



Northern Ireland Housing Statistics 2015-16

q



Published 14th December 2016



© Crown Copyright 2016

Published by: Analytical Services Unit

ISBN 978-1-904105-90-9

ISSN 0144 4433

This document/publication is also available on our website at:

<https://www.communities-ni.gov.uk/topics/housing-statistics>

EDITORIAL TEAM

Orla Lafferty

Aideen Skeffington

James Sampson

EXECUTIVE SUMMARY

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

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

Contact Point

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

Analytical Services Unit
Department for Communities
Level 1
Lighthouse Building
1 Cromac Place
Gasworks Business Park
Ormeau Road
Belfast
BT7 2JB

Email: asu@communities-ni.gov.uk

Telephone: 02890829255

INTRODUCTION

1 SUPPLY

- 1.1 Key Housing Supply Indicators 2008-09 to 2015-16
- 1.2 Total Housing Stock in each of the 11 District Council Areas 2008-2016
- 1.3 Household Tenure 2008-09 to 2015-16
- 1.4 Number of Dwellings by Type in each of the 11 District Councils of Northern Ireland - April 2016
- 1.5 Unfitness and Basic Amenities 1991 to 2011
- 1.6 Building Control New Dwelling Starts By Development Type 2010-2016
- 1.7 Building Control New Dwelling Completions By Development Type 2010-2016
- 1.8 Social Housing Development Programme (SHDP) New Social Housing Dwelling Starts 2010-11 to 2015-16
- 1.9 Social Housing Development Programme (SHDP) New Social Housing Dwelling Completions 2010-11 to 2015-16
- 1.10 Chained Volume Measure of Housing Output in Northern Ireland 2005 to 2016
- 1.11a Volume of Output in Northern Ireland By Construction Sector 2005 to 2016 (Current Prices)
- 1.11b Volume of Output in Northern Ireland By Construction Sector 2005 to 2016 (Chained Volume Measure Prices and Seasonally Adjusted)
- 1.12 Residential Planning Applications and Decisions 2003-04 to 2015-16
- 1.13 Residential Planning Decisions By Classification 2014-15 & 2015-16
- 1.14 Residential Planning Applications & Decisions By Planning Division and Local Government District 2015-16
- 1.15 Residential Planning Decisions by Sub-classification and Planning Division 2015-16

CONTENTS

2 ENERGY

- 2.1 Central Heating By Fuel Type 2001, 2004, 2006, 2009 & 2011
- 2.2 Standard Assessment Procedure (SAP) Rating 2001, 2006, 2009 & 2011
- 2.3 Warm Home Schemes Grants Processed 2009-10 to 2014-15
- 2.4 Boiler Replacements Processed 2012-13 to 2015-16
- 2.5 Affordable Warmth Scheme 2014-2016

3 SOCIAL RENTING DEMAND

- 3.1 NIHE Average Weekly Rent, Collectable Rental Income and Arrears 2002-03 to 2015-16
- 3.2 Average Weekly Local Authority Rents by UK Region 2004-05 to 2015-16
- 3.3a Housing Associations: Average Weekly Rent (Gross), Collectable Rental Income and Arrears 2001-02 to 2012-13
- 3.3b Housing Associations: Average Weekly Rent (Gross and Net), Collectable Rental Income and Arrears 2010-11 to 2014-15
- 3.4 NIHE Tenants in Receipt of Housing Benefit 2002-03 to 2015-16
- 3.5 Social Rented Sector Waiting Lists and Allocations 2002-03 to 2015-16
- 3.6a Social Rented Sector Waiting Lists by Old Local Government District 2003-04 to 2014-15
- 3.6b Social Rented Sector Waiting Lists by New Local Government District 2015-16
- 3.7a Total Allocations by Old Local Government District 2014-15
- 3.7b Total Allocations by New Local Government District 2015-16
- 3.8 Households Presenting as Homeless by Reason 2004-05 to 2015-16
- 3.9 Households Presenting as Homeless by Household Type 2004-05 to 2015-16
- 3.10 Households Presenting as Homeless by Outcome 2012-13 to 2015-16
- 3.11 Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2015-16

CONTENTS

4 PRIVATE RENTING DEMAND

- 4.1 Length of Time of Residence for Private Rented Sector by Region/Country 2014-15
- 4.2 Median Weekly Rent by Tenure and Region/Country 2015-16
- 4.3 Households in Private Rented Accommodation by Region/Country and Weekly Rent 2014-15

5 OWNER OCCUPIED DEMAND

- 5.1 Northern Ireland Residential Property Price Index
- 5.2 Number of Verified Residential Property Sales in Northern Ireland
- 5.3 Northern Ireland Residential Property Price Index by Property Type
- 5.4 National House Building Council (NHBC) Registered New Dwelling Sales And Prices 2002-03 to 2015-16
- 5.5 Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2015-16
- 5.6 Northern Ireland First-time Buyers: Lending and Affordability
- 5.7 Northern Ireland Home Movers: Lending and Affordability
- 5.8 Northern Ireland All Loans for House Purchase: Lending and Affordability
- 5.9 Mortgage Cases Received 2007-08 to 2016-17
- 5.10 Orders Made in Relation to Mortgages 2009-10 to 2016-17

6 HOUSEHOLD CHARACTERISTICS

- 6.1 Projected households by size, Northern Ireland, 2012-2037
- 6.2 Projected households by type, Northern Ireland, 2012-2037
- 6.3 Projected households by Local Government District, Northern Ireland, 2012-2037
- 6.4 Accommodation By Tenure 2015-16
- 6.5 Household Type by Dwelling Tenure 2011
- 6.6 Household Type by Dwelling Type 2011

CONTENTS

- 6.7 Difference From Bedroom Standard by Tenure 2015-16
- 6.8 Average Gross Weekly Household Income And Expenditure By UK Region 2012-2014
- 6.9 Average Weekly Household Expenditure by Commodity or Service Northern Ireland and United Kingdom 2012-2014
- 6.10 Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2014-15
- 6.11 Percentage of Households in Low-Income Before Housing Costs 2014-15
- 6.12 Percentage of Households in Low-Income After Housing Costs 2014-15
- 6.13a Average Rates Bill by Old Local Government District 2004-05 to 2014-15
- 6.13b Average Rates Bill by New Local Government District 2015-16

Appendix 1: Data Sources – Supply

Appendix 2: Data Sources – Energy

Appendix 3: Data Sources – Social Renting Demand

Appendix 4: Data Sources – Private Renting Demand

Appendix 5: Data Sources – Owner Occupier Demand

Appendix 6: Data Sources – Household Characteristics

Table Of Changes 2015-16

New Table	Table number	Title	Revision
New Table	2.5	Affordable warmth Scheme 2014-2016	Included as the first figures available from new scheme introduced in September 2014
New Table	3.6b	Social Rented Sector Waiting Lists by Local Government District 2015-2016	Included as a result of the creation of 11 New Local Government Districts on 01 April 2015, due to Local Government Reform.
New Table	3.7b	Total Allocations By Local Government District 2015-16	Included as a result of the creation of 11 New Local Government Districts on 01 April 2015, due to Local Government Reform.
New Table	6.13b	Average Rates Bill by Local Government District 2015-16	Included as a result of the creation of 11 New Local Government Districts on 01 April 2015, due to Local Government Reform.

INTRODUCTION

Background

The Northern Ireland Housing Statistics 2015-16 is the seventeenth edition in the series and has been prepared by Analytical Services Unit of the Department for Communities (DfC).

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

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

Online access

This report is available on the internet at:

<https://www.communities-ni.gov.uk/topics/housing>

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

Structure of the report

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

Section 1 *Supply*

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

Section 2 *Energy*

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

Section 3 *Social Renting Demand*

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

INTRODUCTION

Section 4 *Private Renting Demand*

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

Section 5 *Owner Occupied Demand*

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

Section 6 *Household Characteristics*

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

Sections 1 to 6 are structured as follows:

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

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

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

Tables

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

Review and User Consultation Survey

During 2015 a review and user consultation was carried out for the data provided on housing stock (section 1), new dwelling starts and completions (section 1), and Housing Association average rents (section 3). These changes were included in the 2014-15 edition of the Northern Ireland Housing Statistics.

Refer to the following link for more information: <https://www.communities-ni.gov.uk/topics/dsd-statistics-and-research-housing/housing-statistics>.

During 2016 the following tables have been introduced to reflect the 11 local councils established as a result of the Reform of Local Government:

Table 3.6b: Social Rented Sector Waiting Lists 2015-2016

Table 3.7b: Total Allocations 2015-2016

Table 6.13b: Average Rates Bill 2015-2016

Units and presentation

For the purposes of this publication, the terms 'house' and 'dwelling' are interchangeable and can be defined as 'a self-contained unit of accommodation, having all amenities

INTRODUCTION

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' (unless otherwise stated).

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

Due to rounding figures in tables may not sum to overall totals.

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

The following symbols are used throughout the publication:

..	Not Available
-	None
**	Negligible
*	Suppressed
(P)	Provisional
(R)	Revised
N/A	Not Applicable

National Statistics

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

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

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

Designation can be broadly interpreted to mean that the statistics

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

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

The following data in the report are sourced from other National Statistics reports: population estimates for Northern Ireland and Great Britain; construction output statistics (Tables 1.10,

INTRODUCTION

1.11a and 1.11b), mortgage cases and orders made (Tables 5.9 and 5.10) and household projections (Tables 6.1, 6.2 and 6.3).

The following tables are obtained from data sources which form the basis of other National Statistics reports: Family Resources Survey (Tables 4.1, 4.2, 4.3 and 6.10), Household Below Average Income datasets (Tables 6.11 and 6.12) and the Living Costs and Food Survey (Tables 6.8 and 6.9).

Data Collection

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

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

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

Throughout the year ASU regularly liaises with data suppliers to understand the implications of policy or methodological changes on the data supplied and any subsequent impact on data quality.

INTRODUCTION

Quality

Data quality information is included in each of the appendices.

Uses of the Housing Statistics

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

Fuel poverty strategy

<https://www.communities-ni.gov.uk/publications/fuel-poverty-strategy>

Homelessness Strategy

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

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

<https://www.infrastructure-ni.gov.uk/publications/regional-development-strategy-2035>

The information also feeds into DfC's corporate and business plans and the Department's strategic themes of 'Housing Reform, Welfare Reform and Developing Successful Communities'.

<https://www.communities-ni.gov.uk/publications/dsd-business-plan-2015-16>

In addition there are a number of housing commitments in the draft Programme for Government Framework 2016-21, with outcomes designed to care for others and help those in need, and to connect people and opportunities through infrastructure.

<https://www.northernireland.gov.uk/consultations/programme-government-consultation>

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

Contextual Information

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

The Northern Ireland Housing Market Review and Perspectives

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

The Northern Ireland Benefits Statistics Summary

<https://www.communities-ni.gov.uk/topics/benefits-statistics>

INTRODUCTION

The Northern Ireland Family Resources Survey reports

<https://www.communities-ni.gov.uk/topics/dfc-statistics-and-research>

Economic Overview statistics for Northern Ireland

<https://www.economy-ni.gov.uk/articles/economic-overview>

INTRODUCTION

Summary of Key Findings

Supply

- There were 776,526 dwellings in Northern Ireland in April 2016, a rise of 5,393 (0.7%) from 2015 (771,133). The volume of housing stock has increased year on year throughout the time series with the rate of growth fluctuating.
- In 2015-16, there were 5,622 new dwelling completions recorded by Building Control, an increase of 2% from the previous year (5,501).
- During 2015-16 there were 1,209 Social Housing Development Programme (SHDP) new dwelling completions, a fall of 27% from 2014-15 (1,658). Figures for the SHDP are sourced from the Northern Ireland Housing Executive.
- The volume of Housing Output in the second quarter (April-June) of 2016 decreased by 2.7% compared to the previous quarter and was 4.3% lower than the same quarter in 2015.
- In 2015-16, there were 7,192 residential planning applications; this is a decrease of 2% on the previous year. In 2015-16 there were 6,541 decisions, and of these 94% were granted (6,143).

Energy

- Between September 2012 and March 2016 grants for 31,255 replacement boilers were approved, amounting to almost £21.4 million. This equates to an average grant of £684 per household.
- In the year ended 31st March 2016 there were 5,318 approvals for the 'Affordable Warmth Scheme' issued, and 3,057 homes had been improved. The total spend for the scheme since it began in September 2014 until 31st March 2016 was £12.2 million.

Social Renting Demand

- The average weekly rent (excluding rates and service charges) charged by the Northern Ireland Housing Executive was £66.60 in 2015-16. This is an increase of 5% from the previous year (£63.46).
- The average weekly rent (excluding rates and service charges) charged by Housing Associations in 2014-15 (latest available) was £76.73, a rise of 4% from the previous year (£73.81).
- In total, 18,628 households presented as homeless to the Northern Ireland Housing Executive in 2015-16, a decrease of 5% from the previous year (19,621). The

INTRODUCTION

household types with the highest number of homeless presenters in 2015-16 were single males (34%) and families (32%).

- In 2015-16, of the 18,628 households presenting as homeless 11,202 households (60%) were accepted as full duty applicants and 5,442 (29%) were rejected. Of those households accepted as full duty applicants during the year 3,303 were discharged.

Private Renting Demand

- The average (median) rent per week for the private rented sector in Northern Ireland in 2014-15 was £94, £38 below the UK average (£132) and lower than England (£138), Scotland (£114) and Wales (£114). Figures pertaining to private rents are sourced from the Family Resources Survey; the latest year available for analysis is 2014-15.
- The average (median) rent per week for the social rented sector in Northern Ireland in 2014-15 was £73, £15 lower than the UK average (£88) and £21 lower than that of the private rented sector.
- Thirty five percent of private renters in Northern Ireland paid £100 or more per week compared to 72% of private renters in the UK.

Owner Occupied Demand

- The number of completed applications for the Co-Ownership Housing Scheme in 2015-16 was 728. This is a decrease of 36% from 2014-15 (1,140). The median price of a property purchased through the scheme during 2015-16 was £119,500.
- The number of loans for first time buyers and home movers in 2015 was 7,500 and 5,700 respectively. In comparison to 2014, the figure for first time buyers has not fluctuated by much but there has been a slight increase of 4% for home movers.
- The number of mortgage cases received by the Chancery Division of the Northern Ireland High Court in 2015-16 was 1,254, 48% lower than 2014-15.

SECTION 1– SUPPLY

Introduction

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

Analysis

Key Indicators

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

Population levels have increased year on year for Northern Ireland, Great Britain and the Republic of Ireland. Great Britain has had the largest percentage increase in population from 2008-09 to 2015-16 (5.4%). Northern Ireland and the Republic of Ireland have seen increases in their population size of 4.1% and 3.2% respectively over this time.

Housing stock has increased year on year for Northern Ireland since 2008-09. In 2015-16 the housing stock in Northern Ireland stands at 771.1 thousand, which is equivalent to 416 dwellings per 1,000 of population. In comparison the total housing stock in the Republic of Ireland in 2015-16 was 2,022 thousand or 436 dwellings per 1,000 of population. Since 2008-09 Northern Ireland has consistently had a lower amount of dwelling stock per 1,000 of the population relative to the Republic of Ireland.

The number of new dwellings completed per 1,000 of the population in Northern Ireland fell year on year from 3.4 in 2010-11 to 2.9 in 2013-14; the number has remained consistent at 3.0 for 2014-15 and 2015-16. The Republic of Ireland has seen a fall year on year in the number of dwellings completed per 1,000 of the population from 10.0 in 2008-09 to 1.8 in 2012-13. This figure has since risen to reach 3 dwellings completed per 1,000 of the population in 2015-16. In Great Britain the number of new dwellings completed per 1,000 of the population has remained between 2 and 3 from 2008-09 to 2014-15. In 2014-15 the figure stands at 2.3 (latest year available).

Housing Stock

Tables 1.2 to 1.4 provide information on housing stock in Northern Ireland. Tables 1.2 and 1.4 are based on administrative data published by Land and Property Services whilst table 1.3 includes data from the Continuous Household Survey.

SECTION 1– SUPPLY

As Table 1.2 shows, there were 776,526 dwellings in Northern Ireland in April 2016, a rise of 5,393 (0.7%) from 2015 (771,133). The volume of housing stock has increased year on year throughout the time series with the rate of growth fluctuating.

The District Council areas with the largest percentage increase in housing stock between 2008 and 2016 were Lisburn and Castlereagh, and Newry, Mourne and Down, with increases of 10.2% and 9.3% respectively. Derry and Strabane saw the smallest percentage increase over this time, increasing by 4.9% followed by Causeway Coast and Glens with 5.1%.

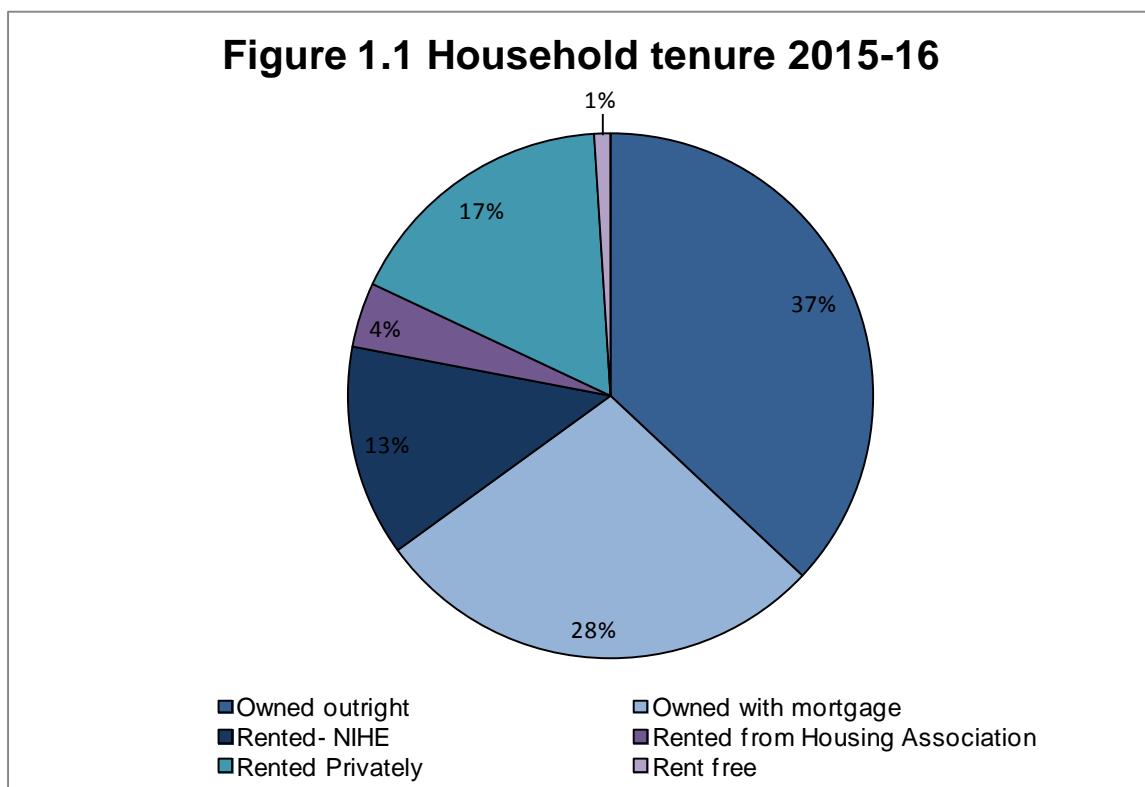
Table 1.3 shows the percentage breakdown of household tenure in Northern Ireland. Between 2008-09 and 2015-16 dwellings that are owned outright have accounted for the largest proportion of the housing stock in Northern Ireland. In 2015-16 dwellings that were owned outright and dwellings that were owned with a mortgage accounted for 65% of the total housing stock (37% and 28% respectively).

The 'Rented other' category has accounted for approximately one fifth of all property types since 2010-11. This category consists of privately rented properties and properties rented from Housing Associations. In 2015-16 17% of properties were privately rented and the remaining 4% were rented from Housing Associations. The proportion of properties rented from the NIHE has fluctuated since the start of the time series in 2008-09. In 2015-16, NIHE rented properties made up 13% of the total housing stock.

Figure 1.1 shows the breakdown of housing tenure in Northern Ireland based on data from the Continuous Household Survey for 2015-16.

SECTION 1– SUPPLY

Figure 1.1 Household tenure 2015-16



Source: Continuous Household Survey

Table 1.4 shows a breakdown of housing stock by dwelling type. Of the total 776,526 dwellings in 2016, 36% were detached properties, 29% were terrace, 25% were semi-detached and 11% were apartments.

Unfit Dwellings

Table 1.5 includes information from the NIHE House Conditions Survey (HCS) on unfit dwellings and dwellings lacking one or more basic amenities. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland.

In 2011 there were an estimated 35,240 unfit dwellings in Northern Ireland, representing a headline rate of 4.6%. This is similar to the unfitness rate ten years prior in 2001 (4.9%: 31,570). Unfitness declined between 2001 and 2009 reaching a low of 2.4% in 2009 (17,530 properties). The 2011 HCS shows a small increase in unfitness and is associated with an increase in the rate of vacancy, particularly in isolated rural areas. In 2011, the majority of the 35,240 dwellings in Northern Ireland that were estimated to be unfit (79.5%; 28,030 dwellings) were vacant.

SECTION 1– SUPPLY

Building Control New Dwelling Starts and Completions

Tables 1.6 and 1.7 include information on new dwelling starts and completions in Northern Ireland published by Land and Property Services (LPS).

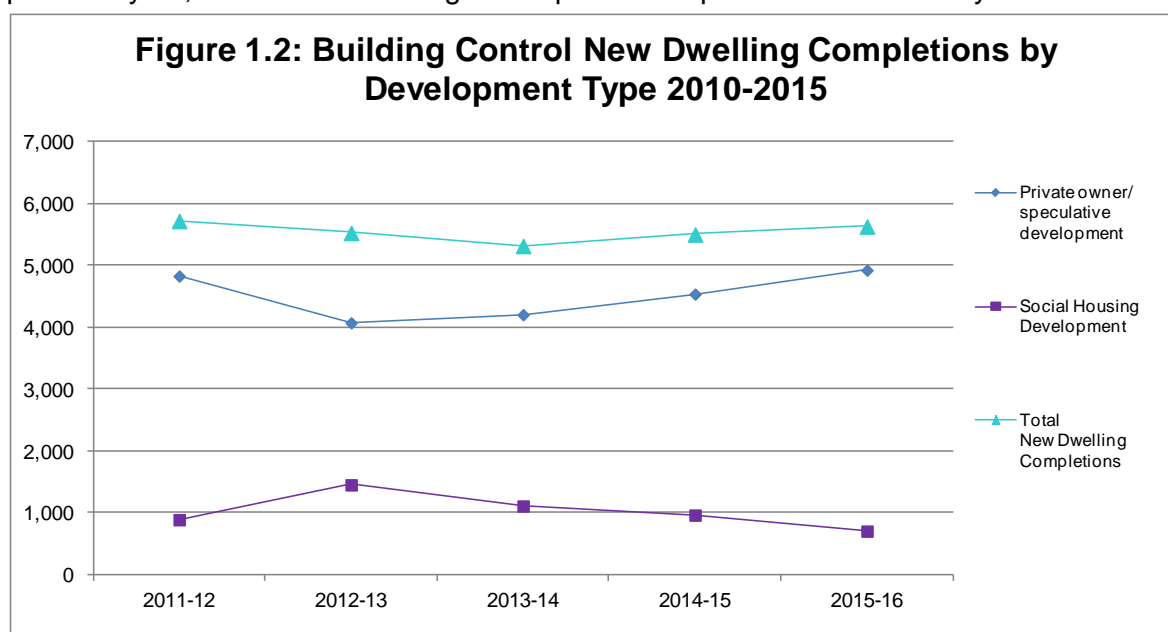
LPS receives information from Building Control in each council in Northern Ireland. This information contains the number of recorded new domestic dwellings started and completed. LPS publish new dwelling starts and completions on a quarterly basis; refer to the following link for more information:

<https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>

Information on how new dwelling starts and completions data are recorded by Building Control/LPS is available in Appendix 1.

In 2015-16 the total number of new dwelling starts in Northern Ireland was 6,713, a rise of 12% on the previous year (5,990) and a fall of 14% since 2010-11 (7,775). The increase in the total number of new dwelling starts between 2014-15 and 2015-16 has been primarily due to Social Housing Development. Social Housing Development starts increased by 58% from the previous year, while private owner / speculative development starts increased by 6%.

In 2015-16 the number of new dwelling completions in Northern Ireland was 5,622 a rise of 2% on the previous year (5,501) and a fall of 10% since 2010-11 (6,213). Whilst the increase in starts was driven by Social Housing Development, the increase new dwelling completions between 2014-15 and 2015-16 has been due to private owner/speculative development. Private owner/speculative development completions increased by 8% from the previous year, while social housing development completions decreased by 27%.



SECTION 1– SUPPLY

Social Housing Development Programme

Tables 1.8 and 1.9 contain information on Social Housing Development Programme (SHDP) new social housing dwelling starts and completions in Northern Ireland.

The Northern Ireland Housing Executive (NIHE) manages the delivery of the Social Housing Development Programme, and publishes a three year Social Housing Development Programme at the following link: http://www.nihe.gov.uk/index/services/housing_need.htm.

Information on how new social housing dwelling starts and completions data are recorded for the Social Housing Development Programme is available in Appendix 1.

Since 2010-11 there have been 10,087 Social Housing Development Programme new social housing dwelling starts. Of these, 9,653 (96%) were self-contained dwellings and the remaining 4% were shared accommodation. In 2015-16 there were 1,568 new social housing dwelling starts, a decrease of 22% from 2014-15 (2,013).

The majority of SHDP new social housing dwelling starts in 2015-16 (74%) were New Build. A further 8% were Off-the-Shelf, 10% were Existing Satisfactory Purchase, 2% were Rehabilitation, and 5% were Re-improvement.

Since 2010-11 there have been 8,807 new social housing dwelling completions. Of these 8410 (95%) were self-contained dwellings and the remaining 4% were shared accommodation. In 2015-16 there were 1,209 new social housing dwelling completions, a fall of 27% from 2014-15 (1,658).

The majority of SHDP new social housing dwelling completions in 2015-16 (68%) were New Build. A further 9% were Existing Satisfactory Purchase, 13% were Off-the-Shelf, 6% were Rehabilitation, and 4% were Re-improvement.

Construction

Tables 1.10, 1.11a and 1.11b contain information on the volume and value of construction output in Northern Ireland obtained from the Northern Ireland Quarterly Construction Enquiry (QCE). This is a statutory survey of construction firms operating in Northern Ireland. Each quarter a sample of (approximately 700) construction firms are asked to provide details of the value of construction activity they have undertaken in a specified period. The survey also includes public sector organisations which carry out their own construction activity.

Table 1.10 presents the Housing output series as index numbers. An index number is a convenient form of expressing a series in a way that makes it easier to see changes in that series. The numbers in the series are expressed relatively with one number in that series chosen to be the 'base' (usually expressed as 100) and other numbers being measured

SECTION 1– SUPPLY

relative to that base. The series contained in table 1.10 uses 2013 as the base year for comparison. This changed for the most recent Housing Construction Bulletin so that it is aligned with the Office for National Statistics Construction Output statistics. The methodological notice is available here: <https://www.economy-ni.gov.uk/publications/methodological-notice-change-base-year>.

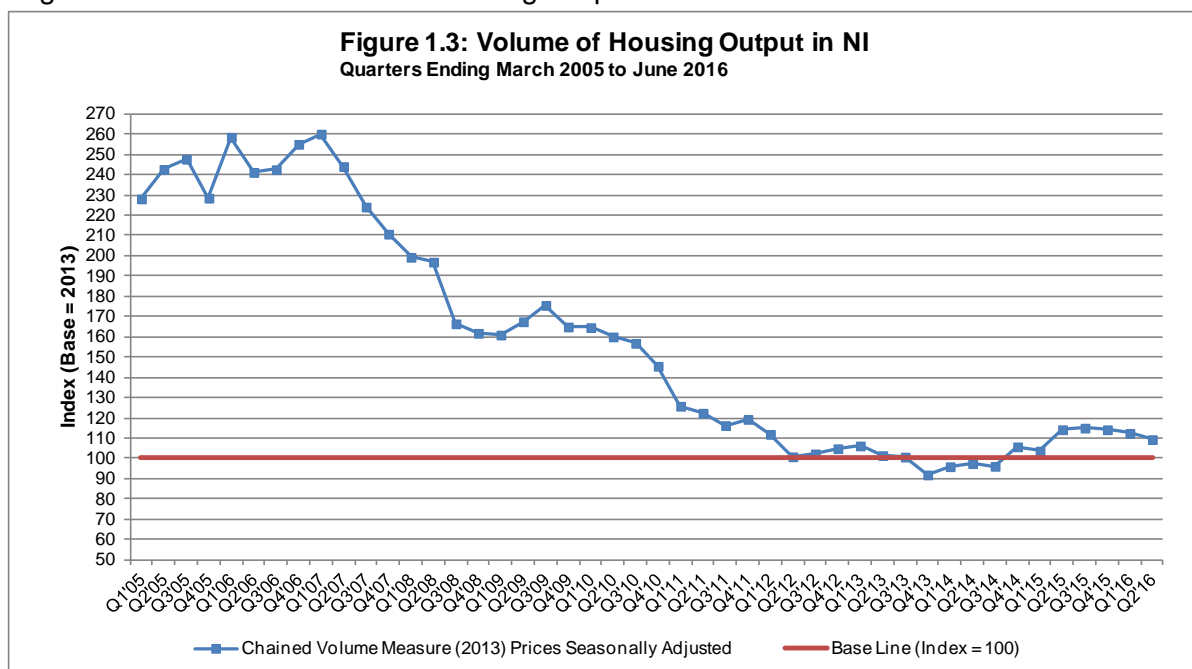
Indices are created by dividing the current quarter (chained volume measure) value of construction output by the average of the base year (2013) and multiplying by 100.

The Northern Ireland Construction Output Statistics are published as chained volume measures. Chained volume measures show volume trends in construction output over time by removing inflationary price effects. For more information on chained volume measures refer to the Background Notes of the Construction Bulletin report (Quarter 2 2016): <https://www.economy-ni.gov.uk/publications/construction-output-statistics-q2-2016>

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

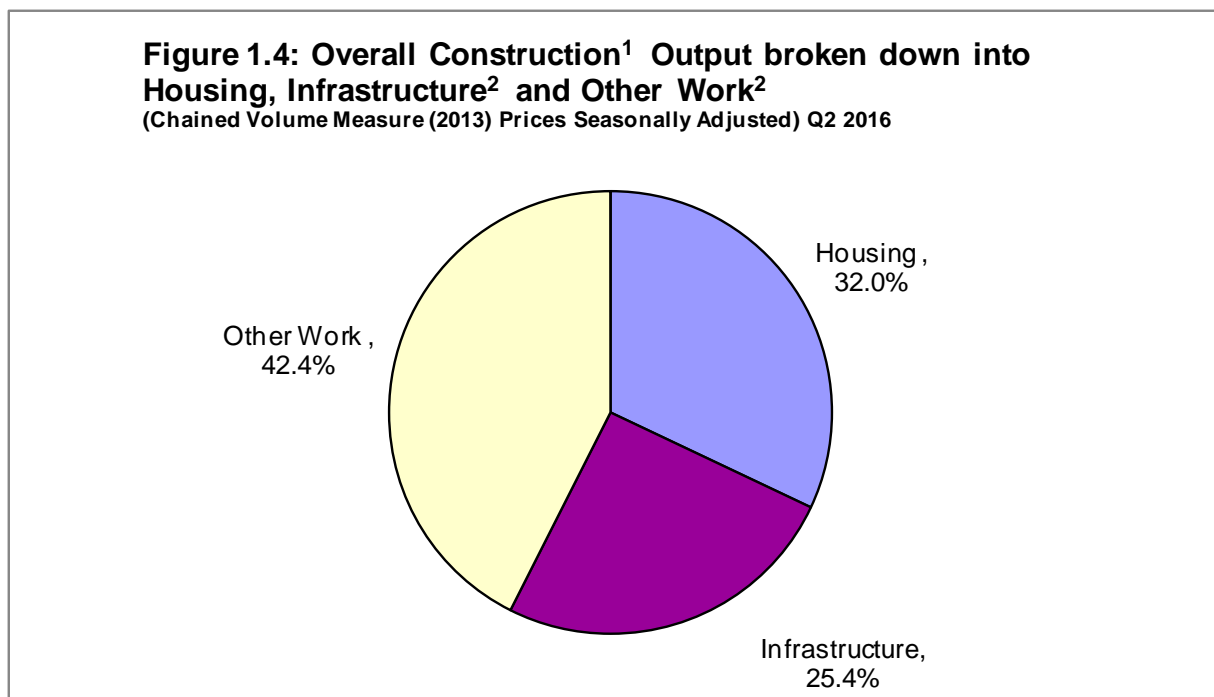
The volume of Housing Output in the second quarter (April-June) of 2016 decreased by 2.7% compared to the previous quarter and was 4% lower than the same quarter in 2015. Housing Output is less than half of the peak reported in Quarter 1 2007. In recent quarters housing output figures have been slowly falling.

Figure 1.3 shows the volume of Housing Output from Q1 2005 to Q2 2016



SECTION 1– SUPPLY

Figure 1.4 shows the breakdown of construction output by the sub-sectors of construction for Quarter 2 2016. The largest sub-sector was Other Work which accounted for 42% of all construction output followed by Housing (32%) and Infrastructure (25%).



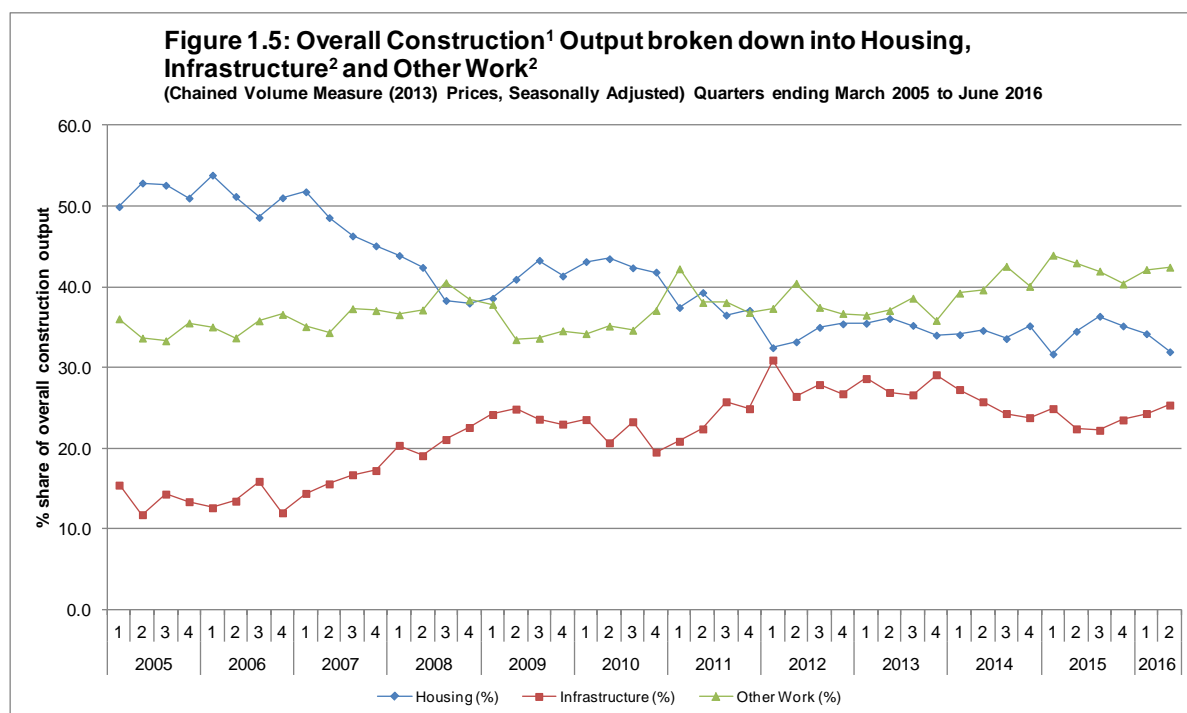
1. Percentages do not always tally to 100 as each category is individually deflated and seasonally adjusted.

