

Table 26a **NI house condition survey: key indicators 1979 to 2004<sup>1</sup>**

	1979		1984		1987		1991		1996		2001		2004	
	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	31,570	4.9	25,600	3.0
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	19,800	2.9

Source: Housing Statistics 2005-06 (and earlier volumes), Northern Ireland Department for Social Development.

Note: 1. Due to changes in definition, data for unfit dwellings in the 1991 and later surveys are not directly comparable with those in the earlier surveys.

**Table 26b NI house condition survey: dwellings without central heating**

	1991		1996		2001		2004	
	Number	%	Number	%	Number	%	Number	%
<b>Dwelling type</b>								
Terraced house	47,610	23	28,800	14	10,450	5	4,610	2
Bungalow	n/a	n/a	16,910	12	7,740	5	5,060	4
Semi-detached house	19,330	14	9,480	9	3,850	3	880	1
Detached house	n/a	n/a	12,630	14	7,800	7	4,910	4
Flats	11,640	25	8,870	21	2,330	5	2,840	5
<b>Dwelling tenure</b>								
Owner-occupied	44,710	87	38,760	10	13,510	3	5,940	1
NIHE	32,030	80	14,560	10	2,900	3	1,260	1
Housing associations	1,020	90	610	5	50	0	0	0
Private rented and other	15,120	47	11,090	29	5,020	10	2,850	5
Vacant	16,170	47	13,670	47	10,690	34	8,250	23
<b>All dwellings</b>	<b>109,040</b>	<b>19</b>	<b>78,690</b>	<b>13</b>	<b>32,170</b>	<b>95</b>	<b>18,300</b>	<b>3</b>

Source: As 26a.

Note: Percentage figures show percentage of all dwellings in each category that have central heating.

**Table 26c NI house condition survey: Standard Assessment Procedure (SAP) ratings**

	1991	1996	2001	2004
Average SAP rating by dwelling tenure				
Owner-occupied	29	44	53.8	57.6
NIHE	26	39	49.3	61.8
Housing associations	35	41	66.5	76.8
Private rented <sup>1</sup>	8	27	45.3	52.0
Tied and other <sup>1</sup>	n/a	44		
All dwellings	27	41	51.8	57.4
Average SAP rating by dwelling type				
Bungalow	n/a	n/a	48.3	51.8
Terraced	23	39	53.4	60.3
Semi-detached	32	45	53.6	59.7
Detached	28	43	50.5	54.7
Flat	37	36	54.9	62.3
All dwellings	27	41	51.8	57.4

Source: As 26a.

Note: 1. For the years 2001 and 2004 the figure in the Private rented row also includes Tied and other.