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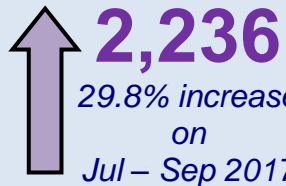
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Key Facts

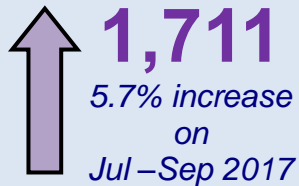


Section One: Supply

Building Control
Starts



Building Control
Completions



Between July and September 2018 there has been a total of **80** Social Housing Development Programme (SHDP) starts and **586** SHDP completions.

Section Two: Homelessness



Households presenting as
homeless

The top
5
reasons for
presenting as
homeless

1. Accommodation not reasonable
2. Sharing breakdown/family dispute
3. Loss of rented accommodation
4. Marital/Relationship breakdown
5. Neighbourhood harassment

Full Duty applicants
discharged:

563

Section Three: Owner Occupier Demand

Northern Ireland House Price Index

121.7

Standardised Price: £135,060



increase since
Jul-Sep 2017



increase since
last quarter

NHBC
New
Dwelling
Average
House
price

(Apr-Jun 18 Revised)

£168,200

0.7% decrease on
previous quarter

HPI Reference Period: Q1 2015=100

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Housing Publications

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Quarterly Housing Bulletins, along with the more comprehensive annual 'Housing Statistics' reports, can be found at: <https://www.communities-ni.gov.uk/topics/dfc-statistics-and-research-housing/housing-statistics>.

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

The next edition of this bulletin will be published in April/May 2019.

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

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

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

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

National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They are produced free from any political interference and undergo regular quality assurance reviews to ensure that they meet customer needs. For further information, please see Notes (page 7).

SECTION ONE: SUPPLY

Supporting information can be found in the [accompanying tables](#) and [Appendix](#).

