 1	639	795	848	221	<b>2,503</b>
	Quarter 2	738	924	849	185	<b>2,696</b>
	Quarter 3	705	906	961	134	<b>2,706</b>
	Quarter 4	823	844	936	208	<b>2,811</b>
	<b>Total</b>	<b>2,905</b>	<b>3,469</b>	<b>3,594</b>	<b>748</b>	<b>10,716</b>
2011	Quarter 1	654	770	816	159	<b>2,399</b>
	Quarter 2	761	811	814	232	<b>2,618</b>
	Quarter 3	961	1,025	949	272	<b>3,207</b>
	Quarter 4	898	987	928	263	<b>3,076</b>
	<b>Total</b>	<b>3,274</b>	<b>3,593</b>	<b>3,507</b>	<b>926</b>	<b>11,300</b>
2012	Quarter 1	937	972	1,017	249	<b>3,175</b>
	Quarter 2	900	975	990	261	<b>3,126</b>
	Quarter 3	1,119	1,131	1,033	274	<b>3,557</b>
	Quarter 4	1,175	1,147	1,179	266	<b>3,767</b>
	<b>Total</b>	<b>4,131</b>	<b>4,225</b>	<b>4,219</b>	<b>1,050</b>	<b>13,625</b>
2013	Quarter 1	1,025	1,072	1,063	274	<b>3,434</b>
	Quarter 2	1,194	1,195	1,226	257	<b>3,872</b>
	Quarter 3	1,334	1,274	1,274	323	<b>4,205</b>
	Quarter 4	1,600	1,570	1,454	422	<b>5,046</b>
	<b>Total</b>	<b>5,153</b>	<b>5,111</b>	<b>5,017</b>	<b>1,276</b>	<b>16,557</b>
2014	Quarter 1	1,455	1,390	1,352	271	<b>4,468</b>
	Quarter 2	1,656	1,642	1,528	404	<b>5,230</b>
	Quarter 3	1,723	1,685	1,557	413	<b>5,378</b>
	Quarter 4	1,738	1,664	1,629	468	<b>5,499</b>
	<b>Total</b>	<b>6,572</b>	<b>6,381</b>	<b>6,066</b>	<b>1,556</b>	<b>20,575</b>
2015	Quarter 1	1,260	1,209	1,292	297	<b>4,058</b>

SOURCE: LPS <http://www.dfpni.gov.uk/lps/index/about-lps/publications/statistics-and-research-publications.htm>

1. See Appendix 1: Data Sources - Owner Occupied Housing 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. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

[Download Table](#)

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

### 3.3 Northern Ireland Residential Property Price Index by Property Type<sup>1,2,3,4,5</sup>

Property Type	Index (Quarter 1 2015)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (£) (Quarter 1 2015)
Detached	104	-1%	5%	166,955
Semi-Detached	103	-1%	5%	107,090
Terrace	92	1%	8%	74,639
Apartment	85	-2%	8%	87,630
<b>All</b>	<b>98</b>	<b>-1%</b>	<b>6%</b>	<b>109,647</b>

SOURCE: LPS <http://www.dfpni.gov.uk/lps/index/about-lps/publications/statistics-and-research-publications.htm>

1. See Appendix 1: Data Sources - Owner Occupied Housing Demand
2. Note - Percentage change figures are calculated using unrounded figures
3. Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available.
4. 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.
5. Detailed explanatory notes, statistics and contact details are available at the link in the source above.

