



**An
Phríomh-Oifig
Staidrimh**

Central
Statistics
Office

Standard SIMS Report: New Dwelling Completions



Single Integrated Metadata Structure (SIMS) Report

For

New Dwelling Completions

This documentation applies to the reporting period:

2026

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2. Introduction

This release provides a comprehensive and accurate measure of new dwelling completions in Ireland. The series is used by National Accounts, the Central Bank of Ireland and relevant government departments such as the Department of Housing, Local Government and Heritage (DHLGH). DHLGH published data on total ESB new connections as a proxy for housing completions since the 1970s and the Central Statistics Office has assumed responsibility for the release since June 2018, making relevant adjustments to the ESB data to create new dwelling completion figures.

3. Contact

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4. Metadata Update

4.1. Metadata last certified

29/05/2026

4.2. Metadata last posted

28/05/2026

4.3. Metadata last update

29/05/2026



5. Statistical Presentation

5.1. Data Description

The series provides a comprehensive and accurate count of new dwelling completions in a quarter. It also extracts the number of dwellings in unfinished housing developments (UFHDs), reconnections and non-dwellings.

The number of New Dwelling Completions are published by dwelling type (single, scheme & apartment). Urban-Rural classification, Local Authority, Local Electoral Area, Settlement and NUTS 3 Region. Also type of ESB connection (New Dwelling Completion, Reconnection, Unfinished Housing Developments and non-dwelling) is outputted. There is also a table detailing average new dwelling size.

5.2. Classification System

- Dwelling Type (Single, Scheme & Apartment). This is determined by ESB Networks and detailed in the data they provide. See details of classification here <https://www.cso.ie/en/releasesandpublications/ep/pndc/newdwellingcompletionsq42022/backgrounnotes/>
- Urban-Rural. This is defined by ESB Networks and based on the Distribution Use of System (DUoS) tariff, which is a fee that ESB Networks charge Electricity Suppliers for use of the Electricity Distribution System.
 - **Urban:** DUoS Group = DG1, urban domestic.
 - **Rural:** DUoS Group = DG2, rural domestic.
- ESB connections classified into new dwelling completions, reconnections, unfinished housing developments (UFHD) and non-dwellings. This is a classification which the CSO has made within this release. See <https://www.cso.ie/en/releasesandpublications/ep/pndc/newdwellingcompletionsq42022/backgrounnotes/>
- Local Authority (based on latest boundaries)
- Eircode Routing Key Areas
- Local Electoral Area (2019 version)
- Settlement (boundaries developed from Census 2016)
- Urban Areas (boundaries developed from Census 2022)
- Six-way Urban-Rural Classification (developed in CSO in the Urban and Rural Life in Ireland release)

5.3. Sector Coverage

Not applicable.



5.4. Statistical Concepts and definitions

ESB connections are classified into four categories:

- **New dwelling completion:** Recently constructed dwelling, where a dwelling is a self-contained unit of living accommodation.
- **Reconnection:** A dwelling that has been reconnected to the ESB Network after a period of two years of disconnection.
- **UFHD:** Connection to the ESB Network of previously completed dwellings in Unfinished/Ghost estates. A methodology was developed to identify houses that were complete in 2011 and were subsequently connected to the ESB Network. Although these dwellings may have required finishing to become available for use they are not new dwelling completions for the purposes of this publication. However, dwellings in Unfinished/Ghost estates that were not in a complete state in 2011 are included as new dwelling completions on connection to the ESB Network.
- **Non-dwelling:** A building connected to the ESB Network through a domestic connection that is not constructed for residential use.

The dwelling type is defined by the ESB Network and classified into three categories:

- **Single:** If a single domestic dwelling or farm premises is to be connected to the ESB Network, Form NC2 (through an online application system) must be completed and the dwelling is defined as 'single'.
- **Scheme:** If a new multi-unit development with two or more houses is to be connected to the ESB Network, Form NC1 (through an online application system) must be completed and each dwelling is defined as a 'scheme'.
- **Apartment:** If a new multi-unit development with two or more apartments is to be connected to the ESB Network, Form NC1 (through an online application system) must be completed and each dwelling is defined as 'apartment'.

5.5. Statistical Unit

Dwelling.

5.6. Statistical Population

All new domestic electricity connections (considered for this purpose to be dwellings).

5.7. Reference Area

Ireland.

5.8. Time Coverage

Data starts from 2011.

5.9. Base period

Not applicable.

6. Unit of Measure

Numbers of new dwelling completions, numbers of ESB connections, and M^2 (for average dwelling size).

7. Reference Period

Quarter or year from 2011 for published data.



