

Northern Ireland Quarterly Construction Bulletin

Theme: Business and Energy

Frequency: Quarterly

Geographical area: Northern Ireland

Reference period: Quarter 4 (October - December) 2023

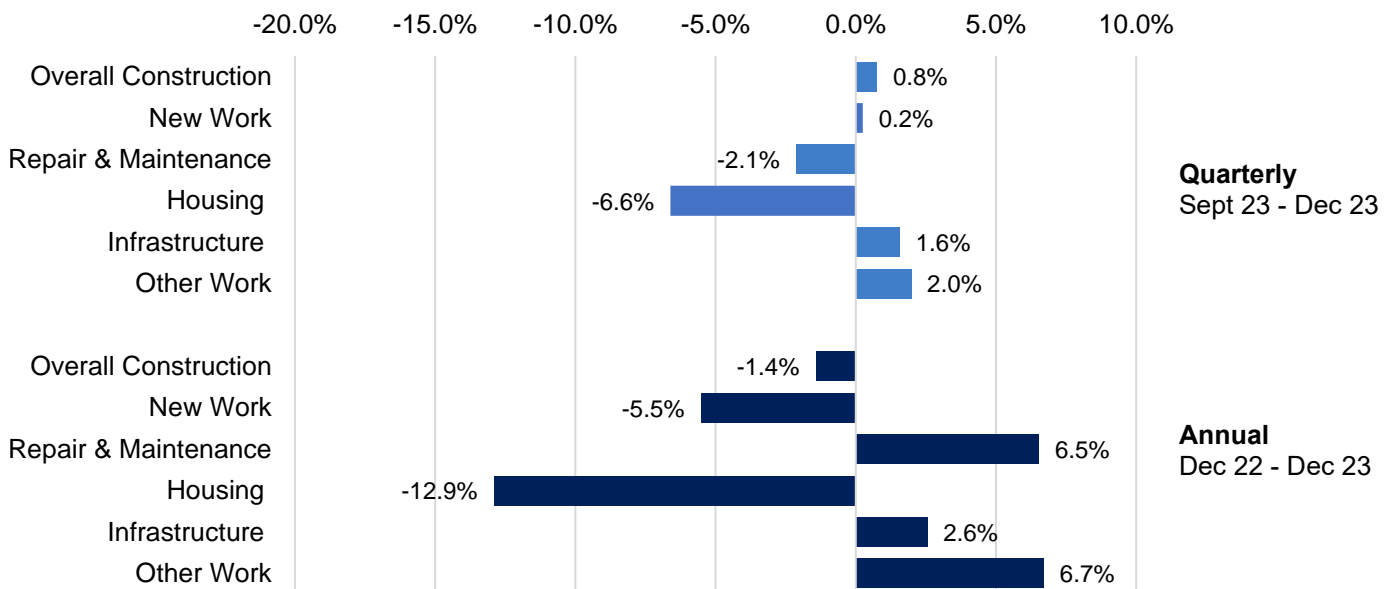
The Construction Output Statistics published in the Northern Ireland (NI) Construction Bulletin are intended to provide a general measure of quarterly and annual changes in the volume and value of construction output in Northern Ireland.

The latest estimates of construction output carried out in Northern Ireland cover **Quarter 4 2023 (October - December)**. It excludes work carried out by Northern Ireland Construction firms in other parts of the UK or elsewhere. All figures are adjusted for seasonality where appropriate, where the [seasonally adjusted series](#) started in 2000.

Key Points

- The total volume of construction output increased by 0.8% over the fourth quarter of 2023, decreased by 1.4% over the year and increased by 4.9% on a rolling four quarter basis.
- The increase in construction output seen in Quarter 4 2023 from the previous quarter was driven by an increase in New Work (0.2%) and was offset by a decrease in Repair and Maintenance (2.1%).

