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Northern Ireland Housing Statistics

2022-23

A **National Statistics** (<https://uksa.statisticsauthority.gov.uk/about-the-authority/uk-statistical-system/types-of-official-statistics/>) publication

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Key Points

- The **total housing stock** as of April 2023 is 828,829.
- The **Affordable Warmth Scheme** improved 3,308 homes in 2022/23.
- Between 2012-13 and 2022-23, 48,926 **boiler replacement grants** were approved, amounting to £28.4 million.
- On 31 March 2023, there were 45,105 applicants on the **social housing waiting list**. Of these applicants, 32,633 were in **housing stress**.
- In 2022-23, 10,349 households were accepted as **statutorily homeless**.
- In the **private rented sector** the average weekly rent was £109, while in the **social rented sector** the average weekly rent was £82.
- In Quarter 3 of 2023, the **House Price Index** stands at 161.8, a **2.1% increase** on the same quarter in 2022. (HPI reference period: Q1 2015 = 100). The **standardised house price** for this quarter is £179,530

Introduction

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. In this summary document you will find quick and concise coverage of each of these topics. More in depth statistics and information on methodology can be found in the accompanying tables and appendix documents at:

<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23> (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>)

Professional Services Unit (PSU) receives data for this report from a number of data providers. PSU 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 Statistics 2022-23 is the first edition to be released in this format, however, this continues to reflect the updated format introduced in 2016-17.

The United Kingdom Statistics Authority has accredited these statistics as National Statistics.

National Statistics are accredited official statistics. Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007. Please see: Accredited official statistics - Office for Statistics Regulation ([statisticsauthority.gov.uk](https://osr.statisticsauthority.gov.uk)) (<https://osr.statisticsauthority.gov.uk/accredited-official-statistics/>). These official statistics were independently reviewed by the Office for Statistics Regulation in January 2019. They comply with the standards of trustworthiness, quality and value in the Code of Practice (<https://www.statisticsauthority.gov.uk/code-of-practice/the-code/>) for Statistics and should be labelled 'accredited official statistics'.

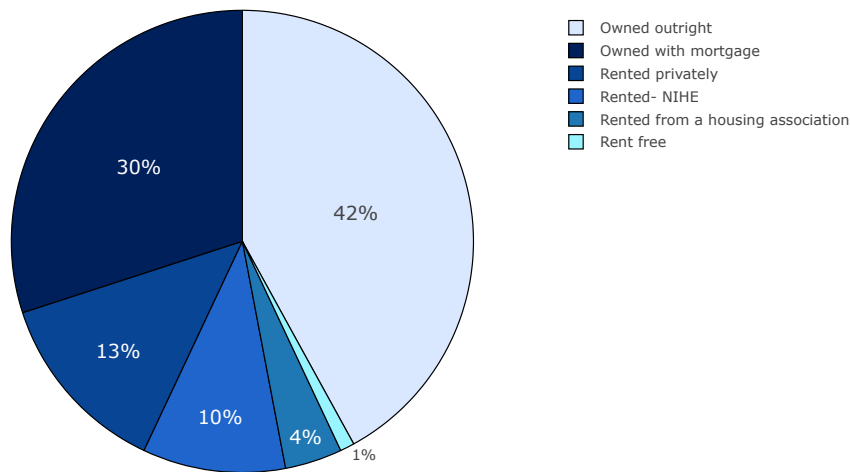
This report presents figures for the period April 2022-March 2023.

Lead Statisticians: Connie Callaghan, Katie McFadden

Section 1: Supply

This section provides a wide range of information relating to housing supply. Detailed data on housing stock, tenure, new dwelling starts and completions, volume of construction, and planning applications and decisions can be found in the accompanying tables (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

Household tenure 2022-23



- In 2022/23, dwellings that were owned outright and dwellings that were owned with a mortgage accounted for 72% of households (42% and 30% respectively).
- In the same period, 13% of households were privately rented and 4% were rented from housing associations. NIHE rented properties made up 10% of households.

