

LIMAVADY

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## district housing plan & local housing strategy 2011/12



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## Consultation

As part of the District Housing Plan process a consultation exercise was carried out with some key stakeholders in the local housing market. The purpose of the consultation exercise was to ascertain their thoughts and views on related housing matters within their areas.

We would like to thank all those who participated in the consultation exercise which has been a valuable source of information when compiling the District Housing Plan.

The key issues are included in Section 2 of this report.

## Responses to District Housing Plan

This document has been produced by the Housing Executive's Corporate and Area Planning teams. We would welcome your comments on this year's plan. Comments should be sent to:

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The District Housing Plans for the 26 district councils will be available on our website at [www.nihe.gov.uk](http://www.nihe.gov.uk)

**We can let you have a copy of the plans in a language that meets your needs and in different formats, including print, Braille, audio cassette, computer disk and DAISY format.**



# FOREWORD

## Foreword

The District Housing Plan reports Housing Executive performance for 2010/2011 and the programmes planned for your council area for the coming year.

The recession continues to have an impact on the entire public sector and recent budgets from the UK Government and Northern Ireland Executive have pointed to continuing reductions in public expenditure, especially in capital projects, for the foreseeable future. In addition the collapse of the property market has a direct effect on the amount of income that we receive from selling our houses and land.

Despite the economic situation, in the past year, housing associations, in partnership with the Housing Executive and the Department for Social Development (DSD) started work on a record 2,418 social housing units, greatly exceeding the target of 2,000. However, with reducing levels of funding for new housing in the coming years, the target for the year ahead will be 1,400 starts and the budget for the succeeding two years will reduce these annual targets further.

In terms of our own houses, you will see from this year's Plan that we are limited in the number of improvements that we will carry out compared to previous years. The recent severe winter weather highlighted the need to invest in our stock and especially to ensure houses are as warm and energy efficient as possible. We will continue to make the case for investment in our tenant's homes and across all tenures.

The initial report of the fundamental review of the Housing Executive, commissioned by the Department for Social Development (DSD), was submitted in March. We expect that there will be extensive consultation on any proposals which will be put forward by the Department.

2011 marks the 40th anniversary of the Northern Ireland Housing Executive, an organisation which has a history of achievement and progress. However, we work to serve the community and we want to continue to move forward and meet the housing challenges which are ahead of us.

Throughout this report, you will see many examples of our work, the scope of our business and the impact housing has on the local community. Partnership working is important in helping to bring about shared and safe communities and we would like to thank all who have worked with us in the past year.

We would like to acknowledge the work of the Housing Council which makes a valuable contribution to housing policy throughout the course of the year.



Stewart Cuddy  
Acting Chief Executive



Brian Rowntree  
Chairman

## Executive Summary

The District Housing Plan forms part of our statutory requirement to consult with councils in Northern Ireland on our programmes and performance.

### Section 1 Regional Context

This section gives an overview of Government policies in relation to the Programme for Government, economy, planning and welfare reforms that direct our work or affect the housing market. An overview of the Northern Ireland housing market context is given along with the Housing Executive's priorities for housing.

### Section 2 Limavady housing market analysis

It should be noted that House Condition Survey figures at 2009 (HCS) are for **Causeway Coast** which includes Limavady, Coleraine, Moyle and Ballymoney Council areas.

#### Planning

- There is remaining potential for 2,138 units of new housing (private and social) to 2015 - Department of the Environment (DOE) Planning Services Land Availability Monitor 2010;
- The statutory planning context for the district is set out in the Limavady Area Plan 1984-1999, which although expired, remains a material consideration until it is superceded;
- The Limavady Town Centre Masterplan was commissioned by the Department for Social Development (DSD) and a final draft was presented to Limavady Borough Council in April 2011;
- The Public Examination of the draft Northern Area Plan is due to commence in September 2011.

#### Socio-economic statistics

- The population is projected to increase by 6.3% between 2009 and 2019 however, average household size is decreasing;
- The largest numerical increase is in the older age group (aged 65 or older);
- The population has become more diverse in Limavady district as a result of migrant workers, however net international migration is decreasing;
- The Council area is ranked the seventh most deprived in Northern Ireland (NI), according to the most recent Northern Ireland Multiple Deprivation Index;
- The percentage of people unemployed at March 2011 is 7%, and is higher than the Northern Ireland average;
- The number of households in fuel poverty in Causeway Coast was 43.8% in 2009, which is similar to the Northern Ireland average of 43.7% (Source HCS).

### Housing market statistics

- The total housing stock in Causeway Coast (which includes Limavady District) is 60,110; home ownership is the largest tenure followed by the private rented sector (Source HCS);
- Housing unfitness in Causeway Coast at <2% is lower than the Northern Ireland average of 2.4% (Source HCS);
- In 2007, the average house price in Limavady District was £198,190 (Northern Ireland average £233,415), and at 2010 had dropped significantly to £148,571 (Northern Ireland average £156,746);
- Housing Executive housing stock at March 2011 totalled 1,467 units with 2,451 units sold to date (of which 1,754 were houses);
- The number of applicants seeking social housing has been decreasing since 2007. At December 2010 there were 466 applicants of which 176 (37.7%) were in housing stress;
- There were 219 homeless applicants of which 130 (59%) were awarded full duty status. This is a reduction of 63 and 29 respectively on 2009 figures;
- Our housing needs assessment estimates that 77 (See Table 3) new social homes are required for the period 2010 to 2015.

### Section 3 Limavady Local Housing Strategy

In Limavady in the past year (2010/2011), we spent £3.018 million. The Housing Executive's projected investment for 2011/2012 is £2.279 million, excluding the new-build investment which is not yet finalised, and the Warms Homes Scheme. Performance for 2010/2011 along with programmes for 2011/2012 is reported under our Corporate Objectives.

#### Corporate Objective 1 delivering the decent homes standard

- During 2010/2011 we started and completed 49 heating installations and 34 External Cyclical Maintenance improvements;
- Kitchen Replacement commenced to 61 dwellings;
- We completed smoke alarm installation/replacement to 170 units;
- During 2010/11 we commenced installation of 225 smoke alarms and replacement of 37 existing smoke alarms;
- During this financial year we have programmed heating installations to 48 homes and External Cyclical Maintenance to 104 units;
- During 2010/2011 there were 12 Renovation Grants and one Replacement grant completed;
- The anticipated grant expenditure for 2011/12 for Limavady District is approximately £0.28 million;
- In addition to heating installations to our own stock in Limavady we manage the Warm Homes Scheme. In the year to March 2011, 269 homes in the private sector were insulated, six had heating installations and 22 had both insulation and heating installed;
- We are working to implement an energy brokering scheme and continue to work with others to promote energy efficiency awareness.

### **Corporate Objective 2 promoting independent living**

- During 2010/11 there were 48 Disabled Facilities Grants completed in the private sector and 29 adaptations were completed to our own stock;
- £285,135 was spent during 2010/11 on providing Supporting People services. £287,255 has been budgeted for 2011/12 and will fund eight supported housing schemes;
- We will provide a range of services to tackle homelessness in line with our homelessness strategy;
- During 2010/11 Limavady District office placed a total of 38 homeless applicant households into temporary accommodation.

### **Corporate Objective 3 fostering urban and rural regeneration**

- We will continue to support the implementation of the Neighbourhood Renewal programme as part of the DSD neighbourhood renewal strategy;
- Ensure housing issues are identified as appropriate for Limavady Town Centre Masterplan;
- Support the development of social housing on the Housing Executive lands at Hass Road, Dungiven;
- Implement the rural housing strategy;
- Work with Arc North West on the Northern Ireland Rural Development Programme;
- Continue to upgrade our housing stock as funding permits;
- Continue to provide small environmental schemes where possible subject to funding.

### **Corporate Objective 4 promoting affordable housing**

- During 2010/11, 12 programmed units at Tamlough Park, Ballykelly did not commence because of planning issues;
- In 2011/12, 22 new homes in Ballykelly and Dungiven are scheduled in the draft Social Housing Development Programme;
- Locations of housing need are included in the unmet need prospectus where schemes have not been programmed;
- Promote the private rented sector as an affordable housing option;
- Continue to work with DSD and DOE to help formulate policy to deliver developer contributions for affordable housing through the planning system.

### **Corporate Objective 5 building a stronger community;**

- Limavady District Office staff are involved in a number of multi-agency groups relating to community safety;
- Our Neighbourhood Officer service works directly with local communities on issues which affect their daily lives;
- During 2010/11 there has been a 13.3% decrease in the number of reported anti-social behaviour cases;
- The District will continue to work with community groups on a range of topics;

- The Community Wardens programme in the Glens, Hospital Lane and Coolestan Estates will continue through 2011/12;
- A £1 million 'Be Safe Be Well' project has commenced to offer support and advice for people living in rural areas;
- Contribute to the work under the Peace III Programme to support neighbourhoods in "Building Positive Relations at a local level";
- To promote our Race Relations and Shared Neighbourhood programmes;
- To put good relations at the heart of our service delivery to customers;
- Over the next three years, Housing Executive, in partnership with Tides Training and the Rural Development Council is rolling out a new programme 'Building Relationships in Communities' (BRIC) which is designed to deliver good relations programmes across Northern Ireland.

#### **Corporate Objective 6 delivering better public services**

- Manage services in a cost effective manner;
- Provide high quality and responsive services for our customers;
- Continue to improve services through modernising services programme.

In the coming year we will strive to ensure that a high quality service is delivered to residents in the district.



# SECTION ONE

## Section 1 Regional context

### 1.1 Introduction

Each year the Housing Executive publishes District Housing Plans for the 26 district councils in Northern Ireland. These documents form part of our statutory requirement to consult with councils on our programmes and performance.

Section 1, outlines priorities and spending for the year ahead. It also gives a brief overview of policy issues affecting housing and summarises some of the main issues from the Housing Market Review and Perspectives Report. Section 2 gives an analysis of the local housing market and Section 3, sets out the Local Housing Strategy. The final section contains appendices giving statistics, contact details and useful links for further information on topics discussed in the Plan

Our plans are constructed to reflect government policy as set out in the *Programme for Government*, published in January 2008. In addition, our policies and plans are developed in the context of a number of government strategies including: the Sustainable Development Strategy; Anti-Poverty Strategy; and the Department for Social Development's priorities.

Our policies are developed with equality considerations incorporated from the outset. We consult regularly with our partners in the Consultative Forum on equality issues and through the Housing Council and the Housing Community Network. We have begun implementation of our new policy statement on Children and Young People along with our child protection policy.

Together, the Review of the Northern Ireland Housing Market, the Corporate Plan and the District Housing Plans represent our overall housing strategy for Northern Ireland.

### 1.2 Our housing priorities and programmes

Reduced levels of funding and reduced income from the sale of our assets will present challenges and we have prioritised our work for the year ahead. There remains an ongoing need to invest in both the private and social housing sectors to maintain conditions and in measures to alleviate fuel poverty.

#### Our priorities are as follows:

- New social house building;
- Maintenance and Improvements to our own stock;
- Promoting energy efficiency and helping to combat fuel poverty in the residential sector;
- Investment in private sector housing through Grants;
- Supporting the housing needs of disabled people;

- Homelessness and those in housing stress;
- Community safety;
- Better community relations, community development, participation and cohesion;
- Better housing for the Traveller Community;
- Urban and rural regeneration.

Section 3 gives details of our local performance and programmes which are set out under our six Corporate Objectives.

### 1.3 Funding

Delivery of our programmes and services depends on rental income, government subsidy and the sale of assets including land and house sales. Around £100 million per year of our income has been lost due to the effects of the recession on the housing market, particularly in the reduced number of sales of our assets.

Our budgets will continue to be restricted and will affect all areas of work including new build, improvements and grants. We can not plan for or deliver the level of investment that we know is needed to improve housing conditions in both the social and private sectors.

We will seek further funding during the course of the year through the 'monitoring round' process, but this is likely to meet with only limited success as budgets across Government are tightened.

Overall the level of reductions in the Northern Ireland Budget following the **Comprehensive Spending Review 2010**, is to reduce capital expenditure by 40% over the four years and 5% of revenue expenditure in each of those years.

We make a considerable investment to housing in Northern Ireland each year. During 2010/11 we spent £352.5 million on our mainstream programme expenditure, including capital costs associated with improvement programmes, together with the revenue costs of maintenance and other improvement programmes, private sector grants and the Social Housing Development Programme.

The 2011/12 proposed spend for our mainstream programmes is £321.3 million. Funding of £142.6 million is available for the Social Housing Development Programme to enable delivery of 1,400 new social housing starts (1,200 general needs housing and 200 supported housing).

For our Capital Improvement programme there is funding of £19.3 million and for our Maintenance Programme there is funding of £138.0 million.

