



fuel poverty
repairs and improvements
house **decent homes**
NORTHERN IRELAND **condition**
survey SUMMARY
household profile REPORT 2016
dwelling type **repair** **unfitness**

Housing
Executive

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National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value.

All official statistics should comply with all aspects of the Code of Practice for Statistics. They are awarded National Statistics status following an assessment by the Authority’s regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate. It is a producer’s responsibility to maintain compliance with the standards expected of National Statistics, and to improve its statistics on a continuous basis. If a producer becomes concerned about whether its statistics are still meeting the appropriate standards, it should discuss its concerns with the Authority promptly. National Statistics status can be removed at any point when the highest standards are not maintained, and reinstated when standards are restored.

Code of practice:

<https://www.statisticsauthority.gov.uk/code-of-practice/>

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¹ The full user guide is available in the main report:

https://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

SECTION 1: Background & history

Introduction

This summary report outlines the key findings of the [Northern Ireland House Condition Survey 2016](#) main report which can be found on the Housing Executive's website at:

https://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

Why do we carry out the House Condition Survey?

The Northern Ireland Housing Executive has a statutory responsibility to carry out housing research, which is set out in the Housing (NI) Order 1981. The 2016 House Condition Survey is the twelfth such survey to be carried out in Northern Ireland since 1974.

What information does the House Condition Survey produce?

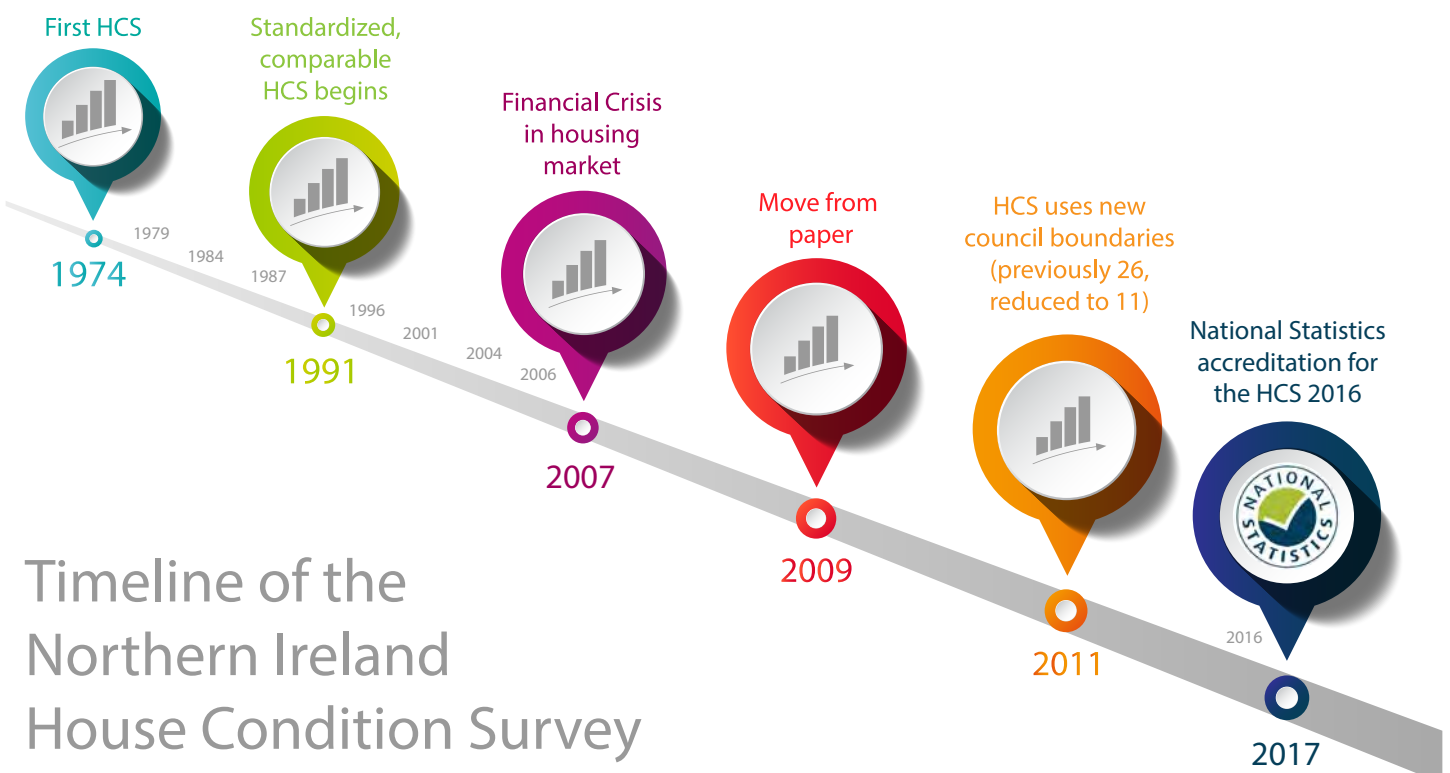
The House Condition Survey (HCS) provides a wealth of information, which is readily available to, and is regularly requested by government departments, government agencies, the voluntary sector, charities, universities and many private sector interests.

The survey gives a full picture of the condition of housing in Northern Ireland. It provides the only reliable, consistent source of data for measuring energy efficiency, Decent Homes and fuel poverty across Northern Ireland.

All tenures and types of housing are included, for example, owner occupied and rented housing, vacant dwellings, apartments, urban and rural properties.

The summary report highlights any changes in the ten year period since 2006. Where appropriate it also highlights any changes between 2011 and 2016. Changes are statistically significant unless otherwise stated.

As the HCS is a sample survey, and figures are estimates, percentages in the report are rounded to prevent readers gaining an exaggerated impression of their accuracy.



Timeline of the Northern Ireland House Condition Survey



SECTION 2: Northern Ireland's dwelling stock

Total stock: ten year view



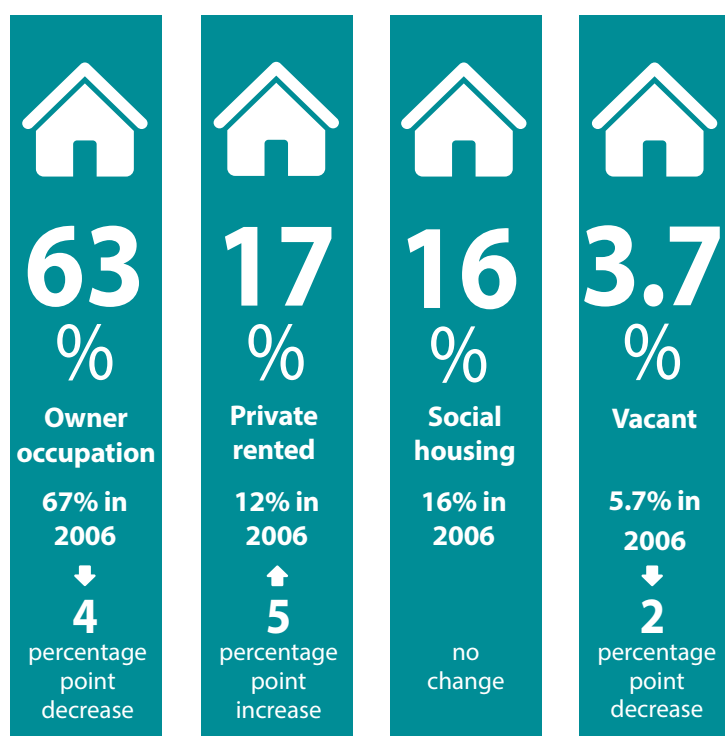
Dwelling Location



65%

of the dwelling stock was classified as urban and the remainder (35%) as rural.

Dwelling Tenure



Owner occupied – includes outright owners, those buying with a mortgage and shared owners.

