

Northern Ireland Quarterly Construction Bulletin

Theme: Business and Energy

Frequency: Quarterly

Geographical area: Northern Ireland

Reference period: Quarter 1 (January - March) 2024

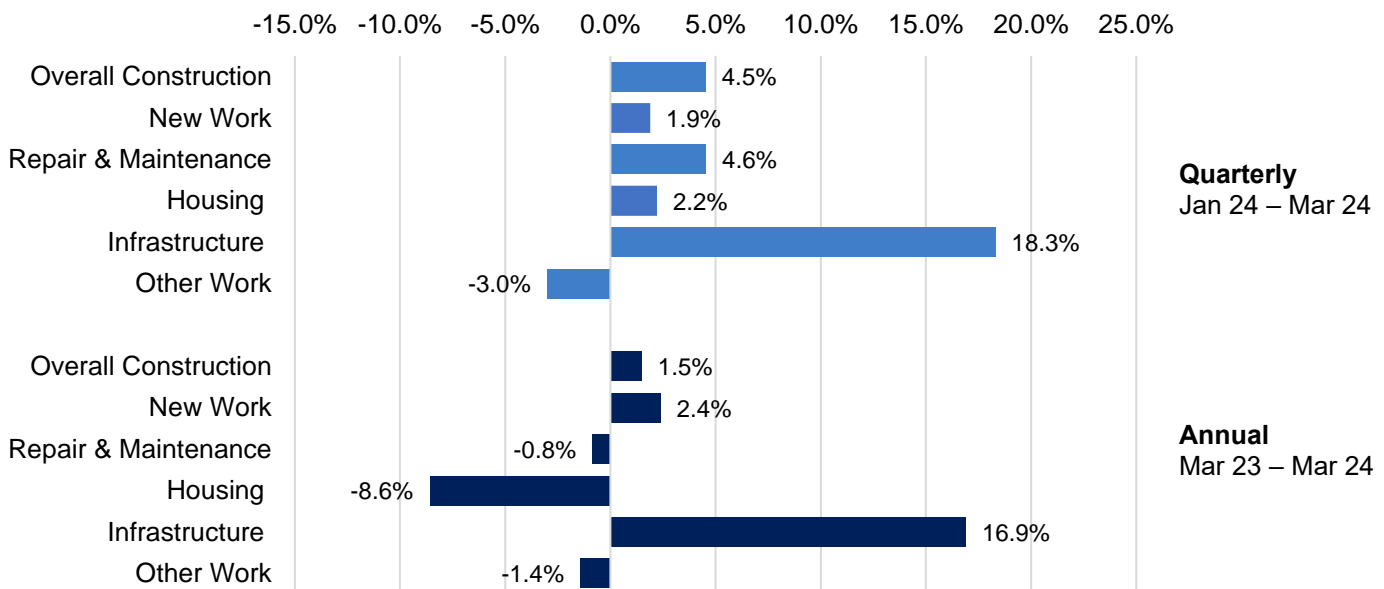
The Construction Output Statistics published in the Northern Ireland (NI) Construction Bulletin are intended to provide a general measure of quarterly and annual changes in the volume and value of construction output in Northern Ireland.

The latest estimates of construction output carried out in Northern Ireland cover **Quarter 1 2024 (January - March)**. It excludes work carried out by Northern Ireland Construction firms in other parts of the UK or elsewhere. All figures are adjusted for seasonality where appropriate, where the [seasonally adjusted series](#) started in 2000.

Key Points

- The total volume of construction output increased by 4.5% over the first quarter of 2024, increased by 1.5% over the year and increased by 4.7% on a rolling four quarter basis.
- The increase in construction output seen in Quarter 1 2024 from the previous quarter was driven by increases in both New Work (1.9%) and Repair and Maintenance (4.6%).