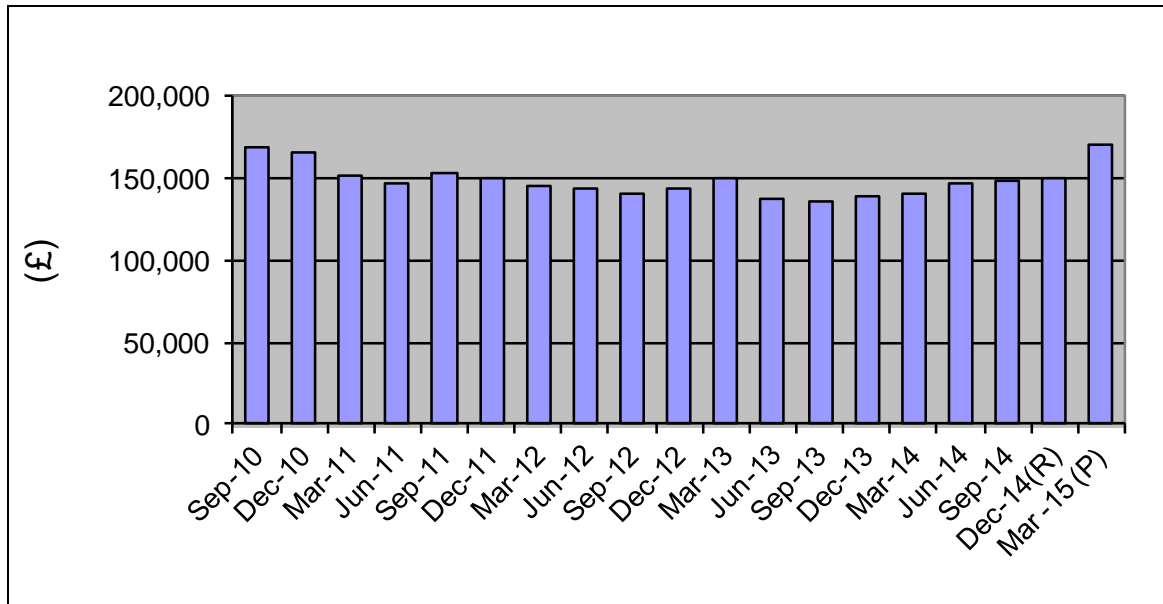
[Download Table](#)

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

### New Dwelling Sales and Prices

- 3.9 During the quarter ending December 2014, 331 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, an increase of 7% on the same period in 2013.
- 3.10 Provisional figures for 2014/15 show a 10% increase in the average annual price of NHBC-registered new dwellings from £138,100 in 2013/14 to £152,200 in 2014/15. This is the first time an increase in annual prices has been observed since 2007/08.
- 3.11 The average price stood at £149,900 for October - December 2014 (revised figures), which is an increase of 1% on the previous quarter (£149,000) and an increase of 8% on the same quarter in 2013. Increases in average price have been observed in every quarter since July – September 2013, which recorded an 8-year low of £136,500.
- 3.12 The largest number of new dwelling sales during the quarter ending December 2014 was in Lisburn Local Government District (44) with an average price of £170,900. This was followed by Castlereagh Local Government District (26) and Craigavon Local Government District (25) at an average price of £150,500, and £160,600 respectively.

**Fig 4: Average Price of New Dwellings Sold Quarters Ending September 2010 - March 2015**



SOURCE: NHBC



## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

### 3.4 Northern Ireland New Dwelling Sales And Prices<sup>1,2,3</sup>

Quarter / Year	Number Of Sales	Average Price (£)
<b>Year 2005-06</b>	<b>6,969</b>	<b>133,900</b>
<b>Year 2006-07</b>	<b>6,136</b>	<b>164,700</b>
Apr - Jun 2007	1,143	215,300
Jul - Sep 2007	659	216,400
Oct - Dec 2007	650	206,100
Jan - Mar 2008	426	196,700
<b>Year 2007-08</b>	<b>2,878</b>	<b>210,700</b>
Apr - Jun 2008	751	187,900
Jul - Sep 2008	512	183,100
Oct - Dec 2008	544	177,600
Jan - Mar 2009	422	170,100
<b>Year 2008-09</b>	<b>2,229</b>	<b>180,900</b>
Apr - Jun 2009	597	161,100
Jul - Sep 2009	613	165,600
Oct - Dec 2009	636	163,300
Jan - Mar 2010	426	170,400
<b>Year 2009-10</b>	<b>2,272</b>	<b>164,700</b>
Apr - Jun 2010	491	165,200
Jul - Sep 2010	387	168,500
Oct - Dec 2010	453	166,500
Jan - Mar 2011	315	152,200
<b>Year 2010-11</b>	<b>1,646</b>	<b>163,900</b>
Apr - Jun 2011	387	147,000
Jul - Sep 2011	343	152,800
Oct - Dec 2011	406	149,700
Jan - Mar 2012	356	145,000
<b>Year 2011-12</b>	<b>1,492</b>	<b>148,600</b>
Apr - Jun 2012	331	143,500
Jul - Sep 2012	318	140,200
Oct - Dec 2012	321	143,800
Jan - Mar 2013	231	150,700
<b>Year 2012-13</b>	<b>1,201</b>	<b>144,100</b>
Apr - Jun 2013	297	136,900
Jul - Sep 2013	271	136,500
Oct - Dec 2013	308	138,900
Jan - Mar 2014	266	140,100
<b>Year 2013-14</b>	<b>1,142</b>	<b>138,100</b>
Apr - Jun 2014	332	146,900
Jul - Sep 2014	328	149,000
Oct - Dec 2014 <sup>(R)</sup>	331	149,900
Jan - Mar 2015 <sup>(P)</sup>	198	170,400
<b>Year 2014-15 <sup>(P)</sup></b>	<b>1,189</b>	<b>152,200</b>