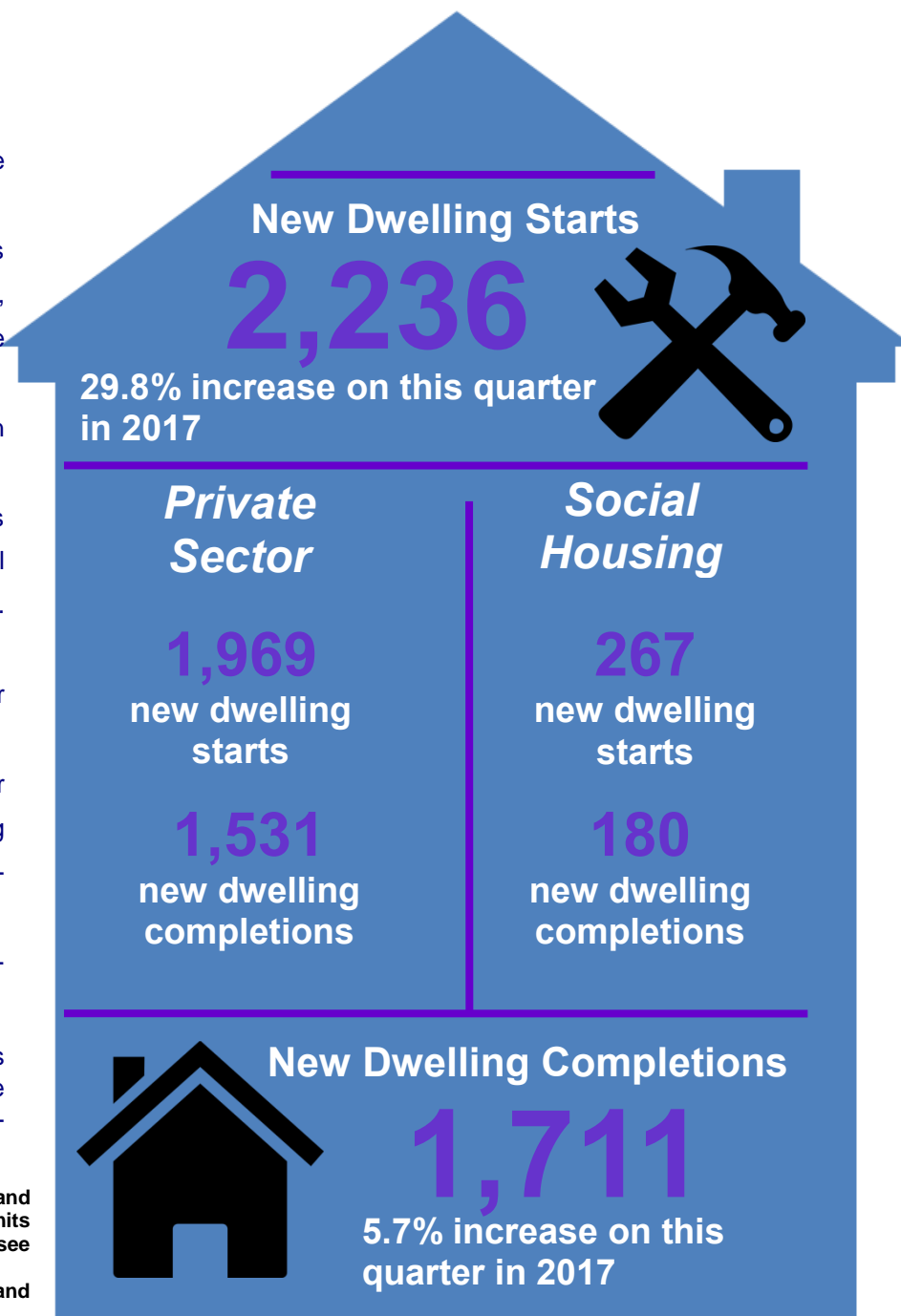
Building Control Starts & Completions

- There was a total of 2,236 new dwelling starts in July-September 2018, an increase of 29.8% on the same quarter in 2017 (1,723).
- The number of private owner/speculative development new dwelling starts was 1,969, an increase of 29.1% on the same quarter in 2017 (1,525). For social housing, this figure was 267, an increase of 34.8% on the number recorded for the same quarter in 2017 (198).
- There was a total of 1,711 new dwelling completions in July-September 2018, an increase of 5.7% on the same quarter in 2017 (1,619).
- The number of private owner/speculative development new dwelling completions was 1,531, an increase of 13.9% on the same quarter in 2017 (1,344). For social housing this figure was 180, a decrease of 34.5% on the same quarter in 2017 (275).

Social Housing Development Programme Starts & Completions

- There was a total of 80 SHDP social housing dwelling starts in July-September 2018: all of which were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling starts in this quarter were New Build (46.3%). A further 32.5% were Off-the-Shelf, 16.3% were Existing Satisfactory Purchase, 5.0% were Rehabilitation and there were no Re-Improvement dwellings.
- There was a total of 586 SHDP social housing dwelling completions in July-September 2018: all of which were self-contained, with none shared.
- The largest proportion of SHDP new social housing dwelling completions in this quarter were New Build (89.4%). A further 6.7% were Off-the-Shelf, 3.6% were Existing Satisfactory Purchase, 0.3% were Rehabilitation, and there were no Re-improvement dwellings.

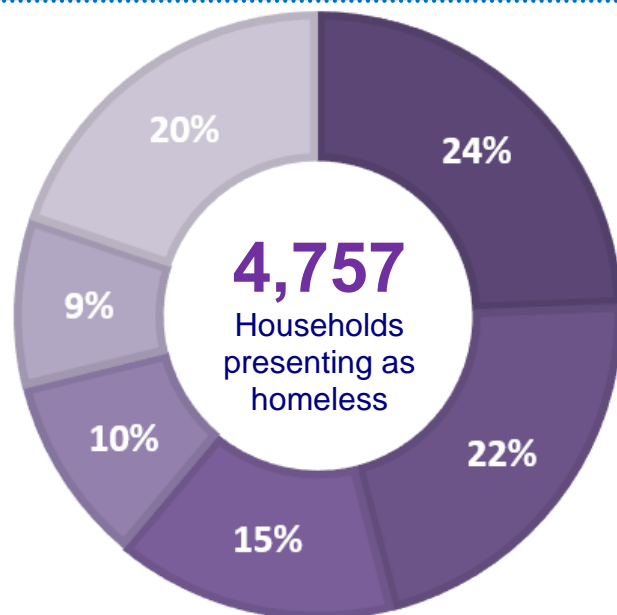
*Please note that this publication reports on two different measures of social housing – Building Control and SHDP. These figures often differ from each other, but this is not due to error. The same social housing units are recorded by both data providers, the difference lies in the recording criteria.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



SECTION TWO: HOMELESSNESS

Supporting information can be found in the [accompanying tables](#) and [Appendix](#).

