

Northern Ireland Housing Bulletin 1st January – 31st March 2006

Introduction:

The Northern Ireland Housing Bulletin is produced each quarter by the Statistics and Research Branch (Core) of the Department for Social Development. The Bulletin contains information on new house sales and prices, actions for mortgage possession and new housing starts. Provisional and revised figures are indicated by ^(P) and ^(R) respectively.

During the quarter ending 31st March 2006:

- The average selling price of NHBC-registered new houses sold was £137,000, an increase of £15,000 (12.3%) on the same quarter in 2005.
- The average selling price of NHBC-registered new houses ranged from £102,200 in Larne District Council to £167,700 in North Down District Council (provisional figures).
- The average intended selling price of NHBC-registered flats and maisonettes was £146,000, £41,000 (39.0%) higher than the quarter ending March 2005.
- Detached houses represented 28% of all NHBC intended housing starts. The total number of NHBC starts recorded for this quarter (2,537) represented an increase of 2.6% on the number of starts recorded for the same quarter in 2005.
- Of the new dwellings actually started, 78.6% (3,487) were commissioned by the private sector (provisional). Total number of starts increased from 4,046 for the quarter ending March 2005 to 4,438 for the quarter ending March 2006 (provisional).
- Belfast City council had the greatest number of new housing starts, namely 1,052. This represents an increase of 39.5%, in the city council, on the same period in 2005.
- A total of 5,632 households presented as homeless to NIHE, with 'Sharing Breakdown/Family Dispute' being the most common reason cited.

Data Sources

1. Data for new house sales and prices are derived from transactions for new dwellings notified by solicitors to the National House Building Council (NHBC). While NHBC-registered builders account for a very high proportion of newly built dwellings, their coverage is less comprehensive in rural areas.
2. Statistics on actions for mortgage possession (writs and originating summonses) are produced by the Northern Ireland Courts Service. The court, following a judicial hearing, may grant an order for possession. As the parties involved can often negotiate a compromise, not all such actions lead to eviction. The figures cover both the public and private sectors and relate to both domestic and commercial properties.
3. 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 order the plaintiff may proceed to apply to the Enforcement of Judgements Office for an order to have the defendant evicted.
4. 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. 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.
5. Sale and Possession – If the plaintiff seeks possession of property which is subject to an ‘equitable mortgage’ (i.e. normally one created informally by 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.
6. Details of all new housing starts for the private sector are supplied by Building Control Offices for each of the 26 district council areas. Data for the social rented sector are provided by NIHE and the Housing Associations Branch of the Department for Social Development.
7. For the purposes of this Bulletin, the terms ‘house’ and ‘dwelling’ are interchangeable and can be defined as: ‘a self-contained unit of accommodation, having all amenities 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’.

8. Statistics on Homelessness are sources 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.

Housing Publications

If you have any queries or comments relating to this issue of the Housing Bulletin, please contact:

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The Statistics and Research Branch (Core) website (www.dsdni.gov.uk/index/stats_and_research.htm) contains a word version of this bulletin, downloadable tables and key facts from Northern Ireland Housing Statistics 2004-05. The word version of the bulletin can also be issued by e-mail. If you wish to receive future copies by e-mail, please contact the above address.

Comprehensive government statistics on Northern Ireland can be found on the Northern Ireland Statistics and Research Agency website (www.nisra.gov.uk).

The next edition of this bulletin will be published in October 2006.

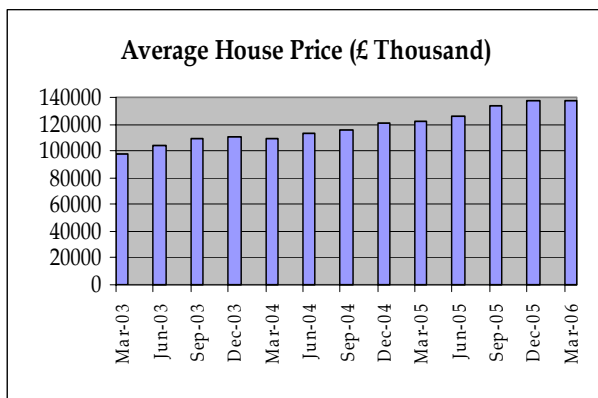
Statistics and Research Branch (Core), Department for Social Development act as a data repository only. We attempt to quality assure all data received, but responsibility for accuracy lies solely with the source.

NHBC NEW HOUSE PRICES

During the quarter ending 31st March 2006, 1,414 new NHBC-registered houses were sold, an increase of 0.7% on the same period in 2005.

The average selling price of NHBC-registered new houses stands at £137,000 at the end of March 2006 (provisional figures). This equates to an increase of 12.3% compared with the average price in the same quarter of 2005 (Table 1, Figure 1).

