Performance of the private rental market in Northern Ireland

Summary Research Report
Jan - Jun 2013

Housing Executive
The Regional Housing Authority

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University of ULSTER

Contents

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1.0 Introduction

In Northern Ireland, the proportion of households in the Private Rented Sector (PRS) has experienced upward growth since the 1990s. In this context, bi-annual research reports published by the research partnership between Northern Ireland Housing Executive (NIHE), University of Ulster and PropertyNews.com since 2008, have highlighted the buoyancy of the private rented sector with evidence showing sustained growth and increased demand for private rented accommodation over the past five years. Indeed, despite evidence of increasing stabilisation in the private residential property sector and more affordable housing stock, the data indicates that the volume of rental transactions continues to increase and average rental levels have remained broadly consistent. This is reflective of on-going affordability pressures in the owner-occupied sector including the tightening of mortgage credit, increasing deposit gaps, downward pressure on incomes and labour market uncertainty - reinforcing the long term importance of the PRS in the local housing market and the pressing need to monitor and assess the performance of the private rental sector.

Due to data limitations, the bi-annual rental index reports have, until now, been premised on an analysis solely of the Belfast Metropolitan Area (BMA). However, additional data from PropertyNews.com and NIHE permits analysis of the Northern Ireland rental market as a whole. This report focuses on the performance of the private rental market in Northern Ireland during the first half (January-June) of 2013. The report analyses trends in the private rental sector at district council level during this six month period. Section 2 provides a brief overview of the methodology. Section 3 provides an insight into the number of properties let property type and number of bedrooms as well as the average monthly rent by property type, number of bedrooms and location. The overall performance of the private rental market is measured and presented by weighted rental indices. Section 4 examines rental performance within the Belfast City Council area. A rent grid is presented to highlight disparity in rents across the wider Belfast region at postcode district level and by number of bedrooms. Section 5 analyses regional rental performance at the district council level by number of properties let and the average monthly rent by property type and number of bedrooms. Section 6 offers conclusions.

2.0 Methodology

The Northern Ireland rent index is essentially a tool designed for practical application by policy makers and stakeholders. For this reason, methodological simplicity and transparency are important. Until now, there has been a dearth of rental data outside of the BMA which has impeded the ability of the research partnership to produce a report on the performance of the private rented for Northern Ireland. To overcome this hurdle, the research has combined rental data from PropertyNews.com with NIHE rent data gathered by staff in order to calculate the Local Housing Allowance received for the administration of private sector housing benefit. In order to combine the data sets, the NIHE rent amounts have been adjusted to the preferred monthly frequency metric and adjusted upward by property type to be inclusive of rates.

The average rent statistics presented in this report are premised on a sample of 12,782 rental transactions recorded on PropertyNews.com and NIHE (Housing Benefit in the PRS) database for the first half of 2013 (January-June).The rental figures represent the average asking rent (per month) as advertised. Rented properties are those that were let during the specified time period. The data has been cleansed to remove outliers, invalid observations, multiple entries and anomalies. The overall performance of the private rental market is measured by two weighted rental indices, one reflecting the weighted average by property type and the other by number of bedrooms. The indices measure change in average rent and are set to a base value of 100 for the first quarter of 2013.

3.0 Rental Performance in Northern Ireland

3.1 Distribution of Properties Let in Northern Ireland

During the period January-June 2013 there were **12,782** rental transactions in the private rented sector in Northern Ireland. The analysis by property type indicates that the market share is dominated by the terrace/townhouse and apartment sectors which together account for over two thirds (68%, n=8,707) of the total rental activity. Table 1 illustrates that the terrace/townhouse sector (38%) is the largest sector, with apartment properties the next largest group accounting for 30% of rental lettings. Market share of semi-detached (18%, n=2,324) and detached (14%, n=1,751) dwellings account for the remaining third of rental transactions.

Table 1 Properties let by Type

Property Type	Units	Market Share (%)
Apartment	3,871	30%
Terrace/Townhouse	4,836	38%
Semi-detached	2,324	18%
Detached	1,751	14%
Total	**12,782**	**100%**

Two (36%, n=4,579) and three (41%, n=5,286) bedroom properties are the most common property size, accounting for over three quarters of properties (77%) rented during the first half of 2013. The figures also show that the number of four or more bedroom properties (n=2070) let over the time period accounted for 16% of transactions with one bedroom properties the smallest market share at 7% (Table 2).