Key housing supply figures

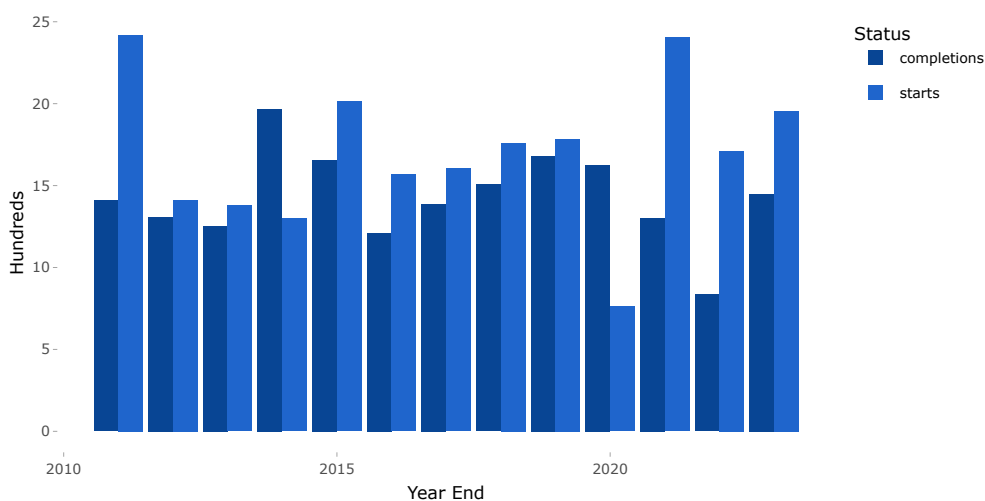
- The total housing stock as of April 2023 is 828,829. This is a 0.8% increase from 2022 (822,083).
- The average household size in 2021-22 was 2.5.
- The total housing stock per 1,000 population in 2022-23 is equal to 430.

Social Housing Development Programme 2022-23

The Social Housing Development Programme (SHDP), managed by NIHE, provides grant funding to housing associations so that they can build or acquire new social housing.

- Since 2010/11, 18,597 social houses have been completed through this scheme. Of these, 2.9% were self-contained and 97.1% were shared.
- In 2022/23, there were 1,956 SHDP starts, a 14.2% increase on 2021/22 (1,713).
- In the same period, there were 1,449 SHDP completions, a 73.5% increase on 2021/22 (835).

SHDP programme 2010/11 - 2022/23



Building control starts and completions 2022-23

Note: 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 - Section One (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

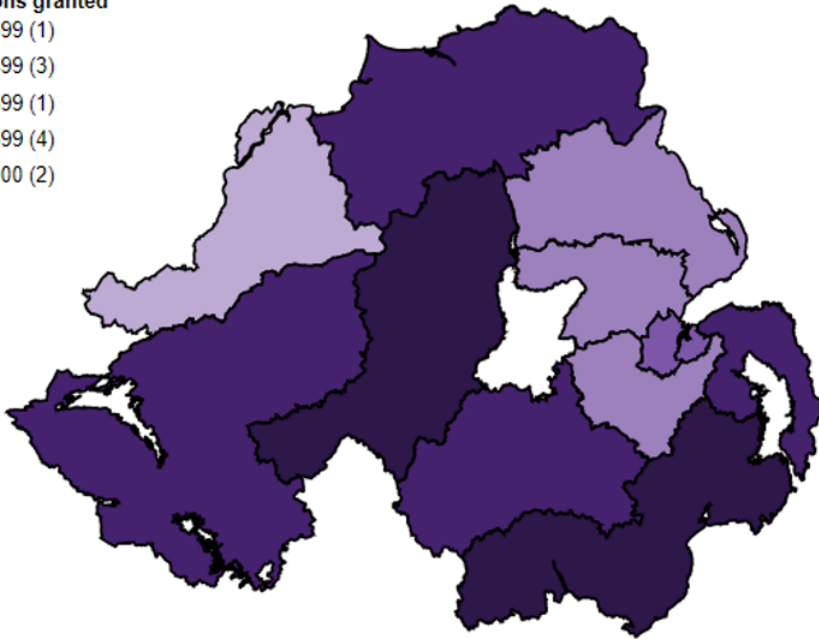
- There were 6,051 new dwelling starts in 2022-23, an 18.6% decrease on 2021-22. Just over four-fifths (4,988) of all dwelling starts were in the private sector, with the remaining fifth (1,063) being in the social sector.
- There were 6,414 new dwelling completions in 2022-23, which is a 12.1% decrease on 2021-22. Almost nine in every ten (5,767) dwelling completions were in the private sector, with the remaining tenth (647) in the social sector.

Residential planning decisions granted 2022-23

Map based on Planning DFI data and developed by Professional Services Unit, DfC. Copyright: Crown Copyright and database rights MOU209

Decisions granted

- 300-399 (1)
- 400-499 (3)
- 500-599 (1)
- 600-699 (4)
- 700-900 (2)