## 1.4 Policy context

The Northern Ireland Executive has made the economy its top priority in the Programme for Government and has established a Sub Committee to oversee the production of an Economic Strategy for Northern Ireland. The aims are to rebalance the economy, by rebuilding the economy and securing employment growth in the shorter term and increasing the private sector in the longer term.

**Planning policy** sets the context for housing provision in Northern Ireland. The Department for Regional Development (DRD) published its consultation document in January 2011, for the ten year review of the Regional Development Strategy - 'Shaping Our Future'. The Strategy's purpose is to deliver the spatial aspects of the Programme for Government. The consultation period ended on the 31 March 2011 and we have submitted a response.

The main purpose of the **Planning Bill** is to transfer the majority of planning functions from the Planning Service to the new councils, once new government arrangements and standards have been put in place. From the 1st of April 2011, the Planning Service's function and staff have been absorbed into the core of the Department of the Environment. Planning functions have been reorganised to anticipate transfer to councils. Local Planning Divisions will take responsibility for development plans and management functions, which will in due course transfer to councils and a Strategic Planning Division, will take forward the responsibilities which will remain with the Department, following government reform.

Housing has been impacted by **planning policy statements** in recent years with the introduction of PPS12 (Housing in Settlements) and PPS21 (Sustainable Development in the countryside). The review of PPS12 by a multi agency steering group, incorporating DOE, DSD and the Housing Executive, continues to consider ways of securing delivery of additional social and affordable housing via developer contributions.

**The Housing (Amendment) Act 2010** placed, for the first time, a statutory responsibility on the Housing Executive to produce a homeless strategy.

Under Amendment Bill No 1 we are required to publish our **Antisocial Behaviour policy** procedures.

We have responded to the **sustainable development updated action plan** 'Everyone's Involved' and await the final action plan. The aims of the strategy are to build a future characterised by economic prosperity, equality and social cohesion. We actively monitor our own activities against a set of performance measures to help us gauge progress in terms of sustainable development best practice.

As well as the Comprehensive Spending Review there are a series of **welfare reforms** proposed by the UK Government. These include the introduction of a 'Universal Credit' from 2013 to replace most in work and out of work benefits. By 2017 all existing claimants should have transferred to the new system. It is proposed that the amount of credit will be subject to an upper limit to ensure that no household can receive more in welfare than net median income.

Housing Benefit entitlement levels are also set to reduce and changes relating to Local Housing Allowances for private tenants commenced in April 2011. Other changes are planned for 2012 and 2013 with some proposals yet to be finalised. The impact of these changes on the housing market and particularly tenure choice is as yet difficult to predict.

### 1.5 Northern Ireland housing market

The Housing Executive publishes an annual Review of the Housing Market which sets out trends and key developments across tenures. The report helps in setting policy direction and resource priorities for the year ahead.

This year's Review again focuses on the interdependence of the economy and the housing market. The past two years have proved difficult for the Northern Ireland economy and the First Trust's economic outlook offers little optimism for 2011.

According to the University of Ulster quarterly house price index for quarter four of 2010, "the pattern of the house price index has been erratic since 2009 showing an uneven recovery for the Northern Ireland housing market. It would seem that this rather tentative fluctuating picture is likely to prevail over 2011 as the market seeks to stabilise." Northern Ireland households face the combined effects of a declining manufacturing base, lower rates of public expenditure, higher fuel and food prices and an increase in value added tax. Main headlines from the Review of the Housing Market are:

- While property prices have reduced, there is still an affordability issue as tighter lending restrictions means that it is more difficult to secure a mortgage;
- The outlook for house building in 2011 looks poor;
- The private rented sector has grown significantly and accounts for 17% of occupied housing tenures at 2009. The growth in this sector has in part been underpinned by housing benefit. Changes to housing benefit regulations are planned between 2011 and 2013;
- There are still a substantial number of applicants registering for social housing. For many households, social housing offers security of tenure at an affordable price;
- Through our Net Stock Model, we have assessed that 2,500 new social dwellings are required each year;

- Housing conditions have improved with only 2.4% of Northern Ireland's total stock deemed unfit, although there are variations between tenures and in urban and rural areas. Current restrictions on discretionary grant funding may have a detrimental effect on unfitness levels across the private sector;
- The level of fuel poverty rose rapidly between 2006 and 2009 from 34% to 44% of all households, reflecting in particular the rise in fuel prices over this period;

Demographic trends have important implications for the design and number of new dwellings required and also for housing support services. It should be noted that projections are based on trends and current housing and economic conditions. Any major changes in these may affect projections.

- The population of Northern Ireland is projected to grow to 1,906,000 by 2019;
- The number of children under 16 is forecast to grow a little over the next ten years but the percentage will decrease slightly;
- The number and proportion of people of pensionable age will grow from 302,000 to 326,000 however, the number of people aged 75 and over is projected to increase substantially between 2009 and 2019: by 38,000 to 153,000;
- The number of households is projected to grow however, the average household size is projected to decrease from 2.52 in 2009 to 2.40 by 2019;
- Although the unemployment claimant count is lower than most of the European countries at 7.4%, the reliance on public sector jobs makes us vulnerable to reducing budgets.

## 1.6 Corporate Governance

We have received a report by DSD following an inspection of the governance arrangements which the Housing Executive has in place to regulate how we carry out our business. In the main the report found that governance arrangements are good. However, the review highlighted a number of areas where the existing framework of checks and balances could be improved further. We are now working through an agreed implementation plan to address these matters, with reviews of progress undertaken by the Board and DSD on a regular basis.

There has also been a "Gateway Review / Health-check" of our maintenance contracts and again we are progressing an implementation plan to address the recommendations.



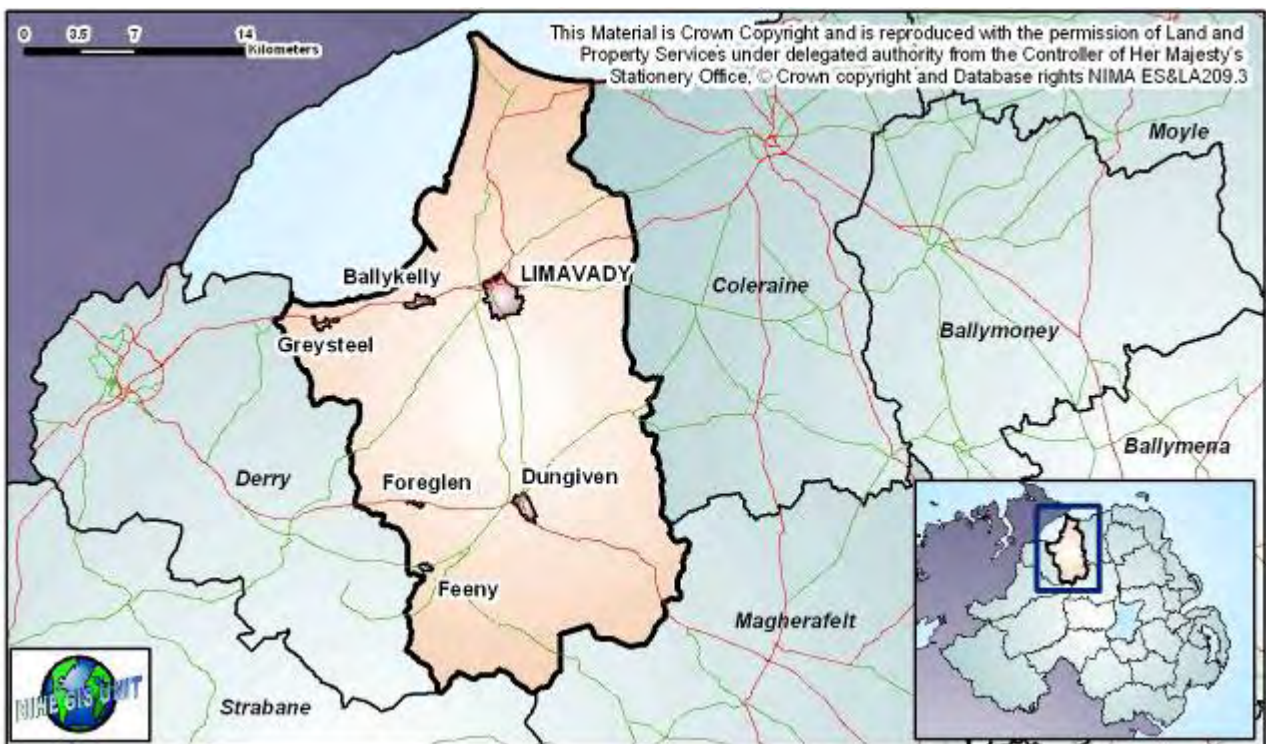
## SECTION TWO

## Section 2 Limavady housing market analysis

### 2.1 Introduction

Section 2 analyses the main factors that influence the local housing market and inform our housing need assessment. These include the planning context within which the District Housing Plan is set, demographic trends, socio-economic issues and information on housing stock.

**Map 1: Limavady Borough Council Area**



Source: NIHE GIS

The geographical area of Limavady District is detailed in the map above. Limavady town is the largest settlement within the District. There is a substantial rural area in which approximately 63% of the population live. The definition of 'rural' is a settlement of less than 4,500 people and for Limavady District, this represents all settlements in the district except Limavady town.

### 2.2 Planning

#### Physical Planning

The strategic planning context of Limavady is set out in the Regional Development Strategy (RDS) for Northern Ireland 2025: "Shaping Our Future", which is a guide for the future development of Northern Ireland up to 2025. The document describes Limavady Town as providing a complementary employment and service role to Derry/Londonderry. It also describes Limavady town as a main hub of the North

West economic corridor which connects Limavady, Derry/Londonderry, Strabane and Letterkenny.

The Department for Regional Development's (DRD) Housing Growth Indicators show the new build requirement for the district during the period 1998-2015 as 4,300 additional dwellings, although this is subject to current review. The Northern Ireland Housing Land Availability Report for 2010 prepared by DOE Planning Service states that 1,795 new dwellings were completed in the district during the period January 1999 to July 2010 (inclusive), with a potential for a further 2,138 dwellings within the remaining urban footprint.

The statutory planning context for the district is set out in the Limavady Area Plan 1984-1999. Though this plan has now expired, it remains a material consideration until it is superseded. The draft Northern Area Plan (dNAP) incorporating Limavady, Ballymoney, Moyle and Coleraine Council areas was published in 2005. The Strategic Environmental Assessment which accompanied dNAP was the subject of a judicial challenge, which delayed the plan's progress. This challenge was withdrawn in 2010. The Public Examination of the draft Plan, to be held by the Planning Appeals Commission on behalf of the Department of the Environment (DOE), is due to commence in September 2011.

**Regeneration** initiatives in the district include the Limavady Town Centre Masterplan. This was commissioned by the Department for Social Development (DSD) in partnership with Limavady Borough Council and presented to Council in final draft form in April 2011. The Masterplan is intended to be a guide for maximising the regeneration potential in the town and will form a basis of development decisions for the next 10-15 years. Among its draft proposals are:

- To promote high quality designed mixed-use development at strategic 'gateways' to the town in order to improve the spatial definition of the town centre and to reinforce its identity;
- Public realm improvements to Main Street and Catherine Street, creation of mixed uses and a retail development axis linking to the Market Yard site;
- The creation of a mixed use development, including hotel, office and residential uses, on the Market Yard site focused on a new riverfront civic space which will form a 'gateway' to the town;
- To promote the North West Regional College as an education hub with movement links to the Roe Valley Arts and Cultural Centre; and
- To rationalise and enhance the use of space in the town centre by integrating new mixed retail, office, leisure and residential uses with new civic space together with a mix of surface and multi-level car parking.

From a rural perspective, we continue to work with the Department of Agriculture and Rural Development (DARD) and other partners to help ensure that housing contributes to 'broader' rural development. Financial assistance for rural development continues to be made available in the Limavady area under the Rural Development Programme and delivered through ARC NW (Assisting Rural Communities North West).

Following our involvement in the initial stakeholder groups last year, we welcome the publication of the draft Rural White Paper Action Plan which was issued for public consultation at the end of March. The Plan, for the first time, sets out proposed actions to deal with rural issues across Government. The consultation closes in June 2011; we will be submitting a response to this with particular reference to those proposals related to rural housing. Following the outcome of the consultation, we will be keen to avail of any opportunities that the Rural White Paper Action Plan creates for us to work with others to further progress rural regeneration.

### Socio economic Planning

The population of Limavady increased by 6% between 1999 and 2009 and is projected to increase by a further 6.3% to 2019. The number of households is projected to increase 10% by 2019. Changing demographic trends, particularly in age profiles and the average household size, are important factors in planning for new housing. Statistics indicate a need for a larger proportion of dwellings for smaller household groups.