2. Infrastructure and Other Work are not seasonally adjusted. Refer to the Background Notes of the Construction Bulletin report (Quarter 2 2016) for more information:

<https://www.economy-ni.gov.uk/publications/construction-output-statistics-q2-2016>.

Figure 1.5 shows that Other Work continues to be the largest sub-sector of Construction Output. This has been the case since it overtook Housing in Quarter 2 2012. Housing is the next largest sub-sector followed then by Infrastructure.

SECTION 1– SUPPLY



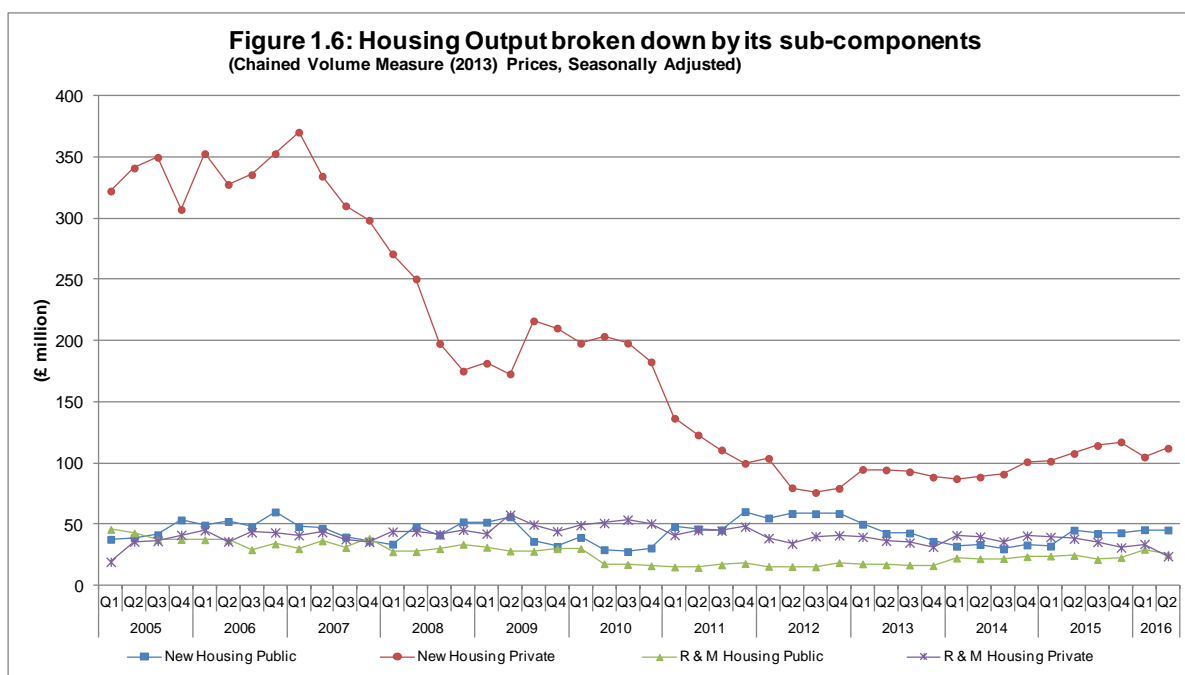
1. Percentages do not always tally to 100 as each category is individually deflated and seasonally adjusted.

2. Infrastructure and Other Work are not seasonally adjusted. Refer to the Background Notes of the Construction Bulletin report (Quarter 2 2016) for more information:

<https://www.economy-ni.gov.uk/sites/default/files/publications/economy/Construction-bulletin-Q2-2016.pdf>.

Figure 1.6 shows that most of the decrease in overall Housing Output since 2005 continues to be accounted for by the decrease in New Private Housing Output. The level of New Private Housing Output reported in Quarter 2 2016 was 70% lower than the volume reported in the pre-downturn period. Output levels in this important housing sector fell in the first quarter of 2016 after steadily improving in 2014/15. However they have improved again in quarter 2.

SECTION 1– SUPPLY



Residential Planning

Tables 1.12 to 1.15 give detail on residential planning applications and decisions.

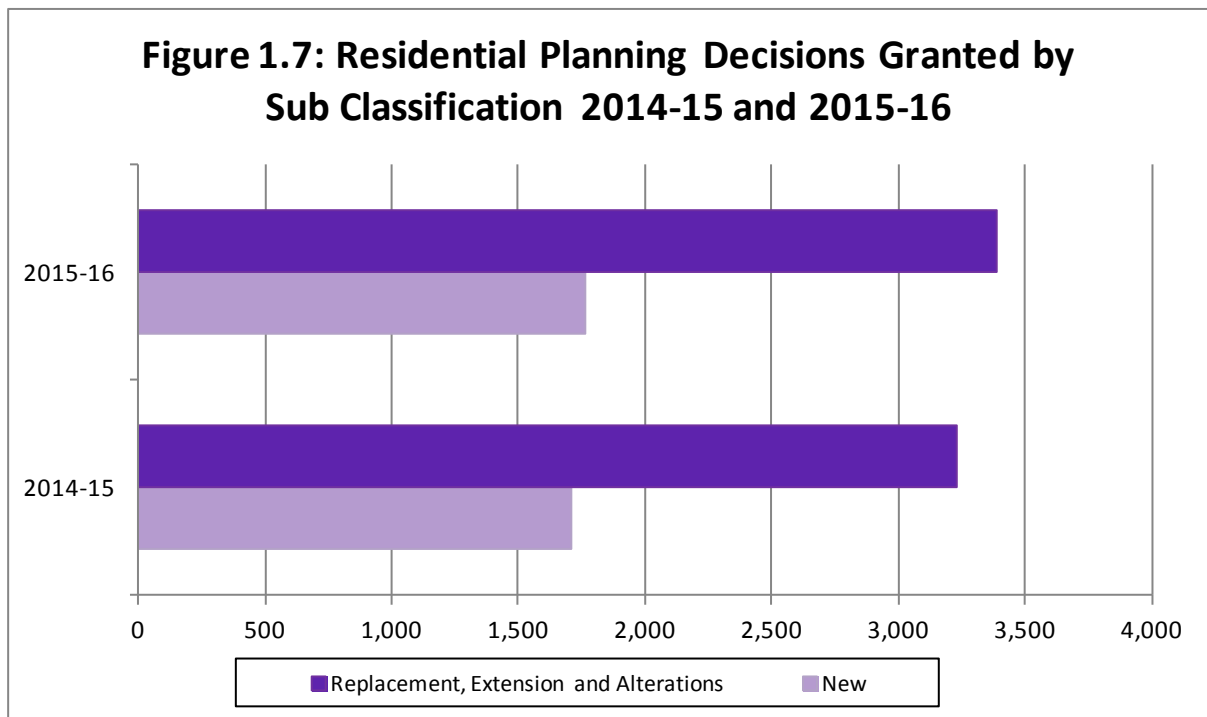
From 2004-05 to 2012-13 residential planning applications tended to fall year on year from 30,219 to 6,278 in 2012-13. Since 2012-13 this figure has risen to reach 7,339 in 2014-15. In 2015-16 there was another fall in applications to 7,192 a decrease of 2% within the year and 76% since 2004-5.

Decisions have fallen year on year from 24,749 in 2005-06 to 6,172 in 2013-14. Since 2014-15 there has been a slow rise to 6,541 in 2015-16. This is an overall decrease of 74% from 2005-6.

Of the 6,541 decisions made in 2015-16, 94% were granted (6,143). The majority of residential planning decisions granted related to rural new single dwellings (26%) and urban extensions and alterations (25%).

As shown in Figure 1.7, when comparing 2014-15 and 2015-16 there has been an increase in residential planning decisions granted for new dwellings (3%), and an increase in decisions granted for replacements/extensions (4%).

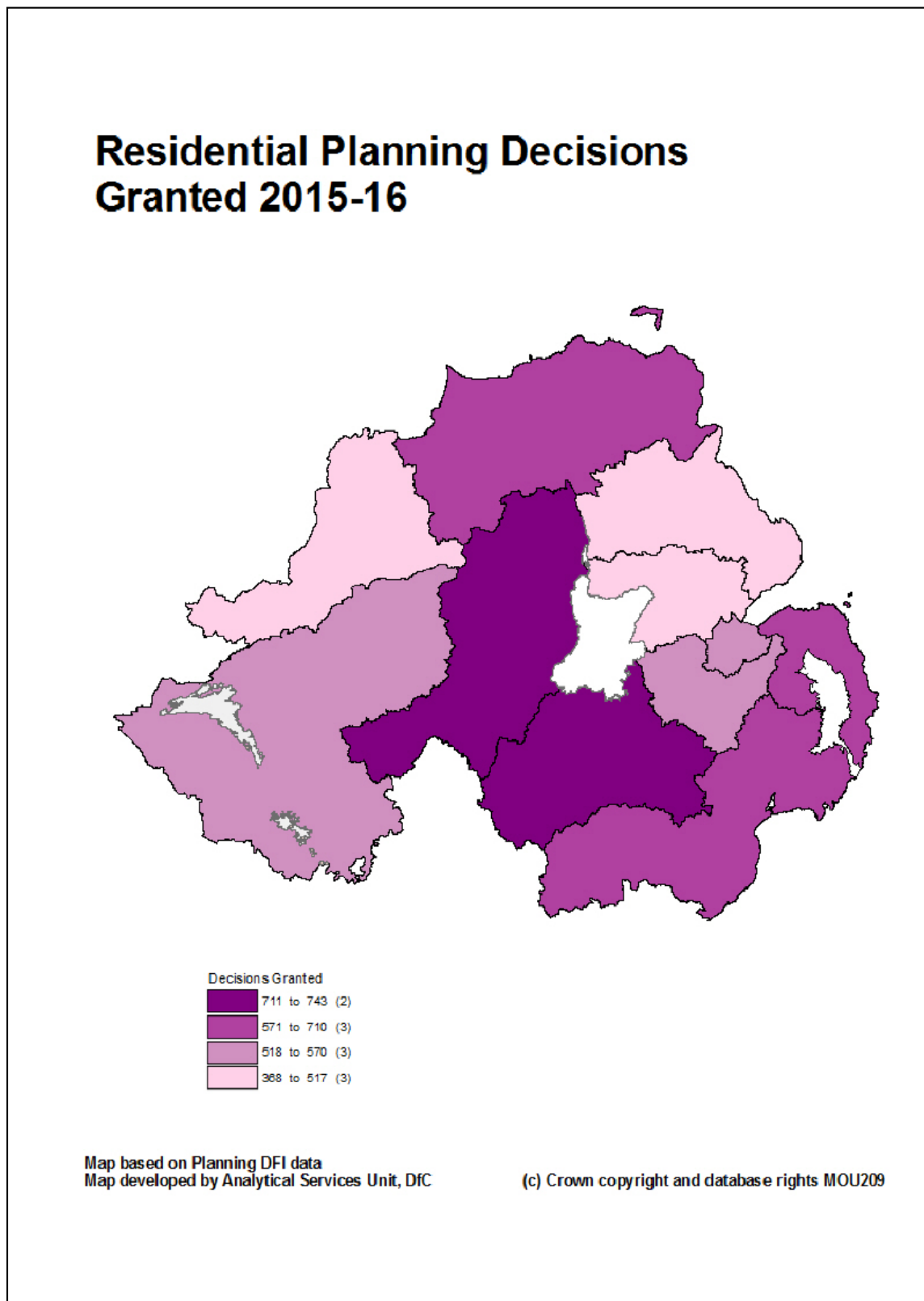
SECTION 1– SUPPLY



Newry Mourne and Down and Mid-Ulster district councils received the greatest number of residential planning applications during 2015-16 (929 and 862 respectively). In 2014-15 there was a change to the structure of planning authorities which is reflected in the tables provided.

SECTION 1– SUPPLY

Map 1.1: Residential Planning Decisions Granted 2015-16



SECTION 1– SUPPLY

Notes on Analysis

1. Data contained in Table 1.5 are sourced from the House Conditions Survey. Reference should be made to Appendix 1 for details of survey methodology and quality.
2. Data contained in Tables 1.10, 1.11a and 1.11b are sourced from the Northern Ireland Construction Bulletin. Reference should be made to Appendix 1 for details of survey methodology and quality.
<https://www.economy-ni.gov.uk/publications/construction-output-statistics-methodology>
3. Figures in certain tables may be rounded and hence table totals may not sum correctly.

Alternative Data Sources

The following alternative data sources are provided for reference purposes.

Survey sources

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

Regional sources

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

- Household and Dwelling Estimates for Scotland
<http://www.gro-scotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2014>
- Dwelling Estimates for Wales
<http://wales.gov.uk/statistics-and-research/dwelling-stock-estimates/?lang=en>
- Dwelling stock estimates, United Kingdom and regional breakdown:
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>
- House building, United Kingdom and regional breakdown:
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

SECTION 1– SUPPLY

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

- Construction, United Kingdom:
<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Output+in+the+Construction+Industry>
- Welsh Construction/production indices:
<http://wales.gov.uk/statistics-and-research/key-economic-statistics/?lang=en>
(under Business and Economy)
- Scottish Construction/production indices:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Economy/Q/pno/0>
(contained under GDP statistics)

The following sources provide regional information relating to planning applications:

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

SECTION 1– SUPPLY

1.1 Key Housing Supply Indicators 2008-09 to 2015-16^{1,2,3,4,5,6}

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Northern Ireland								
Population (Thousands) ⁴	1,779	1,793	1,805	1,814	1,824	1,830	1,841	1,852
Average Household Size ²	2.5	2.5	2.5	2.5	2.5	2.5	2.5	..
Total Housing Stock (Thousands) ⁵	728.3	740.1	750.3	756.6	758.5	762.3	767.4	771.1
Total Stock Per 1,000 Population	409	413	416	417	416	417	417	416
New Dwellings Started	6,951	8,152	7,775 ^(R)	6,456 ^(R)	4,837 ^(R)	5,307 ^(R)	5990 ^(R)	6,714
New Dwellings Started Per 1,000 Population	3.9	4.5	4.3 ^(R)	3.6 ^(R)	2.7 ^(R)	2.9 ^(R)	3.3	3.6
New Dwellings Completed	9,430	8,018	6,213 ^(R)	5,719 ^(R)	5,526 ^(R)	5,315 ^(R)	5501 ^(R)	5,629
New Dwellings Completed Per 1,000 Population	5.3	4.5	3.4 ^(R)	3.1 ^(R)	3.0 ^(R)	2.9 ^(R)	3.0	3.0
Great Britain								
Population (Thousands) ⁴	60,045	60,467	60,955	61,471	61,881	62,276	62,756	63,258
Average Household Size ²	2.3	2.3	2.3	2.4	2.3	2.3	2.3	..
Total Housing Stock (Thousands) ⁵	26,529	26,696	26,855	27,008	27,151	27,306	..	..
Total Stock Per 1,000 Population	442	441	441	439	439	438	..	..
New Dwellings Started (Thousands)	112.2	116.0 ^(R)	130.5	129.7	122.2	156.8 ^(R)	165.9	..
New Dwellings Started Per 1,000 Population	1.9	1.9	2.1	2.1	2.0	2.5	2.6	..
New Dwellings Completed (Thousands)	169.1	143.2	129.8	140.1	127.5	133.1	147.0	..
New Dwellings Completed Per 1,000 Population	2.8	2.4	2.1	2.3	2.1	2.1	2.3	..
Republic of Ireland								
Population (Thousands) ⁴	4,485	4,533	4,555	4,575	4,585	4,593	4,610	4,635 ^(P)
Estimated Housing Stock (Thousands) ⁵	1,960	1,982	1,992	1,999	2,003	2,007	2,014	2,022
Estimated Housing Stock Per 1,000 Population	437	437	437	437	437	437	437	436
New Dwellings Started (Thousands)	17.6	7.9	6.1	3.8	4.2	9.0	3.8	8.8
New Dwellings Started Per 1,000 Population	3.9	1.7	1.3	0.8	0.9	2.0	0.8	2.0
New Dwellings Completed (Thousands) ³	45.0	22.6	13.6	9.6	8.2	8.7	11.6	13.2
New Dwellings Completed Per 1,000 Population ³	10.0	5.0	3.0	2.1	1.8	1.9	2.5	3.0

SOURCE: NISRA, DIC, LPS, District Council Building Control via LPS, ONS, DCLG, CSO and DECLD

1. See Appendix 1: Data Sources - Supply.

2. Figures on average household size have been taken from the Family Resources Survey.

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

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

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

6. Housing stock estimates for Northern Ireland relate to the stock in April each year except for 2008, 2010 and 2011 where stock relates to May of the relevant year.

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

SECTION 1– SUPPLY

1.2 Total Housing Stock in each of the 11 District Council Areas 2008-2016^{1,2}

District Council	2008	2009	2010	2011	2012	2013	2014	2015	2016
Antrim and Newtownabbey	54,181	55,274	55,748	56,130	56,350	56,695	57,228	57,615	58,151
Ards and North Down	66,612	67,127	67,875	68,491	68,694	69,060	69,392	69,769	70,270
Armagh City, Banbridge and Craigavon	76,521	78,449	79,812	80,683	80,621	80,855	81,373	81,854	82,525
Belfast	148,473	150,252	152,219	153,350	154,003	154,389	155,047	155,381	156,176
Causeway Coast and Glens	59,875	60,754	61,613	62,169	62,039	62,237	62,473	62,615	62,940
Derry City and Strabane	57,619	58,216	58,639	59,021	59,304	59,443	59,698	60,018	60,459
Fermanagh and Omagh	44,904	45,874	46,519	46,830	47,225	47,660	47,832	47,839	48,041
Lisburn and Castlereagh	52,599	53,524	54,551	55,181	55,388	55,999	56,700	57,261	57,956
Mid and East Antrim	55,502	56,391	57,123	57,282	57,392	57,719	58,060	58,307	58,754
Mid Ulster	49,255	50,120	50,735	51,133	51,050	51,483	51,877	52,272	52,640
Newry, Mourne and Down	62,800	64,117	65,515	66,377	66,454	66,805	67,698	68,202	68,614
Northern Ireland	728,341	740,098	750,349	756,647	758,520	762,345	767,378	771,133	776,526

SOURCE: LPS

1. See Appendix 1: Data Sources - Supply.

2. In line with the Rates Order (NI) 1977, Housing Stock is defined as a count of properties which are valued as domestic or mixed for the purposes of rating. This refers to properties in the Valuation List which are used (or when next in use, will be used) for the purposes of a private dwelling. This includes properties which are temporary incapable of beneficial occupation, but excludes Caravans, Domestic Garages, Domestic Stores and Car Parking Spaces.

1.3: Household Tenure 2008-09 to 2015-16^{1,2,3,4,5}

All households

Percentages

Tenure	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Owned outright	36	36	35	35	36	38	37	37
Owned with mortgage ²	33	34	33	31	30	29	31	28
Rented- NIHE ³	14	13	12	14	12	12	11	13
Rented other ⁴	16	16	19	19	20	19	20	21
rented from housing association	..	..	..	..	4	3	4	4
rented privately	..	..	..	..	16	16	16	17
Rent free ⁵	1	2	1	1	1	1	1	1
Bases=100%	2,474	2,761	2,718	2,778	2,710	2,736	2,521	2,494

Source: Continuous Household Survey

1. See Appendix 1: Data Sources - Supply.

2. Includes properties being purchased through the co-ownership scheme.

3. NIHE - Northern Ireland Housing Executive

4. Includes properties which are rented from a housing association, rented privately.

5. Includes squatting and rent free

SECTION 1– SUPPLY

1.4 Number of Dwellings by Type in each of the 11 District Councils of Northern Ireland - April 2016^{1,2}

District Council	Apartment	Detached	Semi-Detached	Terrace	Total Housing Stock
Antrim and Newtownabbey	6,370	19,516	15,255	17,010	58,151
Ards and North Down	7,619	25,694	19,457	17,500	70,270
Armagh City, Banbridge and Craigavon	4,151	35,040	19,518	23,816	82,525
Belfast	32,619	14,760	41,270	67,527	156,176
Causeway Coast and Glens	5,358	28,483	15,608	13,491	62,940
Derry City and Strabane	6,206	17,865	15,325	21,063	60,459
Fermanagh and Omagh	2,594	28,715	7,980	8,752	48,041
Lisburn and Castlereagh	5,391	21,974	17,312	13,279	57,956
Mid and East Antrim	5,740	23,384	12,811	16,819	58,754
Mid Ulster	1,959	28,551	11,436	10,694	52,640
Newry, Mourne and Down	4,541	32,834	16,244	14,995	68,614
Northern Ireland	82,548	276,816	192,216	224,946	776,526

SOURCE: LPS

1. See Appendix 1: Data Sources - Supply.

2. In line with the Rates Order (NI) 1977, Housing Stock is defined as a count of properties which are valued as domestic or mixed for the purposes of rating.

This refers to properties in the Valuation List which are used (or when next in use, will be used) for the purposes of a private dwelling. This includes

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

	1991		1996		2001		2004		2006		2009		2011	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Unfit Dwellings	50,360	8.8	43,970	7.3	31,570	4.9	25,600	3.8	24,160	3.4	17,530	2.4	35,240	4.6
Dwellings Lacking One Or More Basic Amenities ³	19,100	3.3	17,600	2.9	15,660	2.4	19,800	2.9	17,100	2.4	10,540	1.4	37,150	4.9

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 1: Data Sources - Supply.

2. Due to the nature of the survey data, small changes should be treated with caution.

3. 'Basic amenities' are a kitchen sink, bath or shower in the bathroom, wash hand basin (all with hot and cold running water), and inside WC.

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

In 2011, the majority of the 35,240 dwellings in Northern Ireland that were unfit (79.5%; 28,030 dwellings) were vacant.

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

SECTION 1– SUPPLY

1.6 Building Control New Dwelling Starts by Development Type 2010-2016^{1,2,3,4,5}

Quarter / Year	Development Type		
	Private owner/ speculative development	Social Housing Development	Total New Dwelling Starts
Apr - Jun 2010	2,159	527	2,686
Jul - Sep 2010	1,784	319	2,103
Oct - Dec 2010	1,316	137	1,453
Jan - Mar 2011	1,392	141	1,533
2010-11	6,651	1,124	7,775
Apr - Jun 2011	1,422	552	1,974
Jul - Sep 2011	1,434	432	1,866
Oct - Dec 2011	1,042	253	1,295
Jan - Mar 2012	1,115	206	1,321
2011-12	5,013	1,443	6,456
Apr - Jun 2012	1,124	457	1,581
Jul - Sep 2012	983	231	1,214
Oct - Dec 2012	925	140	1,065
Jan - Mar 2013	869	108	977
2012-13	3,901	936	4,837
Apr - Jun 2013	1,186	351	1,537
Jul - Sep 2013	1,160	298	1,458
Oct - Dec 2013	925	157	1,082
Jan - Mar 2014	1,133	97	1,230
2013-14	4,404	903	5,307
Apr - Jun 2014	1,441	216	1,657
Jul - Sep 2014	1,461	196	1,657
Oct - Dec 2014	1,119	83	1,202
Jan - Mar 2015	1,237	237	1,474
2014-15	5,258	732	5,990
Apr - Jun 2015	1,405	420	1,825
Jul - Sep 2015	1,556	454	2,010
Oct - Dec 2015	1,246	99	1,345
Jan - Mar 2016	1,349	184	1,533
2015-16	5,556	1,157	6,713
Apr - Jun 2016	1,754	238	1,992
Jul - Sep 2016	1,620	353	1,973

Source: District Council Building Control via LPS

1. See Appendix 1: Data Sources - Supply.
2. The date of a new dwelling start is the date on which the first building control inspection takes place.
3. The figures only include applications for new dwellings received by Building Control in NL.
4. The figures include domestic apartments and dwellings as defined by Building Control purpose group.
5. Figures will be revised on an annual basis to capture Building Control applications received outside of

SECTION 1– SUPPLY

1.7 Building Control New Dwelling Completions by Development Type 2010-2016^{1,2,3,4,5}

Quarter / Year	Development Type		
	Private owner/ speculative development	Social Housing Development	Total New Dwelling Completions
Apr - Jun 2010	1,461	187	1,648
Jul - Sep 2010	1,445	179	1,624
Oct - Dec 2010	1,454	221	1,675
Jan - Mar 2011	1,118	148	1,266
2010-11	5,478	735	6,213
Apr - Jun 2011	1,467	223	1,690
Jul - Sep 2011	1,159	113	1,272
Oct - Dec 2011	1,155	363	1,518
Jan - Mar 2012	1,048	191	1,239
2011-12	4,829	890	5,719
Apr - Jun 2012	1,061	451	1,512
Jul - Sep 2012	997	247	1,244
Oct - Dec 2012	1,052	489	1,541
Jan - Mar 2013	963	266	1,229
2012-13	4,073	1,453	5,526
Apr - Jun 2013	1,031	485	1,516
Jul - Sep 2013	990	176	1,166
Oct - Dec 2013	1,168	331	1,499
Jan - Mar 2014	1,015	119	1,134
2013-14	4,204	1,111	5,315
Apr - Jun 2014	1,136	314	1,450
Jul - Sep 2014	1,120	345	1,465
Oct - Dec 2014	1,257	213	1,470
Jan - Mar 2015	1,024	92	1,116
2014-15	4,537	964	5,501
Apr - Jun 2015	1,193	95	1,288
Jul - Sep 2015	1,198	150	1,348
Oct - Dec 2015	1,271	282	1,553
Jan - Mar 2016	1,255	178	1,433
2015 - 16	4,917	705	5,622
Apr - Jun 2016	1,317	320	1,637
Jul - Sep 2016	1,248	265	1,513

Source: District Council Building Control via LPS

1. See Appendix 1: Data Sources - Supply.
2. The date of a new dwelling completion is the date on which the building control completion inspection takes place.
3. The figures only include applications for new dwellings received by Building Control in NI.
4. The figures include domestic apartments and dwellings as defined by Building Control purpose group.

SECTION 1– SUPPLY

Table 1.8 Social Housing Development Programme (SHDP) New Social Housing Dwelling Starts 2010/11 – 2015/16 ^{1,2,3}

Type of Housing		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Totals
Shared	New Build	48	38	46	6	4	14	156
	Off-the-Shelf	0	0	0	0	0	0	0
	Existing Satisfactory Purchase	0	19	4	22	4	0	49
	Rehabilitation	0	25	24	20	9	0	78
	Reimprovement	0	0	39	18	38	56	151
	Sub-total	48	82	113	66	55	70	434
Self-Contained	New Build	1,704	946	990	787	1,599	1,152	7178
	Off-the-Shelf	400	275	130	295	141	124	1365
	Existing Satisfactory Purchase	93	90	107	90	119	163	662
	Rehabilitation	169	9	39	53	39	30	339
	Reimprovement	4	8	0	8	60	29	109
	Sub-total	2,370	1,328	1,266	1,233	1,958	1,498	9,653
	Totals	2,418	1,410	1,379	1,299	2,013	1,568	10,087

Source: NIHE

1. The Housing Executive no longer builds new dwellings. This has been the case since 2001-02. Occasionally it may still replace an isolated rural dwelling as part of its cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new builds will no longer be available.
2. Housing Association new social housing dwelling starts are recorded when housing associations confirm the start on-site of new build/rehabilitation/re-improvement units, or the purchase of Off-the-Shelf units, for social housing.
3. The formal definitions of all scheme types can be found in the Housing Association Guide at:

<https://www.communities-ni.gov.uk/scheme-types>

Table 1.9 Social Housing Development Programme (SHDP) New Social Housing Dwelling Completions 2010/11 – 2015/16 ^{1,2,3}

Type of Housing		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Totals
Shared	New Build	38	12	28	51	49	22	200
	Off-the-Shelf	0	0	0	0	0	0	0
	Existing Satisfactory Purchase	0	0	19	0	26	4	49
	Rehabilitation	0	8	17	4	24	22	75
	Reimprovement	0	0	0	31	26	16	73
	Sub-total	38	20	64	86	125	64	397
Self-Contained	New Build	947	874	925	1,411	1,143	800	6100
	Off-the-Shelf	320	250	185	324	133	160	1372
	Existing Satisfactory Purchase	66	79	28	102	190	100	565
	Rehabilitation	14	81	49	44	54	50	292
	Reimprovement	24	6	3	0	13	35	81
	Sub-total	1,371	1,290	1,190	1,881	1,533	1,145	8410
	Totals	1,409	1,310	1,254	1,967	1,658	1,209	8807

Source: NIHE

1. The Housing Executive no longer builds new dwellings. This has been the case since 2001-02. Occasionally it may still replace an isolated rural dwelling as part of its cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new builds will no longer be available.
2. Housing Association new social housing dwelling completions are recorded when housing associations confirm the completion of new build/rehabilitation/re-improvement units, or the purchase of Off-the-Shelf units, for social housing.
3. The formal definitions of all scheme types can be found in the Housing Association Guide at:

<https://www.communities-ni.gov.uk/scheme-types>

SECTION 1– SUPPLY

1.10 Chained Volume Measure of Housing Output in Northern Ireland

2005 to 2016 ^{1,2,3}

(2013) prices, seasonally adjusted index numbers

Year / Quarter	Chained Volume Measure (2013) Prices	Chained Volume Measure (2013) Prices Seasonally Adjusted	Quarter on Quarter Growth	
2005	Jan - Mar	221.0	228.1	
	Apr - Jun	250.9	242.7	6.4%
	Jul - Sep	247.0	247.7	2.1%
	Oct - Dec	228.5	228.5	-7.8%
2006	Jan - Mar	251.0	258.5	13.2%
	Apr - Jun	249.3	241.2	-6.7%
	Jul - Sep	240.5	242.5	0.6%
	Oct - Dec	255.8	255.0	5.2%
2007	Jan - Mar	253.4	260.1	2.0%
	Apr - Jun	251.6	244.1	-6.2%
	Jul - Sep	221.4	224.1	-8.2%
	Oct - Dec	212.6	210.7	-6.0%
2008	Jan - Mar	194.4	199.3	-5.4%
	Apr - Jun	201.9	196.9	-1.2%
	Jul - Sep	164.3	166.5	-15.5%
	Oct - Dec	164.4	161.8	-2.8%
2009	Jan - Mar	157.1	161.0	-0.5%
	Apr - Jun	170.5	167.5	4.1%
	Jul - Sep	173.2	175.6	4.8%
	Oct - Dec	168.8	164.9	-6.1%
2010	Jan - Mar	160.7	164.6	-0.2%
	Apr - Jun	161.4	160.0	-2.8%
	Jul - Sep	155.3	156.9	-2.0%
	Oct - Dec	149.4	145.6	-7.2%
2011	Jan - Mar	123.2	125.8	-13.5%
	Apr - Jun	122.5	122.4	-2.7%
	Jul - Sep	115.3	116.3	-5.0%
	Oct - Dec	122.9	119.3	2.6%
2012	Jan - Mar	109.8	111.9	-6.2%
	Apr - Jun	100.7	100.9	-9.9%
	Jul - Sep	101.3	102.3	1.4%
	Oct - Dec	108.0	104.9	2.5%
2013	Jan - Mar	104.4	106.2	1.3%
	Apr - Jun	101.3	101.5	-4.5%
	Jul - Sep	99.5	100.8	-0.7%
	Oct-Dec	94.7	91.9	-8.7%
2014	Jan - Mar	94.4	96.0	4.4%
	Apr - Jun	97.6	97.5	1.6%
	Jul - Sep	94.9	96.2	-1.3%
	Oct-Dec	108.7	105.8	10.0%
2015	Jan - Mar	102.0	103.7	-2.0%
	Apr - Jun	114.7	114.3	10.2%
	Jul - Sep	113.3	115.0	0.7%
	Oct-Dec	117.4	114.2	-0.7%
2016	Jan - Mar	110.3	112.5	-1.5%
	Apr - Jun	110.2	109.4	-2.7%

SOURCE: Northern Ireland Construction Bulletin

1. See Appendix 1: Data Sources - Supply.

2. Housing relates to all housing construction activity, both private and public sector.

3. Figures are provisional and subject to revisions to take account of the most recent information and more up-to-date seasonal factors.