Table 2 Properties let by number of bedrooms

Number of Bedrooms	Units	Market Share (%)
1 bedroom	827	7%
2 bedroom	4,579	36%
3 bedroom	5,286	41%
4/4 + bedroom	2,070	16%
Total	**12,762**	**100%**

3.2 Distribution of Banded Monthly Rent

Figure 1 shows that the most common rent band, with almost half (47%) of rental properties let, is the £250-£499 band. A slightly lower proportion of properties (42%) were let in the £500-£749 band. Approximately 11% of rental properties let for more than £750 per month or more.

Figure 1 Histogram showing the distribution of banded monthly rent

3.3 Northern Ireland Average Monthly Rent

For the first half of 2013, the average monthly rent for Northern Ireland was £543, with an increase of 4% between Q1 and Q2 2013. In terms of property type, the statistics in Table 3 reveal that all sectors have experienced rent growth over the half year suggesting a general upward price movement. The average monthly rent for apartments is £543, equating to the Northern Ireland average rent. The terrace/townhouse sector has an average rent of £515 and is the lowest priced sector. Detached properties commanded the highest average rent (£634) for the first half of 2013 with the average rent for semi-detached dwellings standing at £533 per month.

Table 3 Average Rent by Property Type

Property Type	2013 (Jan-Jun)	Quarterly Change (%)
Apartment	£543	4.9%
Terrace/ Townhouse	£515	5.7%
Semi-Detached	£533	2.6%
Detached	£634	1.6%
All	**£543**	**4%**

Table 4 shows that rental levels increased as the number of bedrooms in a property increased, ranging from £419 for a one bedroom property to £740 for four or more bedrooms.

Table 4 Average Rent by Number of Bedrooms

Number of Bedrooms	2013 (Jan-Jun)	Quarterly Change (%)
1 bedroom	£419	-0.5%
2 bedrooms	£494	1.4%
3 bedrooms	£527	1.5%
4/4 + bedrooms	£740	9.9%
All	**£543**	**4%**

3.4 The Northern Ireland Private Rental Index

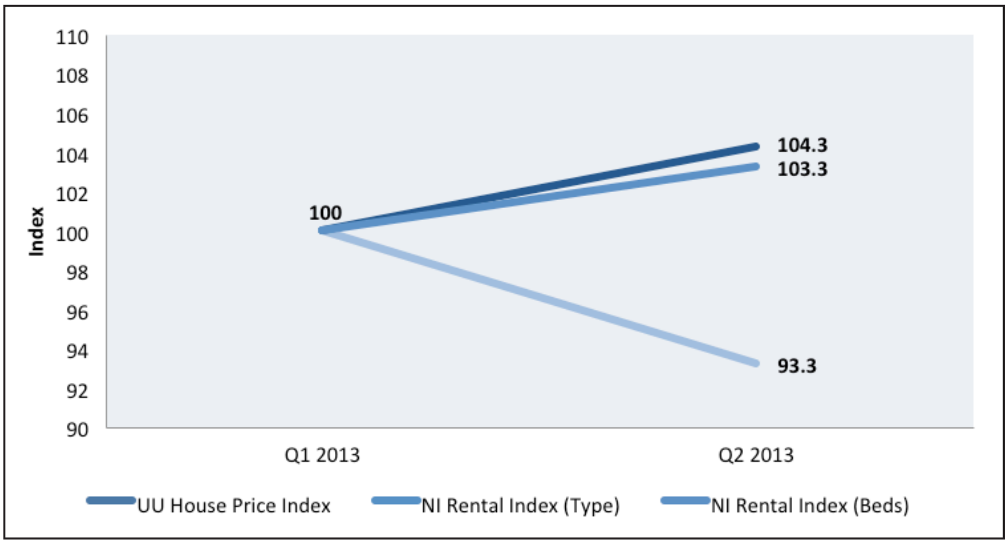
Although research and anecdotal evidence indicate that the rental market will continue to expand, albeit at a more measured pace than before, there has been considerable debate amongst housing professionals about the impact of local housing market demand and supply dynamics and welfare reform on the viability and sustainability of the PRS.
The new Northern Ireland Private Rental Indices (NIPRIs) measure change in average rents by property type and number of bedrooms. The indices are calculated using a weighted average by property type and number of bedrooms at the base quarter, Q1 2013 (100). Table 5 shows that the rental index by property type stands at 104.31 at Q2 2013 indicating an increase of 4.3% from Q1 of 2013. The Index by bedrooms stands at 103.27 showing an increase of 3.3% over the same period.

