

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.