SECTION 1– SUPPLY

1.11a Volume of Output in Northern Ireland By Construction Sector 2005 to 2016 ^{1,2,3}

Current Prices (£ million)

YEAR/ QUARTER	New housing			Other New Work			All New Work	Repair and Maintenance					All Repair & maintenance	All Work
	Public	Private	Infra - structure	Public	Private Industrial	Private Commercial		Housing		Other Work				
								Public	Private	Infra - structure	Public	Private		
2005 Jan - Mar	34.0	247.8	78.4	109.1	18.7	79.5	567.5	36.9	15.2	27.3	43.3	19.8	142.5	710.0
Apr - Jun	35.8	291.9	57.6	96.6	19.2	92.2	593.1	35.6	23.7	25.1	30.4	21.8	136.6	729.7
Jul - Sep	38.9	298.8	74.0	105.5	11.2	97.1	625.5	26.5	23.9	30.5	27.5	26.7	135.1	760.6
Oct - Dec	51.2	259.6	69.1	88.2	15.8	116.3	600.1	28.7	23.9	25.1	27.7	28.0	133.3	733.5
2006 Jan - Mar	48.1	292.2	72.7	90.6	16.8	114.4	634.7	32.1	34.5	24.0	39.5	31.9	162.1	796.8
Apr - Jun	51.7	295.2	81.2	85.1	15.1	127.7	656.1	33.6	26.0	21.5	26.0	24.7	131.8	787.9
Jul - Sep	47.8	292.8	111.6	97.4	23.6	137.5	710.6	21.2	31.0	19.4	33.6	23.1	128.3	838.9
Oct - Dec	60.6	305.6	81.1	106.5	28.3	132.2	714.2	27.6	26.9	18.9	21.1	35.9	130.5	844.7
2007 Jan - Mar	49.3	313.9	93.0	116.8	20.2	127.3	720.5	25.5	34.8	29.3	31.3	18.9	139.8	860.3
Apr - Jun	48.7	310.0	106.4	107.5	15.3	137.9	725.7	32.4	34.4	29.2	24.1	28.3	148.4	874.1
Jul - Sep	41.8	278.7	109.6	105.5	23.6	140.8	699.9	27.9	29.3	32.0	40.7	24.4	154.4	854.3
Oct - Dec	38.9	270.2	111.8	102.1	17.5	133.7	674.1	34.8	23.6	30.4	35.3	36.6	160.6	834.8
2008 Jan - Mar	36.6	240.3	132.0	111.3	16.1	123.3	659.6	24.9	39.9	31.2	31.8	31.4	159.2	818.8
Apr - Jun	52.4	244.2	128.3	108.1	21.2	143.7	698.0	25.8	38.5	27.9	24.8	31.2	148.1	846.2
Jul - Sep	45.4	188.2	127.1	108.3	35.8	129.4	634.3	28.3	35.4	33.5	26.9	36.8	160.9	795.2
Oct - Dec	57.7	169.1	139.4	112.3	32.8	112.8	624.1	32.0	41.6	28.8	25.1	31.8	159.3	783.4
2009 Jan - Mar	57.0	167.8	142.8	121.9	12.2	102.4	604.2	30.4	33.0	31.7	27.7	37.4	160.2	764.4
Apr - Jun	61.2	170.3	139.5	109.7	14.4	75.1	570.2	26.6	50.5	34.7	26.7	33.0	171.5	741.8
Jul - Sep	39.0	204.7	133.3	117.7	10.2	70.4	575.2	26.3	43.2	30.6	28.7	29.3	158.1	733.3
Oct - Dec	34.0	200.5	126.6	106.9	19.4	77.5	564.9	28.6	41.7	29.8	26.5	21.5	148.1	713.0
2010 Jan - Mar	41.2	179.2	112.3	105.1	12.4	63.4	513.6	28.6	38.5	39.2	33.8	19.3	159.4	673.0
Apr - Jun	30.3	197.7	95.4	92.7	13.4	65.7	495.6	16.7	44.9	32.6	32.3	24.4	150.9	646.0
Jul - Sep	28.4	186.0	110.9	79.6	16.5	74.2	495.6	16.2	47.5	35.0	29.7	25.4	153.7	649.3
Oct - Dec	31.2	172.7	85.6	78.8	15.0	63.1	446.5	15.2	48.4	30.3	37.7	33.2	164.8	611.4
2011 Jan - Mar	49.0	125.3	84.7	100.9	13.1	63.0	436.0	14.1	32.6	36.0	39.4	34.0	156.1	592.1
Apr - Jun	47.0	119.4	84.2	76.2	12.3	50.0	389.3	13.8	40.7	37.0	33.2	38.7	163.4	552.6
Jul - Sep	46.0	105.5	106.7	68.5	13.3	60.3	400.2	15.9	41.8	37.5	34.7	40.0	169.9	570.1
Oct - Dec	60.9	97.0	108.5	77.7	12.0	51.7	407.9	17.2	49.1	34.1	33.0	38.9	172.3	580.2
2012 Jan - Mar	55.4	98.8	152.5	98.3	11.3	37.7	454.1	15.2	32.2	40.1	48.3	38.4	174.2	628.2
Apr - Jun	58.7	79.2	113.0	93.9	7.3	42.5	394.6	15.2	31.6	33.2	47.4	33.2	160.6	555.3
Jul - Sep	58.2	73.9	111.6	69.6	7.7	54.7	375.7	14.9	39.5	37.3	39.9	28.6	160.2	535.9
Oct - Dec	58.2	78.6	106.6	70.8	10.9	51.2	376.3	18.3	44.5	39.0	41.2	25.7	168.7	545.0
2013 Jan - Mar	49.7	91.7	120.9	73.4	6.8	44.6	387.2	17.5	35.2	38.1	47.4	30.1	168.3	555.5
Apr - Jun	42.6	95.0	105.2	72.4	8.7	45.4	369.3	17.1	35.1	37.0	35.3	34.4	158.9	528.2
Jul - Sep	43.1	92.4	109.8	70.5	10.1	56.7	382.6	16.8	35.7	34.5	37.1	34.8	158.9	541.6
Oct - Dec	36.6	91.6	112.8	53.9	11.1	49.8	355.7	16.4	36.9	37.6	39.8	30.4	161.1	516.8
2014 Jan - Mar	33.0	89.3	111.9	73.9	13.0	49.5	370.7	22.7	38.3	37.4	42.3	34.3	174.9	545.6
Apr - Jun	34.2	92.9	104.3	78.7	9.1	59.6	378.9	22.2	39.5	36.4	32.1	35.3	165.7	544.5
Jul - Sep	30.8	94.0	105.1	91.8	6.0	64.3	392.0	22.5	37.4	31.0	35.3	38.6	164.8	556.8
Oct - Dec	34.1	107.2	107.4	96.9	7.7	65.4	418.7	24.0	46.4	32.8	30.2	33.8	167.2	585.9
2015 Jan - Mar	33.6	104.9	123.0	126.7	11.2	67.0	466.3	24.6	37.6	37.8	37.2	39.3	176.4	642.8
Apr - Jun	47.3	115.7	111.8	135.4	23.5	49.1	482.8	25.2	38.2	34.5	31.8	39.0	168.6	651.4
Jul - Sep	45.0	121.9	110.9	126.8	22.2	48.1	474.9	21.9	37.2	30.0	28.9	37.9	155.8	630.6
Oct - Dec	45.6	128.2	124.3	123.6	24.8	46.5	493.1	23.5	36.7	28.9	25.9	39.8	154.8	647.9
2016 Jan - Mar	49.0	110.9	127.3	124.4	20.1	56.7	488.3	30.5	31.8	33.6	29.4	47.2	172.6	660.9
Apr - Jun	49.1	124.8	140.0	122.8	24.8	66.0	527.4	26.4	23.9	35.5	29.6	49.1	164.4	691.8

SOURCE: Northern Ireland Construction Bulletin

1. See Appendix 1: Data Sources - Supply

2. Includes output by contractors and public sector direct labour departments.

3. Figures are provisional and subject to revisions to take account of the most recent information

SECTION 1- SUPPLY

1.11b Volume of Output in Northern Ireland By Construction Sector 2005 to 2016^{1,2,3,4,5}

Chained Volume Measure (2013) Prices and Seasonally Adjusted² (£ million)

YEAR/ QUARTER	New housing		Infra - structure	Other New Work			All New Work	Repair and Maintenance					All Repair & Maintenance	All Work
	Public	Private		Public	Private Industrial	Private Commercial		Housing		Other Work				
								Public	Private	Infra - structure	Public	Private		
2005 Jan - Mar	37.8	322.1	100.7	124.4	20.7	97.8	676.4	45.9	19.4	29.6	41.7	23.5	165.9	860.5
2005 Apr - Jun	39.0	340.8	72.8	112.5	20.5	94.4	692.3	43.0	36.0	29.0	39.6	25.2	174.5	864.8
2005 Jul - Sep	41.5	349.6	91.9	122.1	13.7	101.9	716.9	37.6	36.5	34.7	32.2	30.8	174.6	887.2
2005 Oct - Dec	53.6	307.0	84.2	98.6	16.1	119.5	677.5	37.6	41.4	32.0	33.6	32.1	174.8	843.9
2006 Jan - Mar	49.4	352.6	87.1	91.5	18.4	122.8	706.7	37.5	45.2	25.1	34.3	36.4	178.3	904.5
2006 Apr - Jun	52.4	327.4	95.5	100.2	19.2	131.2	725.8	37.2	36.0	24.6	36.8	28.1	162.2	887.2
2006 Jul - Sep	47.9	335.4	129.0	108.5	21.9	138.7	782.3	29.3	43.6	21.7	37.5	26.1	160.4	940.0
2006 Oct - Dec	60.1	352.5	92.3	116.8	25.3	133.7	781.9	34.0	43.4	23.7	25.4	40.6	164.1	941.3
2007 Jan - Mar	48.1	370.1	103.9	118.2	24.4	137.1	778.1	30.1	41.2	30.4	28.5	21.3	165.2	946.2
2007 Apr - Jun	46.8	334.1	116.7	117.0	18.9	134.8	774.7	36.5	43.6	32.0	31.3	30.6	169.1	946.4
2007 Jul - Sep	39.7	310.0	119.0	111.3	20.6	135.4	736.4	31.0	37.9	33.7	42.0	26.2	173.6	911.6
2007 Oct - Dec	36.4	298.2	120.3	105.4	14.8	129.4	700.8	38.6	35.7	35.6	40.4	39.1	179.3	880.6
2008 Jan - Mar	33.9	270.8	142.0	105.9	18.6	130.2	678.5	27.6	44.0	30.5	33.0	33.4	176.2	855.4
2008 Apr - Jun	47.9	250.3	138.4	104.8	24.2	133.7	711.3	27.7	44.1	29.8	26.4	32.9	161.4	874.7
2008 Jul - Sep	41.3	197.6	138.3	107.2	29.0	116.9	644.0	30.2	41.9	34.9	27.6	38.7	174.4	818.6
2008 Oct - Dec	52.1	175.1	152.0	111.1	26.2	110.0	630.9	33.7	45.6	32.9	27.5	33.4	171.3	802.5
2009 Jan - Mar	51.8	181.5	158.0	106.8	14.0	103.4	614.9	31.3	42.5	30.7	26.5	39.2	171.0	785.9
2009 Apr - Jun	56.2	172.8	156.4	109.8	16.9	82.1	588.0	28.2	57.9	36.6	29.7	34.5	183.7	770.8
2009 Jul - Sep	36.1	216.1	150.0	121.6	9.1	65.5	596.6	28.0	49.8	31.2	28.8	30.0	167.5	764.1
2009 Oct - Dec	32.0	210.2	143.3	113.5	17.9	80.0	594.1	30.1	44.4	32.8	28.8	22.1	156.9	751.5
2010 Jan - Mar	39.4	197.8	129.2	103.2	16.5	70.7	550.4	30.3	49.3	37.5	32.8	19.9	169.1	719.0
2010 Apr - Jun	29.3	203.4	109.5	98.1	17.2	75.4	532.6	17.9	51.1	34.2	33.8	25.4	161.0	693.3
2010 Jul - Sep	27.8	197.9	126.4	91.1	16.5	73.5	534.4	17.2	53.8	36.5	31.0	26.4	163.6	697.7
2010 Oct - Dec	30.7	182.6	96.7	90.3	14.4	67.8	481.8	16.2	50.7	33.3	41.6	34.3	174.6	655.5
2011 Jan - Mar	48.2	136.6	94.5	97.5	16.7	69.0	468.8	15.2	41.3	34.7	35.5	35.0	164.6	633.1
2011 Apr - Jun	46.3	123.0	92.8	84.0	14.7	60.1	415.5	14.8	45.3	38.1	36.3	39.9	171.4	586.8
2011 Jul - Sep	45.4	110.7	116.1	77.7	13.0	58.9	423.1	16.9	44.9	38.8	36.4	41.0	177.1	600.2
2011 Oct - Dec	60.4	99.8	116.3	87.1	11.0	54.5	427.8	18.1	48.1	37.0	36.0	39.8	178.4	606.1
2012 Jan - Mar	55.2	103.9	160.8	94.9	13.1	41.3	471.4	15.8	38.8	38.1	43.9	38.8	178.5	649.7
2012 Apr - Jun	58.9	79.9	117.8	96.0	8.0	47.9	408.2	15.6	34.2	33.6	49.0	33.7	164.7	572.7
2012 Jul - Sep	58.7	76.0	115.5	76.3	7.7	51.3	386.8	15.4	40.3	38.7	42.1	29.2	164.1	551.0
2012 Oct - Dec	58.9	79.4	109.3	77.0	10.3	52.4	385.9	18.7	41.0	42.0	44.8	26.2	171.9	557.9
2013 Jan - Mar	50.1	94.8	122.8	70.9	7.6	48.6	393.2	17.8	39.8	36.3	44.6	30.6	170.9	564.1
2013 Apr - Jun	42.7	94.4	105.8	68.7	8.9	47.7	371.5	17.0	36.6	36.7	34.6	34.3	158.5	530.0
2013 Jul - Sep	42.9	92.9	109.2	73.7	10.0	51.7	380.8	16.8	35.1	34.9	38.2	34.6	158.1	538.9
2013 Oct - Dec	36.2	88.6	110.9	56.2	10.1	48.5	349.3	16.3	31.7	39.4	42.1	30.2	159.7	509.1
2014 Jan - Mar	32.2	87.3	107.7	65.0	13.8	47.7	358.0	22.5	41.1	34.7	35.8	34.0	172.8	530.7
2014 Apr - Jun	33.6	88.6	100.6	77.0	8.9	63.3	367.4	21.9	40.0	35.8	34.1	35.0	163.5	530.9
2014 Jul - Sep	30.0	91.0	100.4	92.6	5.9	57.3	377.3	22.1	36.0	31.5	36.1	38.2	162.3	539.6
2014 Oct - Dec	33.2	101.1	102.3	99.3	7.0	62.6	402.1	23.6	40.8	34.2	31.7	33.4	164.5	566.6
2015 Jan - Mar	32.3	101.6	116.6	115.6	11.8	65.6	444.0	24.1	39.7	34.7	33.1	38.6	172.7	616.7
2015 Apr - Jun	45.3	107.9	106.2	124.8	22.1	48.5	459.8	24.6	38.3	33.3	31.4	38.1	164.3	624.1
2015 Jul - Sep	42.6	114.4	103.2	122.6	21.6	42.2	444.5	21.4	35.7	30.2	29.0	37.0	151.7	596.1
2015 Oct - Dec	43.1	117.3	115.7	122.9	22.1	43.5	461.3	22.9	31.1	29.6	26.9	39.0	150.8	612.2
2016 Jan - Mar	45.7	105.0	117.8	111.8	20.7	54.2	451.8	29.6	33.9	30.8	26.7	46.1	167.8	619.6
2016 Apr - Jun	45.4	112.2	129.0	107.9	22.2	61.7	485.3	25.6	24.0	33.8	28.5	47.7	159.4	644.7

SOURCE: Northern Ireland Construction Bulletin

1. See Appendix 1: Data Sources - Supply

2. Includes output by contractors and public sector direct labour departments.

3. Seasonal adjustment aids interpretation by removing seasonal variation due to climate, hours of daylight, holidays or other regular seasonal patterns.

4. Figures are provisional and subject to revisions to take account of the most recent information

5. Sub-totals may not sum due to rounding and seasonal adjustment methods.

SECTION 1– SUPPLY

1.12 Residential Planning Applications and Decisions 2003-04 to 2015-2016 ^{1,2,3,4,5,6,7,8}

Year	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted	Applications Withdrawn	Applications Outstanding at 31 March
2003-04	28,098	19,178	17,652	92	2,292	..
2004-05	30,219	22,399	19,985	89	2,542	..
2005-06	29,289	24,749	20,001	81	3,065	..
2006-07	20,946	23,632	19,020	80	1,283	..
2007-08	21,920	21,062	19,273	92	1,520	..
2008-09	14,994	18,789	17,783	95	1,123	9,635
2009-10	14,551	15,061	14,246	95	825	8,207
2010-11	11,391	11,760	10,383	88	974	6,882
2011-12	7,771	9,085	8,305	91	404	4,482
2012-13	6,278	7,211	6,680	93	301	3,162
2013-14	6,354	6,172	5,833	95	228	3,001
2014-15	7,339	6,406	5,974	93	241	3,621
2015-16	7,192	6,541	6,143	94	214	4,001

SOURCE: Planning DFI

1. See Appendix 1: Data Sources - Supply.
2. Figures for outstanding applications are taken from the monthly data extract for March rather than the annual data extract used to produce tables 1.13, 1.14 and 1.15.
3. Data for outstanding applications as of 31st March is not available for residential applications prior to 2008/09.
4. Residential applications include housing, holiday chalets, sheltered housing, mobile homes, caravans, domestic extensions and residential or nursing homes.
5. All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawal applications.
6. Applications decided do not include withdrawal applications.
7. The number and per cent of applications approved is based on the number of decisions issued in the same year.
8. Certificates of Lawful Use or Development (CLUDs), either proposed or existing, have not been included from 2012/13. This is because such certificates are not actually planning applications.

SECTION 1– SUPPLY

1.13 Residential Planning Decisions By Classification 2014-15 & 2015-16 ^{1,2,3,4,5,6}

Classification	Decisions		Decisions Granted		% of Decisions Granted	
	2014-15(R)	2015-16	2014-15(R)	2015-16	2014-15(R)	2015-16
Rural New Single Dwellings	1,775	1,846	1,544	1,614	87	87
Rural Replacement Single Dwellings	632	609	594	575	94	94
Rural Extensions and Alterations	1,188	1,282	1,165	1,264	98	99
Urban New Single Dwellings	184	165	166	148	90	90
Urban Replacement Single Dwellings	47	41	43	40	91	98
Urban Extensions and Alterations	1,452	1,538	1,430	1,511	98	98
Housing Developments	627	613	555	558	89	91
Other Residential	501	447	477	433	95	97
Total	6,406	6,541	5,974	6,143	93	94

SOURCE: Planning DFI

1. See Appendix 1: Data Sources - Supply.

2. Applications decided do not include withdrawn applications.

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

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

5. Housing developments also include apartments.

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

(R) The method of classifying the urban and rural marker has been updated to reflect the latest NISRA guidance using the 2015 Settlement limits. For the purposes of this report the 2014/15 figures have been revised in line with the new definition in order to provide an annual back comparison.

1.14 Residential Planning Applications & Decisions By Planning Authority 2015-16 ^{1,2,3,4,5,6}

Planning Authority	Applications Received	Decisions	Decisions Granted	% Of Decisions Granted
Antrim & Newtownabbey	444	433	401	93
Ards & North Down	639	619	594	96
Armagh City, Banbridge & Craigavon	749	756	710	94
Belfast City	694	581	563	97
Causeway Coast & Glens	744	625	570	91
Derry City & Strabane	406	376	368	98
Fermanagh & Omagh	535	558	517	93
Lisburn & Castlereagh	678	571	530	93
Mid & East Antrim	512	536	506	94
Mid Ulster	862	764	743	97
Newry, Mourne & Down	929	721	640	89
Strategic Planning Division	-	1	1	100
Northern Ireland	7,192	6,541	6,143	94

SOURCE: Planning DFI

1. See Appendix 1: Data Sources - Supply.

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

3. All applications received in the year may not have had a decision issued within the same time period and applications decided in the year may not have been received in the same time period. Therefore direct comparisons between the figures can not be made. Applications received also include withdrawn applications.

4. Applications decided do not include withdrawn applications

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

6. The Planning Act (Northern Ireland) 2011 (the '2011 Act') sets out the legislative framework for development management in NI and provides that, from 1 April 2015, councils now largely have responsibility for this planning function.

SECTION 1– SUPPLY

1.15 Residential Planning Decisions By Sub-classification And Planning Authority 2015-16 ^{1,2,3,4,5,6,7}

Planning Authority	Urban New Single Dwellings	Urban Replacement Single Dwellings	Urban Extensions & Alterations	Rural New Single Dwellings	Rural Replacement Single Dwellings	Rural Extensions & Alterations	Housing Developments	Other ²	All Dwellings
Antrim and Newtownabbey									
Decisions	24	6	110	115	24	70	51	33	433
Decisions Granted	22	6	103	100	22	68	48	32	401
% Of Decisions Granted	92%	100%	94%	87%	92%	97%	94%	97%	93%
Ards and North Down									
Decisions	31	4	216	109	31	114	74	40	619
Decisions Granted	29	4	214	97	28	114	68	40	594
% Of Decisions Granted	94%	100%	99%	89%	90%	100%	92%	100%	96%
Armagh, Banbridge and Craigavon									
Decisions	14	2	107	299	74	142	60	58	756
Decisions Granted	13	2	106	265	70	139	57	58	710
% Of Decisions Granted	93%	100%	99%	89%	95%	98%	95%	100%	94%
Belfast									
Decisions	16	3	468	1	4	3	64	22	581
Decisions Granted	14	2	461	1	4	3	57	21	563
% Of Decisions Granted	88%	67%	99%	100%	100%	100%	89%	95%	97%
Causeway Coast and Glens									
Decisions	11	10	109	188	64	148	49	46	625
Decisions Granted	10	10	105	156	56	146	43	44	570
% Of Decisions Granted	91%	100%	96%	83%	88%	99%	88%	96%	91%
Derry and Strabane									
Decisions	11	3	123	63	24	108	31	13	376
Decisions Granted	10	3	122	59	24	108	29	13	368
% Of Decisions Granted	91%	100%	99%	94%	100%	100%	94%	100%	98%
Fermanagh and Omagh									
Decisions	11	3	35	217	83	125	49	35	558
Decisions Granted	9	3	34	191	80	122	46	32	517
% Of Decisions Granted	82%	100%	97%	88%	96%	98%	94%	91%	93%
Lisburn and Castlereagh									
Decisions	3	1	128	149	55	115	66	54	571
Decisions Granted	3	1	127	125	49	115	57	53	530
% Of Decisions Granted	100%	100%	99%	84%	89%	100%	86%	98%	93%
Mid and East Antrim									
Decisions	18	2	112	129	60	115	67	33	536
Decisions Granted	15	2	111	110	59	114	64	31	506
% Of Decisions Granted	83%	100%	99%	85%	98%	99%	96%	94%	94%
Mid Ulster									
Decisions	11	1	50	341	86	174	44	57	764
Decisions Granted	9	1	50	325	86	174	43	55	743
% Of Decisions Granted	82%	100%	100%	95%	100%	100%	98%	96%	97%
Newry, Mourne and Down									
Decisions	15	6	80	235	104	168	57	56	721
Decisions Granted	14	6	78	185	97	161	45	54	640
% Of Decisions Granted	93%	100%	98%	79%	93%	96%	79%	96%	89%
Strategic Planning Division									
Decisions	0	0	0	0	0	0	1	0	1
Decisions Granted	0	0	0	0	0	0	1	0	1
% Of Decisions Granted	-	-	-	-	-	-	100%	-	100%
Totals									
Decisions	165	41	1,538	1,846	609	1,282	613	447	6,541
Decisions Granted	148	40	1,511	1,614	575	1,264	558	433	6,143
% Of Decisions Granted	90%	98%	98%	87%	94%	99%	91%	97%	94%

SOURCE: Planning DFI

1. See Appendix 1: Data Sources - Supply.

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

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

4. Applications decided do not include withdrawn applications

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

6. Housing developments also include apartments.

7. The Planning Act (Northern Ireland) 2011 (the '2011 Act') sets out the legislative framework for development management in NI and provides that, from 1 April 2015, councils now largely have responsibility for this planning function.

SECTION 1– SUPPLY

SECTION 2 - ENERGY

Introduction

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

Analysis

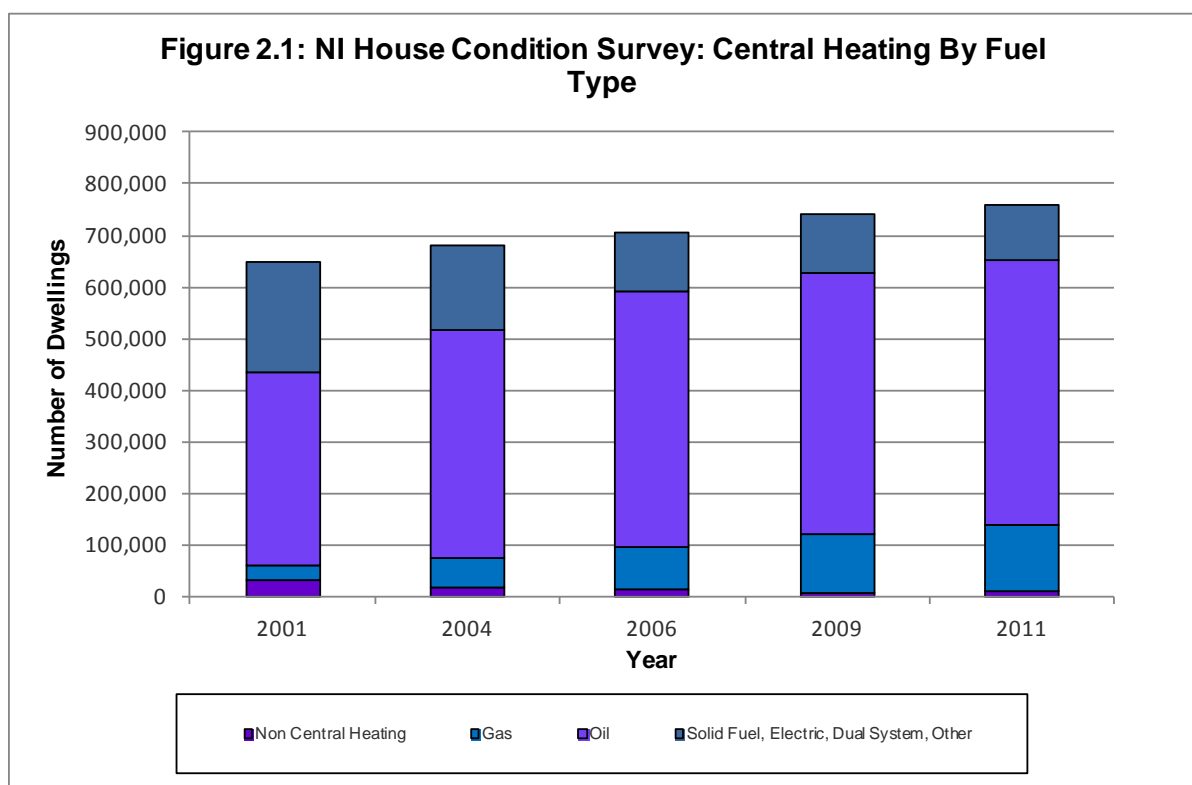
Central Heating

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

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

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

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



SECTION 2 - ENERGY

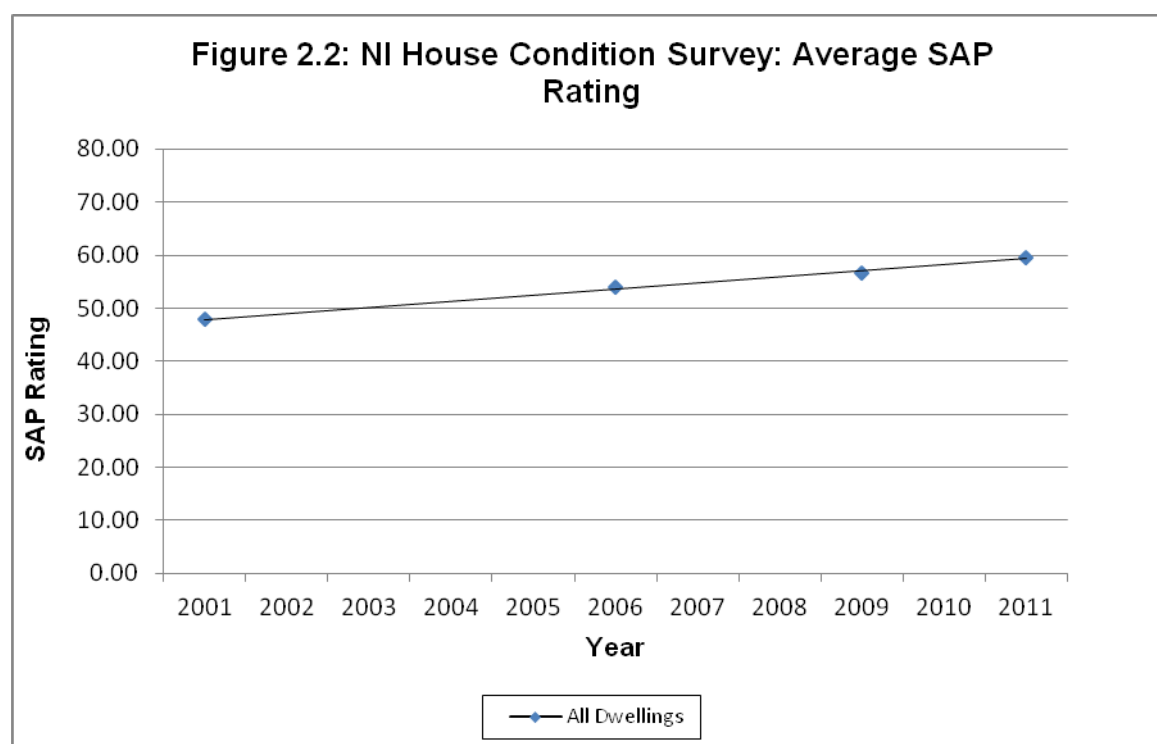
Energy Efficiency

The Standard Assessment Procedure (SAP) is the Government's standard method of rating the energy efficiency of a dwelling. The SAP model used to derive the SAP Ratings for the House Conditions Survey 2011 is SAP 2009. For comparison purposes data from previous years has been recalculated using SAP 2009 to provide a consistent time series. SAP figures published in reports prior to 2011/12 are therefore not directly comparable with those contained in Table 2.2. The SAP rating is on a logarithmic scale and provides a comparative measure of the energy efficiency of dwellings. The lower the score the lower the energy efficiency and the higher the score the higher the efficiency; a SAP rating of 100 represents zero energy cost. The rating can be over 100 for dwellings that are net exporters of energy.

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

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

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



SECTION 2 - ENERGY

Warm Homes Scheme Grants

The Warm Homes Scheme ended on 31st March 2015 and has been replaced by the Affordable Warmth Scheme.

The Warm Homes scheme offered a range of insulation measures to households on a qualifying benefit. This included cavity wall insulation, loft insulation, hot water tank jacket, benefit entitlement check and energy advice. As well as these improvements, householders who were in receipt of one of the qualifying benefits, may also have been eligible for installation of a fully controlled energy-efficient oil or gas central heating system, where no system currently existed; or conversion of an existing bottled gas, solid fuel or Economy 7 heating system to oil or natural gas.

Table 2.3 compares Warm Homes Scheme grants by dwelling tenure from 2009-10 to 2014-15.

In the year ended 31st March 2015, 6,985 homes benefited from the 'Warm Homes Scheme' grants, amounting to over £10.1 million. On average, £1,452 was received per household. The number of grants processed was a decrease of 1,733 (20%) on the 2013-14 figure of 8,718. From the grants processed 61% were for Owner Occupied homes and the remainder for the Private Rented Sector.

Boiler Replacement Scheme

The Boiler Replacement Scheme is a Department for Communities Scheme, administered by the Housing Executive. The scheme is for owner occupiers whose total gross income is less than £40,000 and is to help with the cost of replacing boilers which are 15 years or older with new boilers. Householders may also wish to convert from oil to gas or to a wood pellet boiler.

Table 2.4 shows the total approvals issued, works completed and total payments authorised within the Boiler Replacement Scheme from September 2012 to March 2016.

Between September 2012 and March 2016 grants for 31,255 replacement boilers were approved, amounting to £21.4 million. This equates to an average grant of £684 per household. Of these, 25,855 replacements have been completed.

SECTION 2 - ENERGY

Affordable Warmth Scheme

The Affordable Warmth Scheme was introduced in September 2014 as a replacement to the Warm Homes Scheme. It is a targeted scheme aimed at fuel poor households in the private sector.

Table 2.5 shows the total approvals issued, the number of homes improved and the total spend between April 2014 and March 2016.

Between September 2014 and March 2016, 5,480 approvals were issued for the Affordable Warmth Scheme, amounting to £21.7 million. Of these 3,064 homes were improved.

SECTION 2 - ENERGY

Notes on Analysis

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

Alternative Data Sources

The following alternative data sources are provided for reference purposes.

Survey sources

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

Regional sources

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

- England – English Housing Survey
<https://www.gov.uk/government/collections/english-housing-survey>
- Scotland – Scottish House Condition Survey
<http://www.scotland.gov.uk/Topics/Statistics/SHCS>
- Great Britain/United Kingdom – Domestic Energy Fact File and housing surveys
<http://www.gov.uk/government/collections/domestic-energy-fact-file-and-housing-surveys>

SECTION 2 - ENERGY

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

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

SOURCE: NIHE, NI House Condition Survey

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

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

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

SOURCE: NIHE, NI House Condition Survey

1. See Appendix 2: Data Sources - Energy.
2. Excludes vacant dwellings.
3. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy ratings. SAP ratings allow comparisons of energy efficiency to be made, and can show the likely improvements to a dwelling in terms of energy use. The SAP rating is expressed on a logarithmic scale, which normally runs from 1 (very inefficient) to 100, where 100 represents zero energy cost. The rating can be above 100 for dwellings that are net exporters of energy. The SAP 2009 model has been used for the 2011 House Condition Survey. 2001-2009 figures have been recalculated to provide a consistent time series. Figures in the table above are hence not directly comparable with those in Northern Ireland Housing Statistics reports prior to 2011/12.
4. While the sample size for the 2009 and 2011 House Condition Survey was sufficiently robust to provide separate tenure statistics for Housing Executive and housing association dwellings overall, this was not the case for housing association properties on their own. Cross tabulations by tenure for 2009 onwards are therefore based on social housing as a whole.
5. For the 'Private Rented & Other (including tied)' category, tied accommodation refers to that provided as a part of a person's job and is conditioned by the worker's continued employment with his/her employer.

SECTION 2 - ENERGY

2.3 Warm Homes Scheme Grants Processed 2009-10 to 2014-15^{1,2,3,4,5}

Grants Processed	2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015	
	Number	Value £	Number	Value £	Number	Value £	Number	Value £	Number	Value £	Number	Value £
Owner Occupied	6,329	4,740,153	8,317	7,711,020	7,657	6,737,395	6,333	8,239,358	5,643	7,577,539	4,291	5,320,606
Insulation Measures	5,938	3,235,816	7,447	4,028,536	7,287	4,872,235	6,024	6,777,122	5,307	6,111,549	4,051	4,178,665
Heating Measures	391	1,504,337	870	3,682,484	370	1,865,160	309	1,462,236	336	1,465,990	240	1,141,941
Private Rented	1,094	1,188,564	2,064	2,567,598	3,318	4,129,753	3,669	6,446,179	3,075	5,010,836	2,694	4,824,223
Insulation Measures	909	470,943	1,616	827,944	2,710	1,815,809	3,071	3,859,205	2,597	3,112,919	2,192	2,695,542
Heating Measures	185	717,621	448	1,739,654	608	2,313,944	598	2,586,974	478	1,897,917	502	2,128,681
All Sectors	7,423	5,928,717	10,381	10,278,618	10,975	10,867,148	10,002	14,685,537	8,718	12,588,375	6,985	10,144,829

SOURCE: NIHE

- See Appendix 2: Data Sources - Energy.
- The Warm Homes Scheme was introduced in June 2001. The original scheme expired in 2009 and a new scheme, with revised eligibility criteria and available measures, has been operating since 1 July 2009.
- Targets for 2009/10 were reduced to reflect the commencement of a new Warm Homes Scheme, administered by two scheme managers, in July 2009.
- In addition to the 391 heating installations in owner occupied properties, and 185 in the private rented sector during 2009/10, a further 198 heating measures installed between 1 April and 30 June 2009 (under the previous scheme manager) cannot be attributed by tenure and are not included in the overall 'All Sectors' total.
- The Warm Homes Scheme ended on 31 March 2015 and has been replaced by the Affordable Warmth Scheme.

2.4 Boiler Replacements Processed 2012-13 to 2015-16^{1,2,3}

	Sept 2012 - Mar 2013		Apr 2013 - Mar 2014		Apr 2014 - Mar 2015		Apr 2015 - Mar 2016	
	Number	Value £	Number	Value £	Number	Value £	Number	Value £
Total Approvals Issued	7,305	5,032,300	9,454	6,532,480	9,251	6,320,900	5,245	3,484,600
Works Completed	3,530	..	8,992	..	8,399	..	4,934	..
Total Payments Authorised	2,081	1,557,100	9,782	6,825,300	7,931	5,444,400	6,148	3,805,500
Annual Spend		1.3 million		7 million		5.5 million		3.5 million

SOURCE: NIHE

- See Appendix 2: Data Sources - Energy.
- The Boiler Replacement Scheme was introduced in September 2012 and is aimed at owner occupiers to replace central heating boilers that are at least 15 years old.
- There will be a time lag between approvals being issued, works completed, payments authorised and associated annual spend; hence these may not occur in the same financial year as the initial approval.

2.5 Affordable Warmth Scheme 2014-2015 to 2015-2016

	Apr 2014 - Mar 2015		Apr 2015 - Mar 2016	
	Number	Value £	Number	Value £
Total Approvals Issued	162	565,663	5,318	21,165,370
Homes Improved	7		3,057	
Annual Spend		0.7 million		11.5 million

- See Appendix 2: Data Sources - Energy.
- The Affordable Warmth Scheme was introduced in September 2014 as a replacement to the Warm Homes Scheme. It is a targeted scheme aimed at fuel poor households in the private sector.

SECTION 3 – SOCIAL RENTING DEMAND

Introduction

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

Analysis

Average Weekly Rent

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

The average weekly rent charged by NIHE was £66.60 in 2015-16. This is an increase of 5% from the previous year (£63.46). Total arrears for the NIHE have fallen 4% from £12.6 million in 2014-15 to £12.1 million in 2015-16. The NIHE total annual arrears for 2015-16 amounts to 3.6% of the annual collectable rental income (£338.1 million).

The NIHE figures for average weekly rent (net) do not include rates or service charges, whilst the figures for annual collectable rental income and annual arrears include rates but not service charges.

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

In 2015-16 the NIHE in Northern Ireland had a higher average local authority weekly rent (£66.60) to Scotland (£65.95) and a lower weekly rent than Wales (£78.57). All three of these regions had an increase in average rent of approximately 4% from the previous year. Note that the average local authority weekly rent for England in 2015-16 was not available at the time of publication.

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

The *gross* average weekly rent charged by Housing Associations in 2014-15 (latest available) was £97.99, a rise of 4% from the previous year (£94.13). Similarly, the *net* average weekly rent charged by Housing Associations in 2014-15 (latest available) was increased by 4% from the previous year from £73.81 to £76.73.