Fig 1: Average Price of New Houses Sold Quarters ending March 2003 – March 2006



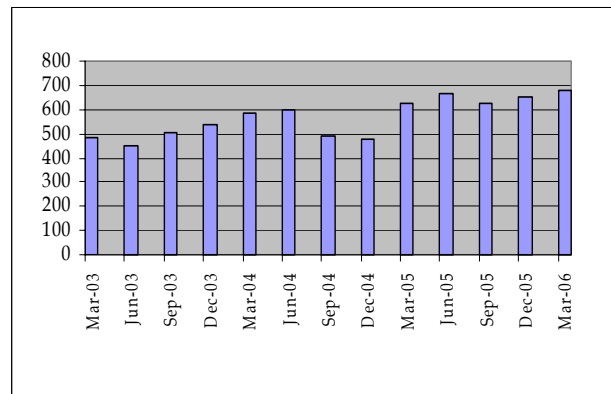
Revised totals for new house sales by district council for the quarter ending December 2005 indicate that the average price paid in Lisburn City Council area was £170,900, compared with an average £102,300 in Strabane (Table 2A).

For the quarter ending March 2006, the highest average price (£167,700) was in North Down District Council, while the lowest priced homes were in Larne (average price of £102,200) (provisional figures) (Table 2B).

ACTIONS FOR MORTGAGE POSSESSION

In total 676 actions for mortgage possession were recorded for the quarter ending March 2006. This represents an 8.5% increase on the same period in 2005 (Table 6A, Figure 2).

Fig 2: Actions for Mortgage Possession Quarters ending March 2003 – March 2006

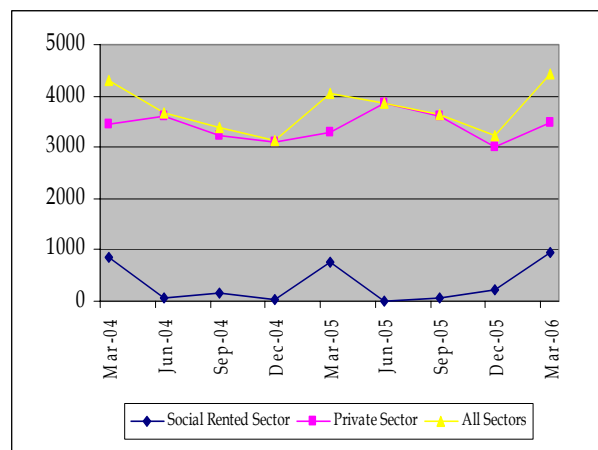


HOUSING STARTS

During the quarter January to March 2006 a total of 4,438 new houses were started (provisional). This was an increase of 9.7% on the corresponding quarter of 2005 (Table 8, Figure 3).

78.6% (3,487) of dwellings started in the quarter ending March 2006 were commissioned for the private sector (provisional) (Table 8).

Fig 3: Total Housing Starts by Sector Quarters ending March 2004 – March 2006

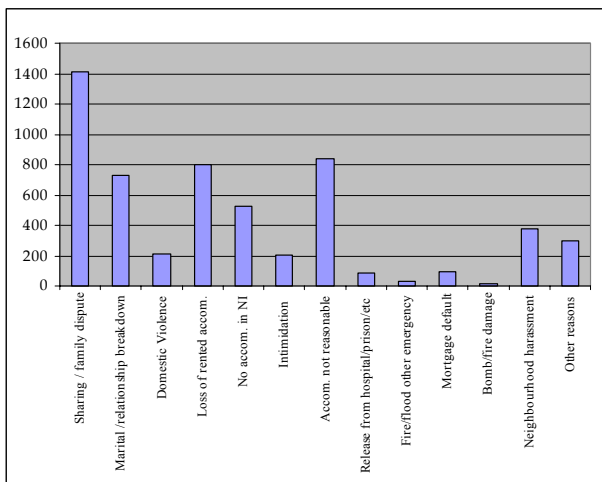


Belfast City Council had the highest volume of new dwelling starts in the quarter ending March 2006 (1,052 starts), followed by Craigavon and Lisburn District Councils (329 & 275 starts respectively, provisional) (Table 9).

HOMELESSNESS

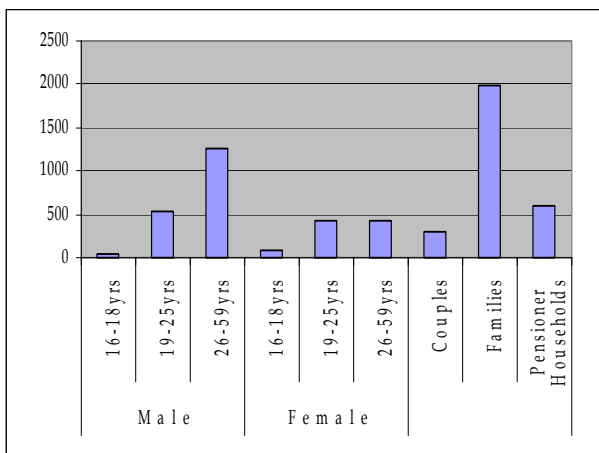
In total, 5,632 households presented as homeless to NIHE from January to March 2006. Twenty five percent (1,415) of these cited a sharing breakdown or family dispute as the reason for homelessness, with a further 14.9% (841) citing Accommodation not reasonable. (Table 14, Figure 4).