Limavady is a district which has grown steadily over the past decade and has attracted a diverse population through migration, however the latest migration figures from 2008 to 2009 show that there has been a net decrease of migrants in the district. This reduction reflects reduced employment opportunities due to the decline in the district's economy. The majority of migrant workers live in the private rented sector, with a small but growing number seeking housing in the social sector.

**Community cohesion** can contribute to the proper functioning of the housing market. There is a strong community ethos throughout Limavady District. The Housing Executive continues to work along with other agencies and local groups to build a stronger community, particularly in areas of social need.

Inevitably the **local economy** has been affected by the recent recession. The percentage of people unemployed in the district at March 2011 was 7%, which was greater than the Northern Ireland average of 5.2%. Over the past year Limavady's increase in claimant count was less than the Northern Ireland average at 2.2 and 5.8 per cent, respectively. The district was ranked the seventh most deprived in Northern Ireland according to the Multiple Deprivation Measure 2010.

The district's economic profile is characterised by a range of small to medium sized businesses across a number of sectors including construction, manufacturing, retail and agriculture. Despite the difficulties of the recession, the district remains relatively dynamic with a thriving main town and several opportunities for assisting local business start-ups by way of funding, mentorship and training. Limavady Borough Council works in partnership with Roe Valley Enterprises, North West Life Long Learning and other similar organisations to develop new skills and business start-ups in the community. The district recorded the highest ratio of enquiries to business start-ups in the whole of Northern Ireland.

The North West Regional College has developed a growing cultural and education role and the recently constructed Roe Valley Arts and Cultural Centre provides a new architectural and cultural focal point for the town. These institutions are significant in developing the town's profile and will complement the proposals of the town centre Masterplan.

Limavady Borough Council has also been one of the four councils delivering the Rural Development Programme in the North West. By February 2010, the area had benefited from around £1.7 million of funding from the programme, which has been matched pound-for-pound by local enterprise.

The private house building sector has been severely affected by the downturn in housing demand. Developers are reluctant to carry out new development in an uncertain market. The reduced number of property transactions is also affecting related businesses and services.

At 2009 the percentage of households in **fuel poverty** in Causeway Coast (which includes Limavady, Coleraine, Moyle and Ballymoney Council areas) was 43.8%, and is similar to the Northern Ireland average of 43.7%. Income is a major factor in the level of fuel poverty with pensioners being particularly vulnerable given their high level of benefit dependency. Rises in energy prices have contributed to the sharp escalation in fuel poverty.



Roe Valley Arts & Cultural Centre, Limavady

Table 1: Socio economic statistics

Population	Mid Year Estimate 1999	Mid Year Estimate 2009	Projected 2019
Population	32,042	33,988	35,213
Household	-	12,000	13,200
Household Size	-	2.78	2.61
No. of children	8,340 (26%)	7,770 (23%)	7,293 (21%)
No. of working age	20,009 (62%)	21,333 (63%)	21,958 (62%)
No. of older people	3,693 (12%)	4,885 (14%)	5,962 (17%)

Estimated Net International Migration	July 2006/ June 2007	July 2007/ June 2008	July 2008/ June 2009
Limavady	14	- 49	- 43

N.I. Multiple Deprivation Measure 2010	LGD Rank 1 – 26 (1 most deprived)	Most deprived *SOA	Least deprived SOA
Limavady	7	Greystone	Enagh 1

Source: NISRA  
\*Super Output Area

Unemployment Benefit	March 2009	March 2010	March 2011
No of unemployment benefit claims	1,336 (6.1%)	1,523 (7.1%)	1,556 (7%)

Source: DETI NI

Housing Benefit	March 2009	March 2010	March 2011
NIHE tenants in receipt of Housing Benefit	1,195	1,215	1,236

Source: NIHE

Fuel Poverty	Limavady HCS 06	Causeway Coast HCS 09	NI HCS 09
% in Fuel Poverty	39.9%	43.8%	43.7%

Source: NIHE House Condition Survey

### 2.3 Housing Market Profile

Information for the 2009 House Condition Survey was collected on the basis of the proposed new council boundaries under the Review of Public Administration, combining Limavady with Coleraine, Ballymoney and Moyle districts. This change of boundary means that figures cannot be compared with previous surveys.

The housing stock in the Causeway Coast Area is approximately 60,110 units. There has been a change in the **tenure share** over recent years with the private rented sector representing approximately 22% of total stock which is higher than the Northern Ireland figure of 17%. Conversely the social housing sector at 13.6% is less than the Northern Ireland average (15%). The percentage of vacant stock in the area is 2.4%, which is less than half the Northern Ireland figure of 5.9%.

**Housing conditions** have continued to improve in Northern Ireland and the latest unfitness figure (2009) for Causeway Coast is lower than the regional average.

Within the **private sector**, the drop in construction of new dwellings is demonstrated with 234 in 2006 compared to 105 in 2009. There has been a small increase during 2010 with 155 starts recorded. Local estate agents report that new development is limited in the district and that the residential market remains slow to depressed.

Estate agents report a falling volume of sales of around 10% for new and used properties compared to last year. At March 2011 there were approximately 600 homes advertised for sale in Limavady District and 110 – 140 additional properties were advertised for rent.

The sale of former MoD housing at Ballykelly over recent years has added to the private housing stock in the district and provides opportunities for affordable homes. Many of these homes have been bought for the rental market as well as owner occupation. At May 2011 there were 49 units advertised for sale and 13 units advertised for rent from a total ex-MOD housing stock in Ballykelly of 512.

The majority of housing purchases in the district continue to take place at the lower end of the market with semi-detached houses tending to be the most popular. Limavady town is the most requested location according to local estate agents.

**Owner occupation** continues to be the most popular tenure in the district. However there are strong indications that although the number of owner occupied dwellings may grow over the coming years, its tenure share of the overall housing market will not increase. Ongoing economic uncertainty and restricted lending practices will continue to limit construction and transactions, particularly for first time buyers.

In 2006, the **average house price** in Limavady District was 13.6% less than the Northern Ireland average but by 2010 the difference had narrowed to 5.2%.

During 2010 there were just 14 **new build** property sales in the district, but because of the small sample size no average price was recorded. The brief recovery in the property market that had begun during 2009 has not been sustained and market adjustment is still on-going. Limited access to mortgages, an increase in potential vendors and a loss of confidence brought on by budgetary cuts has resulted in further market uncertainty and increasing affordability pressure. The increase in the private rented tenure is an indication that the owner occupied sector continues to prove inaccessible to many potential buyers.

Northern Ireland **Co-ownership** Housing Association assists those on low income to access the owner occupied sector. A total of 381 properties have been purchased through the scheme in Limavady District, eight of those in the past financial year.

Another route to low cost owner occupation has been the **purchase of social housing** from the Northern Ireland Housing Executive or housing associations by existing tenants. The number of Housing Executive transactions has dropped considerably in this sector since 2007. In 2010, three houses were sold to tenants under the House Sales scheme.

The **private rented sector** has grown significantly in Northern Ireland since 2001. Local estate agents confirmed that this tenure is buoyant within the district. Private sector Housing Benefit claims continue to increase. Since 2007 the increase reflects both the economic climate in Limavady and a rise in the number of households choosing to live in the private rented sector. Private rental has become a popular choice for an increasing number of younger households who face affordability pressures. It is also popular among migrant workers and an increasing number of single person households.

All of this has created a steady demand for rental properties in the district, and some estate agents have reported a shortage in a number of locations to meet demand.

**Houses in Multiple Occupation** continue to play an important role in meeting the housing needs of people who are single, who have temporary employment, students, low income households and more recently migrant workers. The Housing Executive uses a combination of methods – inspection, grant aid and enforcement orders – to raise standards in HMOs. There are 21 registered HMOs in the district, the majority of these are situated in Limavady town.

Table 2: Housing statistics (Stock Information)

	Owner Occupied	Social Stock	Private Rented	Vacant	Total
Limavady HCS 2006	7,030	1,900	2,650	580	12,160
Causeway Coast HCS 2009	37,150	8,170	13,330	1,460	60,110
NI HCS 2009	461,800	110,200	124,600	43,400	740,000

Housing Conditions (all stock)	Limavady 2006	Causeway Coast 2009	NI 2006	NI 2009
Unfitness	2.8%	<2%	3.4%	2.4%
Fail Decent Homes Std	27.9%	10.8%	23.0%	15.1%

Source: NIHE House Condition Survey

Private Sector Activity	2006	2007	2008	2009	2010
Limavady New Build Starts	234	178	141	105	155
NI New Build Starts	13,946	12,488	7,879	6,140	6,339
Limavady Average House Price	£150,456	£198,190	*	*	£148,571
NI Average House Price	£174,178	£233,415	£218,145	£160,855	£156,746

Source: NHBC & University of Ulster

\*Unable to report due to small sample size

Private Housing Benefit Limavady	2007	2008	2009	2010	2011
No. of Claims	811	857	978	1,324	1,535

**Local Housing Allowance for 3 bedrooms = up to £96.20 pw from April 2011**

Source: NIHE

Information for the 2009 House Condition Survey was collected on the basis of the proposed new council boundaries under the Review of Public Administration. Limavady is included within the Causeway Coast and Glens District. This change of boundary means that figures cannot be compared with previous surveys.

## 2.4 Social housing

The total number of housing applicants within Limavady district has decreased by 15% since 2007. This trend is significantly different from that for Northern Ireland. The number of applicants in housing stress at December 2010 was 176. There were 127 allocations in the 12 months to December 2010.

Single person households continue to dominate the waiting list, accounting for 54% of all applicants in housing stress. Small families are the next largest household group seeking social housing.

The housing need projection for Limavady Borough to 2015 is 77 units. Projections are calculated using waiting list trends, supply trends and other demographic and local information. The Social Housing Development Programme is formulated using our housing needs assessments and strategic guidelines to help address social housing need. It is likely that the budget for social housing will be reduced in the coming years and this will inevitably affect the delivery of schemes locally.

Housing need has been identified within the district and appropriate schemes placed on the Social Housing Development Programme. Social housing need exists mainly in Limavady and Dungiven towns and across some of the smaller settlements such as Ballykelly and Greysteel. There is also a small demand in Feeny, Magilligan and Aghanloo. Our housing need assessments are reviewed annually.

Waiting list trends throughout the district will continue to be monitored closely.

Current **Housing Executive stock** within the District is 1,467 dwellings, the majority of which are houses and bungalows. Since the introduction of the House Sales Scheme around 63% of our properties have been purchased. The remaining stock is managed to ensure that vacancies are kept to a minimum. At the end of December 2010 only seven properties were vacant.

**Homeless applicants** are included in the overall waiting list figures but it is possible to analyse homelessness separately. The number of people presenting as homeless and being awarded Full Duty Status has averaged at 147 since 2006/2007. The reasons for applicants presenting as homeless in the district are varied, but the main reasons include prison release, relationship or family disputes, and unsuitable/no accommodation in Northern Ireland.

Just over 71% of all who presented as homeless in 2010/11 were single households, and 57% of all applicants who received Full Duty Status. Small family households accounted for 17.8% of those presenting and 24.6% of those receiving Full Duty Status. Limavady District Office made a total of 38 placements into temporary accommodation in 2010/11, which is an increase of six cases from the previous year.

Table 3: Social housing statistics Public sector Limavady

5 year projected need to March 2015 <sup>1</sup>	
Limavady Town	20
Local towns	20
Villages	26
Small settlements	11
<b>Total</b>	<b>77</b>

Limavady Social Housing Waiting List trends

December	2006	2007	2008	2009	2010
All Applicants	535	546	527	481	466
Housing Stress	228	216	209	170	176
Allocations	162	114	109	137	127

Limavady Waiting list sub-set of homeless applicants

	2006/07	2007/08	2008/09	2009/10	2010/11
Number Presented	314	272	284	282	219
Awarded Full Duty Status	152	142	152	159	130

Limavady Housing Executive Sales Information & Housing Association (HA) Starts

	2007/08	2008/09	2009/10	2010/11
HA New Build Starts Limavady	12	1	0	0
NIHE House Sales Limavady	10	0	5	3
Average Market Value	£101,100	0	£66,400	£54,000

Source: NIHE

<sup>1</sup> Projected housing need is calculated using a number of factors such as waiting list trends; supply trends; specific local issues; regeneration and rural proofing.



# SECTION THREE

## Section 3 Limavady local housing strategy

### 3.1 Introduction

The housing market analysis identified a number of housing issues within the district, including affordability, homelessness, fuel poverty and the need for additional social housing in some locations. These issues present significant challenges in the current economic climate.

This section sets out our priorities for the current year as well as our performance for the past year. Our programmes are set out under our six Corporate Objectives.

The Housing Executive's projected investment within Limavady District in 2011/12 is £2.279 million, excluding the new-build investment which is not yet finalised, and the Warms Homes Scheme.

