# Table 1.1: Key housing supply indicators 2008-09 to 2020-21

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: [Population Estimates](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 2019-20, 2,075 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:

[Family Resources Survey](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:

[Population Estimates](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 2019-20, over 19,000 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:

[Family Resources Survey](https://www.gov.uk/government/collections/family-resources-survey--2#latest-release)

The Department of Levelling Up, Housing and Communities (DLUHC) 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:

[Live Tables on Dwelling Stock](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:

[Dwelling Stock](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 Table 1f at the following link:

[UK Housebuilding Permanent Dwellings Started and Completed](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ukhousebuildingpermanentdwellingsstartedandcompleted)

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:

[Population Estimates](https://statbank.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?MainTable=PEA01&PLanguage=0&PXSId=0)

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):

[Private Housing Market Statistics](https://www.gov.ie/en/publication/da3fe-private-housing-market-statistics/#housing-stock)

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:

[New Dwelling Completions](https://statbank.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=NDQ07&PLanguage=0)

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](https://www.gov.ie/en/publication/a5cb1-construction-activity-starts/?referrer=http://www.housing.gov.ie/housing/statistics/house-building-and-private-rented/construction-activity-starts) (under Commencement Notices).

## Table 1.2: Total housing stock in each of the 11 district council areas 2008-2021

## Table 1.4: Number of dwellings by type in each of the 11 district councils of Northern Ireland – April 2021

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: [Housing Stock Statistics](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. 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 for the purposes of a private1 dwelling. This excludes Caravans, Domestic Garages, Domestic Stores and Car Parking Spaces.

1Private refers to a self-contained dwelling and not the ownership or build type of the dwelling. Housing Stock includes both social sector and private sector dwellings in the Valuation List.

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.

**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 [Housing stock Statistics](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 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 [House Condition Survey 2016](https://www.nihe.gov.uk/Working-With-Us/Research/House-Condition-Survey).

Housing Stock information is available for Northern Ireland and each of the Local Government Districts within NI on a comparable basis from 2008-2021.

*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.

*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 90336035 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 by LPS 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 2019-20

**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 most recent sample for Table 1.3 contained 4,557 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:  [https://www.nisra.gov.uk/statistics/find-your-survey/continuous-household-survey](https://www.nisra.gov.uk/continuous-household-survey). 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 and 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 100% 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 9,000 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 55%. That is, obtaining interviews at 55% 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 2019/20 CHS was 58%.

**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 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** - CHS data is based on a sample rather than the whole population and it is therefore 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 2019/20 became available in June 2020.

*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 2016

**Data Quality**

*Relevance*

Table 1.5 reports on House Condition Survey (HCS) 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. In 2016 a HCS User Engagement Group was set up to ensure that the survey and analysis meets users’ needs.

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*

The 2016 NI HCS was assessed for compliance with the *Code of Practice for Statistics* between 2016 and 2018 and was awarded National Statistic status from the UK Statistics Authority on the 29 May 2018. The HCS methodology, survey process, report and tabular analysis, were included in the assessment.

The Annual Housing Statistics, published by the DfC, includes HCS findings as tables and are available in pdf, ods and Word format. Requests for the information in different formats can be made by contacting the Department for Communities.

The *House Condition Survey 2016* report and accompanying statistical annex are available to download as pdf documents from the Housing Executive web site from 31 May 2018:

[House Condition Survey 2016](http://www.nihe.gov.uk/Working-With-Us/Research/House-Condition-Survey)

The report is available in ‘accessible’ format. Tables are available in Excel. Hardcopies are also available by contacting the Housing Executive’s Research Unit.

*Accuracy*

The Northern Ireland HCS is a survey based on a stratified random disproportionate sample of 3,000 dwellings. The HCS Steering Group provides guidance in relation to sample size and design while working within the constraints of the budget. The published data provide estimates for the Northern Ireland housing stock based on this sample. The sampling was completed in two stages.

* The first stage involved including all the full surveys completed as part of the 2011 HCS (resample: 1,434 surveys).
* The second stage was a fresh random sample of 1,566 properties selected by council area to ensure that each total (fresh and resample) added to approximately 200. However, in Belfast 635 households were selected. In addition, the Causeway Coast Council area was divided into two areas to allow for more detailed information on holiday homes in Northern Ireland. The fresh sample frame, in 2016, was Pointer which contained a subset of the computerised records for domestic residential property maintained by Land & Property Services.

Weighting and grossing translates the information gathered in a sample survey and translates it into figures that reflect the real world. The weighting and grossing process reflects the separate stages of sampling and the survey process.

The gross response rate, for the 2016 Survey, was 67%. Where comparisons are made, particularly between current and previous years, potential sample error is calculated to determine whether there are real differences. This helps to ensure statistics are robust.

Quality assurance (QA) checks were carried out by the producers/suppliers of the administrative data which is used to select the sample for the HCS. QA checks were also carried out at various stages of the survey by the Housing Executive’s HCS team, the Building Research Establishment (BRE) and by HCS surveyors and supervisors. The Housing Executive has produced a document which sets out the quality assurance processes carried out at each stage of the survey. It has also produced a background quality report which shows the degree to which the NIHCS statistics meet the European Statistical System’s five dimensions of quality. Both documents are available on the Housing Executive’s website:

[House Condition Survey 2016 Quality Information](https://www.nihe.gov.uk/Working-With-Us/Research/NIHCS-statistics-quality-information)

[House Condition Survey 2016](http://www.nihe.gov.uk/Working-With-Us/Research/House-Condition-Survey)

[House Condition Survey 2016 Main Report](https://www.nihe.gov.uk/Documents/Research/HCS-2016-Main-Reports/HCS-Main-Report-2016.aspx)

*Please note: users are advised to use 2011 HCS figures with some caution. It could be that some 2011 HCS figures may have been affected by the move to the Pointer database in late 2010. Trend analysis shows 2011 having higher than expected figures in relation to vacancy, unfitness and rural areas. It may have been possible that a small number of the non-eligible dwellings on the Pointer database were included in the 2011 sample and were surveyed by surveyors (and were later removed from the database as part of NISRA’s QA process).*

Further information can be found in the 2016 HCS Main Report – Appendix A: ‘Interpreting the data’.

