

The Construction

Indicator

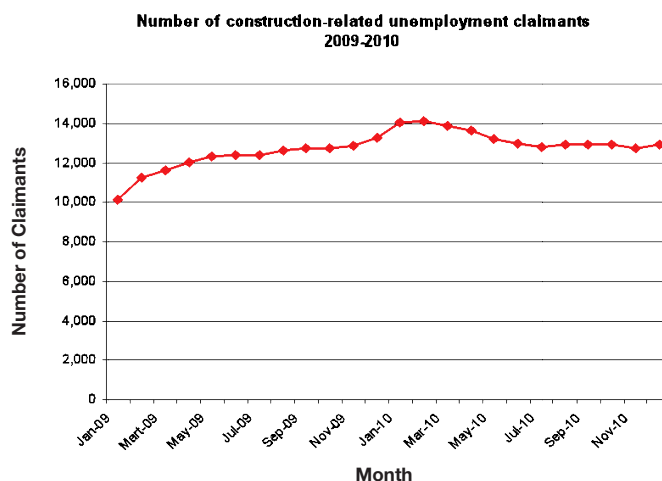
AN UPDATE OF NORTHERN IRELAND CONSTRUCTION INDUSTRY PERFORMANCE INDICATORS

ISSUE 03 – MAY 2011

Construction Employment

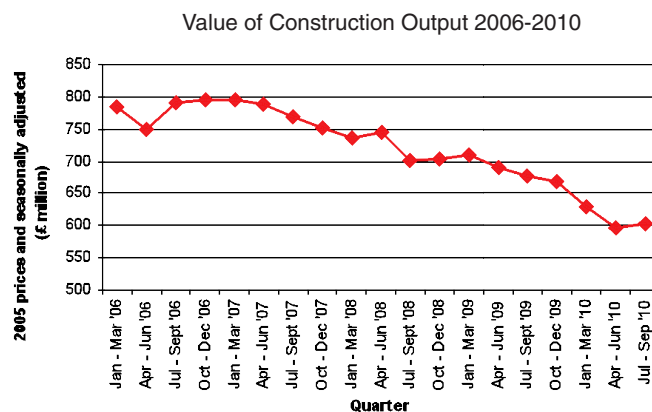


- Actual employment in the Northern Ireland (NI) construction industry in 2009 was 70,790 and employment in the industry is expected to fall to 60,860 in 2011. By the end of 2011 construction employment in the Province will have fallen for four years and the peak to trough decline on an annualised basis is projected to be 25%.¹
- The Annual Recruitment Requirement (ARR) for 2011-2015 is 1,050, with the largest ARR's expected to be for labourers and wood trades and interior fit-out. However, with falling employment creating an increasing pool of excess labour, many occupations have little or no recruitment requirement over the 5 years to 2015.
- From January 2009 until February 2010 there was a continual upward trend in the number of construction related unemployment claimants. However, throughout 2010 there has been an 8% drop (1,105) in the number of construction related unemployment claimants, from 14,050 in January 2010 to 12,945 in December 2010 (see graph opposite)².



Construction Output

- Construction output in NI continued to decline in the first half of 2010, with output in the first two quarters of 2010 down 12% in comparison to the first half of 2009. Indeed the quarterly outturn of £597 million in the second quarter of 2010 was a new low for the industry³.
- The rate of decline is expected to moderate in 2011 and it is anticipated that the NI construction sector will start to expand again in 2012, with an annual average growth rate of 0.6% expected for 2011-2012⁴.



¹ ConstructionSkills Network LMI 2011-2015

² Information provided by the Department of Enterprise, Trade and Investment

³ Northern Ireland Construction Bulletin, Q3 2010 – revised 8th Feb 2011, Department of Finance and Personnel, 2005 prices and seasonally adjusted

⁴ ConstructionSkills Network LMI 2011-2015

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New House Prices and Sales⁵

Average Selling Price of A New House (£)

- The average selling price of a new house for the quarter July-September 2010 was £168,500, an increase of £2,500 on the same quarter in the previous year and a decrease of £14,500 (9%) on the same quarter in 2008.
- The number of new house sales in the province still appears to be very fragile with a total of 811 new house sales for the six months from April – Sept 2010, down 33% from the same two quarters in 2009.



July-September 2010
£168,500



July-September 2009
£166,000



July-September 2008
£183,000

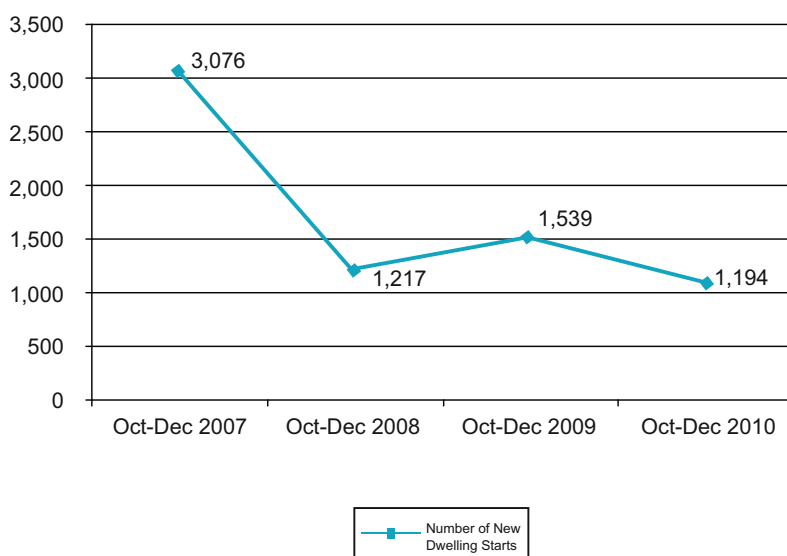
New Dwelling Starts and Planning Applications⁶



- There were a total 1,194 new dwelling starts for the quarter October – December 2010, a decrease of 29% (n=345) on the same quarter in the previous year and a 61% reduction (n=1,882) from the same quarter in 2007.

*Years run from April – March

- A total of 19,557 planning applications were received in NI during 2009-2010, down 4.5% on the previous year.
- In 2009-2010, 19,016 planning applications were approved in NI, down 18% from the 23,211 applications that were approved in 2008-09.



**FOR FURTHER INFORMATION, CONTACT RHONA REID,
CITB-CONSTRUCTIONSKILLS NI ON 028 9082 4230**

⁵ House prices, sales and starts data from the NI Housing Bulletin, Department for Social Development 1st July – 30th Sept 2010.

⁶ The Planning Service NI Annual Statistical Bulletin 2009/10, Crown Copyright