

## Northern Ireland Housing Bulletin 1<sup>st</sup> July – 30<sup>th</sup> September 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 <sup>(P)</sup> and <sup>(R)</sup> respectively.

During the quarter ending 30<sup>th</sup> September 2006:

- The average selling price of NHBC-registered new houses sold was £157,000, an increase of £23,000 (17.2%) on the same quarter in 2005.
- The average selling price of NHBC-registered new houses ranged from £118,600 in Cookstown District Council to £243,000 in North Down District Council area (provisional figures).
- The average intended selling price of NHBC-registered flats and maisonettes was £142,000, £23,000 (19.3%) higher than the quarter ending September 2005.
- Detached houses represented 35% of all NHBC intended housing starts. The total number of NHBC starts recorded for this quarter (1,711) represented a decrease of 26.3% on the number of starts recorded for the same quarter in 2005.
- Of the new dwellings actually started, 98.6% (3,554) were commissioned by the private sector (provisional). Total number of starts decreased from 3,646 for the quarter ending September 2005 to 3,606 for the quarter ending September 2006 (provisional).
- Belfast City council had the greatest number of new housing starts, namely 468. This represents a decrease of 12.5%, in the city council, on the same period in 2005.
- A total of 5,634 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 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.

## **Housing Publications**

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The Statistics and Research Branch (Core) website ([www.dsdni.gov.uk/index/stats\\_and\\_research.htm](http://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 2005-06. 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](http://www.nisra.gov.uk)).

The next edition of this bulletin will be published in April 2007.

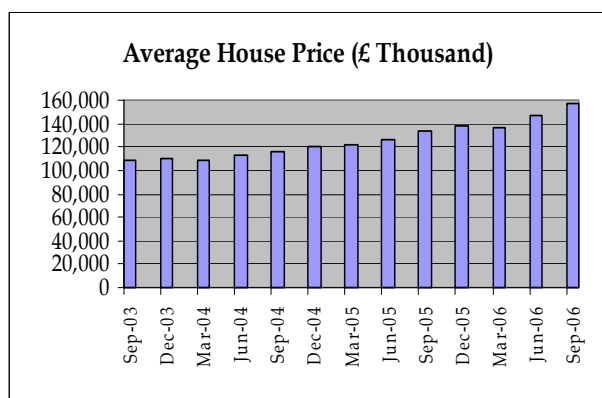
**Statistics and Research Branch (Core), Department for Social Development act as a data repository only. We attempt to quality assure all data received, but responsibility for accuracy lies solely with the source.**

## NHBC NEW HOUSE PRICES

During the quarter ending 30<sup>th</sup> September 2006, 1,328 new NHBC-registered houses were sold, a decrease of 21.5% on the same period in 2005.

The average selling price of NHBC-registered new houses stands at £157,000 at the end of September 2006 (provisional figures). This equates to an increase of 17.2% 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 September 2003 – September 2006**



Revised totals for new house sales by district council for the quarter ending June 2006 indicate that the average price paid in Lisburn City Council area was £193,500, compared with an average £105,400 in Larne (Table 2A).

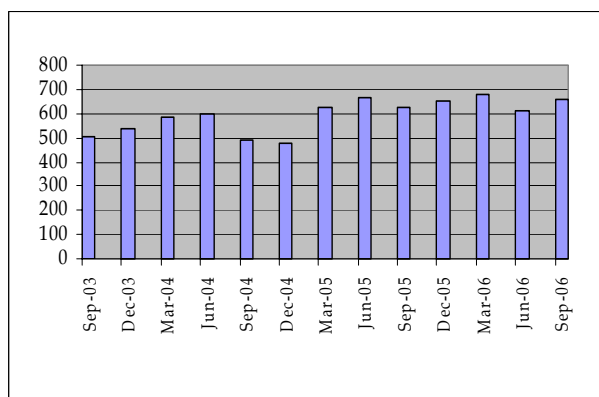
For the quarter ending September 2006, the highest average price (£243,000) was in North Down District Council, while the lowest priced homes were in Cookstown (average price of £118,600) (provisional figures) (Table 2B).

## ACTIONS FOR MORTGAGE POSSESSION

In total 658 actions for mortgage possession were recorded for the quarter ending September 2006.

This represents a 5.6% increase on the same period in 2005 (Table 6A, Figure 2).

