

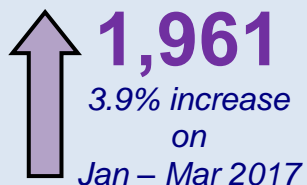


Key Facts

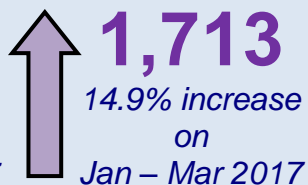


Section One: Supply

Building Control
Starts



Building Control
Completions



Between January and March 2018 there has been a total of **1,481** Social Housing Development Programme (SHDP) starts and **438** SHDP completions.

Section Two: Homelessness



Households presenting as homeless (by reason)

The top
5
reasons for
presenting as
homeless

1. Accommodation not reasonable
2. Sharing breakdown/family dispute
3. Loss of rented accommodation
4. Marital/Relationship breakdown
5. Neighbourhood harassment/No accommodation in NI

Full Duty applicants
discharged:

1,147

Section Three: Owner Occupier Demand

Northern Ireland House Price Index

117.2

Standardised Price: £130,026



4.2%

increase since
Jan – Mar 2017



0.3%

increase since
last quarter

**NHBC
New
Dwelling
Average
House
price**

(Oct - Dec 2017 Revised)

£165,300

1.7% increase on
previous quarter

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Symbols and Conventions

The following symbols are used throughout the publication:

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

Housing Publications

If you have any queries or comments relating to this issue of the Housing Bulletin, please contact Analytical Services Unit (ASU) via:
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Quarterly Housing Bulletins, along with the more comprehensive annual 'Housing Statistics' reports can be found at: <https://www.communities-ni.gov.uk/topics/dfc-statistics-and-research-housing/housing-statistics>

If you wish to receive notification of the publications by email, please contact the above email address.

The next edition of this bulletin will be published in October/ November 2018.

The Northern Ireland Housing Bulletin is produced each quarter by the Analytical Services Unit (ASU) of the Department for Communities. The Bulletin contains information on starts and completions, homelessness, the House Price Index and NHBC registered new dwelling sales and prices.

ASU receives data for the Housing Bulletin from a number of data providers. ASU carries out a number of validation checks to quality assure all data received however responsibility for accuracy of the data supplied lies primarily with the source.

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.

National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value. All official statistics should comply with all aspects of the Code of Practice for Official Statistics. They are awarded National Statistics status following an assessment by the Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate.

The January – March 2018 Housing Bulletin is the fifth edition of this series to reflect a restructuring of format. These changes have been introduced with the intention of creating a simplified and visually appealing format that will help explain the statistics and aid understanding.