Figure 1: **Quarterly** and **Annual** changes in Construction Output by sector



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Quarter 4 2023	Overall Construction	New Work	Repair & Maintenance	Housing	Infrastructure	Other Work
Index	106.5	100.6	116.6	90.4	116.5	111.6
Quarterly change	+0.8%	+0.2%	-2.1%	-6.6%	+1.6%	+2.0%
Annual change	-1.4%	-5.5%	+6.5%	-12.9%	+2.6%	+6.7%

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Accredited Official Statistics

[Accredited official statistics](#) are a sub-set of official statistics that have been independently reviewed by the Office for Statistics Regulation and confirmed as complying with the standards of trustworthiness, quality, and value in the [Code of Practice for Statistics](#). Accredited official statistics are called National Statistics in the Statistics and Registration Service Act 2007.

These accredited official statistics were independently reviewed by the Office for Statistics Regulation in March 2012. They comply with the standards of trustworthiness, quality and value in the Code of Practice for Statistics and should be labelled ‘accredited official statistics’.

The full [assessment](#) of Quarterly Output in the Construction Industry in Northern Ireland is available on the UK Statistics Authority website.

Since the assessment by the UK Statistics Authority, we have continued to comply with the Code of Practice for Statistics, and have made the following improvements:

- Removed pre-release access to enhance trustworthiness, with the view to bring the publication date forward.
- Transferred data to an improved case management system (Integrated Business Survey System).
- Made improvements to the data collection process to standardise with other business surveys and ensure best practice is followed.
- Reduced business burden by offering the option of online data returns.
- Improved accessibility by amending the format and structure of reports in line with accessibility regulations.
- [Consulted users](#) on streamlining the QCE statistical bulletin.



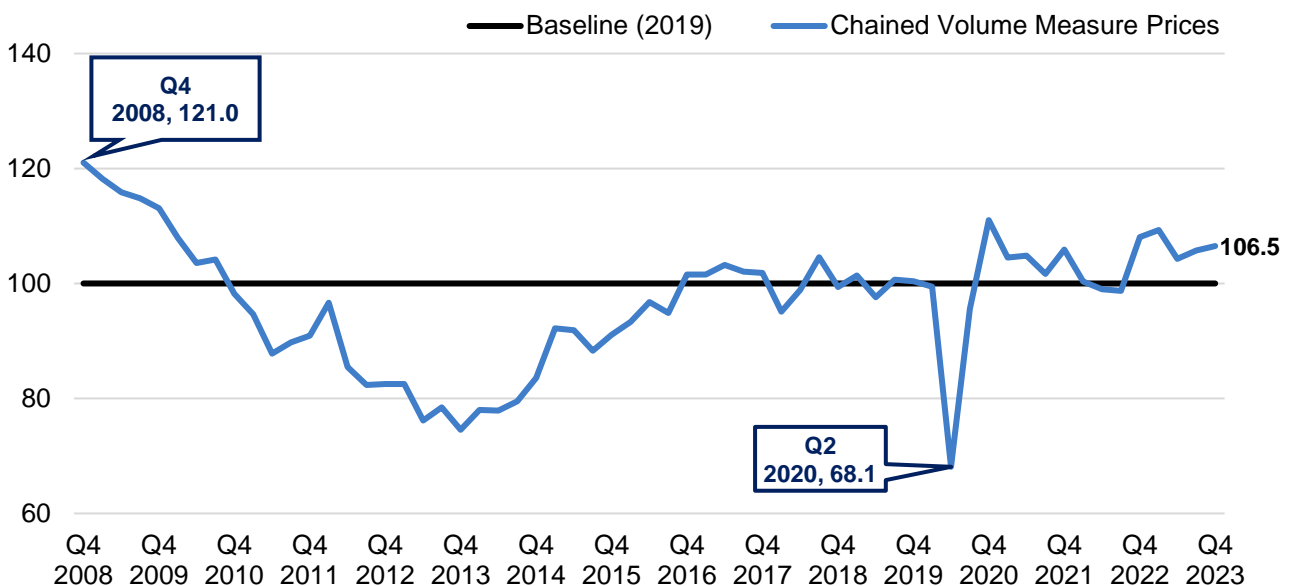
Construction Output Summary

Construction Output: Construction activity measured by the QCE includes general construction and demolition work, construction and repair of buildings, civil engineering, installation of fixtures and fittings and any other building completion work. This output is then converted into an index value which is a convenient form of expressing a series in a way that makes it easier to see changes in that series. The numbers in the series are expressed relatively, in this case the average of the turnover in 2019 chosen to be the 'base' (expressed as 100) and other turnover values being measured relative to this base.