1. Prices rounded to nearest £ hundred.

Source: NHBC

2. Figures relate to those notified to NHBC by purchasers' solicitors.

3. New Dwelling Sales and Prices include houses, bungalows, flats and maisonettes.

[Download Table](#)

## SECTION 3 – OWNER OCCUPIED HOUSING DEMAND

### 3.5 Northern Ireland New Dwelling Sales And Prices<sup>1,2,3,4</sup> By Local Government District Quarter Ending December 2014 (Revised)

Local Government District	Private Sector Oct - Dec <sup>(R)</sup>		Public Sector Oct - Dec <sup>(R)</sup>		All Sectors Oct - Dec <sup>(R)</sup>	
	Sales	Average Price (£'000)	Sales	Average Price (£'000)	Sales	Average Price (£'000)
Antrim	9	144.1	0	N/A	9	144.1
Ards	15	169.2	0	N/A	15	169.2
Armagh	3	*	0	N/A	3	*
Ballymena	13	148.2	0	N/A	13	148.2
Ballymoney	12	133.6	0	N/A	12	133.6
Banbridge	13	114.3	0	N/A	13	114.3
Belfast	23	199.0	0	N/A	23	199.0
Carrickfergus	3	*	0	N/A	3	*
Castlereagh	26	150.5	0	N/A	26	150.5
Coleraine	11	159.8	0	N/A	11	159.8
Cookstown	6	112.9	0	N/A	6	112.9
Craigavon	25	160.6	0	N/A	25	160.6
Derry	10	141.7	0	N/A	10	141.7
Down	11	129.3	0	N/A	11	129.3
Dungannon	14	135.1	0	N/A	14	135.1
Fermanagh	7	147.7	0	N/A	7	147.7
Larne	10	118.4	0	N/A	10	118.4
Limavady	10	103.7	0	N/A	10	103.7
Lisburn	44	170.9	0	N/A	44	170.9
Magherafelt	9	135.9	0	N/A	9	135.9
Moyle	0	*	0	N/A	0	*
Newry&Mourne	17	132.1	0	N/A	17	132.1
Newtownabbey	17	160.5	0	N/A	17	160.5
North Down	14	149.4	0	N/A	14	149.4
Omagh	2	*	0	N/A	2	*
Strabane	7	122.2	0	N/A	7	122.2
<b>Northern Ireland</b>	<b>331</b>	<b>149.9</b>	<b>0</b>	<b>N/A</b>	<b>331</b>	<b>149.9</b>