8. Institutional Mandate

8.1. Legal Acts and other agreements

Not applicable.

8.2. Data Sharing

We received data from ESB networks based on a Section 24 request.

9. Confidentiality

9.1. Confidentiality – policy

All information supplied to the CSO is treated as strictly confidential. The Statistics Act, 1993 sets stringent confidentiality standards: Information collected may be used only for statistical purposes, and no details that might be related to an identifiable person or business undertaking may be divulged to any other government department or body.

These national statistical confidentiality provisions are reinforced by the following EU legislation: Council Regulation (EC) No 223/2009 on European statistics for data collected for EU statistical purposes. Further details are outlined in the CSO's Code of Practice on Statistical Confidentiality.

For more information on the CSO confidentiality policy please visit:

<https://www.cso.ie/en/aboutus/lgdp/csodatapolicies/statisticalconfidentiality/>

9.2. Confidentiality – data treatment

No individual ESB domestic connection is published, only data at an aggregate level. No low aggregate values are considered disclosive in this publication.

10. Release Policy

10.1. Release Calendar

The date of dissemination of all statistics released by CSO can be found in the Release Calendar published in CSO.ie. This calendar is regularly updated. The release calendar can be accessed via the CSO website, www.cso.ie, or directly from this link: <https://www.cso.ie/en/csolatestnews/releasecalendar/>

Release is generally in the last week of the month prior to the end of the reference quarter. Dates for publication are put into the CSO release calendar in advance.

10.2. User access

In accordance with Principle 6 of the European Statistics Code of Practice all users of CSO statistics have equal access via the CSO website at the same time of 11 am. Any privileged pre-release access to any outside user is limited, controlled and publicised. In the event that leaks occur, pre-release arrangements are revised so as to ensure impartiality.

The CSO recognises that in very limited circumstances a business need for pre-release access may be substantiated. Any form of pre-release access is a privilege and a strict CSO pre-release access policy is adhered to for these special requests. The full pre-release access policy can be accessed at <https://www.cso.ie/en/aboutus/lgdp/csodatapolicies/csopolicyonpre-releaseaccess/>

The various results are published nationally in statistical release format as well as on the CSO website



(www.cso.ie). Selected extracts from the results are posted on the CSO's data dissemination database, PxStat.

All outputs are released together for all users at 11am on the release day.

11. Frequency of Dissemination

Quarterly

12. Accessibility and clarity

12.1. News release

Press statement is incorporated into online publication

12.2. Publications

All publications are available here -

<https://www.cso.ie/en/statistics/buildingandconstruction/newdwellingcompletions/>

12.3. On-line database

Data is available here - <https://data.cso.ie/product/ndc>

12.4. Micro-data Access

No micro-data access outside of the CSO.

12.5. Other

Not applicable.

12.5.1. AC2. Metadata consultations

Not calculated.

12.6. Documentation on Methodology

Further documentation on the methodology used to compile this release can be found in the CSO methods page directly from this link.

<https://www.cso.ie/en/methods/surveybackgroundnotes/newdwellingcompletions/>

12.6.1. AC3 – Metadata completeness – rate

Not calculated

12.7. Quality Documentation

For more information on the quality of the New Dwelling Completions please refer to the CSO's Methods page on <https://www.cso.ie/en/methods/surveybackgroundnotes/newdwellingcompletions/>



13. Quality Management

13.1. Quality Assurance

Quality Management Framework

The CSO avails of an office wide Quality Management Framework (QMF). This framework allows all CSO processes and outputs to meet the required standard as set out in the European Statistics Code of Practice (ESCOP). The QMF foundations are based on establishing the UNECE's Generic Statistical Business Process Model (GSBPM) as the operating statistical production model to achieve a standardised approach to Quality Management. All and any changes implemented to CSO processes and outputs require adherence to the QMF.

Code and processes are regularly checked and tweaked to ensure they are working correctly. The integrated excel workbook where the checks and processes are undertaken is built in a way to minimise any incorrect amendments to the data and classifications. Outputted figures are compared to historical data at various points prior to publication.

13.2. Quality Assessment

The CSO conducts self-assessment reviews on all their published processes on an annual basis. The last iteration of this review carried out in 2023.

14. Relevance

14.1. User Needs

A Housing Analytics Group (HAG) was established in 2017 by the Department of Housing, Planning and Local Government (DHPLG). This group, which met for the first time in May 2017, consists of representatives of bodies with a significant interest and role in housing, housing policy and related policy areas.

The HAG focused on a review of housing related data published nationally and in particular on the number of dwellings built every year. Arising from the work of this group and other direct discussions between the CSO and DHPLG, a significant outcome was to assess the suitability of current housing indicators for estimating the number of new dwelling completions in Ireland.