Figure 2 shows the volume of construction output for Northern Ireland from Quarter 4 2008 through to Quarter 4 2023, indexed to 2019.

In the fourth quarter of 2023 the volume of construction output increased by 0.8% over the quarter, decreased by 1.4% over the year and increased by 4.9% on a rolling four quarter basis.

Figure 2: Volume of Construction Output in NI (index), Q4 2008 – Q4 2023



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In Quarter 4 2023, construction output has increased in four of the five most recent quarters. The series also saw the fourth consecutive quarter of annualised growth in this period.

After a short recovery following the decline seen in Quarter 2 2020, construction output saw a downward trend from Quarter 3 2020 until the recent low in Quarter 3 2022. However, since Quarter 3 2022, construction output has been on an upward trend, and this is mainly driven by increases in Repair and Maintenance output. The volume of New Work output during this period has remained relatively stable.

Construction output is now 6.1% above the pre-pandemic figure seen in Quarter 4 2019, and 56.4% above the series low seen in Quarter 2 2020.

Construction Output – New Work

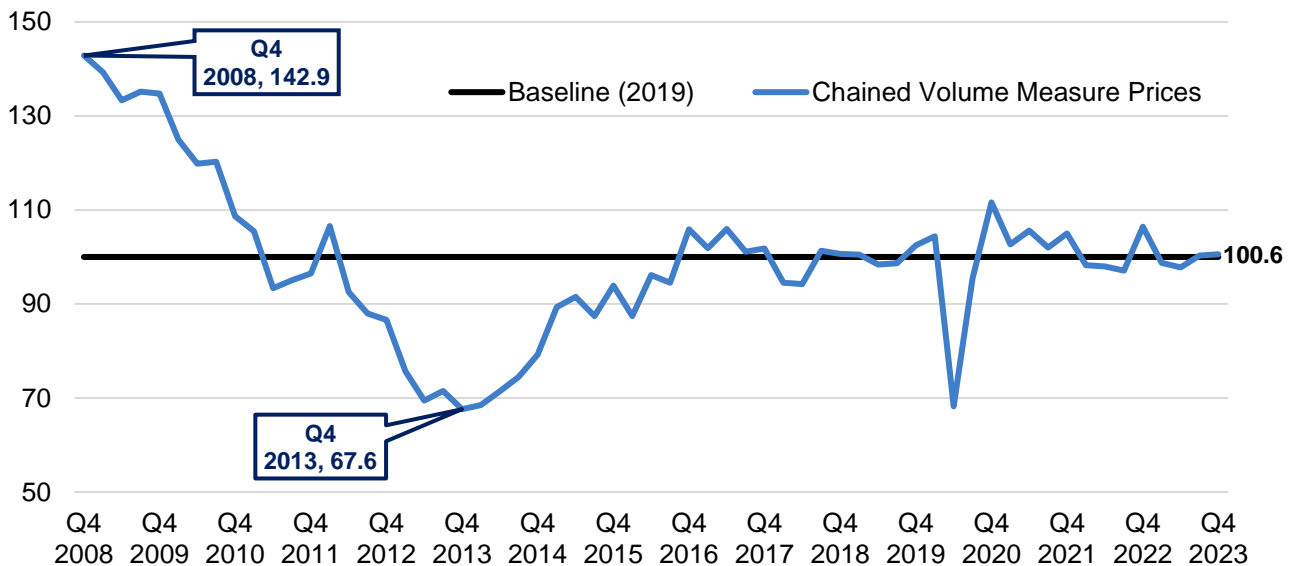
New Work: is any new construction activity for example, factory and office extensions, major re-construction, major alterations, site preparation and demolition.