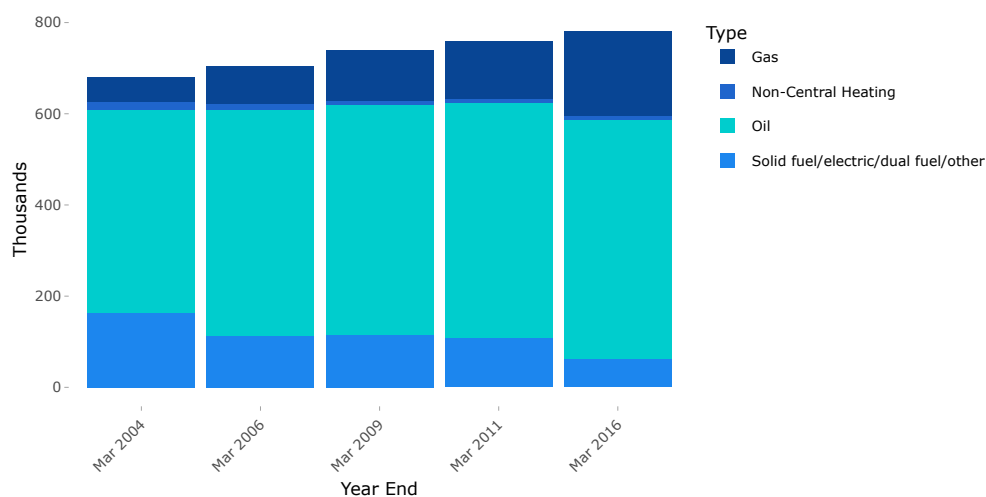
- Of the 6,836 planning decisions made in 2022-23, 95.4% were granted (6,519).
- The highest proportions of residential planning decisions granted related to urban extensions and alterations (99.0%) and rural extensions and alterations (98.6%).
- Newry, Mourne and Down received the greatest number of residential planning applications during 2022-23 (1,016), however, the proportion of decisions granted was lower than for the other local government districts.

Section 2: Energy

This section provides information relating to domestic energy. Detailed data on household fuel type, energy efficiency, Warm Home Scheme and Boiler Replacement Scheme can be found in the accompanying tables (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

Central heating by fuel type 2016

Central Heating by Type 2004-2016



Information on central heating is taken from the House Condition Survey (HCS), the most recent of which is the 2016 edition, which defines central heating as a heating system with a distribution system sufficient to provide heat in at least two rooms.

- The percentage of homes with central heating has risen from 95.0% in 2001 to 99.1% in 2016.
- While gas has seen the largest increase in installations in this time frame, accounting for 23.8% of heating systems in 2016, the majority of homes still had oil central heating (67.5% of heating systems).

Affordable Warmth Scheme 2022-23

The Affordable Warmth Scheme, introduced in September 2014, is targeted at fuel poor households in the private sector.

- In 2022/23, there were a total of 3,300 approvals issued.
- Improvements were made to 3,308 homes at a cost of £16.3 million.

Standard Assessment Procedure (SAP) ratings 2016

SAP is the Government's recommended system for home energy ratings as it allows comparisons of energy efficiency. The SAP rating is expressed as a logarithmic scale, which normally runs from 1 (very inefficient) to 100 (no energy costs).

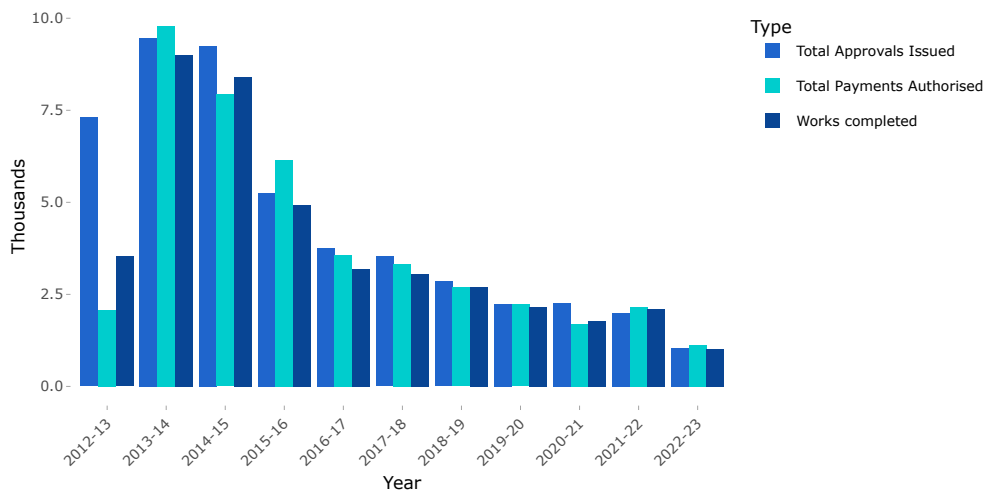
- In 2016, social housing (NIHE and housing associations) had the highest SAP rating of all tenures at 72.63.
- The private rented sector and owner occupied dwellings had ratings of 65.33 and 65.11 respectively.

Boiler Replacement Scheme 2022-23

The Boiler Replacement Scheme is a DfC scheme, administered by the Housing Executive. The scheme provides owner occupiers, whose gross annual income is less than £40,000, with help for the cost of replacing boilers over 15 years old.

- Between 2012-13 and 2022-23, 48,926 grants were approved totalling £28.4 million. This equates to an average of £580.47 per household.
- Of these 41,829 replacements have been completed.