Table 5 Northern Ireland Quarterly Rental Indices by Type and Bedrooms

Year	Quarter	NI Rental Index (Type)	Quarterly Change (%)	NI Rental Index (Bedrooms)	Quarterly Change (%)
	Quarter 1	100		100	
	Quarter 2	£104.31	4.31	103.27	3.27

Previous evidence from the PRS and the owner-occupier sector has highlighted their divergent behaviour in the housing market. Private rental trends in the BMA showed consistent growth over the past 5 years while house prices in the owner-occupier sector have declined significantly over the same period. However, evidence of increasing stability in the residential housing market, policy changes in relation to the PRS and greater availability of data means it is an opportune time to examine and compare performance of these component parts of the housing market in Northern Ireland as a whole. Figure 2 illustrates that while average house prices have shown decline over the first half of the year, average rent (adjusted by property type and number of bedrooms) haves shown an increase over the same period.

Figure 2 Rental Indices v House Price Index Trend



4.0 Rental Performance in Belfast City Council Area

4.1 Distribution of Properties Let in Belfast City Council Area

Previous research evidence has highlighted the growing trend of rental transaction activity across the Belfast City Council Area (BCCA). In the period January-June 2013, there were **5,189** properties let. This confirms Belfast as the main rental market, accounting for 41% of all rental transactions across Northern Ireland. The number of properties let in the BCCA emphasises the continuing demand and strong performance of the private rented sector in Northern Ireland's largest city and reflects not only the large student population but also the concentration of jobs for younger professionals as well as a higher concentration of housing need for low income households.

Tables 6 and 7 shows the distribution of rented properties by property type and number of bedrooms. Analysis indicates that the vast majority (87%) of properties let in the BCCA are terrace/ townhouses (45%) and apartments (42%), much higher proportions than for Northern Ireland as a whole (38% and 30% respectively). Figures show that two bedroom properties represent the most common property size, accounting for almost half of all properties let (47%), again higher proportions than Northern Ireland as a whole. Three bedroom dwellings are the next largest group, accounting for over a quarter (27%) of properties let over the time period, a significantly lower proportion than Northern Ireland as a whole (41%).

Table 6 Properties let in BCCA by Property Type

Property Type 2013 (Jan-Jun)		
Type	Units	Market Share (%)
Apartment	2186	42%
Terrace/Townhouse	2316	45%
Semi-Detached	548	11%
Detached	139	3%
All	**5189**	**100%**

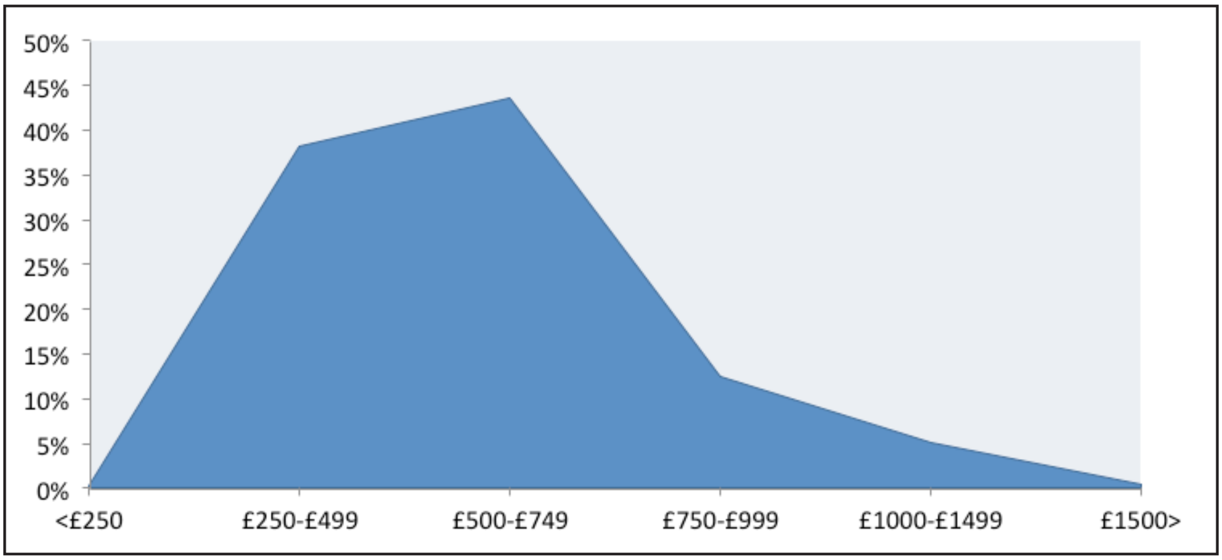
Table 7 Properties let in BCCA by Property Type

No. of Bedrooms 2013 (Jan-Jun)		
Beds	Units	Market Share (%)
1	482	9%
2	2413	47%
3	1375	27%
4/4+	914	18%
All	**5184**	**100%**

4.2 Distribution of Banded Monthly Rent in Belfast City Council Area

The frequency distribution shows that similar proportions of rental properties were let in the £500-£749 band (44%), with an average rent of £585, and the £250-£499 band (38%), with an average rent of £428. Approximately 18% of rental properties let for more than £750 per month. In contrast, the majority of rents paid in the rest of Northern Ireland fall within the £250-£499 band (47%) while a further 42% of properties let in Northern Ireland are within the £500-£749 rent band.