In Quarter 4 2023, New Work accounted for around three fifths (62.8%) of all construction output. Historically in Northern Ireland, New Work has been the largest sub-component of overall construction output.

Figure 3 shows the volume of New Work output for Northern Ireland from Quarter 4 2008 through to Quarter 4 2023, indexed to 2019.

In the fourth quarter of 2023, the volume of New Work increased by 0.2% over the quarter. However, New Work output decreased by 5.5% over the year and decreased by 0.6% on a rolling four quarter basis.

Figure 3: Volume of New Work Output in NI (index), Q4 2008 – Q4 2023



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In Quarter 4 2023, New Work output saw the second quarter of consecutive growth. Aside from the decline and subsequent recovery in 2020, output in the New Work series has remained on a relatively stable trend since the end of 2016.

New Work output is 1.9% below the pre-pandemic figure seen in Quarter 4 2019 and remains 48.8% below the 15 year high seen in Quarter 4 2008.

Construction Output – Repair and Maintenance

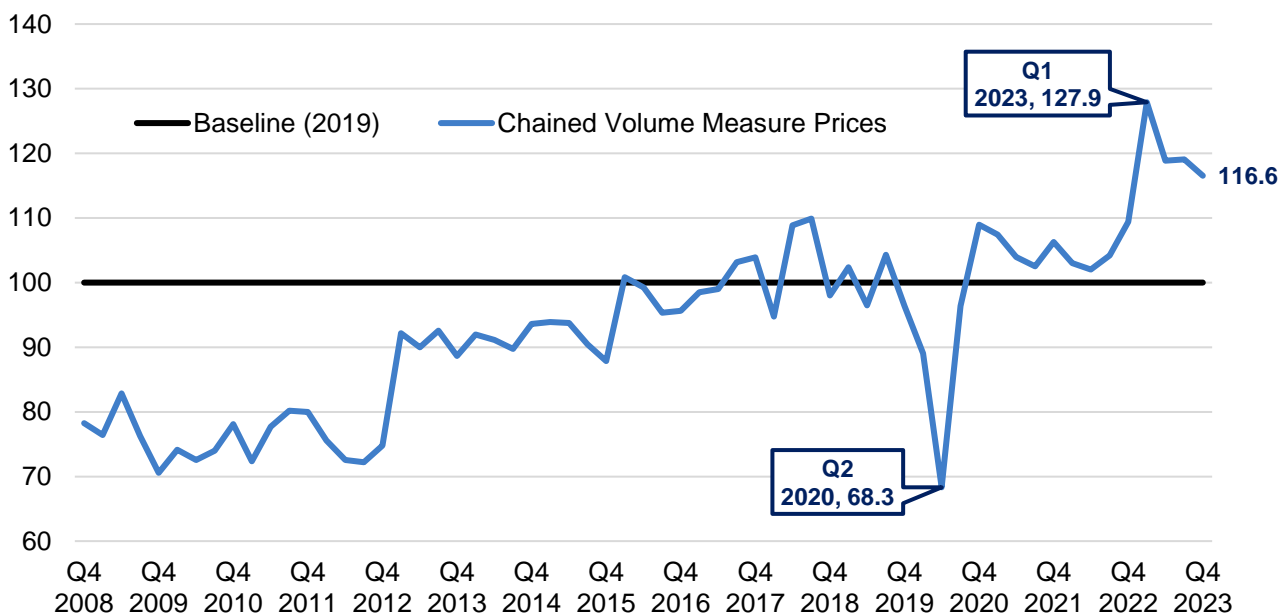
Repair and Maintenance: is all on-site work not defined as new construction, for example, housing conversions, extensions and improvements.

In Quarter 4 2023, Repair and Maintenance accounted for over one third (36.7%) of all construction output.

Figure 4 shows the volume of Repair and Maintenance output for Northern Ireland from Quarter 4 2008 through to Quarter 4 2023, indexed to 2019.

In Quarter 4 2023, the volume of Repair and Maintenance output decreased by 2.1% over the quarter, decreased by 6.5% over the year and increased by 15.2% on a rolling four quarter basis.

