

Strategic Research (Last updated June 2009)

Key Themes: Housing and Community Regeneration – Promoting Social Inclusion

Project No	Project Title	Partner/Contractor
	Carried forward from 2008/09	
05/1.1	Future Housing and Support Needs of Older People/SP	
	(3) Electronic Assistive Technology	University of Ulster (Dr S. Martin)
	(4) Home Improvement Agency Scoping Study	University of Ulster (Dr M. Keenan)/Integrated Marketing systems (IMS)
	(5) Future Need and Demand: Models of Accommodation	Research Unit/Prof. C. Paris
	(6) Equity release	Fiona Boyle Associates
	(7) Temporary Homelessness Accommodation – Review	North Harbour Consultancy
	(8) Barnhalt Cottages – Case Study	Social Research Centre(SRC- E. Beamish)
	(9) Sheltered Housing – Remodelling	TBA
	(10) Effectiveness of Floating Support	TBA
	(11) Financial Benefits of SP	TBA
06/1.6	Private Rented Sector (Phase 3)	Research Unit/University of Ulster (Prof. P. Gray/U. McAnulty)
07/1.4	Waiting List: Refusals & Socio-economic Profile	Research Unit/Ipsos Mori
08/1.1	House Condition Survey 2009	Research Unit/Building Research Establishment
	2008/09 Programme	
09/1.1	HPI/Affordability Research	Research Unit/University of Ulster – School of the Built Environment/PropertyNews.com
09/1.2	LHSA/Housing Market Analysis (Phase 2)	TBA
09/1.3	Shared Future Research	Research Unit

PROJECT NO	05/1.1
PROJECT TITLE	The Future Housing and Support Needs of Older People
CLIENT	Corporate Services

BACKGROUND

This major research project comprises a number of sub projects which together seek to provide a comprehensive assessment of the current provision of housing for older people in Northern Ireland, determine the adequacy of this provision and identify what new accommodation models and services are required as well as the policy implication of these findings. During 2008/09 two projects were completed:

- Retirement Villages (Click [here](#) to view a copy of the report.)
- Housing and Housing-related information needs of older people (Click [here](#) to view the report).

Three other projects have been approved and are underway:

- Electronic Assistive Technology
- Home Improvement Agency Scoping Study
- Future Need & Demand: Models of Accommodation

During 2009/10 it is proposed that five new projects be undertaken:

- **Equity release: problems and potential.** This project will examine the experience of those involved who have experience of equity release as a means of supporting older people in their homes. Using a combination of desk-top research and qualitative primary research it will highlight the problems of and potential for developing a not-for-profit scheme to assist older people with maintaining and improving their homes.
- **Barn Halt Cottages: A Case Study of a Supported Living Scheme.** The overall aim of this project is to examine how this model has impacted on the lives of tenants and carers, thereby helping to inform future strategies being developed by both the Housing Executive and the Northern Health & Social Care Trust.
- **Temporary Homeless Accommodation – Strategic Review.** This research project will provide an analysis of both the hostels directly managed by the Housing Executive and those managed by the voluntary sector, with a view to establishing the reasons for the fact that some continually operate well below capacity and though a combination of qualitative research and financial analysis make recommendations in partnership with SP on how to address the current VFM concerns.
- **Sheltered Housing – Remodelling.** This project will examine the options for remodelling certain sheltered housing schemes in Northern Ireland which have proved difficult to let. It will focus on both design and support issues and

using a small number case studies come up with cost effective proposals for turning existing schemes into viable accommodation for older people.

- **The effectiveness of Floating Support Services.** This project will draw on work undertaken by CLG and published in April 2008 which sought to establish the circumstances or contexts when floating support is effective in improving services in comparison to accommodation-based services, and also if the balance between the two could be altered in order to improve choice and control for service users. DSD will be involved in developing the ToR following completion of its SP Policy Review.
- **The Financial Benefits of the SP programme.** This project will provide a cost/benefits analysis of the SP programme based on the methodology used in work commissioned by CLG, and the report published in January 2008. DSD will be involved in developing the ToR following completion of its SP Policy Review.

