

NEWRY & MOURNE

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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.

Consultation was carried out with the following:

- Stephen Fitzpatrick Estate Agents, Newry City;
- Digney Boyd Estate Agents, Newry City;
- Cunningham Property Services, Newry City;
- Martin Bradley Estate Agents, Warrenpoint.

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 Newry and Mourne housing market analysis

It should be noted that House Condition Survey figures at 2009 (HCS) are for **Newry & Mourne and Down** council areas.

#### Planning

- There is remaining potential for 6,553 units of new housing (private and social) to 2015 - Department of the Environment(DOE) Planning Services Land Availability Monitor 2010;
- The Public Examination of the draft Banbridge/Newry & Mourne Area Plan 2015 took place in March 2010 and the Planning appeals commission report is expected by the end of 2011;
- A Master Planning exercise for Newry City has been commissioned by the Department for Social Development (DSD) and public consultation was completed in March 2011;
- The DSD, in partnership with Newry and Mourne District Council and other local groups has announced a significant investment of £1.8 million in a public realm scheme to the Hill Street and Monaghan Street areas of Newry City;
- The Minister for Social Development announced in March 2010 the establishment of a Departmental Regeneration office in the City. The relocation of civil servant jobs to Newry City will support urban regeneration in the South East region of Northern Ireland.

#### Socio-economic statistics

- The population is projected to increase by 14.5% until 2019 however average household size is decreasing;
- The largest numerical increase is in the working age group (16-64 years);
- The population has become more diverse in Newry & Mourne, as a result of migrant workers, however net international migration is decreasing;
- The Council area is the 5th most deprived in Northern Ireland (NI), according to the most recent NI Multiple Deprivation Index;
- The percentage of people unemployed at March 2011 is 6.2%, and is higher than the Northern Ireland average;

- The number of households in fuel poverty in Newry & Mourne and Down was 49.1% in 2009, the second highest figure in NI, after West Belfast (Source HCS).

#### Housing market statistics

- The total housing stock in Newry & Mourne and Down is 63,060; the private rented sector represents approximately 21% of the total housing stock (Source HCS);
- Housing unfitness in Newry & Mourne and Down is higher (2.9%) than the NI average of 2.4% (Source HCS);
- In 2006, the average house price in Newry & Mourne was £214,267 (NI average £174,178), and at 2010 had dropped significantly to £155,008 (NI average £156,746);
- NIHE housing stock at March 2011 totalled 3,081 units with 7,864 units sold (of which 6,018 were houses). Housing associations have provided 528 units of general needs housing;
- There is a significant waiting list for social housing in both urban and rural areas of Newry & Mourne. At December 2010 there were 1,778 applicants of which 949 (53%) were in housing stress;
- There were 770 homeless applicants presenting, an increase over the 2009/10 position, of which 324 (42%) were awarded full duty status;
- An average of 287 allocations were made annually over the past five years;
- Our housing needs assessment estimates that 1,129 new social homes are required for the period 2010 to 2015.

### **Section 3 Newry & Mourne Local Housing Strategy**

In Newry & Mourne District in the past year (2010/2011), we spent £10.076 million. In addition new build work to the value of £13.651 million was commenced in 2010/11. The Housing Executive's projected investment for 2011/2012 is £7.697 million. 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 2010/11 we completed 187 heating installations (89 of which started during the year), 223 revenue replacements (59 of which started during the year) and 305 dwellings received external cyclical maintenance;
- Within the district, heating installation works to 110 dwellings and external cyclical maintenance works to 515 dwellings are on-site at 31 March 2011;
- During 2011/12 we plan to start external cyclical maintenance work to 370 dwellings and revenue replacement to 106 dwellings;
- During 2010/2011 there were 14 Renovation grants, 58 Repair grants and 6 Replacement grants completed;
- In addition to heating installations to our own stock in Newry & Mourne we manage the Warm Homes Scheme. In the year to March 2011 534 homes in the private sector were insulated, 28 had heating installations and 36 had both insulation and heating installed;

- Retro-fitting to 5 properties in Newry City to various standards is being considered, up to and including 'passive house' standard (super insulated air-tight house that recycles heat from natural sources and does not rely on fossil fuels);
- Newry District Office is represented on the Newry Low Carbon City group;
- 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 2010/2011 there were 101 Disabled Facilities Grants completed in the private sector and 72 adaptations were completed to our own stock;
- £2.7 million was spent during 2010/2011 on providing Supporting People services. A similar level of funding has been budgeted for 2011/2012.
- We will provide a range of services to tackle homelessness in line with our homelessness strategy;
- During 2010/2011 Newry District office placed a total of 189 homeless applicant households into temporary accommodation;
- A need has been identified for a 6 unit Traveller group housing scheme in Bessbrook and work is ongoing on the identification of land for a transit site in Newry;
- We are working with the Southern Area Action with Travellers (SAAT) multi-agency partnership which is committed to improving the health and wellbeing of Travellers.

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

- We will continue to implement a Neighbourhood Renewal programme in support of the DSD Neighbourhood Renewal Strategy;
- We will ensure housing issues are identified for the Newry City Masterplan;
- Continue to support the multi-agency regeneration proposal for Forkhill PSNI station;
- Continue to implement the rural housing strategy;
- We will work with Southern Organisation for Action in Rural areas (SOAR) on the Northern Ireland Rural Development Programme in the Newry & Mourne area.

#### Corporate Objective 4 promoting affordable housing

- During 2010/2011, 5 general needs social housing schemes were completed for 71 units with a further 10 schemes on site for 101 units;
- There are 17 general needs schemes (228 units) in the 2011/12 draft Social Housing Development Programme;
- Locations of housing need are included in the unmet need prospectus where schemes have not been programmed;
- We will continue to 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

- Newry 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 2010/2011 the district office dealt with 290 anti social behaviour cases; two properties were repossessed, one case referred to mediation services, one Acceptable Behaviour Contract (ABC) case agreed and 281 cases closed without legal action;
- We will continue working with 22 community groups on a range of topics;
- A pilot for tenant led inspections was carried out in Newry District Office leading to a review of practices /procedures which has resulted in the district having it's own dedicated Community Safety Team which meets monthly to review cases;
- A 'local offer' is being piloted by the housing benefit and accounts units together with the Area Housing Community Network which involves a tenant scrutiny panel meeting with the Service Unit managers, reviewing their performance and suggesting how services could be improved;
- The Greater Belfast Road area was included in Phase 2 of the Shared Neighbourhood Programme and successfully achieved full community consultation and the creation of a good relations action plan;
- Continue to operate a weekly clinic for the Black Minority & Ethnic (BME) population;
- Implement the regional Good Relations BRIC programme which aims to "put good relations at the heart of social housing".

Corporate Objective 6 delivering better public services

- We will continue to manage services in a cost effective manner;
- We will ensure that high quality and responsive services are provided for our customers;
- We will continue to improve services through our modernising services programme.



# 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 NI 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.

Expenditure for private sector grants will be around £21.4 million, to enable approval of mandatory Disabled Facility and Repairs Grants, and to take into account previous committed expenditure on both mandatory and discretionary grants.