*Timeliness*

Field work for the 2016 House Condition Survey was carried out between May and November (2016). Preliminary key findings were first published on the Housing Executive web site in May 2017 and updated in October 2017. The main HCS report for 2016 was published to the Housing Executive’s website on the 31 May 2018. There are a series of checks and processes in place to ensure the timeliness and punctuality of NIHCS statistics.

This is in line with producers of other national House Condition Surveys in England and Scotland.

*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.
* 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 1 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 2010-2021

##### Table 1.7: Building control new dwelling completions by development type 2010-2021

**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 council collects information from the applications for building control and this information is stored in the building control database provided by either Tascomi or Northgate. LPS have access to the database and extract the information on a monthly/quarterly basis for the purposes of maintenance of the Valuation List and statistical analysis.

For further details see: [Building Control NI](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.

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 publish new dwelling starts and completions data on a quarterly basis, including breakdowns by the 11 District Councils. The time series goes back to 2005. Publication is usually 6 weeks after the end of the quarter and the data is available in electronic format on their website:

[New Dwelling Statistics](https://www.finance-ni.gov.uk/topics/statistics-and-research/new-dwelling-statistics),

or in open data format at: [www.opendatani.gov.uk](file:///C%3A%5CUsers%5C1305874%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CContent.Outlook%5C8JW1NF8S%5Cwww.opendatani.gov.uk).

Building control starts and completions data are re-published quarterly within the Department for Communities 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.

Professional Services Unit 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 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 2020-21

###### Table 1.9: Social Housing Development Programme (SHDP) new social housing dwelling completions 2010-11 to 2020-21

**Data Quality**

*Impact of Covid-19 on SHDP starts*

The main impacts of the pandemic (Covid-19) identified by NIHE in regard to SHDP starts are as follows:

* **Completion of site/property acquisitions** – the closure of Land Registry, coupled with consequent advice from the Law Society and individual solicitor firms in many cases, was that there was too much risk associated with the completion of site and property acquisitions.
* **Securing Planning Approvals** – a combination of the cancellation of Planning Committee meetings, the closure of Planning offices, and working through the impact of the move to remote working (on Planning processes) delayed the closing out and issuing of Decision Notices for Planning Applications. The biggest single impact was the effect of the pandemic on the two Special Planning Committee meetings which had been due to be held on 24th March 2020 (Derry City & Strabane) and 25th March 2020 (Newry, Mourne & Down). There were a number of Planning Applications which would have been processed under individual Councils’ Schemes of Delegation, which were also affected.
* **Ability to enter into new construction works contracts/development agreements** – advice from CEF and association’s independent legal advice resulted in a significant number of schemes for which there was too much risk associated with the signing of new NEC3 construction works contracts or development agreements (with competitive design & build developers) i.e. risk associated with protracted delays, compensation events etc.

*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:

[Social Housing Development Programme](https://www.nihe.gov.uk/Working-With-Us/Partners/Social-housing-development-programme)

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

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:

[Housing Investment Plans](https://www.nihe.gov.uk/Working-With-Us/Partners/Housing-Investment-Plans-%28HIPS%29)

*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:

[UK Housebuilding Permanent Dwellings Started and Completed](https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ukhousebuildingpermanentdwellingsstartedandcompleted)

Table 1.10: Chained Volume Measure of housing output in Northern Ireland 2005 to 2021

Table 1.11a: Volume of output in Northern Ireland by construction sector 2005 to 2021 (current prices)

Table 1.11b: Volume of output in Northern Ireland by construction sector 2005 to 2021 (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.

Please note that the Quarterly Construction Enquiry was [rebased to 2018](https://www.nisra.gov.uk/publications/methodological-notice-change-base-year) within the Quarter 3 2020 publication. This change resulted in changes to the level of construction output but growth rates were maintained.

Following the [seasonal adjustment review](https://www.nisra.gov.uk/publications/construction-output-statistics-methodology) conducted in June 2021 changes have been made to some regressors and models used to seasonally adjust (where applicable) time series using X13 ARIMA SEATS. This improves the reliability of results.

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

[Construction Output Statistics](https://www.nisra.gov.uk/statistics/economic-output-statistics/construction-output-statistics)

Table 1.12: Residential planning applications and decisions 2002-03 to 2020-21

Table 1.13: Residential planning decisions by classification 2015-16 to 2020-21

Table 1.14: Residential planning applications and decisions by Planning Authority 2020-21

Table 1.15: Residential planning decisions by sub-classification and Planning Authority 2020-21

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: [Planning Activity Statistics](https://www.infrastructure-ni.gov.uk/articles/planning-activity-statistics)

*Coherence and Comparability*

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.

For further information refer to the annual bulletin at the link below for user guidance/notes on data: [Planning Activity Statistics](https://www.infrastructure-ni.gov.uk/articles/planning-activity-statistics).