Figure 1: **Quarterly** and **Annual** changes in Construction Output by sector



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Quarter 1 2024	Overall Construction	New Work	Repair & Maintenance	Housing	Infrastructure	Other Work
Index ¹	113.4	103.7	126.9	92.5	137.6	114.1
Quarterly change	4.5%	1.9%	4.6%	2.2%	18.3%	-3.0%
Annual change	1.5%	2.4%	-0.8%	-8.6%	16.9%	-1.4%

¹Please note: Index figures were corrected as of 1st July 2024

Contents

Construction Output Summary	3
Construction Output – New Work.....	4
Construction Output – Repair and Maintenance	5
Construction Output – Housing	6
Construction Output – Infrastructure.....	7
Construction Output – Other Work	8
Further Information	9

Accredited Official Statistics

[Accredited official statistics](#) are a sub-set of official statistics that have been independently reviewed by the Office for Statistics Regulation. These accredited statistics are independently reviewed by the Office for Statistics Regulation in March 2012. They comply with the standards of trustworthiness, quality, and value in the [Code of Practice for Statistics](#) and should be labelled ‘accredited official statistics’.

Producers of accredited official statistics are legally required to ensure they maintain compliance with the Code. Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007.

The full [assessment](#) of Quarterly Output in the Construction Industry in Northern Ireland is available on the UK Statistics Authority website.

Since the assessment by the UK Statistics Authority, we have continued to comply with the Code of Practice for Statistics, and have made the following improvements:

- Removed pre-release access to enhance trustworthiness, with the view to bring the publication date forward.
- Transferred data to an improved case management system (Integrated Business Survey System).
- Made improvements to the data collection process to standardise with other business surveys and ensure best practice is followed.
- Reduced business burden by offering the option of online data returns.
- Improved accessibility by amending the format and structure of reports in line with accessibility regulations.
- [Consulted users](#) on streamlining the QCE statistical bulletin.

Our statistical practice is regulated by OSR. They set the standards of trustworthiness, quality and value in the Code of Practice for Statistics that all producers of official statistics should adhere to. You are welcome to contact us directly with any comments about how we meet these standards. Alternatively, you can contact OSR by emailing regulation@statistics.gov.uk or via the OSR website.