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

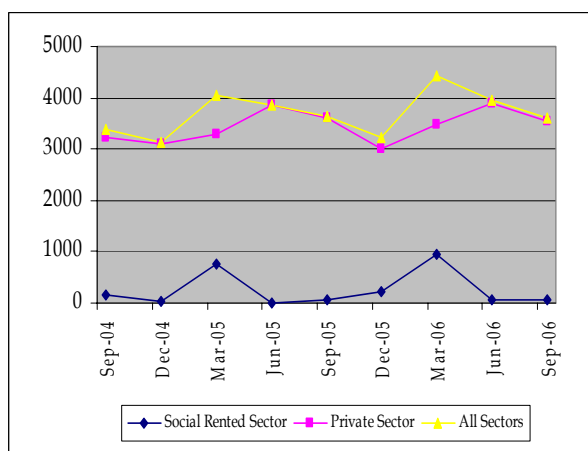


## HOUSING STARTS

During the quarter July to September 2006 a total of 3,606 new houses were started (provisional). This was a decrease of 1.1% on the corresponding quarter of 2005 (Table 8, Figure 3).

98.6% (3,554) of dwellings started in the quarter ending September 2006 were commissioned for the private sector (provisional) (Table 8).

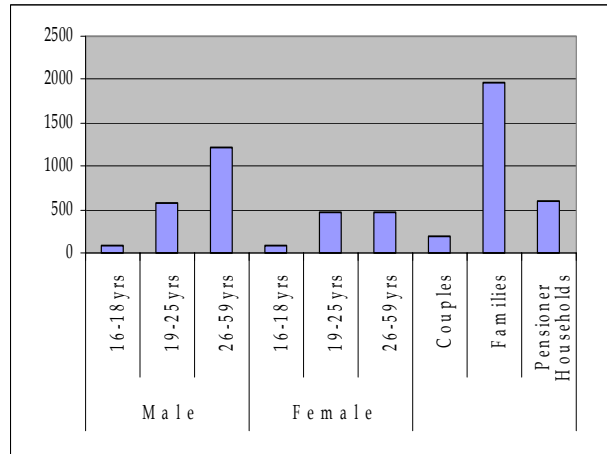
**Fig 3: Total Housing Starts by Sector Quarters ending September 2004 – September 2006**



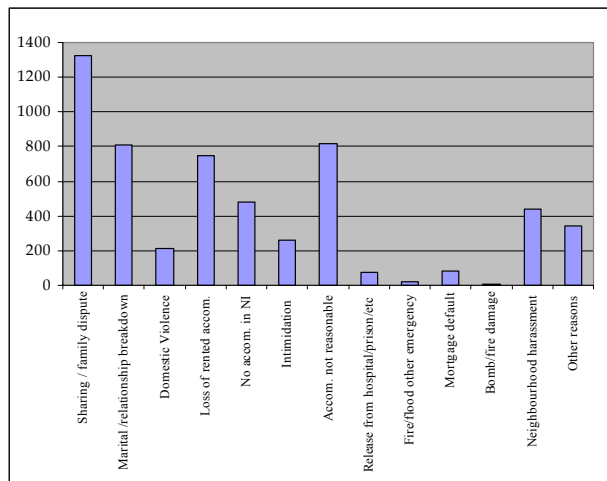
Belfast City Council had the highest volume of new dwelling starts in the quarter ending September 2006 (468 starts), followed by Craigavon and Fermanagh District Councils (303 - provisional, & 264 starts respectively) (Table 9).

### HOMELESSNESS

In total, 5,634 households presented as homeless to NIHE from July to September 2006. Twenty four percent (1,325) of these cited a sharing breakdown or family dispute as the reason for homelessness, with a further 14.6% (820) citing Accommodation Not Reasonable. (Table 14, Figure 4).



**Fig 4: Households Presenting As Homeless By Reason July – September 2006**



Thirty five percent (1,956) of households presenting as homeless were Families, closely followed by Single Males, mainly aged between 26-59 years old, (33.4% or 1,883) (Table 15, Figure 5).

**Fig 5: Households Presenting As Homeless By Household Type July – September 2006**

# 1. New House Sales And Prices <sup>1,2</sup>

## Quarters Ending Sept 2003 - Sept 2006

Quarter / Year	Number Of Sales	Average Price (£)
Jul - Sep 2003	1,667	109,000
Oct - Dec 2003	1,763	110,000
Jan - Mar 2004	1,517	109,000
<b>Year 2003-04</b>	<b>6,486</b>	<b>108,000</b>
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
<b>Year 2004-05</b>	<b>7,005</b>	<b>118,000</b>
Apr - Jun 2005	1,829	126,000
Jul - Sep 2005	1,691	134,000
Oct - Dec 2005	1,854	138,000
Jan - Mar 2006	1,595	137,000
<b>Year 2005-06</b>	<b>6,969</b>	<b>134,000</b>
Apr - Jun 2006 <sup>(R)</sup>	1,837	147,000
Jul - Sep 2006 <sup>(P)</sup>	1,328	157,000