1. Prices rounded to nearest £ hundred.

Source: NHBC

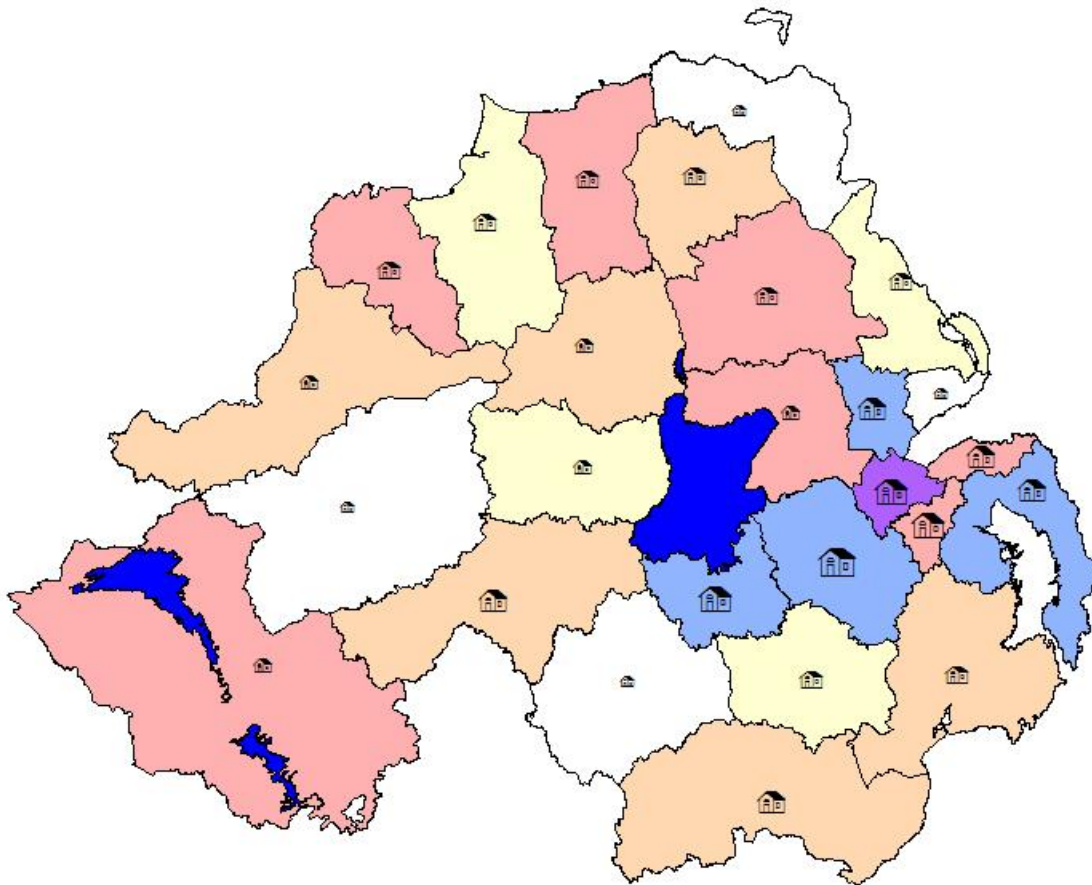
2. Average prices for areas with a small number of sales have been suppressed.

3. New Dwelling Sales and Prices include houses, bungalows, flats and maisonettes.

4. From April – June 2014 Local Government Districts (LGD) have been assigned to new dwellings by matching the dwelling postcode with the Northern Ireland Central Postcode Directory. In previous quarters the LGD stored on the NHBC database was used. These LGDs were either provided by builders or determined manually by NHBC staff referencing maps on the internet. Matching with the Central Postcode Directory is considered to provide a more accurate breakdown by LGD.

[Download Table](#)

## New Dwelling Sales and Prices October - December 2014



New Dwelling Price (£)	
	180,000 to 200,000 (1)
	160,000 to 180,000 (4)
	140,000 to 160,000 (7)
	120,000 to 140,000 (6)
	100,000 to 120,000 (4)
	Suppressed Values (4)

Number of Sales	
	28 to 44 (1)
	20 to 28 (3)
	14 to 20 (5)
	10 to 14 (8)
	5 to 10 (5)
	0 to 5 (4)

Map produced by Analytical Services Unit (DSD) using National House Building Council Sales and Prices data and LPS boundary data with the permission of the Controller of HMSO.

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## Appendix 1: Data Sources

### 1. SOCIAL RENTING DEMAND

#### **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/Reg\\_issues/homelessness\\_information.htm](http://www.nihe.gov.uk/index/about/Reg_issues/homelessness_information.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 ensure 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 or private sector, by offering the applicant three reasonable offers of accommodation which are all refused by the applicant or if the applicant re-houses him/herself and is no longer interested.

#### **Data Quality**

The following quality information relates to the homelessness tables 2.1, 2.2 and 2.3. Information relating to specific tables is noted as such.

#### *Relevance*

Table 2.1 reports on all households presenting as homeless in Northern Ireland, according to the reason for their application. Figures for 2014-15 have been updated due to end of year reporting. The updated figures now include presenters who were not on the system at the time the figures were produced. This has resulted in an update to figures for the entire financial year.

Table 2.2 reports quarterly statistics on households presenting as homeless in Northern Ireland, by household type. Figures for 2014-15 have been updated due

to end of year reporting. The updated figures now include presenters who were not on the system at the time the figures were produced. This has resulted in an update to figures for the entire financial year.