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PROJECT NO	05/1.1 (3)
PROJECT TITLE	Electronic assistive technology (EAT): supporting older people within local communities (Project 3 of research into the future housing and support needs of older people)
CLIENT	Corporate Services

BACKGROUND

The population of Northern Ireland is ageing, with nearly 16% of the total population aged 60 and over. Research also indicates that people are living longer and staying healthier longer, which has implications for the extent and type of future housing provision for this group. Against this background this group of related research projects examines the housing and housing related needs of persons categorised as 'older'. An initial scoping exercise was carried out in June 2005 to identify some key areas for more detailed research.

A three-year programme of research will provide a comprehensive assessment of the current provision of housing for older people in Northern Ireland, determine the adequacy of this provision, identify what new accommodation models and services are required and highlight the policy implications of the findings.

The aims of Project 3 are to:

- scope the range of electronic assistive devices commercially available or via NHS purchasing and supplies agency contract within the UK;
- explore the living options, specifically for older people, which integrate EAT currently available within Northern Ireland;
- identify the main stakeholders engaged in developing EAT enabled supported housing for older people with particular emphasis on:
 - 1) funding streams for device procurement and maintenance;
 - 2) partnership working; and
 - 3) policy and practice for tenant identification and allocation of tenure;
- understand the strategic context underpinning the integration of EAT within supported housing options for older people.

METHODOLOGY

The research methodology will include the following:

- Prototype technical development of a web-based repository. The purpose of this strand of work is to establish a platform where information can be entered during the ensuing months of the project and in addition can act as a means to present the results of the study.

- Electronic survey to housing associations, voluntary agencies, funding organisations, health care providers (statutory and voluntary) in Northern Ireland to scope the current provision of housing options utilising EAT, funding structures and future planned developments.
- Stakeholder consultation – face-to-face interviews will be carried out with key stakeholders proactive in the development and implementation of supported housing options for older people.
- Literature review of Government policy and legislation.

CONTRACTOR

University of Ulster (Dr Suzanne Martin)

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PROJECT NO	05/1.1 (4)
PROJECT TITLE	Moving forward with older people's services – a home improvement agency scoping study (Project 4 of research into the future housing and support needs of older people)
CLIENT	Corporate Services

BACKGROUND

The population of Northern Ireland is ageing, with nearly 16% of the total population aged 60 and over. Research also indicates that people are living longer and staying healthier longer, which has implications for the extent and type of future housing provision for this group. Against this background this group of related research projects examines the housing and housing related needs of persons categorised as 'older'. An initial scoping exercise was carried out in June 2005 to identify some key areas for more detailed research.

A three-year programme of research will provide a comprehensive assessment of the current provision of housing for older people in Northern Ireland, determine the adequacy of this provision, identify what new accommodation models and services are required and highlight the policy implications of the findings.

The aims of Project 4 are to:

- establish the type of home improvement agency services that are currently available in the UK and Ireland, including ways in which these services are core funded;
- undertake a scoping study of available home improvement agency related services in Northern Ireland; and
- consider the implications, including the need, for home improvement agency services in Northern Ireland.

METHODOLOGY

The research methodology will include the following:

- Phase 1: Context Setting and Research Development

This initial stage will involve discussions with key Housing Executive staff in various departments including Supporting People. The aims of this initial phase are to:

- ensure clarity of project goals;
- establish available information/information sources;
- define the overall research aims, methodology and any additional considerations which should be noted; and
- identify key stakeholders and relevant gatekeepers.

- Phase 2: Literature Review / Evaluation of Data Sources

A review of published and other available literature will continue throughout the duration of the study.

This phase will also include an initial scoping exercise of service provision with key stakeholders including Supporting People, older people's interest groups including Age Concern and Help the Aged, and also Fold Housing Association and GABLE which provide a grants agency service to grant applicants.

- Phase 3: Data Collection

Further to initial discussion in Phase 2, the consultant will contact key stakeholders such as Health and Social Service Trusts and interest groups in order to establish existing provision within their area.

In recognition of the concentrations of older people in rural communities and, indeed, the prevalence of poor housing conditions for this age group within the rural context, the scoping study will include the whole of Northern Ireland and will ensure that service provision within both urban and rural locations is mapped.