Boiler Replacement Scheme 2012/13 to 2022/23



Section 3: Social renting demand

This section provides information relating to the social rented sector (Northern Ireland Housing Executive & housing associations). Detailed data on average weekly rents, housing benefit receipt, social housing waiting lists and allocation and homelessness can be found in the accompanying tables (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

Waiting lists, housing stress & allocations 2022-23

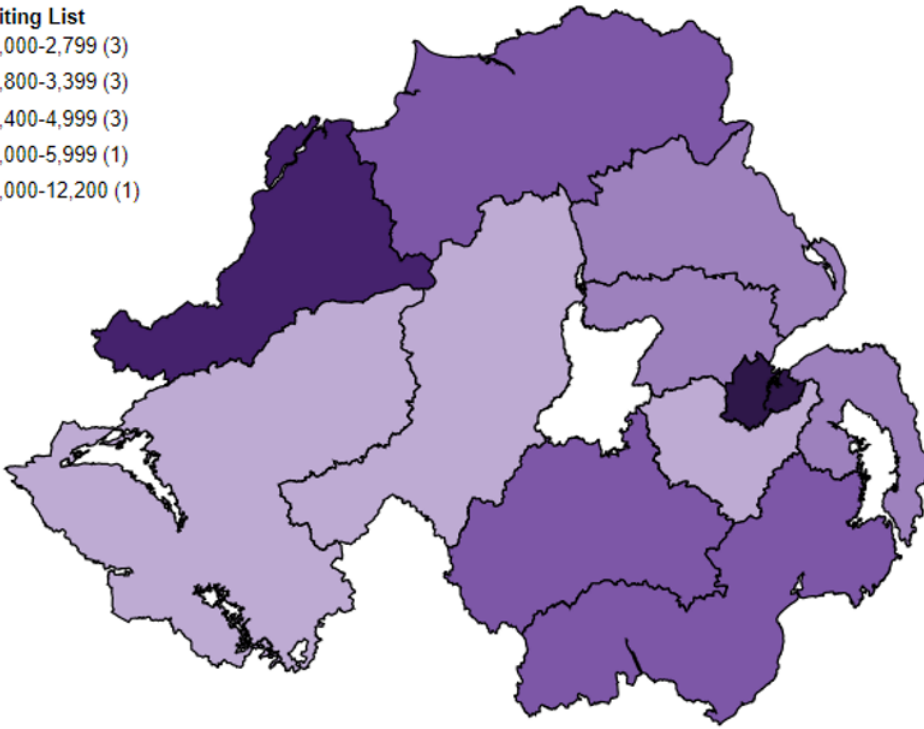
The Housing Executive holds data on all housing applications and allocations made through the social housing selection scheme in the Housing Management System.

- The total number of applicants on the waiting list (with no existing NIHE/housing association tenancy) at 31 March 2023 was 45,105.
- Of these applicants, 32,633 were in 'housing stress'. This means they have 30 or more points under the social housing selection scheme.
- The local government districts with the highest number of applicants were Belfast (12,175) and Derry City & Strabane (5,736).
- 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 5,796. This equated to 70.5% of total allocations made in 2022/23.
- The remaining properties (2,422) allocated by the NIHE and housing associations in 2022/23 were to tenants who had applied for a transfer from an existing tenancy. This equated to 29.5% of total allocations made in 2022/23.

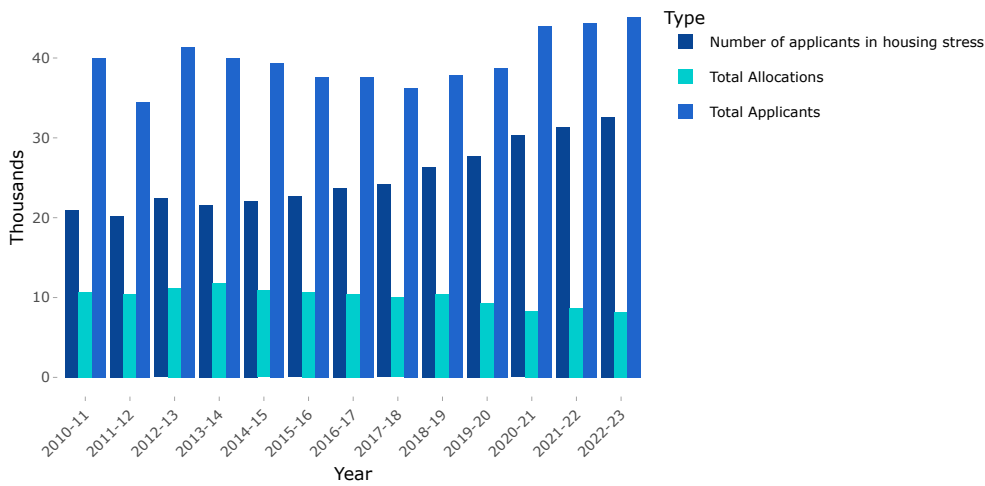
Social Waiting List by LGD 2022-23

Waiting List

- 2,000-2,799 (3)
- 2,800-3,399 (3)
- 3,400-4,999 (3)
- 5,000-5,999 (1)
- 6,000-12,200 (1)