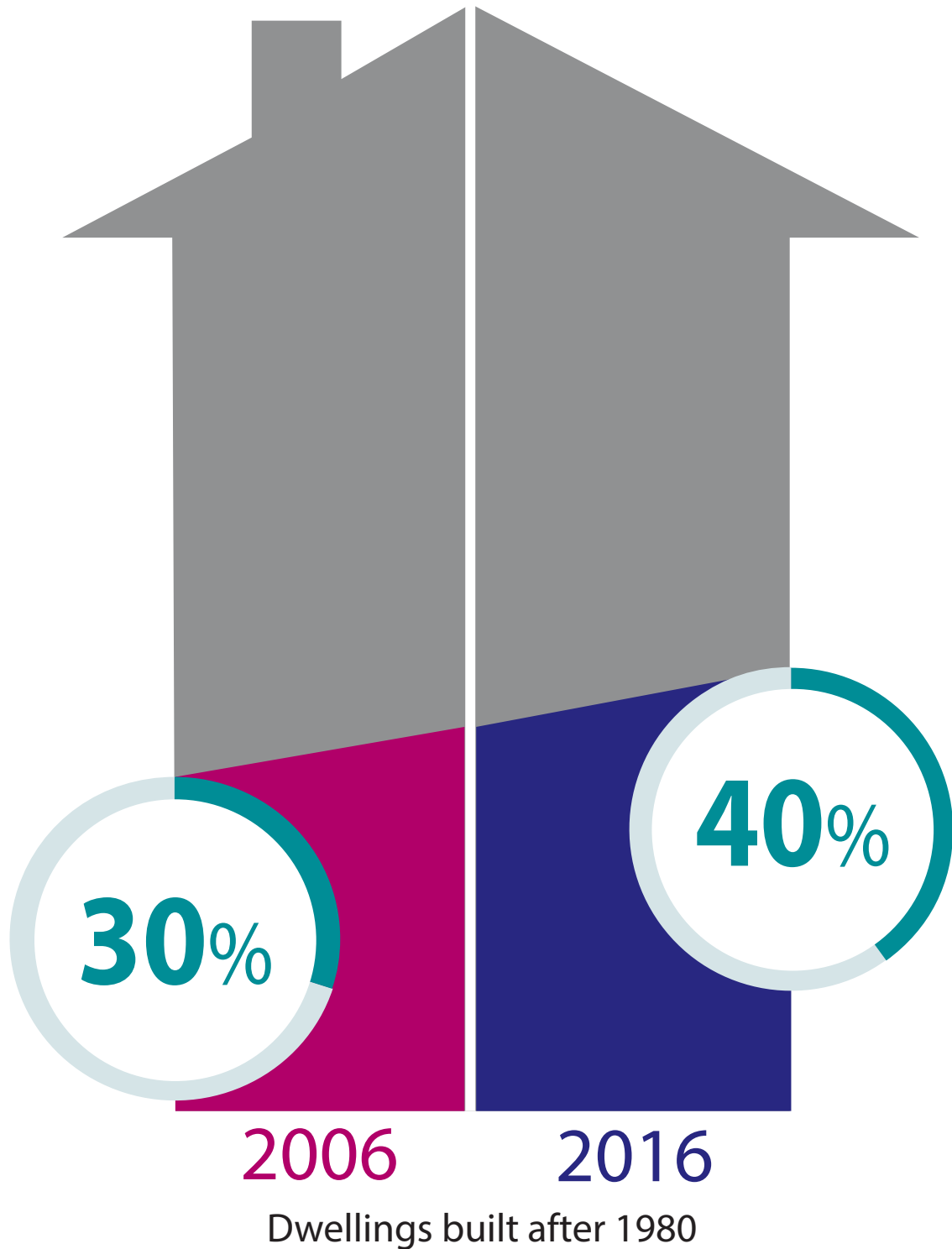
Private rented – rented from a private landlord, private company, other organisation, relative or friend. Includes any other type of accommodation type not covered by standard tenure types.

Social housing – All occupied dwellings owned and managed by the Northern Ireland Housing Executive or by Housing associations (with the exception of NI Co-ownership Housing association).

Vacant – Classified as a separate tenure. Assessment made at the time of the survey.

Any changes reported between years are statistically significant unless otherwise stated.

Dwelling age: ten year view



There was little change in the age profile of Northern Ireland's dwelling stock 2011 to 2016, although analysis shows a gradual move towards newer housing in the ten year period between 2006 and 2016.

Dwelling type: ten year view

The characteristics of the housing stock in terms of dwelling type remained similar to 2011, although between 2006 and 2016 there was a significant decrease in the proportion of terraced houses, and significant increases in the proportions of semi-detached and detached houses.



28%

of dwellings were terraced houses

32% in 2006

↓ **4** percentage point decrease



23%

of dwellings were semi-detached houses

20% in 2006

↑ **3** percentage point increase



21%

of dwellings were detached houses

17% in 2006

↑ **4** percentage point increase



21%

of dwellings were bungalows



7%

of dwellings were Flats/apartments

no significant change since 2006

SECTION 3: Household profile



29%

of households with children lived in the private rented sector

22% in 2011

↑ **7 percentage point increase**



4%

of households lived in homes which were overcrowded



39%

adult households were the most common household type in Northern Ireland

Household types

Adult households

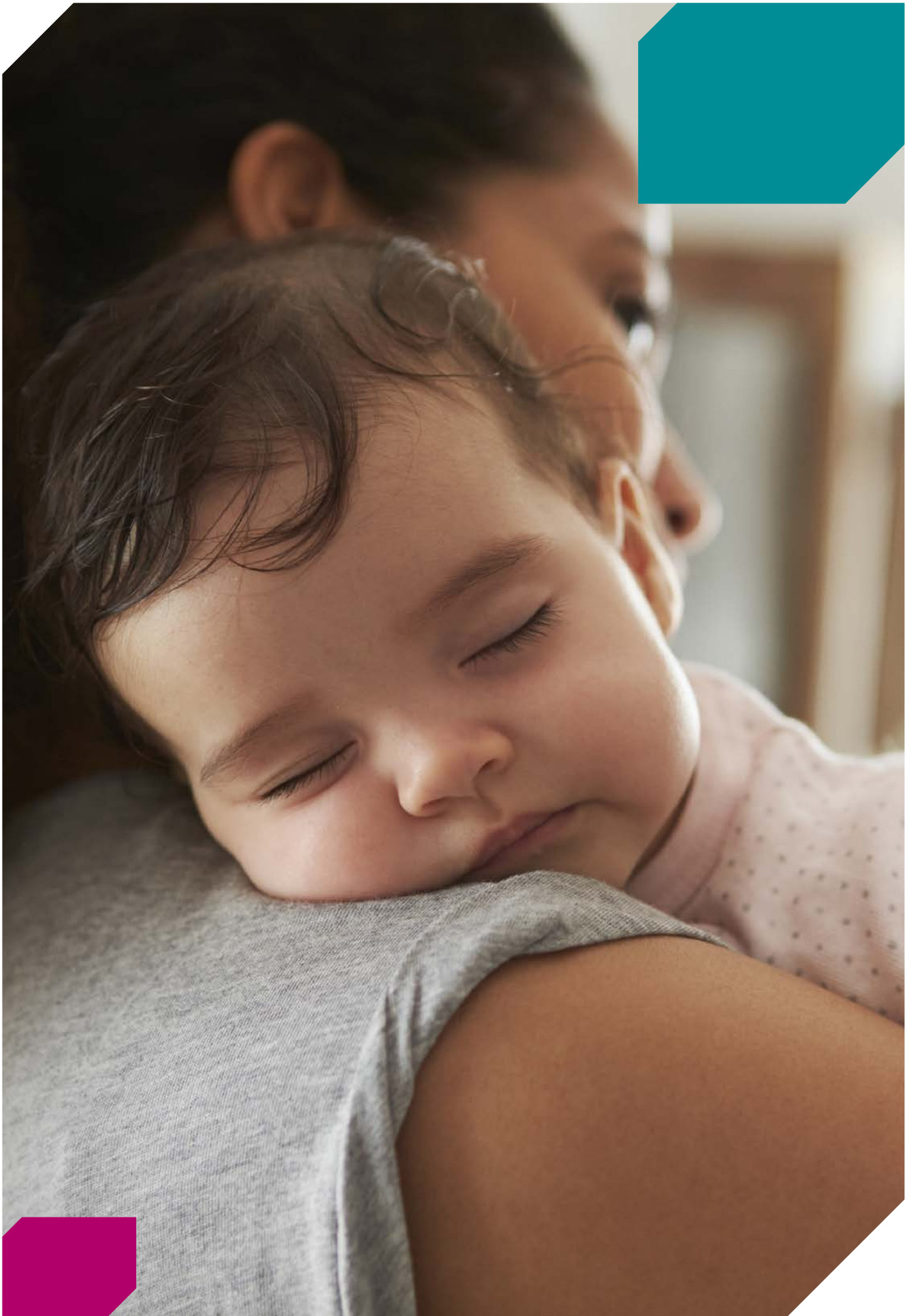
– one or more adults below pensionable age.

Households with children

– one or more adults living with dependent children less than 16 years old.

Older households

– one or more people, at least one of whom is pensionable age (65+).



Tenure and households 2016

- 38% were adult households and 37% were older households.
- 85% had a household reference person aged 40 or older.
- 55% had a household reference person who was working.
- 34% had a household income of £31,200 or more per year.



- 47% were households with children.
- 51% had a household reference person who was younger than 40 years old.
- 57% had a household reference person who was working.
- 48% had a household income of less than £15,600 per year.



- 42% were adult households.
- 73% had a household reference person aged 40 or older.
- 25% had a household reference person who was working.
- 74% had a household income of less than £15,600 per year.