Phase 4: Reporting

The final report will include the following:

- Literature review of related themes including: older people, independence, care and support services and mechanisms assist them to remain within their own home.
- Analysis of data from discussions and interviews with service users and key stakeholders.
- Conclusions/recommendations regarding the current service provision and the need for a mechanism to provide a holistic service throughout Northern Ireland.

CONTRACTOR

University of Ulster (Dr Michaela Keenan)
Integrated Marketing Solutions (IMS)

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PROJECT NO	05/1.1 (5)
PROJECT TITLE	Analysis of the future need and demand for the provision of appropriate models of accommodation and associated services for older people (Project 5 of research into the future housing and support needs of older people)
CLIENT	Corporate Services

BACKGROUND

The population of Northern Ireland is ageing, with nearly 16% of the total population aged 60 and over. Research also indicates that people are living longer and staying healthier longer, which has implications for the extent and type of future housing provision for this group. Against this background this group of related research projects examines the housing and housing related needs of persons categorised as 'older'. An initial scoping exercise was carried out in June 2005 to identify some key areas for more detailed research.

A three-year programme of research will provide a comprehensive assessment of the current provision of housing for older people in Northern Ireland, determine the adequacy of this provision, identify what new accommodation models and services are required and highlight the policy implications of the findings.

In 1997, following extensive consultation, the Northern Ireland Housing Executive and Northern Ireland Federation of Housing Associations published a *Joint Review of the Social Housing Needs of Older People in Northern Ireland*. The Review took account of four main issues identified at that time – housing stock and provision, community care policy, demographic outlook and economic pressures.

Project 5 will take a fresh look at many of the issues considered in the 1997 review, in the light of current trends and policy context.

The project will differ from the 1997 report, in that it will not be limited to assessing projected need for social housing models, but will cover other tenures in recognition of the level of home ownership among the ageing population. However, it is seen as useful to revisit key recommendations of the 1997 report to establish the extent to which they were implemented.

It will be assumed, for the purposes of modelling, that government policy and the economy will remain largely unchanged for the foreseeable future. However, in view of current economic uncertainties, any baseline need assessment tool emerging from the research will be designed to facilitate future adjustments.

The aims of Project 5 are to:

- collate information on the existing supply of accommodation for elderly people and relate this to the distribution of the elderly population;

- provide an analysis of demographic and policy trends, drawing on best practice from elsewhere, which will support informed decision making regarding future housing need assessment for older people;
- draw up a ten-year projection, from 2006 to 2016, of the future housing needs of older people, across a mix of tenures. The projection will be for Northern Ireland and also at a more localised level – most likely the proposed new District Council boundaries.

METHODOLOGY

The research will draw together information from a variety of sources, including:

- Census data;
- Waiting list and allocations information accessed from PRAWL;
- Northern Ireland House Condition Survey 2006;
- 2006-based demographic and household projections;
- Health Board data on residential care provision;
- Information gathered by Supporting People/Strategic Partnerships on sheltered/older people's accommodation – sheltered housing accommodation audit; and
- NICORE information from NIFHA.

Other issues to be considered include the following:

- Increases in home ownership among the population currently approaching older age (i.e. 60+).
- The growing tendency for older people to want to remain in their own homes and any associated care and support issues.
- Best practice in other parts of the UK, e.g. remodelling of sheltered housing.
- Planning policies in Northern Ireland and potential impact on housing provision for an ageing population.
- Changing demographic composition of social housing tenants.

CONTRACTOR

Research Unit/Professor C Paris

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PROJECT NO	05/1.1 (6)
PROJECT TITLE	Assessment of the potential of equity release for older owner-occupiers (Project 6 of research into the future housing and support needs of older people)
CLIENT	Corporate Services

BACKGROUND

The population of Northern Ireland is ageing, with nearly 16% of the total population aged 60 and over. Research also indicates that people are living longer and staying healthier longer, which has implications for the extent and type of future housing provision for this group. Against this background this group of related research projects examines the housing and housing related needs of persons categorised as 'older'. An initial scoping exercise was carried out in June 2005 to identify some key areas for more detailed research.