Fig 4: Households Presenting As Homeless By Reason January – March 2006



Thirty five percent (1,988) of households presenting as homeless were Families, closely followed by Single Males, mainly aged between 26-59 years old, (32.8% or 1,845) (Table 15, Figure 5).

Fig 5: Households Presenting As Homeless By Household Type January – March 2006



1. New House Sales And Prices ^{1,2}

Quarters Ending March 2003 - March 2006

Quarter / Year	Number Of Sales	Average Price (£)
Jan - Mar 2003	1,455	98,000
Year 2002-03	6,655	98,000
Apr - Jun 2003	1,539	104,000
Jul - Sep 2003	1,667	109,000
Oct - Dec 2003	1,763	110,000
Jan - Mar 2004	1,517	109,000
Year 2003-04	6,486	108,000
Apr - Jun 2004	1,909	113,000
Jul - Sep 2004	1,777	116,000
Oct - Dec 2004	1,915	121,000
Jan - Mar 2005	1,404	122,000
Year 2004-05	7,005	118,000
Apr - Jun 2005	1,829	126,000
Jul - Sep 2005	1,691	134,000
Oct - Dec 2005 ^(R)	1,854	138,000
Jan - Mar 2006 ^(P)	1,414	137,000
Year 2005-06^(P)	6,788	134,000

1. Newhouse prices are rounded to the nearest £ thousand.

SOURCE : NHBC

2. Figures relate to those notified to NHBC by purchasers' solicitors.

2A. New House Sales And Prices ¹ By District Council Quarter Ending December 2005 (Revised)

District Council	Private Sector Oct-Dec 2005 ^(R)		Public Sector Oct-Dec 2005 ^(R)		All Sectors Oct-Dec 2005 ^(R)	
	Sales	Average Price (£'000)	Sales	Average Price (£'000)	Sales	Average Price (£'000)
Antrim	95	139.3	0	0.0	95	139.3
Ards	85	136.8	0	0.0	85	136.8
Armagh	57	123.5	0	0.0	57	123.5
Ballymena	60	139.1	0	0.0	60	139.1
Ballymoney	38	137.0	0	0.0	38	137.0
Banbridge	81	126.6	0	0.0	81	126.6
Belfast	139	172.8	23	81.1	162	159.8
Carrickfergus	35	166.8	0	0.0	35	166.8
Castlereagh	20	161.9	0	0.0	20	161.9
Coleraine	52	153.0	0	0.0	52	153.0
Cookstown	20	156.0	0	0.0	20	156.0
Craigavon	262	117.6	0	0.0	262	117.6
Derry	93	135.6	9	50.0	102	128.1
Down	89	144.4	0	0.0	89	144.4
Dungannon	56	120.4	0	0.0	56	120.4
Fermanagh	73	115.6	0	0.0	73	115.6
Larne	27	111.6	0	0.0	27	111.6
Limavady	15	120.3	0	0.0	15	120.3
Lisburn	121	183.5	16	76.0	137	170.9
Magherafelt	38	129.4	0	0.0	38	129.4
Moyle	10	123.8	0	0.0	10	123.8
Newry&Mourne	51	160.2	0	0.0	51	160.2
Newtownabbey	90	127.6	0	0.0	90	127.6
North Down	66	218.2	33	73.5	99	170.0
Omagh	43	117.7	0	0.0	43	117.7
Strabane	57	102.3	0	0.0	57	102.3
Northern Ireland	1,773	140.7	81	73.6	1,854	137.8

¹ Prices rounded to nearest £ hundred.