1. New house 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 <sup>1</sup> By District Council Quarter Ending June 2006 (Revised)

District Council	Private Sector		Public Sector		All Sectors	
	Apr - June 2006 <sup>(R)</sup>		Apr - June 2006 <sup>(R)</sup>		Apr - June 2006 <sup>(R)</sup>	
	Sales	Average Price (£'000)	Sales	Average Price (£'000)	Sales	Average Price (£'000)
Antrim	84	144.9	0	0.0	84	144.9
Ards	88	132.4	0	0.0	88	132.4
Armagh	24	150.4	0	0.0	24	150.4
Ballymena	48	147.0	0	0.0	48	147.0
Ballymoney	40	145.8	0	0.0	40	145.8
Banbridge	74	126.6	0	0.0	74	126.6
Belfast	217	167.3	21	65.5	238	158.3
Carrickfergus	38	154.2	0	0.0	38	154.2
Castlereagh	7	154.4	0	0.0	7	154.4
Coleraine	62	181.0	0	0.0	62	181.0
Cookstown	18	118.7	0	0.0	18	118.7
Craigavon	207	127.7	0	0.0	207	127.7
Derry	109	140.2	14	65.0	123	131.7
Down	96	164.8	0	0.0	96	164.8
Dungannon	78	139.7	0	0.0	78	139.7
Fermanagh	50	139.2	0	0.0	50	139.2
Larne	30	102.1	1	206.0	31	105.4
Limavady	14	138.6	0	0.0	14	138.6
Lisburn	156	193.5	0	0.0	156	193.5
Magherafelt	45	150.0	0	0.0	45	150.0
Moyle	13	127.8	0	0.0	13	127.8
Newry&Mourne	35	164.8	0	0.0	35	164.8
Newtownabbey	73	136.1	0	0.0	73	136.1
North Down	83	158.5	0	0.0	83	158.5
Omagh	28	125.1	0	0.0	28	125.1
Strabane	84	112.8	0	0.0	84	112.8
<b>Northern Ireland</b>	<b>1,801</b>	<b>148.3</b>	<b>36</b>	<b>69.2</b>	<b>1,837</b>	<b>146.8</b>

<sup>1</sup> Prices rounded to nearest £ hundred.

Source : NHBC

## 2B. New House Sales And Prices <sup>1</sup> By District Council Quarter Ending September 2006 (Provisional)

District Council	Private Sector July - Sept 2006 <sup>(P)</sup>		Public Sector July - Sept 2006 <sup>(P)</sup>		All Sectors July - Sept 2006 <sup>(P)</sup>	
	Sales	Average Price (£'000)	Sales	Average Price (£'000)	Sales	Average Price (£'000)
Antrim	77	155.9	0	0.0	77	155.9
Ards	81	146.7	0	0.0	81	146.7
Armagh	13	138.5	0	0.0	13	138.5
Ballymena	41	176.9	0	0.0	41	176.9
Ballymoney	22	159.5	0	0.0	22	159.5
Banbridge	64	150.4	0	0.0	64	150.4
Belfast	169	178.2	37	84.2	206	161.3
Carrickfergus	21	164.2	0	0.0	21	164.2
Castlereagh	5	192.4	0	0.0	5	192.4
Coleraine	64	178.6	0	0.0	64	178.6
Cookstown	12	118.6	0	0.0	12	118.6
Craigavon	129	150.3	0	0.0	129	150.3
Derry	79	160.7	24	69.1	103	139.4
Down	59	167.3	0	0.0	59	167.3
Dungannon	48	128.5	0	0.0	48	128.5
Fermanagh	49	121.8	0	0.0	49	121.8
Larne	22	128.0	0	0.0	22	128.0
Limavady	11	142.7	0	0.0	11	142.7
Lisburn	64	233.6	0	0.0	64	233.6
Magherafelt	26	160.5	0	0.0	26	160.5
Moyle	5	213.0	0	0.0	5	213.0
Newry&Mourne	31	166.0	0	0.0	31	166.0
Newtownabbey	68	135.3	0	0.0	68	135.3
North Down	32	243.0	0	0.0	32	243.0
Omagh	35	134.2	0	0.0	35	134.2
Strabane	40	126.0	0	0.0	40	126.0
<b>Northern Ireland</b>	<b>1,267</b>	<b>161.0</b>	<b>61</b>	<b>78.3</b>	<b>1,328</b>	<b>157.2</b>

<sup>1</sup> Prices rounded to nearest £ hundred.