SECTION 4: Condition of Housing

State of repair - Proportion of dwellings with at least one fault (any fabric disrepair)



52%
(2006)



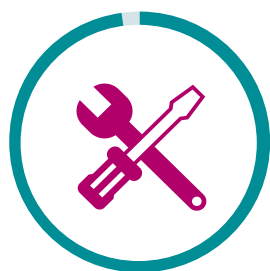
49%
(2011)



44%
(2016)

- There were decreases in the proportion of all dwellings with both interior disrepair (18%; 22% in 2011) and exterior disrepair (38%; 42% in 2011).
- Vacant dwellings were most likely to be in disrepair (71%; 44% overall).
- Owner occupied dwellings were least likely to be in disrepair (39%; 45% in 2011).

Repair costs

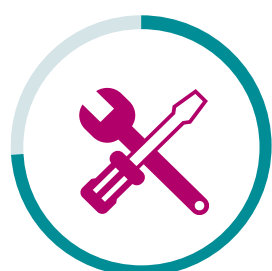


Average urgent repair cost
£1.43b in 2011

↓ decreased to

£710m
(2016)

Urgent repairs - work which needs to be undertaken to prevent further significant deterioration to the external fabric of the dwelling in the short term.



Average basic repair cost
£1.61b in 2011

↓ decreased to

£920m
(2016)

Basic repairs - urgent repairs to the exterior fabric plus additional visible work required to be carried out to the internal and external fabric of the dwelling in the medium term.

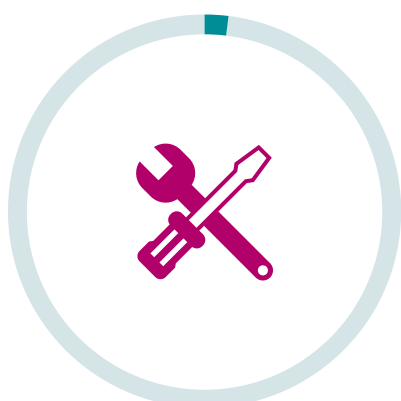
Unfitness in Northern Ireland stock

In order to be classified as unfit a dwelling must fail on one or more of the 11 criteria set out in the statutory fitness standard.

The relative importance of unfitness has declined due to the small proportion of the stock in Northern Ireland failing on this quality measure.



3.4%
(2006)



2.1%
(2016)

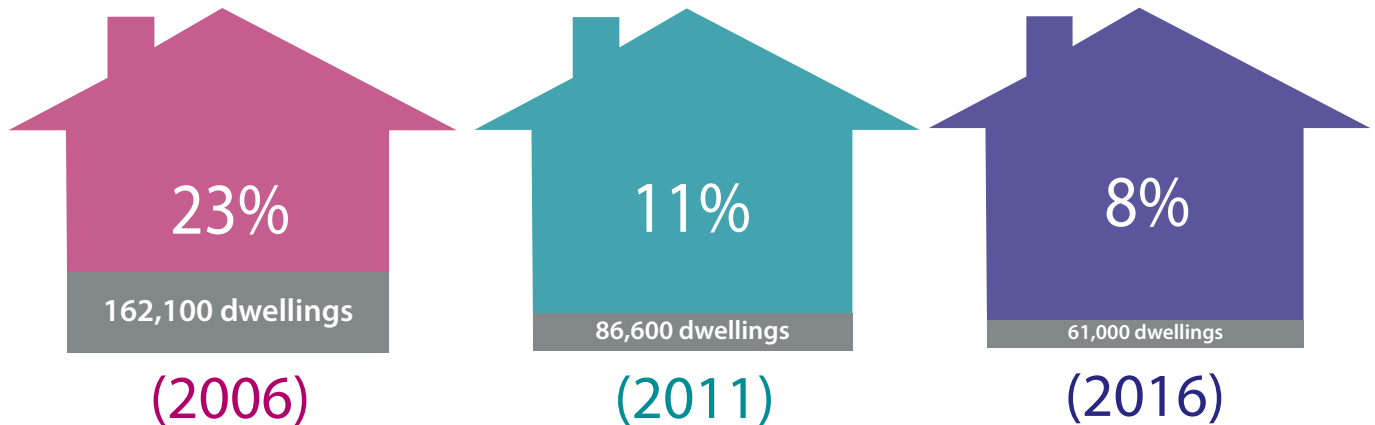
The three most common reasons for a property being classified as unfit in 2016 were:

- Dampness (9,300 dwellings);
- Serious disrepair (9,100 dwellings);
- Unsatisfactory facilities for the preparation and cooking of food (8,800 dwellings).

The Decent Homes Standard

A decent home is one that is wind and weather tight, warm and has modern facilities.

All dwellings (failing the Decent Homes Standard)



In 2016 the types of dwellings most likely to fail were:

- Vacant properties (40%)
- Older dwellings pre 1919 (28%)
- Located in small villages, hamlets, open country (13%)
- Private rented and others (11%)

these percentages represent different categories and therefore will not add to 100%.

Occupied dwellings (failing the Decent Homes Standard in 2016)

7%

of occupied dwellings failed the decent homes standard in 2016

The types of household most likely to live in dwellings which failed the Decent Homes standard were:

- Older household reference person (10%; aged 75 plus)
- Lower income households (10% £15,600 to £20,799 pa)

these percentages represent different categories and therefore will not add to 100%.

The Housing Health and Safety Rating System (HHSRS)

The Housing Health and Safety Rating System (HHSRS) is a risk based system that identifies defects in dwellings and evaluates the potential effect of any defects or deficiencies on the health and safety of occupants, visitors, neighbours or passers-by. Dwellings with Category 1 hazards are deemed to fail the minimum standard.

The dwellings most likely to have Category 1 hazards were:

All dwellings



9%

Northern Ireland 2016
(12% England 2016)

- Vacant properties (36%)
- Older dwellings pre 1919 (27%)
- Small villages, hamlets and in open country (17%)
- Detached dwellings (14%)

these percentages represent different categories and therefore will not add to 100%.

The occupied dwellings most likely to have Category 1 hazards were:

Occupied dwellings



8%

Northern Ireland 2016

- Older household reference person (75 plus) (11%)
- Household reference person not working (10%)
- Adult and older households (both 9%)
- Income group £20,800-£31,199 (10%)

these percentages represent different categories and therefore will not add to 100%.

The cost of poor housing

Following publication of the main House Condition Survey report, and in response to users' needs, the Housing Executive commissioned the Building Research Establishment (BRE) to model the cost of poor housing in Northern Ireland housing stock using data from the 2016 House Condition Survey and the most recent NHS treatment cost methodology.

The report is based on data from the Northern Ireland House Condition Survey 2016 which has been designated as a National Statistic. The principles of the Code of Practice for Statistics were applied where practicable, however; as the report was modelled and developed solely by BRE with no involvement from the Housing Executive, this report has been published as an official statistic on the Housing Executive's website.

https://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

Definition of poor housing:

Poor housing in Northern Ireland

Dwellings with one or more Category 1 hazards (HHSRS)

The most common hazards:

- Falls on stairs
- Falls on level surfaces
- Excess cold

Summary of poor housing in Northern Ireland

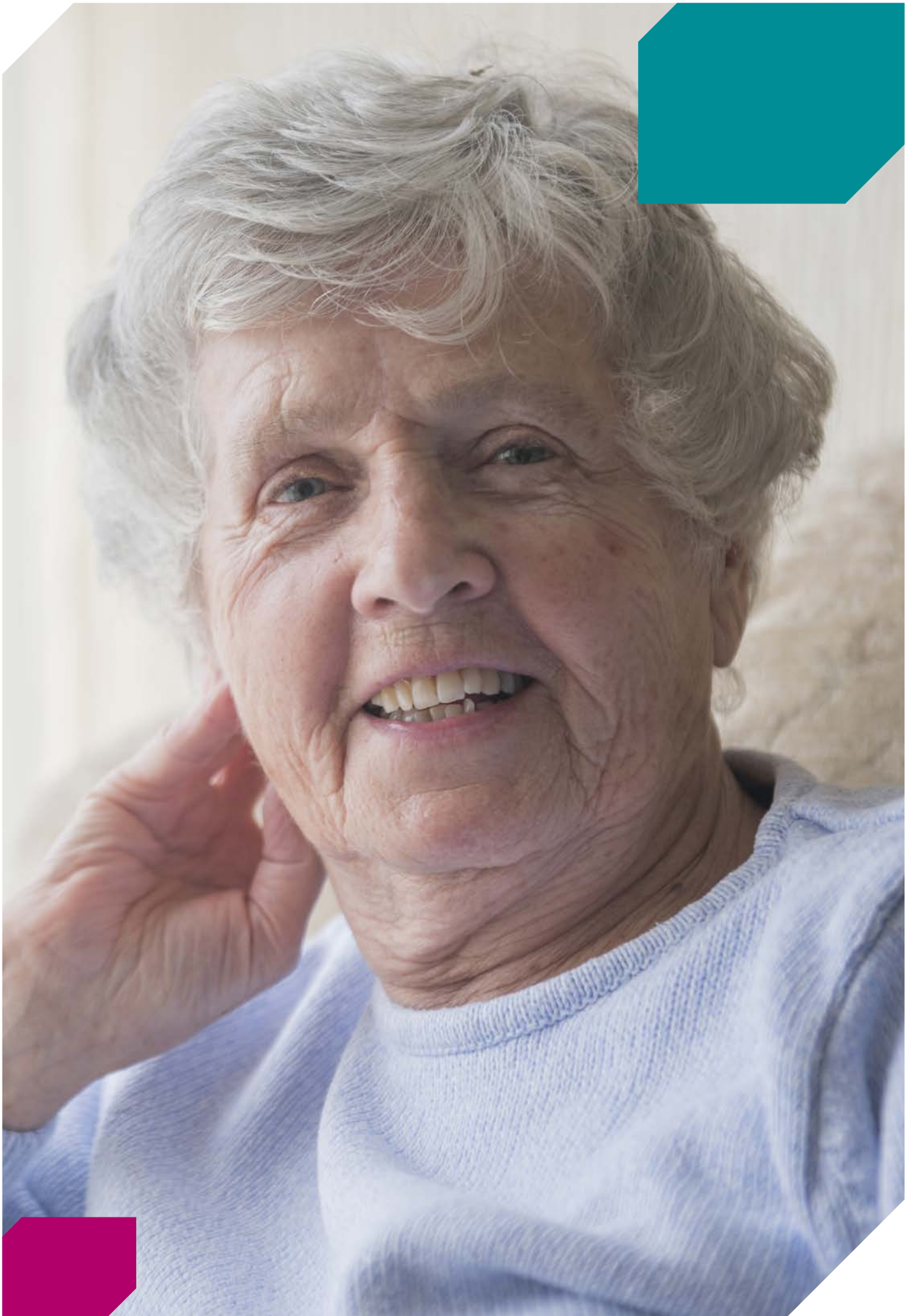
69,878	X £4,366 per dwelling	= £305m
Poor dwellings in NI	Estimated average cost to reduce Category 1 hazards to an acceptable level	Total cost for whole stock
If upfront improvements completed to poor housing	Estimated benefit to NHS	Return on investment
	= £39.5m/year	= 8 years

Upfront improvements - quickest payback with

- stairs and steps
 - excessive cold
 - entry by intruders
- } 4 years per hazard

Summary of costs and benefits, with Category 1 hazards ordered by total cost to repair, 2016

Hazard	Number of Category 1 Hazards	Average cost per dwelling (£)	Total cost to mitigate hazard (£)	Savings to the NHS per annum if hazard mitigated (£)	Payback (years)	Savings to society per annum if hazard mitigated (£)	Societal payback (years)
Excess cold	16,029	4,145	66,445,259	14,934,757	4	265,943,105	0.3
Falls on the level	16,491	2,243	36,993,849	6,278,094	6	69,197,566	0.5
Food safety	7,091	5,114	36,264,648	822,093	44	14,214,764	2.6
Falls associated with stairs and steps	25,746	1,266	32,582,162	8,578,037	4	11,139,241	2.9
Damp and mould growth	1,559	20,572	32,079,214	455,439	70	3,085,490	10.4
Fire	3,535	8,011	28,320,680	757,795	37	2,505,651	11.3
Falls between levels	8,258	2,424	20,013,369	2,076,890	10	2,185,291	9.2
Domestic hygiene, pests and refuse	3,441	4,071	14,009,820	412,817	34	13,070,369	1.1
Personal hygiene, sanitation and drainage	8,125	1,613	13,106,456	942,610	14	1,380,954	9.5
Electrical hazards	2,000	3,846	7,693,151	267,471	29	8,949,004	0.9
Radon (Radiation)	5,825	1,294	7,538,521	488,762	15	1,122,632	6.7
Lighting	1,795	3,900	6,998,818	205,587	34	1,136,269	6.2
Lead	3,422	1,910	6,534,899	423,997	15	1,650,165	4
Entry by intruders	4,437	1,026	4,552,775	1,236,725	4	1,028,751	4.4
Water supply for domestic purposes	3,724	1,058	3,949,330	462,690	9	808,397	4.9
Structural collapse and falling elements	489	6,515	3,185,795	42,069	76	1,232,005	2.6
Position and operability of amenities (ergonomics)	4,477	570	2,552,489	537,986	5	992,436	2.6
Carbon Monoxide and fuel combustion products	1,216	570	693,105	118,064	6	278,250	2.5
Uncombusted fuel gas	280	570	159,533	26,495	6	454,480	0.4
Explosions	280	570	159,333	25,124	6	257,021	0.6
Hot surfaces and materials	350	120	41,877	427,855	0	468,003	0.1
Total with any Category 1 hazard	69,878	4,366	305,054,048	39,521,357	8	401,099,944	0.8



SECTION 5: Fuel poverty

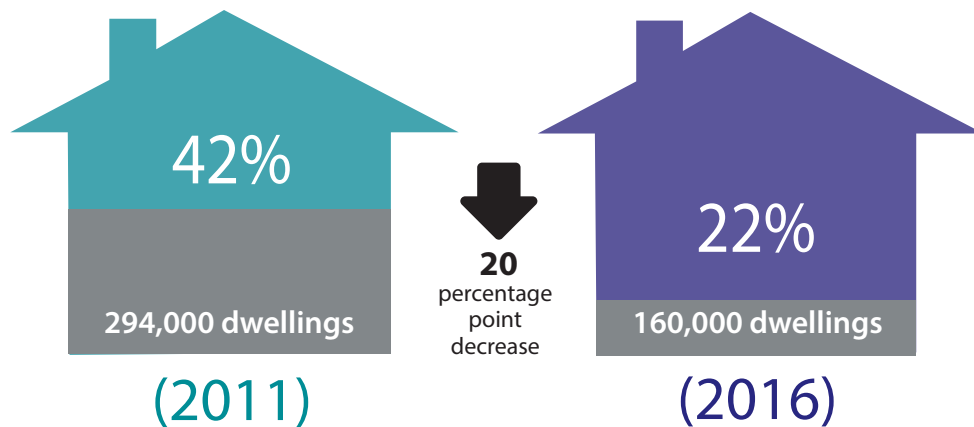
Fuel poverty - 10% definition

A household is considered to be in fuel poverty if, in order to maintain a satisfactory level of heating (21°C in the main living area and 18°C in other occupied rooms), it is required to spend in excess of 10% of its household income on all fuel use. Fuel poverty assesses the ability to meet all domestic energy costs including space and water heating, cooking, lights and appliances.

Fuel poverty is determined by three factors:

- fuel prices;
- energy consumption (which, combined with fuel prices, forms the household costs); and
- household income.