Source : NHBC

2B. New House Sales And Prices ¹ By District Council Quarter Ending March 2006 (Provisional)

District Council	Private Sector Jan-Mar 2006 ^(P)		Public Sector Jan-Mar 2006 ^(P)		All Sectors Jan-Mar 2006 ^(P)	
	Sales	Average Price (£'000)	Sales	Average Price (£'000)	Sales	Average Price (£'000)
Antrim	74	137.6	0	0.0	74	137.6
Ards	69	131.3	0	0.0	69	131.3
Armagh	23	127.4	0	0.0	23	127.4
Ballymena	34	146.3	0	0.0	34	146.3
Ballymoney	24	156.6	0	0.0	24	156.6
Banbridge	53	131.3	0	0.0	53	131.3
Belfast	90	169.7	50	79.9	140	137.6
Carrickfergus	23	162.5	0	0.0	23	162.5
Castlereagh	15	153.4	0	0.0	15	153.4
Coleraine	71	161.4	0	0.0	71	161.4
Cookstown	21	132.1	0	0.0	21	132.1
Craigavon	193	112.4	0	0.0	193	112.4
Derry	80	132.7	0	0.0	80	132.7
Down	67	164.0	0	0.0	67	164.0
Dungannon	54	123.6	0	0.0	54	123.6
Fermanagh	58	122.3	0	0.0	58	122.3
Larne	20	102.2	0	0.0	20	102.2
Limavady	10	107.1	0	0.0	10	107.1
Lisburn	84	194.8	34	76.0	118	160.6
Magherafelt	38	151.3	0	0.0	38	151.3
Moyle	11	120.5	0	0.0	11	120.5
Newry&Mourne	39	129.2	0	0.0	39	129.2
Newtownabbey	74	130.2	0	0.0	74	130.2
North Down	39	196.2	12	75.0	51	167.7
Omagh	23	118.1	0	0.0	23	118.1
Strabane	31	112.7	0	0.0	31	112.7
Northern Ireland	1,318	140.8	96	77.9	1,414	136.5

¹ Prices rounded to nearest £ hundred.

Source: NHBC

3. New House Sales And Prices ¹ By House Type Quarters Ending March 2005 - March 2006

	Jan-Mar 2005		Year 2004-2005		Apr-Jun 2005		Jul-Sept 2005		Oct-Dec 2005 ^(R)		Jan-Mar 2006 ^(P)		Year 2005-2006 ^(P)	
	Sales	Ave Price (£'000)	Sales	Ave Price (£'000)	Sales	Ave Price (£'000)	Sales	Ave Price (£'000)	Sales	Ave Price (£'000)	Sales	Ave Price (£'000)	Sales	Ave Price (£'000)
Detached house	468	145.8	2,351	142.7	580	150.2	507	170.2	574	170.6	381	171.0	2,042	164.8
Semi-det house	438	103.8	2,036	100.3	550	107.3	554	116.1	572	122.6	448	119.7	2,124	116.3
Terraced house	257	115.5	1,208	112.3	314	113.4	357	124.8	400	124.7	331	133.1	1,402	124.2
Detached bungalow	57	109.5	328	102.2	66	120.7	52	124.0	57	128.3	51	119.3	226	123.1
Semi-det bungalow	8	87.7	59	91.1	9	130.3	14	118.9	27	102.7	23	94.1	73	106.5
Terraced bungalow	1	135.0	39	77.7	14	87.4	4	121.5	1	145.0	1	144.0	20	99.9
Maisonette	11	130.9	66	118.5	13	125.2	3	116.7	12	164.6	16	119.0	44	133.1
Flat 1-3	132	109.2	787	106.4	231	112.1	187	111.4	191	123.7	158	123.1	767	117.1
Flat 4+	32	134.2	131	123.3	49	132.1	13	165.1	20	80.4	5	97.2	87	123.1
Multiple occupancy	0	0.0	0	0.0	3	1,592.3	0	0.0	0	0.0	0	0.0	3	1,592.3
Totals	1,404	121.5	7,005	117.8	1,829	126.3	1,691	134.3	1,854	137.8	1,414	136.5	6,788	133.5

¹ Prices rounded to nearest £ hundred.

Source : NHBC

4. Indices Of New House Prices And Retail Prices 1999-00 to 2005-06

Quarter / Year	New House Price Index	Retail Price Index
1999-2000 = 100		
Year 1999-00	100.0	100.0
Apr - Jun 2000	109.1	102.6
Jul - Sep 2000	111.6	102.7
Oct - Dec 2000	119.8	103.4
Jan - Mar 2001	121.0	103.3
Year 2000-01	115.4	103.0
Apr - Jun 2001	116.4	104.5
Jul - Sep 2001	121.8	104.6
Oct - Dec 2001	120.7	104.5
Jan - Mar 2002	124.8	104.5
Year 2001-02	120.9	104.5
Apr - Jun 2002	126.9	105.8
Jul - Sep 2002	138.0	106.2
Oct - Dec 2002	134.2	107.1
Jan - Mar 2003	132.4	107.7
Year 2002-03	132.9	106.7
Apr - Jun 2003	141.0	109.0
Jul - Sep 2003	148.0	109.3
Oct - Dec 2003	149.1	110.0
Jan - Mar 2004	148.0	110.5
Year 2003-04	146.6	109.7
Apr - Jun 2004	153.2	112.0
Jul - Sep 2004	157.4	112.7
Oct - Dec 2004	164.7	113.7
Jan - Mar 2005	164.9	114.0
Year 2004-05	159.9	113.1
Apr - Jun 2005	171.4	115.4
Jul - Sep 2005	182.2	115.8
Oct - Dec 2005	187.0 ^(R)	116.4
Jan - Mar 2006	185.2 ^(P)	116.7
Year 2005-06	181.5^(P)	116.1

