

Strategic Research (Last updated June 2010)

Key Themes: Housing and Community Regeneration – Promoting Social Inclusion

Project No	Project Title	Partner/Contractor
	Carried forward from 2009/10	
05/1.1	Future Housing and Support Needs of Older People/SP	
	(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
	(7) Temporary Homelessness Accommodation – Review	North Harbour Consultancy
	(9) Effectiveness of Floating Support	TBA
	(10) Financial Benefits of SP	TBA
	(11) Housing models for Dementia	TBA
	(12) Future of Sheltered Housing	TBA
08/1.1	House Condition Survey 2009	Research Unit/Building Research Establishment
09/1.2	LHSA/Housing Market Analysis (Phase 2)	Glasgow University/ New Haven Research
09/1.3	Waiting List Refusals Analysis	Research Unit/Ipsos Mori
09/1.5	Living in a Sustainable Home	Queens University Belfast (SPACE)
09/1.6	Staff Survey, 2010	Research Unit
	2010/11 Programme	
10/1.1	HPI/Affordability Research	Research Unit/University of Ulster – School of the Built Environment/PropertyNews.com
10/1.2	Shared Future Research	Research Unit
10/1.3	Rural Research – Building in Rural Areas	TBA
10/1.4	Rent Convergence (Phase 2)	TBA
10/1.5	The Private Rented Sector (Phase 4)	Research Unit/University of Ulster (Prof. P. Gray/U. McAnulty)

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

BACKGROUND

This major section of the research programme comprises a number of 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. It also now includes a number of projects which look more widely at the role SP plays in helping vulnerable people meet their housing needs. So far five projects have been completed:

- Retirement Villages
- Housing and Housing-related information needs of older people
- Electronic Assistive Technology
- The Potential of Equity Release for Older Owner Occupiers
- Barn Halt Cottages: A Case Study of a Supported Living Scheme.

A number of additional projects are underway or are scheduled to commence as part of the 2010/11 programme:

(4) Home Improvement Agency Scoping Study

Against a background of an ageing population in Northern Ireland this project is aiming 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.

(5) Future Need and Demand: Models of Accommodation

This project will take a fresh look at many of the issues considered in the *Joint Review of the Social Housing Needs of Older People in Northern Ireland* (1997) in the light of current trends and policy context. It 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.

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.

(7) Temporary Homeless Accommodation – Strategic Review

This research project is ongoing and 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.

(9) 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.

(10) 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.

(11) Housing Models for Dementia

This research will complement similar pieces of research funded by Joseph Rowntree Foundation in England. It will focus on the Dementia Design Toolkit, created by the Dementia Centre in conjunction with the University of Stirling, and apply it to a number of new and existing housing schemes in Northern Ireland.

(12) The Future of Sheltered Housing

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 of case studies come up with cost effective proposals for turning existing schemes into viable accommodation for older people.

[Back to Strategic Research Programme](#)

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)

TIMETABLE

Final draft report due June 2010.

PROGRESS REPORT

Draft final report substantially complete.

[Back to Strategic Research Programme](#)

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

TIMETABLE

Draft final report is due in May 2010.

PROGRESS REPORT

Draft final report received May 2010.

[Back to Strategic Research Programme](#)

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

TIMETABLE

Draft reports being produced June 2010.

PROGRESS REPORT

Five draft reports recieved:

- i. Women Escaping Domestic Violence
- ii. Homeless Families
- iii. Vulnerable single homeless
- iv. Young people
- v. People with Addictions

Area analysis and report underway – draft report due July 2010.

[Back to Strategic Research Programme](#)

PROJECT NO 05/1.1 (9)
PROJECT TITLE The Effectiveness of Floating Support Services
CLIENT Corporate Services

BACKGROUND

This project will mirror work undertaken for 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.

METHODOLOGY

The methodological approach will draw on the experience of CLG.

CONTRACTOR

To be agreed

TIMETABLE

To be agreed

PROGRESS REPORT

Draft Terms of Reference prepared by Supporting People and Research. Discussed with Department for Social Development June 2010.

[Back to Strategic Research Programme](#)

PROJECT NO 05/1.1 (10)

PROJECT TITLE The Financial Benefits of the Supporting People Programme

CLIENT Corporate Services

BACKGROUND

This project will provide a cost/benefits analysis of the Supporting People programme based on the methodology used in work commissioned by CLG, and the report published in January 2008.

METHODOLOGY

The methodological approach will draw on work undertaken for the Scottish Government. The core of the methodology was a financial model which enabled comparison of the total costs of supporting each client group under existing arrangements with the cost that would arise if it were supported using the most appropriate alternatives (CLG, (2009) Research into financial benefits of the Supporting People programme, p.8.).