Figure 4: Volume of Repair and Maintenance Output in NI (index), Q4 2008 – Q4 2023



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In Quarter 4 2023, the volume of Repair and Maintenance output has seen the second quarter of decline following the series peak in Quarter 1 2023. However, Repair and Maintenance saw the sixth consecutive quarter of annual growth and the fourth consecutive quarter of annualised growth.

Repair and Maintenance output is now 20.9% above the pre-pandemic figure seen in Quarter 4 2019, and 70.6% above the series low experienced throughout the pandemic in Quarter 2 2020.

Construction Output – Housing

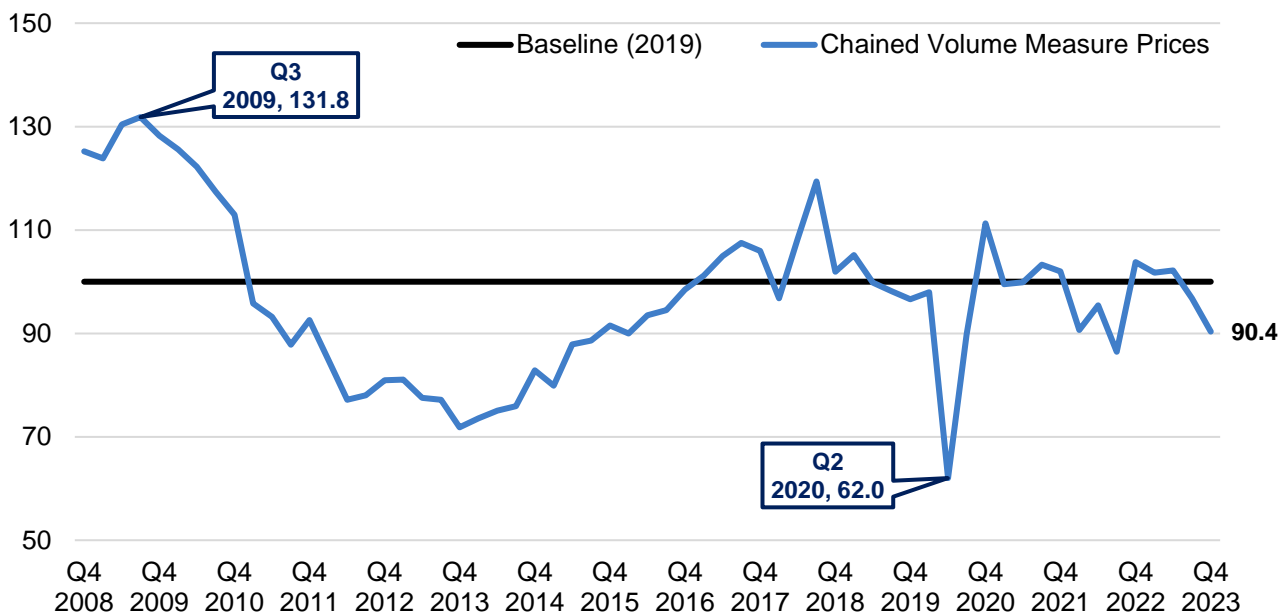
Housing Output: is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with Housing.

In Quarter 4 2023, Housing accounted for less than one third (30.8%) of all construction output.

Figure 5 shows the volume of Housing output for Northern Ireland from Quarter 4 2008 through to Quarter 4 2023, indexed to 2019.

In the fourth quarter of 2023, the volume of Housing output decreased by 6.6% over the quarter and decreased by 12.9% over the year. However, Housing output increased by 3.9% on a rolling four quarter basis.

Figure 5: Volume of Housing Output in NI (index), Q4 2008 – Q4 2023



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The volume of Housing output in Northern Ireland experienced a downward trend following the pandemic from Quarter 4 2020 through to Quarter 3 2022. Despite a short term increase in housing output in Quarter 4 2022, the series has continued to decrease over the two most recent quarters and has seen its first quarter of annual decline in over a year in Quarter 4 2023.