#### 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 2 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 4 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." NI 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

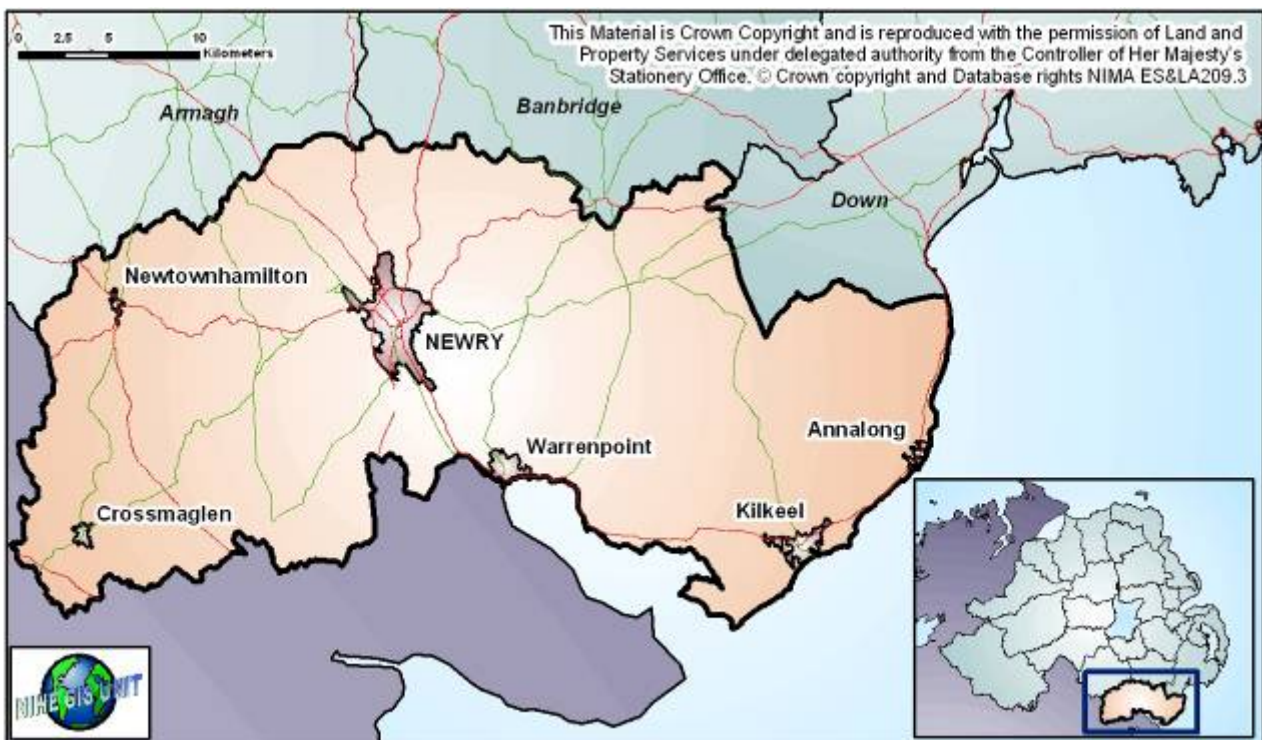


## Section 2 Newry & Mourne housing market analysis

### 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: Newry & Mourne District Council Area**



Source: NIHE GIS

The geographical area of Newry & Mourne District is detailed in the map above. Newry City is the largest settlement within the District. There is a substantial rural area in which approximately 53% of the population live. The definition of 'rural' is a settlement of less than 4,500 people. This includes all settlements other than Newry, Kilkeel and Warrenpoint.

### 2.2 Planning

#### Physical Planning

The planning context for Newry & Mourne District is set out in the Regional Development Strategy (RDS) for Northern Ireland: "Shaping Our Future" and the draft Banbridge / Newry & Mourne Area Plan 2015. The Housing Growth Indicators set by the Department for Regional Development (DRD) for Newry & Mourne for the period 1998-2015 allows for 12,250 units of new build development. According

to the DOE Planning Service's Northern Ireland Housing Land Availability Report for 2010 there were 5,262 units completed between 1998 and 2010, with further potential for 6,553 dwellings.

The Planning Appeals Commission (PAC) is currently considering the information presented to them at the Independent Public Examination held to consider objections to the draft Plan. Following receipt of and consideration of the PAC report, the Department of the Environment (DOE) may then adopt the Plan in whole or in part, with or without modification.

**Regeneration** initiatives include a Master Planning exercise commissioned by the Department for Social Development (DSD). The Masterplan presents a framework in which detailed proposals can be developed for business, tourism, leisure, public space and housing accommodation. The public consultation phase of the exercise was completed in March 2011 and an advisory group is currently analysing the comments in the feedback questionnaires. The DSD, in partnership with Newry and Mourne District Council and other local groups has announced a significant investment of £1.8 million in a public realm scheme to the Hill Street and Monaghan Street areas of Newry City. The investment signals the beginning of public realm investment proposed by the Newry City Centre Masterplan. The Minister also announced in March the establishment of a Departmental Regeneration office in the City. The relocation of civil servant jobs to Newry City will support urban regeneration in the South East region of Northern Ireland.

The Housing Executive has contributed to the regeneration of Newry City through strategies at North Street Flats, Quayside Close and Canal Street. 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. In this respect, we are in contact with SOAR (Southern Organisation for Action in Rural Areas) which is implementing Axis 3 of the Northern Ireland Rural Development programme in this area. SOAR have been selecting settlements which will receive funding for village planning and renewal; once these villages have been selected, we will consider any housing issues arising from the resultant village plans.

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 2011. 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 Newry and Mourne increased by 14.6% between 1999 and 2009 and is projected to increase by a further 14.5% by 2019. During the same period the number of households is projected to increase by 18%. Changing demographic trends, particularly in age profiles and in 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.

Newry is a growing district that has attracted a diverse population through migration. The A8 population was around 4,000 at 2009 representing 4% of the Newry population. The number of migrant workers accessing Newry District Office increased significantly over the year to 31 July 2010 with 120 applications for social housing recorded compared to just 30 applications in the previous 12 month period. There were 12 allocations during the year with a total of 35 tenancies at 31 July 2010, including 32 families and 3 single persons. The majority of migrant workers live in the private rented sector, however a small but growing number are seeking housing in the social sector as a result of the economic downturn and problems affording private sector rental charges.

**Community cohesion** can contribute to the proper functioning of the housing market. There is a strong community ethos throughout Newry 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 number of people unemployed in the district has increased by 8.4% over the past year with the unemployment rate now higher than the Northern Ireland average. The private house building sector has been severely affected with local estate agents confirming work that had ceased on many new housing developments last year has not progressed substantially this year.

At 2009, 49.1% of households in Newry & Mourne and Down were in fuel poverty which is the second highest figure behind West Belfast, in Northern Ireland. 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.

Until recently Newry City's position along the Belfast / Dublin economic corridor and its proximity to the border helped insulate it from many effects of the recession. The retail sector experienced good trading conditions as a result of the favourable currency exchange rate. However the changing economic conditions have brought the work of the public and private sectors in promoting and developing the city into sharp focus. Cross border travel incentives have greatly reduced. The main reasons for this include the weakness of the Euro, deflation in the Irish Republic and the increase in the UK VAT rate. Additionally, the opening of

the Newry By-Pass has made Banbridge, Lisburn and Belfast more accessible to visitors from the Republic of Ireland.



New Build Scheme – Fifth Avenue, Derrybeg (South Ulster HA)

**Table 1: Socio economic statistics**

Population	Mid Year Estimate 1999	Mid Year Estimate 2009	Projected 2019
Population	86,126	98,720	113,081
Household	-	34,300	40,500
Household Size	-	2.85	2.77
No. of children	23,734 (28%)	23,704 (24%)	27,485 (24%)
No. of working age	50,839 (59%)	60,902 (62%)	69,612 (62%)
No. of older people	11,553 (13%)	14,114 (14%)	15,984 (14%)

Estimated Net International Migration	July 2006/ June 2007	July 2007/ June 2008	July 2008/ June 2009
Newry & Mourne	1,223	692	427

N.I. Multiple Deprivation Measure 2010	LGD Rank 1 – 26 (1 most deprived)	Most deprived *SOA	Least deprived *SOA
Newry & Mourne	5	Drumgullion	Windsor Hill

Source: NISRA  
\*Super Output Area

Unemployment Benefit	March 2009	March 2010	March 2011
No of unemployment benefit claims	2,598 (4.4%)	3,638 (6.1%)	3,944 (6.2%)

Source: DETI NI

Housing Benefit	March 2009	March 2010	March 2011
NIHE tenants in receipt of Housing Benefit	2,559	2,548	2,561

Source: NIHE

Fuel Poverty	Newry/Mourne HCS 06	Newry/Down HCS 09	NI HCS 09
% in Fuel Poverty	39.2%	49.1%	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 **Newry & Mourne with Down District**. This change of boundary means that figures cannot be compared with previous surveys.

The housing stock in the Newry & Down area is 63,060 units. There has been a change in the **tenure share** over recent years with the private rented sector representing approximately 21% of total housing stock. This is higher than the Northern Ireland figure of 17%. Conversely the social housing sector at 9.8% is among the lowest in Northern Ireland (15%). The percentage of vacant stock in the district is 7.3%, higher than the Northern Ireland figure of 5.9%.

Despite **housing conditions** continuing to improve unfitness is still higher than the regional average. Higher unfitness levels are found in rural areas and in vacant stock and this may partially explain the district's higher than average unfitness figure.