**Table 4: Limavady District actual and projected spend**

Activity areas	Actual spend - £m		Projected spend - £m
	2009/10	2010/11	2011/12
Capital improvement work	0.261	0.090	0.218
Planned maintenance work	0.355	0.919	0.554
Response maintenance*	0.949	1.088	0.952
Private Sector Grants	0.689	0.369	0.268
Warm Homes	N/A	0.267	**
Supporting People	0.282	0.285	0.287
<b>Total</b>	<b>2.536</b>	<b>3.018</b>	<b>2.279</b>
<b>Investment in New Build***</b>	N/A	N/A	****

Source: NIHE

\*Response maintenance figures include minor Disabled Person Adaptations, redecoration and displacement grants.

\*\*Warm Homes spend is demand led and cannot be projected at District level.

\*\*\* Investment in new build is the total cost of schemes starting in the programme year but which may be spent over more than one year. The amount normally includes Housing Association Grant funding by Government subsidy but in the case of Limavady district none was issued in 2009/10 and 2010/11.

\*\*\*\* The 2011/12 draft gross Social Housing Development Programme contains 22 units, total cost of units has not been finalised.

The West Area actual spend for Grounds Maintenance in 2009/10 and 2010/11 was £1.784 million and £1.72 million respectively.

### 3.2 Objective 1 – Delivering the Decent Homes Standard

A decent home is one that meets modern standards in relation to fitness, structure, energy efficiency and facilities. We had planned that all our properties would reach the Decent Homes Standard (DHS) by 2010; however, reduced funding has prevented this and we cannot say when this will now be achieved.

In the past year we completed:

- Heating installation to 49 homes;
- External Cyclical Maintenance to 34 dwellings;
- Installation of 149 smoke alarms and replaced 21 existing smoke alarms.

In addition:

- Work commenced on the replacement/installation of smoke alarms for a further 262 units in the past year;
- Work has commenced on kitchen replacements for an additional 61 units.

Details of our programmes can be found in Appendix 2.

Providing Grants to private sector landlords and owner occupiers has been an effective tool in maintaining properties in good condition and preventing them from falling into unfitness or serious disrepair. However, due to current funding restrictions discretionary Renovation, Replacement and Home Repair Assistance grants are only available in exceptional circumstances. Grants to adapt properties in the private sector for disabled people continue to be available. See Appendix 2 for details of grants performance during 2010/2011.

In the past year the following were completed:

- 12 Renovation grants;
- 1 Replacement grant;
- 3 Repair grants;
- 48 Disabled Facilities Grants;
- 10 Home Repair Assistance grants.

**Houses in Multiple Occupation (HMOs)** are an important part of the private rented sector. Within Limavady, there were 21 properties identified by the Housing Executive as potential Houses in Multiple Occupation. Ongoing identification of potential HMOs, and ensuring compliance with the HMO Statutory Registration Scheme, continue to present a significant challenge, as does the enforcement activity associated with the scheme where non compliance exists. In the past year, there were no Article 80 Notices (fit for number of occupants) and no Article 79 Notices (management standards) served in Limavady District. A HMO Strategy

has been developed to not only ensure compliance, but also to provide advice to tenants and prospective tenants of HMOs such as students.

Improving energy efficiency and helping to reduce fuel poverty remain key priorities for the Housing Executive. Our work as **Home Energy Conservation Authority (HECA) for Northern Ireland** has helped to improve energy efficiency across the residential sector by 21.4% from 1996 to 2009.

We have been working to switch to efficient gas and oil heating systems in our homes, however, we are reviewing our heating policy to ensure that it is fit for purpose. Any changes will require both Housing Executive Board and Department for Social Development (DSD) approval.

All of the main fuels (natural gas, oil, coal and electricity) have increased in price in recent years and the review will test if our approach needs to change. The review will include the role of new technologies, evaluating the practicalities of installation, maintenance costs, servicing, emissions and operational costs. A choice of energy suppliers in Northern Ireland is detailed in Appendix 7.

We now manage the **Warm Homes Scheme** which can help vulnerable households in the private sector to improve the energy efficiency of their homes and help to alleviate fuel poverty. In the year to March 2011:

- 269 homes were insulated;
- 6 homes had heating installations;
- 22 homes had both insulation and heating installed.



Housing Executive



Despite substantial improvements in energy efficiency there has been an increase in the number of households in fuel poverty. Energy efficiency improvements alone cannot effectively tackle fuel poverty; it also requires simultaneous action on fuel prices and low incomes. The Assembly has now passed legislation to allow us to implement an energy brokering scheme and we are working to design a scheme to allow early implementation.

We continue to fund Bryson Charitable Group to provide energy efficiency awareness courses to schools and during the year nine schools in Limavady were visited.

Through working closely with partner housing associations and where we are leading design work, we continue to promote the best modern standards of **housing design**. An important aspect of this is sustainable design which seeks to ensure energy efficiency and a small 'carbon footprint'. All new social housing developments must currently comply with Code for Sustainable Homes (Code level 3) however; housing associations are encouraged to bring forward schemes

at Code level 4. At level 3, CO2 emissions are improved by 25%, at Code 4, by 44% above current building regulations.

**In the coming year 2011/12 for Limavady District we plan to:**

- Commence Heating installations to 48 dwellings (Appendix 2);
- Commence External Cyclical Maintenance to 104 dwellings;
- Work to improve energy efficiency, promote energy conservation and help to alleviate fuel poverty;
- Continue to promote good standards of housing design and practice across all tenures;
- Conclude a full review of our emergency response plans, based upon lessons from the severe weather of December 2010.

### 3.3 Objective 2 – Promoting independent living

Our aim is to help people live independent lives by developing services and housing solutions tailored to each person's circumstances. A number of existing housing strategies are directed at vulnerable groups such as our Homeless Strategy and our Supporting People Strategy. This support to vulnerable groups is delivered through our Supporting People programme, Homeless services and our housing support and adaptation services. We are working on developing a new Supporting People Strategy to take account of the Bamford Review and changing Homeless duties to 16 and 17 year old homeless people. This report is due to be published in summer 2011.

#### In Limavady District in the past year:

- We spent £285,135 during 2010/11 providing assistance to vulnerable people through **Supporting People services**. A similar level of funding (£287,255) has been budgeted for 2011/12;
- Funding for 2010/11 delivered eight supported housing schemes in the Limavady District, providing services to a range of client groups.

The Housing (Amendment) Act 2010 confers upon the Housing Executive a duty to publish a homelessness strategy every five years, with the first to be produced by July 2011. We are currently in the process of finalising a draft strategy following which an extensive consultation process will begin. The strategy will concentrate on reviewing progress in the provision of homelessness services since 2002 and detail the way forward over the next five years. The main themes in relation to future direction will be;

- To review the temporary accommodation portfolio in relation to its strategic relevance and effectiveness;
- To improve housing options primarily in the private rented sector;
- To develop a comprehensive prevention programme around the assessment process, delivery of advice and assistance and developing community advice and education projects;
- To further improve services to a range of vulnerable households.

#### In the past year within Limavady District:

- 219 homeless applications were received;
- 130 were assessed as Full Duty Applicants;
- 38 homeless applicants were provided with temporary accommodation;
- We are developing an Area Homelessness Strategy which will take account of the district's local requirements;

- Advice booklets on homelessness are available for those living in rural parts of Limavady District.

Providing **home adaptations** is an important means of helping people remain independent in their own home. Adaptations are not restricted to people living in Housing Executive homes. People in privately owned housing can have adaptations aided through the Grants scheme. Adaptations range from handrails and ramps to stair lifts, heating, showers and extensions. The number of adaptations that we are able to carry out will be subject to funding.

During 2010/11 we approved 26 Disabled Facilities Grants for the private sector and 48 were completed. Approximately £88k was spent on adaptations to our own stock. Details of this work can be found in Appendix 2. The West Area has a budget of £4.036 million for Disabled Persons Adaptations (DPAs) to our stock for 2011/12 to help vulnerable households, but this budget cannot be broken down to district level.

Our staff have been working with the DSD and the Department of Health, Social Services and Public Safety (DHSSPS) to review the adaptations process and the report is expected later in the year.

No housing need has been identified for **Travellers** in Limavady District. This is subject to review on an annual basis. Currently the Housing Executive is commissioning the third comprehensive Traveller Accommodation Needs Assessment for 2013.

Our **financial inclusion and debt prevention strategies** are very important and help people cope with financial insecurity and avoid debt. We have introduced financial advice and counselling services to help our residents cope with difficult financial circumstances.

**In the coming year we plan to:**

- Continue to improve the quality of housing for people with disabilities in Limavady District;
- Invest £287,255 to continue to deliver housing support services to vulnerable people through the Supporting People programme;
- Provide a range of services to tackle homelessness in line with our homelessness strategy.

### 3.4 Objective 3 – Fostering urban and rural regeneration

Our work on regeneration makes a lasting contribution to improving the quality of life in some of Northern Ireland's most deprived areas.

Some of our physical regeneration activity has been curtailed by reduced public funding and housing market circumstances. In **urban areas** our work focuses on our Urban Renewal and Estate-Based Strategy programmes, on supporting the DSD's urban regeneration initiatives and on providing strategic direction for housing investment. We will assess the impact on our support of any changes arising from DSD's review of its urban regeneration policy and Neighbourhood Renewal strategy.

We will also deliver the DSD Neighbourhood Renewal funding 17 areas in Northern Ireland through the Small Pockets of Deprivation programme (SPOD).

It is important to recognise the positive impact of locally-based community development and community cohesion programmes in preventing decline and details of these can be found in Objective 5.

In last years plan we noted the work planned for the Blackburn Path area. This work has now been completed and provides a shared recreation and activity space. Funding was provided by Limavady Borough Council and the Neighbourhood Renewal funding from the DSD. A further phase of work in the Blackburn area is planned.

**Rural regeneration** actions are described in our Rural Housing Strategy and Action Plan 2009/10 – 2012/13. The dispersed nature and smaller scale of rural communities presents us with different challenges. We work to ensure that our policies reflect the needs of people living in rural areas. Our approach to rural regeneration is based on the premise that any efforts to provide houses or improve properties not only provides decent homes but has a ripple effect in supporting schools, businesses etc – thus aiding rural regeneration and rural development.

Following the completion of the latent demand test in Dungiven there has been an increase in the number of applicants registered on the waiting list who are in housing stress. Consequently, Apex Housing Association has been nominated to take forward a scheme at Hass Road on land owned by the Housing Executive.

**DARD** has particular responsibility for rural areas and where possible, we work with them to support rural regeneration. Our work also aims to complement that of ARC North West. This group is responsible for the administration of Axis 3 of the Northern Ireland Rural Development Programme 2007-2013 within the rural areas of Limavady, Derry, Omagh and Strabane.

During 2010/11, DARD has been rolling out a Maximising Access to Services, Grants and Benefits' service in rural areas. This partnership between the public and community sector targets the more vulnerable households in rural areas; through home visits, it helps those in need to access a range of services. Housing Executive staff contributed to this initiative and at 2nd February 2011 a total of 4,121 visits had been completed across Northern Ireland. This resulted in referrals to the Warm Homes Scheme, benefit entitlement checks, home safety checks and rural community transport, and other services.

In **Limavady** District we are supporting physical and community regeneration through a number of activities:

- Housing Executive staff participate in the Limavady Neighbourhood Renewal Partnership, which was formed as part of the DSD's Neighbourhood Renewal Strategy;
- We made significant improvements to the Hospital Lane estate by the reinstatement of long term voids. Future funding from the Arts Council's Re-Imaging Communities Fund will enable the Neighbourhood Renewal Partnership to complete more redevelopment in the estate;
- The Housing Executive, as a consultee, has provided some initial input into the preparation of the Limavady Town Centre Masterplan representing the interests of housing. The Masterplan was commissioned by Limavady Borough Council in partnership with DSD and has been presented to Council in final draft format. It is designed to guide future development in the town centre in order to maximise its social, economic and physical assets. A number of regeneration proposals have been presented in draft form for the next 10-15 years, together with deliverable recommendations;
- Many of the Housing Executive's mainstream activities support regeneration, and we will continue to play our role in community regeneration where funding allows.

Housing Executive grounds maintenance staff have committed £65k on two projects within the district during the past year:-

- Gortnaghey Community Woodland scheme is based within a Housing Executive estate and provided a raised bed, nature walk, wormery, insect pile, bird boxes and a quiet area. It is anticipated that the completed project will be used by both the local community and for school projects;
- The second project is adjacent to the Glens Community Centre and provided a raised bed, seated area, fruit trees, central stone feature and a beech hedge.