Housing output is now 45.7% above the series low experienced throughout the pandemic in Quarter 2 2020 but 31.4% below the 15 year high seen in Quarter 3 2009.

Construction Output – Infrastructure

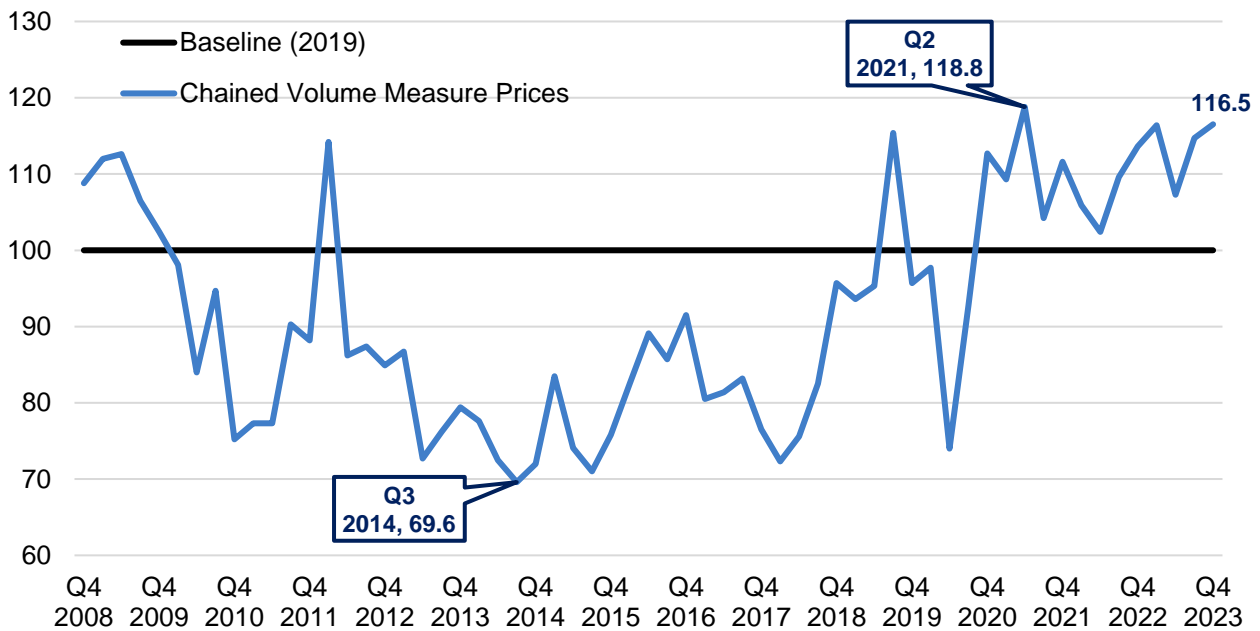
Infrastructure Output: is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with roads, bridges, car parks, footpaths, water, sewage, electricity, gas, communications, air transport, railways, harbours and waterways.

In Quarter 4 2023, Infrastructure output accounted for less than one third (30.0%) of all construction output.

Figure 6 shows the volume of Infrastructure output for Northern Ireland from Quarter 4 2008 through to Quarter 4 2023, indexed to 2019.

In the fourth quarter of 2023, the volume of Infrastructure output increased by 1.6% over the quarter, increased by 2.6% over the year and increased by 5.4% on a rolling four quarter basis.

Figure 6: Volume of Infrastructure Output in NI (index), Q4 2008 – Q4 2023



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In Quarter 4 2023, Infrastructure output saw the sixth consecutive quarter of annual growth and the fourth consecutive quarter of annualised growth.

Despite significant volatility in the series, Infrastructure output has been on an upward trend since Quarter 2 2022 with increases in five out of the six most recent quarters.

In Quarter 4 2023, Infrastructure output was 67.4% above the 15 year low seen in Q3 2014, and 21.7% above the pre-pandemic level seen in Quarter 4 2019.

