

Building and Construction

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Building and Construction

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 the Environment 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 the Environment 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 from the Census of Building provide aggregates over a four year period with a sub-sector breakdown for the most recent year. 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 the Environment 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 1996 and 1999. The number of persons engaged rose by about 78% in the period.

Table 11.4 shows that the number of local authority houses completed between 1996 and 2000 did not vary much from year to year whereas in 2001 there was an increase of 54.5% over 2000. There was a constant increase in non-local authority house completions, from 30,132 in 1996 to 47,727 in 2001.

Table 11.5 shows in value terms that between 1995 and 2001 public capital expenditure on housing more than trebled with the sharpest year on year increase coming in 2001 (51.4%).

Table 11.6 shows that the house building cost index rose by 40.8% between 1995 and 2001. In 2001 the index was 61.5% 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.

Table 11.7 shows that the number of planning permissions granted for new dwellings more than doubled from 12,016 in 1996 to 26,332 in 2000. However, there was a 10% decrease in the number of planning permissions granted for new dwellings in 2001. The number of new houses involved more than doubled from 1996 to 2001, however, in 2001, there was a decrease of 18% in the number of houses granted permission. The number of new apartments involved more than trebled from 5,354 in 1996 to 17,780 in 2001.

Table 11.8 shows that at current prices the value of total construction output almost doubled between 1997 and 2001 from €9,760 million to €19,510 million. The increase in new construction was 117% while that in repair and maintenance was 62%. In 2001 new non-residential accounted for 56% of total new construction and new residential accounted for the remaining 44%. Of the new residential construction the vast bulk is private residential construction. From 2000 to 2001 in new non-residential construction, there were very marked increases in Education, Energy 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, 1999

Description of variable	Unit	NACE 45.1	NACE 45.2	NACE 45.3	NACE 45.4	NACE 45.5	Total
Number of firms	No.	17	328	107	34	13	499
Total employees	No.	856	19,195	8,280	996	434	29,762
Total persons engaged	No.	1,009	28,224	9,463	1,343	455	40,496
Wages and salaries	€000	45,142	777,614	248,160	28,376	9,330	1,108,623
Total labour costs	€000	49,520	893,442	281,066	32,185	10,769	1,266,981
Total turnover	€000	154,328	4,505,048	839,143	76,579	37,545	5,612,643
Total purchases (excluding VAT)	€000	97,482	1,300,403	416,736	30,951	16,647	1,862,219
Total value of stocks at end of year	€000	103,471	732,685	98,032	7,625	695	942,508
Total value of stock changes	€000	53,748	139,276	16,299	969	238	210,530
Acquisition of capital assets	€000	7,624	215,707	14,868	894	9,579	248,673
Sales of capital assets	€000	2,116	22,589	6,049	165	685	31,604
Production value	€000	207,561	4,637,764	851,231	77,432	37,780	5,811,767
Intermediate consumption	€000	130,386	3,151,777	506,499	34,769	17,612	3,841,044
Gross value added	€000	77,175	1,485,987	344,732	42,663	20,167	1,970,724

Source: CSO

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

Description of variable	Unit	1996	1997	1998	1999
Number of firms	No.	331	376	417	499
Total employees	No.	17,930	22,087	24,404	29,762
Total persons engaged	No.	22,748	29,214	33,300	40,496
Wages and salaries	€000	514,593	674,632	832,529	1,108,623
Total labour costs	€000	600,783	779,270	953,397	1,266,981
Total turnover	€000	2,798,350	3,608,451	4,745,455	5,612,643
Total purchases (excluding VAT)	€000	990,369	1,278,315	1,612,550	1,862,219
Total value of stocks at end of year	€000	430,360	545,109	710,166	942,508
Total value of stock changes	€000	64,763	113,608	81,803	210,530
Acquisition of capital assets	€000	95,012	138,718	264,590	248,673
Sales of capital assets	€000	14,458	13,887	105,485	31,604
Production value	€000	2,858,801	3,723,470	4,814,795	5,811,767
Intermediate consumption	€000	1,982,050	2,586,299	3,200,763	3,841,044
Gross value added	€000	876,752	1,137,172	1,614,032	1,970,724