Source: NHBC

### 3. New House Sales And Prices <sup>1</sup> By House Type Quarters Ending Sept 2005 - Sept 2006

	Jul-Sept 2005		Oct-Dec 2005		Jan-Mar 2006		Year 2005-2006		Apr-Jun 2006 <sup>(R)</sup>		Jul-Sept 2006 <sup>(P)</sup>	
	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	507	170.2	574	170.6	435	172.5	<b>2,096</b>	<b>165.3</b>	476	181.9	352	196.0
Semi-det house	554	116.1	572	122.6	487	120.9	<b>2,163</b>	<b>116.7</b>	520	133.5	366	152.7
Terraced house	357	124.8	400	124.7	387	132.2	<b>1,458</b>	<b>124.3</b>	443	136.7	310	139.8
Detached bungalow	52	124.0	57	128.3	59	124.3	<b>234</b>	<b>124.2</b>	67	133.3	59	136.4
Semi-det bungalow	14	118.9	27	102.7	23	94.1	<b>73</b>	<b>106.5</b>	15	115.4	7	169.7
Terraced bungalow	4	121.5	1	145.0	1	144.0	<b>20</b>	<b>99.9</b>	2	129.5	2	231.0
Maisonette	3	116.7	12	164.6	20	114.3	<b>48</b>	<b>130.0</b>	21	114.6	29	125.6
Flat 1-3	187	111.4	191	123.7	178	122.5	<b>787</b>	<b>117.1</b>	254	133.6	175	130.8
Flat 4+	13	165.1	20	80.4	5	97.2	<b>87</b>	<b>123.1</b>	38	147.1	28	153.1
Multiple occupancy	0	0.0	0	0.0	0	0.0	<b>3</b>	<b>1,592.3</b>	1	206.0	0	0.0
<b>Totals</b>	<b>1,691</b>	<b>134.3</b>	<b>1,854</b>	<b>137.8</b>	<b>1,595</b>	<b>137.5</b>	<b>6,969</b>	<b>133.8</b>	<b>1,837</b>	<b>146.8</b>	<b>1,328</b>	<b>157.2</b>

<sup>1</sup> Prices rounded to nearest £ hundred.

Source : NHBC

## 4. Indices Of New House Prices And Retail Prices 1999-00 to 2006-07

Quarter / Year	New House Price Index	Retail Price Index
<b>1999-2000 = 100</b>		
<b>Year 1999-00</b>	<b>100.0</b>	<b>100.0</b>
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
<b>Year 2000-01</b>	<b>115.4</b>	<b>103.0</b>
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
<b>Year 2001-02</b>	<b>120.9</b>	<b>104.5</b>
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
<b>Year 2002-03</b>	<b>132.9</b>	<b>106.7</b>
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
<b>Year 2003-04</b>	<b>146.6</b>	<b>109.7</b>
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
<b>Year 2004-05</b>	<b>159.9</b>	<b>113.1</b>
Apr - Jun 2005	171.4	115.4
Jul - Sep 2005	182.2	115.8
Oct - Dec 2005	187.0	116.4
Jan - Mar 2006	186.6	116.7
<b>Year 2005-06</b>	<b>181.6</b>	<b>116.1</b>
Apr - Jun 2006	199.2 <sup>(R)</sup>	118.8
Jul - Sep 2006	213.3 <sup>(P)</sup>	119.8

Source: DSD, ONS

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

Quarter / Year	Detached Houses	Detached Bungalows	Semi Detached Properties	Terraced <sup>1</sup> Properties	Flats and Maisonettes
<b>£ thousand</b>					
Jul - Sep 2002	117	91	82	107	99
Oct - Dec 2002	130	95	85	98	96
Jan - Mar 2003	123	92	84	102	94
<b>Year 2002-03</b>	<b>122</b>	<b>90</b>	<b>84</b>	<b>103</b>	<b>97</b>
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
<b>Year 2003-04</b>	<b>140</b>	<b>104</b>	<b>94</b>	<b>106</b>	<b>101</b>
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
<b>Year 2004-05</b>	<b>152</b>	<b>118</b>	<b>107</b>	<b>116</b>	<b>110</b>
Apr - Jun 2005	172	137	125	118	116
Jul - Sep 2005	178	142	124	122	119
Oct - Dec 2005	185	135	130	123	125
Jan - Mar 2006	187	135	141	135	146
<b>Year 2005-06</b>	<b>181</b>	<b>137</b>	<b>130</b>	<b>125</b>	<b>127</b>
Apr - Jun 2006	202	160	146	149	125
Jul - Sep 2006	195	170	162	152	142