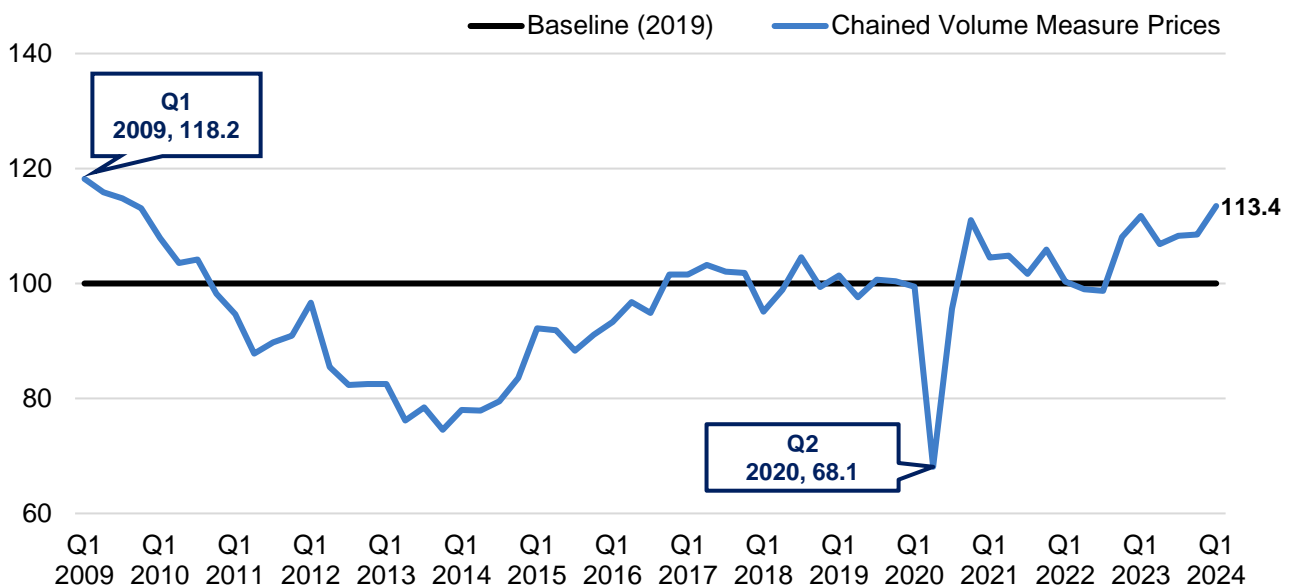
Construction Output Summary

Construction Output: Construction activity measured by the QCE includes general construction and demolition work, construction and repair of buildings, civil engineering, installation of fixtures and fittings and any other building completion work. This output is then converted into an index value which 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, in this case the average of the turnover in 2019 chosen to be the 'base' (expressed as 100) and other turnover values being measured relative to this base.

Figure 2 shows the volume of construction output for Northern Ireland from Quarter 1 2009 through to Quarter 1 2024, indexed to 2019.

In the first quarter of 2024 the volume of construction output increased by 4.5% over the quarter, increased by 1.5% over the year and increased by 4.7% on a rolling four quarter basis.

Figure 2: Volume of Construction Output in NI (index), Q1 2009 – Q1 2024



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Construction output has been on a gradual upward trend since Quarter 3 2022, increasing in five of the six most recent quarters. The series also saw the sixth consecutive quarter of annualised growth in Quarter 1 2024.

This is mainly driven by increases in Repair and Maintenance output. The volume of New Work output during this period has remained relatively stable.

Construction output is now 13.0% above the pre-pandemic figure seen in Quarter 4 2019, and 66.6% above the series low seen in Quarter 2 2020.

Construction Output – New Work

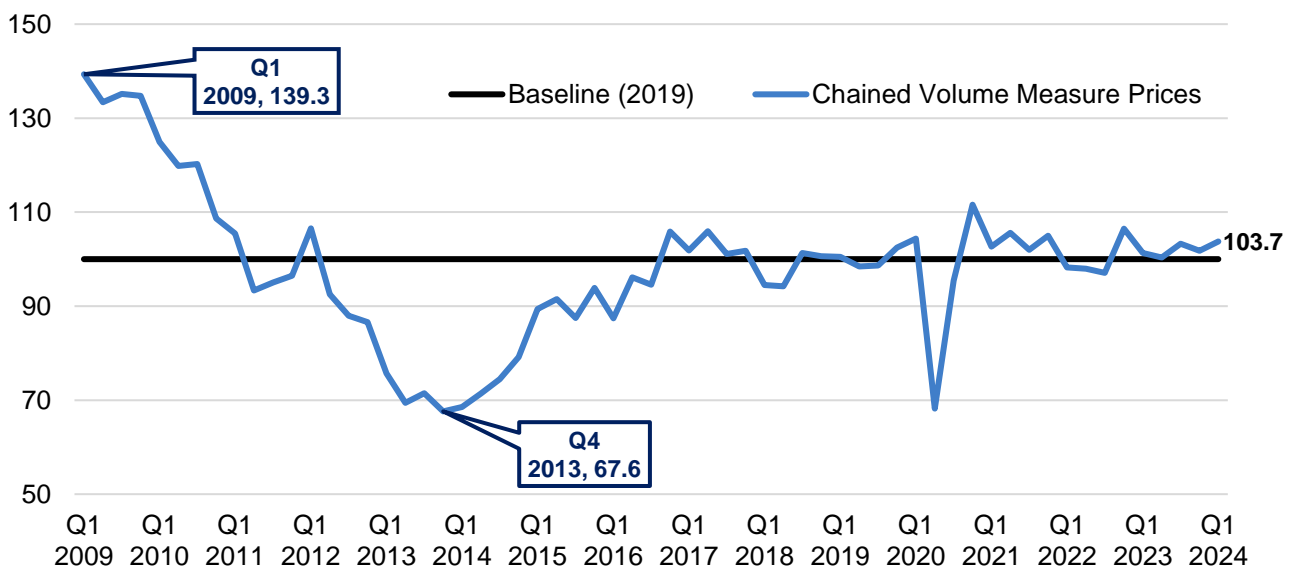
New Work: is any new construction activity for example, factory and office extensions, major re-construction, major alterations, site preparation and demolition.