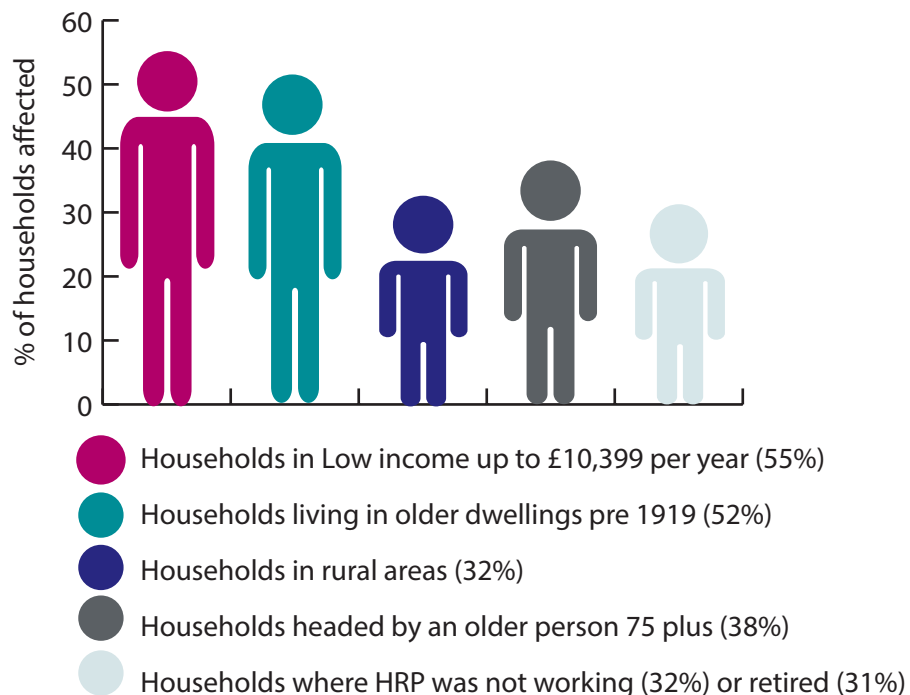
Fuel poverty under the 10% definition



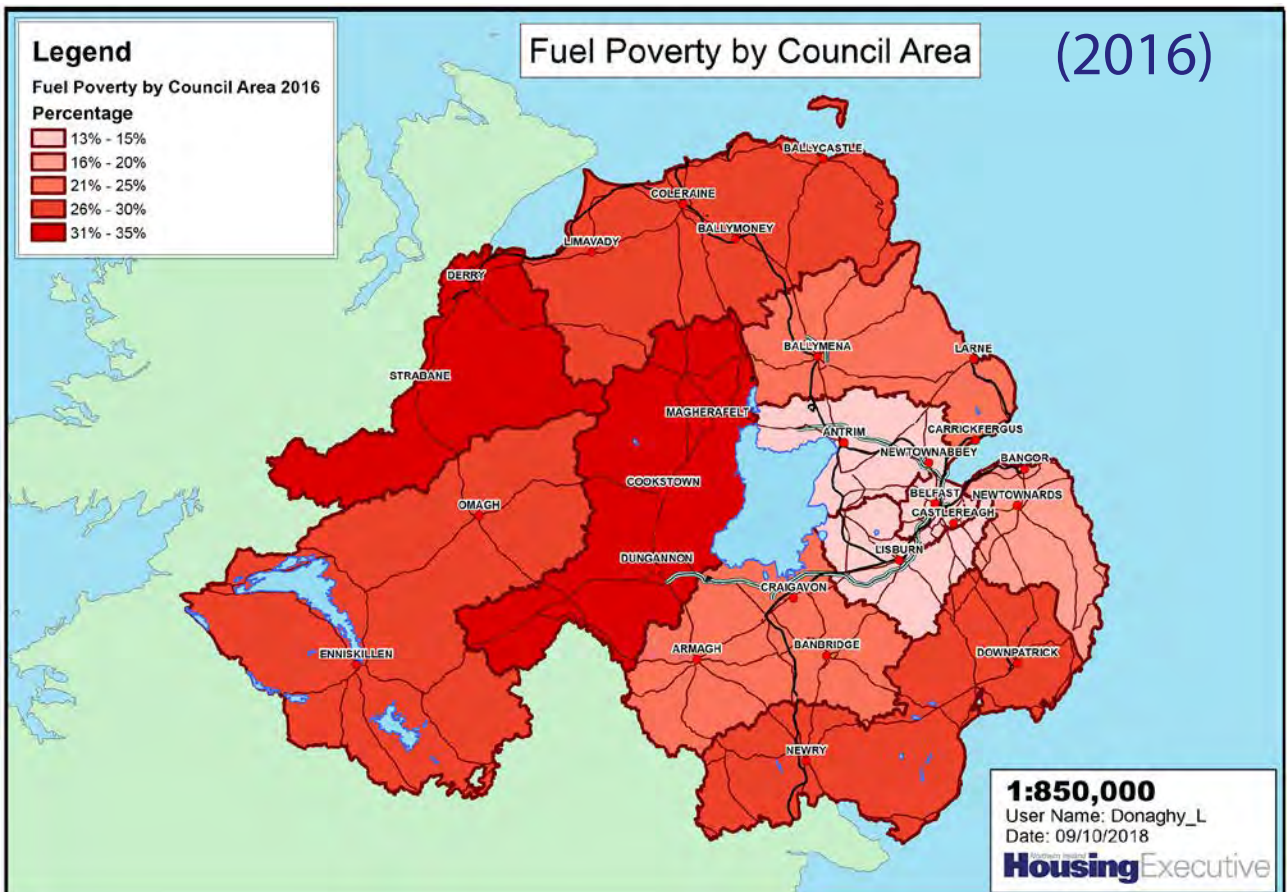
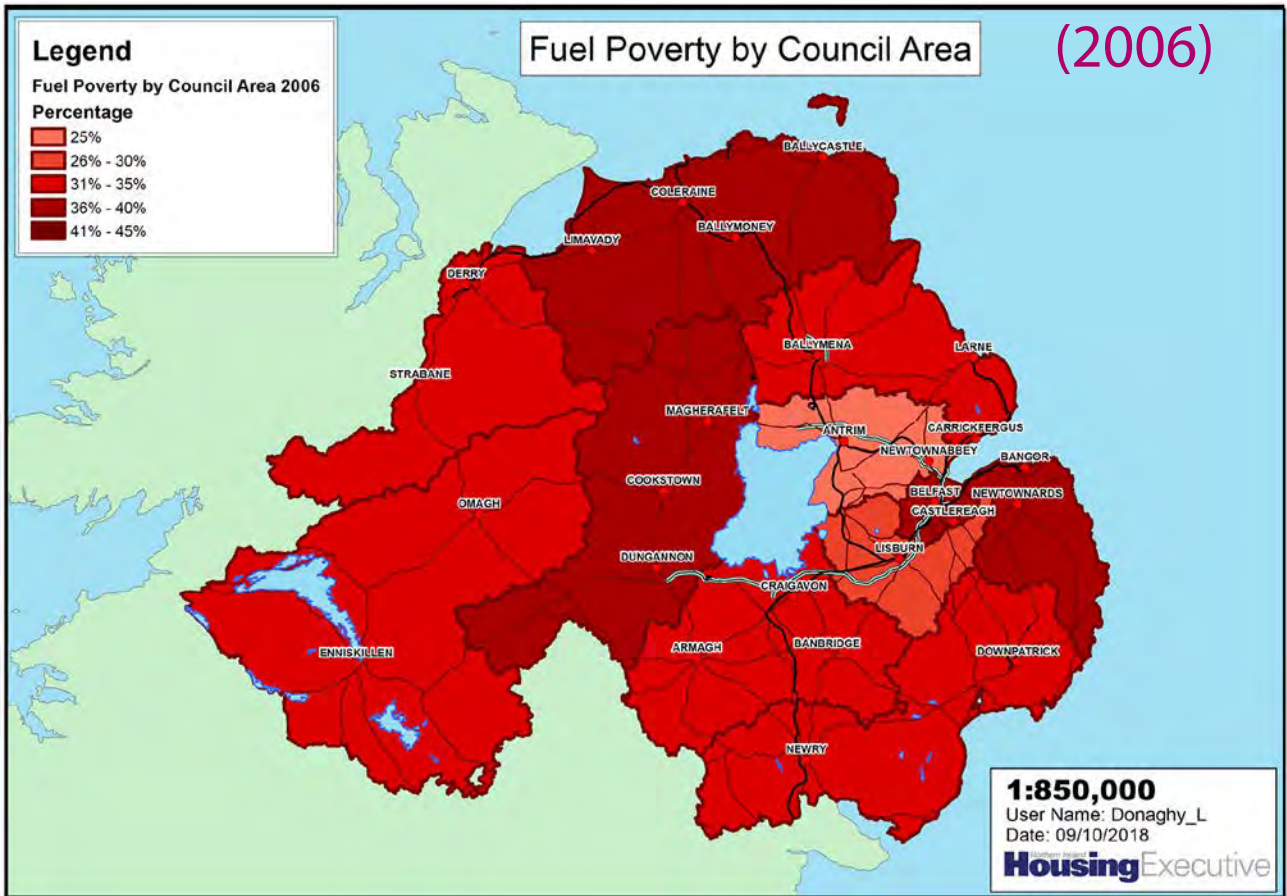
Reasons for the 20 percentage point drop:

- lower modelled household energy use (mainly due to improved energy efficiency of the stock, particularly dwelling fabric and heating systems – almost £300m government investment in the stock 2011-2016)
- lower average fuel prices
- increased income

Types of households most likely to be affected



Households in Fuel Poverty by Council Area 2006-2016



Fuel price ready reckoner for fuel poverty

Changes to fuel prices have a large impact on the level of fuel poverty seen in Northern Ireland. Following publication of the main House Condition Survey report, and in order to meet users' needs, the Housing Executive commissioned the Building Research Establishment (BRE) to alter fuel prices to investigate how various scenarios would alter the number of households in fuel poverty, and to create a 'ready reckoner' for the effect of fuel price changes on fuel poverty.

The report is based on data from the Northern Ireland House Condition Survey 2016 which has been designated as a National Statistic. The principles of the Code of Practice for Statistics were applied where practicable, however; as the report was modelled and developed solely by BRE with no involvement from the Housing Executive, this report has been published as an official statistic on the Housing Executive's website.

Link to ready reckoner:

https://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm

Percentage of households in fuel poverty in Northern Ireland for various fuel price scenarios with 2016 as a base figure

Percentage of Households Fuel Poor in Northern Ireland									
Change in price (%)		-25%	-10%	-5%	BASE	5%	10%	25%	50%
Fuel Type	Mains Gas	20.6	21.3	21.4	21.5	21.7	21.9	22.9	24
	Electricity	16.3	19.6	20.7	21.5	23.2	24.4	28.8	36.7
	Solid Fuel	21.1	21.3	21.4	21.5	21.6	21.7	22.4	23
	Oil	15.1	18.8	20.7	21.5	23.1	24.4	28.6	35.4
	All above	9.8	15.9	19	21.5	25.1	28	37.9	52.1

**Sample in 2011 too small to produce figures by council*

SECTION 6: Energy efficiency of the stock in NI

The Housing Executive is Northern Ireland's Home Energy Conservation Authority. In this role its primary objective is to improve the energy efficiency of the entire housing stock. Energy efficiency is a key factor which impacts on fuel poverty.