Source: DSD, ONS

5. Intended Selling Price Of NHBC Registered Starts By House Type Quarters Ending March 2002 - March 2006

Quarter / Year	Detached Houses	Detached Bungalows	Semi Detached Properties	Terraced ¹ Properties	Flats and Maisonettes
£ thousand					
Jan - Mar 2002	115	76	79	88	94
Year 2001-02	112	76	75	92	103
Apr - Jun 2002	118	82	84	103	97
Jul - Sep 2002	117	91	82	107	99
Oct - Dec 2002	130	95	85	98	96
Jan - Mar 2003	123	92	84	102	94
Year 2002-03	122	90	84	103	97
Apr - Jun 2003	137	97	88	98	88
Jul - Sep 2003	144	95	93	107	114
Oct - Dec 2003	141	108	95	111	102
Jan - Mar 2004	137	114	99	107	99
Year 2003-04	140	104	94	106	101
Apr - Jun 2004	144	109	101	110	112
Jul - Sep 2004	151	114	106	132	102
Oct - Dec 2004	150	127	110	110	119
Jan - Mar 2005	162	120	111	113	105
Year 2004-05	152	118	107	116	110
Apr - Jun 2005	172	137	125	119	116
Jul - Sep 2005	177	144	124	122	117
Oct - Dec 2005	185	134	130	123	125
Jan - Mar 2006	188	135	141	135	146
Year 2005-06	181	138	130	125	126

1. Includes tow nhouses.

SOURCE : NHBC

6A. Actions For Mortgage Possession¹ By Financial Year and Quarter

Year	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Yearly Total
1999-00	523	453	339	477	1,792
2000-01	441	438	352	510	1,741
2001-02	401	378	333	428	1,540
2002-03	447	402	324	482	1,655
2003-04	451	504	535	587	2,077
2004-05	597	488	480	623	2,188
2005-06	663	623	652	676	2,614

1. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.

SOURCE : NI COURT SERVICE

6.B Orders For Mortgage Possession^{1,2,3,4} By Financial Year And Quarter 2004-05 to 2005-06

Order Made	2004/2005		2005/2006				Yearly Total ⁴
	Jan - Mar	Yearly Total ⁴	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	
Possession	198	-	259	110	255	219	843
Suspended Possession	74	-	108	59	148	107	422
Suspended Possession Combined	24	-	34	12	31	24	101
Sale & Possession	3	-	10	3	6	0	19
Non-Possession	37	-	78	64	69	80	291
Total Orders for Quarter/Year ³	336	-	489	248	509	430	1676
Cases Disposed ³	321	-	489	246	506	427	1668

SOURCE : NI COURT SERVICE

1. Figures cover both NIHE and private mortgages and relate to both domestic and commercial properties.

2. On the 15th November 2004 the Northern Ireland Courts Service introduced a new operational system called ICOS. All the analysis for mortgage statistics comes from ICOS. Due to the differences in the old and new operational systems, it is difficult to directly compare figures from the new system with those pre-15th November 2004.

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. No yearly totals are given for 2004/2005 due to the composite figures not being directly comparable throughout the financial year.

7. Intended NHBC Registered Housing Starts By House Type Quarters Ending March 2002 - March 2006

Quarter / Year	Detached Houses	Detached Bungalows	Semi Detached Properties	Terraced ¹ Properties	Flats and Maisonettes	Total
Percentages						
Jan - Mar 2002	38	7	25	15	15	2,177
Year 2001-02	37	9	25	13	17	8,923
Apr - Jun 2002	35	6	30	12	17	2,430
Jul - Sep 2002	37	7	29	15	13	2,313
Oct - Dec 2002	33	5	27	18	17	2,447
Jan - Mar 2003	38	6	28	16	12	2,535
Year 2002-03	36	6	29	15	15	9,725
Apr - Jun 2003	34	5	34	15	12	2,643
Jul - Sep 2003	33	6	27	20	15	2,665
Oct - Dec 2003	35	5	28	20	12	2,033
Jan - Mar 2004	32	5	33	19	10	2,837
Year 2003-04	34	5	31	19	12	10,178
Apr - Jun 2004	40	5	28	14	14	2,661
Jul - Sep 2004	31	5	32	19	14	2,621
Oct - Dec 2004	30	3	31	18	18	2,436
Jan - Mar 2005	36	4	29	22	9	2,473
Year 2004-05	35	4	30	18	14	10,191
Apr - Jun 2005	30	4	32	20	14	2,904
Jul - Sep 2005	29	3	27	22	18	2,322
Oct - Dec 2005	26	3	28	25	18	2,646
Jan - Mar 2006	28	4	30	18	22	2,537
Year 2004-05	28	4	29	21	18	10,409