In Quarter 1 2024, New Work accounted for around three fifths (60.8%) of all construction output. Historically in Northern Ireland, New Work has been the largest sub-component of overall construction output.

Figure 3 shows the volume of New Work output for Northern Ireland from Quarter 1 2009 through to Quarter 1 2024, indexed to 2019.

In the first quarter of 2024, the volume of New Work increased by 1.9% over the quarter, increased by 2.4% over the year and increased by 1.6% on a rolling four quarter basis.

Figure 3: Volume of New Work Output in NI (index), Q1 2009 – Q1 2024



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In Quarter 1 2024, New Work output saw the fifth quarter of growth out of the six most recent quarters. Excluding the sharp decline in 2020 as a result of the Covid-19 pandemic, output in the New Work series has remained on a relatively stable trend since the end of 2016.

New Work output is 1.2% above the pre-pandemic figure seen in Quarter 4 2019 and remains 25.6% below the 15 year high seen in Quarter 1 2009.

Construction Output – Repair and Maintenance

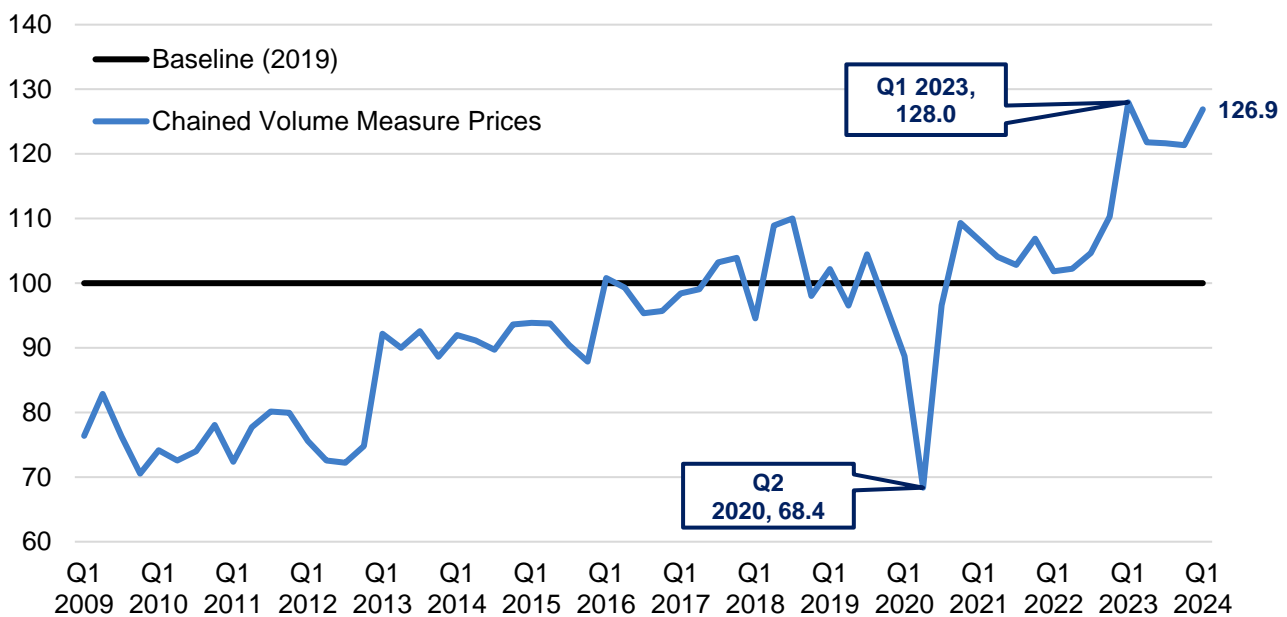
Repair and Maintenance: is all on-site work not defined as new construction, for example, housing conversions, extensions and improvements.