A three year programme of research will provide a comprehensive assessment of the current provision of housing for older people in Northern Ireland, determine the adequacy of this provision, identify what new accommodation models and services are required and highlight the policy implications of the findings.

Project 6 will assess the potential of equity release products in Northern Ireland to help older people who are owner-occupiers remain living independently in their own home, while at the same time enabling them to maintain and improve their property and/or quality of life.

The draft aims of Project 6 are to:

- provide a working definition and understanding of the term equity release (including variations);
- undertake a scoping exercise which will identify what equity release products are available in Northern Ireland and compare them to those in GB and RoI;
- establish the level of interest and uptake there is in Northern Ireland for these schemes;
- examine the possibility and viability of establishing a not-for-profit organisation, responsible for organising and managing such an equity release scheme, and also providing a central point of contact.

METHODOLOGY

The proposed methodology is essentially qualitative and includes the following:

- desk-top analysis of available literature, research and secondary data;
- semi-structured interviews with representatives of lenders currently operating schemes – both in GB and NI;
- Focus groups with key players in the sphere of housing and support for older people (research, housing, care, support) – e.g. Age Concern/Help the Aged, CARDI, NIFHA, health boards and care trusts.

However, there are some perceived difficulties in undertaking this research:

- poor image and track record of some current products;
- difficulties asking older people hypothetical questions;
- possible resistance from the financial sector to a not-for-profit organisation.

To address these issues, it is proposed that the researcher undertakes a short initial scoping exercise to help refine the methodology and objectives of the research.

The researcher will meet and consult with key players from the statutory, voluntary and financial sectors to ascertain their views:

The key output from this initial phase of the research will be a short report focussing on:

- initial description of equity release – definition and terms;
- overview of available products;
- literature search to identify key issues;
- individual views of key stakeholders – their views on what might make equity release work and a not-for-profit organisation; and
- outline of key research questions and methodology for full research project, including assessment of relevant products/providers in GB/RoI.

CONTRACTOR

Fiona Boyle Associates

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PROJECT NO	05/1.1 (7)
PROJECT TITLE	Temporary homeless accommodation – strategic review (Project 7 of a programme of research on behalf of Supporting People)
CLIENT	Supporting People

BACKGROUND

This project will provide an analysis of both the homeless hostels directly managed by the Housing Executive and those managed by the voluntary sector, with a view to establishing the reasons why some continually operate well below capacity, and make recommendations in partnership with Supporting People on how to address the current VFM concerns.

METHODOLOGY

The methodology will be a combination of qualitative research and financial analysis.

CONTRACTOR	North Harbour Consultancy
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PROJECT NO	05/1.1 (8)
PROJECT TITLE	Barn Halt Cottages: a case study of a supported living scheme (Project 8 of research into the future housing and support needs of older people)
CLIENT	Corporate Services

BACKGROUND

The population of Northern Ireland is ageing, with nearly 16% of the total population aged 60 and over. Research also indicates that people are living longer and staying healthier longer, which has implications for the extent and type of future housing provision for this group. Against this background this group of related research projects examines the housing and housing related needs of persons categorised as 'older'. An initial scoping exercise was carried out in June 2005 to identify some key areas for more detailed research.

A three-year programme of research will provide a comprehensive assessment of the current provision of housing for older people in Northern Ireland, determine the adequacy of this provision, identify what new accommodation models and services are required and highlight the policy implications of the findings.

Project 8 is a case study of the Barn Halt scheme (Carrickfergus), established in February 2007 through a partnership between the Housing Executive, the Northern Health and Social Care Trust (NHSCT) and Fold Housing Association. This scheme was designed specifically to meet the needs of frail older people who require both support and care to maintain independent living. Before the opening of Barn Halt, admission to nursing or residential homes was the only real alternative to living at home for this client group.

In 2009, the NHSCT is embarking on a programme involving a significant development of the capacity for supported living, involving a range of partners within the continuum of care for older people. This case study will contribute to an evidence base which will guide the roll-out of this programme –in terms of both the design and development of future schemes based on the Supported Living model and the associated operational practice.