1. Includes townhouses.

SOURCE : NHBC

## 6A. Actions For Mortgage Possession<sup>1</sup> By Financial Year and Quarter

Year	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Yearly Total
1999-00	523	453	339	477	<b>1,792</b>
2000-01	441	438	352	510	<b>1,741</b>
2001-02	401	378	333	428	<b>1,540</b>
2002-03	447	402	324	482	<b>1,655</b>
2003-04	451	504	535	587	<b>2,077</b>
2004-05	597	488	480	623	<b>2,188</b>
2005-06	663	623	652	676	<b>2,614</b>
2006-07	612	658			

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 By Financial Year And Quarter

2005-06 to 2006-07<sup>1,2,3</sup>

Order Made	2005/2006				Yearly Total	2006/2007	
	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar		Apr - Jun	Jul - Sep
Possession	259	110	255	219	843	218	151
Suspended Possession	108	59	148	107	422	79	55
Suspended Possession Combined	34	12	31	24	101	15	9
Sale & Possession	10	3	6	0	19	4	0
Non-Possession	78	64	69	80	291	88	77
Total Orders for Quarter/Year <sup>3</sup>	489	248	509	430	1,676	404	292
Cases Disposed <sup>3</sup>	489	246	506	427	1,668	399	291

SOURCE : NI COURT SERVICE

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

2. On the 15<sup>th</sup> 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-15<sup>th</sup> 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.

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

Quarter / Year	Detached Houses	Detached Bungalows	Semi Detached Properties	Terraced <sup>1</sup> Properties	Flats and Maisonettes	Total
<b>Percentages</b>						
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
<b>Year 2002-03</b>	<b>36</b>	<b>6</b>	<b>29</b>	<b>15</b>	<b>15</b>	<b>9,725</b>
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
<b>Year 2003-04</b>	<b>34</b>	<b>5</b>	<b>31</b>	<b>19</b>	<b>12</b>	<b>10,178</b>
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
<b>Year 2004-05</b>	<b>34</b>	<b>4</b>	<b>30</b>	<b>18</b>	<b>14</b>	<b>10,191</b>
Apr - Jun 2005	30	4	32	20	14	2,904
Jul - Sep 2005	28	3	27	22	19	2,322
Oct - Dec 2005	26	3	28	25	18	2,646
Jan - Mar 2006	27	3	30	18	22	2,537
<b>Year 2004-05</b>	<b>28</b>	<b>3</b>	<b>29</b>	<b>21</b>	<b>18</b>	<b>10,409</b>
Apr - Jun 2006	25	3	36	20	17	2,209
Jul - Sep 2006	35	4	30	16	15	1,711

1. Includes townhouses.

SOURCE : NHBC

## 8. Total New Dwelling Starts By Sector<sup>1,2</sup> 2000-01 to 2006-07

Quarter / Year	NIHE	Housing Associations	Total Social Rented Sector	Private Sector	Total All Sectors
2000-01	23	885	<b>908</b>	10,418	<b>11,326</b>
2001-02	25	772	<b>797</b>	12,065	<b>12,862</b>
2002-03	0	669	<b>669</b>	11,573	<b>12,242</b>
2003-04	0	1140	<b>1140</b>	12,671	<b>13,811</b>
Apr - Jun 2004	0	61	<b>61</b>	3,602	<b>3,663</b>
Jul - Sep 2004	0	168	<b>168</b>	3,216	<b>3,384</b>
Oct - Dec 2004	0	34	<b>34</b>	3,101	<b>3,135</b>
Jan - Mar 2005	0	766	<b>766</b>	3,280	<b>4,046</b>
<b>Year 2004-05</b>	<b>0</b>	1,029	<b>1,029</b>	<b>13,199</b>	<b>14,228</b>
Apr - Jun 2005	0	3	<b>3</b>	3,872	<b>3,875</b>
Jul - Sep 2005	0	54	<b>54</b>	3,592	<b>3,646</b>
Oct - Dec 2005	0	221	<b>221</b>	3,004	<b>3,225</b>
Jan - Mar 2006	0	951	<b>951</b>	3,487	<b>4,438</b>
<b>Year 2005-06</b>	<b>0</b>	1,229	<b>1,229</b>	13,955	<b>15,184</b>
Apr - Jun 2006	<b>0</b>	69	<b>69</b>	3,901	<b>3,970</b>
Jul - Sep 2006	<b>0</b>	52	<b>52</b>	3,554 <sup>(P)</sup>	<b>3,606<sup>(P)</sup></b>

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 <sup>1,2</sup> By District Council Area Quarters Ending September 2005 - September 2006