- In total, 4,757 households presented as homeless to the Northern Ireland Housing Executive during July-September 2018. This is an increase of 114 (2.5%) on the same quarter in 2017 (4,643).
- The household types with the highest proportion of homeless presenters during July-September 2018 were families (32.3%) and single males (31.9%). The age group with the highest number of presenters for both single males and single females was the 26 to 59 age group with 1,136 and 499 presenters respectively.
- A full duty applicant is an applicant considered by the Housing Executive to be eligible, homeless (or threatened with homelessness), in priority need and unintentionally homeless, to whom the Housing Executive owes full housing duty.
- The number of households accepted as full duty applicants for the quarter July-September was 3,303, an increase of 242 (7.9%) on the same quarter in 2017 (3,061).
- The most common reason for presenting as homeless reported by full duty applicants was that their accommodation was not reasonable (1,000).
- Of those households accepted as full duty applicants during the quarter, 563 were discharged.



Most Common Reasons for Presenting as Homeless

- Accommodation not reasonable
- Sharing breakdown/family dispute
- Loss of rented accommodation
- Marital/relationship breakdown
- Neighbourhood harassment
- Other



SECTION THREE: OWNER OCCUPIED HOUSING DEMAND

Supporting information can be found in the [accompanying tables](#) and [Appendix](#).

Northern Ireland House Price Index

- The House Price Index, produced by Land and Property Services, provides a measure of change in the price of a standardised residential property sold in Northern Ireland. The index uses information on all verified residential property sales as recorded by Her Majesty's Revenue & Customs (HMRC).
- The reference base is Quarter 1 2015 at which the index is set to 100. Results for the most recent quarter are provisional and subject to revision. More information on the index is available at: <https://www.finance-ni.gov.uk/articles/northern-ireland-house-price-index>.
- For July-September 2018, the NI House Price Index currently stands at 121.7. This is an increase of 2.3% on the previous quarter and an increase on 4.8% on the same quarter in 2017.
- The standardised price across all property types for this quarter stands at £135,060.
- Between July-September 2018 there were 5,722 verified residential property sales in Northern Ireland. This is a decrease of 4.2% from the previous quarter (5,972). Detached, Semi-Detached and Terrace houses were relatively equally represented with 31.0%, 31.8% and 29.7% of sales respectively, whereas apartments only represented 7.6%.