SECTION ONE: SUPPLY

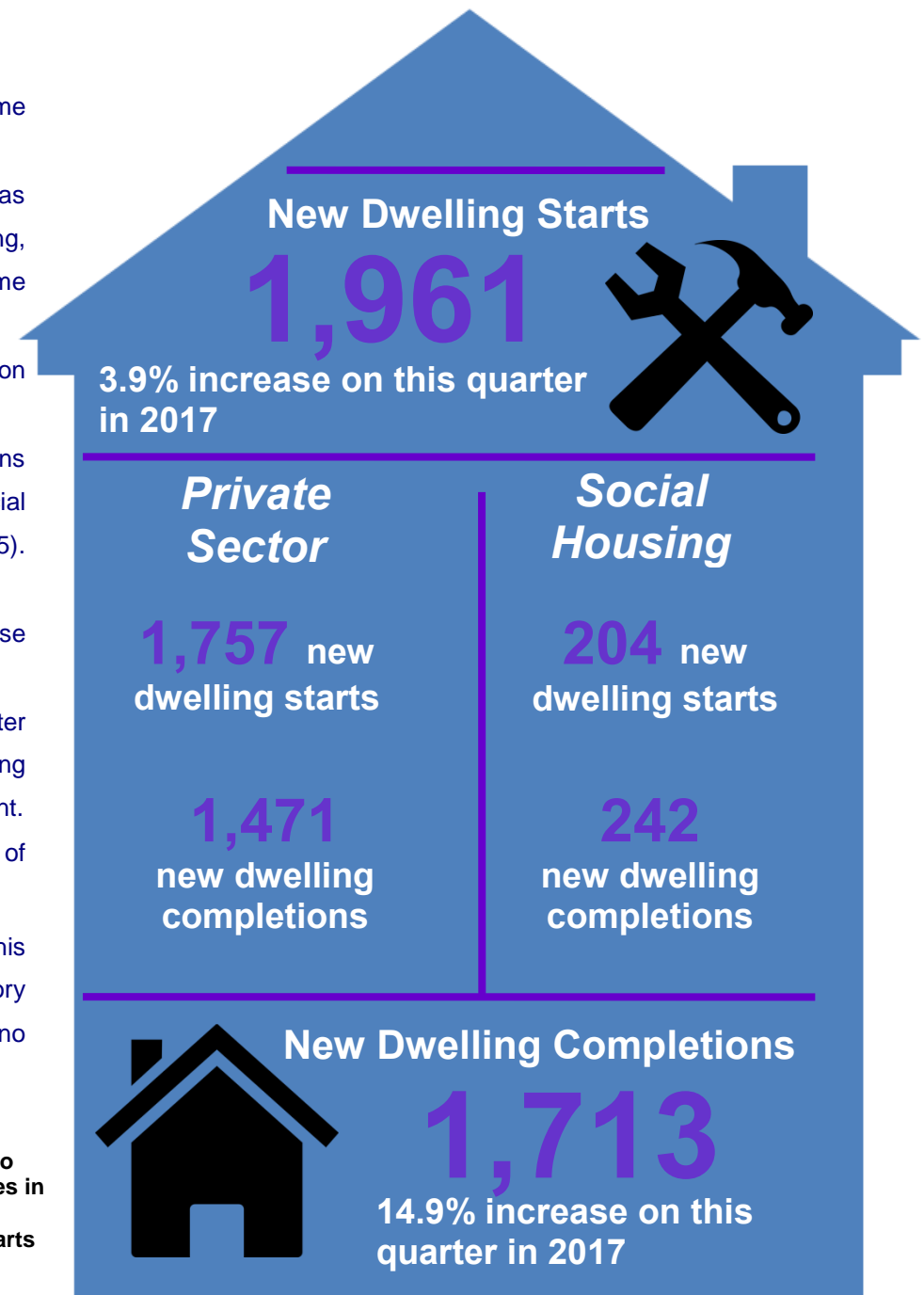
Building Control Starts & Completions

- The total number of new dwelling starts was 1,961, an increase of 3.9% on the same quarter in 2017 (1,887).
- The number of private owner/speculative development new dwelling starts was 1,757, an increase of 3.2% on the same quarter in 2017 (1,703). For social housing, this figure was 204, an increase of 10.9% on the number recorded for the same quarter in 2017 (184).
- The total number of new dwelling completions was 1,713, an increase of 14.9% on the same quarter in 2017 (1,491).
- The number of private owner/speculative development new dwelling completions was 1,471, an increase of 18.1% on the same quarter in 2017 (1,246). For social housing this figure was 242, a decrease of 1.2% on the same quarter in 2017 (245).

Social Housing Development Programme Starts & Completions

- There has been a total of 1,481 SHDP social housing dwelling starts: all of these were self-contained and none were shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (85.5%). A further 6.8% were Off-the-Shelf, 4.3 % were Existing Satisfactory Purchase, 2.9% were Rehabilitation, and 0.5% were Re-Improvement.
- There has been a total of 438 SHDP social housing dwelling completions: 435 of these were self-contained and 3 were shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (89.0%). A further 7.3% were Existing Satisfactory Purchase, 2.1% were Off-the-Shelf, 1.6% were Rehabilitation, and there were no Re-improvement dwellings.

*Please note that this publication reports on two different measures of social housing – Building Control and SHDP. These figures often differ from each other, but this is not due to error. The same social housing units are recorded by both data providers, the difference lies in when they are recorded. For more information see Appendix 1. The infographic (*right*) relates to Building Control starts and completions and not SHDP starts and completions.



SECTION TWO: HOMELESSNESS

- In total, 4,988 households presented as homeless (by reason) to the Northern Ireland Housing Executive during January – March 2018. This is an increase of 1,089 (27.9%) from the previous quarter (3,899).
- The household types with the highest proportion of homeless presenters during January – March 2018 were single males (32.2%) and families (31.9%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,181 and 488 presenters respectively.
- A full duty applicant is an applicant considered by the Housing Executive to be eligible, homeless (or threatened with homelessness), in priority need and unintentionally homeless, to whom the Housing Executive owes full housing duty.
- The number of households accepted as full duty applicants for the quarter January - March was 3,257, an increase of 714 (28.1%) from the previous quarter (2,543).
- The most common reason reported by full duty applicants for their current situation was that their accommodation was not reasonable (1,091).
- Of those households accepted as full duty applicants during the quarter, 1,147 were discharged.