District Council Area	Housing Associations		Private Sector		All Sectors	
	July-Sept 2005	July-Sept 2006	July-Sept 2005	July-Sept 2006	July-Sept 2005	July-Sept 2006
Antrim	0	0	132	135 <sup>(P)</sup>	<b>132</b>	<b>135<sup>(P)</sup></b>
Ards	0	4	181	137 <sup>(P)</sup>	<b>181</b>	<b>141<sup>(P)</sup></b>
Armagh	0	0	102	124	<b>102</b>	<b>124</b>
Ballymena	0	0	118	71	<b>118</b>	<b>71</b>
Ballymoney	0	0	69	59	<b>69</b>	<b>59</b>
Banbridge	0	0	139	105	<b>139</b>	<b>105</b>
Belfast	49	28	486	440	<b>535</b>	<b>468</b>
Carrickfergus	0	0	28	41 <sup>(P)</sup>	<b>28</b>	<b>41<sup>(P)</sup></b>
Castlereagh	0	0	49	67 <sup>(P)</sup>	<b>49</b>	<b>67<sup>(P)</sup></b>
Coleraine	0	0	89	135	<b>89</b>	<b>135</b>
Cookstown	0	0	87	91	<b>87</b>	<b>91</b>
Craigavon	0	0	372	303 <sup>(P)</sup>	<b>372</b>	<b>303<sup>(P)</sup></b>
Derry	0	0	136	102	<b>136</b>	<b>102</b>
Down	0	0	129	159	<b>129</b>	<b>159</b>
Dungannon	0	0	198	181 <sup>(P)</sup>	<b>198</b>	<b>181<sup>(P)</sup></b>
Fermanagh	0	0	145	264	<b>145</b>	<b>264</b>
Larne	0	0	77	130 <sup>(P)</sup>	<b>77</b>	<b>130<sup>(P)</sup></b>
Limavady	0	0	69	56	<b>69</b>	<b>56</b>
Lisburn	0	20	264	203 <sup>(P)</sup>	<b>264</b>	<b>223<sup>(P)</sup></b>
Magherafelt	0	0	115	122 <sup>(P)</sup>	<b>115</b>	<b>122<sup>(P)</sup></b>
Moyle	0	0	27	87	<b>27</b>	<b>87</b>
Newry & Mourne	5	0	172	136 <sup>(P)</sup>	<b>177</b>	<b>136<sup>(P)</sup></b>
Newtownabbey	0	0	156	101	<b>156</b>	<b>101</b>
North Down	0	0	56	105	<b>56</b>	<b>105</b>
Omagh	0	0	128	147 <sup>(P)</sup>	<b>128</b>	<b>147<sup>(P)</sup></b>
Strabane	0	0	68	53	<b>68</b>	<b>53</b>
<b>Northern Ireland</b>	<b>54</b>	<b>52</b>	<b>3,592</b>	<b>3,554<sup>(P)</sup></b>	<b>3,646</b>	<b>3,606<sup>(P)</sup></b>

*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 September 2005 - September 2006

District Council Area	2005 - 2006				2006 - 2007	
	Jul-Sep	Oct-Dec	Jan-Mar	Total	Apr-Jun	Jul-Sep
Antrim	132	121	209	<b>619</b>	154	135 <sup>(P)</sup>
Ards	181	213	155	<b>652</b>	196	141 <sup>(P)</sup>
Armagh	102	77	202	<b>535</b>	115	124
Ballymena	118	88	81	<b>425</b>	87	71
Ballymoney	69	64	76	<b>292</b>	87	59
Banbridge	139	145	150	<b>629</b>	94	105
Belfast	535	433	1,052	<b>2,228</b>	402	468
Carrickfergus	28	38	64	<b>250</b>	41	41 <sup>(P)</sup>
Castlereagh	49	60	88	<b>236</b>	121	67 <sup>(P)</sup>
Coleraine	89	154	119	<b>457</b>	200	135
Cookstown	87	65	94	<b>332</b>	109	91
Craigavon	372	229	329	<b>1,453</b>	340	303 <sup>(P)</sup>
Derry	136	109	102	<b>531</b>	92	102
Down	129	131	199	<b>612</b>	189	159
Dungannon	198	164	174	<b>773</b>	208	181 <sup>(P)</sup>
Fermanagh	145	126	175	<b>633</b>	237	264
Larne	77	46	49	<b>199</b>	133	130 <sup>(P)</sup>
Limavady	69	49	54	<b>240</b>	75	56
Lisburn	264	228	275	<b>1,088</b>	303	223 <sup>(P)</sup>
Magherafelt	115	87	90	<b>451</b>	120	122 <sup>(P)</sup>
Moyle	27	39	47	<b>147</b>	24	87
Newry & Mourne	177	129	186	<b>652</b>	155	136 <sup>(P)</sup>
Newtownabbey	156	123	97	<b>538</b>	100	101
North Down	56	80	140	<b>397</b>	129	105
Omagh	128	103	134	<b>501</b>	150	147 <sup>(P)</sup>
Strabane	68	124	97	<b>314</b>	109	53
<b>Northern Ireland</b>	<b>3,646</b>	<b>3,225</b>	<b>4,438</b>	<b>15,184</b>	<b>3,970</b>	<b>3,606<sup>(P)</sup></b>