Source: CSO

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

Base: year 1990=100

	1995	1996	1997	1998	1999	2000	2001
Annual Index	95.4	103.2	112.8	122.6	130.6	138.6	140.9

Source: CSO

Table 11.4 Annual housing indicators

	1996	1997	1998	1999	2000	2001
Dwellings completed						
Number of local authority dwellings completed	3,593	3,388	3,256	3,488	3,155	4,875
Number of non-local authority dwellings completed	30,132	35,454	39,093	43,024	46,657	47,727
Total number of dwellings completed	33,725	38,842	42,349	46,512	49,812	52,602
Number of new house grants approved	10,931	10,574	10,023	9,469	10,203	10,913
Number of home improvement grants approved	753	715	825	1,082	1,181	1,280
Number of new loans approved	61,006	64,652	68,925	78,572	80,856	69,062

Source: Department of the Environment and Local Government

Table 11.5 Public capital expenditure on housing

	€m						
	1995	1996	1997	1998	1999	2000	2001
House purchase and improvement loans and local authority grants	22.9	26.2	23.9	25.3	29.3	38.6	49.2
Grants from Department of the Environment	43.0	46.6	46.5	46.9	46.3	59.4	70.3
Local authority housing	271.8	285.6	311.8	341.8	401.6	613.16	969.9
Shared ownership	63.5	63.5	54.7	63.7	141.7	149.4	204.3
Affordable housing					25.9	5.5	22.1
Other	3.8	5.0	5.0	6.3	7.6	11.6	12.6
TOTAL	405.0	427.1	442.1	484.0	652.4	877.6	1,328.4

Source: Department of the Environment and Local Government

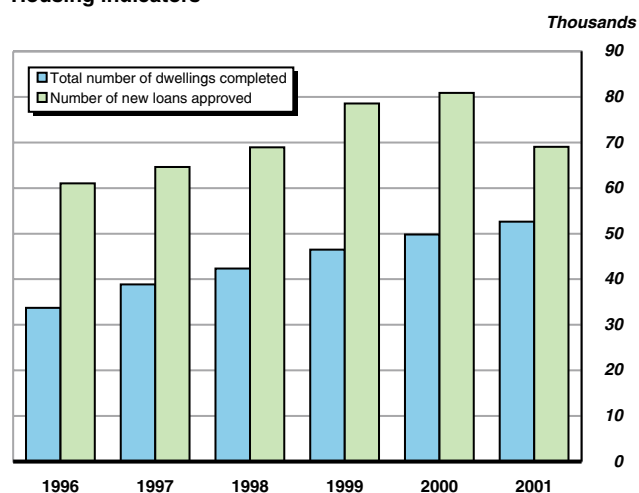
Housing indicators

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

	1995	1996	1997	1998	1999	2000	2001
Annual Index	114.7	116.3	120.4	124.9	131.0	141.0	161.5

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

	1996	1997	1998	1999	2000	2001
Permissions for new dwellings	12,016	13,729	16,719	23,595	26,332	23,613
New houses for which planning permission was granted	29,510	29,762	39,958	63,795	73,828	60,666
New apartments for which planning permission was granted	5,354	7,298	7,431	12,801	17,415	17,780