1. Includes tow nhouses.

SOURCE : NHBC

8. Total New Dwelling Starts By Sector^{1,2} 1999-00 to 2005-06

Quarter / Year	NIHE	Housing Associations	Total Social Rented Sector	Private Sector	Total All Sectors
1999-00	76	1,507	1,583	9,685	11,268
2000-01	23	885	908	10,418	11,326
2001-02	25	772	797	12,065	12,862
2002-03	0	669	669	11,573	12,242
Apr - Jun 2003	0	62	62	3,194	3,256
Jul - Sep 2003	0	110	110	3,350	3,460
Oct - Dec 2003	0	98	98	2,692	2,790
Jan - Mar 2004	0	870	870	3,435	4,305
Year 2003-04	0	1,140	1,140	12,671	13,811
Apr - Jun 2004	0	61	61	3,602	3,663
Jul - Sep 2004	0	168	168	3,216	3,384
Oct - Dec 2004	0	34	34	3,101	3,135
Jan - Mar 2005	0	766	766	3,280	4,046
Year 2004-05	0	1,029	1,029	13,199	14,228
Apr - Jun 2005	0	3	3	3,872	3,875
Jul - Sep 2005	0	54	54	3,592	3,646
Oct - Dec 2005	0	221	221	3,004	3,225
Jan - Mar 2006	0	951	951	3,487 ^(P)	4,438^(P)
Year 2005-06	0	1,229	1,229	13,955^(P)	15,184^(P)

SOURCE: DSD, NIHE, DISTRICT COUNCIL BUILDING CONTROL OFFICES

1. The Housing Executive no longer builds new dwellings. Occasionally it may still replace an isolated rural dwelling as part of cottage improvement programme. Given the rarity of this occurrence, however, information on Housing Executive new build will no longer be available.
2. Housing Associations also provide hostel, communal establishment and rehabilitated housing, all of which are additional to the social housing stock. See Table 13 for full range of activity.

9. Total New Dwelling Starts By Sector ^{1,2} By District Council Area Quarters Ending March 2005 - March 2006

District Council Area	Housing Associations		Private Sector		All Sectors	
	Jan-Mar 2005	Jan-Mar 2006	Jan-Mar 2005	Jan-Mar 2006	Jan-Mar 2005	Jan-Mar 2006
Antrim	0	35	179	174	179	209
Ards	0	12	143	143 ^(P)	143	155^(P)
Armagh	23	0	124	202	147	202
Ballymena	0	0	72	81	72	81
Ballymoney	0	0	88	76 ^(P)	88	76^(P)
Banbridge	0	13	160	137	160	150
Belfast	436	695	318	357	754	1,052
Carrickfergus	2	0	26	64	28	64
Castlereagh	12	39	32	49 ^(P)	44	88^(P)
Coleraine	0	1	86	118	86	119
Cookstown	0	5	116	89	116	94
Craigavon	5	0	287	329	292	329
Derry	45	14	123	88	168	102
Down	7	12	137	187	144	199
Dungannon	0	0	153	174	153	174
Fermanagh	30	0	157	175	187	175
Larne	4	0	43	49	47	49
Limavady	0	0	64	54	64	54
Lisburn	125	107	245	168 ^(P)	370	275^(P)
Magherafelt	3	0	94	90	97	90
Moyle	0	0	54	47	54	47
Newry & Mourne	44	10	149	176	193	186
Newtownabbey	5	0	130	97	135	97
North Down	0	8	81	132 ^(P)	81	140^(P)
Omagh	6	0	118	134	124	134
Strabane	19	0	101	97	120	97
Northern Ireland	766	951	3,280	3,487^(P)	4,046	4,438^(P)

SOURCE: DSD, NIHE, DISTRICT COUNCIL BUILDING CONTROL OFFICES

1. The Housing Executive no longer builds new dwellings. 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 build will no longer be available.
2. Housing Associations also provide hostel, communal establishment and rehabilitated housing, all of which are additional to the social housing stock. See Table 13 for full range of activity.