Northern Ireland House Price Index July - September 2018



Apartment

121.1

£105,826

Semi-Detached House

119.1

£130,100

Detached House

120.2

£201,921

Terrace House

126.9

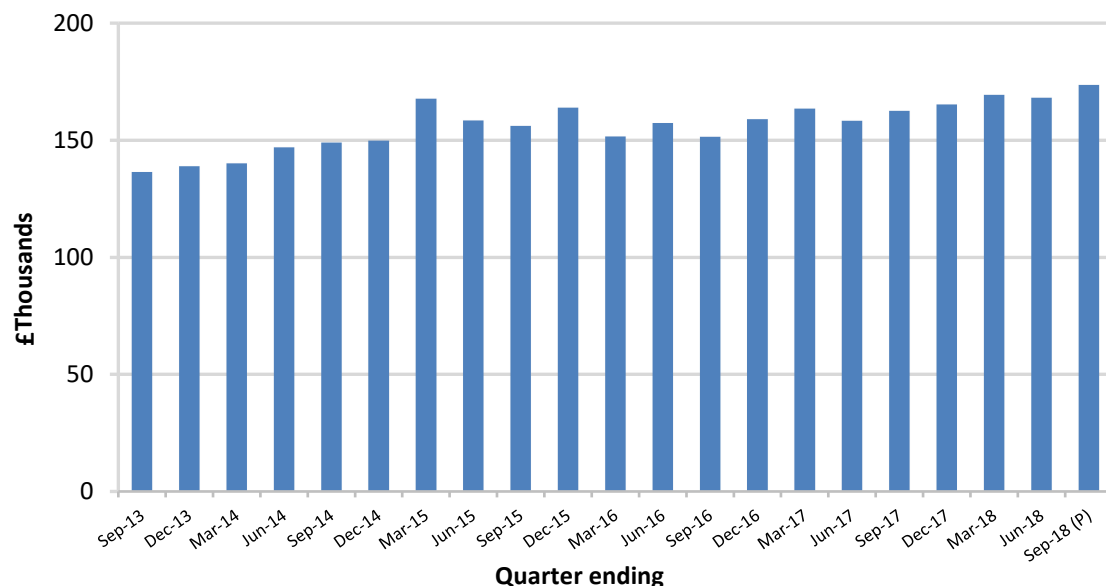
£95,748

New Dwelling Sales and Prices.

The new dwelling sales and prices information in this section is presented by the 11 Local Government Districts (LGDs). Whilst provisional figures are provided for the latest quarter, the text will report on revised figures for April-June 2018.

- During the quarter ending June 2018, 383 (revised figure) new National House Building Council (NHBC) registered dwellings were sold, an increase of 16.4% from the previous quarter (329) and an increase of 7.9% from the same quarter in 2017 (355).
- The average price stood at £168,200 for April-June 2018 (revised figure), which is a decrease of 0.7% on the previous quarter (£169,400), and an increase of 6.3% on the same quarter in 2017 (£158,300).
- The largest number of new dwelling sales during the quarter ending June 2018 was in the Lisburn and Castlereagh Local Government District (75), with an average price of £199,400.

Average Price of New Dwellings Sold – Qtr Jul-Sep 2013 to Jul-Sep 2018



NI Average New Dwelling Price

April-June 2018
(Revised)