In Quarter 1 2024, Repair and Maintenance accounted for 37.5% of all construction output.

Figure 4 shows the volume of Repair and Maintenance output for Northern Ireland from Quarter 1 2009 through to Quarter 1 2024, indexed to 2019.

In Quarter 1 2024, the volume of Repair and Maintenance output increased by 4.6% over the quarter, decreased by 0.8% over the year and increased by 10.4% on a rolling four quarter basis.

Figure 4: Volume of Repair and Maintenance Output in NI (index), Q1 2009 – Q1 2024



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Since Quarter 1 2022, the volume of Repair and Maintenance output has increased considerably and reached a series high in Quarter 1 2023. Following three quarters of decline throughout the rest of 2023, Repair and Maintenance has seen its first quarter of growth in Quarter 1 2024.

Repair and Maintenance output is 31.5% above the pre-pandemic figure seen in Quarter 4 2019, and 85.6% above the series low experienced throughout the pandemic in Quarter 2 2020.

Construction Output – Housing

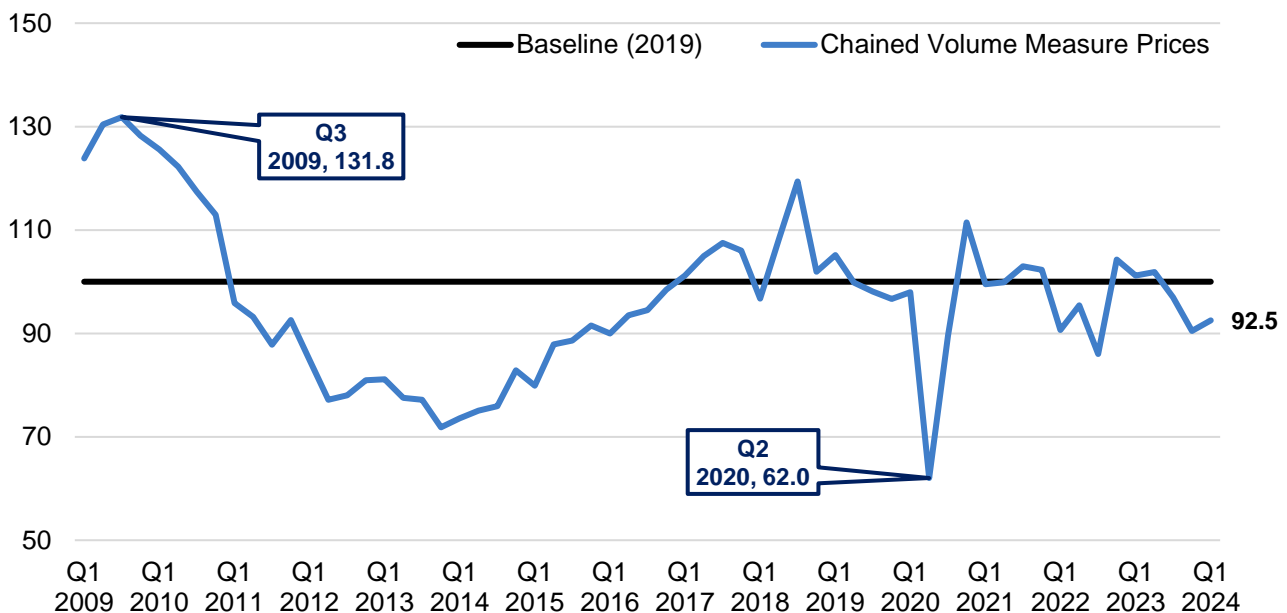
Housing Output: is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with Housing.

In Quarter 1 2024, Housing accounted for less than one third (29.6%) of all construction output.

Figure 5 shows the volume of Housing output for Northern Ireland from Quarter 1 2009 through to Quarter 1 2024, indexed to 2019.

In the first quarter of 2024, the volume of Housing output increased by 2.2% over the quarter. However, Housing output decreased by 8.6% over the year and decreased by 1.3% on a rolling four quarter basis.