The overall aim of the project will be to examine how this model of supported living has impacted on the lives of residents and carers, thereby helping to inform future strategies of both the Housing Executive and the NHSCT in relation to the provision of housing, care and support needs of older people which maximise independent living in the community. The project will be overseen by a steering group, comprising representatives from the Housing Executive, the NHSCT and Fold.

The project's objectives are to:

- provide an insight into the quality of life experienced by the Barn Halt tenants and how this has changed since they entered the scheme;

- give a balanced assessment of the impact of the scheme on the quality of tenants' lives, compared to their previous housing circumstances, as well as the impact on their family/carers'
- provide an overview of the model of care used in Barn Halt Cottages and in particular the role and impact of assistive technology;
- provide an insight into the extent to which the scheme helps tenants overcome social isolation;
- provide an overview of the costs of the scheme, compared to other comparable schemes in Northern Ireland designed to support frail older people to live independently;
- contribute to a growing evidence base which guides good practice and future development of housing solutions for frail older people.

METHODOLOGY

The methodology will include the following:

- a short literature review, enabling a better understanding of the conceptual basis for the Barn Halt Scheme and to see if studies of similar schemes have been undertaken elsewhere in the UK;
- development of an agreed set of indicators of quality of life and quality of environment and design, which are both appropriate for the tenants of Barn Halt and readily measurable;
- tabular analysis summarising the costs of the Barn Halt scheme and two other comparable schemes, in terms of capital and revenue costs (housing, care and support), as well as providing an estimate of per capita costs to the individual and the taxpayer;
- a range of in-depth interviews with the scheme's tenants (assisted, where appropriate, by their carers, i.e. family member/guardian);
- semi-structured interviews with key players involved in the development and management of Barn Halt; and
- two focus groups, one with family carers, one with providers of services to the tenants.

CONTRACTOR

Social Research Centre (SRC – Eileen Beamish)

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PROJECT NO 06/1.6

PROJECT TITLE The Private Rented Sector (Phase III)

CLIENT Corporate Services

BACKGROUND

This project has built on phase two of the University of Ulster research on the Private Rented Sector which was completed in 2006. This phase of the research focuses on the secondary analysis of data from the 2006 House Condition Survey and a follow up survey of 300 private tenants. Four reports have been produced in 2008/9. In 2009/10 this research will focus on an analysis of the Private Rented HB database to help determine the origins and characteristics of households and a view of the private rented sector during the current recession from the point of view of landlords. It is also proposed to investigate the potential for undertaking a cross border study to gain an insight into the potential for the applicability of developments in registration and control in the RoI to NI. The research will continue to be guided by the University of Ulster, which has now built up considerable expertise in this area.

METHODOLOGY

The two key sources of information will be a landlord survey to be undertaken June – September 2009 and analysis of key variables from the Housing Executive’s Private Sector Housing Benefit databases.

CONTRACTOR

Research Unit/University of Ulster (Prof. P. Gray/U. McAnulty)

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PROJECT NO 07/1.4
PROJECT TITLE Waiting List Refusals Analysis
CLIENT Housing and Regeneration

BACKGROUND

Phase 1 of the research was completed in March 2008 on the basis of the information which can be gleaned from the PRAWL system and showed the importance of location as a reason for refusal. It also highlighted higher rates of refusal for older people and in Belfast area. Phase 2 of the project will delve deeper into the issue of refusals through a household survey and qualitative research with housing managers in order to guide future policy and operations in this sphere. It has now been combined with a project which will provide a profile of people on the waiting list in terms of socio-economic characteristics, health, attitudes to the role of the Housing Executive and the relationship between living in social housing and the labour market.

METHODOLOGY

A combination of qualitative and quantitative research methods will be during Phase 2.

- Interviews with a random sample of applicants who have refused an offer of a HE dwelling
- Semi-structured interviews with policy makers and operational managers to determine their views of the issues and the appropriate policy and operational responses.