Figure 3 Histogram showing the distribution of banded monthly rent in Belfast City Council Area



4.3 Average Rent in Belfast City Council Area

The average monthly rent across the BCCA is £589 for the first half of 2013, higher than the Northern Ireland average (£543). In general, analysis of rental price locations in the BCCA remains consistent with previous rental surveys. Belfast City Centre (£737) and South Belfast (£687) are the most expensive areas with average rents considerably higher than the Belfast average. North Belfast (£490) and West Belfast (£506) are the lowest priced locations in the BCCA (Table 8).

Table 8 Average Rent in Belfast City Council Area

Location	2013 (Jan-Jun)
Belfast City Council Area	£589
Belfast City Centre	£737
North Belfast	£490
South Belfast	£687
East Belfast	£531
West Belfast	£506

4.3.1 Average Rent by Property Type

Table 9 shows that average rental levels by property type for apartments, terrace/townhouses and semi-detached properties have experienced an increase over the first two quarters of 2013. Whilst detached properties experienced a decline of 5.6% in average rent, they were the most expensive property type with an average rent of £897 per month.

Table 9 Average Rent in Belfast City Council Area by Property Type

Property Type	BCCA 2013 (Jan-Jun)	Quarterly Change (%)	NI Average 2013 (Jan-Jun)
Apartment	£597	6.7%	£543
Terrace/Townhouse	£560	9%	£515
Semi-Detached	£601	3.7%	£533
Detached	£897	-5.6%	£634
All	**£589**	**6.9%**	**£543**

4.3.2 Average Rent by Number of Bedrooms

Table 10 indicates that average rents increased for two, three and four bedroom properties between the first two quarters of 2013 and declined for one bedroom properties (-1.6%).

Table 10 Average Rents in Belfast City Council Area by Number of Bedrooms

No. of Bedrooms	BCCA 2013 (Jan-Jun)	Quarterly Change (%)	NI Average 2013 (Jan-Jun)
1 Bedroom	£442	-1.6%	£419
2 Bedrooms	£517	1.8%	£494
3 Bedrooms	£592	3.3%	£527
4/4+ Bedrooms	£848	5.8%	£740
All	**£589**	**6.9%**	**£543**

4.4 Wider Belfast Area Rent Guide

Table 11 summarises rents across the wider Belfast region and highlights the considerable disparity in average monthly rents at postcode district level by number of bedrooms. For example, the average rent for a typical three bedroom property can vary from £446 in BT13 to £884 in BT2.