Total annual collectable rental income (gross) for 2014-15 stood at £190.7 million. Annual arrears (gross) amounted to £10.7 million, 5.6% of annual collectable rental income.

The Housing Association average weekly rents (net) presented in Table 3.3b do not include rates and service charges. The figures for annual collectable rental income (gross) and annual arrears (gross) include rates and services charges.

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

SECTION 3 – SOCIAL RENTING DEMAND

Housing Benefit

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

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

The total number of NIHE tenancies was 85,368 at 31 March 2016. This is a decrease of less than 0.5% (403) from the previous year. Since 2002-03 the total number of tenants has fallen by 17,466 from 102,834. At the end of March 2016 79% of tenants were in receipt of Housing Benefit and of these 84% received full Housing Benefit. Full Housing Benefit refers to when the full charge for rent and rates is met by Housing Benefit. The proportion of tenants receiving Housing Benefit has remained relatively stable since 2002-03 at between 77% and 80%.

Waiting Lists

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

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

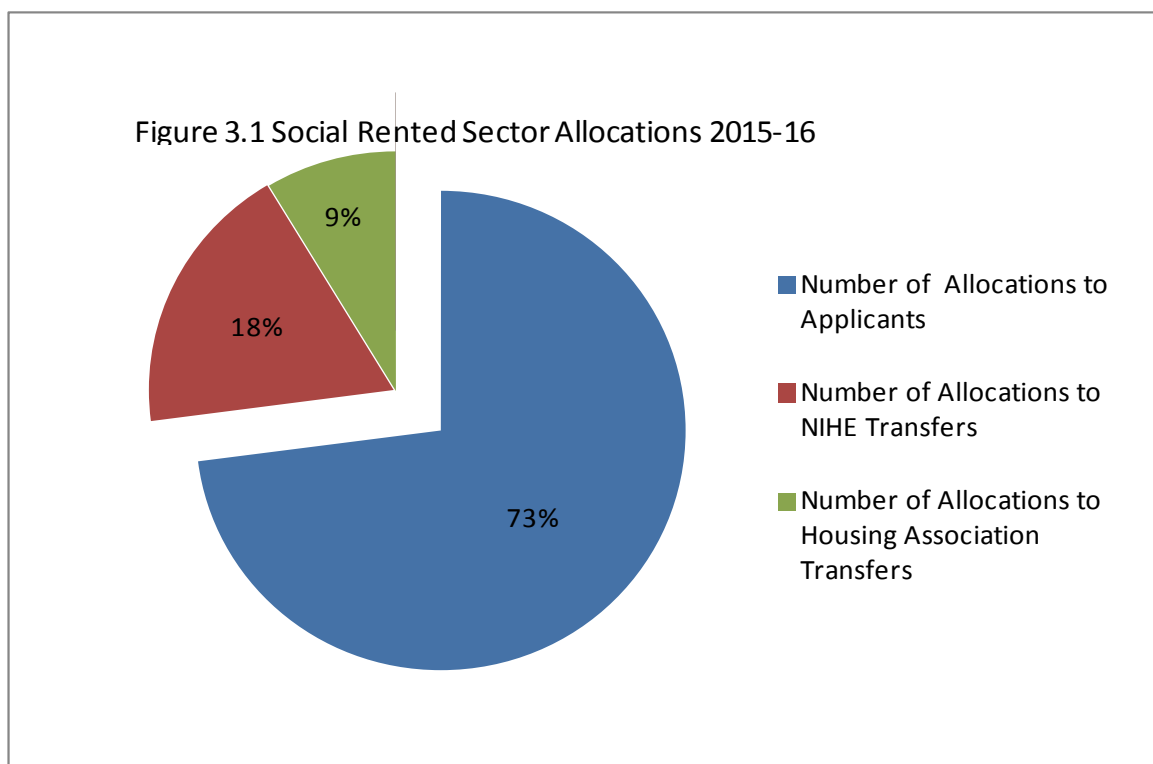
http://www.nihe.gov.uk/index/advice/apply_for_a_home/housing_selection_scheme.htm.

The total number of applicants on the waiting list (with no existing NIHE/Housing Association tenancy) at 31 March 2016 was 37,586. Of these applicants, 22,645 were in 'housing stress' where they have 30 or more points under the Common Selection Scheme. The Local Government Districts with the highest number of applicants were Belfast (10,813), Derry City and Strabane (4,247), and Ards and North Down (3,499). Note that due to the introduction of the new HMS in 2011 and a change to the annual renewal process for waiting list applicants the number of waiting list applicants for 2011-12 is considered to be a significant undercount.

The number of properties allocated by the NIHE and Housing Associations to applicants on the waiting list who were not already social sector tenants was 7,805 (73% of total allocations) in 2015-16. In comparison the number of properties allocated by the NIHE and

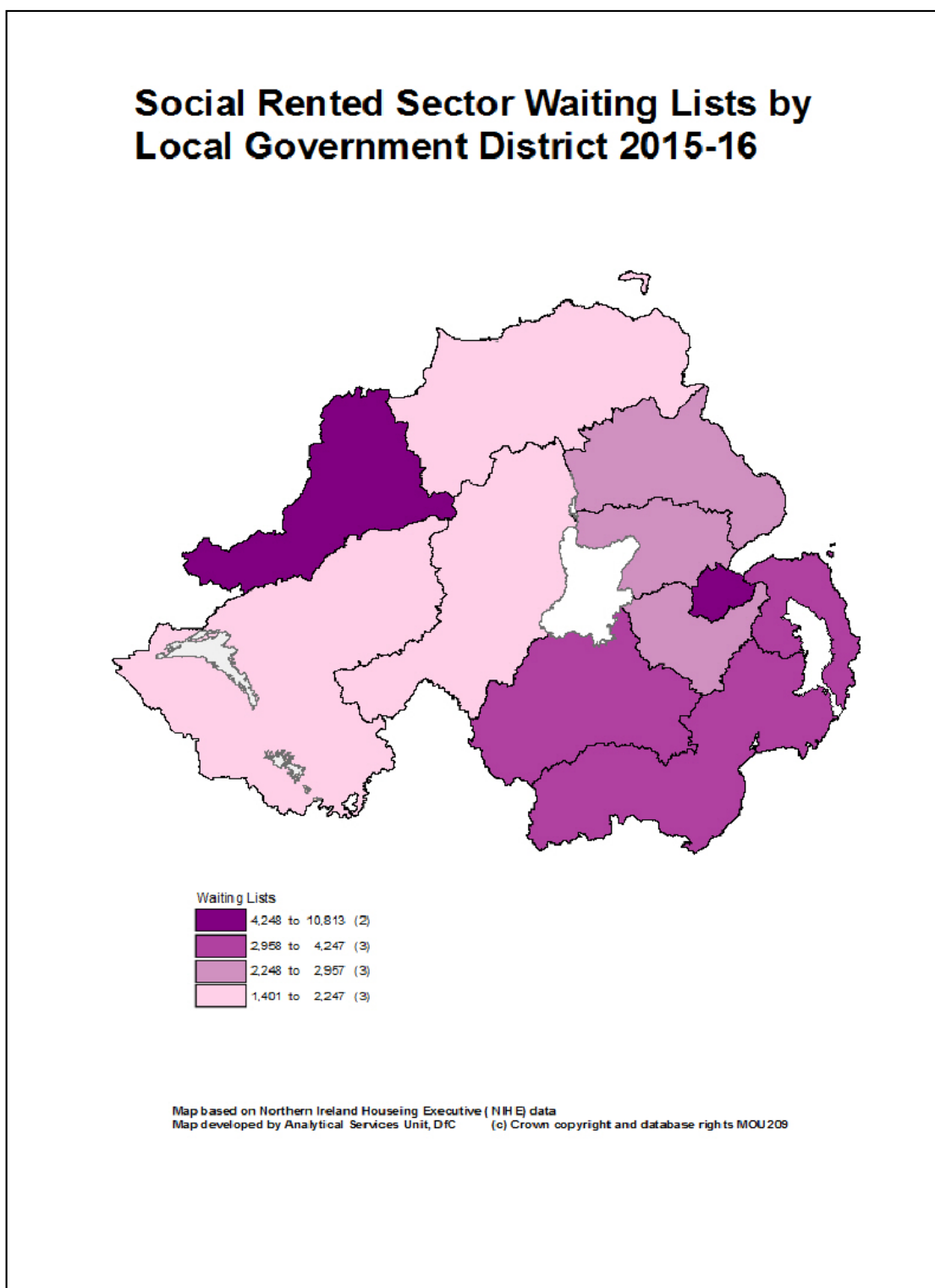
SECTION 3 – SOCIAL RENTING DEMAND

Housing Associations to tenants who had applied for a transfer from an existing tenancy was 2,897 (27% of total allocations).



SECTION 3 – SOCIAL RENTING DEMAND

Map 3.1: Number of Households on Social Rented Sector Waiting Lists by LGD 2015-16



SECTION 3 – SOCIAL RENTING DEMAND

Homelessness

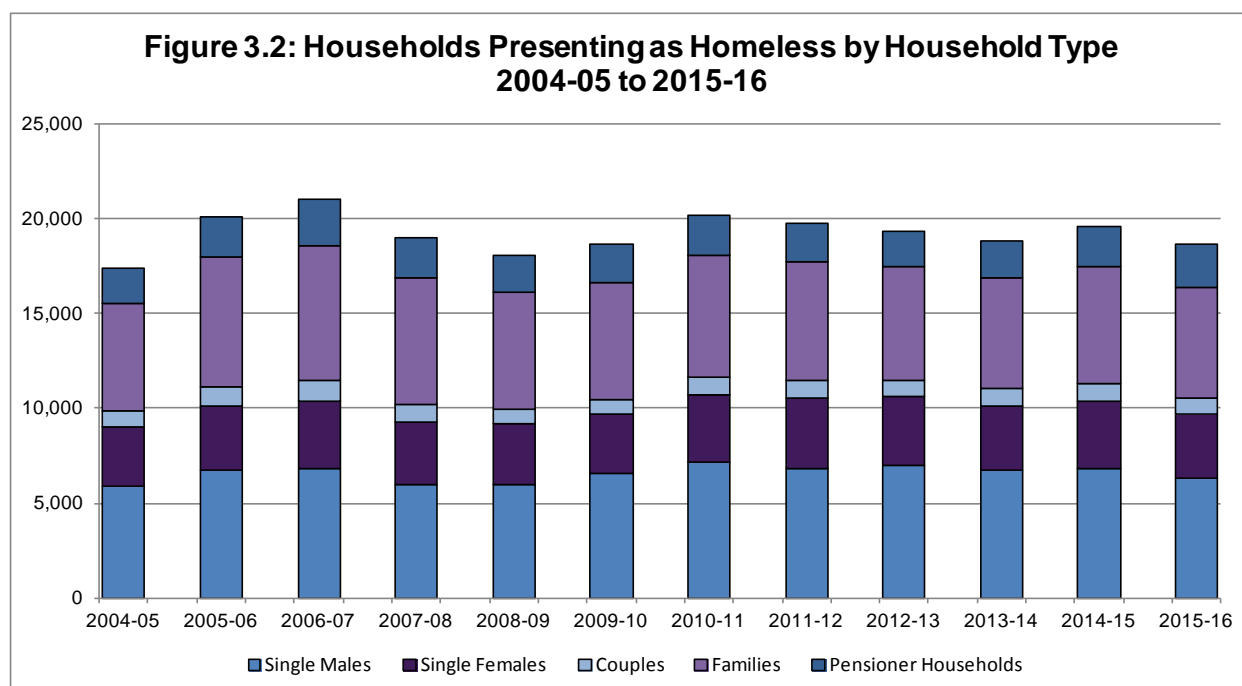
Tables 3.8, 3.9, 3.10 and 3.11 provide information relating to homeless households in Northern Ireland.

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

In total, 18,628 households presented as homeless to the NIHE in 2015-16, a decrease of 5% (993) from the previous year. The most common reasons for households presenting as homeless in 2015-16 were accommodation not reasonable (3,922) and a sharing breakdown or family dispute (3,671). These have been the two most common reasons since 2008-09.

Note that for 1,652 cases in 2015-16, information on the reason for homelessness is not available. Refer to Appendix 3 for more information.

The household types with the highest number of homeless presenters in 2015-16 were single males (34%) and families (32%). For single males the age group with the single highest number was the 26 to 59 group with 4,336. These household types have represented the highest proportions of homeless presenters since 2004-05.



SECTION 3 – SOCIAL RENTING DEMAND

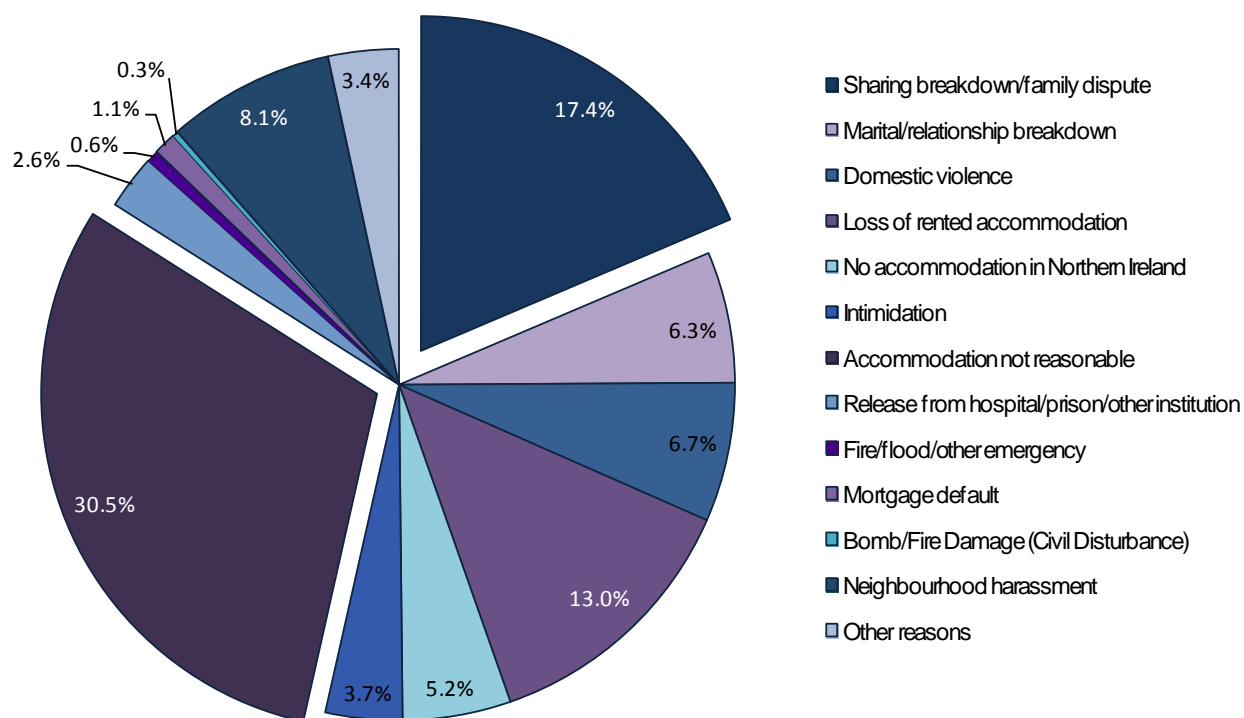
When a household presents as homeless or is threatened with homelessness the NIHE makes enquiries to check this is the case and that the household is eligible for assistance. The NIHE will need to satisfy itself whether the household has a priority need for accommodation and whether they became homeless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

The new Housing Management system introduced in July 2011 allows a greater number of outcomes to be reported in relation to homeless applications than before. In 2015-16, of the 18,628 households presenting as homeless 11,202 households (60%) were accepted as full duty applicants and 5,442 (29%) were rejected. Of those households accepted as full duty applicants during the year 3,303 were discharged. Refer to Appendix 3 for definitions of each outcome.

Of the households accepted as full duty applicants, 3,413 attributed their reason for homelessness to accommodation not being reasonable (30% of all full duty applicants). Sharing breakdowns/ family disputes accounted for 2,084 households (19%).

SECTION 3 – SOCIAL RENTING DEMAND

Figure 3.3: Homeless Households Accepted As Full Duty Applicants By Reason 2015-16



Notes on Analysis

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

Alternative Data Sources

Regional sources

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

- England:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/local-authority-housing-data>.
- Scotland:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>.
- Wales:

SECTION 3 – SOCIAL RENTING DEMAND

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

The following sources provide regional information relating to homelessness.

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

SECTION 3 – SOCIAL RENTING DEMAND

3.1 NIHE Average Weekly Rent, Collectable Rental Income And Arrears 2002-03 to 2015-16^{1,2,3,4,5,6,7}

Year	Average Weekly Rent £ (Net)	Annual Collectable Rental Income (Net) £million	Annual Arrears (Net) £million	Annual Arrears Expressed As % Of Annual Collectable Rental Income (Net)
2002-03	41.53	273.3	18.9	6.9
2003-04	42.88	265.5	19.1	7.2
2004-05	44.19	262.5	17.7	6.8
2005-06	45.73	263.9	15.9	6.0
2006-07	47.04	265.5	15.0	5.6
2007-08	48.82	265.2	14.0	5.3
2008-09	50.81	275.0	13.9	5.1
2009-10	51.84	278.8	13.3	4.8
2010-11	52.76	284.8	12.7	4.5
2011-12	54.73	287.0	14.0	4.9
2012-13	58.76	305.1	14.6	4.8
2013-14	60.88	320.0	13.7	4.3
2014-15	63.46	324.7	12.6	3.9
2015-16	66.60	338.1	12.1	3.6

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. Before application of Housing Benefit.
3. Average Weekly Rent (Net) excludes rates and maintenance/service charges.
4. Annual Collectable Income and Arrears figures include rates but not maintenance/service charges
5. Rental income includes rents of dwellings, garages and district heating.
6. The figure for Annual Arrears is the amount of rent outstanding from current and past NIHE tenants at the end of the period not including service charges.
7. The calculation of average weekly rent figures includes certain lettable voids. Characteristics of lettable voids are those properties vacant for a short period of time while in the process of being allocated or awaiting minor change of tenancy repairs and where re-letting is not anticipated being a problem.

SECTION 3 – SOCIAL RENTING DEMAND

3.2 Average Weekly Local Authority Rents By UK Region 2004-05 to 2015-16^{1,2,3}

Region	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £	2011-12 £	2012-13 £	2013-14 £	2014-15 £	2015-16 £
Average Weekly Rent												
England	52.90	55.27	57.93	61.62	64.21	66.05	67.83	73.58	78.55	82.42	85.89 ^(P)	..
Wales	48.22	50.05	51.98	55.26	57.90	61.04	62.58	66.32	69.63	72.59	75.83	78.57
Scotland	42.64	44.79	46.23	48.35	50.36	52.83	54.31	56.74	59.02	59.73	64.01 ^(R)	65.95 ^(P)
Northern Ireland (NIHE)	44.19	45.73	47.04	48.82	50.81	51.84	52.76	54.73	58.76	60.88	63.46	66.6
United Kingdom	50.93	53.21	55.56	58.91	61.44	63.32	65.06	70.04	74.55	77.84	81.31^(P)	..

SOURCE: DCLG, WELSH GOVERNMENT, SCOTTISH GOVERNMENT, NIHE

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

2. Average rents for England (& the UK overall), Wales and Scotland are calculated by the respective departments and methodologies may differ.

3. Data for Wales are from HRAS 2nd Advance Data until 2014-15 and for 2015-16 from annual stock and rent returns from the local authorities who still retain stock.

4. UK figures are calculated by the Department for Communities and Local Government (DCLG). Data for individual regions in the table above may not match those published by

DCLG due to revisions. Refer to table 701 at the following link for more information:

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

P Figures are provisional.

R Figures have been revised since the last update.

SECTION 3 – SOCIAL RENTING DEMAND

3.3a Housing Associations: Average Weekly Rent (Gross), Collectable Rental Income and Arrears 2001-02 to 2012-13 ^{1,2,3,4,5}

Year	Average Weekly Rent £ (Gross) (Stock including voids)	Annual Collectable Rental Income (Gross) £million	Annual Arrears (Gross) £million	Annual Arrears expressed as a % of Annual Collectable Rental Income (Gross)
2001-02	46.95	58.7	2.6	4.5
2002-03	52.31	67.9	3.3	4.8
2003-04	56.05	72.6	3.7	5.1
2004-05	58.85	80.3	5.7	7.1
2005-06	61.87	86.0	6.8	7.9
2006-07	64.82	95.3	7.0	7.4
2007-08	68.76	105.3	7.7	7.3
2008-09	73.44	117.2	7.8	6.7
2009-10	76.96	128.4	7.0	5.5
2010-11	81.69	143.1	7.4	5.2
2011-12	86.11	154.2	8.1	5.3
2012-13	90.67	169.6	8.9	5.3

SOURCE: DfC

1. See Appendix 3: Data Sources - Social Renting Demand.
2. Figures are based upon all self contained dwellings and bedspaces including vacant properties and those rented to Housing association staff.
3. Average Weekly Rent (Gross), Annual Collectable Rental Income (Gross) and Annual Arrears (Gross) include rates and service charges.
4. The calculation of Average Weekly Rent, Annual Collectable Rental Income and Arrears includes the NI Co-ownership Housing Association.
5. Housing Association average weekly rents presented above are not directly comparable with Northern Ireland Housing Executive (NIHE) rents in Table 3.1 as Housing Association figures include rates and service charges and NIHE rents do not.

SECTION 3 – SOCIAL RENTING DEMAND

3.3b Housing Associations: Average Weekly Rent (Gross & Net), Collectable Rental Income And Arrears 2010-11 to 2014-15^{1,2,3,4,5,6,7}

Year	Average Weekly Rent £ (Gross) (Stock excluding voids)	Average Weekly Rent £ (Net) (Stock excluding voids)	Annual Collectable Rental Income (Gross) £million	Annual Arrears (Gross) £million	Annual Arrears expressed as a % of Annual Collectable Rental Income (Gross)
2010-11	82.26	63.06	137.6	7.0	5.1
2011-12	86.25	66.69	148.1	7.7	5.2
2012-13	90.96	70.47	162.4	8.5	5.2
2013-14	94.13	73.81	177.4	9.6	5.4
2014-15	97.99	76.73	190.7	10.7	5.6

SOURCE: DfC

1. See Appendix 3: Data Sources - Social Renting Demand
2. Figures are based upon occupied self contained dwellings and bedspaces and exclude those rented to Housing Association staff.
3. The calculation of Average Weekly Rent, Annual Collectable Rental Income and Arrears does not include the NI Co-ownership Housing Association.
4. Average weekly rents (gross) include rates and service charges.
5. Average weekly rents (net) exclude rates and service charges.
6. Annual Collectable Rental Income (Gross) and Annual Arrears (Gross) includes rates and service charges.
7. Figures are only available from 2010-11 onwards due to changes in data collection.

SECTION 3 – SOCIAL RENTING DEMAND

3.4 NIHE Tenants In Receipt Of Housing Benefit 2002-03 to 2015-16 ^{1,2,3,4}

Year	Total Number of Tenants	Number Receiving Housing Benefit	% of Tenants Receiving Housing Benefit	Total Housing Benefit Paid £ thousand	Average Housing Benefit Per Recipient £	Number Receiving Full Housing Benefit	% of those Receiving Housing Benefit in receipt of Full amount
2002-03	102,834	81,844	80	199,100	2,433	66,370	81
2003-04	96,507	77,275	80	192,400	2,489	65,233	84
2004-05	93,477	72,641	78	195,000	2,684	62,011	85
2005-06	90,931	71,536	79	195,100	2,727	60,986	85
2006-07	88,166	68,681	78	195,504	2,846	57,607	84
2007-08	87,367	67,269	77	194,847	2,896	56,769	84
2008-09	87,579	67,364	77	199,490	2,961	58,691	87
2009-10	87,840	68,110	78	202,892	2,979	58,574	86
2010-11	87,658	68,880	79	207,592	3,014	59,928	87
2011-12	86,824	67,503	78	214,289	3,174	51,513	76
2012-13	86,664	68,378	79	226,563	3,313	57,526	84
2013-14	86,437	67,912	79	231,825	3,414	57,019	84
2014-15	85,771	67,469	79	239,360	3,548	57,031	85
2015-16	85,368	67,214	79	249,216	3,421	56,781	84

SOURCE: NIHE

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

2. For the week including 31 March.

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

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

SECTION 3 – SOCIAL RENTING DEMAND

3.5 Social Rented Sector Waiting Lists and Allocations 2002-03 to 2015-16 ^{1,2,3,4,5,6,7,8}

Year	Common Waiting List at 31 March		Allocations		
	Total Applicants	Number of Applicants in Housing Stress	Number of Allocations to Applicants	Number of Allocations to NIHE/Housing Association Transfers	Total Allocations
2002-03	26,248	13,042	8,766	3,384	12,150
2003-04	27,515	14,152	8,462	3,027	11,489
2004-05	29,608	15,527	7,603	2,607	10,210
2005-06	31,908	17,223	7,978	2,595	10,573
2006-07	36,182	19,703	7,772	2,416	10,188
2007-08	39,688	21,364	7,289	2,169	9,458
2008-09	38,923	20,481	8,132	2,440	10,572
2009-10	38,120	19,716	9,192	2,811	12,003
2010-11	39,891	20,967	8,074	2,586	10,660
2011-12	34,533	20,211	7,691	2,779	10,470
2012-13	41,356	22,414	8,144	3,064	11,208
2013-14	39,967	21,586	8,809	2,984	11,793
2014-15	39,338	22,097	8,129	2,763	10,892
2015-16	37,586	22,645	7,805	2,897	10,702

SOURCE: NIHE

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

SECTION 3 – SOCIAL RENTING DEMAND

3.6a Social Rented Sector Waiting Lists By Local Government District 2003-04 to 2014-15 ^{1,2,3,4,5}

Old Local Government District	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Antrim	709	737	792	979	1,038	991	972	977	852	992	961	916
Ards	1,174	1,194	1,276	1,525	1,671	1,682	1,706	1,811	1,486	1,690	1,741	1,738
Armagh	559	584	659	828	841	797	760	802	708	851	745	730
Ballymena	1,032	1,082	1,254	1,411	1,622	1,530	1,420	1,520	1,256	1,564	1,482	1,409
Ballymoney	286	327	392	477	539	497	439	496	390	481	467	462
Banbridge	410	421	508	674	695	698	665	677	479	581	576	546
Belfast	7,439	7,908	8,220	9,070	9,936	10,017	9,941	10,178	8,773	10,486	10,259	10,157
Carrickfergus	839	849	916	1,007	1,073	1,032	994	974	818	962	918	865
Castlereagh	984	990	1,060	1,150	1,354	1,371	1,367	1,462	1,167	1,318	1,235	1,219
Coleraine	855	913	1,034	1,234	1,427	1,292	1,219	1,297	1,041 ^(R)	1,308 ^(R)	1,275 ^(R)	1,225
Cookstown	230	310	326	367	382	408	371	407	362	400	358	347
Craigavon	1,072	1,366	1,444	1,769	2,030	1,974	1,755	1,922	1,607	2,028	1,835	1,782
Derry	1,611	1,813	1,993	2,157	2,417	2,418	2,574	2,993	2,762	3,286	3,376	3,425
Down	919	928	1,027	1,166	1,297	1,292	1,213	1,323	1,250	1,601	1,617	1,523
Dungannon	517	599	667	753	859	915	895	1,022	920	1,103	1,117	1,074
Fermanagh	734	785	918	1,038	1,029	894	833	853	639	826	805	787
Larne	370	390	380	505	518	526	509	550	406	490	452	455
Limavady	337	403	474	522	569	521	497	472	372	508	479	460
Lisburn	1,876	2,053	2,109	2,391	2,666	2,670	2,607	2,595	2,268	2,535	2,507	2,444
Magherafelt	356	397	409	495	524	503	507	512	429	490	477	484
Moyle	225	275	289	301	365	359	357	334	311 ^(R)	337 ^(R)	323 ^(R)	343
Newry & Mourne	1,301	1,375	1,562	1,727	1,801	1,778	1,828	1,827	1,571	1,965	2,040	2,073
Newtownabbey	1,293	1,313	1,459	1,578	1,825	1,726	1,691	1,743	1,514	1,817	1,737	1,712
North Down	1,488	1,517	1,639	1,857	1,913	1,930	1,885	1,884	2,146	2,414	1,877	1,832
Omagh	370	472	514	640	704	620	590	622	495	663	619	635
Strabane	529	607	587	561	593	482	525	638	511	660	689	695
TOTAL	27,515	29,608	31,908	36,182	39,688	38,923	38,120	39,891	34,533	41,356	39,967	39,338

SOURCE: NIHE

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

2. Figures are as at 31 March each year, with the exception of 2011-12. Figures quoted for 2011-12 were extracted on 1st May 2012, due to the implementation of a new electronic Housing Management System (HMS).

3. The waiting list figures cover new applicants only i.e. those with no existing NIHE/HA tenancy.

4. Due to the introduction of the new Housing Management System and a change to the annual renewal process for applicants, the number of waiting list applicants for 2011-12 is considered to be a significant undercount.

5. During the last financial year it became apparent that figures for Portballintrae had been included in the wrong Local Government District (Moyle instead of Coleraine) in 2011-12, 2012-13 & 2013-14. This has now been amended.

SECTION 3 – SOCIAL RENTING DEMAND

3.6b Social Rented Sector Waiting Lists By New Local Government District 2015-16 ^{1,2,3}

New Local Government District	2015-16
Antrim & Newtownabbey	2,709
Ards & North Down	3,499
Armagh City, Banbridge & Craigavon	2,957
Belfast	10,813
Causeway Coast & Glens	1,958
Derry City & Strabane	4,247
Fermanagh & Omagh	1,401
Lisburn & Castlereagh	2,247
Mid & East Antrim	2,559
Mid Ulster	1,838
Newry, Mourne & Down	3,358
Total	37,586

Source: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. Figures are as at 31 March each year.
3. The waiting list figures cover new applicants only i.e. those with no existing NIHE/HA tenancy.

SECTION 3 – SOCIAL RENTING DEMAND

3.7a Total Allocations By Local Government District 2014-15 ^{1,2,3,4,5,6}

Local Government District	Number of Allocations to Applicants	Number of Allocations to NIHE Transfers	Number of Allocations to Housing Association Transfers	Total
Antrim	252	49	18	319
Ards	390	134	20	544
Armagh	181	14	9	204
Ballymena	267	59	10	336
Ballymoney	63	14	3	80
Banbridge	156	35	7	198
Belfast	2,179	665	317	3,161
Carrickfergus	178	38	8	224
Castlereagh	274	65	32	371
Coleraine	245	54	8	307
Cookstown	65	15	2	82
Craigavon	373	55	10	438
Derry	621	132	94	847
Down	229	60	18	307
Dungannon	178	34	11	223
Fermanagh	249	33	14	296
Larne	127	30	6	163
Limavady	88	23	7	118
Lisburn	597	163	66	826
Magherafelt	118	15	5	138
Moyle	71	26	2	99
Newry & Mourne	332	105	14	451
Newtownabbey	338	71	38	447
North Down	118	19	1	138
Omagh	158	37	13	208
Strabane	282	59	26	367
Total Allocations	8,129	2,004	759	10,892

SOURCE: NIHE

1. See Appendix 3: Data Sources - Social Renting Demand.
2. 'Number of Allocations to Applicants' refers to the number of properties allocated by the Housing Executive and housing associations to applicants on the Common Waiting List who were not already social sector tenants.
3. 'Number of Allocations to NIHE transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from a Housing Executive tenancy.
4. 'Number of Allocations to housing association transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from a housing association tenancy.
5. Allocations figures are based on offers accepted 1 April 2014 - 31 March 2015.
6. In previously published versions of this table for years up to and including 2010-11, it was not possible to attribute housing association allocations by Local Government District; figures reported at Local Government District were Housing Executive allocations only, and allocations by housing associations were added to produce an overall total. From 2011-12 onwards, it has been possible to attribute housing association allocations by Local Government District; this should be noted if making comparisons with previously published figures.

SECTION 3 – SOCIAL RENTING DEMAND

3.7b Total Allocations By Local Government District 2015-16^{1,2,3,4,5,6}

Local Government District	Number of Allocations to Applicants	Number of Allocations to NIHE Transfers	Number of Allocations to Housing Association Transfers	Total
Antrim & Newtownabbey	673	192	41	906
Ards & North Down	635	183	60	878
Armagh City, Banbridge & Craigavon	735	107	44	886
Belfast	2,358	748	428	3,534
Causeway Coast & Glens	524	129	31	684
Derry City & Strabane	719	134	159	1,012
Fermanagh & Omagh	336	65	13	414
Lisburn & Castlereagh	548	139	63	750
Mid & East Antrim	525	118	30	673
Mid Ulster	315	72	15	402
Newry, Mourne & Down	437	87	39	563
Total Allocations	7,805	1,974	923	10,702

SOURCE: NIHE

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

2. 'Number of Allocations to Applicants' refers to the number of properties allocated by the Housing Executive and housing associations to applicants on the Common Waiting List who were not already social sector tenants.

3. 'Number of Allocations to NIHE transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from a Housing Executive tenancy.

4. 'Number of Allocations to housing association transfers' refers to the number of properties allocated by the Housing Executive and housing associations to tenants on the Common Waiting List who had applied for a transfer from a housing association tenancy.

5. Allocations figures are based on offers accepted 1 April 2015 - 31 March 2016.

3.8 Households Presenting As Homeless By Reason 2004-05 to 2015-16^{1,2,3,4}

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Sharing breakdown/family dispute	4,114	4,799	5,037	4,542	4,473	4,525	4,696	4,317	3,733	3,549	3,891	3,671
Marital/relationship breakdown	2,564	2,706	2,901	2,512	2,441	2,367	2,502	1,838	1,921	1,789	1,849	1,531
Domestic violence	727	798	767	783	891	906	1,010	896	855	831	956	845
Loss of rented accommodation	2,249	2,705	3,057	3,236	2,322	2,161	2,646	2,166	2,617	2,568	2,841	2,480
No accommodation in Northern Ireland	1,684	1,941	1,984	1,816	1,705	1,563	1,674	969	1,513	1,399	1,458	1,212
Intimidation ⁴	959	888	764	548	569	769	694	462	584	666	590	544
Accommodation not reasonable	2,252	2,901	3,104	2,713	2,643	2,897	3,013	2,779	3,069	3,173	3,663	3,922
Release from hospital/prison/other institution	340	348	318	392	382	385	375	314	415	449	471	431
Fire/flood/other emergency	80	107	91	80	138	206	437	58	81	62	84	93
Mortgage default	230	318	344	224	403	505	561	449	509	421	387	216
Bomb/fire damage (Civil disturbance)	87	57	44	41	48	40	54	33	37	29	27	36
Neighbourhood harassment	1,214	1,467	1,309	1,267	1,260	1,356	1,599	1,112	1,140	1,142	1,516	1,357
Other reasons	862	1,086	1,293	876	801	984	897	613	732	701	791	638
No Data on reason for presentation	-	-	-	-	-	-	-	3,731	2,148	2,083	1,097	1,652
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158	19,737	19,354	18,862	19,621	18,628

SOURCE: NIHE

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

2. A new Housing Management System (HMS) was introduced in July 2011; for 3,731 cases during the period July 2011 - March 2012, and 835 cases during the period Apr-Jun 2012 no data on reason for presentation is available. This is due to the merging of two systems, involving data migration and keying variations.

3. From July 2012 onwards data migration is no longer an issue. Keying variations will account for a few of the no data on reason for presentation, but the majority relate to three possible outcomes, where the case has been rejected (applicant does not meet the statutory homeless criteria), cancelled (homelessness application registered in error) or concluded (applicant withdraws their homelessness application or where there has been no further contact from the applicant).

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.