£168,200

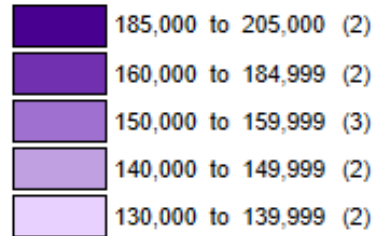


Change since previous Quarter: 0.7% decrease

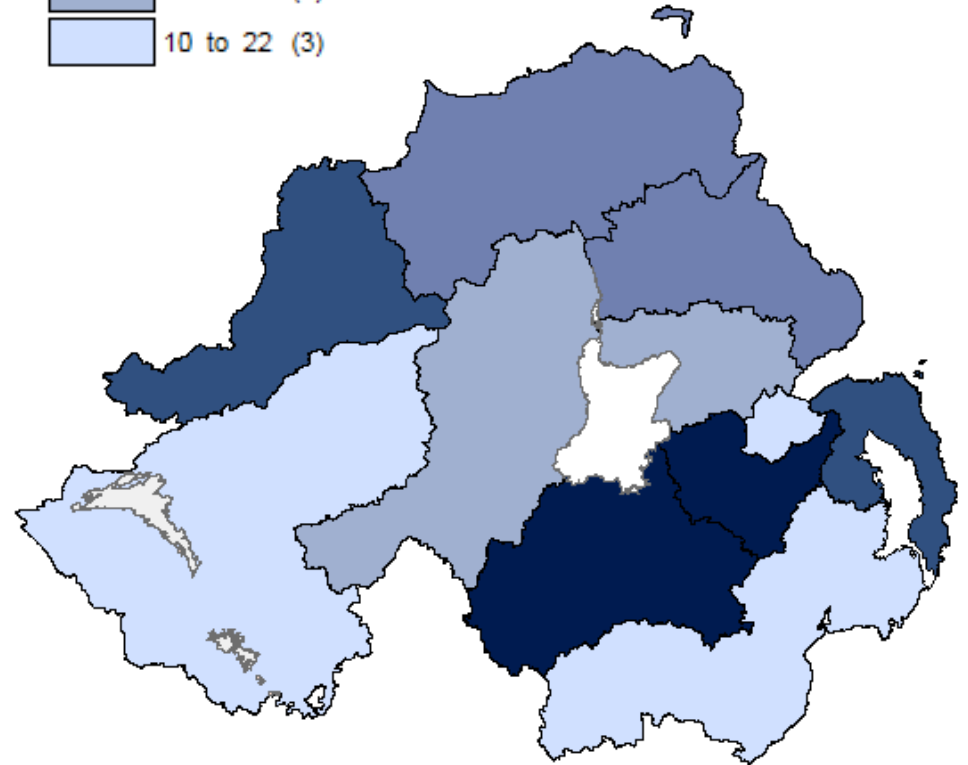
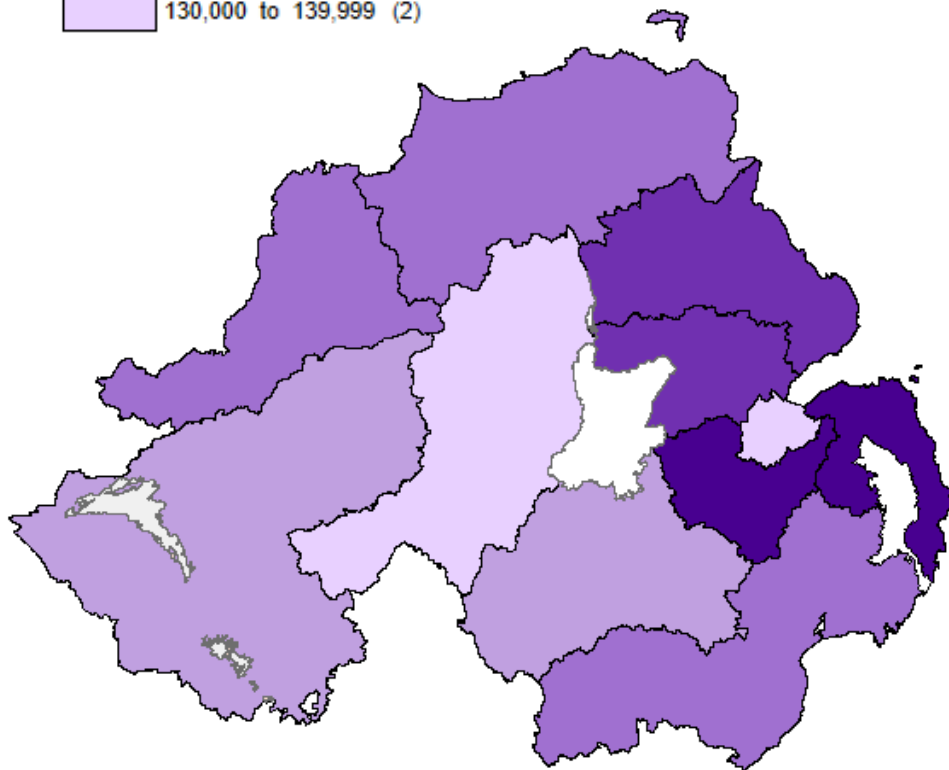
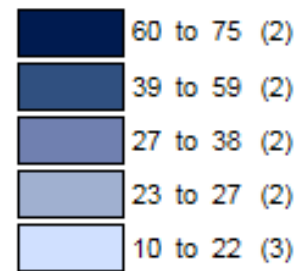
Change since Apr- Jun 2017: 6.3% increase

New Dwelling Sales and Prices April-June 2018

Average Price (£)



Number of Sales



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

NOTES

1. Symbols and Conventions

The following symbols are used in the tables accompanying this publication:

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

2. Changes for this release

From February 2019 ‘Reasons for Homelessness’ categories have been expanded for “Accommodation not Reasonable” and “Intimidation” in Tables 2.1 and 2.3.

3. Changes from previous releases

From November 2018, in Section Two, homelessness comparisons with the previous quarter are no longer reported. Instead comparisons with the same quarter of the previous year are made. This is based on user feedback and the potential for misinterpretation due to seasonal patterns and end of year adjustment.

4. National Statistics

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

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

For enquiries about National Statistics, including production or achieving the standards set out by the Code of Practice for Statistics you can email the authority enquiries team (authority.enquiries@statistics.gsi.gov.uk) or phone **0845 604 1857** (Calls cost 5p per minute in addition to your phone company’s access charge). If you would like to write to the National Statistics office, please send letters to: **UK Statistics Authority, 1 Drummond Gate, London, SW1V 2QQ.**