SOURCE : DSD, NIHE, DISTRICT COUNCIL BUILDING CONTROL OFFICES

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

District Council Area	2005 - 2006				2006 - 2006	
	Jul - Sep	Oct - Dec	Jan-Mar	Total	Apr - Jun	Jul - Sep
Antrim	132	121	174	<b>584</b>	154	135 <sup>(P)</sup>
Ards	181	213	143	<b>640</b>	196	137 <sup>(P)</sup>
Armagh	102	77	202	<b>535</b>	115	124
Ballymena	118	88	81	<b>425</b>	87	71
Ballymoney	69	64	76	<b>292</b>	87	59
Banbridge	139	133	137	<b>604</b>	94	105
Belfast	486	295	357	<b>1,346</b>	381	440
Carrickfergus	28	12	64	<b>224</b>	41	41 <sup>(P)</sup>
Castlereagh	49	60	49	<b>197</b>	121	67 <sup>(P)</sup>
Coleraine	89	127	118	<b>426</b>	200	135
Cookstown	87	65	89	<b>327</b>	109	91
Craigavon	372	229	329	<b>1,453</b>	340	303 <sup>(P)</sup>
Derry	136	109	88	<b>517</b>	92	102
Down	129	121	187	<b>590</b>	189	159
Dungannon	198	164	174	<b>773</b>	208	181 <sup>(P)</sup>
Fermanagh	145	126	175	<b>633</b>	223	264
Larne	77	46	49	<b>199</b>	133	130 <sup>(P)</sup>
Limavady	69	49	54	<b>240</b>	75	56
Lisburn	264	220	168	<b>973</b>	300	203 <sup>(P)</sup>
Magherafelt	115	87	90	<b>451</b>	120	122 <sup>(P)</sup>
Moyle	27	39	47	<b>147</b>	24	87
Newry & Mourne	172	129	176	<b>637</b>	155	136 <sup>(P)</sup>
Newtownabbey	156	123	97	<b>538</b>	100	101
North Down	56	80	132	<b>389</b>	99	105
Omagh	128	103	134	<b>501</b>	150	147 <sup>(P)</sup>
Strabane	68	124	97	<b>314</b>	108	53
<b>Northern Ireland</b>	<b>3,592</b>	<b>3,004</b>	<b>3,487</b>	<b>13,955</b>	<b>3,901</b>	<b>3,554<sup>(P)</sup></b>

SOURCE : DISTRICT COUNCIL BUILDING CONTROL OFFICES

## 12. New Dwelling Starts For Housing Associations By District Council <sup>1</sup> Quarters Ending September 2005 - September 2006

District Council Area	2005-06				2006-07	
	Jul - Sep	Oct - Dec	Jan - Mar	Total	Apr - Jun	Jul - Sep
Antrim	0	0	35	35	0	0
Ards	0	0	12	12	0	4
Armagh	0	0	0	0	0	0
Ballymena	0	0	0	0	0	0
Ballymoney	0	0	0	0	0	0
Banbridge	0	12	13	25	0	0
Belfast	49	138	695	882	21	28
Carrickfergus	0	26	0	26	0	0
Castlereagh	0	0	39	39	0	0
Coleraine	0	27	1	31	0	0
Cookstown	0	0	5	5	0	0
Craigavon	0	0	0	0	0	0
Derry	0	0	14	14	0	0
Down	0	10	12	22	0	0
Dungannon	0	0	0	0	0	0
Fermanagh	0	0	0	0	14	0
Larne	0	0	0	0	0	0
Limavady	0	0	0	0	0	0
Lisburn	0	8	107	115	3	20
Magherafelt	0	0	0	0	0	0
Moyle	0	0	0	0	0	0
Newry & Mourne	5	0	10	15	0	0
Newtownabbey	0	0	0	0	0	0
North Down	0	0	8	8	30	0
Omagh	0	0	0	0	0	0
Strabane	0	0	0	0	1	0
<b>Northern Ireland</b>	<b>54</b>	<b>221</b>	<b>951</b>	<b>1,229</b>	<b>69</b>	<b>52</b>

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 September 2005 - September 2006<sup>1,2</sup>