SECTION 3 – SOCIAL RENTING DEMAND

3.9 Households Presenting As Homeless By Household Type 2004-05 to 2015-16 ^{1,2,3}

Household Type	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Single Males												
(16 -17 yrs)	194	210	202	157	125	182	201	186	196	162	185	139
(18 - 25 yrs)	1,772	2,024	2,070	1,774	1,930	2,171	2,295	2,193	2,122	2,027	2,013	1,868
(26 - 59 yrs)	3,962	4,475	4,568	4,055	3,954	4,196	4,690	4,425	4,650	4,588	4,663	4,336
Total	5,928	6,709	6,840	5,986	6,009	6,549	7,186	6,804	6,968	6,777	6,861	6,343
Single Females												
(16 -17 yrs)	306	312	263	231	221	210	219	246	218	179	176	160
(18 - 25 yrs)	1,441	1,579	1,638	1,465	1,459	1,498	1,666	1,769	1,653	1,408	1,436	1,388
(26 - 59 yrs)	1,324	1,514	1,651	1,577	1,506	1,447	1,643	1,754	1,789	1,792	1,934	1,822
Total	3,071	3,405	3,552	3,273	3,186	3,155	3,528	3,769	3,660	3,379	3,546	3,370
Couples	870	1,064	1,102	933	795	782	897	924	830	868	874	794
Families	5,700	6,805	7,100	6,685	6,166	6,122	6,454	6,268	6,019	5,870	6,194	5,887
Pensioner Households	1,793	2,138	2,419	2,153	1,920	2,056	2,093	1,972	1,875	1,968	2,146	2,234
Total	17,362	20,121	21,013	19,030	18,076	18,664	20,158	19,737	19,354	18,862	19,621	18,628

SOURCE: NIHE

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

2. The subtotals for 2012-13 do not sum to the overall total. This is due to two household types being undefined.

3. There have been minor changes to the 2013-14 data for 'Households Presenting as Homeless by Household Type' previously published in the January - March 2014 Housing Bulletin due to more up-to-date information becoming available.

3.10 Households Presenting As Homeless By Outcome 2012-13 to 2015-16 ^{1,2,3,4}

Outcome	2012-13	2013-14	2014-15	2015-16
Accepted	7,908	8,532	7,448	7,899
Appeal	42	49	31	29
Cancelled	279	329	271	232
Concluded	806	874	1,132	1,043
Duty Discharged	1,970	1,117	3,568	3,303
No Decision	1,220	1,108	348	655
Prevented	35	18	26	25
Rejected	7,094	6,835	6,797	5,442
Total	19,354	18,862	19,621	18,628

SOURCE: NIHE

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

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

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

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

SECTION 3 – SOCIAL RENTING DEMAND

3.11 Homeless Households Accepted As Full Duty Applicants By Reason 2004-05 to 2015-16^{1,2,3,4,5,6,7}

Reason	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Sharing breakdown/family dispute	1,638	2,010	2,004	2,024	1,976	2,041	1,995	2,149	1,783	1,673	1,912	2,084
Marital/relationship breakdown	968	931	979	878	914	919	954	784	794	754	778	706
Domestic violence	611	688	645	635	698	800	829	697	720	721	832	750
Loss of rented accommodation	1,010	1,230	1,419	1,528	1,069	991	1,200	988	1,299	1,307	1,479	1,460
No accommodation in Northern Ireland	594	658	635	611	568	557	614	369	620	524	584	582
Intimidation ⁶	447	494	385	278	288	406	361	303	411	380	405	414
Accommodation not reasonable	1,837	2,334	2,355	2,112	2,134	2,490	2,644	2,215	2,556	2,782	3,117	3,413
Release from hospital/prison/other institution	180	158	149	241	189	237	226	182	244	256	288	293
Fire/flood/other emergency	73	73	57	54	110	100	169	37	57	33	59	65
Mortgage default	77	111	114	65	121	204	200	227	252	208	199	122
Bomb/Fire Damage (Civil Disturbance)	60	45	29	29	33	45	25	26	25	21	18	30
Neighbourhood harassment	707	705	641	508	555	729	854	753	723	667	952	902
Other reasons	268	312	332	271	279	395	373	291	394	323	393	381
Live Full Duty Applicants	..	..	..	..	..	..	..	..	7,908	8,532	7,448	7,899
Discharged Full Duty Applicants	..	..	..	..	..	..	..	..	1,970	1,117	3,568	3,303
Total	8,470	9,749	9,744	9,234	8,934	9,914	10,444	9,021	9,878	9,649	11,016	11,202

SOURCE: NIHE

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

2. In reports prior to 2011-12 the table was entitled "Homeless Households Awarded by Priority Status by Reason".

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

The two terms are essentially the same, but because of changes in management procedures and the greater range of outcome decision options (e.g. 'prevention') recorded by the new HMS, data for 2011-12 onwards are not strictly comparable with previous figures. See Appendix 3 for further details.

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

4. Figures for the period 2004-05 to 2010-11 include 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 rehuses him/herself and is no longer interested. Note that it is not possible to provide a breakdown of discharged Full Duty Applicants into these three subgroups.

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

6. The intimidation category includes those intimidated due to anti-social behaviour, paramilitarism, sectarianism, racial abuse or sexual orientation.

The category has been renamed from 'intimidation (civil disturbance)' to 'intimidation' however the data definition has not changed.

7. Figures for Full Duty Applicants are based on the status of households accepted during the financial year only; they do not represent the overall total of Live Full Duty Applicant cases.

SECTION 4 – PRIVATE RENTING DEMAND

Introduction

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

Analysis

Tables 4.1, 4.2 and 4.3 are sourced from the Family Resources Survey 2014-15 (the latest available in the series). The Family Resources Survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction to Northern Ireland for the first time. In 2014-15, 1,869 households were interviewed.

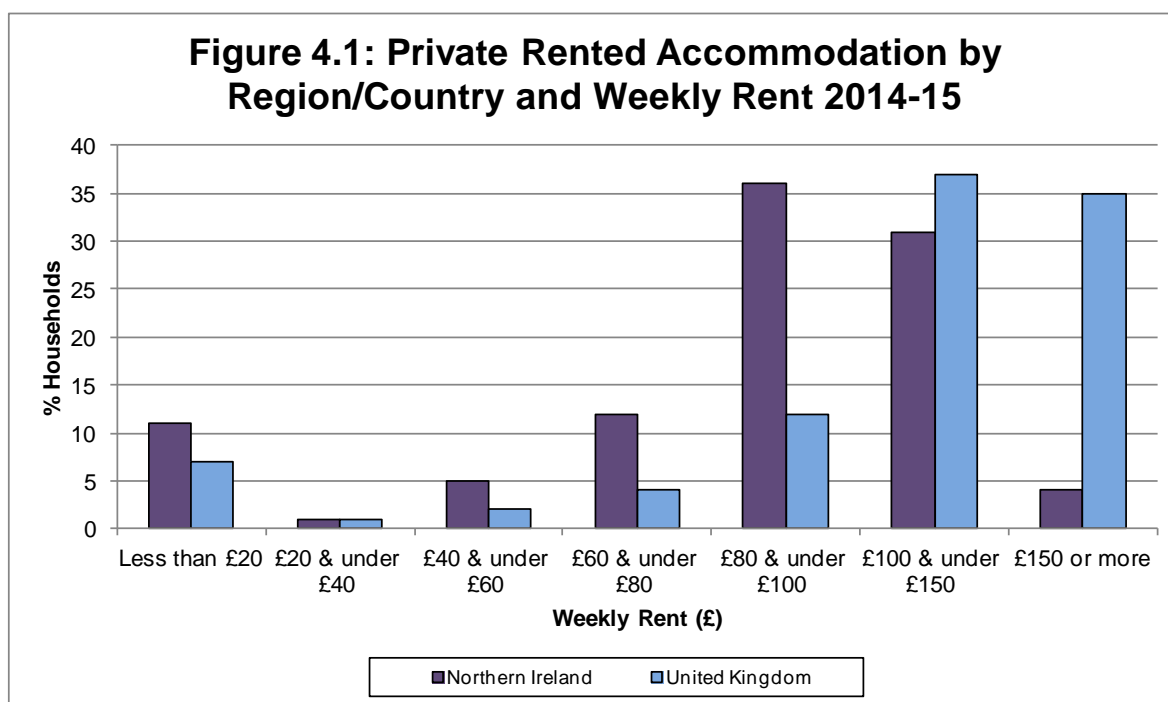
Across the UK, 25% of private renters have resided in their accommodation for less than 12 months compared to 21% for Northern Ireland. The proportion residing at their current address for five years or more was 23% across the UK compared to 31% in Northern Ireland.

The average (median) rent per week for the private rented sector in Northern Ireland in 2014-15 was £94, £38 below the UK average (£132) and lower than England (£138), Scotland (£114) and Wales (£114).

The average (median) rent per week for the social rented sector in Northern Ireland in 2014-15 was £73, £15 lower than the UK average (£88) and £21 lower than that of the private rented sector.

In Northern Ireland households paying £80 to under £100 a week made up the largest proportion of private rentals (36%). For the UK it was households paying £100 to under £150 (37%). Thirty five percent of private renters in Northern Ireland paid £100 or more per week compared to 72% for the UK as a whole.

SECTION 4 – PRIVATE RENTING DEMAND



Notes on Analysis

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

<https://www.communities-ni.gov.uk/topics/family-resources-survey>

Alternative Data Sources

Regional sources

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

- United Kingdom - Family Resources Survey:
<https://www.gov.uk/government/collections/family-resources-survey-2>.
- England – Private Rental Market Statistics (Valuation Office Agency):
<https://www.gov.uk/government/statistics/private-rental-market-statistics-may-2016>

SECTION 4 – PRIVATE RENTING DEMAND

4.1 Length of Time of Residence for Private Rented Sector by Region/Country 2014-15¹

Region/Country	Length of time at current address						
	Less than 12 months	12 months but less than 2 years	2 years but less than 3 years	3 years but less than 5 years	5 years but less than 10 years	10 years but less than 20 years	20 years or longer
	Percentage						
North East	30	24	15	9	11	8	2
North West and Merseyside	21	25	16	16	14	5	3
Yorkshire and the Humber	28	29	12	13	9	6	4
East Midlands	23	23	15	12	17	5	5
West Midlands	24	20	13	14	16	7	7
East of England	27	18	15	18	12	5	5
London	26	26	11	16	14	4	3
South East	23	25	17	15	13	6	1
South West	23	23	16	14	17	5	3
England	25	24	14	15	14	5	3
Wales	21	17	23	18	9	11	2
Scotland	30	18	14	13	13	5	7
Northern Ireland	21	19	13	17	18	7	6
United Kingdom	25	23	15	15	13	6	4

Source: Family Resources Survey

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

4.2 Median Weekly Rent by Tenure and Region/Country 2014-15¹

Tenure	Region/ Country													Median weekly household rent, £
	North East	North West and Mersey-side	Yorkshire and The Humber	East Midlands	West Midlands	East of England	London	South East	South West	England	Wales	Scotland	Northern Ireland	United Kingdom
Social rented sector	78	86	78	82	88	95	116	101	90	90	80	68	73	88
Privately rented	104	115	110	114	121	150	246	161	138	138	114	114	94	132

Source: Family Resources Survey

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

4.3 Households in Private Rented Accommodation by Region/Country and Weekly Rent 2014-15¹

Region/Country	All Private Rented Households							
	Weekly rent							
	Less than £20 a week	£20 but under £40 a week	£40 but under £60 a week	£60 but under £80 a week	£80 but under £100 a week	£100 but under £150 a week	£150 a week or more	Sample Size (=100%)
	Percent							
Northern Ireland	11	1	5	12	36	31	4	331
United Kingdom	7	1	2	4	12	37	35	3,231

Source: Family Resources Survey

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

SECTION 5 – OWNER OCCUPIED DEMAND

Introduction

This section provides information relating to owner occupied housing. Tables contain 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.

Analysis

The NI House Price Index

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. 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 the reference base period has been updated to 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. For more information refer to the following link:

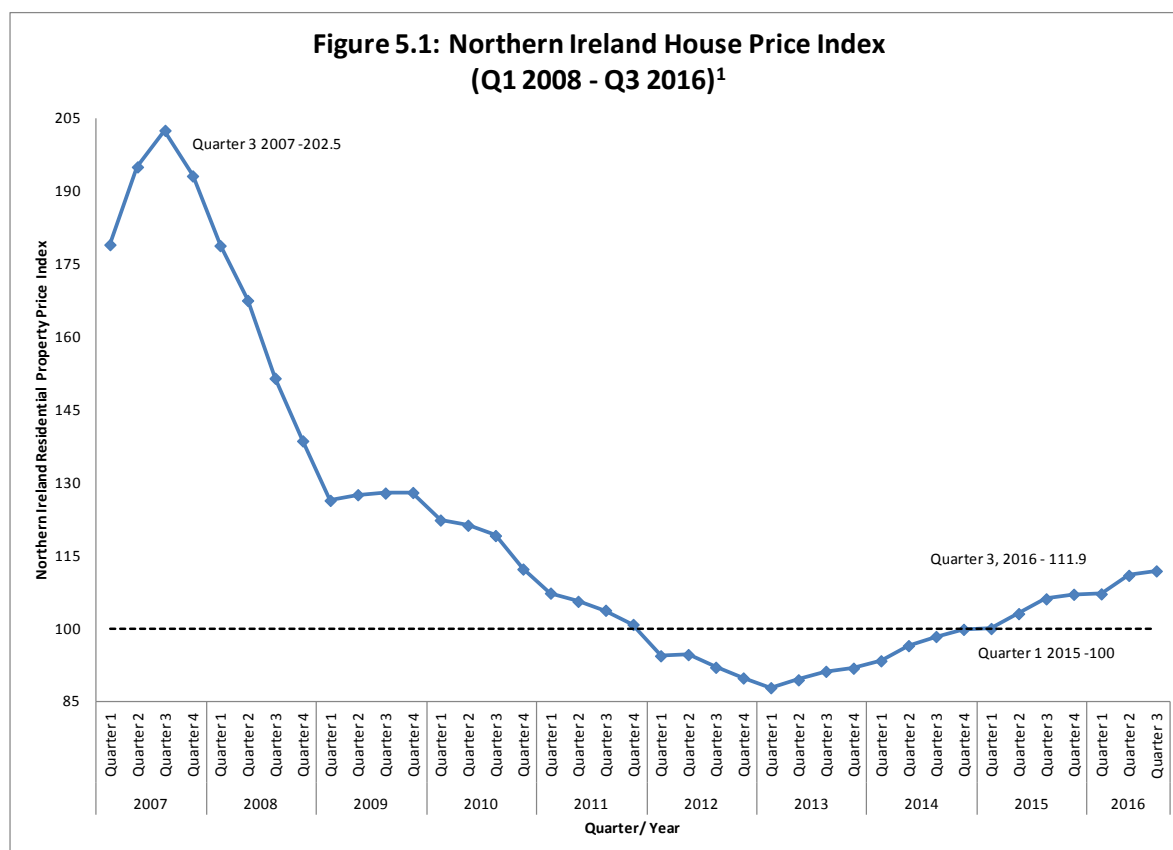
<https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

Table 5.1 and Figure 5.1 provide a time series of NI House Price Index values from 2007.

Since the third quarter of 2007 the House Price Index fell sharply, before stabilising in 2009. Between 2010 and Quarter 1 (January - March) 2013 prices continued to fall but at a slower rate.

The overall index showed an increase of 0.8% between the second quarter of 2016 and the third quarter of 2016. Between Q3 2015 and Q3 2016 the House Price Index increased by 5.4%. The NI HPI currently stands at 111.9 in the third quarter of 2016. The index is now 11.9% higher than in the base period first quarter of 2015.

SECTION 5 – OWNER OCCUPIED DEMAND



1. Detailed explanatory notes, statistics and contact details are available at: <https://www.finance-ni.gov.uk/artides/northern-ireland-house-price-index>

Table 5.2 provides a time series of verified sales of each residential property type in Northern Ireland.

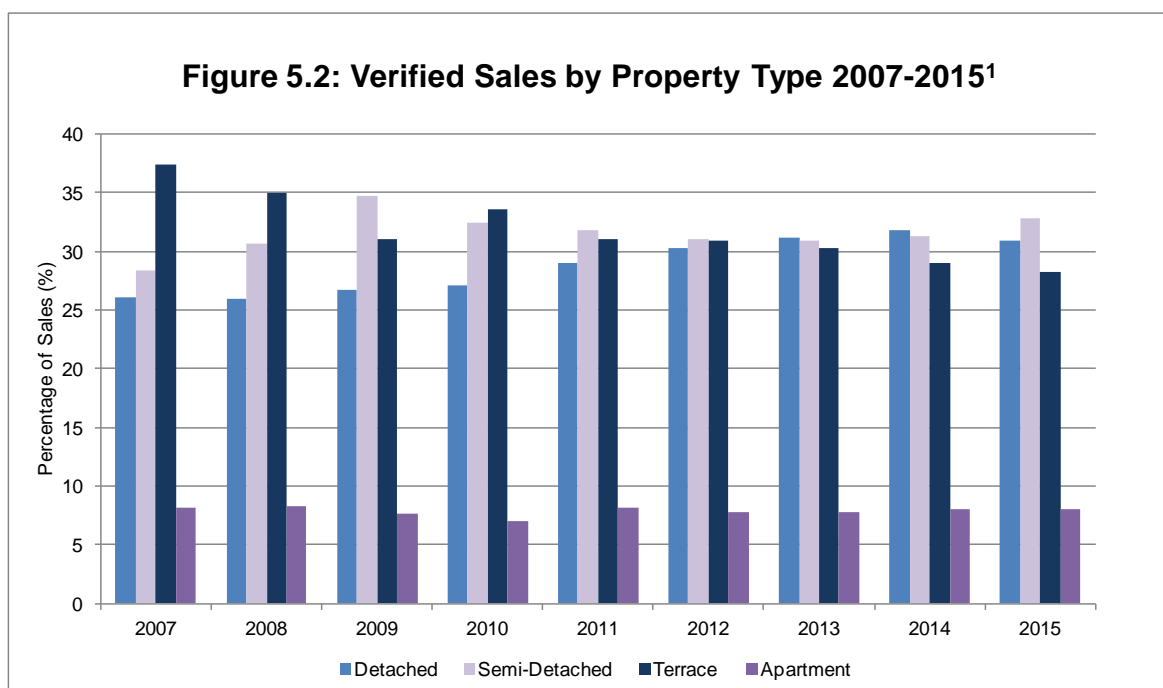
Verified residential property sales are defined as sales recorded by HM Revenue & Customs (HMRC) which could be matched to a domestic property in the NI Valuation List.

The annual number of sales stood at just over 29,000 in 2007. Between 2008 and 2011 the annual number of sales was approximately 10 to 11 thousand rising to over 13,600 in 2012 and over 16,500 in 2013. In 2014 there were over 21,200 verified residential property sales. This is 28% more than the number recorded in 2013. In Quarter 3 2016 there were over 5,200 verified residential property sales. This was slightly less than Q3 2015 with a decrease of 11%.

In 2007 and 2008 the single largest category of properties sold were terrace houses, around 35% to 37%; however, in 2009 the percentage of semi-detached sales rose to 35% and overtook the proportion of terrace properties sold (31%). Since 2010 the proportion of detached houses sold each year has increased and represents the largest proportion of dwellings sold in 2013 and 2014. Apartment sales have remained steady over the period, around 8% of all sales recorded.

Figure 5.2 provides a time series of the percentage of verified sales for each type of residential property.

SECTION 5 – OWNER OCCUPIED DEMAND



1. Detailed explanatory notes, statistics and contact details are available at: <https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>

Table 5.3 shows the index and standardised price of different types of residential property for the third quarter 2016 as compared to the second quarter in 2016. The index for detached and semi-detached property increased in Quarter 3 (July -Sept) 2016 while apartments fell by 2.8 %. There was no change for terrace properties.

The table also shows the Northern Ireland House Price Index for the third quarter of 2016 compared with the third quarter of 2015 (the same period last year). Over the year the residential property price for all property types has risen by 5.4%.

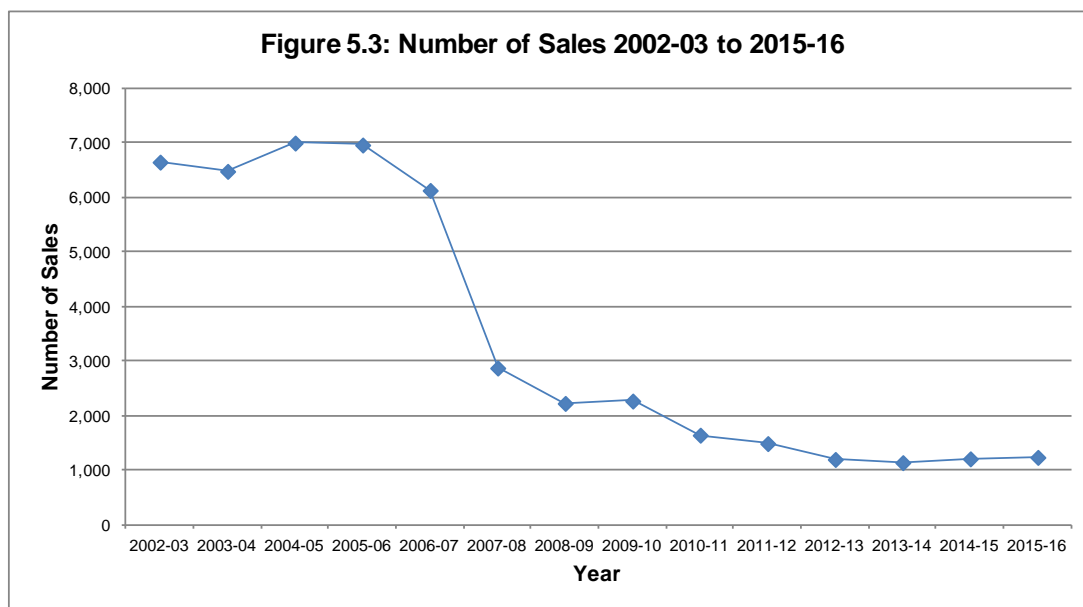
National House Building Council (NHBC) New House Sales and Prices

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

Data for new house sales and prices are derived from 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 peaked in 2007-08 at £210,700. The average annual price stands at £157,400 for 2015-16. In comparison to 2014-15 the average price has risen 3% from £152,100. Note that the monetary amounts for individual years have not been adjusted to account for inflation.

SECTION 5 – OWNER OCCUPIED DEMAND



With the exception of 2009-10 the number of NHBC new house sales fell year on year from 7,005 sales in 2004-05 to 1,142 sales in 2013-14. The number of sales recorded for 2015-16 was 1,239, a rise of 2% from the previous year.

Northern Ireland Co-Ownership Housing Scheme

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

The Northern Ireland Co-Ownership Housing Scheme provides help for individuals who wish to buy their own home but who cannot afford to do so without help. A share of the property is bought and the remainder is rented from Co-Ownership Housing. There is a cap on the value of the property that can be purchased through this scheme which currently sits at £150,000.

The number of completed Northern Ireland Co-Ownership Housing Scheme applications decreased 36% from 1,140 in 2014-15 to 728 in 2015-16. Applications to the Co-Ownership scheme can be affected by the availability of mortgage financing, among other things.

The number of homes currently owned through the scheme at the 31st March 2016 was 8,014, an increase of 6% in comparison to 2014-15 (7,559). The median price of a property purchased through the scheme during 2015-16 was £119,500.

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

Mortgages

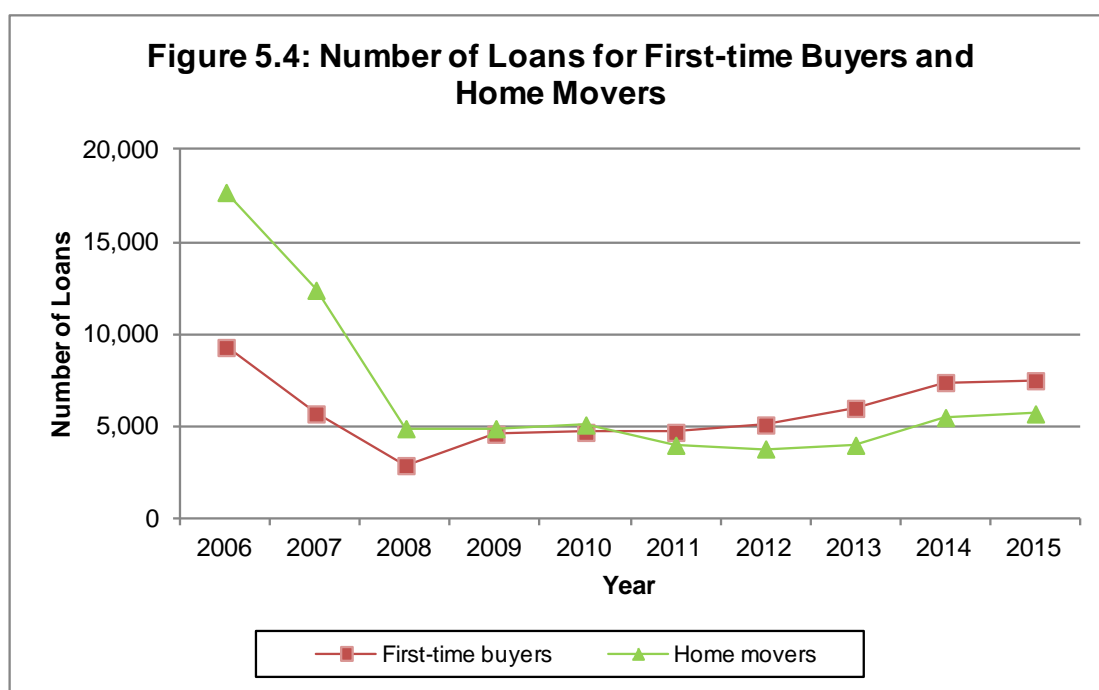
SECTION 5 – OWNER OCCUPIED DEMAND

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

The Council of Mortgage Lenders (CML) currently (as of 1 September 2016) has 141 members, 7 third party administrator members and 98 associates. Their members are banks, building societies and other mortgage lenders. Their associates are drawn from a variety of related businesses that have an interest in the mortgage market and the work of the CML. Mortgage lenders representing more than 96% of regulated mortgage lending provide CML with copies of the mortgage Product Sales Data that they report to the Financial Conduct Authority (FCA). This is referred to as the Regulated Mortgage Survey (RMS).

The number of loans for first time buyers was 9,700 in 2005. This number fell year on year to a low of 2,900 in 2008, a drop of 70%. Since 2008, the number of loans for first time buyers has tended to rise year on year to reach 7,500 in 2015. This is an increase of 1.4% on the 2014 figure (7,400) and a fall of 23% from 2005.

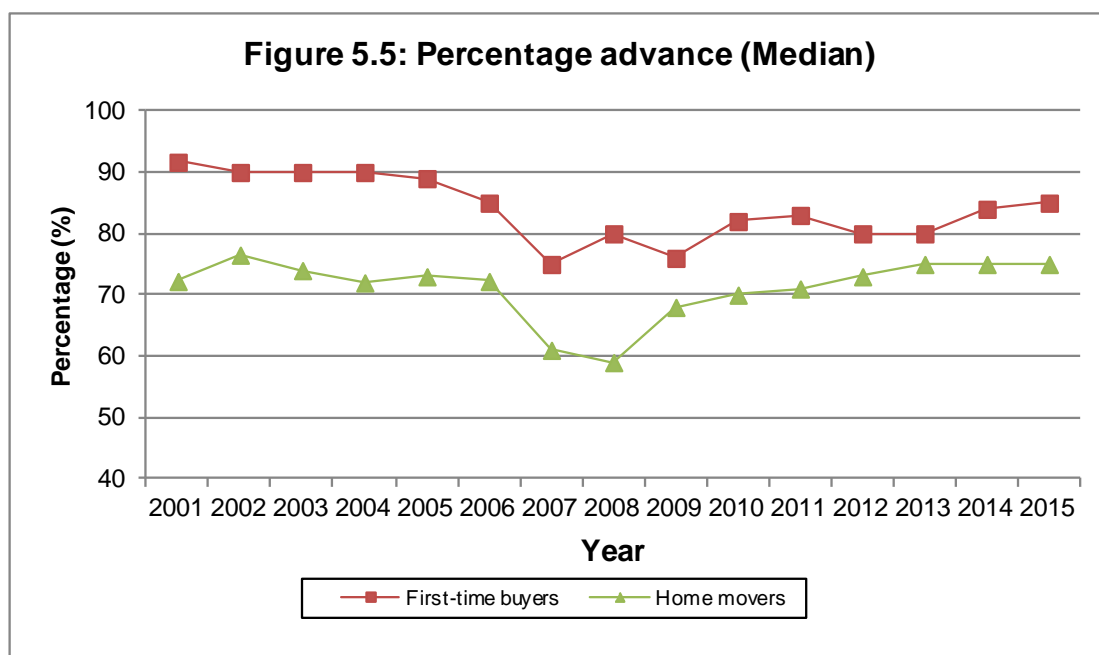
The number of loans for home movers was 16,700 in 2005 rising to 17,700 in 2006. This number fell sharply from 2006 to reach 4,900 in 2008, a decrease of 72%. While the number of loans for first time buyers has tended to increase year on year from 2008, those for home-movers have shown more fluctuation. The figure for 2015 stands at 5,700, this is 3.6% higher than that of 2014 and 68% lower than 2006.



The median percentage advance for first-time buyers in 2005 was 89%, compared to 73% for home movers. The percentage advance fell to 75% in 2007 for first time buyers and to 59% in 2008 for home movers. Since 2008 the percentage advance for home movers has tended to increase year on year, while for first-time buyers the percentage advance since

SECTION 5 – OWNER OCCUPIED DEMAND

2007 has seen more fluctuation over time. In 2015 the percentage advance stands at 85% for first time buyers and 75% for home movers.



The median capital and interest payments as a percentage of income for first time buyers was 20.2% in 2005, compared to 19.8% for home movers. This value rose to a peak of 25.5% for first-time buyers and 23.1% for home movers in 2008. Since 2008 the percentage for first-time buyers has fallen year on year reaching 16.0% in 2015. The percentage for home movers fell year on year until 2013 before increasing in 2014 to reach 16.0%. In 2015 it has fallen again to 15.1%.

Mortgage Possessions

Table 5.9 shows the total number of mortgage cases received by the Chancery Division of the Northern Ireland High Court. They relate specifically to properties or land owned at least in part with a mortgage. In cases where the owner (defendant/respondent) defaults on their mortgage payments, the lender (claimant/plaintiff) initiates legal proceedings for an order of possession of the property.

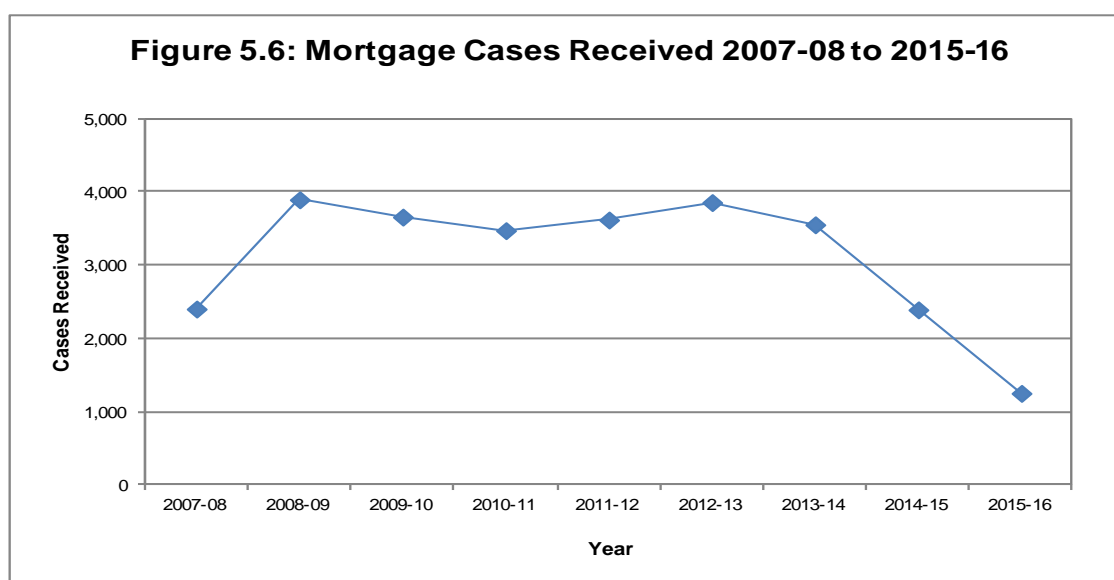
A mortgage possession action starts when a mortgage lender completes and submits a claim to the courts to repossess a property. The most common reason for repossession is arrears of mortgage. The court process of possessing a property broadly follows four stages:

1. a claim being issued by a mortgage lender;
2. an order being made by the High Court. This can either be an outright order that the property is to be recovered by a specific date, or a suspended order that is suspended as long as the defendant complies with conditions specified in the order;

SECTION 5 – OWNER OCCUPIED DEMAND

3. if the defendant fails to leave the property by the date given in the order or does not meet the terms of a suspended order, the order may be enforced by issue of an order to enforce possession. This authorises the Enforcement of Judgments Office to evict the defendant from the property. The Enforcement of Judgments Office then arranges a date to execute the eviction; and,
4. repossession by the Enforcement of Judgments Office. Repossessions may occur without the Enforcement of Judgments Office carrying out the repossession through less formal procedures so the total number of repossessions is greater than the number of repossessions carried out by the Enforcement of Judgments Office.

Between 2007-08 and 2008-09 there was an increase from 2,404 to 3,894 mortgage cases received; a rise of 62%. Between 2008-09 and 2012-13 the number of cases remained between 3,000 and 4,000. The number of mortgage cases received fell from 3,553 in 2013-14 to 1,254 in 2015-16, a drop of 65%. The figure for 2015-16 is 68% lower than the peak figure of 3,894 in 2008-09.



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

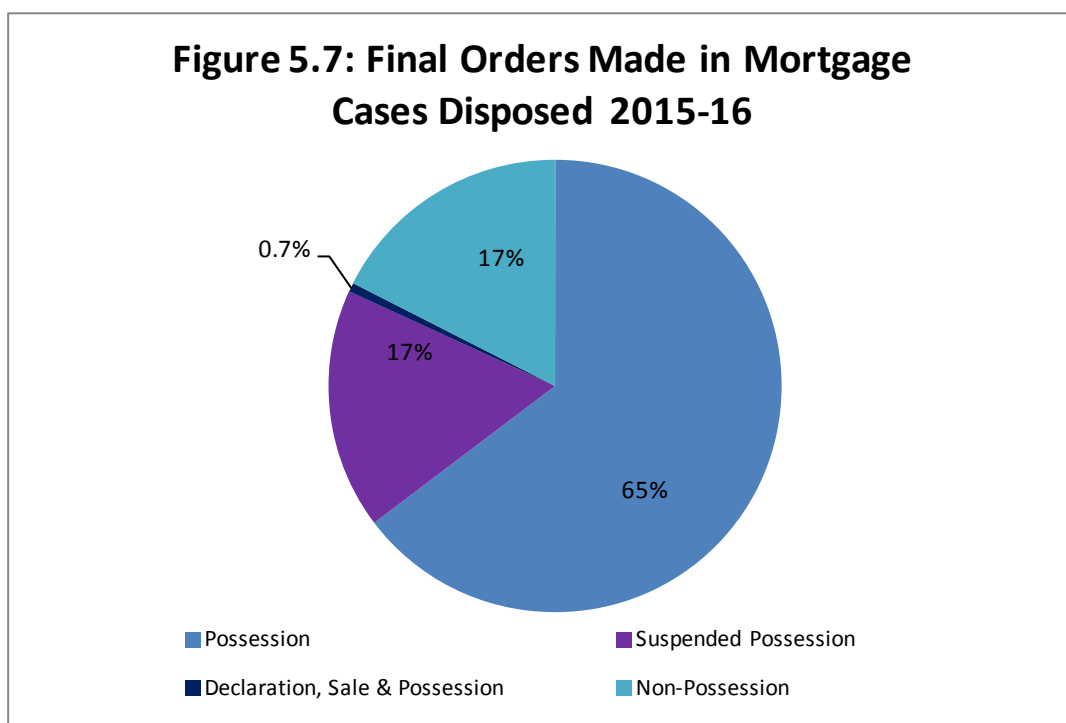
In 2015-16 there were 914 cases disposed. The number of cases disposed has decreased 55% from the previous year (2,029 in 2014-15) and is the lowest number presented in the seven year time series.