99%

of all dwellings had central heating

Oil remained the predominant fuel source in Northern Ireland (68%) .



Gas 12% in 2006

↑ increased to

24%

**Solid fuel/electric/
dual fuel/other**

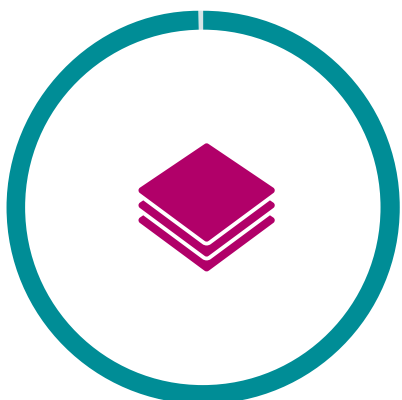
16% in 2006

↓ decreased to

8%



84% of stock had potential for loft insulation and of this:



98%

had loft insulation



Loft insulation

(more than 150mm thick)

35% in 2011

↑ increased to

54%



87%

of all dwellings had full double glazing

81% in 2011

↑ increased by 6 percentage points



Social Housing

64% in 2006

↑ increased to

94%



Private Rented

60% in 2006

↑ increased to

85%



Owner Occupied

71% in 2006

↑ increased to

88%

SAP and the Energy Efficiency Rating bands (EER)

The Standard Assessment Procedure (SAP) is the Government's standard method of rating the energy efficiency of a dwelling.

The SAP rating itself is on a logarithmic scale and provides a comparative measure of the energy efficiency of dwellings. The lower the score, the lower the energy efficiency and the higher the score (up to a maximum of 100), the higher the efficiency.

SAP 2012 (version 9.93)



Overall SAP rating for NI (65.83)



Occupied dwellings (66.32)

SAP 2012 by tenure



Social housing (72.63)



Private rented and others (65.33)



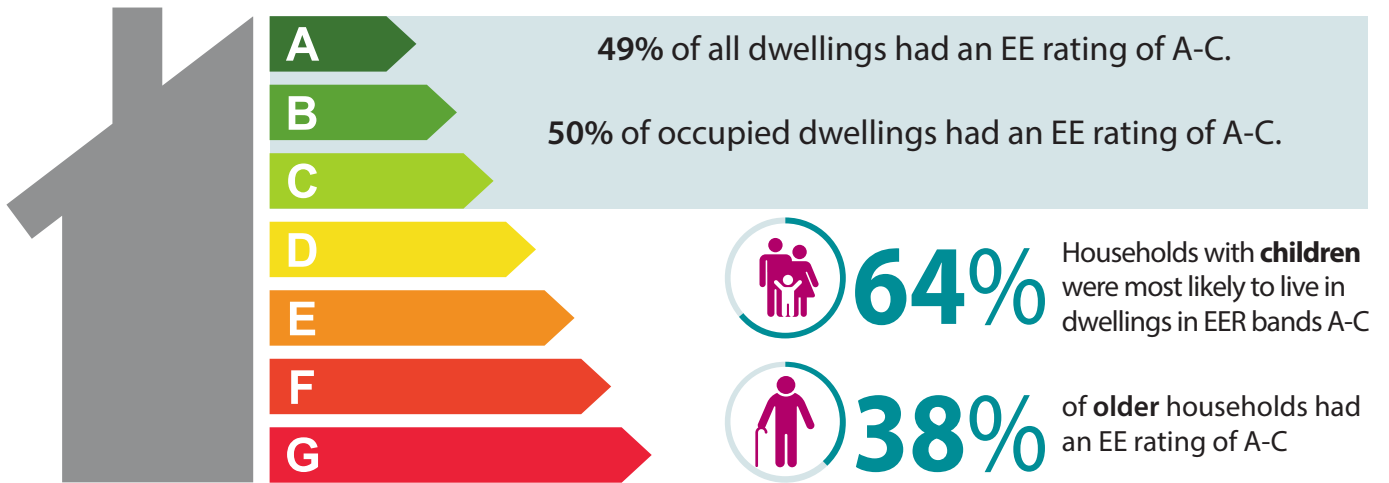
Owner occupied (65.11)



Vacant (51.78)

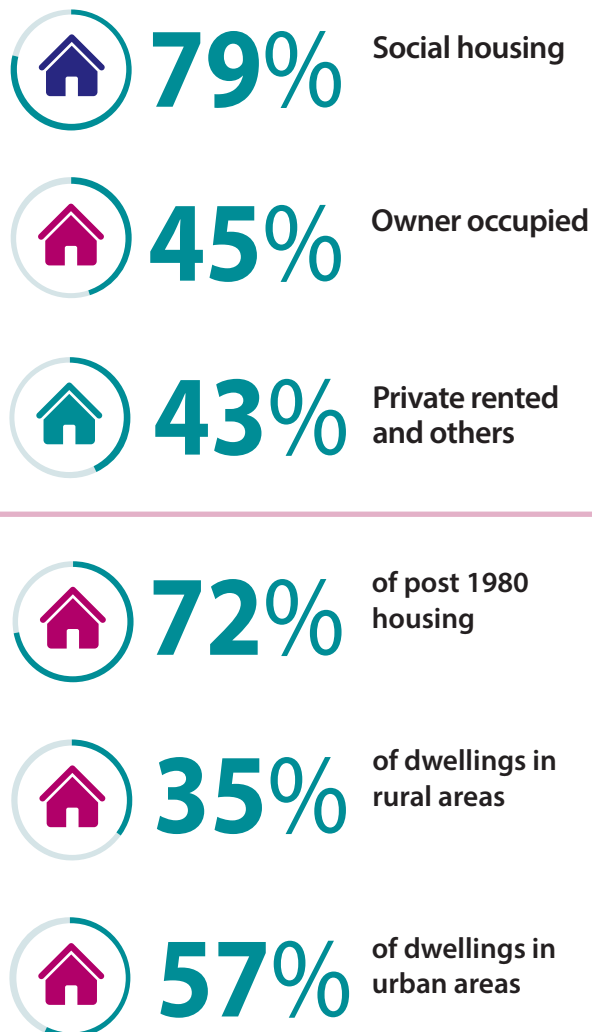
Energy efficiency rating (EER)

The Energy Efficiency Rating (EER) uses an A-G banding system



Further information on EER bands can be found in the main 2016 House Condition Survey report (chapter 7)