10. Total New Dwelling Starts By District Council Quarters Ending March 2005 - March 2006

District Council Area	2004 - 2005		2005 - 2006				
	Jan-Mar	Total	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Total
Antrim	179	505	157	132	121	209	619
Ards	143	530	103	181	213	155 ^(P)	652^(P)
Armagh	147	575	154	102	77	202	535
Ballymena	72	397	138	118	88	81	425
Ballymoney	88	395	83	69	64	76 ^(P)	292^(P)
Banbridge	160	585	195	139	145	150	629
Belfast	754	1,596	208	535	433	1,052	2,228
Carrickfergus	28	125	120	28	38	64	250
Castlereagh	44	161	39	49	60	88 ^(P)	236^(P)
Coleraine	86	429	95	89	154	119	457
Cookstown	116	395	86	87	65	94	332
Craigavon	292	1,039	523	372	229	329	1,453
Derry	168	604	184	136	109	102	531
Down	144	559	153	129	131	199	612
Dungannon	153	632	237	198	164	174	773
Fermanagh	187	679	187	145	126	175	633
Larne	47	223	27	77	46	49	199
Limavady	64	299	68	69	49	54	240
Lisburn	370	1,099	321	264	228	275 ^(P)	1,088^(P)
Magherafelt	97	379	159	115	87	90	451
Moyle	54	175	34	27	39	47	147
Newry & Mourne	193	730	160	177	129	186	652
Newtownabbey	135	605	162	156	123	97	538
North Down	81	586	121	56	80	140 ^(P)	397^(P)
Omagh	124	494	136	128	103	134	501
Strabane	120	432	25	68	124	97	314
Northern Ireland	4,046	14,228	3,875	3,646	3,225	4,438^(P)	15,184^(P)

SOURCE : DSD, NIHE, DISTRICT COUNCIL BUILDING CONTROL OFFICES

11. New Dwelling Starts For The Private Sector By District Council Quarters Ending March 2005 - March 2006

District Council Area	2004 - 2005		2005 - 2006				
	Jan-Mar	Total	Apr - Jun	Jul - Sep	Oct - Dec	Jan-Mar	Total
Antrim	179	505	157	132	121	174	584
Ards	143	530	103	181	213	143 ^(P)	640^(P)
Armagh	124	552	154	102	77	202	535
Ballymena	72	396	138	118	88	81	425
Ballymoney	88	395	83	69	64	76 ^(P)	292^(P)
Banbridge	160	585	195	139	133	137	604
Belfast	318	969	208	486	295	357	1,346
Carrickfergus	26	111	120	28	12	64	224
Castlereagh	32	149	39	49	60	49 ^(P)	197^(P)
Coleraine	86	429	92	89	127	118	426
Cookstown	116	395	86	87	65	89	327
Craigavon	287	1,034	523	372	229	329	1,453
Derry	123	545	184	136	109	88	517
Down	137	552	153	129	121	187	590
Dungannon	153	627	237	198	164	174	773
Fermanagh	157	647	187	145	126	175	633
Larne	43	219	27	77	46	49	199
Limavady	64	298	68	69	49	54	240
Lisburn	245	974	321	264	220	168 ^(P)	973^(P)
Magherafelt	94	376	159	115	87	90	451
Moyle	54	175	34	27	39	47	147
Newry & Mourne	149	678	160	172	129	176	637
Newtownabbey	130	600	162	156	123	97	538
North Down	81	557	121	56	80	132 ^(P)	389^(P)
Omagh	118	488	136	128	103	134	501
Strabane	101	413	25	68	124	97	314
Northern Ireland	3,280	13,199	3,872	3,592	3,004	3,487^(P)	13,955^(P)

SOURCE : DISTRICT COUNCIL BUILDING CONTROL OFFICES

12. New Dwelling Starts For Housing Associations By District Council ¹ Quarters Ending March 2005 - March 2006

District Council Area	2004-05		2005-06				
	Jan - Mar	Total	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Total
Antrim	0	0	0	0	0	35	35
Ards	0	0	0	0	0	12	12
Armagh	23	23	0	0	0	0	0
Ballymena	0	1	0	0	0	0	0
Ballymoney	0	0	0	0	0	0	0
Banbridge	0	0	0	0	12	13	25
Belfast	436	627	0	49	138	695	882
Carrickfergus	2	14	0	0	26	0	26
Castlereagh	12	12	0	0	0	39	39
Coleraine	0	0	3	0	27	1	31
Cookstown	0	0	0	0	0	5	5
Craigavon	5	5	0	0	0	0	0
Derry	45	59	0	0	0	14	14
Down	7	7	0	0	10	12	22
Dungannon	0	5	0	0	0	0	0
Fermanagh	30	32	0	0	0	0	0
Larne	4	4	0	0	0	0	0
Limavady	0	1	0	0	0	0	0
Lisburn	125	125	0	0	8	107	115
Magherafelt	3	3	0	0	0	0	0
Moyle	0	0	0	0	0	0	0
Newry & Mourne	44	52	0	5	0	10	15
Newtownabbey	5	5	0	0	0	0	0
North Down	0	29	0	0	0	8	8
Omagh	6	6	0	0	0	0	0
Strabane	19	19	0	0	0	0	0
Northern Ireland	766	1,029	3	54	221	951	1,229

SOURCE : DSD

1. Housing Associations also provide hostel, communal establishment and rehabilitated housing, all of which are additional to the social housing stock. See Table 13 for full range of activity.