In 2015-16, there were 943 final orders made. Note that when a case is disposed of it may have more than one final order made. A similar trend over time for orders made can be seen

SECTION 5 – OWNER OCCUPIED DEMAND

as that noted above for cases disposed, with the number of orders decreasing 55% from the previous year (2,108 in 2014-15).

A breakdown of the 948 final orders made during 2015-16 is shown in the following chart. The majority of orders were for Possession (610, 65% of all orders made), followed by those made for Suspended and Non-Possession (162 and 165, 17% of all orders made). Refer to Appendix 5 for more information in relation to mortgage cases.



SECTION 5 – OWNER OCCUPIED DEMAND

Notes on Analysis

1. Data contained in Tables 5.1, 5.2 and 5.3 are sourced from the NI House Price Index. Reference should be made to Appendix 5 for details of the methodology used.
2. Information on mortgages received and disposed for Local Government District and Assembly Area is available in the Economy section of the Northern Ireland Neighbourhood Information Service (NINIS):
<http://www.ninis2.nisra.gov.uk/public/Theme.aspx?themeNumber=132&themeName=Economy>.
3. Figures in certain tables may be rounded and hence table totals may not sum correctly.

Alternative Data Sources

House Price Indices

There are a number of other UK and Northern Ireland house price indices published in addition to the Northern Ireland House Price Index (NI HPI). Refer to the following report for information on the different methodological approaches used to produce house price statistics:

<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/NI%20HPI%20Explanatory%20notes.pdf>

The following sources provide information on other Property price indexes available:

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

Regional sources

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

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

England

- Average house prices, house price indices and house price inflation figures across the UK:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-market>.
- Data on mortgage arrears, repossessions, court actions and orders, and the Mortgage Rescue Scheme:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/repossession-activity>.

SECTION 5 – OWNER OCCUPIED DEMAND

- Further information in relation to mortgage and landlord possession statistics in England and Wales is available from:
<http://www.gov.uk/government/collections/mortgage-and-landlord-possession-statistics>

Scotland

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

Wales

- Mortgage and Landlord Possessions Actions:
<http://wales.gov.uk/statistics-and-research/mortgage-landlord-possession-actions/?long=en>

SECTION 5 – OWNER OCCUPIED DEMAND

5.1 Northern Ireland House Price Index ^{1,2,3,4,5}

Year	Quarter	NI House Price Index	NI House Standardised Price	Quarterly Change	Annual Change
2007	Q1	179.3	£198,950	10.6%	51.5%
	Q2	195.4	£216,751	8.9%	50.6%
	Q3	202.5	£224,670	3.7%	40.0%
	Q4	193.1	£214,269	-4.6%	19.1%
2008	Q1	178.8	£198,362	-7.4%	-0.3%
	Q2	167.5	£185,845	-6.3%	-14.3%
	Q3	151.5	£168,076	-9.6%	-25.2%
	Q4	138.6	£153,774	-8.5%	-28.2%
2009	Q1	126.4	£140,190	-8.8%	-29.3%
	Q2	127.5	£141,489	0.9%	-23.9%
	Q3	127.9	£141,864	0.3%	-15.6%
	Q4	128.0	£141,994	0.1%	-7.7%
2010	Q1	122.3	£135,701	-4.4%	-3.2%
	Q2	121.3	£134,515	-0.9%	-4.9%
	Q3	119.1	£132,164	-1.7%	-6.8%
	Q4	112.2	£124,515	-5.8%	-12.3%
2011	Q1	107.3	£119,024	-4.4%	-12.3%
	Q2	105.6	£117,142	-1.6%	-12.9%
	Q3	103.8	£115,108	-1.7%	-12.9%
	Q4	100.8	£111,871	-2.8%	-10.2%
2012	Q1	94.4	£104,712	-6.4%	-12.0%
	Q2	94.6	£104,987	0.3%	-10.4%
	Q3	92.0	£102,086	-2.8%	-11.3%
	Q4	89.8	£99,647	-2.4%	-10.9%
2013	Q1	87.8	£97,428	-2.2%	-7.0%
	Q2	89.4	£99,229	1.8%	-5.5%
	Q3	91.2	£101,165	2.0%	-0.9%
	Q4	91.8	£101,879	0.7%	2.2%
2014	Q1	93.4	£103,570	1.7%	6.3%
	Q2	96.5	£107,031	3.3%	7.9%
	Q3	98.4	£109,116	1.9%	7.9%
	Q4	99.8	£110,750	1.5%	8.7%
2015	Q1	100.0	£110,940	0.2%	7.1%
	Q2	103.1	£114,340	3.1%	6.8%
	Q3	106.1	£117,716	3.0%	7.9%
	Q4	107.0	£118,756	0.9%	7.2%
2016	Q1	107.1	£118,851	0.1%	7.1%
	Q2	110.9	£123,076	3.6%	7.6%
	Q3	111.9	£124,093	0.8%	5.4%

1. See Appendix 5: Data Sources

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 following link:

<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/NI%20HPI%20Explanatory%20notes.pdf>

SECTION 5 – OWNER OCCUPIED DEMAND

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

Year	Quarter	Detached	Detached	Terrace	Apartment	Total
2007	Quarter 1	2,191	2,464	3,344	691	8,690
	Quarter 2	2,318	2,693	3,568	741	9,320
	Quarter 3	1,906	1,875	2,457	526	6,764
	Quarter 4	1,146	1,209	1,503	420	4,278
	2007 Total	7,561	8,241	10,872	2,378	29,052
2008	Quarter 1	775	877	1,110	239	3,001
	Quarter 2	814	1,028	1,151	321	3,314
	Quarter 3	608	684	785	176	2,253
	Quarter 4	614	729	740	166	2,249
	2008 Total	2,811	3,318	3,786	902	10,817
2009	Quarter 1	528	669	624	174	1,995
	Quarter 2	729	1,018	847	233	2,827
	Quarter 3	860	1,114	1,032	229	3,235
	Quarter 4	989	1,239	1,103	254	3,585
	2009 Total	3,106	4,040	3,606	890	11,642
2010	Quarter 1	639	796	848	221	2,504
	Quarter 2	738	924	849	185	2,696
	Quarter 3	705	906	961	134	2,706
	Quarter 4	824	844	936	208	2,812
	2010 Total	2,906	3,470	3,594	748	10,718
2011	Quarter 1	654	770	817	159	2,400
	Quarter 2	761	811	814	233	2,619
	Quarter 3	961	1,025	949	272	3,207
	Quarter 4	900	987	927	264	3,078
	2011 Total	3,276	3,593	3,507	928	11,304
2012	Quarter 1	937	971	1,017	250	3,175
	Quarter 2	901	975	990	261	3,127
	Quarter 3	1,120	1,131	1,033	274	3,558
	Quarter 4	1,175	1,147	1,179	267	3,768
	2012 Total	4,133	4,224	4,219	1,052	13,628
2013	Quarter 1	1,025	1,072	1,064	274	3,435
	Quarter 2	1,193	1,196	1,227	259	3,875
	Quarter 3	1,335	1,277	1,274	323	4,209
	Quarter 4	1,602	1,572	1,455	426	5,055
	2013 Total	5,155	5,117	5,020	1,282	16,574
2014	Quarter 1	1,481	1,407	1,378	363	4,629
	Quarter 2	1,665	1,655	1,530	413	5,263
	Quarter 3	1,743	1,742	1,571	428	5,484
	Quarter 4	1,851	1,831	1,673	491	5,846
	2014 Total	6,740	6,635	6,152	1,695	21,222
2015	Quarter 1	1,419	1,470	1,382	341	4,612
	Quarter 2	1,637	1,693	1,480	475	5,285
	Quarter 3	1,858	1,969	1,557	436	5,820
	Quarter 4	1,860	2,046	1,756	497	6,159
	2015 Total	6,774	7,178	6,175	1,749	21,876
2016	Quarter 1	1,716	1,777	1,857	601	5,951
	Quarter 2	1,439	1,555	1,281	311	4,586
	Quarter 3	1,657	1,665	1,445	433	5,200

1. See Appendix 5: Data Sources

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 following link:

<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/NI%20HPI%20Explanatory%20notes.pdf>

SECTION 5 – OWNER OCCUPIED DEMAND

5.3 Northern Ireland Residential Property Price Index by Property Type^{1,2,3,4,5}

Property Type	Index (Quarter 3 2016)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (£) (Quarter 3 2016)
Detached	111.6	2.3%	5.4%	£187,483
Semi-Detached	110.8	1.1%	4.3%	£120,971
Terrace	113.7	0.0%	7.1%	£85,802
Apartment	110.7	-2.8%	4.0%	£96,761
All	111.9	0.8%	5.4%	£124,093

SOURCE: LPS

1. See Appendix 5: Data Sources
2. 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 following link:
<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/NI%20HPI%20Explanatory%20notes.pdf>

5.4 National House Building Council (NHBC) Registered New Dwelling Sales And Prices 2002-03 to 2015-16^{1,2,3,4}

Year	Number of Sales	Average Price (£)
2002-03	6,655	97,900
2003-04	6,486	108,000
2004-05	7,005	118,000
2005-06	6,969	133,900
2006-07	6,136	164,700
2007-08	2,878	210,700
2008-09	2,229	180,900
2009-10	2,272	164,700
2010-11	1,646	163,900
2011-12	1,492	148,600
2012-13	1,201	144,100
2013-14	1,142	138,100
2014-15	1,212	152,100
2015-16	1,239	157,400

SOURCE: NHBC

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Figures relate to those sales notified to NHBC by the purchasers' solicitors.
3. Average Price figures are rounded to the nearest £ hundred.
4. New Dwelling Sales and Prices include houses, bungalows, flats and maisonettes.

SECTION 5 – OWNER OCCUPIED DEMAND

5.5 Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2015-16 ^{1,2,3,4,5,6}

Year	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Applications Completed	502	504	325	935	325	461	492	643	957	1,223	1,140	728
Households becoming Full Owners	745	686	804	334	80	136	121	159	155	193	297	393
Part Purchases (Partial Staircasing)	..	..	..	19	23	51	32	59	75	132	126	159
Homes Currently Owned Through the Scheme	3,903	3,721	3,242	3,843	4,088	4,413	4,784	5,220	5,960	6,739	7,559	8,014
Capital Expenditure (£ million)	12.6	7.2	4.2	19.0	15.0	15.0	18.0	28.3	38.0	51.5	50.0	29.8
Median Price of Properties Purchased through the Scheme (£)	77,000	86,750	113,950	167,500	150,000	128,000	124,950	119,725	110,000	110,000	115,000	119,500

SOURCE: DFC

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

2. All figures are reported as at 31st March each year.

3. A part purchase (also known as partial staircasing) is the process whereby the leaseholder acquires an increased equity share in the property.

4. Figures for 'Applications Completed' and 'Capital Expenditure' are not relative, since 'Capital Expenditure' does not include Private Finance.

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

6. In publications prior to 2013-14 the categories of 'Households becoming Full Owners' and 'Homes Currently Owned Through the Scheme' were named 'Properties Sold' and 'Total Properties Part Renting' respectively.

5.6 Northern Ireland First-time Buyers: Lending and Affordability ^{1,2,3,4,5,6,7,8,9,10}

Year	Number of Loans	Percentage of Total for House Purchase	Value of Loans (£m)	Age of Borrower (Median)	Advance (£) (Median)	Income (£) (Median)	Percentage advance (Median)	Income Multiple (Median)	Interest payments as % of income (Median)	Capital and Interest Payments as % of income (Median)
1981	10,700	64	122	30	10,000	7,456	88	1.51	14.7	..
1991	10,600	55	234	28	21,000	13,080	95	1.68	15.2	..
1996	13,600	55	419	29	30,000	15,204	95	1.98	8.6	..
2001	18,300	62	924	29	50,000	21,000	92	2.36	12.0	..
2002	15,100	51	892	29	58,900	22,528	90	2.56	11.0	..
2003	13,400	39	819	31	60,000	22,500	90	2.63	10.5	..
2004	10,600	36	706	33	63,736	23,084	90	2.71	12.9	..
2005	9,700	38	767	29	77,192	26,716	89	2.85	14.6	20.2
2006	9,300	34	870	29	92,238	28,144	85	3.16	15.5	20.7
2007	5,700	32	680	28	117,999	33,128	75	3.49	19.6	24.3
2008	2,900	38	340	28	110,799	32,280	80	3.40	20.7	25.5
2009	4,600	49	430	28	95,000	28,911	76	3.26	14.4	21.6
2010	4,700	48	430	28	87,500	26,398	82	3.33	13.1	20.2
2011	4,700	53	420	28	80,000	25,000	83	3.17	13.4	19.8
2012	5,100	57	410	29	70,983	23,910	80	2.99	13.3	19.3
2013	6,000	60	460	29	70,000	24,771	80	2.81	10.5	17.2
2014	7,400 ^(R)	57 ^(R)	620	29	78,691	27,900	84	2.81	10.6	16.9
2015	7,500	57	660	30	83,600	30,000	85	2.76	9.1	16.0

Source: CML Regulated Mortgage Survey (April 2005 onwards)

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

2. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size, based on total market volumes published by the Financial Conduct Authority (FCA). Historical figures are subject to revision as and when the FCA makes revisions to the market totals.

3. Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions. Regulated Mortgage Survey figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.

4. Average figures shown are medians, as this tends to better represent the position of the typical borrower.

5. Interest payment calculations are net of Mortgage Interest Relief at Source (MIRAS) (and previous to this Mortgage Interest Tax Relief (MITR)) up until MIRAS was discontinued in April 2000.

6. Affordability calculations are based on averages of calculations for individual transactions.

7. Prior to April 2005, estimates of the proportion of first time buyers and movers exclude cases where the previous tenure of buyer is not known.

8. First time buyer numbers will include some buyers who have previously owned a property before, but are not in owner-occupation at the time of this purchase.

Estimates from the Survey of English Housing suggest that that around 20% of stated first-time buyers may in fact fall into this category.

9. Note the 'Number of Loans' is rounded to the nearest 100 throughout the timeseries, while 'Value of Loans' has been rounded to the nearest 10 million from 2006 onwards.

10. Percentage advance is the loan to value ratio i.e. the loan amount as a percentage of the property value.

SECTION 5 – OWNER OCCUPIED DEMAND

5.7 Northern Ireland Home Movers: Lending and Affordability ^{1,2,3,4,5,6,7,8,9}

Year	Number of Loans	Percentage of Total for House Purchase	Value of Loans (£m)	Age of Borrower (Median)	Advance (£) (Median)	Income (£) (Median)	Percentage Advance (Median)	Income Multiple (Median)	Interest Payments as % of Income (Median)	Capital and Interest Payments as % of Income (Median)
1981	5,900	36	92	35	15,000	9,000	57	1.59	16.0	..
1991	8,900	47	284	34	30,000	18,000	81	1.75	16.0	..
1996	11,300	46	473	34	40,000	19,760	73	2.03	9.8	..
2001	14,000	47	889	37	59,400	27,180	72	2.27	11.6	..
2002	18,600	62	1,137	35	58,200	24,220	77	2.45	10.4	..
2003	23,900	69	1,652	36	64,475	25,420	74	2.54	10.0	..
2004	22,600	75	1,774	36	73,000	30,253	72	2.42	11.4	..
2005	16,700	65	1,607	36	87,603	34,095	73	2.62	13.2	19.8
2006	17,700	66	2,100	35	110,000	37,617	72	2.90	13.9	20.4
2007	12,400	69	1,760	35	130,797	42,440	61	3.07	16.8	22.5
2008	4,900	64	660	38	117,000	41,748	59	2.82	16.4	23.1
2009	4,900	52	600	38	105,995	40,004	68	2.72	10.6	19.4
2010	5,100	52	600	37	106,245	39,571	70	2.79	9.1	18.3
2011	4,000	45	450	39	101,268	39,110	71	2.61	8.8	17.2
2012	3,800	43	410	39	98,745	38,703	73	2.53	8.9	16.9
2013	4,000 ^(R)	41	430	40	95,175	40,413	75	2.36	7.4	15.4
2014	5,500	44 ^(R)	630	39	103,495 ^(R)	42,716	75	2.45	7.7	16.0
2015	5,700	44	680	39	106,495	45,905	75	2.38	6.4	15.1

Source: CML Regulated Mortgage Survey (April 2005 onwards)

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

2. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size, based on total market volumes published by the Financial Conduct Authority (FCA). Historical figures are subject to revision as and when the FCA makes revisions to the market totals.

3. Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions.

Regulated Mortgage Survey figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the samples of lenders contributing data.

4. Average figures shown are medians, as this tends to better represent the position of the typical borrower.

5. Interest payment calculations are net of Mortgage Interest Relief At Source (MIRAS) (and previous to this Mortgage Interest Tax Relief) up until MIRAS was discontinued in April 2000.

Capital & interest payment calculations only include mortgages taken out on a full capital and interest repayment basis and are calculated based on the reported repayment term, interest rate, loan amount and income for each transaction

6. Affordability calculations are based on averages of calculations for individual transactions.

7. Prior to April 2005, estimates of the proportion of first time buyers and movers exclude cases where the previous tenure of buyers is not known.

8. Note the 'Number of Loans' is rounded to the nearest 100 throughout the timeseries, while 'Value of Loans' has been rounded to the nearest 10 million from 2006 onwards.

9. Percentage advance is the loan to value ratio i.e. The loan amount as a percentage of the property value.

SECTION 5 – OWNER OCCUPIED DEMAND

5.8 Northern Ireland All Loans for House Purchase: Lending and Affordability ^{1,2,3,4,5,6,7,8,9,10}

Year	Number of Loans	Value of Loans (£m)	Age of Borrower (Median)	Advance (£) (Median)	Income (£) (Median)	Percentage Advance (Median)	Income Multiple (Median)	Interest Payments as % of Income (Median)	Capital and Interest Payments as % of Income (Median)
1981	16,900	217	32	12,500	8,139	78	1.56	15.2	..
1991	19,200	515	30	25,000	14,600	90	1.71	15.7	..
1996	24,700	890	32	35,000	17,254	88	2.00	9.2	..
2001	29,600	1,675	32	54,000	23,298	84	2.32	11.7	..
2002	30,100	1,824	32	59,295	23,393	87	2.50	10.8	..
2003	35,100	2,330	34	62,930	24,500	79	2.58	10.2	..
2004	30,200	2,266	34	70,000	27,575	77	2.57	12.1	..
2005	25,800	2,310	33	83,469	31,220	78	2.72	13.8	20.0
2006	27,000	2,970	33	104,129	34,000	75	2.99	14.5	20.5
2007	18,000	2,440	33	127,030	39,014	65	3.21	17.7	23.1
2008	7,700	990	34	114,000	37,455	67	3.06	18.0	24.0
2009	9,400	1,020	32	100,000	33,500	74	3.00	12.2	20.4
2010	9,800	1,030	32	96,545	31,802	75	3.05	10.6	19.1
2011	8,800	880	32	88,995	29,896	76	2.94	11.3	18.7
2012	8,900	800	32	79,999	28,284	76	2.80	11.3	18.3
2013	10,000	890	33	77,000	29,250	78	2.64	9.1	16.5
2014	12,900 ^(R)	1,260 ^(R)	33	87,000	32,847 ^(R)	80	2.67	9.1	16.5
2015	13,100	1,340	33	91,800	35,365	80	2.61	7.9	15.5

Source: CML Regulated Mortgage Survey (April 2005 onwards)

- See Appendix 5: Data Sources - Owner Occupied Demand.
- Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size, based on total market volumes published by the Financial Conduct Authority (FCA). Historical figures are subject to revision as and when the FCA makes revisions in market totals.
- Figures pre-April 2005 are taken from the Survey of Mortgage Lenders or, prior to 1992 Q2 (annually prior to 1993), the Building Societies 5% sample of mortgage completions. Regulated Mortgage Survey figures are not strictly comparable with earlier ones because of material differences in reporting methodologies and the sample of lenders contributing data.
- Average figures shown are medians, as this tends to better represent the position of the typical borrower.
- Interest payment calculations are net of Mortgage Interest Relief At Source (MIRAS) (and previous to this Mortgage Interest Tax Relief) up until MIRAS was discontinued in April 2000.
- Affordability calculations are based on averages of calculations for individual transactions.
- Note the 'Number of Loans' is rounded to the nearest 100 throughout the timeseries, while 'Value of Loans' has been rounded to the nearest 10 million from 2006 onwards.
- The 'Number of Loans' is the sum of the 'Number of Loans' columns in Tables 5.6 and 5.7. Small differences in these totals are due to rounding. Between 2001 and 2004 however the differences are larger. This is due to the type of loan i.e. first-time buyer or home mover not being recorded for a number of house purchase loans. The allocation of loan type to these loans may have resulted in inconsistencies in the 'Number of Loans' totals at regional level. For the overall 'Number of Loans' for Northern Ireland between 2001 and 2004 refer to Table 5.8.
- Percentage Advance is the loan to value ratio i.e. the loan amount as a percentage of the property value.
- House purchase and remortgage lending totals reported in this table are not directly comparable with those reported by the Bank of England. Principally, figures reported in this table only include lending to home-owners, whereas all mortgage lending (including Buy-to-let investors) is included in the Bank of England figures. In addition there are technical differences relating to sample size and grossing methodologies and the two sets of figures are reported based on different definitions. For more detail see:

<http://www.cml.org.uk/cml/media/press/3661>

SECTION 5 – OWNER OCCUPIED DEMAND

5.9 Mortgage Cases Received 2007-08 to 2016-17 ^{1,2,3,4}

Year	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Yearly Total
2007-08	584	521	542	757	2,404
2008-09	929	1,006	938	1,021	3,894
2009-10	954	1,124	807	773	3,658
2010-11	929	863	825	856	3,473
2011-12	939	1,063	730	886	3,618
2012-13	1,021	986	839	1,010	3,856
2013-14	950	941	796	866	3,553
2014-15	741	724	579	349	2,393
2015-16	283	359	241	371	1,254
2016-17	270	..	..	..

SOURCE: NI Courts and Tribunals Service

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.
3. Data relating to mortgage cases are sourced from the Integrated Court Operations System (ICOS) which has been used as the source for official government statistics since 2007, when the implementation of ICOS across all court tiers was completed. Caution should be taken when comparing data prior to 2007.
4. Figures for 2016 are provisional.

5.10 Orders Made in Relation to Mortgages 2009-10 to 2016-17 ^{1,2,3,4,5}

Order Made	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15				2014-15	2015-16				2015-16	2016-17
						Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar		Apr-Jun
Possession	1,795	1,776	1,769	2,136	1,787	279	279	354	261	1,173	187	97	183	143	610	155
Suspended Possession	1,041	802	775	771	724	127	117	120	62	426	60	37	34	31	162	64
Suspended Possession Combined	82	71	38	15	24	4	1	5	0	10	0	0	0	0	0	0
Declaration, Sale & Possession	9	20	31	33	43	9	5	1	0	15	0	1	3	2	6	3
Non-Possession	127	112	114	161	271	65	63	89	267	484	46	45	44	30	165	49
Total Orders for Quarter/Year ³	3,054	2,781	2,727	3,116	2,849	484	465	569	590	2,108	293	180	264	206	943	271
Cases Disposed ³	3,003	2,739	2,668	3,017	2,667	445	450	561	573 ^(R)	2,029 ^(R)	282 ^(R)	175	259	198	914	262

SOURCE: NI Courts and Tribunals Service

1. See Appendix 5: Data Sources - Owner Occupied Demand.
2. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.
3. The number of orders made may not always equal the number of cases disposed. In some instances a number of orders may be made on a single case.
4. 2016 figures are provisional and 2015 figures have been revised.
5. In January - March 2015 there was an increase in strike out orders made, which may be attributable in part to a judgment made in the High Court.

SECTION 5 – OWNER OCCUPIED DEMAND

SECTION 6 – HOUSEHOLD CHARACTERISTICS

Introduction

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

Analysis

Household Projections

Tables 6.1, 6.2 and 6.3 include data from the Northern Ireland Household Projections (2012-Based) produced by the Northern Ireland Statistics and Research Agency (NISRA). Household projections are based on population projections published by the Office for National Statistics (ONS) and NISRA. Population projections are based on future fertility, mortality and migration assumptions. The household projections are based on the 2012 population estimates and the trends in household formation between the 2001 and 2011 Census.

Table 6.1 contains data on the projected number of households by size in Northern Ireland from 2012 to 2037.

The number of households in Northern Ireland is projected to increase from the 2012 figure of 708,600 to reach 812,700 by 2037, an increase of around 104,000 (14.7%). This is equivalent to 4,200 households per annum over the 25 year projection period. The highest percentage increases are projected to be 2 person households (26.6%) and 1 person households (21.5%). The only household size estimated not to increase is that of 5+ persons which is projected to stay around the same level. Overall the average household size is projected to drop from 2.54 to 2.43 persons per household between 2012 and 2037.

Table 6.2 contains data on the projected number of households by type in Northern Ireland from 2012 to 2037.

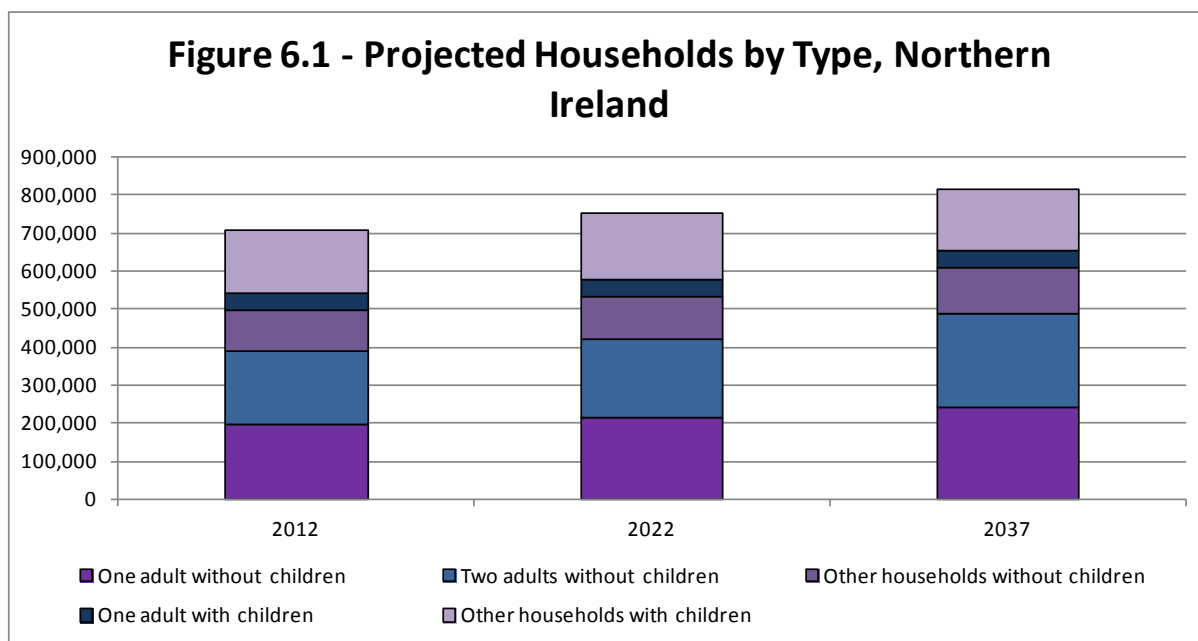
Two adult households without children are projected to show the largest percentage increase (30.7%) between 2012 and 2037. This is followed by single adult households which are projected to increase by 21.5%. By 2037 these two household types are projected to account for three fifths (60.1%) of all households, in broadly equal proportions. Figure 6.1 depicts the breakdown of the number of households by household type.

In contrast, the overall number of households with children is projected to decrease by 4.2% between 2012 and 2037, although an increase in households of this type is projected during the first decade of this period.

Table 6.3 contains data on the projected number of households by the 11 new Local Government Districts in Northern Ireland from 2012 to 2037.

SECTION 6 – HOUSEHOLD CHARACTERISTICS

Each of the 11 new Local Government Districts is projected to have an increase in the number of households between 2012 and 2037, ranging from 7.7% in Mid and East Antrim to 26.8% in Mid Ulster.



Accommodation

Table 6.4 provides data on accommodation by tenure for 2015-16 from the Continuous Household Survey.

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

In Northern Ireland, detached houses comprised the highest percentage of accommodation in 2015-16 (39%). This was followed by terraced houses at 29% and semi-detached houses at 25%. Detached houses also made up the majority of accommodation which was owned outright or with a mortgage (58% and 48% respectively). The majority of those renting from the Northern Ireland Housing Executive (NIHE) and in the 'Other Rented' category lived in terraced houses (66% and 37% respectively).

Household Type

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

Of the total 701,240 households, 274,400 (39%) were Adult Households, 228,620 (33%) were Households with Children and 198,220 (28%) were Older households. The proportion

SECTION 6 – HOUSEHOLD CHARACTERISTICS

of Households with Children living in the 'Private Rented and Others' category was 22.3% compared to 20.8% of Adult Households and 7.5% of Older Households.

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

Bedroom Standard

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

In Northern Ireland 15% of households have the number of bedrooms equalling the standard, with 83% having 1 or more bedrooms above standard, and 2% having 1 or more bedrooms below standard. Of those renting from the Northern Ireland Housing Executive (NIHE), 68% have 1 or more bedrooms above the standard and 3% have 1 or more below the standard.

Household Income and Expenditure

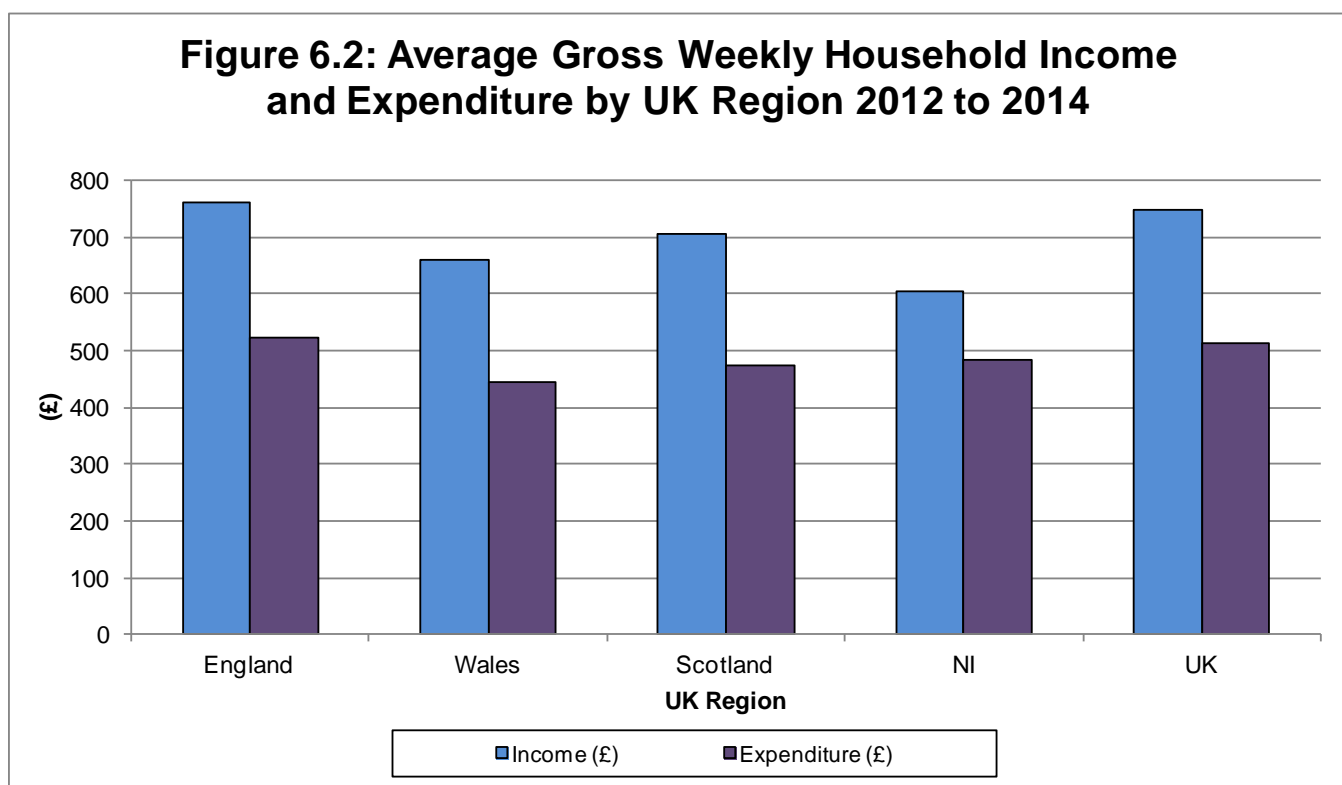
Tables 6.8 and 6.9 provide information from the Living Costs and Food Survey on average household income and expenditure.

In the period 2012 to 2014 the average gross weekly household income in Northern Ireland was £606, 19% lower than the United Kingdom average of £747 and lower than that of England, Scotland and Wales.

Average weekly expenditure per household in Northern Ireland was £484.10, compared to the overall UK average of £512.60. Average weekly expenditure per household in Northern Ireland was higher than that of Scotland and Wales, and lower than that of England. The average expenditure per person in Northern Ireland was £197.30, compared to the UK average of £216.70.

SECTION 6 – HOUSEHOLD CHARACTERISTICS

Figure 6.2: Average Gross Weekly Household Income and Expenditure by UK Region 2012 to 2014



In Northern Ireland an average of £56.10 per week was spent on Housing, fuel and power and £64.00 was spent on Food and Non-alcoholic drinks. This compares to £71.70 and £58.10 respectively for the United Kingdom as a whole. The largest expenditure categories for Northern Ireland were Transport and Food and Non-alcoholic drinks. Note that reference should be made to Appendix 6 for details of the expenditure items included within each of these categories.

SECTION 6 – HOUSEHOLD CHARACTERISTICS

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

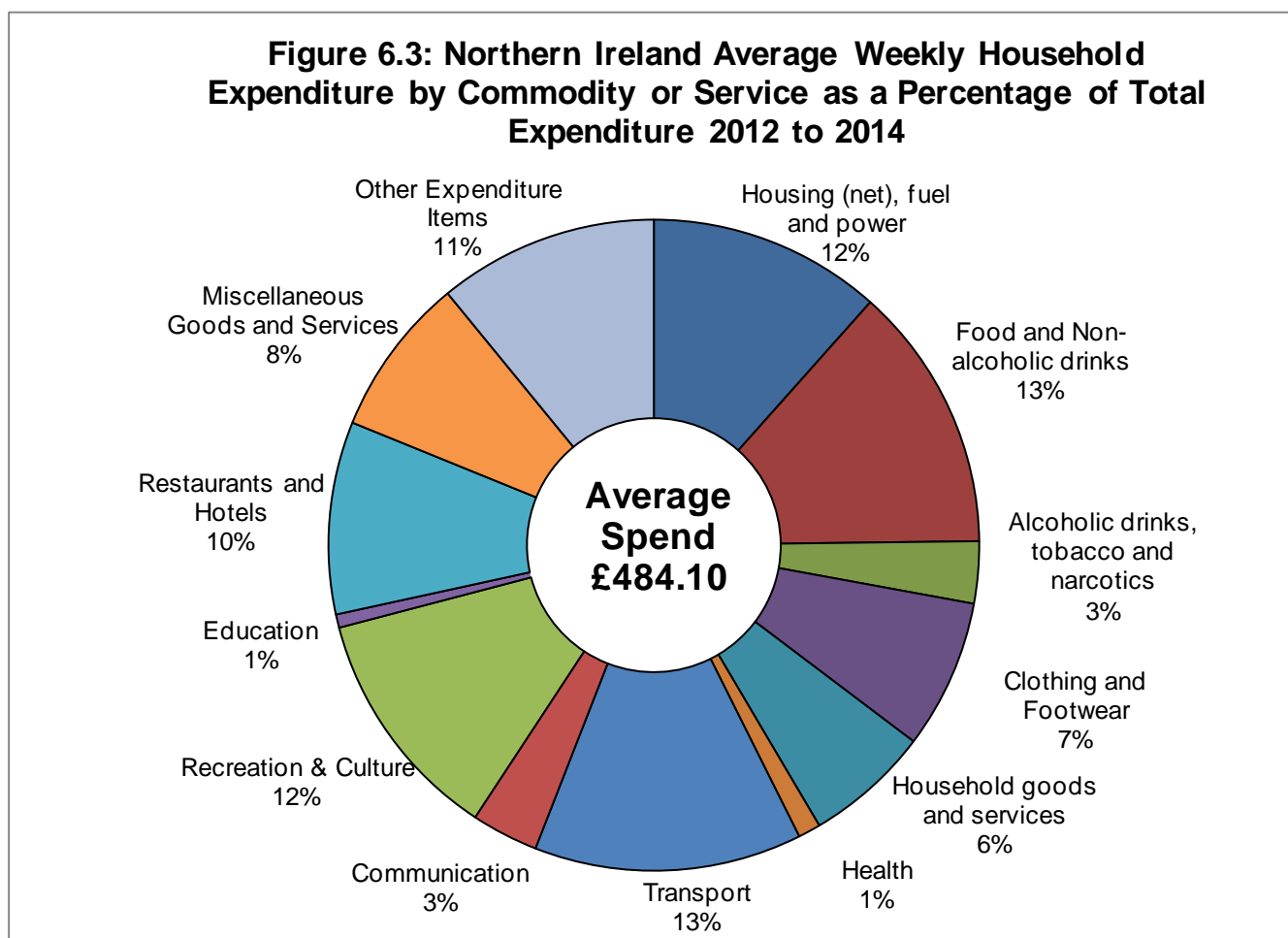


Table 6.10 is sourced from the Family Resources Survey 2014-15 and provides information on household income and housing costs by tenure. The Family Resources Survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction to Northern Ireland for the first time.