14.1.1. Main National Users

The New Dwelling Completions data is used by a variety of stakeholders including Department of Housing, Local Government and Heritage (DHLHG), and other government departments (including departments of Education and Finance), local authorities, economists, the construction industry and the media.

14.1.2. Principal External Users

Not applicable.

14.2. User Satisfaction

No official user satisfaction survey or communication has taken place, however we regularly engage with different users about this release and other work.

14.3. Data Completeness

The statistics disseminated comply with the requirement as set out by the HAG group.



In addition to the published statistics there would be interest from users to have information on whether dwellings are social houses and how many completions are then used for rental purposes or are available for sale. This information just isn't available within the data, or other data available to us. However, if this did become available, we may consider how we could incorporate this information into this – or another – release.

14.3.1. Data Completeness rate

There is full completeness in data source ESB Networks (ESBN) new connections quarterly data.

15. Accuracy and reliability

15.1. Overall accuracy

The series provides a comprehensive and accurate count of new dwelling completions. It is a reliable indicator of new housing output and assists other authorities in producing economic forecasts. There is some subjectivity with the classification of individual dwellings based on the ESB and BER data – and adjustments are made as BER data becomes available. However, for the vast majority of dwellings we can be very confident that they are accurately classified. As the collection and maintenance of Eircode on housing-related dataset improves over time, the data series can be further refined based on additional information about the dwelling, the time of completion and other relevant characteristics.

15.2. Sampling Error

Not applicable.

15.2.1. A1. Sampling error indicator

Not applicable.

15.3. Non-sampling Error

15.3.1. Coverage error

Unless the owner of a residential dwelling decides to not be connected to the electricity grid, all dwellings are covered by the ESB Networks. There is potential for under coverage of new dwelling completions where these are erroneously classified as reconnections or UFHDs. However, using BER data, and more in-depth analysis for larger group of dwellings where discrepancies are found, we can be very confident that correct classifications have been made.

Similarly, there is potential for an overcounting of new dwelling completions where the ESB and BER data does not provide sufficient evidence to classify dwellings as reconnections, UFHDs or non-dwellings, but where in reality this is the case. Again, for groups of dwellings where discrepancies are indicated these are investigated further to make best efforts to ensure correct classification. There is potential scope that some dwelling are connected to ESB networks prior to actually being 'completed' and ready for use.

15.3.1.1. A2. Over coverage rate

Not calculated.

15.3.1.2. A3. Common units – proportion

Not applicable.

15.3.2. Measurement error

Not applicable.



15.3.3. Non-Response Error

Not applicable.

15.3.3.1. Unit non-response

Not applicable.

15.3.3.2. Item non-response

Not applicable.

15.3.4. Processing error

Not applicable.

15.3.5. Model assumption error

Not applicable.

16. Timeliness and punctuality

16.1. Timeliness

New dwelling completions are published quarterly approximately 4 weeks after the end of the reference quarter.

16.1.1. TP1. Time lag – First results

Not applicable.

16.1.2. TP2. Time lag – Final results

4 weeks.

16.2. Punctuality

Releases are consistently output on time according to the dates indicated in the CSO's advance release calendar.

16.2.1. TP3. Punctuality – Punctuality - delivery and publication

0 days. The release is published on time in accordance with the date indicated in the release calendar.

17. Comparability

17.1. Comparability – Geographical

Methodology is consistent for dwellings across the country so geographical comparisons can be made.

17.1.1. CC1. Asymmetry for mirror flow statistics

Not applicable.



17.2. Comparability over time

Comparisons can be made with data from this release from 2011 onwards. However, comparisons should not be made with data prior to that time published by the Department of Housing as it provides the total number of ESB connections rather than new dwelling completions.

17.2.1. Length of Comparable Time series

11 years.

17.3. Coherence – cross domain

The series is compared to other relevant housing data such as planning permissions, BER, BCMS, Geodirectory and data from Revenue. When compared, these series give some indications of trends in the construction sector.

17.3.1. Coherence – Sub annual and annual statistics

Not applicable.

17.3.2. Coherence with National Accounts

Not applicable.

17.4. Coherence – internal

There is internal coherence within the data

18. Cost and Burden

Estimates of Cost and Burden can be obtained from the Response Burden Barometer <https://www.cso.ie/en/statistics/multisectoral/responseburdenbarometer/>

Survey specific information is available via CSO's dissemination database PxStat. <https://data.cso.ie/product/RBB>

19. Data Revision

19.1. Data Revision Policy

Published statistics are subject to correction and revision for a variety of reasons. The most common reasons include the receipt of additional information (for example, late survey responses) and updated seasonal factors. Occasional revisions also occur as a result of changes to definitions, methodology, classifications and general updating of statistical series.