**In the coming year we plan to:**

- Continue to implement a Neighbourhood Renewal Programme (in support of the DSD Neighbourhood Renewal Strategy);
- Implement the Rural Housing Strategy – ‘Rural Homes and People’;
- Work with ARC North West on the implementation of the Northern Ireland Rural Development Programme in the Limavady area;
- Continue to upgrade our housing stock where funding permits;
- Continue to monitor housing conditions in Limavady District;
- Continue to identify and complete small environmental projects within our estates, subject to funding.



Environmental Improvement Scheme at Gortnaghey

### 3.5 Objective 4 – Promoting affordable housing

We are working in a number of ways to promote and widen the range of affordable housing options. Details of programmes are shown in Appendix 3.

#### In the past year in Limavady:

- A programmed scheme at Tamlough Park, Ballykelly, for 12 general needs social housing units did not commence in 2010/11 because of planning issues. This scheme is now included in the 2011/12 draft Social Housing Development Programme;
- We supplied DOE Planning Service with an annual housing needs assessment;
- We assisted in promoting private rented sector accommodation as an affordable housing option;
- We finalised a joint protocol with Planning Service detailing procedures for Housing Associations when applying to build social housing under Policy CTY 5 of Planning Policy Statement 21 - Housing in the Countryside;
- We continued to implement the House Sales Scheme, which provides an opportunity for tenants to own their own home. The number of our tenants availing of this scheme has dropped in recent years due to current housing market conditions. During the past year there were 12 applications received; 11 offers made and three sales completed.

**The Social Housing Development Programme** is formulated using our housing need assessments and strategic guidelines. The primary purpose of the guidelines is to allocate programme share geographically on an equitable basis.

When formulating a housing mix for individual schemes we take into consideration a number of factors such as household types, current stock, wheelchair users needs, and where need has been identified, bespoke properties for those with complex needs.

Details of year one of the draft Social Housing Development Programme approved by the Board of the Housing Executive are shown in Appendix 3 and is subject to the Department for Social Development's approval.

In addition to the Social Housing Development Programme, **an Unmet Housing Need** Prospectus will be published on our website. Further details of unmet need by location can be obtained by clicking on the hyperlink [www.nihe.gov.uk/index/www\\_home/unmet\\_need\\_prospectus.htm](http://www.nihe.gov.uk/index/www_home/unmet_need_prospectus.htm).

There is also a search facility for the Social Housing Development Programme.

The **Equity Sharing Scheme** provides an option for those tenants who wish to buy their homes through a part own/part rent approach as they are unable to afford the full cost. Further information on this can be found by clicking on [www.nihe.gov.uk/house\\_sales\\_incorporating\\_equity\\_sharing\\_tenants\\_guide.pdf](http://www.nihe.gov.uk/house_sales_incorporating_equity_sharing_tenants_guide.pdf).

The Department for Social Development (DSD) in conjunction with the Housing Executive are examining the potential for delivering affordable intermediate housing on surplus Northern Ireland Housing Executive sites. DSD are developing policy, detailing procedures on how this pilot proposal could be delivered.

We are working with DSD to examine four inter-connected aspects of the **Common Selection Scheme** and will consult on proposals for change during the year ahead.

We are also beginning pilot schemes of choice-based lettings for difficult to let properties in five districts where properties have been identified as void with no prospective tenants available. Limavady has been selected as one of the pilot districts. However, since the introduction of the scheme, the district has not identified properties suitable for inclusion within the project.

The DSD has completed consultation on its document "**Building Sound Foundations – A strategy for the private rented sector**". We look forward to the review findings and we will continue to work to support the further development of private renting as a critical element in affordable housing.

#### **In the coming year we plan to:**

- Continue to assess the need for new social housing in the district;
- Provide DOE Planning Service with an annual housing need assessment;
- Promote the private rented sector as a decent and affordable housing option;
- Manage our social housing stock to minimise empty dwellings;
- Promote affordable home ownership through our house sales scheme;
- Continue to work with DSD and DOE Planning Service to deliver developer contributions for affordable housing via the planning system;
- Examine the potential to develop intermediate housing on surplus Housing Executive sites;
- Work with housing associations to ensure delivery of new housing;
- Explore opportunities presented by Planning Policy Statement 21 (PPS21) to develop social housing outside designated settlements;
- Work with the DSD to review the Housing Selection Scheme and will consult on proposals for change during the year ahead.

### 3.6 Objective 5 – Building a stronger community

We have a role to help make Northern Ireland a better place to live. Our community strategies are set out below.

We recognise the impact that anti-social behaviour can have on communities and our **Community Safety Strategy** sets out our approach to community safety. The implementation of this strategy has proved successful in limiting the number of properties repossessed each year.

Services to address reported anti-social behaviour (ASB) are accessed through our district offices.

The number of reported incidents in 2010/11 is a 13.3% decrease on the previous year. Most reports relate to low level anti-social behaviour. There has been a decrease in the number of serious/complex incidents. District Office staff are involved in a number of ways to help address anti-social behaviour.

In April 2011 the Housing Executive’s new neighbourhood officer scheme for Limavady District was launched. The officer will work directly with the local community on issues such as anti social behaviour, environmental improvements, illegal dumping and graffiti.

Neighbourhood Renewal Funding has been provided for a number of initiatives dealing with community safety and includes:

- Roe Valley Residents Association and the Glens Community Association provided ‘Winter Health Bags’ to elderly and vulnerable people in their areas. The bags provided gloves, hat, socks and a fleece blanket. It also included practical advice on keeping warm and healthy during cold weather;
- Distribution of electric blankets and hot water bottles, plus carbon monoxide detectors within the Glens and Roe Valley areas;
- Successful ‘Keep Warm Keep Well Event’ targeted at older residents in Limavady.

The local Community Safety Partnership provided funding to a number of community groups for the provision of youth programmes on Halloween night.

**Table 5: Limavady District Office: ASB Performance 2010 / 2011**

No. of ASB cases received	No. of properties repossessed	No. of injunctions	No. of cases referred to mediation	No of ABC* agreed	No. of cases closed without legal action
85	1	0	2	0	87

\*Acceptable behaviour contracts

- The District Manager is a member of the Limavady Community Safety Partnership;
- Neighbourhood Officers monitor and report non occupation and misuse of houses and have brought a number of dwellings back into stock;
- The Community Warden's Programme has operated for over a year in the Glens, Hospital Lane and Cooleasan areas of Limavady, and will continue to be funded by the Housing Executive, the Community Safety Unit and the PSNI. This is a directed foot patrol service which is aimed at detecting, deterring and reducing anti-social behaviour. The programme will also be extended to the town centre and is aimed at reducing anti-social behaviour at weekends and after pub closing times;
- An innovative £1 million project offering a lifeline for isolated vulnerable and older people in Limavady area has commenced. The project 'Be Safe Be Well' will offer support services and advice to help people living in rural areas feel more safe and secure and less vulnerable in their homes. Ageing Well Roe Valley leads the project and works with other agencies and community groups in the programme delivery.

Our [Community Involvement Strategy](#) demonstrates our commitment to giving the community a voice. We will review the strategy during the year and prepare a new **Community Involvement Strategy** 2011-2014.

Local Offers is a regulatory requirement in England but not in Northern Ireland. However, the Housing Executive is developing pilot 'local offers', in one location in each Area. A local offer is an agreement between the local community and landlord/s on how a service is delivered. In West Area, a pilot scheme based on estate inspections is currently being undertaken in Omagh and Cookstown Districts.

The District Office works with seven community groups and contributes to a wide range of partnerships and inter-agency groups. The Housing Community Network (HCN) meets five times annually and during 2010 received presentations on a number of issues.

As a good practice initiative, meetings are held in different community centres throughout the district. Topics of discussion have included local offers, engaging with private landlords and Fire Safety. The Neighbourhood Officer has been instrumental in implementing the Housing Executive Estate Inspection Took Kit which has proved to be invaluable in identifying and addressing estate based issues in Limavady.

Limavady Borough Council in conjunction with Coleraine, Ballymoney, Moyle, Ballymena and Larne Councils formed a North East Cluster to deliver Priority 1.1 of

the **Peace III Programme** (2007-2013) - Building Positive Relations at a Local Level. The aim of this theme is to challenge attitudes towards sectarianism and to support conflict resolution and mediation at the local community level. Housing Executive staff participate on the partnership board which comprises social partners, elected members of the councils and representatives from statutory agencies.

Many of the projects are across several Council boundaries. However, projects funded in Limavady during the past year include:

- Glenshane Community Development - A March Through Time;
- Bovally - Bonfire themed workshops, visits and drama performance;
- Northwest Life Long Learning Association - Podcast & DVD;
- Northwest Regional College - Creative Industries art and design workshops;
- Counties Antrim and Derry Fiddlers Association - Junior Fiddle Summer School;
- Ardinariff Historical and Cultural Society - The Shamrock & Thistle;
- Cheshire Regiment, Ballykelly - Dropping Well Memorial Service;
- Hands that Talk - Give Him My Eyes Conference.

Our [Community Cohesion Strategy](#) addresses the main themes of:

- Flags, emblems and sectional symbols;
- Transitional areas;
- Shared Future housing schemes;
- Youth engagement;
- Interface areas;
- Our good relations activity;
- Race relations.

We await the final publication of the Northern Ireland Executive's Cohesion, Sharing and Integration Policy to help direct the delivery of good relations work across all agencies.

Our approach to developing greater community cohesion locally includes:

- Our **Shared Future** Housing Initiative which involves creating new housing where prospective residents sign up to a set of Shared Future principles;
- The third phase of the **Shared Neighbourhood Partnership** started in 2010, funding for which was received from the International Fund for Ireland;
- The Glens Estate was selected to be one of the 30 housing areas across Northern Ireland to be designated for the Housing Executive's Shared Neighbourhood Programme;
- Funding has been obtained from the Shared Neighbourhood Programme by the Glens Community Association for community re-imaging works in 2010.

An Intergenerational Good Relations project took place in June - September 2010 with the Roe Valley/Bovally community groups. The project involved shared learning, structures of government and a visit to Stormont.

To follow on from the Shared Neighbourhood Programme the Housing Executive has now formed a partnership with Tides Training and the Rural Development Council to deliver a project that will develop institutional capacity within the Housing Executive, as well as delivering good relations programmes across a further 80 Northern Ireland Housing Executive estates. This project, known as BRIC (Building Relationships in Communities), will be rolled out over the next three and a half years, and is designed to put Good Relations at the heart of our policy and service delivery functions. It will be delivered under three policy themes: Changing Minds, Sharing Visions and Crossing Borders.

Our **race relation** policy promotes good relations between and within ethnic groups. It aims to ensure that the increasingly diverse community enjoys full and fair access to housing services. To assist this aim, we work with the Inter Community Network, the HCN and Supporting Communities Northern Ireland.

The quality of housing has direct links to people's quality of life. Our [Housing and Health Strategy](#) and Action Plan involves us working with a range of health bodies through initiatives such as the Investing for Health Partnerships and our Supporting People Programme.

**In the coming year we plan to:**

- Ensure the effective use of our neighbourhood officer through working with local communities;
- Continue to encourage local groups in developing activities that support their community;
- Continue to participate in the Community Safety Partnership in addressing anti-social behaviour across the district;
- Strengthen the work with the community groups involved in the Housing Community Network;
- Participate in the Peace III Programme for the benefit of the local communities;
- To put Good Relations at the heart of our service delivery to customers;
- Work in partnership with the statutory, community and voluntary sectors in developing and delivering improved community safety at estate level;
- Continue to implement the race relations action plan.

### 3.7 Objective 6 – Delivering better public services

We aim to deliver services that meet the needs of our customers, whilst ensuring that we achieve value for money. We continually strive to improve the quality and efficiency of our services.

**Housing research** plays a vital role in helping us meet our objectives. We have a statutory responsibility to regularly examine housing conditions and housing need, but we also research customer satisfaction. Our research programmes help us to develop better public services and housing policies. Details of the programme of work being undertaken by our research department can be found on our website at [www.nihe.gov.uk](http://www.nihe.gov.uk).

To understand our customers' needs we use techniques such as customer surveys while also comparing the quality and efficiency of **our services** with other organisations. This helps us to identify areas for improvement and:

- We accredit the performance of our services through a number of frameworks such as Customer Service Excellence, external validation from the European Foundation for Quality Manager; Investors in People; and we hold a number of ISO 9001 accreditations;
- We operate a two-stage Complaints Scheme for our customers. Our complaints system has been a valuable resource in measuring how well we deliver our services and helping us to make improvements;
- Over the last three years we have radically changed the ways in which we deliver services through our **Modernising Services** Programme;
- We are continuing to work on service improvement using techniques such as 'LEAN' and better use of information and communications technology.
- During 2010/11 we implemented the Private Sector Management System in our grants offices;
- During 2011/12 we will upgrade our housing management computer systems.