Most Common Reasons for Presenting as Homeless

- Accommodation not reasonable
- Sharing breakdown/ family dispute
- Loss of rented accommodation
- Marital /relationship breakdown
- Neighbourhood harassment
- No accommodation in NI
- Other



SECTION THREE: OWNER OCCUPIED HOUSING DEMAND

Northern Ireland House Price Index

- The House 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. The index uses information on all verified residential property sales as recorded by Her Majesty's Revenue & Customs (HMRC).
- The reference base is Quarter 1 2015 at which the index is set to 100. Results for the most recent quarter are provisional and subject to revision. For more information refer to the following link: <https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>
- The NI House Price Index currently stands at 117.2. This is an increase of 0.3% on the previous quarter and an increase on 4.2% on the same quarter in 2017.
- The standardised price across all property types for this quarter stands at £130,026.
- Between January – March 2018 there were 4,545 verified residential property sales in Northern Ireland. This is a decrease of 28.0% from the previous quarter (6,312). Detached, Semi-Detached and Terrace houses were relatively equally represented with 29.6%, 31.3% and 30.5% of sales respectively, whereas apartments only represented 8.6%.

Northern Ireland House Price Index January – March 2018



Standardised Price: £130,026



4.2%

increase since
Jan – Mar 2017



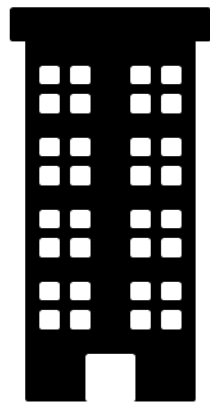
0.3%

increase since
last quarter

Apartment

120.7

£105,504



Semi-Detached House

114.5

£125,065



Detached House

116.9

£196,455



Terrace House

119.7

£90,312

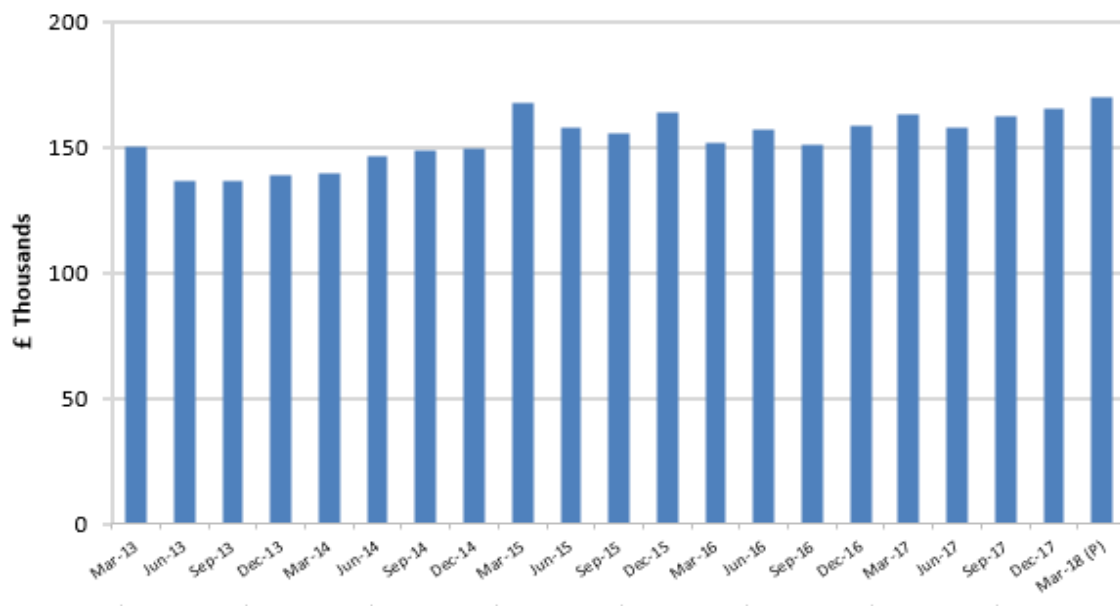


New Dwelling Sales and Prices

The new dwelling sales and prices information in this section is presented by the 11 Local Government Districts (LGDs). Whilst provisional figures are provided for the latest quarter, the text will report on revised figures for October – December 2017.

- During the quarter ending December 2017, 423 (revised figures) new National House Building Council (NHBC) registered dwellings were sold, an increase of 36.9% from the previous quarter (309) and an increase of 29.4% from the same quarter in 2016 (327).
- The average price stood at £165,300 for October - December 2017 (revised figures), which is an increase of 1.7% on the previous quarter (£162,500), and an increase of 4.0% on the same quarter in 2016 (£159,000).
- The largest number of new dwelling sales during the quarter ending December 2017 was in the Lisburn and Castlereagh Local Government District (87), with an average price of £193,800.