CONTRACTOR

Research Unit/Ipsos Mori

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PROJECT NO	08/1.1
PROJECT TITLE	2009 Interim House Condition Survey
CLIENT	Corporate Services/Housing and Regeneration/Design Services

BACKGROUND

The House Condition Survey provides by far the most comprehensive insight into housing in Northern Ireland. It provides key information which helps develop housing policy and target resources where they are most needed. The 2009 Survey will provide up to date figures for unfitnes in the housing stock, the Decent Homes Standard, Energy Efficiency, Fuel Poverty and the Housing Health and Safety Rating system. The Survey covers all tenures and types of housing including owner occupied and rented housing, vacant dwellings, houses in multiple occupation, flats and sheltered accommodation. For the first time it is proposed to use a tablet-based electronic survey form to undertake data collection. There are considered to be considerable financial savings and improvements in the timeliness and quality of data to be derived from this approach

METHODOLOGY

The new E-HCS

The application of up to date technology, in relation to the data collection and validation elements of the HCS, has been considered for more than ten years. In England, Wales and Scotland parallel developments are underway. In England, the new electronic approach makes use of a camera pen on specialized paper which uploads the data via a website to a database. Scotland's approach uses a hand held device – a UMPC (ultra mobile p.c.) and Wales is currently undertaking an option appraisal. In Northern Ireland the approach, being used for the first time in the 2009 Survey, is a full electronic form on a tablet p.c. (Motion 5) with built in field validation and uploading of data via a website to a database.

It is envisaged that there will be significant savings in delivery of the HCS. The main areas of cost savings will be in the elimination of the manual punching of the survey forms (including double punching), scanning and secondary validation and the design, production and printing of paper survey forms and their subsequent transport and storage during the survey period. In addition, there will be lower administrative costs by reducing time spent investigating missing data and punching errors and by removing the need for special cameras with disk drives.

The new e-survey will permit a faster turn around of survey results due mainly to the omission of the time consuming data punching and secondary validation.

The Sample

In 2009 the total number of dwellings selected for participation in the HCS was 3,000. This included 220 properties in each of Northern Ireland's 10 new council areas outside Belfast with 800 selected for the Belfast area (200 in North, East, South and West Belfast).

The overwhelming majority of dwellings in Northern Ireland are in good condition. Resources need to be concentrated on those in need of improvement and/or repair. This is reflected in the sample design. The Survey uses a disproportionate stratified random sample design.

The sample is in two parts. A fresh sample which consists of a stratified random sample of properties from throughout Northern Ireland, drawn from the sampling database held at NISRA. Dwellings were stratified by council area and Capital Value band to reflect the fact that properties in poor condition tend to be concentrated in lower CV bands.

The second part of the sample is the resample element. Approximately 1,500 were selected on the basis that they had been surveyed in 2006 and indeed some were also surveyed in 1996 and 2001. This allows a longitudinal analysis of properties and provides an indication of flows in and out of unfit, disrepair, energy efficiency and tenure change.

The process of weighting and grossing will ensure final figures reflect the actual housing stock.

The E-Survey Form

The E-Survey form broadly remains the same as previous paper surveys and can be divided into two components: The physical survey and the social survey or household interview.

The Physical Survey

A detailed technical survey form is filled in for each property where the surveyor has gained access. The surveyor completes an inspection of the interior and exterior of the house. The surveyor also inspects the front and back plot of the survey dwelling and makes an assessment of the local neighbourhood.

Key information is gathered in the physical section which will allow measurement of repairs costs, the Fitness Standard, The Decent Homes Standard, Fuel Poverty, SAP and the Housing Health and Safety Rating System.

The Social Survey

The surveyor also carries out a short interview with the householder or partner (if applicable). Information is gathered on a range of issues including:

- housing history
- home improvements
- heating in the home
- household demographics including information on members of the household with a disability

This information will help assess the housing needs of particular groups such as the elderly, families with young children, single person and low income households. Information from the social survey will be cross referenced with elements from the physical survey.

This will give an indication of the types of households living in dwellings which are in the poorest condition, in those which fail The Decent Homes Standard, The HHSRS or in those designated as fuel poor.