Our **Sustainable Development** Policy is based on the Government's Sustainable Development Strategy for Northern Ireland ([Everyone's Involved](#)). We have responded to the Government's consultation on the draft Sustainable Development Action Plan and we look forward to publication of the final plan. Details of our environmental policy can be found on our website at [www.nihe.gov.uk](http://www.nihe.gov.uk).

The **West Customer Service Unit** delivers a repair and grounds maintenance reporting service for customers in Limavady District. The Unit also provides a telephony service to facilitate the processing of housing and transfer applications and arrange appointments for domiciliary visits. Housing Benefit and Rent Accounting Units in the Area Office are now responsible for the administration of these functions for Limavady District.

The weather conditions experienced over the Christmas period were some of the worst on record and affected virtually all services including roads, public transport, air travel and water. It also impacted on many of our dwellings which had heating issues and burst pipes. The Housing Executive received tens of thousands of calls during the holiday period with the West Customer Service Unit answering 9,454 queries during the month of December 2010 compared to an average of 5,614 calls per month. We will review, report and update our major incident plan as part of Corporate Objective 1. This will include improved communication and services for our customers.

Our targets and performance for the West Area are set out below.

**Table 6: Performance at March 2011**

Total	Target	Actual
<b>Total Rent Arrears – West Area</b>	£2.344m	£2.262m
<b>Clear Housing Benefit new claims West HB Unit</b>	Within 25 days	18.6 days
<b>Clear Housing Benefit change of circumstances West HB Unit</b>	Within 10 days	9.3 days

**Limavady District Office** continues to provide key services such as housing, homelessness, response maintenance, estate management, community development and partnerships. Relationships between the District Office and the new service units at Derry/Londonderry continue to develop with debt management and Housing Benefit advice being enhanced.

Our tenants can nominate a member of staff who they feel has provided exceptional service. A member of the Limavady District Office staff who was nominated by a customer later went on to be nominated by the Chartered Institute of Housing for her exceptional customer service.

**Locally we:**

- Aim to process at least 90% of housing applications within 20 working days;
- Aim to process 95% of emergency, urgent and routine repairs within the agreed time scales of 24 hours, 4 days and 4 weeks respectively;
- Deal with an average of 750 customers per month who call to our district office;

- Provide tenants with an annual publication of Housing News which highlights local projects and performance;
- We will review, report and update our major incident plan.

Table 7: Limavady District Office Performance at March 2011

Total	Target	Actual
<b>Housing Applications</b>	Process in < 21 days	100%
<b>Homeless Applications</b>	Process in < 34 days	100%
<b>Maintenance</b>		
<b>Emergency</b>	90/95%	99%
<b>Urgent</b>	85/95%	99%
<b>Routine</b>	85/95%	100%
<b>COT</b>	85/90%	99%
<b>Relet turnaround time</b>	<26 days	24 days

The **Grants Office** at Derry/Londonderry has implemented the new grants management system which involves a more customer focused approach to processing applications and the introduction of a new computer system. The new system has led to many improvements some of which include:-

- Designation of a Pro Active Case Officer for all applications. The Case Officer is now the customers' main contact point with the Grants Office;
- Case Officers now contact customers at key stages of their applications to ensure they are aware of what they need to do next;
- All case files are electronic which ensures documentation is stored safely and letters are issued quickly and accurately;
- Grants Officers use mobile technology to record information on site visits;
- Payments are processed to our Finance Department electronically which makes the process quicker and more cost efficient.

Following a major review and consultation exercise, a revised structure has been implemented across the Private Sector Improvement Service. The outcome of this review resulted in the closure of the Ballyclare, Craigavon and Dundonald Grants offices with their workload redistributed within our new office structure. The new grants structure consists of six offices, namely Belfast, Derry, North East (based in Ballymena), South (based in Newry), South East (based in Lisburn), and West (based in Omagh with a sub office in Fermanagh). To ensure we can meet our targets for inspecting and registering Houses in Multiple Occupation (HMO), a small HMO sub-office has been created in Craigavon to assist the Regional HMO office in Coleraine. The Belfast HMO office will now only manage HMO properties in the Belfast City Council area.

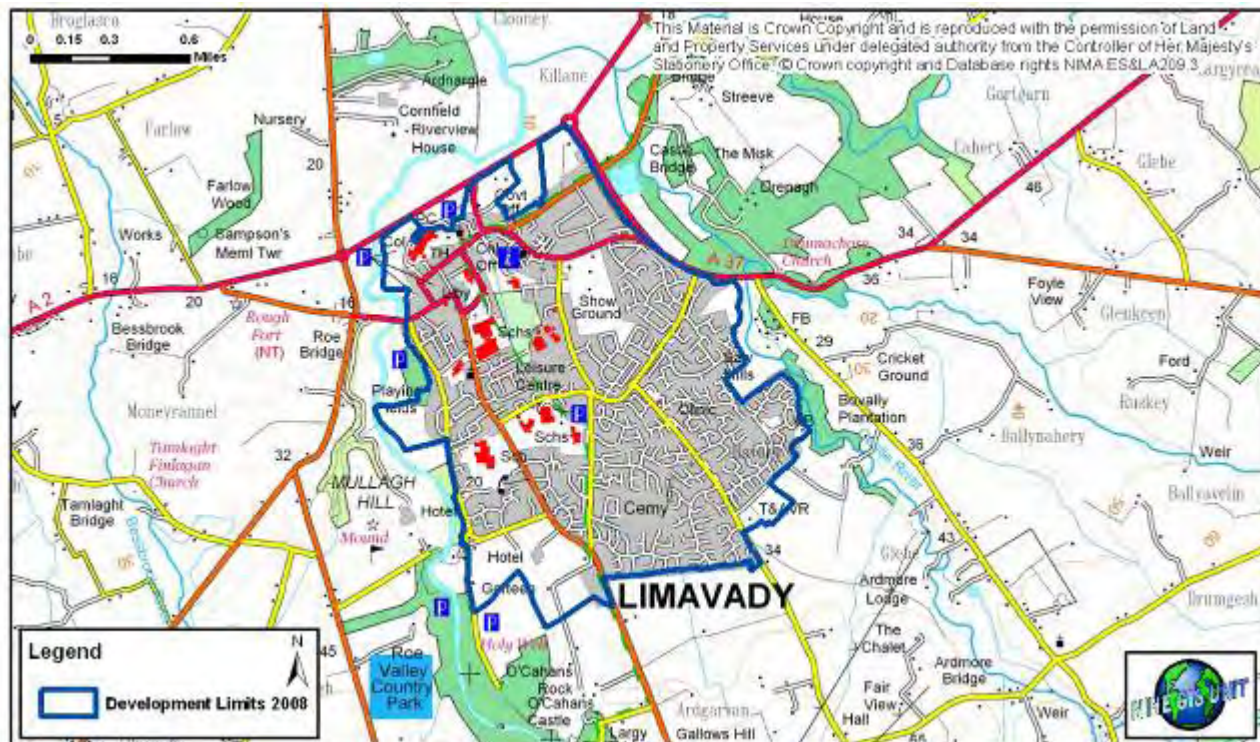
**In the coming year we plan to:**

- Provide tenants with an annual publication of Housing News;
- Provide grant applicants with copies of our Grants Newsletter;
- Provide high quality and responsive services to all customers;
- Manage services in a cost effective manner;
- Continue to improve services through the modernising services programme and information technology;
- Maintain an excellent, well-trained and highly motivated workforce.



# APPENDICES

## Appendix 1: Limavady town profile



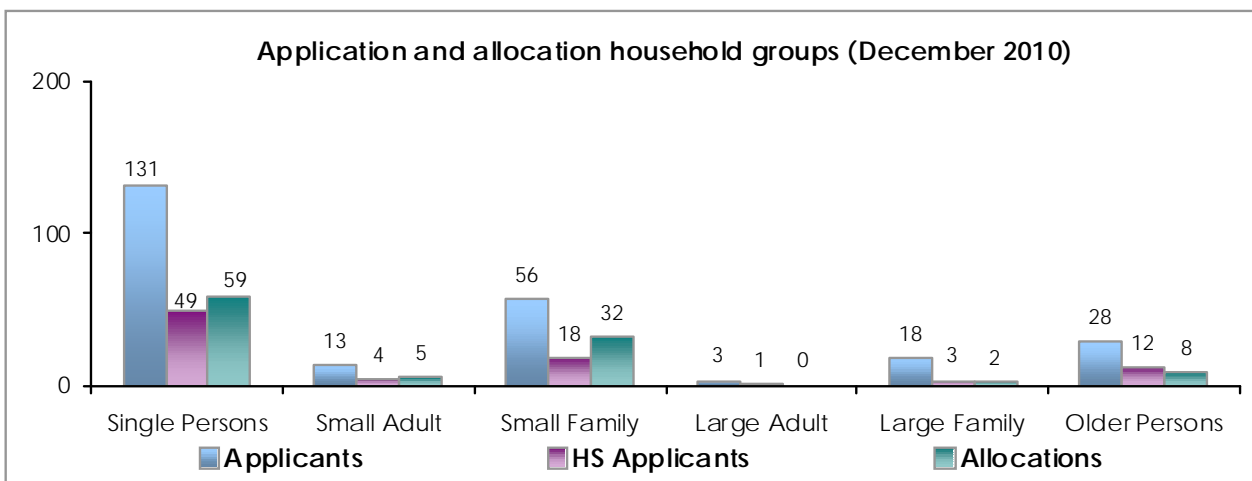
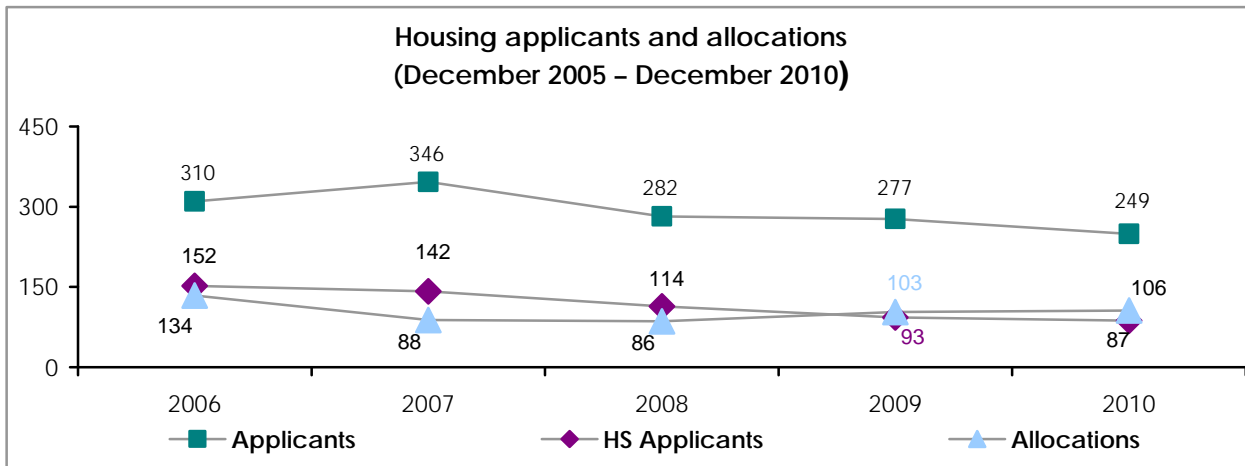
Limavady town comprises five common landlord areas of Edenmore, Hospital Lane, Roemill Road, The Glens and Alexander Road. Currently, the majority of social housing demand in the town is being met by re-lets, and as a result the projected social housing demand has been retained at 20 for the next five years.

During the past two years the annual number of allocations has surpassed the number of applicants registered in housing stress. This trend requires careful monitoring as it has implications not just for the management of our existing stock, but for our annual new-build projections for the town.

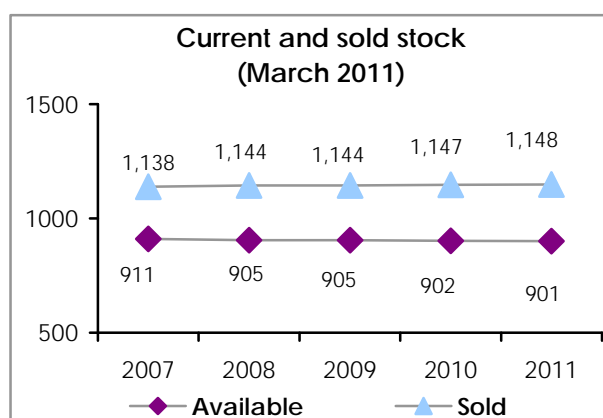
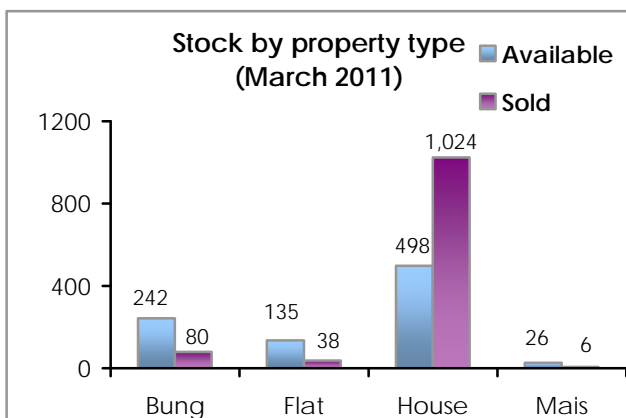
Local estate agents report that new private building activity has virtually stalled due to current financial conditions. The town also has an active private rented sector which is offsetting some of the demand for social housing. The number of rented properties in the Causeway Coast area is currently higher than the Northern Ireland average.

