

Building and Construction

11

Introductory text	245
Table 11.1 Private building and construction firms with 20 or more persons engaged, 2001	249
Table 11.2 Private building and construction firms with 20 or more persons engaged	249
Table 11.3 Employment index for private firms with 5 or more persons engaged	249
Table 11.4 Annual housing indicators	250
Table 11.5 Public capital expenditure on housing	250
Graph <i>Housing indicators</i>	250
Table 11.6 Annual house building cost index	251
Table 11.7 Total planning permissions granted for dwellings	251
Table 11.8 Value of construction output at current prices	252-253



11

Building and Construction

- The number of new houses granted planning permission increased by 67% from 1997 to 2003.
- Planning Permissions granted for new apartments more than trebled from 1997 to 2003.
- The value of total construction output at current prices increased by 127% between 1997 and 2003.
- Turnover value and gross value added in firms with 20 or more persons engaged more that doubled between 1997 and 2001.
- Between 1997 and 2003 public capital expenditure on housing more than trebled.

Introduction

This chapter contains information on the construction sector. The information is drawn from the annual Census of Building and Construction and various short-term releases of the CSO as well as from publications of the Department of Environment, Heritage and Local Government.

Construction statistics are compiled by the CSO using inquiries to construction firms or, in the case of planning permissions data, to the planning authorities. The most detailed inquiry is the Census of Building and Construction, which is an annual census of medium and large firms designed to provide information on the structure of the sector.

A couple of short-term inquiries provide short-term indicators for the sector on employment, earnings and hours worked.

A measure of new orders in the sector is provided by the CSO inquiry on planning permissions.

These CSO inquiries are complemented by data published by the Department of Environment, Heritage and Local Government, which are derived partly from administrative sources. These data provide measures either in value or in quantities of the output of the sector.

The tables

Tables 11.1 and 11.2 are from the Census of Building. Table 11.1 provides a sub-sector breakdown for the most recent year. Table 11.2 provides aggregates over a five year period. The Census covers firms with 20 or more persons engaged.

Table 11.3 shows for private building firms with 5 or more persons engaged the trend in employment (in index number form).

Table 11.4 gives for recent years indicators of housing output such as dwellings completed, housing grants approved and new loans approved.

Table 11.5 shows for recent years the amount of public capital expenditure on housing.

Table 11.6 gives a price index for house building costs.

Table 11.7 gives data on planning permissions granted for new dwellings, both on the number of permissions and the numbers of houses and of apartments involved. It is derived from a quarterly CSO series.

Table 11.8 shows for a number of years the value of construction output broken down into various categories. This is taken from publications of the Department of Environment, Heritage and Local Government.

The results

Table 11.2 shows that turnover value and gross value added in firms covered by the Census more than doubled between 1997 and 2001. The number of persons engaged rose by 60% in the period.

Table 11.4 shows that the number of local authority houses completed increased by 81% from 1997 to 2003, with the biggest increase in 2001 of 54.5% over 2000. The number of non-local authority houses completed increased by 77% from 1997 to 2003, with the biggest increase in 2003 of 21% over 2002.

Between 1997 and 2003 public capital expenditure on housing as described in table 11.5 more than trebled in value terms with an increase of 5% in 2003 over 2002.

The rise in the house building cost index is illustrated in table 11.6. The index rose by 46.6% between 1997 and 2003. In 2003 the index was 76.5% higher than in the base year 1991. This index relates solely to labour and material costs and does not include items such as overheads, profit, interest charges, land development etc. It should not be regarded as an index of house prices.

Planning permissions granted for new dwellings, as shown in table 11.7, increased by 52.6% from 13,729 in 1997 to 20,949 in 2003. However, there was a 6.2% increase in the number of planning permissions granted for new dwellings in 2003. The number of new houses involved increased by 67% from 1997 to 2003, however, in 2003, there was a decrease of 2.8% in the number of houses granted permission. The number of new apartments almost quadrupled from 7,298 in 1997 to 28,749 in 2003.

Table 11.8 shows that at current prices the value of total construction output increased by 127% between 1997 and 2003 from €9,760 million to €22,165 million. The increase in new construction was 160% while that in repair and maintenance was 51.39%. In 2003 new non-residential accounted for 44% of total new construction and new residential accounted for the remaining 56%. Of the new residential construction the vast bulk is private residential construction. From 2002 to 2003 in new non-residential construction, there were very marked increases in Worship, Airports, Roads, and Transport.