Construction Output – Other Work

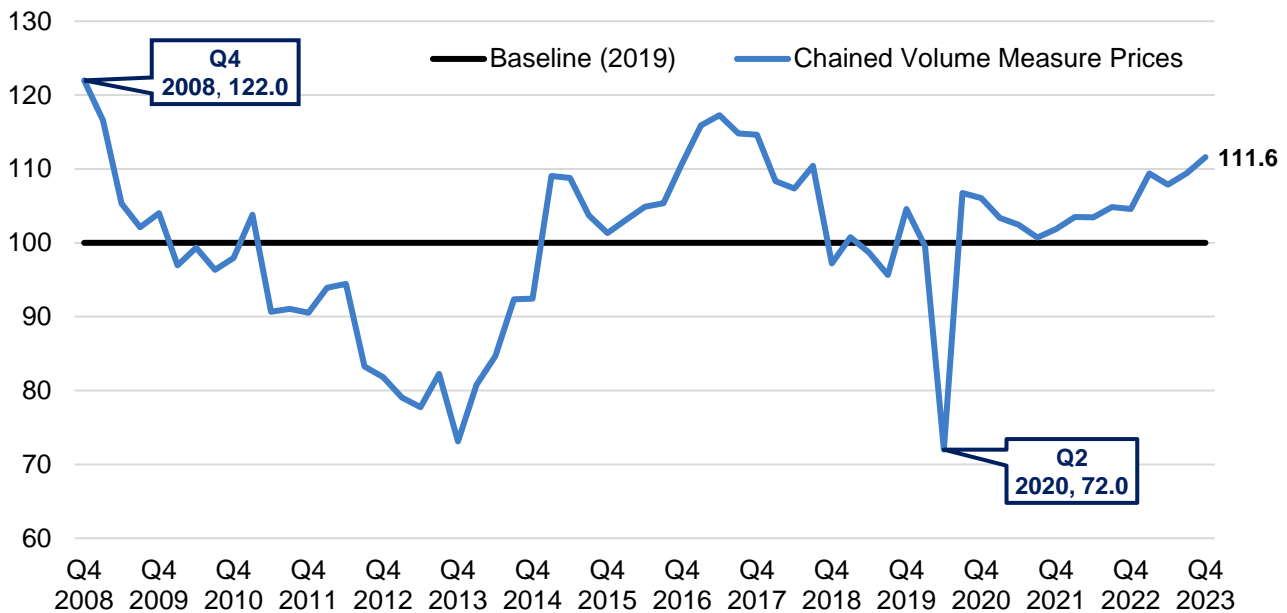
Other Work Output: is defined as all public and private sector construction activity (New Work and Repair & Maintenance) associated with the following: Industrial, for example, factories and warehouses or else Non-industrial, for example, schools, health centres and banks.

In Quarter 4 2023, the largest sub-sector was Other Work which accounted for 38.0% of all construction output.

Figure 7 shows the volume of Other Work output for Northern Ireland from Quarter 4 2008 through to Quarter 4 2023, indexed to 2019.

In the fourth quarter of 2023, the volume of Other Work output increased by 2.0% over the quarter, increased by 6.7% over the year and increased by 5.3% on a rolling four quarter basis.

Figure 7: Volume of Other Work Output in NI, Q4 2008 – Q4 2023



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Other Work output has been on an upward trend since Quarter 3 2021 with increases in all but two quarters. In Quarter 4 2023, the volume of Other Work output has also seen the eighth consecutive quarter of annual growth and the sixth consecutive quarter of annualised growth.

Other Work in Quarter 4 2023 is 8.5% below the 15 year high seen in Quarter 3 2008, but is 55.0% above the series low experienced throughout the pandemic in Quarter 2 2020.

Further Information

Data published within this bulletin is available to download from our [website](#) and the new [NISRA Data Portal](#).

Detailed background information documents and methodology information have also been published [online](#) for users to refer to for more detailed information on the QCE.

We have also published information on revisions to the QCE series which users can access on our [website](#).

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As a user of these statistics, we would welcome feedback on this release, in particular on the content, format and structure.

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