Figure 5: Volume of Housing Output in NI (index), Q1 2009 – Q1 2024



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The volume of Housing output in Northern Ireland experienced a downward trend following a recent peak in Quarter 4 2022. Despite the increase in Housing output seen in the first quarter of 2024, the series has seen a second consecutive quarter of annual decline in the same period.

Housing output is now 49.1% above the series low experienced throughout the pandemic in Quarter 2 2020 but 29.8% below the 15 year high seen in Quarter 3 2009.

Construction Output – Infrastructure

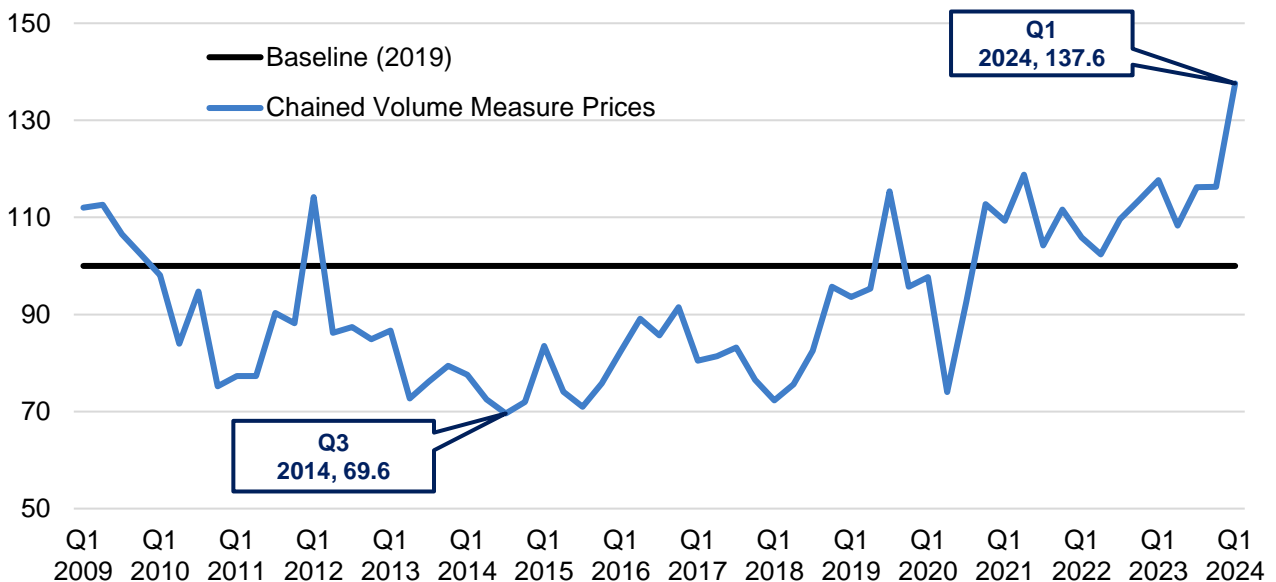
Infrastructure Output: is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with roads, bridges, car parks, footpaths, water, sewage, electricity, gas, communications, air transport, railways, harbours and waterways.

In Quarter 1 2024, Infrastructure output accounted for one third (33.3%) of all construction output.

Figure 6 shows the volume of Infrastructure output for Northern Ireland from Quarter 1 2009 through to Quarter 1 2024, indexed to 2019.

In the first quarter of 2024, the volume of Infrastructure output increased by 18.3% over the quarter, increased by 16.9% over the year and increased by 7.9% on a rolling four quarter basis.

Figure 6: Volume of Infrastructure Output in NI (index), Q1 2009 – Q1 2024



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The volume of Infrastructure output has been on an upward trend since Quarter 2 2022. In Quarter 1 2024, Infrastructure output saw increases in six out of the seven most recent quarters and the seventh consecutive quarter of annual growth to reach a series high.

In Quarter 4 2023, Infrastructure output was 97.7% above the 15 year low seen in Q3 2014, and 43.8% above the pre-pandemic level seen in Quarter 4 2019.