EE rating of A-C

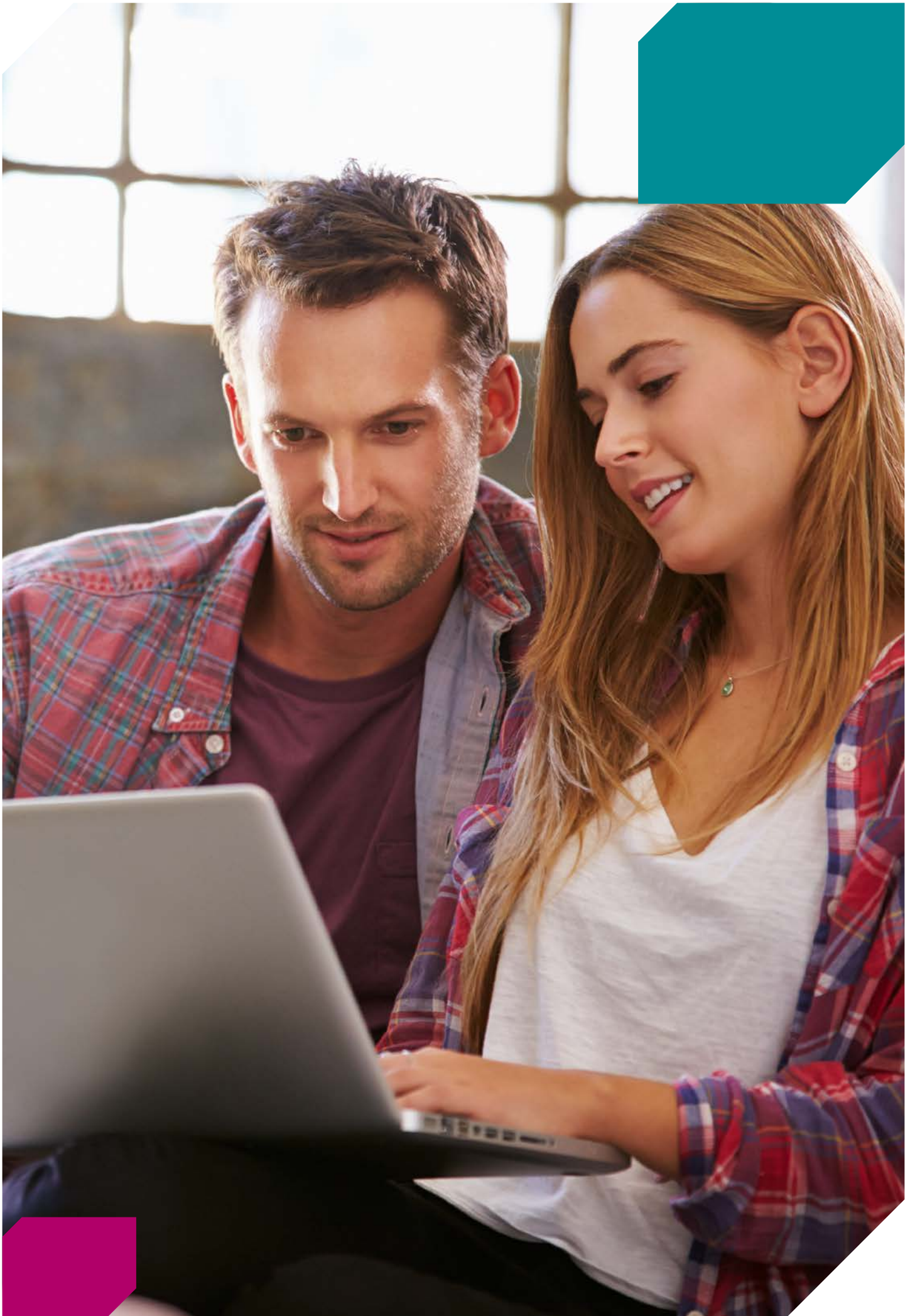


Energy Efficiency Rating Bands and Mean SAP 2012 by Council Area¹, 2016

	Bands A-C		Band D		Band E		Bands F-G		Total		Mean SAP
	Number	%	Number	%	Number	%	Number	%	Number	%	
North Down & Ards	34,157	48.4	29,829	42.3	x	8.6	492	0.7	70,519	100.0	66.80
Armagh, Banbridge & Craigavon	35,743	43.0	30,202	36.3	x	15.5	x	5.3	83,191	100.0	63.86
Antrim & Newtownabbey	29,725	50.2	18,370	31.0	x	15.7	x	3.0	59,178	100.0	64.99
Belfast	102,144	65.2	45,640	29.1	x	4.6	x	1.1	156,697	100.0	70.31
Causeway Coast & Glens	23,310	37.4	27,603	44.3	9,820	15.7	x	2.6	62,367	100.0	63.55
Derry & Strabane	26,985	44.9	25,168	41.9	x	11.7	x	1.5	60,065	100.0	65.36
Fermanagh & Omagh	19,140	39.0	20,365	41.5	x	15.8	x	3.8	49,105	100.0	62.61
Lisburn & Castlereagh	30,218	51.8	20,502	35.1	x	13.1	x	0.0	58,349	100.0	67.00
Mid & East Antrim	32,047	54.1	20,164	34.0	x	9.7	x	2.2	59,219	100.0	66.72
Mid Ulster	23,606	44.7	18,005	34.1	x	12.2	x	8.9	52,787	100.0	62.45
Newry, Mourne & Down	28,446	41.5	28,054	40.9	x	11.1	x	6.4	68,523	100.0	63.31
Total	385,521	49.4	283,902	36.4	87,425	11.2	23,152	3.0	780,000	100.0	65.83

- Belfast council area had the highest mean SAP rating (70.31) and the highest proportion of dwellings in EER bands A-C (65%).
- The lowest mean SAP ratings were found in Mid Ulster (62.45) and Fermanagh and Omagh (62.61).
- Causeway Coast and Glens had the lowest proportion of dwellings in EER bands A-C (37%), followed by Fermanagh and Omagh (39%)

¹ Due to changes to the SAP model since 2011 it is not possible to make comparisons with previously published 2011 figures



SECTION 7: NI House Condition Survey summary report user guide

Survey objectives

The NIHCS 2016 objectives are broadly consistent with those of the 2001, 2004, 2006, 2009 and 2011 surveys.

- To provide a comprehensive picture of the dwelling stock and its condition in 2016 for Northern Ireland and each of the 11 new District Councils (where possible);
- To facilitate a comparative analysis of housing conditions in Northern Ireland with other parts of the UK;
- To examine the association between dwelling conditions and the social and economic circumstances of households;
- To examine changes in the condition of the stock over time in terms of key Government measures: Decent Homes Standard and the Housing Health and Safety Rating System (HHSRS).
- To provide a reliable assessment of the energy efficiency of the stock and the level of Fuel Poverty in Northern Ireland on a comparable basis with the rest of the UK.

Data collection

The 2016 Survey used electronic tablet devices to collect the data. This approach was first used in 2009 and was reviewed and enhanced for the 2011 and 2016 surveys.

The bespoke software used was developed by the Building Research Establishment (BRE). Validation and consistency checks were built into the programme and once a survey was completed it was uploaded and locked into a database via a secure website.

The hardware had secure user identification and device level security. The electronic approach, the project management, design, administration, quality assurance analysis and report writing were the responsibility of the Housing Executive's Research Unit.

The e-survey form

The E-Survey form comprised five main sections of questions covering:

- The physical attributes of each dwelling (internal and external);
- The physical aspects of flats and common areas;
- Demographic, social, economic and attitudinal information on households;
- The front and back plot of the dwelling, the local neighbourhood and area;
- The Housing Health and Safety Rating System (HHSRS).

The main areas of change between the 2011 and 2016 survey forms were the inclusion of a number of new energy items for surveyors to record and a number of social questions (including income and benefits) were harmonised with the Primary Principles as set out by the Office for National Statistics¹.

The information gathered in the physical section allows measurement of repair costs, the Fitness Standard, The Decent Homes Standard, Fuel Poverty, SAP and the HHSRS.

Information from the social survey is cross referenced with the physical survey data to provide an indication of the types of households living in dwellings which are in the poorest condition and most likely to fail government standards.

Interpreting the data

When comparing between years users are advised to use 2011 HCS figures with some caution. It could be that some 2011 HCS figures may have been affected by the move to the Pointer database in late 2010. Trend analysis shows 2011 having higher than expected figures in relation to vacancy, unfitness and rural areas. It may have been possible that a small number of the non-eligible dwellings on the Pointer database were included in the 2011 sample and were surveyed by surveyors (and were later removed from the database as part of NISRA's QA process). The reason why non-eligible dwellings were surveyed as part of the HCS in 2011 may have been due to different definitions used by HCS surveyors when deciding to include a dwelling in the survey (based on certain identified physical structures), and by NISRA staff when deciding to remove a property from the Pointer database (based on a dwelling's potential of being brought back into use).

As new and improved address information becomes available, the reliability of dwelling totals across the 11 council areas will become further enhanced.

Quality information

Quality assurance (QA) checks are carried out by the producers/suppliers of the administrative data which is used to select the sample for the HCS. QA checks are also carried out at various stages of the survey by the Housing Executive's Research Unit, Building Research Establishment (BRE) and by HCS supervisors.

The Housing Executive has produced a document which sets out the quality assurance processes carried out at each stage of the survey. It has also produced a background quality report which shows the degree to which the NIHCS statistics meet the European Statistical System's five dimensions of quality. Both documents are available on the Housing Executive website:

http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey/corporate-quality-information.htm

Strengths and weaknesses

Strengths

The NIHCS provides statistics at national level relating to the dwelling stock, unfit, household profiles, state of repair, and the HHSRS. When the sample size allows it also provides statistics at smaller geographical levels such as Council area.

- It is the only source of data for key government measures of housing quality such as fuel poverty, energy efficiency, SAP, Repair Costs, the Decent Homes Standard, and Fitness Standards.
- All tenures and types of housing are included, for example, owner occupied and rented housing, vacant dwellings, houses in multiple occupation, apartments, urban and rural dwellings.
- The sample design and the weighting and grossing processes ensure accurate and reliable data are produced.
- The response rate has remained high over the years, reducing the effect of non-response bias. The response rate has fallen slightly in 2016 although this is consistent with the experience of most household surveys in the UK and Europe.
- The consistency of the questionnaire over time, as well as the resample element of the survey, allow changes in the condition of stock over time to be measured.

