

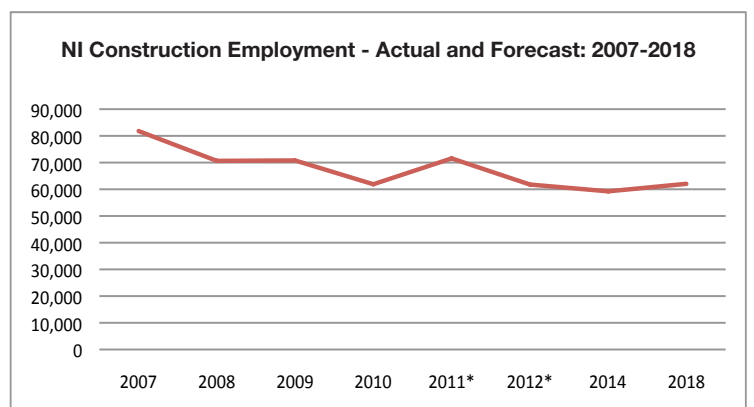
# Indicator

An Update of Northern Ireland Construction Industry Performance Indicators

## Construction Employment



- NI construction employment stood at just under 59,000 in 2013 and after years of decline is set to start rising again from 2014, with a modest annual average growth rate of 1.1% predicted over the next 5 years, to total just over 62,000 by 2018.
- The industry will have an annual recruitment requirement of 1,280 new employees in order to realise forecasted output, including a demand for bricklayers, painters & decorators and construction managers.
- The number of construction related unemployed claimants has continued to decline and stood at 8,390 in March 2014, down 40% from the peak of 14,070 recorded in February 2010<sup>1</sup>.

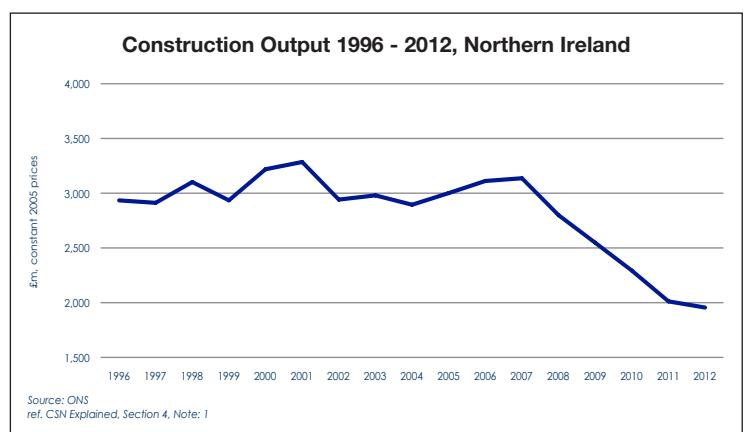


Source: ONS, CSN, Experian  
\*Major data revisions in these years

## Construction Output



- The volume of overall construction output in NI has decreased in two of the four quarters of 2013 including a 3.7% decrease in the final quarter of 2013 compared to Q3 2013. The sub-sectors of construction experienced contrasting growth patterns in Q4 2013 with sectors such as Housing and New Work experiencing decreases (-7.8% and -6.1% respectively) whilst Infrastructure and Repair and Maintenance experienced increases in output (7% and 2% respectively)<sup>2</sup>.
- Growth is finally expected to return to the NI construction sector in 2014 and the industry's output is projected to expand at an annual average rate of 2.3% over the next five years to 2018<sup>3</sup>.



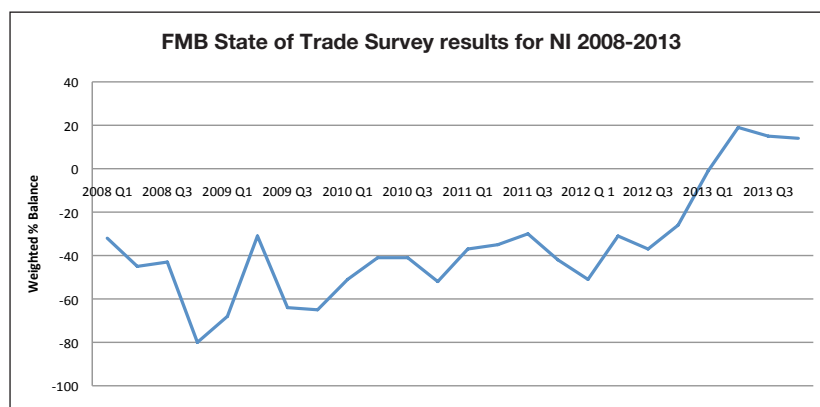
Construction Skills Network, Experian

1 Department of Enterprise Trade and Investment - March 2014  
 2 NI Construction Bulletin, Q4, 2014, published 26/04/14, Department of Finance and Personnel  
 3 Construction Skills Network NI LMI Report 2014 - 2018, ConstructionSkills



## State of Trade

- Recent industry state of trade reports have shown signs of an improving situation. According to the FMB's State of Trade Survey, the net balance<sup>4</sup> results for the NI construction industry turned from negative to positive in Q2 2013 and has since remained positive for the three most recent quarters reported, although it saw a marginal fall of 1% in Q4 2013.
- The Q1 2014 RICS Construction Market Survey highlights a continuing improvement in activity with workloads increasing in all regions of the UK, including NI, for a third consecutive quarter and on average respondents expected workloads to expand by a further 3.8% over the coming year.



## House Sales, Prices and Starts<sup>5</sup>



- The total number of verified residential property sales in NI in 2013 was 16,259, including 4,827 sales during October to December 2013, a 28% increase on the same quarter of 2012 and the highest number of quarterly sales recorded since 2007. The number of new house sales continues to remain fragile with only 243 new house sales recorded for the quarter ending December 2013, down 24% on the same quarter in the previous year.
- Over the year to the end of December 2013, residential property prices increased by 4%. However new house prices continued to decline during 2013, with the average price of a new house in NI being £135,100 for the quarter Oct - Dec 2013.
- The total number of new dwelling starts stood at 5,828 for the year 2012-13, down 60% from the pre-recessionary levels of 2006-07 when the number of new dwelling starts stood at 14,731.

### Number of Verified Residential Property Sales in NI

Year	No. of Sales
2005	29,232
2006	41,387
2007	29,286
2008	10,914
2009	11,723
2010	10,790
2011	11,350
2012	13,696
2013	16,259

**FOR FURTHER INFORMATION CONTACT KATRINA CLARKE,  
CITB-CONSTRUCTIONSKILLS NI ON 028 9082 4230**

<sup>4</sup> Based on a composite indicator combining workload, expected workload & enquiries questions, weighted by the firms' size. The net balance shows the difference between those saying higher & those saying lower for the three questions. Federation of Master Builders (FMB) State of Trade Survey Report Q4 2013.

<sup>5</sup> House prices, sales and new dwelling starts data from the NI Housing Bulletin, Department for Social Development 1st Oct - 31st Dec 2013