A large portion of Housing Executive stock has been sold off in the town over the last two decades under the House Sales Scheme, leaving 1,467 dwellings at March 2011 from an original stock of 3,918.

### Limavady Town social housing waiting list analysis



### NIHE Housing stock analysis



## Appendix 2: Improvements, maintenance & adaptations to Housing Executive stock and private sector Grants

### Schemes completed 1st April 2010 – 31st March 2011

Work Category	Scheme	Units
Heating Installation	Roemill Gardens	49
Smoke Alarm Installation	Limavady	149
Smoke Alarm Replacement	Limavady	21
External Cyclical Maintenance	Kennaught Terrace	34

### Schemes started between 1st April 2010 and 31st March 2011

Work Category	Scheme	Units
External Cyclical Maintenance	Kennaught Terrace	34
Heating Installation	Roemill Gardens	49
Revenue Replacement	Greysteel/Ballykelly Kitchens	61
Smoke Alarm Installation	Limavady	225
Smoke Alarm Replacement	Limavady (part of joint District scheme)	37

Note some schemes may start and complete in year.

### Programme of work for 2011/12

Work Category	Scheme	Units
<b>PLANNED MAINTENANCE</b>		
External Cyclical Maintenance	LAP Coolestan/Woodland Walk	104
Heating Installation	Lilac Avenue/Bonnanboigh	48

### Reserve programme for April 2011 – March 2012 subject to funding

Work Category	Scheme	Units
<b>PLANNED MAINTENANCE</b>		
Revenue Replacement	Greystone Park/Anderson Crescent	60
External Cyclical Maintenance	Alexander Road/Church Street, etc	109

### Analysis of adaptations to Housing Executive stock 2010/11

Type of adaptation	Adaptations commenced April 2010 to March 2011	Adaptations spend April 2010 to March 2011 (£)
<b>Change of heating</b>	4	29,968
<b>Lifts</b>	4	14,046
<b>Showers</b>	21	44,342
<b>Total</b>	<b>29</b>	<b>88,356</b>

### Grants performance

Grant type	No Approved	Approval Value (£)	No. Completed
<b>MANDATORY GRANTS</b>			
<b>Disabled Facilities</b>	26	180,800	48
<b>Repairs</b>	1	N/A	3
<b>DISCRETIONARY GRANTS</b>			
<b>Renovation</b>	7	68,800	12
<b>Replacement</b>	5	15,300	1
<b>Home Repairs Assistance</b>	8	20,400	10

### Definition of improvement and planned maintenance work categories

<b>External Cyclical Maintenance</b>	Work to the external fabric of a dwelling and its immediate surrounding area.
<b>Revenue Replacement</b>	Replacement of obsolete internal elements, e.g. sanitary ware and kitchen units.
<b>Smoke Alarm Installation / Replacement</b>	Installation of hard wire smoke alarms.
<b>Heating Replacement</b>	Replacement of solid fuel or electric heating.

### Appendix 3: Social Housing Development Programme

#### Schemes deferred / not commenced at 31st March 2011

Scheme	No of units	Client Group	Housing association	Policy theme
<b>Tamlough Park, Ballykelly (T)</b>	12	General needs	Apex HA	Rural need
<b>Total</b>	<b>12</b>			

#### New Build schemes programmed April 2011 - 2012 (Subject to DSD approval)

Scheme	No of units	Client Group	Start date	Housing association	Policy theme
<b>Local Towns</b>					
<b>Dungiven</b>					
<b>Hass Road (T)</b>	10	General needs	2011/12	Apex HA	Rural need
<b>Villages</b>					
<b>Ballykelly</b>					
<b>Tamlough Park (T)</b>	12	General needs	2011/12	Apex HA	Rural need
<b>Total</b>	<b>22</b>				

## Appendix 4: Social Housing Need Assessment (HNA) 2010-2015

### All settlements

Settlement	5 Year Projected Social Housing Need
<b>Main Urban Centre</b>	
Limavady Town	20
<b>Local Towns</b>	
Dungiven	20
<b>Villages</b>	
Ballykelly/Ballykeen	12
Feeny	4
Greysteel/Killylane	10
<b>Small Settlements</b>	
Aghanloo/Carrydoo	6
Aughill/Bellarena/Drumavalley	5
<b>Total</b>	<b>77</b>

\* Projections baseline at March 2010

Appendix 5: Household composition of housing applicants at December 2010

Common Landlord Area	Type	Single person	Small adult	Small family	Large adult	Large family	Older person	Total
<b>Limavady Town</b>								
Edenmore	Applicant	21	6	11	0	2	6	46
	<b>App (HS)</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>11</b>
	Alloc App	13	1	11	0	0	2	27
Limavady Area 1 (Hospital Rd)	Applicant	55	4	26	1	7	4	97
	<b>App (HS)</b>	<b>24</b>	<b>2</b>	<b>9</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>40</b>
	Alloc App	34	0	7	0	2	1	44
Limavady Area 2 (Roemill Rd)	Applicant	16	2	1	1	1	3	24
	<b>App (HS)</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>10</b>
	Alloc App	0	0	2	0	0	1	3
Limavady Area 3 (The Glens)	Applicant	24	1	10	1	6	4	46
	<b>App (HS)</b>	<b>13</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>17</b>
	Alloc App	4	2	11	0	0	0	17
Limavady Area 4 (Alexander Rd)	Applicant	15	0	8	0	2	11	36
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>9</b>
	Alloc App	8	2	1	0	0	4	15
<b>Local Towns</b>								
Dungiven	Applicant	44	3	28	0	11	5	91
	<b>App (HS)</b>	<b>15</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>30</b>
	Alloc App	1	0	3	0	0	1	5
<b>Local Villages</b>								
Ballykelly	Applicant	18	0	7	0	5	3	33
	<b>App (HS)</b>	<b>9</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>15</b>
	Alloc App	4	1	4	1	0	1	11
Drumsumn	Applicant	1	0	2	0	0	0	3
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
Feeny	Applicant	5	1	2	0	1	0	9
	<b>App (HS)</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>
	Alloc App	1	0	0	0	0	0	1
Greysteel / Gortgar	Applicant	6	1	6	0	2	3	18
	<b>App (HS)</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>12</b>
	Alloc App	0	0	1	0	0	0	1
<b>Small Settlements</b>								
Aughill	Applicant	0	0	1	0	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Alloc App	0	0	0	0	0	0	0
Bellarena	Applicant	2	1	3	0	2	0	8
	<b>App (HS)</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Alloc App	0	0	0	0	0	0	0

Common Landlord Area	Type	Single person	Small adult	Small family	Large adult	Large family	Older person	Total
Drumavalley	Applicant	4	2	3	0	1	0	10
	<b>App (HS)</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
	Alloc App	0	0	0	0	0	0	0
Aghanloo	Applicant	27	2	1	0	1	0	31
	<b>App (HS)</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>
	Alloc App	0	0	0	0	0	0	0
Carrydoo	Applicant	0	1	1	0	0	0	2
	<b>App (HS)</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
	Alloc App	0	0	0	0	0	0	0
Ardgarvan	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	1	0	0	0	0	0	1
Bally-macallion	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
Ballymonie	Applicant	1	0	1	0	0	1	3
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
	Alloc App	0	0	0	0	0	0	0
Bonnan-boigh	Applicant	0	2	1	0	0	0	3
	<b>App (HS)</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Alloc App	0	0	1	0	0	1	2
Cottages	Applicant	0	0	1	0	0	1	2
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	1	0	0	0	0	1
Dernaflaw	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
Dromore	Applicant	0	0	1	0	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Alloc App	0	0	0	0	0	0	0
Glack	Applicant	1	0	0	0	0	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
Gortnaghey	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
Muldonagh	Applicant	0	0	0	0	0	0	0
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
Myroe Carrowclare	Applicant	0	0	0	0	1	0	1
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Alloc App	0	0	0	0	0	0	0
DISTRICT TOTAL	Applicant	240	26	114	3	42	41	466
	<b>App (HS)</b>	<b>95</b>	<b>10</b>	<b>45</b>	<b>1</b>	<b>9</b>	<b>16</b>	<b>176</b>
	Alloc App	66	7	41	1	2	10	127

Applicant – Housing Applicant

App (HS) – Housing Stress Applicant (applicants with 30 points or more)

Alloc App – Annual Allocations for year ending December 2010

**Definition of Household composition of housing applicants at December 2010**

Definition of household types	
Single person	1 person 16-59 years old
Older person	1 or 2 persons aged 16 or over, at least 1 over 60
Small adult	2 persons 16-59 years old
Small family	1 or 2 persons aged 16 or over, with 1 or 2 children
Large family	1 or 2 persons aged 16 or over, and 3 or more persons 0-15, or 3 or more persons 16 or over and 2 or more persons aged 0-15
Large adult	3 or more persons aged 16 or over with or without 1 person aged 0-15

## Appendix 6: Housing Executive stock at March 2011

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
<b>LIMAVADY TOWN</b>						<b>N.B. Sold stock in bold</b>	
Limavady Area 1 (Hospital Lane Area)	70 <b>17</b>	59 <b>18</b>	199 <b>332</b>	20 <b>0</b>	0 <b>0</b>	348 <b>367</b>	3
Limavady Area 2 (Roemill Road Area)	6 <b>2</b>	18 <b>8</b>	10 <b>75</b>	0 <b>0</b>	0 <b>0</b>	34 <b>85</b>	1
Limavady Area 3 (The Glens)	87 <b>44</b>	7 <b>5</b>	123 <b>326</b>	0 <b>0</b>	0 <b>0</b>	217 <b>375</b>	1
Limavady Area 4 (Alexander Rd Area)	12 <b>1</b>	31 <b>5</b>	69 <b>144</b>	6 <b>6</b>	0 <b>0</b>	118 <b>156</b>	1
Drumachose Pk	67 <b>16</b>	20 <b>2</b>	97 <b>147</b>	0 <b>0</b>	0 <b>0</b>	184 <b>165</b>	1
<b>LOCAL TOWNS</b>							
Dungiven	25 <b>34</b>	10 <b>4</b>	67 <b>231</b>	0 <b>0</b>	0 <b>0</b>	102 <b>269</b>	0
<b>LOCAL VILLAGES</b>							
Ballykelly/ Ballykeen	33 <b>20</b>	2 <b>2</b>	58 <b>143</b>	0 <b>0</b>	0 <b>0</b>	93 <b>165</b>	0
Drumsumn	13 <b>40</b>	0 <b>0</b>	8 <b>20</b>	0 <b>0</b>	0 <b>0</b>	21 <b>60</b>	0
Feeny	16 <b>9</b>	0 <b>0</b>	12 <b>74</b>	0 <b>0</b>	0 <b>0</b>	28 <b>83</b>	0
Greysteel / Killylane	67 <b>83</b>	2 <b>0</b>	19 <b>51</b>	0 <b>0</b>	0 <b>0</b>	88 <b>134</b>	0
<b>SMALL SETTLEMENTS</b>							
Aghanloo/ Carrydoe	15 <b>14</b>	0 <b>0</b>	22 <b>43</b>	0 <b>0</b>	0 <b>0</b>	37 <b>57</b>	0
Ardgarvan/ Ballycrum	7 <b>16</b>	0 <b>0</b>	0 <b>18</b>	0 <b>0</b>	0 <b>4</b>	7 <b>38</b>	0
Aughill/Bellarena Drumavalley	18 <b>36</b>	0 <b>0</b>	21 <b>61</b>	0 <b>0</b>	0 <b>0</b>	39 <b>97</b>	0
Ballymacallion/ Drumneechy	4 <b>10</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	4 <b>10</b>	0
Ballymonie/ Muldonagh	9 <b>29</b>	0 <b>0</b>	10 <b>21</b>	0 <b>0</b>	0 <b>0</b>	19 <b>50</b>	0
Ballyquin	0 <b>2</b>	0 <b>0</b>	6 <b>2</b>	0 <b>0</b>	0 <b>0</b>	6 <b>4</b>	0
Bonnanboigh/ Largy	17 <b>13</b>	0 <b>0</b>	20 <b>19</b>	0 <b>0</b>	0 <b>0</b>	37 <b>32</b>	0
Carnanbane	2 <b>8</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	2 <b>8</b>	0