Within the **private sector**, local estate agents report a reduction in new housing starts and transactions in the past two years. The majority of housing purchases in Newry District continue to take place at the lower end of the market with semi-detached houses being the most popular. Newry City is the most requested location by potential buyers; however rural locations throughout the district are experiencing very few house sales.

**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.

In 2006, the **average house price** in Newry & Mourne was higher than the Northern Ireland average but by 2010 this position had reversed with a 28% decrease in the average house price. 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.

**Table 2: Housing statistics (Stock Information)**

	Owner Occupied	Social Stock	Private Rented	Vacant	Total
Newry & Mourne HCS 2006	26,020	3,850	2,400	2,090	34,360
Newry/Down HCS 2009	39,290	6,160	13,020	4,590	63,060
NI HCS 2009	461,800	110,200	124,600	43,400	740,000

Housing Conditions (all stock)	Newry& Mourne 2006	Newry/Down 2009	NI 2006	NI 2009
Unfitness	5.3%	2.9%	3.4%	2.4%
Fail Decent Homes Standard	30.7%	17.6%	23.0%	15.1%

Source: NIHE House Condition Survey

Private Sector Activity	2006	2007	2008	2009	2010
Newry & Mourne New Build Starts	596	230	-	-	-
NI New Build Starts	13,946	12,488	7,879	6,140	6,339
Newry & Mourne Average House Price	£214,267	£239,890	£188,660	£149,553	£155,008
NI Average House Price	£174,178	£233,415	£218,145	£160,855	£156,746

Source: NHBC & University of Ulster

Private Housing Benefit Newry & Mourne	2007	2008	2009	2010	2011
No. of Claims	2,919	2,917	3,179	3,694	3,992

**Local Housing Allowance for 3 bedrooms = up to £92.52 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, combining Newry & Mourne with Down District. This change of boundary means that figures cannot be compared with previous surveys.

Northern Ireland **Co-ownership** Housing Association assists those on low income to access the owner occupied sector. A total of 530 properties have been purchased through the scheme in Newry & Mourne, 11 of those in the past financial year.

Another route to low cost owner occupation has been the **purchase of social housing** from the Housing Executive or housing associations by existing tenants. However, the number of transactions has dropped considerably in this sector since 2007. In 2010, 10 houses were sold to tenants under the House Sales scheme in Newry and Mourne.

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 Newry & Mourne 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.

**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 23 registered HMOs in the district, the majority of which are situated in Newry City.

## 2.4 Social housing

The number of applicants has remained between 1,750 – 1,800 for the past four years. Those in housing stress dropped below 1,000 at December 2010 for the first time in the past five years. Allocations were highest in 2009 but dropped back in 2010. The changes in waiting list statistics in the past year may result from the increase in available properties in the Private Rented Sector as well as the addition of new social housing stock.

The 5 year housing need projection for Newry District is 1,129 units to 2015. 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.

Across Newry & Mourne there are considerable variations in the level of need for social housing. Popular locations include Newry, Warrenpoint, Crossmaglen, Bessbrook/Derramore, Camlough and Rostrevor. Within Newry City demand is high for most common landlord areas, particularly Belfast Road, Old Warrenpoint Road and Hennessey Park/Courtenay Hill.

Single person households continue to dominate the waiting list, accounting for 50% of all applicants in housing stress. Small families and older person households are the other main groups seeking housing.

The changes in the waiting list over the past year may be a short term trend given the uncertainty in the other housing sectors. Waiting list trends in Newry & Mourne will continue to be monitored closely.

Current **Housing Executive stock** within the District is 3,081 dwellings, the majority of which are houses or bungalows. Since the introduction of the House Sales Scheme around 72% of Housing Executive 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 1% of 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 reduced since 2006. The main factors for applicants presenting as homeless in Newry and Mourne District include marriage/sharing breakdown, relationship or family disputes, loss of private rented accommodation and unsuitable accommodation.

Just over 53% of all who presented as homeless in 2010/11 were single households, and 39.5% of all applicants who received Full Duty Status. Small family households accounted for 27% of those presenting and 35% of those receiving Full Duty Status. Newry District Office made a total of 189 placements into temporary accommodation in 2010/11.

Table 3: Social housing statistics Public sector

	5 year Projected Need to March 2015 <sup>1</sup>	Units Completed April 2010 – March 2011	Units On-Site at 31 March 2011	Gross No. Units Programmed 2011/12
Newry City	533	53	54	82
Local towns	207	18	7	50
Villages	325	0	18	113
Small settlements	64	0	22	4
<b>Total</b>	<b>1,129</b>	<b>71</b>	<b>101</b>	<b>249</b>

### Newry & Mourne Social Housing Waiting List trends

December	2006	2007	2008	2009	2010
All Applicants	1,679	1,763	1,800	1,762	1,778
Housing Stress	1,061	1,084	1,095	1,021	949
Allocations	261	171	243	339	287

### Newry & Mourne Waiting list sub-set of homeless applicants

	2006/07	2007/08	2008/09	2009/10	2010/11
Number Presented	807	726	781	742	770
Awarded Full Duty Status	394	335	362	343	324

	2007/08	2008/09	2009/10	2010/11
HA Starts Newry & Mourne	72	98	61	112
NIHE House Sales Newry & Mourne	28	3	10	8
Average Market Value	£120,143	£99,333	£82,800	£71,250

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 Newry & Mourne 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 Newry & Mourne District in 2011/12 is £7.697 million.

Table 4: Newry and Mourne District actual and projected spend

Activity areas	Actual spend - £m		Projected spend - £m
	2009/10	2010/11	2011/12
Capital improvement work	0.338	0.285	0.358
Planned maintenance work	1.550	3.271	1.632
Response maintenance*	1.309	1.326	1.437
Private Sector Grants	3.727	1.924	1.655
Warm Homes	-	0.599	**_
Supporting People	2.488	2.671	2.615
<b>Total</b>	<b>9.412</b>	<b>10.076</b>	<b>7.697</b>
<b>Investment in New Build***</b>	<b>8.293</b>	<b>13.651</b>	<b>****</b>

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 includes Housing Association Grant funded by Government subsidy which was £5.573 million for 61 units (2009/10) and £7.678 million for 112 units (2010/11).

\*\*\*\* The 2011/12 draft gross Social Housing Development Programme contains 54 units, total cost of units has not been finalised.

The South area actual spend for **grounds maintenance** in **2009/10** and **2010/11** was **£1.802** million and **£1.824** 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:

- 187 heating installations (89 of which started during the year),
- 223 revenue replacements (59 of which started during the year)
- 305 dwellings received external cyclical maintenance.

As at 31 March 2011 the following was on-site:

- Heating installation works to 110 dwellings
- External cyclical maintenance works to 515 dwellings;

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:

- 14 Renovation grants and approved 16;
- 58 Repairs grants and approved 39;
- 6 Replacement grants and approved 4.

**Houses in Multiple Occupation (HMOs)** are an important part of the private rented sector. Within Newry & Mourne, there are 23 properties registered by the Housing Executive as 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, 11 Article 80 Notices (fit for number of occupants) and 9 Article 79 Notices (management standards) were served in Newry & Mourne 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 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 8.

**Newry District Office** is represented on the Newry Low Carbon City group which has designated a sustainable energy zone within Newry City. A number of Housing Executive estates are included in the zone and these will receive a Firmus natural gas heating scheme within the next financial year. The introduction of a Passive House pilot scheme, containing 5 properties, is also being actively pursued.



Official launch of the Newry Low Carbon City Initiative

The Newry Low Carbon Initiative seeks to demonstrate how a community can move to a more sustainable pattern of energy supply and use by establishing clear targets to reduce carbon dioxide emissions. In addition to the above programmed activity, the installation and upgrading of insulation will be prioritised and the Warm Homes Scheme will be promoted.

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:

- 534 homes were insulated;
- 28 homes had heating installations;
- 36 homes had both insulation and heating installed.