Social Rented Waiting lists and Allocations 2010/11 - 2022/23

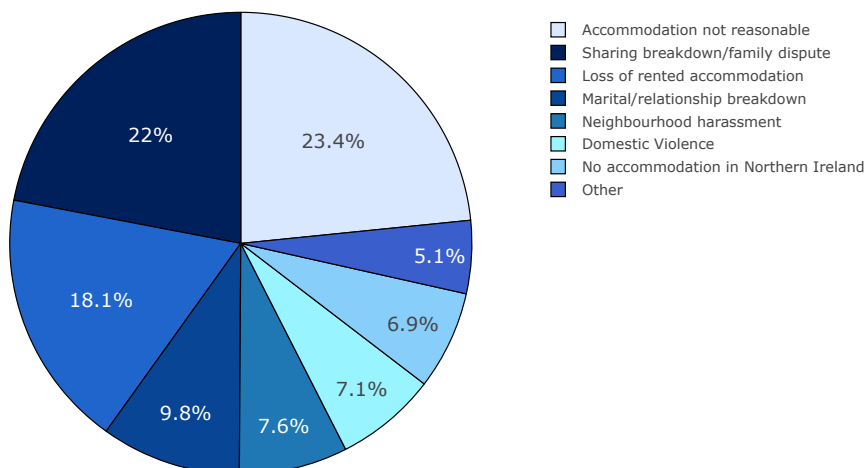


Homelessness 2022-23

Note: For more in-depth information regarding homelessness in Northern Ireland please refer to the latest edition of the Northern Ireland Homelessness Bulletin (<https://www.communities-ni.gov.uk/topics/housing-statistics>).

In 2022-23, 15,965 households presented as homeless.

Top reasons for presenting as homeless 2022-23



Who is accepted as homeless?

Full duty applicants (FDA) status is granted to a household presenting as homeless once the NIHE makes enquiries to check if the household is eligible for assistance. The NIHE needs to determine that the household has a priority need for accommodation and that they did not become homeless or threatened with homelessness intentionally. When a household is granted FDA status the NIHE has an obligation to ensure that accommodation becomes available for these households to occupy.

- In 2022-23, of the 15,965 households presenting as homeless, 52.5% were accepted as full duty applicants (8,388 households) and 17.2% were rejected (2,742). Of those households accepted as full duty applicants during the year, 1,961 were discharged (Refer to Appendix 3 (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>) for definitions of each outcome).
- Families (37.1%) and single males (24.7%) were the household types with the highest proportion of homelessness acceptances in 2022/23.
- Within the single males category, those aged between 26 and 59 were the highest acceptances of homelessness with 2,078 cases.

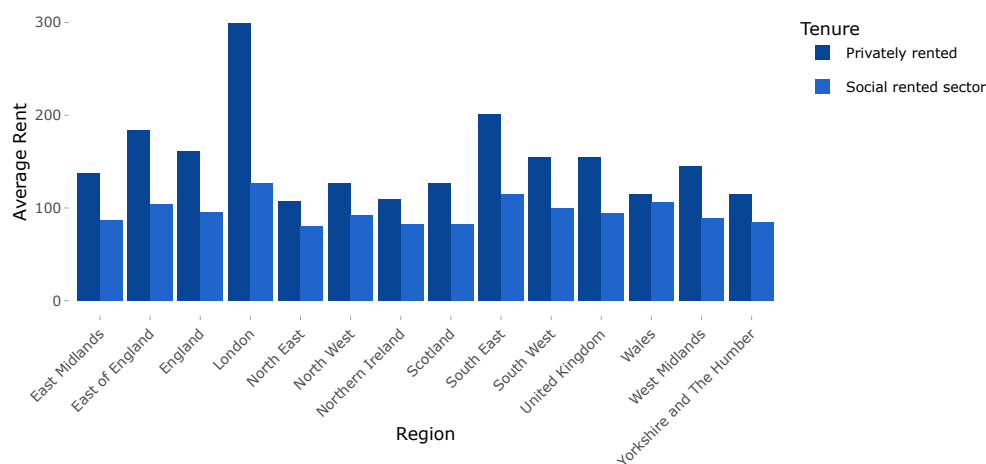
Section 4: Private renting demand

This section provides information relating to private renting demand. Detailed data on average rent and length of time of residence for private renters can be found in the accompanying tables (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>). Estimates in this section are taken from the Family Resources Survey (FRS). The survey has been carried out in Northern Ireland since 2002-03, while it has been running in Great Britain since 1992.