Production value

Production value represents the net selling value of work done during the year whether sold or not.

Intermediate consumption

This represents the value of building materials, fuel, industrial services and other goods and services used in production.

Gross value added

This is the difference between production value and intermediate consumption and represents the value added by firms.

NACE Activity classification

45.1

Site preparation, demolition and wrecking of buildings, earth moving, test drilling and boring.

45.2

Building of complete constructions or parts thereof; civil engineering, construction of highways, roads, water projects and other construction work involving special trades.

45.3

Building installation, installation of electrical wiring and fittings, insulation, plumbing and other installation.

45.4

Building completion, plastering, joinery installation, floor and wall covering, painting and glazing and other building completion.

45.5

Renting of construction or demolition equipment with operator.

Table 11.1 Private building and construction firms with 20 or more persons engaged, 2001

	Unit	NACE 45.1	NACE 45.2	NACE 45.3	NACE 45.4	NACE 45.5	Total
Number of firms	No.	18	347	120	45	16	546
Total employees	No.	981	22,656	9,080	1,476	556	34,744
Total persons engaged	No.	1,196	31,906	10,901	2,082	583	46,664
Wages and salaries	€000	36,556	1,098,988	337,042	50,117	14,541	1,537,243
Total labour costs	€000	42,477	1,267,651	380,590	55,905	17,086	1,763,707
Total turnover	€000	185,317	6,125,279	1,085,630	139,754	56,295	7,592,276
Total purchases (excluding VAT)	€000	123,423	1,608,045	496,998	65,081	24,149	2,317,696
Total value of stocks at end of year	€000	142,269	1,348,434	147,961	11,021	1,434	1,651,118
Total value of stock changes	€000	36,477	304,199	15,791	2,442	824	359,733
Acquisition of capital assets	€000	4,440	156,367	10,345	2,613	13,137	186,901
Sales of capital assets	€000	689	27,452	2,948	404	6,280	37,772
Production value	€000	220,619	6,419,895	1,094,525	140,967	57,119	7,933,124
Intermediate consumption	€000	157,516	4,292,412	637,572	81,025	25,957	5,194,482
Gross value added	€000	63,104	2,127,482	456,953	59,942	31,161	2,738,642

Source: CSO

Table 11.2 Private building and construction firms with 20 or more persons engaged

	Unit	1997	1998	1999	2000	2001
Number of firms	No.	376	417	497	524	546
Total employees	No.	22,087	24,404	29,641	33,003	34,744
Total persons engaged	No.	29,214	33,300	40,162	44,910	46,664
Wages and salaries	€000	674,632	832,529	1,081,947	1,344,787	1,537,243
Total labour costs	€000	779,270	953,397	1,239,852	1,548,897	1,763,707
Total turnover	€000	3,608,451	4,745,455	5,608,109	6,805,775	7,592,276
Total purchases (excluding VAT)	€000	1,278,315	1,612,550	1,861,375	2,082,609	2,317,696
Total value of stocks at end of year	€000	545,109	710,166	944,111	1,372,849	1,651,118
Total value of stock changes	€000	113,608	81,803	212,306	357,878	359,733
Acquisition of capital assets	€000	138,718	264,590	248,785	341,676	186,901
Sales of capital assets	€000	13,887	105,485	31,589	35,307	37,772
Production value	€000	3,723,470	4,814,795	5,811,224	7,164,574	7,933,124
Intermediate consumption	€000	2,586,299	3,200,763	3,849,056	4,642,318	5,194,482
Gross value added	€000	1,137,172	1,614,032	1,962,167	2,522,256	2,738,642

Source: CSO

Table 11.3 Employment index for private firms with 5 or more persons engaged

Base year 2000=100

	1999	2000	2001	2002	2003
Annual Index	94.2	100.0	101.7	99.3	99.7

Source: CSO

Table 11.4 Annual housing indicators

	1997	1998	1999	2000	2001	2002	2003
Dwellings completed							
Number of local authority dwellings completed	3,388	3,256	3,488	3,155	4,875	5,763	6,133
Number of non-local authority dwellings completed	35,454	39,093	43,024	46,657	47,727	51,932	62,686
Total number of dwellings completed	38,842	42,349	46,512	49,812	52,602	57,695	68,819
Number of new house grants approved	10,574	10,023	9,469	10,203	10,913	12,564	12,795
Number of home improvement grants approved	715	825	1,082	1,181	1,280	1,089	1,018
Number of new loans approved	64,652	68,925	78,572	80,856	69,062	93,136	97,888