Average Price of New Dwellings Sold – Qtr Jan – Mar 2013 to Jan - Mar 2018



NI Average New Dwelling Price

October - December 2017
(Revised)

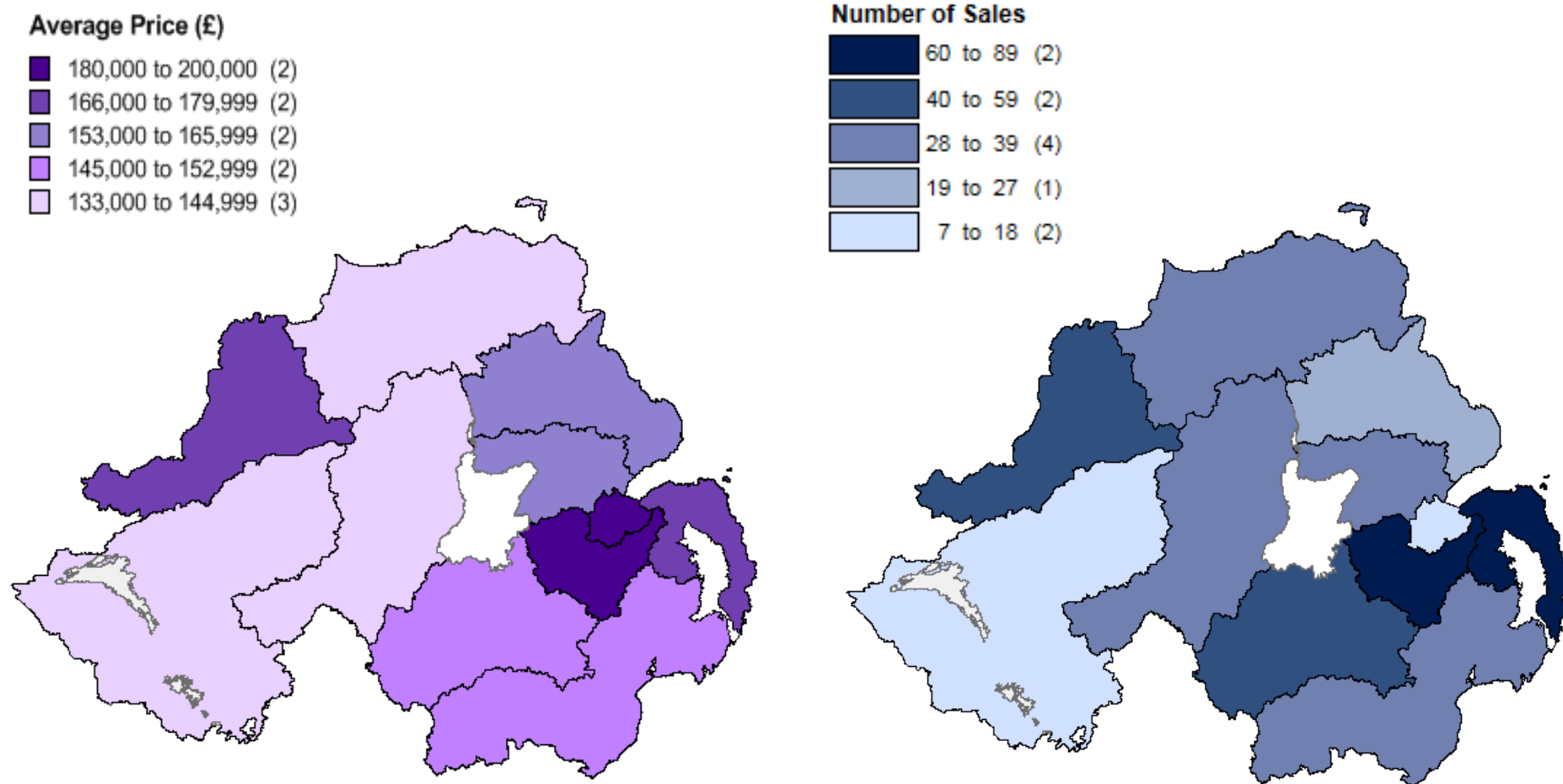
£165,300



Change since previous Quarter: 1.7% increase

Change since Oct - Dec 2016: 4.0% increase

New Dwelling Sales and Prices January – March 2018



Maps produced by Analytical Services Unit (DfC) using National House Building Council Sales and Prices data and LPS boundary data with the permission of the Controller of HMSO © Crown copyright and database rights MOU209