Average weekly rent

- The estimated average (median) rent per week for the private rented sector in Northern Ireland in 2021-22 was £109, £46 below the UK average (£155) and lower than England (£161), Scotland (£127) and Wales (£115).
- The estimated average (median) rent per week for the social rented sector in Northern Ireland in 2021-22 was £82, £12 lower than the UK average (£94) and £27 lower than that of the private rented sector.

Average weekly rent by region 2021/22



Time in residence

- In 2021-22, almost a fifth (19%) of private renters in Northern Ireland had resided in their accommodation for less than 12 months, similar to the UK (19%).
- The proportion of private renters in Northern Ireland residing at their current address for five years or more was slightly higher than for the UK as a whole (37% and 34%, respectively).

Section 5: Owner occupier demand

This section provides information relating to owner occupied housing. Detailed data on the Northern Ireland House Price Index, National House Building Council (NHBC) new house sales and prices, the Northern Ireland Co-Ownership Housing Scheme, mortgages and mortgage possessions can be found in the accompanying tables (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

House Price Index - Quarter 3 July - September 2023

The NI House Price Index has been designed and produced 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 period is Quarter 1 2015 and the index is set to 100 for that period. Results for the most recent quarter are provisional and subject to revision.

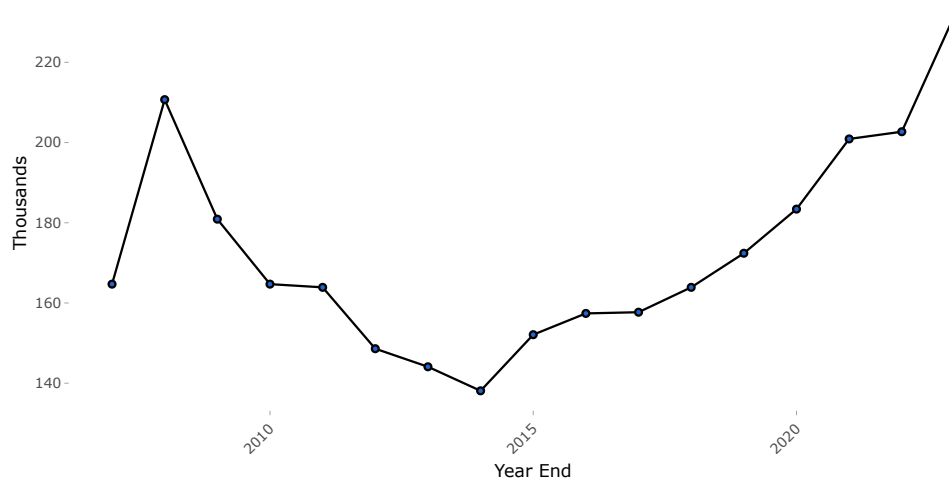
- The NI HPI currently stands at 161.8 in the third quarter of 2023, which is equal to a standardised price of £179,530. The overall index showed an increase of 3.1% compared with the previous quarter in 2023, and an increase of 2.1% on the same quarter in 2022.
- Verified residential property sales are defined as sales recorded by HMRC which could be matched to a domestic property in the NI Valuation List. In Quarter 3 2023 there were 5,524 verified residential property sales. This was a decrease of 16.0% on the same quarter of 2022.

NHBC new dwelling sales and prices 2022-23

Data for new house sales and prices are 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.

- The average price of NHBC-registered new houses has reached a new peak in 2022-23, where the annual price stands at £231,700, an increase of 14.3% on 2021-22. Note that the monetary amounts for individual years have not been adjusted to account for inflation.
- From a peak of 7,005 sales in 2004-05, the number of NHBC new house sales showed a general decline to 1,142 sales in 2013-14. From 2014-15 until 2018-19, the general trend in the number of sales reversed slightly, reaching 1,613 in 2018-19. Since 2019-20, the number of new house sales have decreased. The number of sales recorded for 2022-23 was 1,270, a decrease of 12.9% from the previous year (1,458).

Average selling price of new NHBC registered houses 2006-07 to 2022-23



First time buyers: Lending and affordability

- The mean age of first-time buyers in 2022/23 was 33 years, while their mean income was £43,144.
- The number of loans granted to first time buyers rose year-on-year, from 2,900 in 2008 to 10,800 in 2019. However, these numbers have fluctuated since. In 2022, 10,600 loans were granted to first time buyers, a 13.1% decrease from 2021 (12,220).
- During the same fourteen year period, the mean percentage advance for first-time buyers generally increased from 73% (2008) to 80% (2022), with a small amount of fluctuation in the intervening years.
- The mean capital and interest payments as a percentage of income for first time buyers was 28.9% in 2008. This percentage for first-time buyers has generally fallen over the 13 year period to 16.2% in 2022.