A Department for Social Development Scheme

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 looking 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 22 schools in Newry & Mourne 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 Newry & Mourne we plan to :**

- Carry out revenue replacements to 106 units of Housing Executive stock and External Cyclical Maintenance to 370 units of Housing Executive stock (Appendix 2);
- 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 learned 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 services 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 Newry & Mourne District:

- We spent approximately £2.7 million during 2010/11 providing assistance to vulnerable people through **Supporting People services**. A similar level of funding has been budgeted for 2011/12;
- The existing funding delivers 32 supported housing accommodation-based schemes in the Newry area, providing services to a range of client groups. In addition, there are 2 floating support providers working in the district;
- The Good Morning and Good Neighbour services provide support to older people who feel isolated or vulnerable and in need of a friendly voice to speak and listen to. These services are delivered in the Newry & Mourne area by the Confederation of Community Groups, and funded through the Southern Health & Social Care Trust;
- Good Neighbour is both a back up service to Good Morning and a stand alone service for older people. A dedicated team of volunteers in the local community provide a home visit on a regular basis. The service provides a vital social contact for older people to help them remain as independent as possible, and ultimately less vulnerable. Social isolation remains one of the most significant problems for older people leading to a real fear of crime;
- At present 120 older people in the Newry and Mourne area are availing of the Good Morning service with a further 60 receiving the Good Neighbour service. These services have established partnerships with the local branch of the Housing Executive; PSNI Community Policing and Community Safety Partnership.
- New Homecare Floating Support arrangements have been implemented in the District since October 2010. To date 65 referrals have been made to the service with 39 homeless / housing applicants currently receiving support. The aims of the service are to prevent homelessness, assist people to find and sustain

tenancies and help people integrate into local communities and combat social exclusion.

The Housing (Amendment) Act 2010 confers upon the Housing Executive a duty to publish a homelessness strategy every 5 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 on the provision of homelessness services since 2002 and detail the way forward over the next 5 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.



Good Morning Good Neighbour service

**In the past year within Newry & Mourne District:**

- 770 homeless applications were received;
- 324 were assessed as Full Duty Applicants;
- 189 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 Newry 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 88 Disabled Facilities Grants for the private sector and 101 were completed. The South Area has a budget of £3.23 million for Disabled Facilities Grants to private sector stock for 2011/12.

A total of £581,551 was spent on adaptations to our own stock. Details of this work can be found in Appendix 2. The South Area has a budget of £2.92 million for Disabled Persons Adaptations (DPAs) to our stock for 2011/12 to help vulnerable households.

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 due later in the year.

We have made progress on accommodation for **Travellers** families. A need has been identified for a 6 unit group housing scheme for Travellers in Newry District. This scheme has taken longer than anticipated due to difficulty in accessing land at Father Cullen Park, Bessbrook. Work is also ongoing on the identification of land for a transit site in Newry however is proving more difficult but remains a priority in 2011/12.

The Southern Area Action with Travellers (SAAT) is a multi agency partnership made up of voluntary, statutory and community organisations, including the Housing Executive, that are committed to improving the health and wellbeing of Travellers. The SAAT Partnership obtained funding from the Big Lottery Fund in 2009 to set up a 5 year Safe and Well Outcomes based project whose purpose is to work in partnership to ensure that Travellers will be living in a society that promotes equality, access to services and respect for culture.

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 Newry & Mourne District;
- Approve 76 Disabled Facilities Grants;
- Carry out adaptations to our own stock where required;
- Invest £2.615 million 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;
- Work to meet the accommodation needs of Travellers.



Service Level Agreement with Homecare

### 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 change arising from DSD's review of its urban regeneration policy and Neighbourhood Renewal Strategy.

We will also deliver the DSD Neighbourhood Renewal funding in 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.

**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

During 2010/11 there were 302 new units of social housing commenced in Northern Ireland, the highest outturn in at least 10 years, and in line with our rural housing target for new build.

DARD has particular responsibility for rural areas and where possible, we work with them to support rural regeneration. Our work also aims to complement the work of the Southern Organisation for Action in Rural Areas (SOAR). This group is responsible for the administration Axis 3 of the Northern Ireland Rural Development Programme 2007-2013 within the rural areas of Newry, Armagh and Craigavon.

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 as at 2<sup>nd</sup> 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 **Newry & Mourne District** we are supporting physical and community regeneration through a number of activities:

- The District Manager chairs the DSD funded Neighbourhood Renewal Partnership. The Partnership has invested £4 million in the last four years on a variety of projects. A number of the projects have been match funded by contributions from the Housing Executive and other statutory bodies, thus increasing the benefit to the communities;
- A fourth phase of redevelopment of Canal Street Urban Renewal Strategy, consisting of 10 new dwellings, will begin during 2011/12. Phase 4 signals a total investment of almost £12 million by the Housing Executive and South Ulster Housing Association in Canal Street;
- Continuing to work with Newry and Mourne District Council and other partner organisations on the Newry Low Carbon City Initiative, as detailed in Objective 1;
- Following a latent demand test, Trinity Housing Association has been nominated to provide six new dwellings at Calmor View, Lislea during 2011/12. We remain open to suggestions of other rural locations at which there may be hidden need;
- We continue to support the multi-agency regeneration proposals for the former Forkhill MOD/PSNI site. Fold Housing Association has been nominated to develop a scheme for 15 dwellings.



Canal Street Phase 4 area – Before redevelopment



Computer Generated Image of Canal Street after redevelopment (courtesy of South Ulster HA)

In the coming year we plan to:

- Continue implementing a Neighbourhood Renewal Programme (in support of the DSD Neighbourhood Renewal Strategy);
- Implement the urban renewal programme;
- Implement the Rural Housing Strategy – ‘Rural Homes and People’;
- Work with SOAR on Axis 3 of the Northern Ireland Rural Development Programme in the Newry & Mourne area;
- Continue to upgrade our housing stock where funding permits;
- Ensure that housing issues are identified for the Newry City Masterplan;
- Introduce a Passive Housing Pilot Scheme to examine costs and savings in this type of accommodation;
- Continue to monitor housing conditions in Newry & Mourne District.

### 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 Newry & Mourne:

- There were 5 general needs social housing schemes completed delivering an additional 71 units of housing;
- There are 10 general needs social housing schemes on site, which will deliver a further 101 units;
- We supplied DOE Planning Service with an annual housing needs assessment;
- We attended the Banbridge, Newry and Mourne Area Plan Independent Public Examination to support the zoning of land for social housing based on our housing need assessment;
- Locations were identified on our 'Unmet Need Prospectus' to direct Housing Associations to areas of need, where schemes have not been programmed. This will help align future delivery of the Social Housing Development Programme against the Housing Executive's Strategic Guidelines;
- We finalised a joint protocol with DOE 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. A first application of this type was approved by Planning Service for a site outside Mullaghbawn in 2010;
- 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 40 applications received; 36 offers made and 8 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.



New Build Scheme – Demesne, Carnagat (South Ulster HA)

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 [http://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 DSD in conjunction with the Housing Executive are examining the potential for delivering affordable intermediate housing on surplus NIHE 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 5 districts where properties have been identified as void with no prospective tenants available.

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 the private renting as a critical element in affordable housing.



New Build Scheme – Ravens Glen, Newry City (South Ulster HA)

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

- Assess the need for new social housing in the district. The five year housing need assessment indicates a need for a further 1,129 units to 2015;
- Formulate a Social Housing Development Programme and manage delivery by housing associations. The draft Social Housing Development Programme for 2011/12 contains 20 schemes which will deliver 249 units;
- Provide DOE Planning Service with an annual housing need assessment;
- Support the multi-agency regeneration proposal for Forkhill PSNI station;

- Promote the private rented sector as a decent and affordable housing option; we are using feedback from the pilot Newry Private landlord Scheme in the development of a N.I. rent guarantee scheme, under the DSD private rented strategy 'Building Sound Foundations';
- Manage our social housing stock to minimise empty dwellings;
- Promote affordable home ownership through our house sales scheme;
- Examine the potential to develop intermediate housing on surplus NIHE sites;
- Continue to work with DSD and DOE Planning Service to deliver developer contributions for affordable housing via the planning system;
- 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.

### 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 are accessed through our district offices. The number of reported incidents in 2010/11 is 290, a 3% decrease on the previous year. Most reports relate to low level anti-social behaviour, but there has been a marginal increase in the number of serious incidents. District office staff are involved in a number of ways to help address anti-social behaviour.