- The partnership with Building Research Establishment (BRE) ensures that the questionnaire is (as much as possible) the same as the English Housing Survey, thus enabling comparability with England, and where possible with Scotland and Wales.
- Where necessary, the questionnaire is tailored to NI conditions.
- The methodological expertise of the NIHCS Steering Group and of BRE ensures that sound methodology is used.
- Any revisions to definitions/government measures are adopted to ensure statistics provide an accurate picture of housing conditions in Northern Ireland, comparable with England, and where possible with Scotland and Wales. These changes are explained in the report and where possible a time series is produced using the updated definitions/measures.
- Intensive training of surveyors by a combined BRE/NIHE team, monitoring by NIHCS supervisors, tablet and website validation, and validation by NIHE and BRE all help to minimise surveyor variability and reduce the possibility of measurement error.
- Thorough quality assurance processes are in place at all stages of the NIHCS to ensure that high quality data are produced: http://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey/corporate-quality-information.htm
- Key NIHCS socio-demographic statistics have shown consistency over time and are similar to those emerging from other surveys in Northern Ireland eg. the Family Resources Survey, the Continuous Household Survey, and the Census.
- Regular engagement with users ensures that the statistics meet user needs.
- Before publishing statistics for any sub-groups, checks are carried out to ensure that the data are robust and users are provided with information regarding confidence intervals.
- Statistical disclosure control techniques are used to safeguard the confidentiality of respondents to the NIHCS.
- The NIHCS team upholds the principles of the Data Protection Act, and the General Data Protection Regulation (from 25 May 2018).

Weaknesses

All surveys have limitations which can be caused by a number of factors such as budget and resources. The Housing Executive monitors any issues that could cause weaknesses in the data and take steps to address them. These are outlined below.

1. Sample size

The size of the sample determines the geographical level at which analysis can be carried out. User consultation showed that many NIHCS users need results at the new Council level. In some cases because of budget driven restrictions in sample size, robustness of Council level figures are less than optimal. A sample size of 3,000 will provide robust data at Northern Ireland level, and possibly at new Council areas for some sub-groups (depending on the achieved response rate in each area). It is normally not possible to carry out three-way cross tabulations eg. fuel poverty in rural areas by Council area, as the data would not be robust enough. However, requests for three-way analysis are always checked for robustness and only provided if meaningful. Addressing the issue of sample size: When the sample size places limitations on data analysis the Housing Executive will investigate other ways to meet user needs eg. in 2011 when the sample size was 2,000, a modelling exercise was carried out using 2011 NI Census data in order to produce robust data for some key government measures at the new Council area level. The Housing Executive will also examine the possibility of recoding sub-groups in order to produce meaningful data. The Housing Executive will inform users about the implications of the smaller sample size eg. in 2016 cells in some appendix tables contained a 'x' rather than a number. This indicated to users that the cell contained a small number and that percentages should be used with caution. In addition, the Housing Executive will, where possible, provide data to users which might only be useful for indicative purposes but not of sufficient robustness for quoting or publishing. The limitations of this data will be made clear to the users.

2. Non-response to individual questions

This can impact on the quality of data, therefore the Housing Executive has measures in place to minimise non-response in the NIHCS. The level of non-response for most key NIHCS variables is non-existent. However, consistently there are two variables which are likely to have incomplete data. These variables relate to sensitive topics ie. income and religion.

³ Although NISRA moved to the Pointer database in 2010, the sample for the 2011 HCS was drawn before any QA was completed.

Surveyors are trained in interview techniques and encourage respondents to answer the questions by stressing the confidentiality of their personal information, the security of the data, and by explaining what the data will be used for. However people find income in particular difficult to answer and the refusal rate for this question is high. This is not unique to the NIHCS and is an issue for many surveys. Addressing the issue of non-response to individual questions:

Procedures are in place to deal with non-response to individual questions in the NIHCS:

- built in tablet validation and ongoing monitoring and checking by NIHCS supervisors and Housing Executive staff
- consistency checks
- imputation work for key data items such as income. This involves using other known data items such as age, employment status, Standard Occupational Group (SOC), if there is a partner, benefit data and tenure, alongside estimated average incomes from other sources such as the NI Annual Survey of Hours and Earnings (ASHE) to help impute an estimated banded income value. Imputations are cross-referenced with similar NIHCS sub-groups where average income bands have been supplied for 2016.

3. Changes to the sample frame

The overall estimate of the housing stock in Northern Ireland was provided by NISRA from the Pointer database. It is important to note that in 2010 NISRA moved to using the Northern Ireland Pointer database (previously the Valuation and Lands Agency database was used) for sampling surveys.

Addressing the issues of the changes to the sample frame:

This database has been subject to ongoing quality assurance and validation³ and this, along with ongoing address checks, means that as new and improved address information becomes available dwelling totals across the council areas will become more reliable.

Further information for users, including sampling and technical information, is available in the main report which has been published on the NIHE website:

https://www.nihe.gov.uk/index/corporate/housing_research/house_condition_survey.htm



Useful Contacts

Housing Executive

Enquiries: **03448 920 900**

Enquiries textphone: **18001 03448 920 900**

Repairs: **03448 920 901** - Open 24 hours

Repairs textphone: **18001 03448 920 901**

Housing Benefit: **03448 920 902**

Housing Benefit textphone: **18001 03448 920 902**

902

Benefits

Advice line: **0800 232 1271**

Textphone: **0800 232 1715**

Fire, Police & Ambulance

Emergency Calls: **999**

Textphone: **18000**

PSNI non emergency: **101**

Crimestoppers: **0800 555 111**

NI Water

Waterline: **0345 744 0088**

(interruption)

Leakline: **0800 028 2011**

Flooding incident: **0300 2000 100**

NI Gas Emergency

Emergency: **0800 002 001**

Minicom: **0800 731 4710**

Electricity - NIE

Power cut: **03457 643 643**

Minicom: **03457 147 128**

Advice

Citizens Advice NI: **0800 028 1881**

Advice NI: **028 9064 5919**

Housing Rights Service: **028 9024 5640**

Energy Advice: **0800 1422 865**

Consumer Council: **028 9025 1600**

Supporting Communities NI:
028 2564 5676

Women's Aid Helpline: **0808 802 1414**

Welfare Changes Helpline:
0808 802 0020

EMBRACING ALL OUR NEIGHBOURS

If English is not your first language and you need help with interpreting & translation the Housing Executive can provide free services on request, please ask for further details at your local office.

ARABIC

كيت غل يه ةيزي لجنال ةغلللا نكت مل اذا
يف ةدعاس مال ىلع لوصح لاجاتحتو مال
عيطتستف ، ةيطلخال او ةيفشلال تمجرتل
هذه ريفوت ةيذيفنتل نالكسال امدخ
كمن ىجري ، بلطلال دنع ةيناجمال تامدخال
نم ليصفتل اب مال اذله لوح راسفتسال
يل حملال كبتكلم

CANTONESE

如果英語不是你的母語，並且你需要
幫助來進行口譯和文字翻譯，那麼
Housing Executive可以根據請求而提供
免費的服務，請在你當地的辦公室詢問
進一步的詳情。

LITHUANIAN

Jeį anglų kalba nėra jūsų gimtoji kalba ir
jums reikia pagalbos dėl vertimo žodžiu
ir raštu, jums pageidaujant Housing
Executive gali suteikti nemokamas vertimo
paslaugas; dėl išsamesnės informacijos
prašome kreiptis į vietinį skyrių.

MANDARIN

如果英语不是你的母语，并且你需要
帮助来进行口译和文字翻译，那么
Housing Executive可以根据请求而提供
免费的服务，请在你当地的办公室询问
进一步的详情。

POLISH

Jeśli język angielski nie jest Państwa językiem
ojczystym i potrzebują Państwo pomocy
w zakresie tłumaczeń ustnych i pisemnych,
Housing Executive oferuje bezpłatne usługi
tłumaczeniowe na życzenie. O szczegóły
prosimy pytać biuro lokalne.

PORTUGUESE

Se o Inglês não for a sua língua materna
e precisar de ajuda com tradução e
interpretação, o Executivo de Habitação
pode providenciar serviços gratuitos
mediante solicitação, pode obter mais
informações no seu escritório local.

RUSSIAN

Если английский не является вашим
родным языком и вам требуется
помощь с устным и письменным
переводом, жилищное управление
может предоставить по запросу
бесплатные услуги переводчика.
За более подробной информацией
обратитесь в ваш местный офис.

SLOVAK

Ak angličtina nie je váš materský jazyk
a vyžadujete si pomoc s prekladom a
tlmočením, kancelária úradu pre otázky
bývania (Housing Executive) vám ochotne
poskytne tieto služby bezplatne. Prosím,
požiadajte svoju miestnu kanceláriu o viac
informácií.

SOMALI

Haddii af Ingiriisigu uusan ahayn luqadd-
aada hooyo oo aad u baahan tahay in
lagaa caawiyo turjumaadda oraahda ah
iyo midda qoran Agaasinka Gurayeynta
(Housing Executive) ayaa adeegyo bi-
laash ah bixin kara marka laga codsado,
fadlan faahfaahin dheeraad ah weydii
xafiiska xaafaddaada.

For customers with sensory disabilities, information can be provided in alternative formats like large print, Braille or audio. Sign language interpreters can also be provided, but please give as much notice as possible to allow us to meet your request.