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
Crebarkey	4	0	0	0	0	4	0
	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	
Dernaflaw	4	0	0	0	0	4	0
	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	
Dromore	1	0	3	0	0	4	0
	<b>12</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>29</b>	
Glack / Sistrokeel	8	0	6	0	0	14	0
	<b>20</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>24</b>	
Gortnaghey	8	0	6	0	0	14	0
	<b>13</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>22</b>	
Magherabuoy	4	0	0	0	0	4	0
	<b>13</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>17</b>	
Myroe	4	0	5	0	0	9	0
	<b>13</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>17</b>	
Owenbeg	0	0	0	0	0	0	0
	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>	
Rural Cottages	0	0	3	0	27	30	0
	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>157</b>	<b>162</b>	
<b>DISTRICT TOTAL</b>	501	149	764	26	27	1,467	7
	<b>486</b>	<b>44</b>	<b>1,754</b>	<b>6</b>	<b>161</b>	<b>2,451</b>	

\*Of the Total Stock these properties are void and do not include properties for sale or demolition  
(i) Bungalow (ii) Maisonette

## Appendix 7: Contact details

Office	Contact	Contact Information
<p>All Enquiries Tel: 03448 920 900                      Type Talk Tel: <b>18001 02890240 588</b></p>		
<p>Headquarters                      Housing Centre                      2 Adelaide Street                      Belfast, BT2 8PB</p>	<p>General Enquiries</p>	<p>Fax No.028 9031 8008  <a href="http://www.nihe.gov.uk">www.nihe.gov.uk</a></p>
<p>Limavady District                      Office                      33 Catherine Street                      LIMAVADY                      BT49 9BA</p>	<p>Mr Eddie Doherty                      District Manager</p>	<p>Fax No. 028 7776 9618  <a href="mailto:limavady@nihe.gov.uk">limavady@nihe.gov.uk</a></p>
<p>West Area Office                      Richmond Chambers                      The Diamond                      Londonderry                      BT48 6QP</p>	<p>Mr Sean Mackie                      Area Manager</p>	<p>Fax No. 028 7126 6678  <a href="mailto:sean.mackie@nihe.gov.uk">sean.mackie@nihe.gov.uk</a></p>
	<p>Mrs Hazel Faithfull                      Information Officer</p>	<p>Fax No. 028 7126 6329  <a href="mailto:hazel.faithfull@nihe.gov.uk">hazel.faithfull@nihe.gov.uk</a></p>
	<p>Mr Kevin McDowell                      Customer Service Unit                      Manager</p>	<p>Fax No. 028 7126 6678  <a href="mailto:kevin.mcdowell@nihe.gov.uk">kevin.mcdowell@nihe.gov.uk</a></p>
	<p>Mr Gerry Deeney                      Land and Property Manager</p>	<p>Fax No. 028 7130 6128  <a href="mailto:gerry.deeney@nihe.gov.uk">gerry.deeney@nihe.gov.uk</a></p>
<p>Mr Michael Dallat                      Service Unit Manager –                      Housing Benefit</p>	<p>Fax No. 028 7126 6678  <a href="mailto:westarea.housingbenefit@nihe.gov.uk">westarea.housingbenefit@nihe.gov.uk</a></p>	
<p>Area Planning West                      3 Horace Street                      Londonderry                      BT48 6JS</p>	<p>Mr Brendan Adams                      Area Planner</p>	<p>Fax No. 028 7130 6133  <a href="mailto:brendan.adams@nihe.gov.uk">brendan.adams@nihe.gov.uk</a></p>
<p>Grants Office                      3 Horace Street                      Londonderry                      BT48 6JS</p>	<p>Mr William Carlin                      Grants Manager</p>	<p>Fax No. 028 7130 6133  <a href="mailto:derrygrants@nihe.gov.uk">derrygrants@nihe.gov.uk</a></p>
<p>HMO West                      Regional HMO Office                      19 Abbey Street                      Coleraine                      BT52 1DU</p>	<p>Mr Paul Ahern (Acting)                      HMO Manager</p>	<p>Tel No. 03448 920 900                      Fax No. 028 3831 5736  <a href="mailto:hmo.craigavon@nihe.gov.uk">hmo.craigavon@nihe.gov.uk</a></p>
<p>Rural Housing Unit                      Housing Centre                      2 Adelaide Street                      Belfast, BT2 8PB</p>	<p>Mr Michael Conway                      Rural Housing                      Co-ordinator</p>	<p>Fax No. 028 9031 8775  <a href="mailto:michael.conway@nihe.gov.uk">michael.conway@nihe.gov.uk</a></p>

Office	Contact	Contact Information
Supporting People 3rd Floor Housing Centre 2 Adelaide Street Belfast, BT2 8PB	Mrs Louise Clarke West Area Lead Officer	Fax No. 028 9031 8391 <a href="mailto:supportingpeople@nihe.gov.uk">supportingpeople@nihe.gov.uk</a>

Office	Contact Information
During Business Hours: Housing Benefit Repairs Line Grants	Tel No. 03448 920 902 Tel No. 03448 920 901 Tel No. 03448 920 900
After hours emergency phone Number: Repairs Line Homelessness	Tel No. 03448 920 901 Tel No. 028 9446 8833
Energy Saving Trust Advice Centre	Free Phone Tel No. 0800 512012
NIFHA (Northern Ireland Federation of Housing Associations)	<a href="http://www.nifha.org">www.nifha.org</a> Tel No. 028 9023 0446
Department for Social Development: Housing Operations Branch	<a href="http://www.dsdni.gov.uk">www.dsdni.gov.uk</a> Tel No. 028 9081 9147
Warm Homes	Free Phone Tel No. 0800 9880559

Detailed information on the work of housing associations can be obtained from the websites of the Department for Social Development ([www.dsdni.gov.uk](http://www.dsdni.gov.uk)) and the Northern Ireland Federation of Housing Associations, the trade body for housing associations in Northern Ireland ([www.nifha.org](http://www.nifha.org)).

### Choice of Energy Supplier in Northern Ireland

Many householders in Northern Ireland now have a choice of energy suppliers. There are two companies offering to supply electricity to households in Northern Ireland - NIE Energy [www.nieenergy.co.uk](http://www.nieenergy.co.uk) and Airtricity [www.airtricity.com](http://www.airtricity.com). In relation to natural gas there are two suppliers, Phoenix Natural Gas [www.phoenixgroupni.com](http://www.phoenixgroupni.com) and Firmus Energy [www.firmusenergy.co.uk](http://www.firmusenergy.co.uk) in the Greater Belfast area. There are over two hundred individual supply companies for home heating oil and a number of oil price comparison websites to help you find the best price. Examples include [www.oilpricecheck.co.uk](http://www.oilpricecheck.co.uk) and [www.cheapestoil.co.uk](http://www.cheapestoil.co.uk).

## Appendix 8: Useful Documents

Northern Ireland Housing Executive Grants Newsletter

[http://www.nihe.gov.uk/derry\\_grants\\_newsletter\\_2010.pdf](http://www.nihe.gov.uk/derry_grants_newsletter_2010.pdf)

Housing News

[http://www.nihe.gov.uk/Limavady\\_housing\\_news\\_2010.pdf](http://www.nihe.gov.uk/Limavady_housing_news_2010.pdf)

Housing News Special Winter Edition January 2011

[http://www.nihe.gov.uk/housing\\_news\\_special\\_winter\\_edition\\_2011.pdf](http://www.nihe.gov.uk/housing_news_special_winter_edition_2011.pdf)

House Condition Survey 2009

[http://www.nihe.gov.uk/index/sp\\_home/research-2/house\\_condition\\_survey.htm](http://www.nihe.gov.uk/index/sp_home/research-2/house_condition_survey.htm)

Northern Ireland Housing Market Review and Perspectives 2011-2014

[http://www.nihe.gov.uk/housing\\_market\\_review\\_perspectives\\_2011-2014.pdf -  
\\_adobe\\_acrobat\\_standard.pdf](http://www.nihe.gov.uk/housing_market_review_perspectives_2011-2014.pdf_-_adobe_acrobat_standard.pdf)

Northern Ireland Housing Market: Drivers & Policies

[www.nihe.gov.uk/northern\\_ireland\\_housing\\_market\\_drivers\\_and\\_policies\\_2007.pdf](http://www.nihe.gov.uk/northern_ireland_housing_market_drivers_and_policies_2007.pdf)

Annual Report 2009-2010

[http://www.nihe.gov.uk/annual\\_report\\_2009-10.pdf](http://www.nihe.gov.uk/annual_report_2009-10.pdf)

Corporate Plan 2010/11-2012/13

[http://www.nihe.gov.uk/corporate\\_plan\\_2010/11-2012/13.pdf](http://www.nihe.gov.uk/corporate_plan_2010/11-2012/13.pdf)

Mapping BME & Migrant Worker Communities in Northern Ireland

[http://www.nihe.gov.uk/equality/update\\_February\\_2011.htm](http://www.nihe.gov.uk/equality/update_February_2011.htm)

Wheelchair User Housing Study

[www.nihe.gov.uk/wheelchairreport.pdf](http://www.nihe.gov.uk/wheelchairreport.pdf)

Second Homes Report

[www.nihe.gov.uk/second\\_homes\\_final\\_report.pdf](http://www.nihe.gov.uk/second_homes_final_report.pdf)

Home Energy Conservation Report 2010

[www.nihe.gov.uk/home\\_energy\\_conservation\\_report\\_2010.pdf](http://www.nihe.gov.uk/home_energy_conservation_report_2010.pdf)

Rural Matters – January 2011

[http://www.nihe.gov.uk/rural\\_matters\\_january\\_2011.pdf](http://www.nihe.gov.uk/rural_matters_january_2011.pdf)

## Strategy Documents

The Homelessness Strategy

[www.nihe.gov.uk/homelessness\\_strategy.pdf](http://www.nihe.gov.uk/homelessness_strategy.pdf)

Independent Living

[www.nihe.gov.uk/index/sp\\_home/strategies/independent\\_living-2.htm](http://www.nihe.gov.uk/index/sp_home/strategies/independent_living-2.htm)

Health

[www.nihe.gov.uk/housing\\_health\\_review\\_action\\_plan\\_2008-2011.pdf](http://www.nihe.gov.uk/housing_health_review_action_plan_2008-2011.pdf)

Supporting People Strategy 2005-2010

[www.nihe.gov.uk/supporting\\_people\\_strategy2005.pdf](http://www.nihe.gov.uk/supporting_people_strategy2005.pdf)

Older Person Housing Policy Review Action Plan 2008-2010

[www.nihe.gov.uk/older\\_people\\_housing\\_policy\\_review\\_action\\_plan\\_2008-2010.pdf](http://www.nihe.gov.uk/older_people_housing_policy_review_action_plan_2008-2010.pdf)

Analysis of future need and demand for appropriate models of accommodation and associated services for older people (Feb 2011)

[http://www.nihe.gov.uk/analysis\\_of\\_the\\_future\\_need\\_and\\_demand\\_for\\_appropriate\\_models\\_of\\_accommodation\\_and\\_associated\\_services\\_for\\_older\\_people\\_published\\_february\\_2011.pdf](http://www.nihe.gov.uk/analysis_of_the_future_need_and_demand_for_appropriate_models_of_accommodation_and_associated_services_for_older_people_published_february_2011.pdf)

Community Safety

[www.nihe.gov.uk/building\\_safer\\_communities\\_community\\_safety\\_strategy\\_2008-11.pdf](http://www.nihe.gov.uk/building_safer_communities_community_safety_strategy_2008-11.pdf)

Race Relations

[www.nihe.gov.uk/racerelationspolicy.pdf](http://www.nihe.gov.uk/racerelationspolicy.pdf)

Good Relations

[www.nihe.gov.uk/index/sp\\_home/strategies/community\\_cohesion-2.htm](http://www.nihe.gov.uk/index/sp_home/strategies/community_cohesion-2.htm)

Energy

[http://www.nihe.gov.uk/home\\_energy\\_conservation\\_report\\_2010.pdf](http://www.nihe.gov.uk/home_energy_conservation_report_2010.pdf)

Rural Action Plan 2009/10 – 2012/13

[http://www.nihe.gov.uk/rural\\_action\\_plan.pdf](http://www.nihe.gov.uk/rural_action_plan.pdf)

Travellers

[www.nihe.gov.uk/travellers\\_accommodation\\_needs\\_assessment\\_2008.pdf](http://www.nihe.gov.uk/travellers_accommodation_needs_assessment_2008.pdf)



This document is available  
in alternative formats.

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[www.nihe.gov.uk](http://www.nihe.gov.uk)