Section 6: Household characteristics

This section provides information relating to a range of household characteristics. Detailed data on household projections, household type, tenure and household income and expenditure can be found in the accompanying tables (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

Household income by tenure

Note: Due to impacts that COVID-19 restrictions have had on the methodology and data collection of the Continuous Household Survey and the Family Resources Survey, caution should be taken in reaching any conclusions based on 2020-21 and 2021-22 data and comparisons with previous years. For more information see Appendix - Section Six (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

- Results from the 2021-22 Family Resources Survey show that households with the highest housing costs were in private rented sector, at £108 per week. This compares to estimates of £83 in the social rented sector and £38 for those buying with a mortgage.
- Those buying with a mortgage had the highest estimated average weekly household income of £1,095, followed by those who owned outright (£743) and private renters (£697). The social rented sector had the lowest estimated average weekly income of £516.

Satisfaction with home, 2022-23

- Overall, 89.8% of adults were satisfied with their home (house/apartment or flat).
- Adults living in the least deprived areas were more likely to be satisfied with their home (93.4%) than those living in more deprived areas (81.3%).
- In addition, adults without a disability were more likely to be satisfied with their home (91.8%) than adults who have a disability (85.1%).

Estimated weekly household expenditure

Note: For a full list of what 'average spend' encompasses, refer to Table 6.8 and Appendix - Section six (<https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2022-23>).

- In 2020-22, the average spend in Northern Ireland was £476.90, 10% lower than the UK average spend (£532.70).
- In 2021-22, 6% of households in Northern Ireland had housing costs which were more than 30% of their weekly household income. This proportion increases to 11% if they do not fully own their own house.

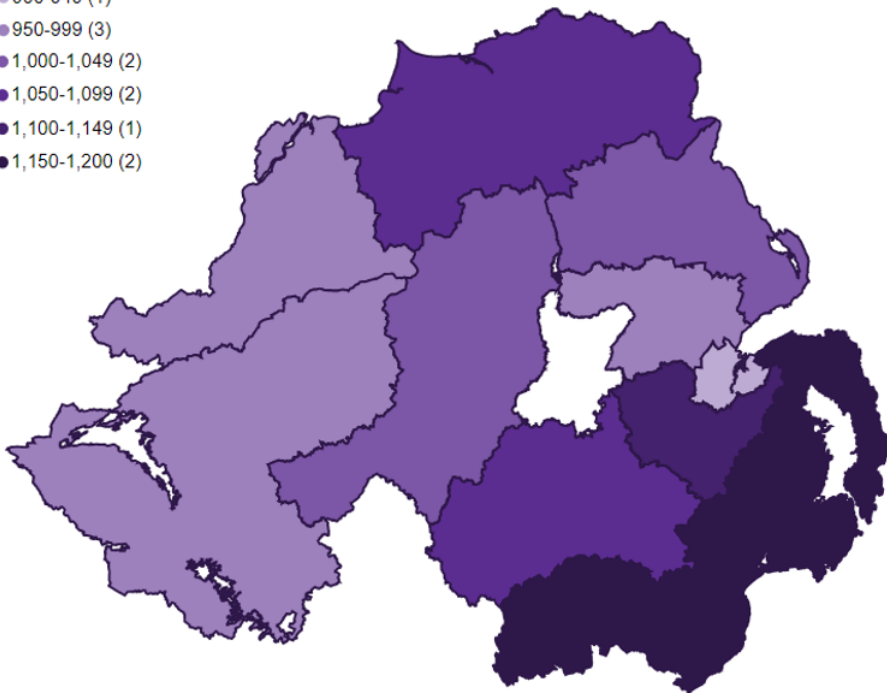
Average rates bill 2022-23

Map based on DoF data and developed by Professional Services Unit, DfC. Crown Copyright and database rights MOU209.

Average Rates Bill by LGD 2022-23

Rates Bill

- 900-949 (1)
- 950-999 (3)
- 1,000-1,049 (2)
- 1,050-1,099 (2)
- 1,100-1,149 (1)
- 1,150-1,200 (2)



- 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.
- In 2022-23 the average rates bill was £1,053.
- The highest average bill payable was in Ards and North Down (£1,190) and the lowest was in Belfast (£936).

Notes

Symbols and conventions

The following symbols are used throughout the publication:

.. Not available

-: None

** Negligible

P Provisional

R Revised

N/A Not applicable

1. Changes for this release

Table 6.12 'Percentage of Households where Weekly Housing Costs Account for 30% or More of Weekly Household Income' is an additional table with new statistics that provides information from the Family Resources Survey (FRS).

2. Previous release changes

Due to a change in data collection methodology the information provided to PSU by DfC Housing Regulation and Inspection Branch, for the purpose of producing Table 3.3b, can no longer be analysed to produce figures for average weekly rent and annual collectible rent which are comparable to those published up to and including the year 2015-16. These figures have therefore been included in the report as a historical table, to which further updates have been discontinued.