Households with the highest housing costs were in the private rented sector spending £87 per week. This compares to £74 in the social rented sector and £52 for those buying with a mortgage. Those buying with a mortgage had the highest average weekly household income of £922, followed by those who owned outright (£674) and private renters (£515). The social rented sector saw the lowest average weekly income of £360. The income for those buying with a mortgage was sourced predominantly from wages and salaries, with it making up 82% of this income on average. The largest proportion of income for social renters was through social security benefits (50%) with 24% being generated through wages and salaries on average.

There are a number of low-income (poverty) indicators including relative and absolute income. Tables 6.11 and 6.12 show household relative low-income, before and after housing costs. This is a measure of contemporary household income inequality, in other

SECTION 6 – HOUSEHOLD CHARACTERISTICS

words, whether the poorest are keeping pace with the growth of incomes in the population as a whole. The overall percentage of households in low-income before housing costs in 2014-15 was 23%, an increase of 2 percentage points on the 2005-06 figure and 1 percentage points on the figure for 2013-14. The percentage of households in the social rented sector in low-income (poverty) before housing costs was 40% compared to 26% for the private rented sector, 21% for those owning outright and 14% for those buying with a mortgage.

After housing costs, the overall percentage of households in low-income (poverty) in 2014-15 was 22%. This represents no change when compared to 2012-13, and 2 percentage points compared to 2005-06. In 2014-15 the percentage of households in low-income (poverty) after housing costs in the social rented sector was 47%, in the private rented sector over the same period this figure was 36%. Households buying with a mortgage and those owned outright both had 13% of households in low-income (poverty).

With the exception of 2011-12, the social rented sector has consistently had the highest proportion of households in low income, both before and after housing costs.

Rates Bill

Table 6.13b gives the average rates bill in Northern Ireland at the new Local Government District level.

Rates are a property tax based on the valuation of homes in Northern Ireland. The income from rates provides funding for services at both local (Council) and regional (NI Assembly) levels. Refer to the following link for more information:

<https://www.nidirect.gov.uk/articles/what-do-rates-pay-for>

<https://www.nidirect.gov.uk/information-and-services/guide-rates/your-rate-bill>

In 2015-16 the average rates bill was £904. These figures are the first available using the new Local Government Districts.

The highest average bill payable was in Ards and North Down (£1,044) and the lowest was in Derry City and Strabane (£820).

SECTION 6 – HOUSEHOLD CHARACTERISTICS

Notes on Analysis

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

Alternative Data Sources

The following alternative data sources are provided for reference purposes.

Survey sources

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

- Northern Ireland House Condition Survey:
http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm.
- Continuous Household Survey:
<http://www.csu.nisra.gov.uk/CHS/CHS.htm>
- Family Resources Survey:
<https://www.communities-ni.gov.uk/topics/family-resources-survey>
- Census 2011:
http://www.nisra.gov.uk/Census/2011_results.html.

Regional sources

The following sources provide regional information relating to household projections:

- Household Projections Across the United Kingdom
<http://www.nisra.gov.uk/archive/demography/population/household/110126hseprojectionstechen.pdf>
- England – Household Projections
www.gov.uk/government/collections/household-projections
- Scotland – Household Projections
<http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/housholds/household-projections>
- Wales – Household Projections
<http://wales.gov.uk/statistics-and-research/household-projections/?lang=en>

SECTION 6 – HOUSEHOLD CHARACTERISTICS

The following sources provide regional information relating to household characteristics:

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

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.1 Projected households by size, Northern Ireland, 2012-2037^{1,2,3,4,5}

Household Size	2012	2022	2037	Projected Change 2012-2037	
				Number	%
1 person	197,600	213,000	240,200	42,600	21.5
2 persons	214,800	235,100	271,800	57,000	26.6
3 persons	118,500	120,700	121,100	2,600	2.2
4 persons	103,700	107,100	105,600	1,800	1.8
5+ persons	74,000	77,000	73,900	0	0.0
All households	708,600	752,900	812,700	104,000	14.7
Average household size	2.54	2.52	2.43	-0.11	-4.5

SOURCE: NISRA

1. See Appendix 6: Data Sources – Household Characteristics
2. Figures are taken from the Northern Ireland Household Projections (2012-based).
<http://www.nisra.gov.uk/demography/default.asp21.htm>
3. Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions.
4. The projections are based on the 2012 population estimates and the trends in household information between the 2001 and 2011 Census.
5. The household projections totals may disagree slightly due to rounding.

6.2 Projected households by type, Northern Ireland, 2012-2037^{1,2,3,4,5}

Household Type	2012	2022	2037	Projected Change 2012-2037	
				Number	%
One adult without children	197,600	213,000	240,200	42,600	21.5
Two adults without children	189,800	209,200	248,100	58,200	30.7
Other households without children	108,200	108,200	120,400	12,200	11.2
One adult with children	45,500	47,400	43,500	-2,000	-4.3
Other households with children	167,500	175,000	160,500	-7,000	-4.2
All households	708,600	752,900	812,700	104,000	14.7

SOURCE: NISRA

1. See Appendix 6: Data Sources – Household Characteristics
2. Figures are taken from the Northern Ireland Household Projections (2012-based).
<http://www.nisra.gov.uk/demography/default.asp21.htm>
3. Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions.
4. The projections are based on the 2012 population estimates and the trends in household information between the 2001 and 2011 Census.
5. The household projections totals may disagree slightly due to rounding.

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.3 Projected households by Local Government District, Northern Ireland, 2012-2037^{1,2,3,4,5}

Area	Projected Households						Projected Household Change			
	2012		2022		2037		2012-2022		2012-2037	
	Number	% of NI	Number	% of NI	Number	% of NI	Number	%	Number	%
Antrim & Newtownabbey	54,200	7.7	57,300	7.6	61,300	7.5	3,000	5.5	7,100	13.0
Armagh, Banbridge & Craigavon	76,400	10.8	83,800	11.1	96,000	11.8	7,400	9.7	19,600	25.6
Belfast	141,600	20.0	146,200	19.4	153,400	18.9	4,500	3.2	11,700	8.3
Causeway Coast & Glens	54,000	7.6	56,600	7.5	58,600	7.2	2,600	4.7	4,600	8.5
Derry & Strabane	56,200	7.9	58,700	7.8	60,600	7.5	2,500	4.5	4,500	8.0
Fermanagh & Omagh	42,000	5.9	44,700	5.9	48,300	5.9	2,800	6.6	6,300	15.1
Lisburn & Castlereagh	53,300	7.5	58,600	7.8	66,000	8.1	5,300	10.0	12,700	23.9
Mid & East Antrim	54,700	7.7	57,000	7.6	58,900	7.2	2,400	4.3	4,200	7.7
Mid Ulster	48,400	6.8	53,400	7.1	61,400	7.6	5,000	10.3	13,000	26.8
Newry, Mourne & Down	62,800	8.9	68,800	9.1	77,800	9.6	6,000	9.6	15,000	23.9
North Down & Ards	64,900	9.2	67,700	9.0	70,300	8.6	2,800	4.3	5,400	8.3
Northern Ireland	708,600	100	752,900	100	812,700	100	44,300	6.2	104,000	14.7

SOURCE: NISRA

1. See Appendix 6: Data Sources - Household Characteristics

2. Figures are taken from the Northern Ireland Household Projections (2012-based):

<http://www.nisra.gov.uk/demography/default.asp21.htm>

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

4. The projections are based on the 2012 population estimates and the trends in household formation between the 2001 and 2011 Census.

5. The household projections totals may disagree slightly due to rounding.

6.4 Accommodation By Tenure 2015-16^{1,2}

Tenure Type	Detached House	Semi Detached House	Terraced House	Flat/ Maisonette/ Room	With Business Premises/
					Percentages
Owned Outright	58	23	18	2	0
Owned With Mortgage	48	32	19	1	0
Rented From NIHE	1	17	66	17	0
Other Rented ²	19	27	37	17	1
All Tenure Types	39	25	29	7	0

SOURCE: NISRA, Continuous Household Survey

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

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

6.5 Household Type by Dwelling Tenure 2011¹

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

SOURCE: NIHE, NI House Condition Survey

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

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.6 Household Type by Dwelling Type 2011 ¹

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

SOURCE: NIHE, NI House Condition Survey

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

6.7 Difference From Bedroom Standard By Tenure 2015-16 ^{1,2}

Difference From Bedroom Standard (Persons)	Ow ned Outright	Ow ned With Mortgage	Rented From NIHE	Other Rented ²	All Tenure Types
	Percentages				
1 Or More Below Standard	1	1	3	3	2
Equals Standard	6	12	29	26	15
1 Above Standard	23	40	48	44	35
2 Or More Above Standard	70	47	20	27	48

SOURCE: NISRA, Continuous Household Survey

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

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

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.8 Average Gross Weekly Household Income And Expenditure By UK Region 2012-2014^{1,2,3,4,5}

Region	Average Household Size	Average Gross Weekly Household Income £	Average Weekly Expenditure per Household £	Average Weekly Expenditure per Person £
North East	2.2	584	427.40	192.20
Yorkshire and the Humber	2.3	648	450.60	196.20
North West	2.3	658	467.10	201.80
East Midlands	2.3	681	494.70	214.90
West Midlands	2.4	687	454.50	188.60
East	2.3	789	540.60	232.50
London	2.6	945	616.30	241.40
South East	2.4	889	594.80	247.50
South West	2.4	744	533.00	224.90
England	2.4	760	521.40	219.80
Wales	2.4	661	444.50	186.30
Scotland	2.3	706	474.40	210.10
Northern Ireland ⁴	2.5	606	484.10	197.30
United Kingdom^{3, 4, 5}	2.4	747	512.60	216.70

SOURCE: *Living Costs & Food Survey*

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

2. Data in this table are based on a three year average.

3. Since 1998-99 UK results have been based on data that have been grossed differentially (re-weighted) to reduce the effect of non-response bias.

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

5. As of 2006 the survey has been conducted on the basis of the calendar rather than the financial year.

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.9 Average Weekly Household Expenditure By Commodity Or Service Northern Ireland And United Kingdom 2012-2014 ^{1,2,3,4,5}

Commodity Or Service	Northern Ireland (£)	United Kingdom (£)
Housing (net) ⁴ , fuel and power	56.10	71.70
Food and Non-alcoholic drinks	64.00	58.10
Alcoholic drinks, tobacco and narcotics	14.90	12.30
Clothing and Footwear	35.90	23.20
Household goods and services	30.10	32.40
Health	5.40	6.60
Transport	64.40	69.80
Communication	16.10	14.60
Recreation and Culture	56.50	64.80
Education	3.20	8.40
Restaurants and Hotels	46.30	41.10
Miscellaneous Goods and Services	38.40	39.20
All Expenditure Groups	431.20	442.10
Other Expenditure Items	52.90	70.50
Total Expenditure	484.10	512.60

SOURCE: Living Costs & Food Survey

1. See Appendix 6: Data Sources - Household Characteristics.
2. Data in this table are based on a three year average.
3. As of 2006 the survey has been conducted on the basis of the calendar rather than the financial year.
4. Housing (net) excludes mortgage interest payments, council tax and Northern Ireland rates.
5. Since 2010 NI data has been weighted to reduce the effect of non-response bias and to match the population distribution in terms of region, age group and sex (population-based weighting). This brings NI figures into line with the rest of the UK, but figures in the table for Northern Ireland are now not directly comparable with previous years.

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.10 Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2014-15 ^{1,2}

Tenure	Source of income									Percentage of total weekly household income	
	Wages and salaries	Self employment income	Investments	Tax Credits	State Retirement Pension plus any IS/PC	Other pensions	Social Security disability benefits	Other Social Security benefits	Other sources	Average Weekly Income (£ per week)	Housing Costs (£ per week)
Social Rented	24	1	-	8	13	2	11	39	2	360	74
Private Rented	62	2	-	7	4	2	2	14	6	515	87
Owned outright	44	12	2	1	16	17	3	3	2	674	4
Buying with mortgage	82	8	1	2	1	1	1	3	2	922	52
All	60	8	1	3	8	7	3	8	2	669	45

Source: Family Resources Survey

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

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

6.11 Percentage of Households in Low-Income Before Housing Costs 2014-15 ^{1,2,3,4}

Tenure	% In Low-Income (Below 60% UK median)									
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Social Rented	34	34	37	33	37	31	28	31	34	40
Private Rented	20	30	28	25	26	27	30	25	26	26
Owned outright	28	28	26	28	22	23	24	23	23	21
Buying with mortgage	11	8	10	10	15	12	14	12	12	14
All	21	21	22	22	23	22	23	21	22	23

Source: Households Below Average Income

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

2. Figures extracted from Households Below Average Income (HBAI), annually from 2005-06 to 2014-15.

3. Note that figures above may not match those published in previous reports due to revisions to HBAI data. In 2012-13 a new grossing regime was introduced and figures above from 2005-06 onwards have been updated.

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

6.12 Percentage of Households in Low-Income After Housing Costs 2014-15 ^{1,2,3,4}

Tenure	% In Low-Income (Below 60% UK median)									
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Social Rented	39	37	40	35	44	37	33	38	39	47
Private Rented	30	33	35	31	34	35	43	34	35	36
Owned outright	16	20	17	17	15	14	15	12	15	13
Buying with mortgage	13	10	13	12	14	11	13	11	12	13
All	20	20	21	20	23	21	22	20	22	22

Source: Households Below Average Income

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

2. Figures extracted from Households Below Average Income (HBAI), annually from 2005-06 to 2014-15.

3. Note that figures above may not match those published in previous reports due to revisions to HBAI data. In 2012-13 a new grossing regime was introduced and figures above from 2005-06 onwards have been updated.

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

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.13a Average Rates Bill By Local Government District 2004-05 to 2014-15^{1,2,3,4,5,6,7}

Old Local Government District	2004-05 £	2005-06 £	2006-07 £	2007-08 £	2008-09 £	2009-10 £	2010-11 £	2011-12 £	2012-13 £	2013-14 £	2014-15 £
Antrim	601	666	667	687	750	792	819	856	876	895	910
Ards	580	628	673	773	801	827	837	868	885	906	925
Armagh	597	634	689	729	778	813	848	910	942	972	1,001
Ballymena	541	591	662	700	753	785	814	862	890	919	940
Ballymoney	549	589	651	666	690	723	755	800	831	849	862
Banbridge	613	670	720	717	747	769	793	839	871	902	926
Belfast	503	545	580	697	714	737	764	788	807	819	831
Carrickfergus	572	614	671	666	707	736	758	785	808	831	850
Castlereagh	556	595	604	720	749	754	765	791	822	847	862
Coleraine	605	683	702	752	782	809	829	867	894	920	936
Cookstown	508	553	601	684	721	744	758	804	829	859	880
Craigavon	585	635	665	641	678	697	706	741	763	786	799
Derry	552	606	660	669	696	717	736	758	776	796	818
Down	603	648	690	774	814	829	857	891	920	950	967
Dungannon	487	537	563	645	686	711	714	753	773	798	815
Fermanagh	460	529	532	587	628	659	672	715	737	763	781
Larne	529	570	623	630	660	669	683	723	752	777	801
Limavady	714	767	663	694	723	752	785	809	831	856	869
Lisburn	700	741	665	732	756	768	776	810	840	865	884
Magherafelt	517	561	606	649	676	693	721	769	797	825	842
Moyle	618	676	708	788	830	858	864	915	942	972	986
Newry & Mourne	573	621	660	747	780	821	851	894	925	960	981
Newtownabbey	628	604	670	683	716	723	740	763	784	803	816
North Down	643	689	762	900	935	973	986	1,017	1,048	1,075	1,100
Omagh	571	626	651	668	705	733	748	793	814	837	847
Strabane	488	525	571	563	596	624	640	664	691	716	737
TOTAL	569	613	644	705	737	761	780	814	839	862	879

SOURCE: Rating Policy Division, DoF

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

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

3. For 2006-07 onwards the figures have been calculated by taking the sum of the District Rate and the Regional Rate, which is then multiplied with the Average Capital Value for the Local Government District to generate the Average Total Bill (£s). Local Government Districts determine district rates to reflect their revenue needs while the regional rate is uniform. The type of property in each Local Government District affects the average rate bill and as such the overall average.

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

5. For 2008-09 onwards Average Capital Value data calculated by LPS has been used.

6. Due to the change in calculation method, data prior to 2008-09 is not directly comparable with data from 2008-09 onwards and data in Table 6.13 is not comparable with Table 1.12 in Housing Statistics reports prior to 2011-12.

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

SECTION 6 – HOUSEHOLD CHARACTERISTICS

6.13b Average Rates Bill By New Local Government District 2015-16 ^{1,2,3}

New Local Government District	2015-16 £
Antrim and Newtownabbey	857
Ards and North Down	1,044
Armagh City, Banbridge and Craigavon	901
Belfast	835
Causeway Coast and Glens	928
Derry City and Strabane	820
Fermanagh and Omagh	844
Lisburn and Castlereagh	976
Mid and East Antrim	893
Mid Ulster	892
Newry, Mourne and Down	1,008
Total	904

SOURCE: Rating Policy Division, DoF

1. See Appendix 6: Data Sources - Household Characteristics.
2. Figures have been calculated by taking the sum of the District Rate and the Regional Rate, which is then multiplied with the Average Capital Value for the Local Government District to generate the Average Total Bill (£s). Local Government Districts determine district rates to reflect their revenue needs while the regional rate is uniform. The type of property in each Local Government District affects the average rate bill and as such the overall average.
3. The overall total figure for Northern Ireland is a weighted average calculated using total stock data for each Local Government District produced by LPS.

Table 1.1: Key Housing Supply Indicators 2009-10 to 2015-16

Description of the data

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

Northern Ireland

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

The link also provides information regarding the methodology used.

Data on average household size are taken from results of the Family Resources Survey (FRS). This survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. In 2015-16, 1,869 households in Northern Ireland were interviewed. The survey contains information which is of interest to researchers and analysts from a wide range of disciplines in both the public and private sectors. The database can be accessed through the UK Data Archive: <http://www.data-archive.ac.uk/>.

Further information on the survey can be found at the following link: <https://www.communities-ni.gov.uk/topics/family-resources-survey>

Housing stock data are taken from table 1.2 and new dwellings starts and completion data are taken from tables 1.6 and 1.7 of this publication. Refer to the relevant table in this section for further information.

Great Britain

Population estimates for Great Britain are obtained from the Office for National Statistics (ONS) at the following link:

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Population>

Details of the methodology used are also provided.

Data on average household size are taken from results of the Family Resources Survey (FRS). This survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. In 2014-15, 18,162 households in Great Britain were interviewed. The survey contains information which is of interest to researchers and analysts from a wide range of disciplines in both the public and private sectors. The database can be accessed through the UK Data Archive: <http://www.data-archive.ac.uk/>.

The latest United Kingdom version of the survey can be found at the following link:

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

APPENDIX 1: DATA SOURCES – SUPPLY

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

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

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

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

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

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

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

Republic of Ireland

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

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

Further information and details of the methodology used are available within the Population and Migration Estimates April 2016 report at the following link:

<http://www.cso.ie/en/releasesandpublications/er/pme/populationandmigrationestimatesapril2016/>.

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

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

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

<http://www.cso.ie/px/pxeirestat/statire/SelectVarVal/Define.asp?MainTable=HSM01&TabStrip=Select&PLanguage=0&FF=1>

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

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

Table 1.2: Total Housing Stock in each of the 11 District Council Areas 2008-2016

Table 1.4: Number of Dwellings by Type in each of the 11 District Councils of Northern Ireland – April 2016

Tables 1.2 and 1.4 provide information on Housing Stock in Northern Ireland which is published by Land and Property Services at the following link: <https://www.finance-ni.gov.uk/topics/statistics-and-research/housing-stock-statistics>

Data Quality

Relevance

Land & Property Services maintains Valuation Lists for all Domestic and Non-Domestic properties in Northern Ireland for the purposes of rating. The housing stock figures show the number of domestic dwellings which have a rates liability. Data is produced at Northern Ireland level and for each local Government District within Northern Ireland.

In line with the Rates Order (NI) 1977, Housing Stock is defined as a count of properties which are valued as domestic or mixed for the purposes of rating. This refers to properties in the Valuation List which are used (or when next in use, will be used) for the purposes of a private dwelling. This includes properties which are temporary incapable of beneficial occupation, but excludes Caravans, Domestic Garages, Domestic Stores and Car Parking Spaces.

There are a variety of users of the data – government, economic analysts, the media, academics and the general public.

Within government Housing Stock data may be used in policy formation, evaluation and in response to Assembly Questions.

Accuracy

Housing Stock data is sourced from the NI Domestic Valuation List. The Valuation List is as close as possible to a census of all properties in Northern Ireland, therefore there is no sampling error associated with the data. The Valuation List information is held in an administrative IT system named Assessment Office (AO). This is a live system and LPS Statistics Branch takes snapshots of the information at a point in time. The quality of the data is very good as it is generated directly from the official record of the Valuation List.

Processing errors:

Processing errors happen when mistakes occur in the implementation of the administrative and statistical methods used to produce the results. Revisions as a result of human error are identified as such in the revisions section of the published LPS statistics report.

Measurement errors:

Property characteristic fields may hold erroneous values in AO. LPS Statistics Branch has developed a range of error checks to identify erroneous values and these are highlighted with Valuation staff and corrected on AO.

APPENDIX 1: DATA SOURCES – SUPPLY

Provision of revised data:

LPS Statistics Branch checks all data that are to be published carefully in order to provide a high level of quality assurance in relation to the data. Nonetheless, as the figures are extracted from a live system on a particular date, figures may change due to ongoing validation checks and changes by the system administrators. Dates on the LPS Housing Stock web page let the users know when the data was last updated/revised.

Timeliness and Punctuality

Housing Stock figures are published annually in June to show the position at the beginning of April each year. Data downloads from the Domestic Valuation List were created for the first time in 2007-08. Some historic figures could only be produced to show the position at the beginning of May of the particular year. This is clearly stated in the title of the published LPS affected tables.

All data so far have been released on the planned publication date.

In the unlikely event of a change to the planned release of data in June, a note giving the reason for the change would be placed on the website as soon as possible along with the expected new release date, as set out in the Code of Practice for Official Statistics.

Accessibility and Clarity

The Housing Stock data is provided in excel format via the Department of Finance website and is available for download <https://www.finance-ni.gov.uk/topics/statistics-and-research/housing-stock-statistics>. The document contains tables and text to conform to the Code of Practice for Official Statistics. There is a Notes section which contains definitions and limitations of the data and details of the revisions policy.

Coherence and Comparability

There are two sources of housing stock data in Northern Ireland: Land & Property Services Valuation List and the Northern Ireland Housing Executive House Condition Survey. There are differences in the data published from each source as there are differences in the data collection methods and methodology used. Therefore the LPS Housing Stock figures are not directly comparable with the NIHE House Condition Survey dwelling stock estimates.

For completeness the NIHE House Condition Survey is available at http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

Housing Stock information is available for Northern Ireland and each of the Local Government Districts within NI on a comparable basis from 2008 - 2015.

Trade-offs between Output Quality Components

The main users want the figures to be available as soon as possible after the period to which they refer. Estimates are published as soon as validation is finished and quality assurance is completed. As a result, revisions are an inevitable consequence of the trade-off between timeliness and accuracy.

APPENDIX 1: DATA SOURCES – SUPPLY

Assessment of User Needs and Perceptions

Housing Stock data was first published by LPS in June 2015 and known users of LPS housing statistics were informed of the new statistical series by email. LPS Statistics Branch welcomes feedback from all users and users can contact the responsible statistician Ciara Cunningham, either by phone on 028 90 336035 or by e-mail at LPS.StatisticsBranch@finance-ni.gov.uk. The contact details are provided on the LPS section of the Department of Finance website and in the published LPS Housing Stock document.

Performance, Cost and Respondent Burden

The process of producing the housing stock statistics is carried out in-house and is a by-product of other statistical analysis. The data used are collected for a different official purpose and therefore there are no data collection costs attributable to the housing stock figures.

Confidentiality Transparency and Security

The data are held on a network that is accredited to the security level of the data and is accessible only to LPS staff involved in the production process. During the publication process all hard copies of interim results are locked away or securely disposed of.

LPS staff are trained and reminded of the protocols for ensuring the data remain confidential. This covers physical security, IT security and data disclosure issues.

Table 1.3: Household Tenure 2008-09 to 2015-16

Description of data

The information contained in table 1.3 is derived from the Northern Ireland Continuous Household Survey. The Continuous Household Survey (CHS) is one of the largest continuous surveys carried out in Northern Ireland. The survey is designed, conducted and analysed by the Central Survey Unit (CSU) of the Northern Ireland Statistics and Research Agency (NISRA). It is based on a sample of the general population resident in private households and has been running since 1983. The survey is designed to provide a regular source of information on a wide range of social and economic issues relevant to Northern Ireland. The sample for table 1.3 contained 2,494 households.

Data Quality

Relevance

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

APPENDIX 1: DATA SOURCES – SUPPLY

Accessibility and Clarity

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

Accuracy

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

Proportion of Missing Values - Missing values or item non-response to the data contained in table 1.3 is negligible.

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

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

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

Response Rate - The target response rate on CHS is 68%. That is, obtaining interviews at 68% of eligible addresses. Addresses which are vacant, derelict etc and which do not contain people are deemed to be ineligible. The response rate achieved on the 2015/16 CHS was 64%.

Non Response Error/Bias - Non-response bias on CHS is measured by comparing the characteristics of the achieved sample with the distribution of the same characteristics in the sampling frame or Census. Typically, CHS data is unweighted although some clients choose to apply weights to the data because of the nature of the topic under analysis. The data contained in table 1.3 is unweighted.

Proxy responses - on CHS, there are no proxy interviews. The household schedule, from

APPENDIX 1: DATA SOURCES – SUPPLY

which the data in table 1.3 is collected, is answered by the Household Reference Person (HRP) or spouse on behalf of the whole household.

Imputation rates - no imputation of data occurs on CHS.

Sampling Error - Because CHS data is based on a sample rather than the whole populations it is subject to sampling error. Sampling error is the difference between the estimate derived from a sample and the 'true' value that would result if a census of the whole population were taken under the same conditions.

Timeliness

The CHS runs on a financial year cycle (Apr-Mar) and the data is updated three months after the close of the data collection cycle. The latest CHS results, based on CHS 2015-16 became available in July 2016.

Coherence and Comparability

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

Table 1.5: Unfitness and Basic Amenities 1991 to 2011

Data Quality

Relevance

Table 1.5 reports on House Condition Survey data. This survey of housing stock is carried out by the Housing Executive across all tenures and house types; for example, owner occupied and rented housing, vacant dwellings, houses in multiple occupation. It is the most comprehensive source of information on housing stock in Northern Ireland. Users of the tables are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

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

Accuracy

The House Condition Survey (HCS) is a sample survey. Due to budgetary pressures the 2011 sample was reduced to approximately 2,000 (3,000 in 2009). The sampling method chosen was one considered to permit a better matching with the 2011 Census for the purpose of District Council Area regression modelling and was completed in two stages.

- The first stage was a random sample of 1,000 properties across Northern Ireland. This was checked for distribution and was considered to be a reasonable representation of District Council areas.

APPENDIX 1: DATA SOURCES – SUPPLY

- The second stage was a further random sample of 1,030 properties selected by District Council Area to ensure that each district total added to 70. In Belfast District Council Area, a total of 280 households were selected (70 in North, East, South and West Belfast).

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

The 2011 figures on unfitness and basic amenities published in this table are considered robust at Northern Ireland level. Regression modelling provides reasonably robust District Council Area figures (available from July 2014).

As part of the 2011 survey, data was quality assured at a number of different stages in the process. The 2011 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey. This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were uploaded, using an enhanced validation programme. Each form was then checked by supervisors, who were responsible for checking key technical data and completing and correcting (as appropriate) in consultation with the surveyor. Further post-validation checks and analysis by the Housing Executive Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

Field work for the 2011 House Condition Survey was carried out between May and September. Preliminary key findings were published on the Housing Executive web site in May 2012; this was followed by the main set of Northern Ireland-level tables in early November 2012. Modelled District Council level figures for key government measures (Fuel Poverty, Decent Homes and Unfitness) were published July 2014.

Coherence and Comparability

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

- It is structurally stable.
- It is free from serious disrepair.
- It is free from dampness prejudicial to the health of the occupants (if any).
- It has adequate provision for heating, lighting and ventilation.
- It has an adequate supply of wholesome water.
- There are satisfactory facilities in the house for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.

APPENDIX 1: DATA SOURCES – SUPPLY

- It has a suitably located water closet for the exclusive use of the occupants (if any).
- It has, for the exclusive use of the occupants (if any), a suitably located fixed bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water.
- It has an effective system for the draining of foul, waste and surface water.

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

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

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

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

Table 1.6: Building Control New Dwelling Starts by Development Type 2010-2016

Table 1.7: Building Control New Dwelling Completions by Development Type 2010-2016

Description of the data

Tables 1.6 and 1.7 provide information relating to Building Control new dwelling starts and completions published by Land and Property Services (LPS).

Building Control Starts and Completions

Land & Property Services (LPS) receives information from Building Control in each council in Northern Ireland. This information contains the number of recorded new domestic dwellings started and completed.

Each office extracts information from the applications for building approval. This information is then validated and input into a building control database provided by either Tascomi or Northgate. A reporting tool is then used to interrogate the database and extract the relevant information. For further details see: <http://www.buildingcontrol-ni.com/>.

The date of a new dwelling start is the date on which the first building control inspection takes place. The date of a new dwelling completion is the date on which the building control completion inspection takes place.

APPENDIX 1: DATA SOURCES – SUPPLY

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

Data Quality

Relevance

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

Accessibility and clarity

LPS now publish new dwelling starts and completions on a quarterly basis, including breakdowns by the 11 District Councils. Further information is available on their website: <https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics>. Building control starts and completions data are available quarterly within the Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication. Relevant footnotes are included with each table, as necessary, and the published data are available in electronic format on DfC's website.

Accuracy

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

Timeliness

Building control starts and completions data are received from councils, collated by LPS, and published quarterly in February, May, August and November.

Coherence and Comparability

Building Control Offices are the sole source of information on private sector new dwelling starts and completions. All 11 District Councils make returns; therefore there is complete coverage of Northern Ireland.

Building Control starts and completions data published by LPS from March 2015 onwards differ from those previously published by DfC due to quality improvements made by LPS which have addressed historical difficulties with regard to late returns by councils and duplicate records.

ASU previously adjusted the private sector completions on receipt of the data due to the perceived under recording of completions data. The adjustment resulted in private sector completions being increased by a factor of 1.32 which was based on the best information

APPENDIX 1: DATA SOURCES – SUPPLY

available at that time. A review of DfC reporting of starts and completions data in 2014 and 2015, concluded that this adjustment was no longer required, due to improvement over the years in terms of data quality as well as the availability of a longer time series where completions eventually make their way into the series.

Table 1.8: Social Housing Development Programme (SHDP) New Social Housing Dwelling Starts 2010-11 to 2015-16

Table 1.9: Social Housing Development Programme (SHDP) New Social Housing Dwelling Completions 2010-11 to 2015-16

Data Quality

Data Source and Validation

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

The majority of social housing starts are confirmed in the final quarter of the programme year (i.e. January to March), as it often takes 6-9 months to secure Planning Permission for a new housing scheme.

For accuracy, a social sector start on-site or completion is only confirmed when appropriate levels of paperwork are received from housing associations. In the case of social sector new build starts on-site, this will include:

- A solicitor's letter confirming that the site is in the ownership of the housing association;
- Proof of Planning Permission;
- An extract of the Works Contract confirming contractor's date of possession of the site.

This differs from Building Control Starts and Completions which are recorded as the date of first and last building control inspection.

Accessibility/Timeliness

Annual social housing starts and completions data are available within DfC's quarterly Northern Ireland Housing Bulletin and annually within the Northern Ireland Housing Statistics publication.

The Northern Ireland Housing Executive publishes a three year Social Housing Development Programme at the following link:

http://www.nihe.gov.uk/index/services/housing_need.htm.

Historical information is available indicating where social housing has been provided over the last 5 years.

APPENDIX 1: DATA SOURCES – SUPPLY

In addition, the Housing Executive publishes annual Housing Investment Plans for each of the 11 new District Council areas. Housing Investment Plans describe Housing Executive strategies within the respective District Council areas and in particular provide details of Housing Executive performance over the past year and the programmes planned for the following year. Housing Investment Plans are published on the Housing Executive's website at the following link:

http://www.nihe.gov.uk/index/corporate/plans/district_housing_plans.htm

Coherence & Comparability

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

Links to other parts of UK

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

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

Table 1.10: Chained Volume Measure of Housing Output in Northern Ireland 2005 to 2016

Table 1.11a: Volume of Output in Northern Ireland by Construction Sector 2005 to 2016 (Current Prices)

Table 1.11b: Volume of Output in Northern Ireland by Construction Sector 2005 to 2016 (Chained Volume Measure Prices and Seasonally Adjusted)

Description of the data

Tables 1.10, 1.11a and 1.11b contain Construction Output Statistics published in the Northern Ireland Construction Bulletin (a National Statistics publication) which are intended to provide a general measure of quarterly changes in the volume and value of construction output in Northern Ireland. These figures are derived from the Northern Ireland Quarterly Construction Enquiry (QCE). This is a statutory survey of construction firms operating in Northern Ireland. Each quarter a sample of construction firms are asked to provide details of the value of construction activity they have undertaken in a specified period (relating to work carried out in Northern Ireland only). The survey also includes public sector organisations which carry out their own construction activity.

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

<https://www.economy-ni.gov.uk/articles/construction-output-statistics>

APPENDIX 1: DATA SOURCES – SUPPLY

Table 1.12: Residential Planning Applications and Decisions 2003-04 to 2015-16

Table 1.13: Residential Planning Decisions by Classification 2014-15 and 2015-16

Table 1.14: Residential Planning Applications and Decisions by Planning Authority 2015-16

Table 1.15: Residential Planning Decisions by Sub-classification and Planning Authority 2015-16

Tables 1.12 to 1.15 give detail on residential planning applications and decisions.