Construction Output – Other Work

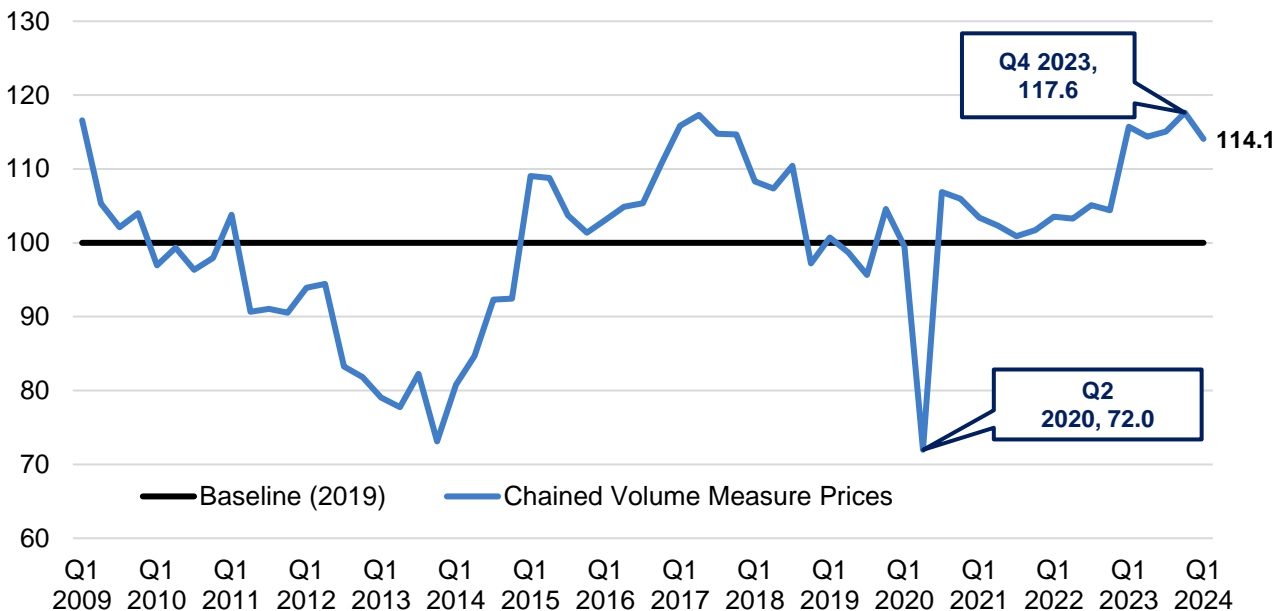
Other Work Output: is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with the following: Industrial, for example, factories and warehouses or else Non-industrial, for example, schools, health centres and banks.

In Quarter 1 2024, the largest sub-sector was Other Work which accounted for 36.5% of all construction output.

Figure 7 shows the volume of Other Work output for Northern Ireland from Quarter 1 2009 through to Quarter 1 2024, indexed to 2019.

In the first quarter of 2024, the volume of Other Work output decreased by 3.0% over the quarter and decreased by 1.4% over the year. However, Other Work output increased by 7.6% on a rolling four quarter basis.

Figure 7: Volume of Other Work Output in NI, Q1 2009 – Q1 2024



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In Quarter 1 2024, the volume of Other Work output saw a decrease from the 15 year peak reached in Quarter 4 2023 and the first quarter of annual decline following eight consecutive quarters of growth.

However, the series remains 9.1% above the pre-pandemic figure seen in Quarter 4 2019 and 58.5% above the series low experienced in Quarter 2 2020.

Further Information

Data published within this bulletin is available to download from our [website](#) and the new [NISRA Data Portal](#).

Detailed background information documents and methodology information have also been published [online](#) for users to refer to for more detailed information on the QCE.

We have also published information on revisions to the QCE series which users can access on our [website](#).

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As a user of these statistics, we would welcome feedback on this release, in particular on the content, format and structure.

If you wish to receive regular Quarterly Construction Enquiry updates via email, please contact:

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