Table 2.3 reports on all homeless presenters accepted as full duty applicants in Northern Ireland, according to the reason for their application. Figures for 2014-15 have been updated due to end of year reporting. Those applicants who applied for FDA status in one quarter but were not accepted until a subsequent quarter are picked up in the end of year report. This has resulted in an update to figures for the entire financial year due to the redistribution of those not accepted as FDA in the same quarter they presented.

Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis.

The information provided in the tables allows users to assess the level of homelessness in Northern Ireland, the reason for homelessness and those affected. Users include the Department for Social Development in Northern Ireland (DSD) and other government departments, the Housing Executive, elected representatives, councils, agencies, charities, voluntary sector organisations and the private sector.

### *Accessibility and clarity*

Tables are published each quarter in the *Northern Ireland Housing Bulletin*, 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*

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

### *Timeliness*

Homelessness statistics are published on a quarterly basis in the Northern Ireland Housing Bulletin. A wider range of homelessness statistics are published on an annual basis in the Northern Ireland Housing Statistics publication. The change to a new operational Housing Management System in July 2011 meant that homelessness statistics were not available for the last three quarters in 2011-12.

### *Coherence & comparability*

#### Table 2.1

Data from July 2011 onwards are not directly comparable with previous figures. Data migration issues and coding variations following the introduction of a new operational Housing Management System (HMS) meant that no data on reason for presentation was recorded for 3731 cases in 2011-12 and 835 cases during April-June 2012. For the period July-September 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 July 2011 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 2.2

Data from July 2011 onwards are not directly comparable with previous 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 July 2011 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 were changed in October 2012 as the labelling in previous reports was incorrect. Previously published versions of the table reported the number of single presenters in three age bands: 16-18, 19-25 and 26-59. The two lower age bands have been amended to 16-17 years and 18-25 years respectively.

### Table 2.3

Data from July 2011 onwards are not directly comparable with previous figures due to the introduction of the new computer-based Housing Management System and the change in outcomes of homeless applications. Prior to the introduction of the new system three outcomes for homeless applications were recorded: 'awarded priority status', 'not homeless', and 'homeless but not awarded priority status'. The new system allows a fuller range of potential outcomes – eight in total – to be recorded of which 'accepted as full duty applicant' is one. Table 2.3 previously included a breakdown of the 'awarded priority status' outcome and now includes a breakdown of the 'accepted as full duty applicant' outcome.

While the strict meaning of 'accepted as full duty applicant' is essentially the same as 'awarded priority status', the greater range of potential outcomes means that it may be misleading to make direct comparisons between the published figures from July 2011 onwards and those for previous years/quarters.

Homeless figures for the period April 2010 to June 2011 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 July 2011 onwards in reports prior to the January – March 2013 bulletin.

Revised figures for 2012-13 now include those Full Duty Applicants who were subsequently discharged.

It has not been possible to revise figures for the last 3 quarters of 2011-12 and hence the overall total for that year 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.

Homelessness data from other parts of the UK can be accessed using the following links:

England: <https://www.gov.uk/government/collections/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>

## 2. OWNER OCCUPIED HOUSING DEMAND

### **Northern Ireland Residential Property Price Index**

The detailed methodology behind the 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>.

There are a number of other UK and Northern Ireland house price indices. They are not strictly comparable to the Northern Ireland Residential Property Price Index but are given below for reference.

- [Halifax House Price Index \(UK\)](#)
- [Nationwide House Price Index \(UK\)](#)
- [Office for National Statistics House Price Index \(UK\)](#)
- [University of Ulster / Bank of Ireland House Price Index \(NI\)](#)

## **NHBC New Dwelling Sales and Prices**

Data for new house sales and prices is derived from information provided 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 relating to other parts of the UK is 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**

The following quality information relates to tables 3.4 and 3.5.

#### *Data*

NHBC collects information on all new-build properties registered for NHBC's New-Build and Self-Build warranty products. NHBC provides 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 the property is sold, the purchaser's solicitor notifies NHBC of the sale and states the actual selling price by completing an 'Acceptance of Cover' form; either entering the information on-line or by completing and returning a paper form, which will then be entered on the system by NHBC staff. 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 where necessary. 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 they have been done.