Source: Department of Environment, Heritage and Local Government

Table 11.5 Public capital expenditure on housing

	1997	1998	1999	2000	2001	2002	2003
€m							
House purchase and improvement loans and local authority grants	23.9	25.3	29.3	38.6	49.2	89.2	96.0
Grants from Department of the Environment	46.5	46.9	46.3	59.4	70.3	80.4	93.2
Local authority housing	311.8	341.8	401.6	613.16	969.9	1,164.6	1,128.4
Shared ownership	54.7	63.7	141.7	149.4	204.3	200.0	212.0
Affordable housing			25.9	5.5	22.1	50.0	139.0
Other	5.0	6.3	7.6	11.6	12.6	13.1	13.6
Total	442.1	484.0	652.4	877.6	1,328.4	1,597.1	1,682.1

Source: Department of Environment, Heritage and Local Government

Housing indicators

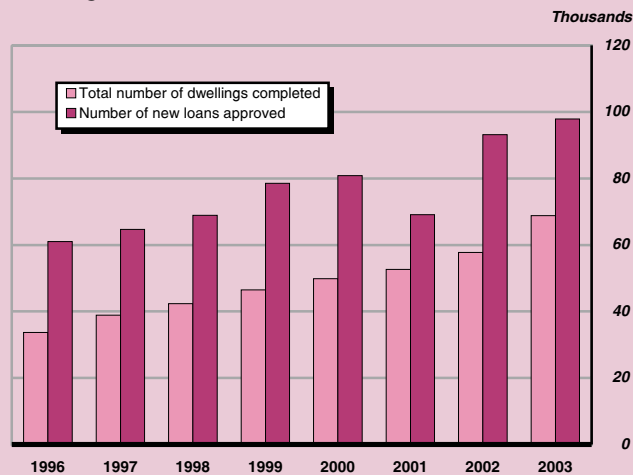


Table 11.6 Annual house building cost index*Base year 1991=100*

	1997	1998	1999	2000	2001	2002	2003
Annual Index	120.4	124.9	131.0	141.0	161.5	171.8	176.5

*Source: Department of Environment, Heritage and Local Government***Table 11.7 Total planning permissions granted for dwellings***Number*

	1997	1998	1999	2000	2001	2002	2003
Permissions for new dwellings	13,729	16,719	23,595	26,332	23,613	19,728	20,949
New houses for which planning permission was granted	29,762	39,958	63,795	73,828	60,666	51,055	49,605
New apartments for which planning permission was granted	7,298	7,431	12,801	17,415	17,780	18,259	28,749