Table 11 Average Rent Grid by Postcode

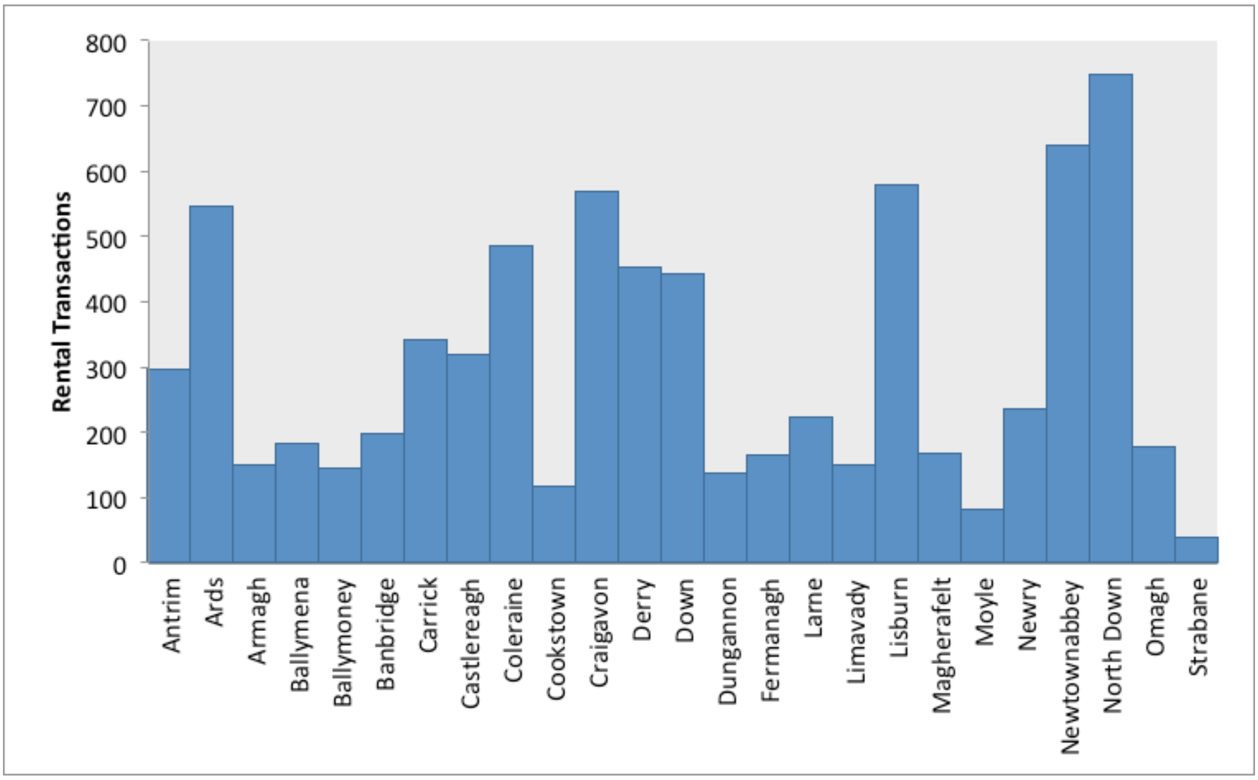
Postcode	1 Bed	2 Bed	3 Bed	4/4+ Bed	All
BT1	£608	£690	£820	-	£689
BT2	£546	£770	£884	-	£756
BT3	£583	£718	-	-	£757
BT4	£468	£513	£545	£778	£558
BT5	£408	£472	£570	£746	£511
BT6	£446	£487	£556	£648	£521
BT7	£430	£540	£650	£888	£671
BT8	£398	£533	£611	£814	£622
BT9	£439	£575	£695	£967	£701
BT10	£405	£540	£634	£778	£619
BT11	£413	£534	£581	£584	£547
BT12	£411	£447	£471	£533	£461
BT13	£427	£451	£446	£562	£452
BT14	£390	£440	£470	£572	£462
BT15	£395	£457	£513	£622	£484
BT16	£442	£476	£548	£682	£528
BT17	£416	£514	£598	£809	£579
BT18	£418	£555	£655	£1,096	£678
BT19	£446	£513	£563	£864	£582
BT20	£411	£518	£553	£776	£561
BT23	£368	£487	£540	£799	£547
BT26	£400	£615	£686	£851	£707
BT27	£490	£506	£531	£810	£562
BT28	£419	£532	£553	£862	£587
BT36	£415	£484	£504	£704	£508
BT37	£341	£462	£495	£753	£502
BT38	£390	£473	£514	£606	£502

5.0 Rental Performance across the Local Government Districts

5.1 Distribution of Properties Let by Local Government Districts

Outside of the BCCA, there were **7,593** properties let during the first half of 2013. The frequency distribution of rental transactions in Figure 5 indicates that the North Down (747), Newtownabbey (640), Lisburn (578), Craigavon (570) and Ards (546) districts are the largest rental markets outside of Belfast. The figures also identify Coleraine (485), Derry (453) and Down (443) to be other main rental areas. Collectively, these eight district council areas account for 60% of all rental transactions outside of Belfast. Strabane (39), Moyle (81) and Cookstown (116) exhibited the least amount of activity over the period. In general, the data shows little rental activity outside of the main urban centres.

Figure 4 Number of properties let in district council areas



Over the first 6 month period, the sample indicates that the concentrations of property type are much more uniform than the Belfast market. Table 11 shows that the terrace/ townhouse sector represents the largest proportion of rented properties accounting for one third (33%, n=2,521) of the total rental activity. The apartment sector accounts for 22% of rented dwellings with an average price of £473 per month – the same rental level as the terrace/townhouses sector. Semi-detached properties are marginally the next largest sector in the sample and account for 23% of rental properties with an average rent of £492 per month. Market share of detached dwellings was marginally the smallest with 21% of properties let in this sector. The average rent for this type of property was £611 per month.

Table 12 Properties let by property type

Type	No. of Properties	Quarterly Change (%)	NI Average 2013 (Jan-Jun)
Apartment	1685	22%	£473
Terrace/Townhouse	2521	33%	£473
Semi-Detached	1776	23%	£512
Detached	1611	21%	£611
All	**7593**	**100%**	**£512**

Table 13 shows that more than four fifths (81%) of properties let outside BCCA during the first half of 2013 were two and three bedroom properties. Analysis reveals that three bedroom properties (52%, n=723) are the most common rented property size accounting for over half (52%) of rented properties with an average let price of £504 per month. Two bedroom properties represent the next largest property size and account for 29% of properties let, with an average rent of £468 per month.