**Table 5: Newry 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
290	2	1	1	1	281

\*Acceptable behaviour contracts

- The District Manager and Assistant District Manager sit on the strategic and operational tiers of the Community Safety Partnership. The Partnership has been successful, in particular, in funding a range of diversionary projects which have reduced anti-social behaviour around Halloween and other set times of the year. In addition the Partnership has also funded measures to support the elderly and vulnerable and reduce the fear of crime;
- Neighbourhood Officers monitor and report non occupation and misuse of houses and have brought 33 dwellings back into stock;
- Newry District Office sits on the Multi Agency Risk Assessment Conference (MARAC) which meets monthly, dealing with domestic violence and its consequences. Partners include PSNI, Women’s Aid, Probation and Social Services;
- A local interagency anti-social behaviour (ASB) forum consisting of representatives from Newry and Mourne District Council, PSNI, Youth Justice and the Housing Executive meet on a quarterly basis to exchange information and monitor individual cases of ASB. The forum members have processed a small number of ASBOs through the PSNI, although these are viewed as a last resort.



Re-launch of the Housing Executive's Neighbourhood Officers Scheme

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 landlords on how a service is delivered. In South Area, a pilot scheme is being undertaken by the Housing Benefit and Accounts unit together with the Area Housing Community Network (HCN). A tenant scrutiny panel meets with the Service Unit managers and reviews their performance and suggests how service could be improved.

The District Office works with 22 community groups and contributes to a wide range of partnerships and inter-agency groups. The HCN meets bi-monthly and during 2010 received presentations on a number of issues.

During 2010 the District Office carried out a pilot for Tenant Led Inspections of anti-social behaviour cases in Newry council area. The aims were to examine the service and effectiveness of Housing Executive processes. The pilot has resulted in the review of some practices and procedures which has resulted in the District having a dedicated Community Safety Team who meet monthly to review cases. Complainants are kept up to date with the progress of their case and community groups are provided with a summary at the district Housing Community Network on how the district is dealing with anti-social behaviour.

During April 2011 the Housing Executive, Newry & Mourne District Council, Roads Service, Street Lighting Division and Carnagat Community Association all took part in an Inter Agency Estate Inspection at Carnagat Estate in Newry City, the first within the district. The purpose of the inspection was to identify any problems / issues within the estate and determine appropriate courses of action. A further Estate Walk in Carnagat has been organised for 28 June 2011 to follow up on a number of problems raised. The Inter Agency Estate Inspection has proved to be a successful initiative and consideration is being given to rolling it out to other areas in the near future.



Inter-agency Estate Inspection Committee

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 NI 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 Shared Neighbourhood Programme has made good progress in designating 30 areas across Northern Ireland as shared neighbourhoods with complimentary good relations projects or initiatives. The Greater Belfast Road area of Newry was included in Phase 2 of the programme. The Housing Executive has assisted the group in developing and funding initiatives from football strips to cross community summer scheme activities. The main goals of the programme, full community consultation and a good relations community action plan have also been achieved;
- The regeneration of the Community Garden area at Shandon and Damolly was noted by residents in the Greater Belfast Road consultation process as a potential large scale good relations project. Newry and Mourne District Council, through Peace III funding, addressed the issue and the garden area is now complete and being enjoyed by all of the community in the greater Belfast road area.

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 NI.

#### **In Newry & Mourne:**

- The District Office operates a weekly clinic for the BME population. The worker is employed by Newry & Mourne District Council, is fluent in most European languages and has access to staff and resources;
- The District Manager sits on the Good Relations Forum led by Newry & Mourne District Council, which aims to assist Newry's development as a forward-looking City by promoting good relations among Civic Leaders and welcoming cultural diversity;
- The District Manager represents the Housing Executive on the Greater Vision Partnership Group which has been actively promoting the Newry City Masterplan proposals.

The quality of housing has direct links to people's quality of life. Our [Housing and Health Strategy](#) and Action Plan involve us in work 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:**

- Continue to work with the Greater Belfast Road Regeneration Group to deliver projects of a cross community nature under the Shared Neighbourhood Programme;
- Increase the number of Community Participation Compacts. Currently 12 groups have signed up to Community Participation Compacts within the district;
- Implement and report progress on the Community Involvement Strategy;
- Work in partnership with the statutory, community and voluntary sectors in developing and delivering improved community safety at estate level;
- Implement the recommendations of the Housing and Health strategy;
- Work in partnership with housing associations to implement the Shared Future Housing Programme;
- Implement the regional Good Relations, Building Relations in Communities (BRIC) programme which aims to “put good relations at the heart of social housing”;
- 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 2010/2011 we implemented the Private Sector Management System in our Grants Offices and during 2011/12 we will be upgrading 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 **South Customer Service Unit** delivers a repair and grounds maintenance reporting service for customers in Newry 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 Newry 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.

During December/January Newry District Office dealt with over 1,000 emergency call-out orders for burst pipes and heating failures. Over 60 households presented as homeless because of extensive damage to their properties with over half requiring temporary accommodation just after Christmas. As a result of the conditions experienced the District Office has reviewed its Local Emergency Plan and that of its contractors. A range of preventative measures including increased insulation, pipe lagging and the installation of frost stats is now being considered to a number of our flats which were severely affected by the weather. Contact with local elected members and community representatives proved vital during the emergency as this ensured that the most vulnerable residents received assistance. The District Office hope to formalise and build on the relationships made over the Christmas period.

The South Customer Service Unit answered 9,899 queries during the month of December 2010 compared to an average of 5,600 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 South Area are set out below.

**Table 6: South Area Performance at March 2011**

Total	Target	Actual
<b>Total Rent Arrears</b>	£987,000	£893,000
<b>Clear new Housing Benefit claims</b>	Within 25 days	24.4 days
<b>Clear Housing Benefit change of circumstances</b>	Within 10 days	5.6 days

**Newry 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 Craigavon 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. As a result eight staff from Newry District Office received nominations over the past year.

**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;
- Operate sub-offices in Kilkeel and Crossmaglen to meet the needs of rural customers;
- Introduced a BME service; an example of the changing environment and locally tailored services;
- Provide tenants with an annual publication of Housing News which highlights local projects and performance.

**Table 7: Newry District Office Performance at March 2011**

Total	Target	Actual
<b>Housing Applications</b>	Process in < 21 days	99%
<b>Homeless Applications</b>	Process in < 34 days	100%
<b>Maintenance</b>		
<b>Emergency</b>	90/95%	97%
<b>Urgent</b>	85/95%	93%
<b>Routine</b>	85/95%	98%
<b>COT</b>	85/90%	98%
<b>Relet turnaround time</b>	<26 days	37 days

South **Grants Office** has implemented the new grants management system which involves a more customer focused approach to processing applications which included 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.

