

Table 27a **NI house condition survey: key indicators 1979 to 2016**

	1979		1984		1987		1991		1996		2001		2006		2009		2011		2016	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Unfit dwellings	66,210	14.1	51,330	10.4	42,900	8.4	50,360	8.8	43,970	7.3	31,600	4.9	24,200	3.4	17,500	2.4	35,200	4.6	16,370	2.1
Dwellings lacking one or more basic amenities	84,130	17.8	45,130	9.2	28,330	5.5	19,100	3.3	17,600	2.9	15,660	2.4	17,100	2.4	10,540	1.4	37,150	4.9	-	-

Sources: Northern Ireland House Executive NI House Condition Survey Reports and Northern Ireland Department for Communities NI Housing Statistics 2015-16 (and earlier volumes).

Notes: 1. Definitional and measurement revisions to the Fitness Standard mean that data from the 1991 and later house condition surveys are not directly comparable with those in the earlier surveys.

2. Fluctuations in the rate of unfitness are closely associated with the rate of empty homes.

Table 27b NI house condition survey: dwellings without central heating

	1991		2001		2006		2011		2016	
	Number	%	Number	%	Number	%	Number	%	Number	%
Dwelling type										
Terraced house	47,610	23	10,450	5	1,840	1	1,090	1	-	0.7
Bungalow	-	-	7,740	5	2,950	2	2,540	2	-	0.8
Semi-detached house	19,330	14	3,850	3	1,800	1	1,430	1	-	0.4
Detached house	-	-	7,800	7	2,660	2	3,030	2	-	1.9
Flats	11,640	25	2,330	5	3,530	6	2,440	4	-	0.5
Dwelling tenure										
Owner-occupied	44,710	13	13,510	3	2,830	1	550	0	-	0.3
Social rented							-	<1	-	<1
NIHE	32,030	20	2,900	3	620	1	-	-	-	-
Housing associations	1,020	10	50	0	0	0	-	-	-	-
Private rented and other	15,120	53	5,020	10	770	1	1,060	1	-	0.3
Vacant	16,170	53	10,690	34	8,560	21	8,920	16	-	17.1
All dwellings	109,040	19	32,170	5	12,780	2	10,530	1	-	0.9

Source: As Table 27a

- Notes:
1. Percentage figures show percentage of all dwellings in each category that do not have central heating.
 2. The sample size was not sufficiently large to report separate figures for NIHE and housing associations in 2011 and 2016.
 3. The number of dwellings without central heating in 2016 was too low to estimate reliably.
 4. Data for 1996 have been omitted; see earlier editions of the *Review* for these.

Table 27c NI house condition survey: average energy efficiency (SAP) ratings

Average SAP rating

	Pre-2005		SAP 2009				SAP 2012
	1991	1996	2001	2006	2009	2011	2016
Tenure							
Owner-occupied	29	44	46.1	52.5	56.1	59.9	65.1
Social rent							
NIHE	26	39	56.6	62.2	} 63.4	67.8	72.6
Housing associations	35	41	66.0	68.2			
Private rented	8	27	} 42.8	53.0	55.3	59.2	65.3
Tied and other	–	44					
Vacant	–	–	–	–	–	–	51.8
Dwelling type							
Bungalow	–	–	42.1	47.5	51.9	53.8	61.6
Terraced	23	39	52.3	57.3	58.4	61.8	67.6
Semi-detached	32	45	46.8	53.8	57.7	60.6	66.2
Detached	28	43	42.7	51.4	54.6	57.5	63.9
Flat	37	36	61.7	64.1	65.0	69.2	76.8
All dwellings	27	41	47.8	53.9	56.7	59.6	65.8

Source: As Table 27a.

Notes: The 2001-2011 figures are based on the SAP 2009 definition whilst the 2016 figures are based on the SAP 2012 definition. It is therefore not possible to directly compare the figures.