It is recognised internationally that the existence of a sound revisions policy maintains credibility in official statistics. The CSO General Revisions Policy, which details how revisions should be managed and communicated to users, outlines the three main types of revisions:

- Planned Routine Revisions
- Planned Major Revisions
- Unplanned Revisions.

One reason for unplanned revisions occurring can be when errors are detected after publication. The 'CSO Error Correction Policy – How to deal with Publication Errors' outlines the steps taken when these errors are detected. As required under Principle 6.3 of the European Statistics Code of Practice, errors detected in



published statistics are corrected at the earliest possible date and users are informed. An important step in the process is the documentation and analysis of errors that have occurred and their causes. This allows the CSO to take measures preventing similar errors from occurring in the future and uniformity in dealing with them when they do.

The data revision policy that CSO statistics adheres to can be found via the following link:
<https://www.cso.ie/en/methods/quality/treatmentofrevisions/>

19.2. Data Revision Practice

19.2.1. Data Revision – Average size

For quarters in 2025 the average change for total new dwelling completions published to revisions in the next quarter was -0.2%.

20. Statistical processing

20.1. Source Data

ESB Networks domestic connections and BER database from SEAI. Information on the location of the connection, the type of dwelling and time of authorisation and time of the connection being energised is available for each connection from the ESB data. For the purpose of this process, the data used from BER assessments includes date of assessment, date of construction, type of rating, purpose of rating and total floor area.

20.1.1. Population and sampling frame

Population from ESB data is new connections. Population from BER data is new BER assessments

20.1.2. Sampling design

Not applicable.

20.1.3. Survey size

Not applicable.

20.1.4. Survey technique

Not applicable.

20.2. Frequency of data collection

Data is received from ESB Networks every quarter.

20.3. Data Collection

ESB Networks connections data is received from ESB Networks via a SFTP and picked up by the CSO's Administrative Data Centre (ADC).

20.3.1. Type of Survey/Process

Administrative Data

20.3.2. Questionnaire (including explanations)

Not applicable.



20.3.3. Survey Participation

Not applicable.

20.3.4. Data Capture

Not applicable.

20.4. Data Validation

Each quarterly cut of data is scrutinised for any errors or missing data and queries are followed up with the ESB. Geographical joins are undertaken to identify outliers that require adjustments where coordinates provided with dwellings locate them off the coast of Ireland or there are discrepancies between the address provided and the location from the coordinates. Edit checks are performed to ensure floor areas are within the expected range. Duplicate records are checked and deleted where appropriate.

20.5. Data Compilation

Dwellings are classified as a New Dwelling Completion, Reconnection or non-dwelling based on rules (and manual observations) from various variables within the ESB and BER datasets. Local Authority, Eircode Routing Key, Local Electoral Areas and Settlements are derived from point-in-polygon spatial joins (using the latitude and longitude values within the ESB data).

20.5.1. Imputation (for Non-Response or Incomplete Data Sets)

Latitude and longitude values are imputed where these are missing or identified as being incorrect (they are outside of the boundaries of Ireland or there is a discrepancy between the local authority derived from the point and the address provided by ESB). This process of checking discrepancies between geocoded local authority and provided addresses may also lead to edits to the county variable within the dataset. Correct latitude and longitude and county information is obtained from investigating historical data (e.g. dwellings in the same housing estate) and/or available mapping tools.

20.5.1.1. A7. Imputation rate

Latitude and/or longitude was imputed/amended for 0.1% of records for Q1 2026 release.

20.5.2. Grossing and Weighting

Not applicable.

20.6. Adjustment

No other adjustments

20.6.1. Seasonal Adjustment

Although the headline figures for the new dwelling completions have not been seasonally adjusted, this has been applied as a separate indicator for reference and to allow for quarter-on-quarter comparison.

The adjustments are completed by applying the X-13-ARIMA approach, developed by the U.S. Census Bureau, to the unadjusted data. For additional information on the use of X-13ARIMA-SEATS see (Findley, D.F., B.C. Monsell, W.R. Bell, M.C. Otto, and B. Chen (1998), "New Capabilities and Methods of the X-12-Arima Seasonal Adjustment Program", *Journal of Business & Economic Statistics*, 16, pp. 127-177.).

The new dwelling completions for all house types is seasonally adjusted using an indirect method of seasonal adjustment. With this method, only the sub-components (single, scheme, apartment) are seasonally adjusted, which are combined to form the value for all house types.



21. Comment

Accessibility Policy (Disability and others)
AI Policy