Fieldwork

Surveyors

A total of 18 surveyors were employed to work on the Survey. All of whom worked on the 2006 HCS. The surveyors employed are either Environmental Health Officers or chartered surveyors. Four supervisors have been appointed and are responsible for quality assuring the work of the surveyors.

Training

A training course will be held in June 2009 and will be conducted by staff from the Research Unit, the Building Research Establishment (BRE) and by the HCS supervisors. The aim of the training will be to update the surveyors on changes to the form and in particular the change to the new electronic collection of data and validation and to provide in-depth training on the HHSRS and energy features.

In the field

Letters and leaflets are sent to all households selected a few weeks before the surveyor calls.

CONTRACTOR

Research Unit/Building Research Establishment

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PROJECT NO 09/1.4

PROJECT TITLE House Price Index/Affordability Research

CLIENT Corporate Services/Housing and Regeneration

BACKGROUND

This suite of research projects will continue to provide key information for policy makers addressing the critical issue of affordability:

Northern Ireland Quarterly House Price Index Partnership Project with Bank of Ireland and University of Ulster:

The Housing Executive will continue to co-fund the University of Ulster's House Price Index, together with the Bank of Ireland. The information from this survey will continue to inform the Housing Executive's annual affordability index. The associated project will again analyse the performance of ex-Housing Executive dwellings resold on the open market – this time for the year 2009. Data will be drawn from the University of Ulster's House Sales database and matched with the Housing Executive's property database.

Private Rental Index

This project in partnership with the University of Ulster and Property News will continue to produce the index for the Belfast Metropolitan Area on a bi-annual basis. This year – subject to data availability - it is hoped to produce this for Northern Ireland and a number of subregional housing market areas for NI.

Housing Market Affordability in Northern Ireland, 2007

This research will be undertaken by Professor Steve Wilcox, University of York, and will replicate work done in GB for 2008 which looks at affordability from the point of view of young households in employment. It provides a useful insight into the potential for intermediate housing (Co-ownership).

Asking Price House Price Index

This investigative project will examine the potential for developing a second comprehensive House Price Index for Northern Ireland based on asking price. This would be the equivalent of Rightmove and Hometrack price indices produced for GB but not for Northern Ireland. Although in the end they will not accurately reflect actual sale prices, asking price indices provide a much earlier warning of changes in the housing market than indices based on completed sales (DCLG, UU) or mortgage-based indices (Halifax and Nationwide). Asking price information for an estimated 90 per cent of all property sales is available from Property News.

CONTRACTOR

Research Unit, University of Ulster – School of the Built Environment and PropertyNews.com.

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PROJECT NO	09/1.2
PROJECT TITLE	Local Housing Systems Analysis /Housing Market Analysis (Phase 2)
CLIENT	Corporate Services

BACKGROUND

This project will build on the work undertaken by Glasgow University/Newhaven Research to define meaningful functional boundaries for Northern Ireland's housing markets. The focus of the work for the researchers will be to train and work in partnership with the Housing Executive's Central and Area Planners to produce an LHSA/Housing Market Analysis for one housing market area in Northern Ireland – the Belfast Metropolitan Area. It is proposed that this will form the basis for the local housing strategy document to be produced for BMA in 2010. The expertise of the researchers is seen as important not only in terms of their experience in undertaking this process for local authorities in Scotland and Wales, but also in terms of benefiting from their professional advice in terms of the actual availability of data and resources. A document which has both the authority of the Housing Executive and the Glasgow/Newhaven research team will gain acceptance more easily from the Planning Service and the Councils.

METHODOLOGY

TBA

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PROJECT NO 09/1.3
PROJECT TITLE Shared Future Research
CLIENT Housing and Regeneration

BACKGROUND

Evaluation of Carran Crescent, Enniskillen

This small evaluation project will interview households living in the first shared future housing project in Northern Ireland with a view to ascertaining residents' views on the degree of success in achieving the goals of the scheme. It will also address residents concerns in relation to service issues.

Annadale Estate Survey

This project will focus on the Chinese Community in Annadale and address housing issues concerning both Chinese households and local/indigenous households.

METHODOLOGY

Structured questionnaire and production of tabular and written reports

CONTRACTOR

Research Unit

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