Source: CSO

TABLE 11.6

TABLE 11.7

Table 11.8 Value of construction output at current prices

	€m						
	1997	1998	1999	2000	2001	2002	2003
Residential construction							
New private	2,938.3	3,878.6	4,937.8	5,948.0	6,663.8	7,860.0	9,002.1
New social housing	213.6	260.7	305.9	475.5	762.1	942.3	962.3
<i>New voluntary</i>	31.6	36.7	52.2	98.5	145.2	166.6	211.8
<i>New local authority</i>	182.0	224.0	253.8	377.0	616.9	775.7	750.5
Repair, maintenance and improvement (RMI)	1,903.7	2,018.2	2,680.7	3,073.0	3,528.4	3,125.5	2,873.1
<i>RMI private</i>	1,809.1	1,917.3	2,565.8	2,945.8	3,391.2	2,954.2	2,700.0
<i>RMI social</i>	94.6	100.9	114.9	127.2	137.2	171.2	173.1
Total residential	5,055.6	6,157.6	7,924.5	9,496.4	10,954.3	11,927.8	12,837.5
New non residential construction							
New private non residential construction							
Industry	565.5	709.1	643.1	768.4	871.4	640.8	523.0
Semi-state industry	33.7	55.8	58.0	45.6	69.9	48.6	71.4
Commercial							
Office development	447.4	628.1	785.2	1,020.7	1,146.0	786.1	528.3
Retail, wholesale	223.7	279.6	335.5	419.4	480.0	446.9	437.6
Agriculture	269.5	244.3	166.0	221.4	155.7	143.4	135.9
Tourism	433.6	584.7	798.3	691.6	392.6	300.0	306.0
Worship	1.1	3.1	1.1	5.7	3.6	4.4	16.1
Total	1,974.6	2,504.9	2,787.1	3,172.8	3,119.1	2,370.3	2,018.3
New productive infrastructure							
Roads	478.0	546.1	724.9	913.5	1,261.9	1,472.5	1,649.0
Water and sanitary services	192.1	223.4	348.2	493.8	547.5	559.6	570.9
Airport development	61.6	81.1	130.9	75.0	102.4	68.9	120.8
Ports and harbours	52.6	36.5	50.3	58.3	37.5	71.5	63.9
Energy	294.3	347.5	471.1	618.7	796.3	1,178.1	1,234.5
Transport	76.7	85.9	136.1	250.3	326.0	399.6	551.8
Telecommunications	63.1	118.8	225.4	174.2	193.6	273.3	99.6
Total	1,218.3	1,439.4	2,086.9	2,583.8	3,265.1	4,023.4	4,290.5
New social infrastructure							
Education	196.1	231.3	311.4	390.4	440.6	741.1	577.7
Health	124.1	105.4	161.7	199.5	231.5	319.3	336.2
Public buildings	101.0	135.4	167.2	219.7	331.6	312.5	287.2
LA services	24.8	24.8	21.8	45.1	96.8	181.6	195.1
Gaeltacht	3.3	5.3	7.9	5.3	8.2	6.0	7.9
Total	449.4	502.2	670.0	859.9	1,108.6	1,560.4	1,404.2
Total new non residential	3,642.2	4,446.5	5,544.0	6,616.5	7,492.8	7,954.1	7,713.0

Table 11.8 Value of construction output in current prices (continued)

€m

	1997	1998	1999	2000	2001	2002	2003
Non residential repair and maintenance							
Private non residential							
Industry	90.9	103.5	117.0	133.3	115.6	110.7	102.0
Semi-state industry	13.6	17.7	18.8	22.7	22.3	14.8	10.8
Commercial	130.1	164.2	200.8	240.1	271.7	275.1	264.2
<i>Office development</i>	86.7	113.6	140.7	170.2	191.5	175.4	144.5
<i>Retail, wholesale</i>	43.4	50.6	60.1	69.9	80.2	99.7	119.7
Agriculture	74.1	69.4	77.4	76.6	66.9	74.5	75.7
Tourism	86.7	116.9	127.0	138.3	78.5	60.0	61.2
Worship	19.6	18.4	21.8	36.4	36.0	57.0	45.6
Total	415.2	490.1	562.8	647.3	591.0	592.0	559.5
Productive infrastructure							
Roads	158.3	154.8	183.3	203.9	255.5	263.2	259.6
Water and sanitary services	119.4	131.1	144.6	152.3	172.2	194.6	219.4
Airport development	14.6	18.2	17.4	21.4	21.0	24.8	27.5
Ports and harbours	1.0	0.4	2.5	1.0	0.9	3.1	5.6
Energy	48.9	56.1	58.5	56.6	44.1	68.3	93.1
Transport	37.8	42.4	59.1	55.1	63.0	47.6	50.7
Telecommunications	5.1	24.9	34.4	45.7	51.6	22.3	23.1
Total	385.1	427.9	499.7	536.0	608.1	623.9	679.0
Social infrastructure							
Education	88.8	93.3	115.0	151.2	168.4	141.0	125.4
Health	88.5	101.8	99.1	106.5	124.7	135.0	143.4
Public buildings	52.1	88.5	64.6	71.4	91.8	96.1	84.6
LA services	32.4	31.3	31.3	18.3	23.5	15.6	22.8
Total	261.9	314.9	309.9	347.3	408.5	387.7	376.3
Total non residential repair and maintenance	1,062.1	1,232.9	1,372.4	1,530.7	1,607.6	1,603.6	1,614.8
New construction output	6,794.2	8,585.9	10,787.8	13,039.9	14,918.8	16,756.4	17,677.3
Repair and maintenance	2,965.8	3,251.1	4,053.2	4,603.7	5,136.1	4,729.2	4,487.9
Total construction output	9,760.0	11,837.0	14,841.0	17,643.6	20,054.8	21,485.6	22,165.2

Source: Department of Environment, Heritage and Local Government

TABLE 11.8