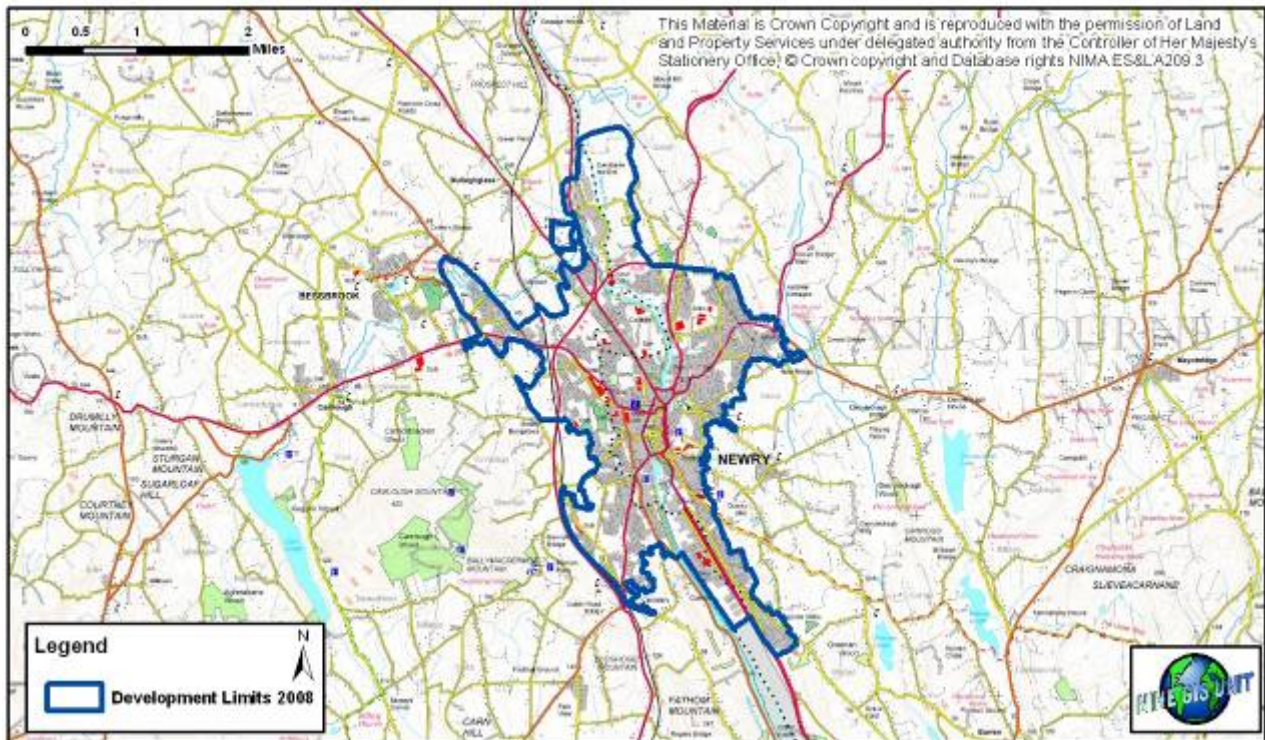
**In the coming year we plan to:**

- 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: Newry City profile



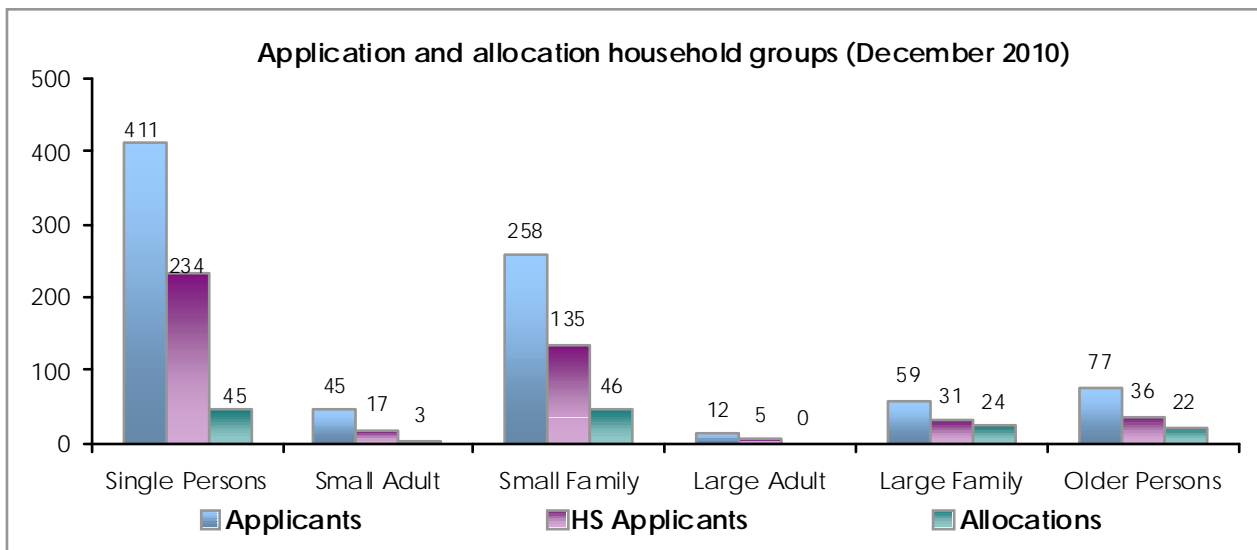
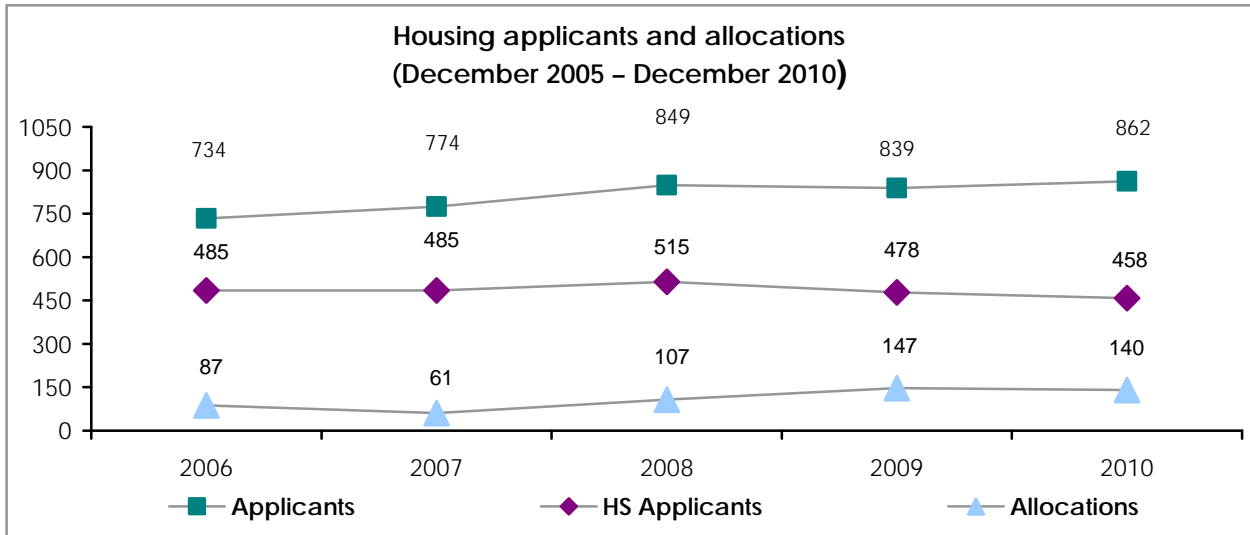
Newry City comprises the 9 common landlord areas of Ashtree, Armagh Road, Carnbane, Carrivemaclone, Courtney Mill/Boat Street area, Daisy Hill, North Street, Rooney's Meadow and Shandon. Projected social housing need in Newry City has decreased slightly since March 2009 with an increase in allocations and a small decrease in housing stress. Housing stress at March 2010 was 491 which, while still very high, is only the second time that the figure has dipped below 500 over the 5 year period March 2006 – March 2010. The housing stress figure at December 2010 has continued to fall to 458 with over half of this number of Single Persons households.

The private rented sector in Newry City is playing an important role in the housing market and has impacted the housing stress figure. In conjunction with this, Newry District Office has returned all of their empty Housing Executive dwellings to active stock, which has helped to address housing need. The level of housing need is high for virtually all parts of Newry City, particularly the social housing estates located on the Belfast Road, Old Warrenpoint Road and the Hennessey Park/Courtenay Hill area.

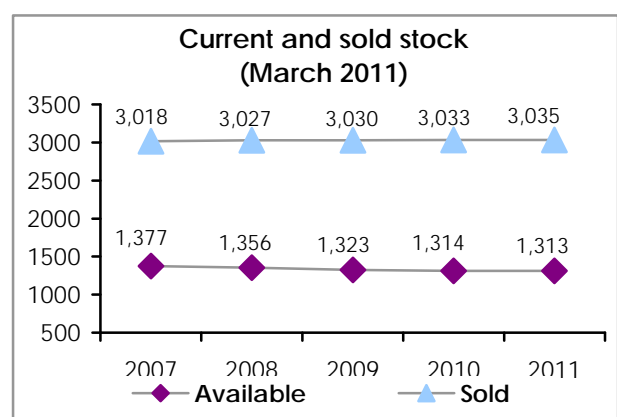
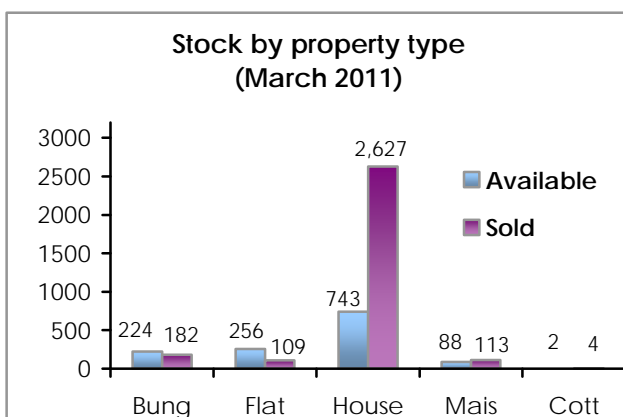
A large portion of Housing Executive stock has been sold off in the City, 3,035 dwellings at March 2011 leaving 1,313 dwellings. The House Sales scheme is a method of providing an affordable housing option to first time buyers however the decline over the past 4 years can be attributed to general uncertainty in the housing market and the reluctance of lending institutions to provide finance. In Newry City

the housing needs assessment supported by the housing market analysis demonstrates a requirement to increase the supply of social housing by 533 units over the next 5 years and this will be kept under review.