### *Data Extract*

Data for new house sales and prices are provided on a quarterly basis. Quarterly data is combined in Table 3.4 to produce yearly figures. Quarterly statistics are produced from the latest available data. Two tables are provided; the first is a re-run of the previous quarter in order to pick up any late on-line entries or paper forms returned by the solicitors. The second table covers the most recent quarter.

In order to ensure that as many 'Acceptance of Cover' forms as possible are either entered on-line or manually completed and 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. Nevertheless, as the figures are extracted from a live database on a particular date, figures may change due to late notification from solicitors. This is why a re-run of the previous quarter is supplied alongside the data for the most recent quarter.

### *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 in Table 3.4 are directly comparable over time as the methods of collecting the data have not changed.

From April – June 2014 Local Government Districts (LGD) have been assigned to new dwellings by matching the dwelling postcode with the Northern Ireland Central Postcode Directory. In previous quarters the LGD stored on the NHBC database was used. These LGDs were either provided by builders or determined manually by NHBC staff referencing maps on the internet. Matching with the Central Postcode Directory is considered to provide a more accurate breakdown by LGD.

### *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 informing NHBC of the sale in a timely manner, and it is possible that NHBC is notified many months after the sale of the property, or maybe not at all.

### 3. **HOUSE/DWELLING**

For the purposes of this Bulletin, 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'.

## APPENDIX 2

### Appendix 2: Table Changes Following User Consultation in 2012

Old Table	New Table	Title	Revision
1	3.4	Northern Ireland New Dwelling Sales And Prices Quarters Ending June 2005 - June 2012	
2A	3.5	Northern Ireland New Dwelling Sales And Prices By Local Government District Quarter Ending March 2012 (Revised)	
2B	Removed	Northern Ireland New House Sales And Prices By Local Government District Quarter Ending June 2012 (Provisional)	Limited usefulness due to provisional nature of results.
3	Removed	Northern Ireland New House Sales And Prices By House Type Quarters Ending June 2011 - June 2012	Information on house prices by type available from Residential Property Price Index provided by LPS.
4	Removed	Indices Of New House Prices And Retail Prices 2002-03 to 2011-12	Information on house prices available from Residential Property Price Index provided by LPS.
5	Removed	Mean Intended Selling Price Of NHBC Registered Private Sector Starts By House Type Quarters Ending June 2005 - June 2012	Limited demand for this table.
6	3.1	Northern Ireland Residential Property Price Index Values	
7	3.2	Number of Verified Residential Property Sales in Northern Ireland	
8	3.3	Northern Ireland Residential Property Price Index by Property Type	
9A	Removed	Actions For Mortgage Possession By Financial Year And Quarter	Available in annual.
9B	Removed	Orders For Mortgage Possession By Financial Year And Quarter 2011-12 to 2012-13	Available in annual.
10A	Removed	Intended NHBC Registered Housing Starts By Housing Type Quarters Ending June 2010 - June 2012	Limited demand for this table
10B	Removed	NHBC Registered Housing Starts Quarters Ending June 2010 - June 2012	Limited demand for this table. Total starts data available in new table 1.1.
11	1.1	Total New Dwelling Starts By Sector 2002-03 to 2012-13	
12	1.2	Total New Dwelling Starts By Sector By Local Government District Quarters Ending June 2011 and June 2012	
13	Removed	Total New Dwelling Starts By Local Government District Quarters Ending June 2011 - June 2012	Latest quarter data included in new table 1.2.
14	Removed	New Dwelling Starts For The Private Sector By Local Government District Quarters Ending June 2011 - June 2012	Latest quarter data included in new table 1.2.
15	Removed	New Dwelling Starts For Housing Associations By Local Government District Quarters June 2011 - June 2012	Latest quarter data included in new table 1.2.
16	Removed	Additions to the Social Rented Sector Quarters Ending June 2011 - June 2012	Limited demand for this table
17	1.3	Total New Dwelling Completions By Sector 2003-04 to 2012-13	
18	Removed	Completions - Social Renter Sector Quarters Ending June 2011 - June 2012	Limited demand for this table
19	2.1	Households Presenting As Homeless By Reason Quarters Ending June 2010 - June 2012	
20	2.2	Households Presenting As Homeless By Household Type Quarters Ending June 2010 - June 2012	
21	2.3	Homeless Households Accepted As Full Duty Applicants By Reason Quarters Ending June 2010- June 2012	