CONTRACTOR

To be agreed

TIMETABLE

To be agreed

PROGRESS REPORT

Draft Terms of Reference prepared by Supporting People and Research. Discussed with Department for Social Development June 2010.

[Back to Strategic Research Programme](#)

PROJECT NO	08/1.1
PROJECT TITLE	2009 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.

The preliminary findings from the 2009 House Condition Survey were notified to the Board in February 2010. Work during 2010/11 will focus on quality assurance of data, further analysis and modelling work to produce key figures on Decent Homes, Housing Health and Safety Rating, Energy Efficiency and Fuel. In the latter half of the financial year preparations will begin for the 2011 House Condition Survey.

[2009 House Condition Survey Preliminary Findings - February 2010](#) ( 77 KB)

CONTRACTOR

Research Unit/Building Research Establishment

TIMETABLE

Final Report due December 2010

PROGRESS REPORT

Further progress has been made on the validation of key data items from the social survey section. Income data validation has been completed and a request has been made for income tables from the CHS and FRS surveys for comparison purposes. Other derived variables including household type, the bedroom standard, cavity wall insulation, loft insulation and double glazing are underway. Work on the main appendix tables and the report will commence shortly. Modelling work ongoing at BRE. Fuel Poverty and Decent Homes reports due for delivery September 2010. Meeting with BRE on 2011 Survey held in June 2010.

[Back to Strategic Research Programme](#)

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

The project will involve undertaking the data audit analysis which will permit the appointed researchers to complete a housing market analysis for the Belfast Housing Market Area. In parallel some 20 senior staff in Corporate Planning will be trained in the undertaking of HMA. A guidance manual suited to the data available in Northern Ireland will be produced.

CONTRACTOR

Glasgow University / Newhaven Research Ltd

TIMETABLE

Final Report and Guidance to be completed April 2010.

PROGRESS REPORT

Training element of the project completed.

First Steering Group held in January 2010.

Agreement of sub-market boundaries and data analysis has taken longer than anticipated. House price data outstanding from University of Ulster.
Draft report due end of June 2010.

[Back to Strategic Research Programme](#)

PROJECT NO 09/1.3
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 is delving more deeply 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

PROGRESS REPORT

Fieldwork successfully completed. In addition 100 health questionnaires have been returned.

Draft report on Waiting List Refusals survey complete – further analysis required to delve deeper into the issue of “location”.

[Back to Strategic Research Programme](#)

PROJECT NO	09/1.5
PROJECT TITLE	Living in a Sustainable Home
CLIENT	Design and Property Services

BACKGROUND

Very few studies have investigated end users' awareness and perceptions of what it means to live sustainable and there appears to have been no research to date which has looked at perceptions and awareness of the adaptation required to live in a 'sustainable' home. The partnership research project is particularly timely in view of the introduction of the Code for Sustainable Homes and in particular a mandatory Code level 3 for all new homes built as part of the Social Housing Development Programme. As the drive towards higher levels of sustainability continues people will be expected to adapt to new ways of living in particular in relation to energy efficiency, air tightness, natural ventilation and water efficiency.

The overall aim of the research is to assist architects and others involved in the design process, by increasing their understanding of how end users adapt to living in sustainable homes.

METHODOLOGY

The research methodology is an essentially qualitative one. A semi-structured questionnaire will enable a sample of potential and existing tenants to respond to specific questions relating to key features of the Code for Sustainable Homes in order to elicit how they may behave. A series of focus groups are also envisaged.

The research will involve the following:

- Extensive literature review drawing on research undertaken on sustainable housing design, affordability and sustainability, legislation and assessment tools, sustainability education and behavioural change studies;
- Interviews with social housing tenants to establish perceptions and awareness of living sustainably and sustainable housing;
- Interviews with housing association representatives to establish perceptions and awareness of issues surrounding sustainable housing provision including design strategies to meet higher levels of the code for sustainable homes;
- Focus groups with social tenants to discuss issues arising from interviews, in particular exploring scenarios of what it would be like to live in a home designed for sustainable living;
- Focus groups with housing association representatives to identify barriers to change as well as exploring design strategies; and

- Workshop with an Advisory Group (set up to guide and support the project) and representatives of both groups to discuss final outcome and way forward.

CONTRACTOR

Queens University Belfast (SPACE)

TIMETABLE

Final report December 2010

PROGRESS REPORT

Literature Review well underway. Draft questionnaire quality assured by NIHE and QUB ethics committee. Fieldwork commenced June 2010. Sampling strategy agreed.