Relevance

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

Accessibility and Clarity

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

Accuracy

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

Timeliness

DFI publishes an annual statistical bulletin each summer: <https://www.infrastructure-ni.gov.uk/articles/planning-activity-statistics>

Coherence and Comparability

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

From April 2015 responsibility for provision of the planning function has transferred to Local Government, this change is reflected where appropriate in the tables provided.

APPENDIX 1: DATA SOURCES – SUPPLY

For further information refer to the annual bulletin at the link below for user guidance/notes on data: <https://www.infrastructure-ni.gov.uk/articles/planning-activity-statistics>

APPENDIX 2: DATA SOURCES – ENERGY

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

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

Data Quality

Relevance

Tables 2.1 and 2.2 report on House Condition Survey 2011 data. This survey of housing stock is carried out by the Housing Executive across all tenures and house types; for example, owner occupied and rented housing, vacant dwellings, houses in multiple occupation. It is the most comprehensive source of information on housing stock in Northern Ireland. Users of the tables are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

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

Accuracy

The House Condition Survey (HCS) is a sample survey. Due to budgetary pressures the 2011 sample was reduced to approximately 2,000 (3,000 in 2009). The sampling method chosen was one considered to permit a better matching with the 2011 Census for the purpose of District Council Area regression modelling and was completed in two stages.

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

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

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

As part of the 2011 survey, data was quality assured at a number of different stages in the process. The 2011 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey.

APPENDIX 2: DATA SOURCES – ENERGY

This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were uploaded, using an enhanced validation programme. Each form was then checked by supervisors, who were responsible for checking key technical data and completing and correcting (as appropriate) in consultation with the surveyor. Further post-validation checks and analysis by the Housing Executive Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

Field work for the 2011 House Condition Survey was carried out between May and September. Preliminary key findings were published on the Housing Executive web site in May 2012; this was followed by the main set of Northern Ireland-level tables in early November 2012. The main report was published in May 2013. Modelled District Council level figures for some key government measures (Fuel Poverty, Decent Homes and Unfitness) were published in July 2014.

Coherence and Comparability

Table 2.1

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

Table 2.2

The SAP model used to derive the Energy Efficiency Rating for 2011 data is SAP 2009. For comparison purposes data from previous years has also been recalculated using SAP 2009 to provide a consistent time series. SAP figures published in versions of the Northern Ireland Housing Statistics report prior to 2011/12 are therefore not directly comparable with those contained in Table 2.2.

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

The SAP rating itself is on a logarithmic scale and provides a comparative measure of the energy efficiency of dwellings. The lower the score the lower the energy efficiency and the higher the score the higher the efficiency; a SAP rating of 100 represents zero energy cost. The rating can be over 100 for dwellings that are net exporters of energy. More detail on the SAP 2009 rating can be found at the following links:

APPENDIX 2: DATA SOURCES – ENERGY

<http://www.bre.co.uk/sap2009/page.jsp?id=1642>

and

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

Table 2.3 Warm Homes Scheme Grants Processed 2009-10 to 2014-15

Data Quality

Relevance

Table 2.3 reports on Warm Homes Scheme activity. The Warm Homes Scheme ended on 31 March 2015 and has been replaced by the Affordable Warmth Scheme.

Data from 2009/10 onwards were provided by the scheme managers appointed in 2009: Bryson Charitable Group and H&A Mechanical Services. Users of the tables are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

Accuracy

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

Timeliness

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

Coherence and Comparability

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

Note that in 2009-10 in addition to the 391 heating installations in owner occupied properties, and 185 in the private rented sector, a further 198 heating measures installed between 1 April and 30 June 2009 (under the previous scheme manager) cannot be attributed by tenure and are not included in the overall 'All Sectors' total.

APPENDIX 2: DATA SOURCES – ENERGY

Table 2.4: Boiler Replacements Processed 2012-13 to 2015-16

Data Quality

Relevance

Table 2.4 reports on the Boiler Replacement Scheme activity. The scheme was introduced in September 2012 and is aimed at replacing old, inefficient boilers in owner occupied homes. Owner occupiers earning less than £40,000 who have a boiler at least 15 years old can apply to have it replaced. Up to £1,000 can be granted towards the replacement. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

Accuracy

Information on all cases on the Boiler Replacement Scheme are downloaded and validated to ensure that the data are reliable and robust. Data on the Boiler Replacement Scheme are generally downloaded on a monthly basis. The Housing Executive checks all data that are published carefully to provide a high level of quality assurance.

Timeliness

Statistics on expenditure associated with the Boiler Replacement Scheme are published on an annual basis.

Coherence and Comparability

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

Table 2.5: Affordable Warmth Scheme 2014-15 to 2015-16

Data Quality

Relevance

Table 2.5 reports on the Affordable Warmth Scheme activity. The scheme was introduced in September 2014 to replace the Warm Homes Scheme. The Scheme is aimed at fuel poor households in the private sector who earn less than £20,000. The Scheme offers a range of energy efficiency measures including loft/cavity insulation; solid wall insulation; draught proofing; heating; repairs/upgrade to windows. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

APPENDIX 2: DATA SOURCES – ENERGY

Accuracy

Information on all cases on the Affordable Warmth Scheme are downloaded and validated to ensure that the data are reliable and robust. Data on the Affordable Warmth Scheme are generally downloaded on a monthly basis. The Housing Executive checks all data that are published carefully to provide a high level of quality assurance.

Timeliness

Statistics on expenditure associated with the Affordable Warmth Scheme are published on an annual basis.

Coherence and Comparability

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

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

Table 3.1: NIHE Average Weekly Rent, Collectable Rental Income and Arrears, 2002-03 to 2015-16

Data Quality

Relevance

Data on average rent, rent arrears and collectable rent is sourced from the Housing Executive's computerised Housing Management System (HMS), which holds up-to-date data on all Housing Executive rent accounts. The data in the table relates solely to properties rented from the Housing Executive. Users of the tables are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others. The figures are based on information about all Housing Executive tenancies in Northern Ireland.

Accessibility and Clarity

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

Accuracy

Data on average rent are validated on a yearly basis, confirmed by senior management and reported to the Housing Executive Board in an annual Rent Increase Board Paper. Records are inspected periodically by the Housing Executive's Internal Audit Unit. The Average Rent figure remains static throughout the year.

Data on rent arrears and collectable rental income are subject to validation, and are reported to the Housing Executive Board, on a monthly basis. Records are inspected periodically by the Housing Executive's Internal Audit Unit and can also be subjected to inspection by the Northern Ireland Audit Office. Figures can change slightly following year-end due to accounting adjustments. The service was also inspected by the DfC Accountability Section at the end of 2015/16 and received the top classification 1.

Timeliness

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

Coherence and Comparability

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

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

Table 3.2: Average Weekly Local Authority Rents By UK Region 2004-05 to 2015-16

England & UK

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

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies> (see Tables 701 and 702).

Scotland

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

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

Wales

Description of the data

Data provided for 2014-15 is taken from the Second Advance Housing Revenue Account Subsidy (HRAS) forms provided by local authorities in Wales who retain stock. The data is the "average actual weekly rent per dwelling" used in the calculation of rent rebate subsidy limitation deduction. The Housing (Wales) Act 2014 which came into force on 17 September 2014 included reform of the Housing Revenue Account Subsidy system (HRAS). Sections 132 to 136 of the Act came into effect on 18 November 2014. These provisions enabled local housing authorities to exit the HRAS system on 2 April 2015 and become self-financing.

2014-15 is therefore the last financial year for which data from the Second Advance Housing Revenue Account Subsidy (HRAS) forms will be available for Wales. For 2015-16 onwards the data are taken from annual stock and rents data provided by the 11 local authorities who still retain stock. The social housing rents shown for 2015-16 are the actual average weekly rents charged by local authorities for all wholly rented stock as set at 31 March 2015 for the 2015-16 financial year, before deduction for rent allowances and excluding, for the purpose of this data collection, service charges, charges for amenities and water rates.

Data Quality

Relevance

The data provides information on the average actual weekly rent per dwelling for individual local authorities and the information is used by the Welsh Government to gauge the average weekly rents charged by local authorities by property type across Welsh authorities and to look at trends over time.

Accessibility and Clarity

The HRAS forms (1st, 2nd, Advance Final, Audit Final) were issued to local authorities for completion. The Advance final and Audit final were also issued to the local authority Auditors, for them to audit and provide an audit certificate (Microsoft Office Excel 2003). The data are not published on the web.

The data shown for 2015-16 was collected from local authorities via Excel spreadsheets.

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

These are downloaded from the Afon file transfer website which provides a secure method for users to submit data. The spreadsheets allow respondents to validate the data before submitting to the Welsh Government.

Further information is available from the Welsh Government statistics web site:
<http://www.gov.wales/statistics>

More detailed data are available on the Stats Wales website:
<https://statswales.wales.gov.uk/Catalogue/Housing/Social-Housing-Stock-and-Rents>

Accuracy

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

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

For the 2015-16 data, local authorities completed data collection forms with built in guidance and primary validation. On receipt of the data collection forms, the data collection team carried out secondary validation and worked closely with the different providers to ensure information provided was accurate and on a consistent basis.

Copies of the data collection forms can be found on the website:

<http://gov.wales/statistics-and-research/social-housing-stock-rent-data-collection/?lang=en>

Respondents are also given an opportunity to include contextual information where large changes have occurred (e.g. data items changing by more than 10% compared to the previous year). This enables some data cleansing at source and minimises follow up queries.

Timeliness

The data from the HRAS 2nd advance forms were available annually with the validated data normally available in October each year. The data shown for 2015-16 is collected and published and available in August each year.

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

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

Table 3.3b: Housing Associations: Average Weekly Rent (Gross and Net), Collectable Rental Income and Arrears 2010-11 to 2014-15

Description of the data

Housing Group within the Department for Communities (DfC) collects information on social housing stock owned by Housing Associations (HAs) registered with DfC.

Data gathered from the HAs is used in the production of Performance Indicators. These indicators are used to assess and compare the performance across all HAs. Data is requested from each HA via an excel version of the (1) Annual Regulatory Return (ARR) and (2) the Annual Financial Return (AFR). Returns are collated onto a single spreadsheet for each type of return. This information is used to calculate figures for Table 3.3a and 3.3b.

Data is gathered under the following categories:

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

Data Quality

Data Validation

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

Data Extract

The statistics published relate to 31 March each year.

Quality Assurance

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

User Needs

The primary users of the Performance Indicators are DfC Housing Group and the HAs. They

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

are used as an information source and also to monitor the performance of the HAs. A review and user consultation of Table 3.3 which was included in previous editions of the Northern Ireland Housing Statistics publication was carried out during 2015. Table 3.3 has been replaced in the 2014-15 edition by Tables 3.3a and 3.3b. Information concerning the review and consultation can be found at the following link:

<https://www.communities-ni.gov.uk/publications/review-reporting-housing-association-rents>

Accessibility

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

<https://www.communities-ni.gov.uk/articles/what-housing-association>

Frequency of Publication

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

Table 3.4: NIHE Tenants in Receipt of Housing Benefit 2002-03 to 2015-16

Data Quality

Relevance

The Northern Ireland Housing Executive holds information on all Housing Benefit cases in Northern Ireland, and on Housing Executive rent accounts, in operational IT systems. The data in this table relates solely to properties rented from the Housing Executive, and is extracted from the 'i-world' Housing Benefit System and the Housing Management System (HMS). Users of the tables are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others. The figures are based on information about all Housing Executive tenancies in Northern Ireland.

Accessibility and Clarity

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

Accuracy

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

Timeliness

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

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

Coherence and Comparability

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

Table 3.5: Social Rented Sector Waiting Lists and Allocations 2002-03 to 2015-16

Table 3.6a and 3.7b: Social Rented Sector Waiting Lists by Local Government District 2015-16

Table 3.7a and 3.7b: Total Allocations by Local Government District 2015-16

Data Quality

Relevance

Table 3.5

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

Table 3.6a and 3.6b

Table 3.6a and 3.6b report on all households that have applied for social housing through the Common Selection Scheme in Northern Ireland at financial year-end. The Housing Executive holds data on all housing applications made through the Common Selection Scheme in the Housing Management System (HMS). The waiting list application figures cover new applicants only i.e. those with no existing NIHE/Housing Association tenancy; current tenants seeking a transfer are not included. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Table 3.7a and 3.7b

Table 3.7 reports on all allocations (offers accepted) made through the Common Selection Scheme in Northern Ireland between 1st April 2015 and 31st March 2016. The Housing Executive holds data on all housing applications and allocations made through the Common Selection Scheme in the Housing Management System (HMS). Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector,

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

charities, the private sector and others.

Accessibility and Clarity

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

Accuracy

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

Timeliness

Statistics drawn from the Common Waiting List are published on an annual basis.

Coherence and Comparability

Table 3.5

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

Figures for allocations for 2011-12 onwards are fully comparable with published statistics for previous years. However due to the introduction of the new Housing Management system and a change to the annual renewal process for applicants the number of waiting list applicants for 2011-12 is considered to be a significant undercount.

Table 3.6a and 3.6b

Figures up to and including 2010-11 were drawn from the 'PRAWL' operational IT system. PRAWL has been replaced by the Housing Management System (HMS), which went live in July 2011. Waiting list data for 2011-12 year-end were extracted at 1st May 2012, as opposed to 31st March in other years. Due to the introduction of the new Housing Management system and a change to the annual renewal process for applicants the number of waiting list applicants for 2011-12 is considered to be a significant undercount. In 2015 it became apparent that figures for Portballintrae had been included in the wrong Local Government District (Moyle instead of Coleraine) in 2011-12, 2012-13 & 2013-14. This has now been amended

Table 3.7a and 3.6b

Figures up to and including 2010-11 were drawn from the 'PRAWL' operational IT system.

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

PRAWL has been replaced by the Housing Management System (HMS), which went live in July 2011. Total figures for the 2011-12 year were therefore drawn from both systems. From 2011-12 and the introduction of the new system it has been possible to attribute housing association allocations to a specific local government district, up to 2010-11 this was not the case and therefore publications of this table prior to 2011-12 are not comparable with subsequent figures.

Table 3.8: Households Presenting as Homeless by Reason 2004-05 to 2015-16

Table 3.9: Households Presenting as Homeless by Household Type, 2004-05 to 2015-16

Table 3.10: Households Presenting as Homeless by Outcome, 2012-13 to 2015-16

Table 3.11: Homeless Households Accepted As Full Duty Applicants by Reason 2004-05 to 2015-16

Homelessness

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

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

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

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

Definition of Full Duty Applicant

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

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

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

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

The Housing Executive can discharge its housing duty in one of three ways: by re-housing of the applicant in the social 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. It is not possible to provide a breakdown of discharged Full Duty Applicants into these three subgroups.

Data Quality

Relevance

Table 3.8

Table 3.8 reports on all households presenting as homeless in Northern Ireland between 2004-05 and 2015-16, according to the reasons for their application. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Table 3.9

Table 3.9 reports on all households presenting as homeless in Northern Ireland between 2004-05 and 2015-16, by household type. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Table 3.10

Table 3.10 reports on all households presenting as homeless in Northern Ireland between 2012-13 and 2015-16 according to the outcome of their application at 31st March each year. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Table 3.11

Table 3.11 reports on all households accepted as full duty applicants in Northern Ireland between 2004-05 and 2015-16, according to the reasons for their application. Data are recorded by the Housing Executive in its Housing Management System (HMS), on a daily basis. Users of the table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

Accuracy

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

Timeliness

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

Coherence and Comparability

Table 3.8

The figures reported for each reason for presentation from 2011-12 onwards are not fully comparable with other published figures. Data migration issues and coding variations following the introduction of a new operational Housing Management System (HMS) in July 2011 meant that no data on reason for presentation was recorded for 3,731 cases in 2011-12 and 835 cases during April-June 2012. From July 2012 onwards data migration is no longer an issue. Keying variations accounted for some of the missing data, but the majority related to three possible outcomes – where the case was rejected, cancelled or concluded. While the data captured through the HMS are essentially the same as those captured by the PRAWL system, data migration and coding variations in the period following the change of systems have had a small impact on the comparability of homelessness statistics. Hence figures from 2011-12 onwards are not directly comparable with those reported in previous years.

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

Table 3.9

The time series of data in the table from 2011-12 onwards are not fully comparable with other published figures. The Housing Management System (HMS) went live in July 2011, replacing the previous 'PRAWL' information management system. While the data captured through the HMS are essentially the same as those captured by the PRAWL system, data migration and coding variations in the period following the change of systems have had a small impact on the comparability of homelessness statistics. Hence figures from 2011-12 onwards are not directly comparable with those reported in previous years.

Table 3.10

Data published from 2011-12 onwards (in previous and current editions) are not fully

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

comparable with other published figures. Until 2010-11, figures were published for only three potential outcomes – ‘awarded priority status’, ‘not homeless’ and ‘homeless but not awarded priority status’. In order to better reflect the homelessness application process, the new Housing Management System was designed to allow reporting on a fuller range of potential outcomes – eight in total. These are as follows:

- Accepted: Applicant has been accepted as statutorily homeless and awarded Full Duty Applicant Status.
- Appeal: Applicant has sought a review of their homelessness decision.
- Cancelled: A homelessness application was registered in error by the Housing Executive.
- Concluded: Applicant has withdrawn their homelessness application, or has not made contact with the Housing Executive within a specified period.
- Duty Discharged: Applicant has been awarded full duty status and subsequently (a) the applicant has been re-housed in the social or private sector, (b) the applicant has been presented with three reasonable offers of accommodation which are all refused, or (c) the applicant re-houses him/herself and is no longer interested.
- No decision: Homelessness application is still being processed.
- Prevented: Homelessness has been prevented by an action or intervention by the Housing Executive, another agency or the applicant themselves.
- Rejected: Applicant does not meet the statutory homelessness criteria.

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

Table 3.11

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

Homelessness figures for the period 2004-05 to 2010-11 include those Homeless Households accepted as Full Duty Applicants who were subsequently discharged. Following the introduction of the new Housing Management System (HMS), discharged cases were not included in figures for 2011-12 in the Housing Statistics 2011-12 report. Figures for 2012-13 onwards include those Full Duty Applicants who were subsequently discharged. It has not been possible to revise figures for 2011-12 due to the introduction of the new HMS and

APPENDIX 3: DATA SOURCES – SOCIAL RENTING DEMAND

keying variations. Due to this inconsistency in the time series, figures for 2011-12 are not directly comparable with other years.

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

APPENDIX 4: DATA SOURCES – PRIVATE RENTING DEMAND

Table 4.1: Length of Time of Residence for Private Rented Sector by Region/Country 2014-15

Table 4.2: Median Weekly Rent by Tenure and Region/Country 2014-15

Table 4.3: Households in Private Rented Accommodation by Region/Country and Weekly Rent 2014-15

Tables 4.1, 4.2 and 4.3 provide information from the Family Resources Survey (FRS). This survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. In 2014-15, 1,869 households were interviewed. The survey contains information which is of interest to researchers and analysts from a wide range of disciplines in both the public and private sectors. The database can be accessed through the UK Data Archive: <http://www.data-archive.ac.uk/>.

Further information on the survey can be found at the following link: <https://www.communities-ni.gov.uk/topics/family-resources-survey>

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

The latest United Kingdom version of the survey can be found here: <https://www.gov.uk/government/collections/family-resources-survey--2>.

APPENDIX 4: DATA SOURCES – PRIVATE RENTING DEMAND

APPENDIX 5: DATA SOURCES – OWNER OCCUPIED DEMAND

Table 5.1: Northern Ireland House Price Index

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

Table 5.3: Northern Ireland House Price Index by Property Type

Guidance manuals on the background, methodology and data used to create the Northern Ireland House Price Index is available at the following link:

<https://www.finance-ni.gov.uk/articles/about-northern-ireland-house-price-index>

Table 5.4: National House Building Council (NHBC) Registered New Dwelling Sales and Prices 2002-03 to 2015-16

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. For more information refer to the following link: <http://www.nhbc.co.uk/>.

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

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

Data Quality

Data

NHBC collects information on all new-build properties registered for NHBC's New-Build and Self-Build warranty products. NHBC 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

APPENDIX 5: DATA SOURCES – OWNER OCCUPIED DEMAND

checks are carried out on the data returned: (i) reliability of data using logic checks; (ii) checking that variables fall within accepted ranges; and (iii) querying any large discrepancies between anticipated and actual selling price.

Data Validation

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

Data Extract

Data for new house sales and prices are provided on a quarterly basis. Quarterly data is combined in Table 5.4 to produce yearly figures. Quarterly statistics are produced from the latest available data and are provisional. Two tables are provided; the first is a re-run of the previous quarter in order to pick up any late on-line entries or paper forms returned by the solicitors. The second table covers the quarter just ended.

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 are directly comparable over time as the methods of collecting the data has 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

APPENDIX 5: DATA SOURCES – OWNER OCCUPIED DEMAND

a more accurate breakdown by LGD.

Timeliness

Data is provided to Analytical Services Unit DfC 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.

Table 5.5: Northern Ireland Co-Ownership Housing Scheme Activity 2004-05 to 2015-16

The Northern Ireland Co-Ownership Housing Scheme provides help for individuals who wish to buy their own home but who cannot do so without help. A share of the property is bought and the remainder is rented from Co-Ownership Housing. There is a cap on the value of the property that can be purchased through this scheme which currently sits at £150,000.

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

Data Quality

Relevance

The main users of the data are Northern Ireland Co-Ownership Housing Association (NICHA) staff, the Department for Communities, the Northern Ireland Housing Executive (NIHE) and academics.

Accessibility and Clarity

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

Accuracy

Up until April 2016, NICHA received Housing Association Grants in order to complete purchases. Subsequent funding will be provided by way of Financial Transactions Capital (FTC) Loans. Claims are submitted to the Finance Team of Housing Division, DfC for payment of the appropriate funding. Such claims are subject to the necessary finance checks to reconcile claims and payments against the appropriate purchase records and deed transactions; this provides confirmation that the relevant monitoring returns reflect the number of actual purchases made/applications completed. Due to the final nature of the data (for reporting purposes), there are no missing values or known sources of error. Figures for 'Homes Currently Owned Through the Scheme' and 'Households becoming Full

APPENDIX 5: DATA SOURCES – OWNER OCCUPIED DEMAND

Owners' are validated through an external audit process.

Timeliness

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

Coherence and Comparability

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

Table 5.6: Northern Ireland First-time Buyers: Lending and Affordability

Table 5.7: Northern Ireland Home Movers: Lending and Affordability

Table 5.8: Northern Ireland All loans for House Purchase: Lending and Affordability

The Council of Mortgage Lenders (CML) currently (as of 1 October 2016) has 140 members, 7 third party administrator members and 98 associates. Their members are banks, building societies and other mortgage lenders. Their associates are drawn from a variety of related businesses that have an interest in the mortgage market and the work of the CML. Tables 5.6, 5.7 and 5.8 report on CML Regulated Mortgage Survey data. Totals shown are estimates grossed up from the sample of lenders reporting to reflect total market size based on total market volumes published by the FCA. Further details can be found at <http://www.cml.org.uk/industry-data/>

CML Regulated Mortgage Survey

Mortgage lenders representing around 96% of regulated mortgage lending provide CML with copies of the mortgage Product Sales Data that they report to the Financial Conduct Authority (FCA). This is referred to as the Regulated Mortgage Survey (RMS). All lenders who conduct regulated mortgage lending are free to participate, regardless of whether or not they are CML members. The data is available monthly on the CML website via excel tables to CML contributing members only.

Table 5.9: Mortgage Cases received 2007-08 to 2016-17

Table 5.10: Orders made in relation to Mortgages 2009-10 to 2016-17

Description of the data

The data contained in tables 5.9 and 5.10 provide statistics for cases received (i.e. writs and originating summonses issued), cases disposed (where disposed refers to the case having

APPENDIX 5: DATA SOURCES – OWNER OCCUPIED DEMAND

been dealt with/completed in terms of court proceedings) and orders made (where order refers to the decision of a court or judge) in respect of mortgages in the Chancery Division of the Northern Ireland High Court.

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

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

Orders

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

The main order types are:

- **Possession** – The court orders the defendant to deliver possession of the property to the plaintiff within a specified time. If the defendant fails to comply with the court order the plaintiff may proceed to apply to the Enforcement of Judgments Office to repossess the property and give possession of it to the plaintiff.
- **Suspended Possession** – The court may postpone the date for delivery of possession if it is satisfied that the defendant is likely to be able, within a reasonable period, to pay any sums due under the mortgage, or to remedy any other breach of the obligations under the mortgage. The order will specify how much of the sum the defendant is ordered to pay should go towards the mortgage repayment and how much should go towards arrears. A suspended possession order cannot be enforced by the plaintiff without the permission of the court, which will only be granted after a further hearing.
- **Suspended Possession combined** – This is a suspended possession order that does not specify how much of the sum the defendant is ordered to pay should go towards the mortgage repayment and how much should go towards arrears i.e. it is a combined figure.
- **Declaration, Sale and Possession** - If the plaintiff seeks possession of property which is subject to an 'equitable mortgage' (i.e. normally one created informally by the deposit of deeds rather than the execution of a mortgage deed) the court may order a sale of the property to enable enforcement of the equitable mortgage and that the defendant give up possession for that purpose. The sale price is subject to approval by the court.
- **Non – possession** – Includes the following order types:
 - **Strike out** - This occurs when the moving party does not wish to proceed any further, or when the court rules that there is no reasonable ground for bringing or defending the mortgage action.

APPENDIX 5: DATA SOURCES – OWNER OCCUPIED DEMAND

- **Dismiss action** - The mortgage action is dismissed by the courts.
- **Other orders** - These include: (a) Declaration of possession coupled with an order for sale in lieu of partition and (b) Stay of Eviction – after a Possession Order is granted but prior to actual repossession, the Defendant may apply to Court to seek a stay of eviction which, if granted, prevents repossession for a certain defined period.

Data Quality

The information on mortgage cases and orders is available in the ‘Mortgages: Action for Possession’ bulletin (a National Statistics publication). Information relating to quality can be found under the ‘Methodology’ section in these bulletins. It provides information which includes data sources, data quality and validation, and the revisions policy. The link is provided below:

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

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

Table 6.1: Projected Households by size, Northern Ireland, 2012 – 2037

Table 6.2: Projected Households by type, Northern Ireland, 2012 – 2037

Table 6.3: Projected Households by 11 new Local Government Districts, Northern Ireland, 2012 – 2037

Tables 6.1, 6.2 and 6.3 produced by the Northern Ireland Statistics and Research Agency (NISRA) include data taken from the 2012 Based Northern Ireland Household Projections (a National Statistics report). Household projections are based on population projections published by the Office for National Statistics and NISRA. Population projections are based on future fertility, mortality and migration assumptions. The projections are based on the 2012 population estimates and the trends in household formation from the 2001 and 2011 Census. Refer to the following report for information on the methodology used:

http://www.nisra.gov.uk/archive/demography/population/household/HHP12_Methodology.pdf

Table 6.4: Accommodation by Tenure 2015-16

Description of data

The information contained in tables 6.4 and 6.7 are derived from the Northern Ireland Continuous Household Survey. The Continuous Household Survey (CHS) is one of the largest continuous surveys carried out in Northern Ireland. The survey is designed, conducted and analysed by the Central Survey Unit (CSU) of the Northern Ireland Statistics and Research Agency (NISRA). It is based on a sample of the general population resident in private households and has been running since 1983. The survey is designed to provide a regular source of information on a wide range of social and economic issues relevant to Northern Ireland. The sample for tables 6.4 and 6.7 contained 2,494 households.

Data Quality

Relevance

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

Accessibility and Clarity

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

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

Accuracy

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

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

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

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

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

Response Rate - The target response rate on CHS is 68%. That is, obtaining interviews at 68% of eligible addresses. Addresses which are vacant, derelict etc and which do not contain people are deemed to be ineligible. The response rate achieved on the 2015/16 CHS was 64%.

Non Response Error/Bias - Non-response bias on CHS is measured by comparing the characteristics of the achieved sample with the distribution of the same characteristics in the sampling frame or Census. Typically, CHS data is unweighted although some clients choose to apply weights to the data because of the nature of the topic under analysis. The data contained in tables 6.4 and 6.7 is unweighted.

Proxy responses - on CHS, there are no proxy interviews. The household schedule, from which the data in tables 6.4 and 6.7 are collected, is answered by the Household Reference Person (HRP) or spouse on behalf of the whole household.

Imputation rates - no imputation of data occurs on CHS.

Sampling Error - Because CHS data is based on a sample rather than the whole

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

populations it is subject to sampling error. Sampling error is the difference between the estimate derived from a sample and the 'true' value that would result if a census of the whole population were taken under the same conditions.

Timeliness

The CHS runs on a financial year cycle (Apr-Mar) and the data is updated three months after the close of the data collection cycle. The latest CHS results, based on CHS 2015-16 became available in July 2016.

Coherence and Comparability

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

Table 6.5: Household Type by Dwelling Tenure 2011

Table 6.6: Household Type by Dwelling Type 2011

Data Quality

Relevance

Tables 6.5 and 6.6 report on House Condition Survey data. This survey of housing stock across all tenures and house types is carried out by the Northern Ireland Housing Executive. It is the most comprehensive source of information on the housing stock in Northern Ireland. Users of this table are those with an interest in the housing sector; including government officials, the voluntary sector, charities, the private sector and others.

Accessibility and Clarity

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

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

Accuracy

The House Condition Survey is a sample survey. Due to budgetary pressures the 2011 sample was reduced to approximately 2,000 (3,000 in 2009). The sampling method chosen was one considered to permit a better matching with the 2011 Census for the purpose of District Council Area regression modelling and was completed in two stages.

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

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

West Belfast).

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

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

As part of the 2011 survey, data was quality assured at a number of different stages in the process. The 2011 survey used mobile field computers (Motion 5 Field Tools) which enabled surveyors to complete more complex self-validation of their forms at the time of the survey. This included highlighting any missing data or inconsistencies between sections of the form. The direct keying of data onto a mobile computer in the field also improved data quality by reducing the punching errors that can be associated with the later transfer of information from paper based formats to electronic formats. Surveyors completed further quality assurance checks after forms were uploaded, using an enhanced validation programme. Each form was then checked by supervisors, who were responsible for checking key technical data and completing and correcting (as appropriate) in consultation with the surveyor. Further post-validation checks and analysis by the Housing Executive Research Unit indicated that, following validation, data quality was high. Key statistics were similar to those emerging from other Northern Ireland surveys.

Timeliness

Field work for the most recent House Condition Survey was carried out between May and September 2011. Preliminary key findings were published on the Housing Executive web site in May 2012; this was followed by the main set of Northern Ireland-level tables in early November 2012. The main report was published in May 2013. Modelled District Council level figures for key government measures (Fuel Poverty, Decent Homes and Unfitness) were published July 2014.

Coherence and Comparability

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

- **Adult Households** – which consists of the following categories:
 - *Lone Adult*
One adult below pensionable age (65 for men, 60 for women).
 - *Two Adults*
Two people, related or unrelated, below pensionable age (65 for men, 60 for women).
 - *Large Adult*
Three or more adults, related or unrelated, and no dependent children aged under 16.

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

- **Households with children** - which consists of the following categories:
 - *Lone Parent*
One adult living with one or more dependent children aged under 16.
 - *Small Family*
Two adults, related or unrelated, living with one or two dependent children aged under 16.
 - *Large Family*
Two adults, related or unrelated, living with three or more dependent children aged under 16; OR three or more adults living with one or more dependent children aged under 16.
- **Older Households** - which consists of the following categories:
 - *Two Person Older*
Two people, related or unrelated, at least one of whom is of pensionable age (65 plus for men and 60 plus for women).
 - *Lone Older*
One person of pensionable age or older (65 plus for men, 60 plus for women).

Table 6.7: Difference from Bedroom Standard by Tenure 2015-16

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

Table 6.8: Average Gross Weekly Household Income and Expenditure by UK Region 2012 to 2014

Table 6.9: Average Weekly Household Expenditure by Commodity or Service Northern Ireland and the United Kingdom 2012 to 2014

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

From 2001-02, the Classification Of Individual Consumption by Purpose (COICOP) was introduced in the Living Costs and Food Survey as a new coding frame for expenditure items. COICOP is the internationally agreed classification system for reporting household consumption expenditure. Further information on COICOP can be found on the [United Nations Statistics Division](#) website. Under COICOP, household consumption expenditure is categorised into the following 12 headings:

1. Food and non-alcoholic drinks
2. Alcoholic drinks, tobacco and narcotics
3. Clothing and footwear
4. Housing (net), fuel and power
5. Household goods and services
6. Health
7. Transport
8. Communication
9. Recreation and culture

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

10. Education
11. Restaurants and hotels
12. Miscellaneous goods and services

It is important to note that COICOP classified housing costs do not include what is considered to be non-consumption expenditure, for example, mortgage interest payments, mortgage capital repayments, mortgage protection premiums, council tax and domestic rates. Total expenditure is made up from the total of the COICOP expenditure groups (1 to 12) plus 'Other expenditure items'. Further information on the items included in each category can be found at the following link (under 'Expenditure'):

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/compendium/familyspending/2015/methodology>

Further information on the survey methodology can be found in the Family Spending, 2015 Edition:

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/compendium/familyspending/2015>

Table 6.10: Total Weekly Household Income, Sources of Income and Housing Costs by Tenure 2014-15

Table 6.10 provides information from the Family Resources Survey (FRS). This survey collects detailed information on the incomes and circumstances of private households from April to March each year. The survey has been carried out in Great Britain since 1992, but 2002-03 saw the introduction of Northern Ireland for the first time. The survey contains information which is of interest to researchers and analysts from a wide range of disciplines in both the public and private sectors. The database can be accessed through the UK Data Archive.

The FRS sample size for Table 6.10 is 1,869.

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

<https://www.communities-ni.gov.uk/topics/family-resources-survey>

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

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

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

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

Table 6.11: Percentage of Households in Low-Income Before Housing Costs 2014-15

Table 6.12: Percentage of Households in Low-Income After Housing Costs 2014-15

Tables 6.11 and 6.12 provide information from the Households Below Average Income (HBAI) publication. The HBAI uses data collected in the Family Resources Survey (FRS) in Northern Ireland. Household disposable incomes are adjusted for household size and composition, as a proxy for material living standards or, more precisely, for the level of consumption of goods and services that people could attain given the disposable income of the household in which they live. The statistics and commentary give an insight into the standard of living of the household population in Northern Ireland, focusing on the lower part of income distribution.

The sample sizes used in the HBAI data analysis are 1,892, 1,906, 1,856, 1,921, 2,027, 1,888, 1,932, 1,891, 1,965 and 1,869 for the years 2005-06 to 2014-15 respectively.

These tables have been produced using revised grossing factors therefore data may not match previous publications. For more information see:

<https://www.gov.uk/government/publications/family-resources-survey-grossing-methodology-review-and-2011-census-updates> and

<https://www.gov.uk/government/publications/re-grossed-households-below-average-income-hbai-estimates-200203-to-201112>

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

<https://www.communities-ni.gov.uk/publications/households-below-average-income-northern-ireland-201415>

Information relating to the methodology of the HBAI can be found in the methodology section on the link above.

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

<https://www.gov.uk/government/collections/households-below-average-income-hbai-2>

Table 6.13a: Average Rates Bill by Old Local Government District 2004-05 to 2014-15

Table 6.13b: Average Rates Bill by New Local Government District 2015-2016

Description of the data

Table 6.13a provides the average rates bill for each Local Government District. Rates are a

APPENDIX 6: DATA SOURCES – HOUSEHOLD CHARACTERISTICS

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.

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

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

This information is also published by Department of Finance for Northern Ireland (DoF) and is also available at the following link:

<https://www.finance-ni.gov.uk/topics/property-rating>

Average capital values are available from LPS via the NINIS website (<http://www.ninis2.nisra.gov.uk/public/Home.aspx>). Local Government Districts determine district rates to reflect their revenue needs while the regional rate is uniform. The type of property in each Local Government District affects the average rate bill and as such the overall average.

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

Data Quality

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

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

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

**This report can be found on:
www.communities-ni.gov.uk**

ISBN 978-1-904105-90-9
ISSN 0144 4433