### Newry City 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
<b>Heating Installation</b>	Newry, Springfarm Heights, Altnaveigh Park	98
	Bessbrook, Acorn Hill, Carrick Vista, High Street, Ard Aveen, Green Road	30
	Camlough, Cambrook Estate, Ashmore Hill, St Malachys Park, Mullaglass, Latt Crescent, Mountnorris, Lisnalee Park	59
<b>Revenue Replacement</b>	Newry, Drumalane/Shandon	46
	Kilkeel, Finlieve Palace, Harbour Drive, Spelga Place, Ardmore Drive/Annalong, Carrick Walk, Derryhea Park	40
	Newry, Ardcarne Park	35
	Crossmaglen, Rathview Park, Lismore Park/ Mullaghbawn, Mullanstown/Jonesborough, Moira Park	43
	Bessbrook, Clogharevan Park, O'Donoghue Park/Camlough, St Malachys Park/Cloughrea, Oak Close	59
<b>External Cyclical Maintenance</b>	Dunnaman/Derryogue/Warrenpoint, Clermont, Rathcuain	305

### Schemes on-site at 31 March 2011

Work Category	Scheme	Units
<b>External Cyclical Maintenance</b>	Newry, Hennessy Park, Loanda Crescent, Altmore Gardens, Ardgreen Drive, Drumalane Park, O'Neill Avenue, Boat Street, etc	251
	Newry, Barcroft Park, Dominic Street, Cleary Crescent, Dominican Court, Thomas Street, Greenfield Park, Cowan Street, etc	264
<b>Heating Installation</b>	Newry, Daisy Hill	110

### Programme of work for 2011/12

Work Category	Scheme	Units
<b>PLANNED MAINTENANCE</b>		
<b>External Cyclical Maintenance</b>	Newry, Armagh Road, Daisy Hill, John Martin Street, Quayside Close, Clanrye Avenue/ Park, Killeavey Road, etc	370
<b>Revenue Replacement</b>	Newry, Mourne View Park, Murphy Crescent, College Gardens, Violet Hill Avenue	106

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

Work Category	Scheme	Units
<b>IMPROVEMENT</b>		
<b>Kitchen Improvement</b>	Newry, Shandon Park, Bessbrook, Camlough Park, Church Road, O'Donoghue Park, Meigh, St Monnina Park	34
<b>PLANNED MAINTENANCE</b>		
<b>Revenue Replacement</b>	Newry, Barcroft, Park	20

**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 (£k)
<b>Extension to dwelling</b>	13	£315,289
<b>Change of heating</b>	23	£172,414
<b>Lifts</b>	4	£12,543
<b>Showers</b>	32	£81,305
<b>Total</b>	<b>72</b>	<b>£581,551</b>

**Grants performance 2010/11**

Grant Type	No Approved	Approval Value	No Completed	Completion Value
<b>Mandatory Grants</b>				
<b>Disabled Facilities</b>	88	£1,000,244	101	£1,147,966
<b>Repairs</b>	39	£53,820	58	£79,684
<b>Discretionary Grants</b>				
<b>Renovation</b>	16	£208,544	14	£181,942
<b>Replacement</b>	4	£126,000	6	£174,199
<b>Home Repairs Assistance</b>	90	£256,860	113	£322,503

**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>Revenue Repair</b>	Miscellaneous repairs of minor elements.
<b>Heating Replacement</b>	Replacement of solid fuel or electric heating.
<b>Kitchen Improvement</b>	Provision of an extension/major works to provide dining space to meet decent homes standard.

### Appendix 3: Social Housing Development Programme

#### Schemes Completed April 2010 – March 2011

Scheme	No of units	Client Group	Housing Association	Policy theme
<b>Newry City, 3 &amp; 5 Ashgrove Road</b>	16	General needs	Helm	Urban need
<b>Newry City, Fifth Avenue, Derrybeg</b>	8	General needs	South Ulster	Urban need
<b>Newry City, Old Warrenpoint Rd</b>	26	General needs	Habinteg	Urban need
<b>Crossmaglen Ph 4</b>	18	General needs	Fold	Rural need
<b>Belleek, Oliver Plunkett Park</b>	3	General needs	South Ulster	Rural need
<b>Total</b>	<b>71</b>			

#### Schemes on site at 31<sup>st</sup> March 2011

Scheme	No of units	Client Group	Housing Association	Policy theme
<b>Newry City, Derrybeg Small Sites</b>	11	General needs	Trinity	Urban need
<b>Newry City, Greenfield Park</b>	2	General needs	Trinity	Urban need
<b>Newry City, Fifth Avenue, Rear of Derrybeg Villas</b>	2	General needs	Apex Housing	Urban need
<b>Newry City, Martin's Lane</b>	6	General needs	Apex Housing	Urban need
<b>Newry City, Ravens Glen, Chancellors Road</b>	13	General needs	South Ulster	Urban need
<b>Newry City, The Demesne, Carnagat</b>	20	General needs	South Ulster	Urban need
<b>Kilkeel, Moor Road</b>	7	General needs	South Ulster	Urban need
<b>Hilltown, Ardmore Drive</b>	8	General needs	Ulidia	Rural need
<b>Meigh, Gullion View Ph 3</b>	10	General needs	Oaklee	Rural need
<b>Newtowncloghogue, Parkview</b>	22	General needs	Helm	Rural need
<b>Total</b>	<b>101</b>			

#### Schemes deferred / not commenced at 31<sup>st</sup> March 2011

Scheme	No of units	Client Group	Housing Association	Policy theme
<b>Newry City, Hospital Road</b>	10	General needs	Fold	Urban need
<b>Newry City, Springhill Drive</b>	6	General needs	Ulidia	Urban need
<b>Newry City, McQuillans Yard</b>	23	General needs	Accord Procurement Group	Urban need

Scheme	No of units	Client Group	Housing Association	Policy theme
<b>Kilkeel, Newry Street, (Former Hospital Site)</b>	8	General needs	Apex Procurement Group	Urban need
<b>Warrenpoint, 12 Smalls Road</b>	14	General needs	Helm	Urban need
<b>Warrenpoint, East Street, Summerhill</b>	5	General needs	Oaklee	Urban need
<b>Longstone, Longstone Road</b>	6	General needs	Oaklee	Rural need
<b>Bessbrook, Father Cullen Park</b>	56	General needs	Clanmil	Rural need
<b>Bessbrook, Father Cullen Park</b>	6	Travellers	Clanmil	Travellers
<b>Rostrevor, Newtown Villas</b>	1	General needs	Helm	Rural need
<b>Rostrevor, 50 Kilbroney Road</b>	11	General needs	Clanmil	Rural need
<b>Culloville, St Bridgets Park</b>	4	General needs	Gosford	Rural need
<b>Silverbridge, Moylinn Close</b>	6	General needs	Apex Procurement Group	Rural need
<b>Total</b>	<b>156</b>			

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

Scheme	No of units	Client Group	Housing association	Policy theme
<b>Newry City, Canal Street</b>	10	General needs	South Ulster	Urban need
<b>Newry City, Murphy Cres (Win Business Park)</b>	18	General needs	South Ulster	Urban need
<b>Newry City, Cathedral View</b>	3	General needs	South Ulster	Urban need
<b>Newry City, Ardcarne Park</b>	6	General needs	Ulidia	Urban need
<b>Newry City, Springhill Drive</b>	6	General needs	Ulidia	Urban need
<b>Newry City, Killin Street</b>	36	General needs	Ulidia	Urban need
<b>Newry City, Connaught House</b>	3	Mental health	Trinity	Supported
<b>Crossmaglen, Rathkeelan Park</b>	1	General needs	Fold	Rural need
<b>Kilkeel, Newry Street (Former Hospital site)</b>	8	General needs	Trinity	Urban need
<b>Kilkeel, South Older People</b>	12	Frail Elderly	Trinity	Supported
<b>Warrenpoint, Mary Street</b>	9	General needs	Oaklee	Urban need