Source: CSO

TABLE 11.6

TABLE 11.7

Table 11.8 Value of construction output in current prices

	€m				
	1997	1998	1999	2000	2001
Residential construction					
New private	2,938.3	3,878.7	4,937.9	5,948.0	5,618.0
New social housing	213.7	260.7	306.0	480.9	891.3
Shared ownership/affordable				5.5	108.6
New voluntary	31.6	36.7	52.2	98.4	130.2
New local authority	182.1	224.0	253.8	377.0	652.5
Repair, maintenance and improvement (RMI)	1,903.7	2,018.2	2,680.7	3,073.0	3,190.0
RMI private	1,809.1	1,917.3	2,565.8	2,945.8	3,047.4
RMI social	94.6	100.9	114.9	127.2	142.6
Total residential	5,055.6	6,157.6	7,924.4	9,501.8	9,699.2
New non residential construction					
New private non residential construction					
Industry	565.5	709.1	643.1	768.4	870.7
Semi-state industry	33.8	55.9	58.0	45.6	56.7
Commercial					
Office development	447.5	628.1	785.2	1,020.7	1,190.2
Retail, wholesale	223.7	279.6	335.6	419.4	489.1
Agriculture	269.4	244.3	159.2	179.5	159.9
Tourism	433.6	584.7	798.3	691.6	586.3
Worship	1.1	3.2	1.0	5.7	10.2
Total	1,974.6	2,504.8	2,780.3	3,130.9	3,363.0
New productive infrastructure					
Roads	477.9	546.1	724.9	913.5	1,174.5
Water and sanitary services	192.1	223.5	348.2	493.8	440.2
Airport development	61.6	81.1	130.9	75.0	143.7
Ports and harbours	52.6	36.6	50.4	58.3	46.8
Energy	294.3	347.5	471.1	618.7	935.0
Transport	76.7	86.0	136.1	250.3	446.0
Telecommunications	63.1	118.7	225.4	174.2	192.3
Total	1,218.3	1,439.4	2,086.9	2,583.8	3,378.4
New social infrastructure					
Education	196.1	231.4	311.5	390.4	771.4
Health	124.2	105.4	161.6	199.5	283.0
Public buildings	101.1	135.4	167.2	219.7	308.6
LA services	24.8	24.8	21.8	45.1	80.6
Gaeltacht	3.3	5.3	7.9	13.7	15.2
Total	449.4	502.2	670.0	868.4	1,458.8
Total new non residential	3,642.2	4,446.5	5,537.3	6,583.1	8,200.2

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

	€m				
	1997	1998	1999	2000	2001
Non residential repair and maintenance					
Private non residential					
Industry	90.9	103.5	116.9	133.2	150.1
Semi-state industry	13.6	17.8	18.8	22.7	23.0
Commercial	130.2	164.2	200.9	240.1	282.5
Office development	86.7	113.6	140.7	170.1	200.2
Retail, wholesale	43.4	50.5	60.2	70.0	82.3
Agriculture	74.2	69.3	65.9	73.8	69.6
Tourism	86.7	116.9	127.0	138.3	117.3
Worship	19.6	18.4	21.8	36.3	36.1
Total	415.2	490.1	551.3	644.5	678.5
Productive infrastructure					
Roads	158.3	154.8	183.2	203.9	228.1
Water and sanitary services	119.4	131.0	144.5	152.4	172.6
Airport development	14.6	18.2	17.4	21.0	21.0
Ports and harbours	1.0	0.4	2.5	1.0	1.8
Energy	48.9	56.1	58.5	56.6	54.1
Transport	37.7	42.4	59.0	55.1	58.6
Telecommunications	5.2	24.9	34.4	45.7	47.2
Total	385.1	427.9	499.8	535.4	583.3
Social infrastructure					
Education	88.8	93.3	114.9	151.1	135.4
Health	88.5	101.8	99.2	106.5	107.0
Public buildings	52.2	88.5	64.6	71.5	77.2
LA services	32.4	31.2	31.2	18.3	29.0
Total	261.9	314.9	309.9	347.3	348.6
Total non residential repair and maintenance	1,062.1	1,232.9	1,361.0	1,527.4	1,610.4
New construction output	6,794.1	8,585.8	10,781.1	13,012.0	14,709.4
Repair and maintenance	2,965.9	3,251.2	4,041.7	4,600.4	4,800.4
TOTAL CONSTRUCTION OUTPUT	9,760.0	11,837.0	14,822.8	17,612.3	19,509.8

Source: Department of the Environment and Local Government

TABLE 11.8