[Back to Strategic Research Programme](#)

PROJECT NO 09/1.6
PROJECT TITLE Staff Survey, 2010
CLIENT Personnel Management Services

BACKGROUND

The Staff Attitude Survey is carried out every two years by the Housing Executive's Research Unit and is part of the process of regularly reviewing the organisation as a whole. The survey seeks to assess the views of Housing Executive staff on many aspects of working for the organisation. The survey is a key tool used to measure the effectiveness of staff related policies and to underpin the monitoring of Investors in People, Steps to Excellence and the Management Charter. It is also a key source of information to help managers achieve the organisational objective 6 'Better Public Services' which sees the quality and commitment of staff at the heart of the service provided to customers.

METHODOLOGY

All staff are contacted and given the opportunity to complete the survey. The majority of staff are contacted by e-mail to complete an online survey using mrInterview. Where there are difficulties reaching staff by e-mail, hardcopies are sent to an office address. A separate questionnaire is being designed for craft workers (reflecting their working environment and job roles) and other more specialist staff such as hostel wardens.

CONTRACTOR

Research Unit

TIMETABLE

Reports to be completed April 2010.

PROGRESS REPORT

Fieldwork completed: 72% response rate. Final draft report completed May 2010.

[Back to Strategic Research Programme](#)

PROJECT NO 10/1.1

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. It will also for the first time develop an index for the private rented sector.

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

The Housing Executive will also continue to make a contribution to the funding of the University of Ulster's House Price Index, co-sponsored by the Bank of Ireland and the associated quarterly publication which now contains a regular contribution from the Housing Executive. The information from this survey will continue to inform the Housing Executive's affordability index. The associated project would again analyse the performance of ex-Housing Executive dwellings resold on the open market – this time for the year 2010. Data would 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 produces a biannual index of private sector rents for Northern Ireland using comprehensive data from Property News. Work has so far focussed on the Belfast Metropolitan Area. Using additional data from the private HB database it is hoped to extend this throughout Northern Ireland using the Housing Market Area boundaries defined by Glasgow University/Newhaven limited (see above).

Housing Market Affordability in Northern Ireland, 2009

This research will be undertaken by Professor Steve Wilcox, University of York, and will replicate work done in GB for 2009 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 data held by PropertyNews. 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).

CONTRACTOR

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

PROGRESS REPORT

Q1, 2010 report published in May 2010 showing subdued market - but 4% increase in prices.

Private Rental Index for H2 2009 – Published March 2010.

Asking Price HPI – Property News.com delivered the initial dataset – for QA and analysis.

[Back to Strategic Research Programme](#)

PROJECT NO 10/1.2
PROJECT TITLE Shared Future Research
CLIENT Housing and Regeneration

BACKGROUND

Forth Spring Survey

This project will examine attitudes to sharing community facilities on a community interface in West Belfast.

METHODOLOGY

Structured questionnaire and production of tabular and written reports

CONTRACTOR

Research Unit

PROGRESS REPORT

Preparatory work underway including consultation with local representatives.

[Back to Strategic Research Programme](#)

PROJECT NO 10/1.3

PROJECT TITLE Rural Research – Building in Rural Areas

CLIENT Housing and Regeneration

BACKGROUND

This project would analyse the costs of building social housing in rural areas. Housing associations have indicated that higher development costs in rural locations are acting as a barrier to delivery. These may be associated with the size of the scheme, pre-development costs, contractor costs, staff and overheads, transport costs, utility costs or additional design costs. Parallel work is being currently undertaken by Homes and Communities Agency in England.

METHODOLOGY

TBA

CONTRACTOR

TBA

[Back to Strategic Research Programme](#)

PROJECT NO 10/1.4
PROJECT TITLE Rent Convergence (Phase 2)
CLIENT Housing and Regeneration

BACKGROUND

The DSD has asked the Housing Executive to include this research project in its programme. It will revisit research undertaken in 2006/07 by the University of Glasgow to review current rent setting practices for social housing in Northern Ireland, with a view to considering the scope for the development and implementation of a harmonised rent-setting regime.

[Back to Strategic Research Programme](#)

PROJECT NO 10/1.5
PROJECT TITLE The Private Rented Sector (Phase 4)
CLIENT Housing and Regeneration

BACKGROUND

This phase of the ongoing research programme into the private rented sector will involve undertaking two further strands of research. The first of these will focus on an analysis of the Private Rented HB database to help determine the origins and characteristics of households. It is also proposes to fund a cross border partnership proposal from University of Ulster and respond Housing Association which aims to gain an insight into the potential for the applicability of developments in registration and control in the RoI to NI.

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)

[Back to Strategic Research Programme](#)