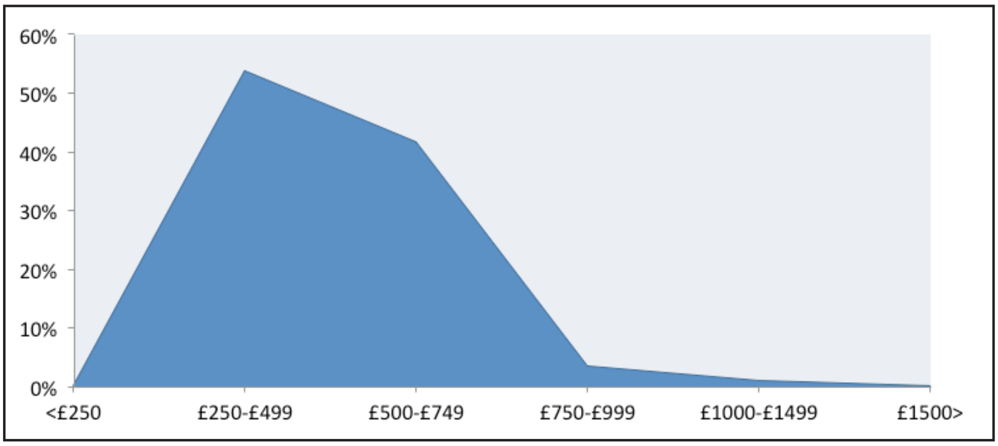
Table 13 Properties let by number of bedrooms

No. of Bedrooms	BCCA 2013 (Jan-Jun)	Quarterly Change (%)	NI Average 2013 (Jan-Jun)
1	351	5%	£386
2	2166	29%	£468
3	3911	52%	£504
4/4+	1165	15%	£654
All	**7593**	**100%**	**£512**

5.2 Distribution of Banded Monthly Rent across the LGDs

Figure 6 shows that over half of all rental properties (53.7%) were let in the £250-£499 per month rent band, with an average rent of £433 observed for this category. Also, 42.6% of properties were let in the £500 -£749 band, with 5% of properties letting for £750 or more.

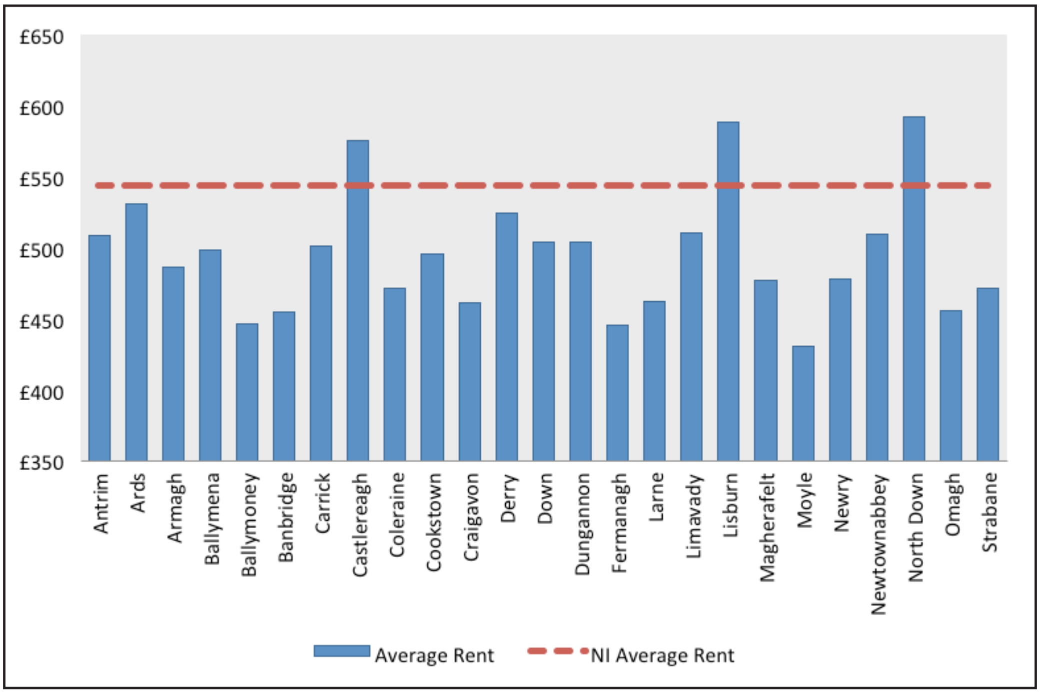
Figure 5 Histogram showing the distribution of banded monthly rents across district council areas