Type of Housing	Housing Associations					
	Jul - Sept 2005	Oct - Dec 2005	Jan - Mar 2006	Total 2005/2006	Apr - Jun 2006	Jul - Sept 2006
New self contained dwelling	54	221	951	1229	69	52
New hostel/ communal establishment bedspace	7	13	25	45	0	0
Rehabilitated self contained dwelling	39	23	115	186	36	60
Rehabilitated hostel/ communal establishment bedspace	10	0	49	59	4	0
<b>Total Units</b>	<b>110</b>	<b>257</b>	<b>1,140</b>	<b>1,519</b>	<b>109</b>	<b>112</b>

*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 September 2005 - September 2006

Reason	2005 - 2006				2006 - 2007	
	July - Sept	Oct - Dec	Jan - Mar	Totals	Apr - Jun	July - Sept
Sharing breakdown/family dispute	1,182	1,017	1,415	<b>4,799</b>	1,147	1,325
Marital /relationship breakdown	690	582	728	<b>2,706</b>	649	809
Domestic Violence	172	189	211	<b>798</b>	178	215
Loss of rented accommodation	676	558	801	<b>2,705</b>	684	745
No accommodation in Northern Ireland	508	447	528	<b>1,941</b>	432	483
Intimidation (Civil disturbance)	284	185	207	<b>888</b>	176	263
Accommodation not reasonable	666	675	841	<b>2,901</b>	700	820
Release from hospital/prison/other institution	85	72	85	<b>348</b>	69	76
Fire/flood other emergency	23	29	33	<b>107</b>	17	22
Mortgage default	71	75	92	<b>318</b>	99	83
Bomb/fire damage (Civil disturbance)	11	15	13	<b>57</b>	10	9
Neighbourhood harassment	396	357	380	<b>1,467</b>	348	438
Other reasons	229	273	298	<b>1,086</b>	319	346
<b>Total</b>	<b>4,993</b>	<b>4,474</b>	<b>5,632</b>	<b>20,121</b>	<b>4,828</b>	<b>5,634</b>

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

Household Type	2005 - 2006				2006 - 2007	
	July - Sept	Oct - Dec	Jan - Mar	Totals	Apr - Jun	July - Sept
Single male	<b>1,689</b>	<b>1,490</b>	<b>1,845</b>	<b>6,709</b>	<b>1,558</b>	<b>1,883</b>
16-18yrs	59	48	51	210	54	80
19-25yrs	526	446	527	2,024	484	578
26-59yrs	1,104	996	1,267	4,475	1,020	1,225
Single females	<b>865</b>	<b>717</b>	<b>921</b>	<b>3,405</b>	<b>868</b>	<b>1,002</b>
16-18yrs	74	63	85	312	79	79
19-25yrs	422	318	417	1,579	418	462
26-59yrs	369	336	419	1,514	371	461
Couples	<b>242</b>	<b>244</b>	<b>290</b>	<b>1,064</b>	<b>358</b>	<b>191</b>
Families	<b>1,686</b>	<b>1,507</b>	<b>1,988</b>	<b>6,805</b>	<b>1,516</b>	<b>1,956</b>
Pensioner Households	<b>511</b>	<b>516</b>	<b>588</b>	<b>2,138</b>	<b>528</b>	<b>602</b>
Undefined	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>4,993</b>	<b>4,474</b>	<b>5,632</b>	<b>20,121</b>	<b>4,828</b>	<b>5,634</b>

Source: NIHE

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

Reason	2005 - 2006				2006 - 2007	
	July-Sept	Oct-Dec	Jan-Mar	Totals	Apr-Jun	July-Sept
Sharing breakdown/family dispute	495	446	557	<b>2,010</b>	435	549
Marital /relationship breakdown	237	211	249	<b>931</b>	230	254
Domestic violence	165	181	170	<b>688</b>	168	163
Loss of rented accommodation	305	275	369	<b>1,230</b>	302	372
No accommodation in Northern Ireland	183	162	166	<b>658</b>	119	165
Intimidation (Civil disturbance)	153	122	119	<b>494</b>	87	124
Accommodation not reasonable	524	573	671	<b>2,334</b>	599	621
Release from hospital/prison/other institution	43	33	39	<b>158</b>	38	45
Fire /flood /other emergency	15	23	20	<b>73</b>	10	13
Mortgage default	20	27	36	<b>111</b>	26	32
Bomb /fire damage (civil disturbance)	9	15	10	<b>45</b>	7	7
Neighbourhood harassment	184	181	155	<b>705</b>	162	200
Other reasons	74	77	80	<b>312</b>	85	94
<b>TOTAL</b>	<b>2,407</b>	<b>2,326</b>	<b>2,641</b>	<b>9,749</b>	<b>2,268</b>	<b>2,639</b>