Table 3.3c 'Housing Associations: Average weekly rent' is a new series of the data provided to PSU by DfC Housing Regulation Branch. Housing Regulation Branch within the Department for Communities (DfC) collects information on social housing stock owned by housing associations registered with DfC. This information is used to produce Table 3.3c (and previously 3.3a and 3.3b).

Table 3.12 'Households accepted as homeless by household type': An additional table reporting on all households accepted as homeless in Northern Ireland between 2018-19 and 2021-22, by household type, is included. Data are recorded by the Housing Executive in its Housing Management System (HMS).

Table 6.7, 'Difference from bedroom standard by tenure' has been discontinued as the data provider no longer uses the software (SIRXS) previously used to derive the variable 'difference from bedroom standard' for different tenures, and as such can no longer provide these figures.

Table 6.7 (previously 6.8), 'Average gross weekly household income and expenditure by UK region, financial year ending March 2016 to financial year ending March 2018' has been published with the following footnote to reflect a change in methodology in the calculation of the variable 'average gross weekly household income': 'Figures for 'average gross weekly household income' are not directly comparable to data published within this report in

previous years. This is due to a change in methodology. Data for the financial year ending 2018 are based on person-level analysis, while years previous are based on household-level'. Furthermore, income data can no longer be provided as the Living Costs and Food Survey can no longer produce income estimates data to international standards.

Table 6.7 and 6.8 (previously Tables 6.8 and 6.9): In addition, the following footnote, identifying an error in the Living Cost and Food (LCF) Survey, has also been added to Tables 6.7 and 6.8: *An error has been identified in the Living Cost and Food (LCF) Survey which has been found to impact the Family spending in the UK: April 2017 to March 2018 release. This affects, to a small degree, most estimates of average expenditure. The overall impact is that average weekly household expenditure in the UK is underestimated by around 0.5%, while the interpretation of the statistics remains the same.*

Table 6.13 (previously 6.12) 'Satisfaction with house/apartment/flat' is an additional table which reports the results from the Continuous Household Survey. It reports on satisfaction with house/apartment/flat based on gender, age, religious background, marital status, disability, dependants, level of deprivation, and whether you live in a urban or rural environment.

3. User engagement

Northern Ireland Housing Statistics:

User feedback is welcome so we would like to encourage your participation in our user engagement survey (<https://consultations.nidirect.gov.uk/dfc-psu/ni-housing-statistics-user-engagement-survey>), and thank you in advance.

4. National Statistics

The statistics in this publication were independently reviewed (<https://osr.statisticsauthority.gov.uk/correspondence/compliance-check-of-northern-ireland-housing-statistics/>) against the Code of Practice for Statistics (<https://www.statisticsauthority.gov.uk/code-of-practice/the-code/>) by the office for Statistics Regulation (OSR) in January 2019. They comply with the standards of trustworthiness, quality and value in the Code of Practice for Statistics and are therefore labelled as accredited official statistics. Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007. For further information please see the OSR Accredited official statistics (<https://osr.statisticsauthority.gov.uk/accredited-official-statistics/>) web page.

As outlined above, our statistical practice is regulated by the Office for Statistics Regulation (OSR).

OSR sets the standards of trustworthiness, quality and value in the Code of Practice for Statistics (<https://www.statisticsauthority.gov.uk/code-of-practice/the-code/>) that all producers of official statistics should adhere to.

You are welcome to contact us directly with any comments about how we meet these standards using the contact details on Page 1.

Alternatively, you can contact OSR by emailing regulation@statistics.gov.uk (<mailto:regulation@statistics.gov.uk>) or via the OSR website (<https://osr.statisticsauthority.gov.uk/accredited-official-statistics/>). If you would like to write to the Authorities Enquiries team please send letters to: **Authorities Enquiries, UK Statistics Authority, Fry Building, 1st Floor, 2 Marsham Street, London, SW1P 4DF.**

Since the latest review by the Office for Statistics Regulation, the following improvements have been made in order to continue to comply with the Code of Practice for Statistics:

- **Accessibility:** Accessibility has been enhanced through additional signposting, clear labelling of appendices and provision hyperlinks to supporting information. Data has also been made available in Open Source format.
- **QAAD:** In order to introduce greater clarification within the associated Quality Assurance of Administrative Data (QAAD) document, PSU have thoroughly reviewed processes behind data acquisition and subsequent data publication. This has resulted in the inclusion of additional detail, rationale and examples, in regard to data provision, checking and validation; ultimately allowing for better justification of assurance levels.

It is the Department for Communities' responsibility to maintain compliance with the standards expected of National Statistics. If we become concerned about whether these statistics are still meeting the appropriate standards, we will discuss any concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.