5.3 Average Rent by LGD

Analysis of rental levels for properties rented outside of the BBA shows that the average rent was £512 per month, somewhat below the Northern Ireland average rent of £543. Figure 7 shows the distribution of average rent statistics by district council area, highlighting the variance in average rents. Overall, the figures show that average rents in rural regions, particularly those districts in the West and North of the province, to be significantly below the Northern Ireland average. The highest average rent statistics for the first half of the year were in the BMA urban districts of North Down (£592), Lisburn (£589) and Castlereagh (£575). In contrast, the lowest average rents were in the Moyle (£431), Ballymoney (£446) and Fermanagh (£446) districts.

Figure 6 Average monthly rent by district council area



5.3.1 Average Rent by Property Type

Table 14 provides analysis by property type at district council level. In the apartment sector, the average rent for property type shows regional variance and is highest in Lisburn (£526), North Down (£523) and Dungannon (£511). The lowest average rents in this sector were in the districts of Ballymoney (£375), Armagh (£380), Omagh (£381) and Moyle (£390) in the West and North respectively. With regard to the terrace/townhouse properties, the analysis shows that there is less variance. Rents were highest in Castlereagh (£557), North Down (£555) and Lisburn (£539), with Derry (£499) the highest priced district outside of the BMA. The lowest average rent for this type of property was observed in Banbridge (£408), Larne (£414) and Craigavon (£417). A similar trend is observed in the semi-detached sector where the range of average rent is relatively narrow and the highest priced districts were again the BMA districts of Castlereagh (£596), North Down (£581) and Lisburn (£560) with Derry (£530) the highest priced region outside of the BMA. Ballymoney (£427) and Moyle (£451) in the North and Armagh and Fermanagh (£455) in the South West were the lowest priced regions for semi-detached lets. For detached properties, the spread of average rent is much larger with government districts in the greater Belfast area (North Down, Lisburn, Castlereagh, Newtownabbey and Ards) showing the highest average rent for this type of property. Moyle (£449), Fermanagh (£474), Omagh (£493) were the lowest priced regions, followed by Cookstown (£506) and Ballymoney (£515) – highlighting lower rents to the West and Mid-Ulster for this property type.

Table 14 Average monthly rent across district council area by property type

Council District	Average Rent by Property Type (£)				
	Apartment	Terrace/ Townhouse	Semi-Detached	Detached	All
Antrim	£464	£466	£523	£622	£509
Ards	£495	£465	£510	£672	£531
Armagh	£380	£438	£455	£601	£486
Ballymena	£461	£444	£499	£575	£498
Ballymoney	£375	£421	£427	£515	£446
Banbridge	£399	£408	£462	£568	£455
Carrickfergus	£489	£462	£515	£625	£501
Castlereagh	£490	£557	£596	£701	£575
Coleraine	£451	£462	£478	£518	£472
Cookstown	£463	£491	£521	£506	£496
Craigavon	£412	£417	£473	£568	£461
Derry	£487	£499	£530	£644	£524
Down	£456	£482	£502	£585	£504
Dungannon	£511	£486	£498	£536	£504
Fermanagh	£405	£435	£455	£474	£446
Larne	£442	£414	£485	£550	£462
Limavady	£430	£452	£499	£609	£511
Lisburn	£526	£539	£560	£755	£589
Magherafelt	£393	£433	£480	£530	£477
Moyle	£390	£418	£451	£449	£431
Newry & Mourne	£435	£473	£461	£539	£478
Newtownabbey	£470	£470	£523	£691	£510
North Down	£523	£555	£581	£798	£592
Omagh	£381	£442	£465	£493	£456
Strabane	£430	£450	£458	£519	£472

5.3.2 Average Rent by Number of Bedrooms

Table 15 shows that one bedroom properties are not a common property size to let. Where the sample of one bedroom properties is sufficient for analysis, Lisburn (£440) and Castlereagh (£402) displayed the highest average rent with Omagh (£332) exhibiting the lowest average monthly rent. Analysis of two bedroom properties shows that there is price clustering for this property size across the main urban district council regions. In this context, North Down (£524), Lisburn (£519), Castlereagh (£506) and Derry (£496) had the highest average monthly rent. The lowest average rent for this property size was observed in Banbridge (£388), Moyle (£392) Ballymoney (£397) Magherafelt (£403) Craigavon (£403) districts. Overall, this shows a clear urban-rural difference in average monthly rent for two bedroom properties.