13. Additions to the Social Rented Sector

Quarters ending March 2005 - March 2006^{1,2}

Type of Housing	Housing Associations						
	Jan - Mar 2005	Total 2004/2005	Apr - Jun 2005	Jul - Sept 2005	Oct - Dec 2005	Jan - Mar 2006	Total 2005/2006
New self contained dwelling	766	1,029	3	54	221	951	1229
New hostel/ communal establishment bedspace	60	62	0	7	13	25	45
Rehabilitated self contained dwelling	82	82	9	39	23	115	186
Rehabilitated hostel/ communal establishment bedspace	54	75	0	10	0	49	59
Total Units	962	1,317	12	110	257	1,140	1,519

Source: DSD

1. Hostels and communal establishments are buildings containing single or shared rooms which are not self contained. Each bedspace houses one 'household' from the waiting list.
2. Rehabilitations are stock purchases from the private sector which are rehabilitated to current standards for social renting use. All are additions to social housing stock.

14. Households Presenting As Homeless By Reason Quarters ending March 2005 - March 2006

Reason	2004 - 2005		2005 - 2006				
	Jan - Mar	Totals	Apr - Jun	July - Sept	Oct - Dec	Jan - Mar	Totals
Sharing breakdown/family dispute	1,287	4,114	1,185	1,182	1,017	1,415	4,799
Marital /relationship breakdown	741	2,564	706	690	582	728	2,706
Domestic Violence	208	727	226	172	189	211	798
Loss of rented accommodation	707	2,249	670	676	558	801	2,705
No accommodation in Northern Ireland	451	1,684	458	508	447	528	1,941
Intimidation (Civil disturbance)	200	959	212	284	185	207	888
Accommodation not reasonable	670	2,252	719	666	675	841	2,901
Release from hospital/prison/other institution	97	340	106	85	72	85	348
Fire/flood other emergency	22	80	22	23	29	33	107
Mortgage default	81	230	80	71	75	92	318
Bomb/fire damage (Civil disturbance)	17	87	18	11	15	13	57
Neighbourhood harassment	311	1,214	334	396	357	380	1,467
Other reasons	277	862	286	229	273	298	1,086
Total	5,069	17,362	5,022	4,993	4,474	5,632	20,121

Source: NIHE

15. Households Presenting As Homeless By Household Type Quarters ending March 2005 - March 2006

Household Type	2004 - 2005		2005 - 2006				
	Jan - Mar	Totals	Apr - Jun	July - Sept	Oct - Dec	Jan - Mar	Totals
Single male	1,699	4,518	1,685	1,689	1,490	1,845	6,709
16-18yrs	46	194	52	59	48	51	210
19-25yrs	516	1,772	525	526	446	527	2,024
26-59yrs	1,137	3,962	1,108	1,104	996	1,267	4,475
Single females	862	2,305	902	865	717	921	3,405
16-18yrs	65	306	90	74	63	85	312
19-25yrs	414	1,441	422	422	318	417	1,579
26-59yrs	383	1,324	390	369	336	419	1,514
Couples	252	870	288	242	244	290	1,064
Families	1,718	5,700	1,624	1,686	1,507	1,988	6,805
Pensioner Households	538	1,793	523	511	516	588	2,138
Undefined	0	0	0	0	0	0	0
Total	5,069	17,362	5,022	4,993	4,474	5,632	20,121

Source: NIHE

16. Homeless Households Awarded Priority Status by Reason Quarters ending March 2005 - March 2006

Reason	2004 - 2005		2005 - 2006				
	Jan-Mar	Totals	Apr-Jun	July-Sept	Oct-Dec	Jan-Mar	Totals
Sharing breakdown/family dispute	430	1,638	512	495	446	557	2,010
Marital /relationship breakdown	249	968	234	237	211	249	931
Domestic violence	175	611	172	165	181	170	688
Loss of rented accommodation	301	1,010	281	305	275	369	1,230
No accommodation in Northern Ireland	150	594	147	183	162	166	658
Intimidation (Civil disturbance)	70	447	100	153	122	119	494
Accommodation not reasonable	517	1,837	566	524	573	671	2,334
Release from hospital/prison/other institution	51	180	43	43	33	39	158
Fire /flood /other emergency	21	73	15	15	23	20	73
Mortgage default	26	77	28	20	27	36	111
Bomb /fire damage (civil disturbance)	15	60	11	9	15	10	45
Neighbourhood harassment	161	707	185	184	181	155	705
Other reasons	83	268	81	74	77	80	312
TOTAL	2,249	8,470	2,375	2,407	2,326	2,641	9,749

Source: NIHE