The statistics show that the range of average rent for three bedroom properties is relatively narrow with 68% of average rents for this property size between £453 and £508. The highest average rents were again in the BMA districts of Castlereagh (£581), North Down (£571) and Lisburn (£562) with Derry (£530) displaying the next highest average rent. Moyle(£440) and Ballymoney (£448) again exhibited the lowest rent statistics, followed closely by Armagh, Craigavon and Armagh. This also highlights rent differentials with the West and Mid-Ulster generally showing lower average rent profiles for this property size.

Table 15 Average rent across district council area by number of bedrooms

Council District	Average Rent by Number of Bedrooms(£)				
	1	2	3	4/4+	All
Antrim	£393	£466	£493	£669	£509
Ards	£370	£479	£525	£757	£531
Armagh	*	£427	£458	£630	£486
Ballymena	*	£447	£483	£585	£498
Ballymoney	*	£397	£448	£523	£446
Banbridge	*	£388	£465	£612	£455
Carrickfergus	*	£475	£513	£612	£501
Castlereagh	£402	£506	£581	£737	£575
Coleraine	£384	£452	£474	£532	£472
Cookstown	*	£460	£497	£542	£496
Craigavon	*	£403	£458	£579	£461
Derry	*	£496	£528	£626	£524
Down	£380	£450	£508	£612	£504
Dungannon	*	£453	£500	£543	£504
Fermanagh	*	£416	£453	£515	£446
Larne	*	£420	£475	£567	£462
Limavady	*	£445	£498	£635	£511
Lisburn	£440	£519	£562	£823	£589
Magherafelt	*	£403	£463	£537	£477

Moyle	*	£392	£440	*	£431
Newry & Mourne	*	£433	£483	£562	£478
Newtownabbey	£371	£465	£508	£729	£510
North Down	*	£524	£571	£884	£592
Omagh	£332	£417	£461	£532	£456
Strabane	*	*	£473	*	£472

**denotes sample size is too small for robust analysis.*

6.0 Conclusion

This report has for the first time produced a robust private rental index for the whole of Northern Ireland and in doing so provides a useful baseline for future analysis and policy development. The report shows a high level of rental transactions across Northern Ireland in the first 6 months of 2013. The BCCA and wider BMA continue to dominate and drive the Northern Ireland rental market. Outside of these regions, rental activity shows considerable variability and is most prominent in the main urban centres with a clear East-West divide. Findings also reveal that the average rent for Northern Ireland is £543, with almost half of properties let falling in the £250-£499 rent band. The terrace/townhouse sector has the largest market share of lettings (38%), followed by apartments (30%). Three bedroom properties are the most common property size (49%), with two bedroom lettings the next largest group (36%).

The BCCA has the largest share of the rental market, accounting for over two fifths of all rental activity with variability in average rent observed within the BCCA sub-markets relating to property type and number of bedrooms. A similar picture was evident across the district councils, with variation in the average rent observed, particularly in rural regions to the West and North. The average rent statistic for the BCCA is £589 for the first half of 2013, compared to only £512 for the remainder of Northern Ireland.

There are also significant regional variances in the distribution of rented properties by property type and number of bedrooms. The most common property types in the Belfast market are terrace/townhouse and apartment dwellings which have almost equal proportions and account for 87% of all rented properties. However, outside of Belfast this figure is 55% with the sample showing much more equal distribution of rented properties by type and significantly higher proportions of rented detached and semi-detached properties. The analysis also noted disparity in the distribution of properties let by number of bedrooms. In the BCCA, two bedroom properties were the most common property size (47%) whereas three bedroom properties were the largest sector outside of Belfast accounting for over half (52%) of all properties let.

Endnote

[i] Rent statistics in PropertyNews.com are generally inclusive of rates. Therefore, to ensure rent datasets are comparable, NIHE rent statistics for Housing Benefit in the PRS need to be adjusted upward to ensure consistency in average rents across the sample. To determine the adjustment to be applied to the NIHE dataset, samples of rental transactions across the LGD cohort and geographic quadrants of Belfast market were analysed by market area, property type and number of bedrooms to identify the percentage increase required to adjust the NIHE rent statistic to include rates. Following wide and detailed analysis of the council areas, rates poundage and the range of adjustment required for each property type across the LGD areas, the research identified the median percentage adjustment for the NIHE datasets to be as follows: Apartments 11%; Detached 17%; Semi-Detached 13%; and Terrace 13%. It was observed that there was only slight variance in the range across the LGD areas and therefore the percentage uplift could be applied uniformly to the dataset across all LGD areas.