Scheme	No of units	Client Group	Housing association	Policy theme
<b>Warrenpoint, Upper Dromore Road</b>	20	General needs	Ulidia	Urban need
<b>Longstone, Longstone Road</b>	6	General needs	Oaklee	Rural need
<b>Bessbrook, Father Cullen Park</b>	60	General needs	Clanmil	Rural need
<b>Bessbrook, Father Cullen Park</b>	6	Travellers	Clanmil	Travellers
<b>Lislea, Calmor View</b>	6	General needs	Trinity	Rural need
<b>Forkhill, School Road (MOD / PSNI Site)</b>	15	General needs	Fold	Rural need
<b>Rostrevor, Newtown Villas</b>	2	General needs	Helm	Rural need
<b>Rostrevor, Warrenpoint Road</b>	18	General needs	Ulidia	Rural need
<b>Culloville, St Bridgets Park</b>	4	General needs	Gosford	Rural need
<b>Total</b>	<b>249</b>			

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

### All settlements

Settlement	5 Year Projected Social Housing Need*	Units Completed April 2010 – March 2011	Units On-Site at 31 March 2011	Gross No. Units Programmed 2011/12
<b>Main Urban Centre</b>				
<b>Newry City</b>	533	53	54	82
<b>Local Towns</b>				
<b>Crossmaglen</b>	42	18	0	1
<b>Kilkeel</b>	15	0	7	20
<b>Newtownhamilton</b>	0	0	0	0
<b>Warrenpoint</b>	150	0	0	29
<b>Villages</b>				
<b>Annalong/Longstone/Glassdrumman</b>	10	0	0	6
<b>Attical</b>	2	0	0	0
<b>Ballymartin</b>	3	0	0	0
<b>Bessbrook/Derramore</b>	110	0	0	66
<b>Burren</b>	2	0	0	0
<b>Camlough</b>	49	0	0	6
<b>Cullyhanna</b>	3	0	0	0
<b>Forkhill</b>	20	0	0	15
<b>Hilltown</b>	20	0	8	0
<b>Jonesborough</b>	6	0	0	0
<b>Mayobridge</b>	15	0	0	0
<b>Meigh</b>	20	0	10	0
<b>Mullaghbawn</b>	20	0	0	0
<b>Rostrevor/Killowen</b>	35	0	0	20
<b>The Commons /Ballyholland</b>	10	0	0	0
<b>Small Settlements</b>				
<b>Belleek</b>	6	0	0	0
<b>Creggan</b>	4	0	0	0
<b>Cullovile</b>	6	0	0	4
<b>Drumintee</b>	4	0	0	0
<b>Granite View</b>	1	0	0	0
<b>Greencastle/Ballyardle/Dunnaman</b>	0	0	0	0
<b>Killeen</b>	3	0	0	0

Settlement	5 Year Projected Social Housing Need*	Units Completed April 2010 – March 2011	Units On-Site at 31 March 2011	Gross No. Units Programmed 2011/12
<b>Lurganare/Barnmeen</b>	1	0	0	0
<b>Mullaghglass</b>	0	0	0	0
<b>Newtowncloghogue</b>	30	0	22	0
<b>Silverbridge</b>	8	0	0	0
<b>Whitecross</b>	1	0	0	0
<b>Total</b>	1,129	71	101	249

\*Projections baseline at March 2010

Projections have been reduced to take into account new build schemes which completed between 1 April – 6 August 2010 and new build schemes which were on-site at 6 August 2010.

**Note** - The new build figures also include supported housing units.

### 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>Main Urban Centre</b>								
Newry City	Applicant	411	45	258	12	59	77	862
	<b>App (HS)</b>	<b>234</b>	<b>17</b>	<b>135</b>	<b>5</b>	<b>31</b>	<b>36</b>	<b>458</b>
	Alloc App	45	3	46	0	24	22	140
<b>Local Towns</b>								
Crossmaglen	Applicant	52	3	12	0	6	7	80
	<b>App (HS)</b>	<b>34</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>46</b>
	Alloc App	12	2	13	0	0	2	29
Kilkeel	Applicant	39	4	13	0	6	13	75
	<b>App (HS)</b>	<b>11</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>22</b>
	Alloc App	11	2	6	0	0	3	22
Newtown-Hamilton	Applicant	13	0	5	0	2	2	22
	<b>App (HS)</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>
	Alloc App	5	1	1	0	0	0	7
Warrenpoint	Applicant	71	7	48	3	15	30	174
	<b>App (HS)</b>	<b>38</b>	<b>4</b>	<b>21</b>	<b>3</b>	<b>5</b>	<b>19</b>	<b>90</b>
	Alloc App	5	0	4	0	0	4	13
Local Town Total	Applicant	175	14	78	3	29	52	351
	<b>App (HS)</b>	<b>92</b>	<b>8</b>	<b>29</b>	<b>3</b>	<b>7</b>	<b>29</b>	<b>168</b>
	Alloc App	33	5	24	0	0	9	71
<b>Villages</b>								
Annalong/Longstone/Glass-drumman	Applicant	12	2	4	0	2	1	21
	<b>App (HS)</b>	<b>8</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
	Alloc App	2	0	3	1	0	0	6
Attical	Applicant	3	0	1	0	0	0	4
	<b>App (HS)</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Alloc App	0	0	0	0	0	0	0
Ballymartin	Applicant	2	0	2	0	1	2	7
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
	Alloc App	0	0	1	0	0	0	1
Bessbrook/Derramore	Applicant	44	6	48	1	17	11	127
	<b>App (HS)</b>	<b>33</b>	<b>4</b>	<b>29</b>	<b>0</b>	<b>11</b>	<b>9</b>	<b>86</b>
	Alloc App	3	0	3	0	1	1	8
Burren	Applicant	2	0	3	0	2	1	8
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>4</b>
	Alloc App	0	0	1	0	0	0	1
Camlough	Applicant	28	0	15	0	3	7	53
	<b>App (HS)</b>	<b>16</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>30</b>
	Alloc App	2	0	4	0	0	0	6

Common Landlord Area	Type	Single person	Small adult	Small family	Large adult	Large family	Older person	Total
Cullyhanna	Applicant	9	0	1	0	1	1	12
	<b>App (HS)</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
	Alloc App	0	1	1	0	0	0	2
Forkhill	Applicant	13	0	6	0	2	2	23
	<b>App (HS)</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>12</b>
	Alloc App	0	0	2	0	0	0	2
Hilltown	Applicant	12	2	20	0	4	4	42
	<b>App (HS)</b>	<b>8</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>22</b>
	Alloc App	0	1	2	0	0	1	4
Jones-borough	Applicant	5	1	4	0	1	2	13
	<b>App (HS)</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>9</b>
	Alloc App	0	0	1	0	0	0	1
Mayobridge	Applicant	7	2	10	0	1	0	20
	<b>App (HS)</b>	<b>6</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>13</b>
	Alloc App	0	0	1	1	0	0	2
Meigh	Applicant	4	3	11	0	4	2	24
	<b>App (HS)</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>11</b>
	Alloc App	1	0	0	0	0	0	1
Mullagh-bawn	Applicant	14	3	7	0	3	6	33
	<b>App (HS)</b>	<b>8</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>16</b>
	Alloc App	4	0	0	0	0	0	4
Rostrevor	Applicant	32	3	10	0	7	17	69
	<b>App (HS)</b>	<b>22</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>41</b>
	Alloc App	6	0	3	0	0	4	13
The Commons/ Ballyholland	Applicant	1	0	3	0	2	1	7
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>
	Alloc App	0	0	0	0	0	1	1
VILLAGES TOTAL	Applicant	188	22	145	1	50	57	463
	<b>App (HS)</b>	<b>126</b>	<b>12</b>	<b>79</b>	<b>0</b>	<b>25</b>	<b>29</b>	<b>271</b>
	Alloc App	18	2	22	2	1	7	52

Small Settlements

Belleek	Applicant	4	1	2	0	0	0	7
	<b>App (HS)</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
	Alloc App	1	0	0	0	0	0	1
Creggan	Applicant	5	0	0	0	1	0	6
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Alloc App	1	0	0	0	1	0	2
Culloville	Applicant	3	0	1	1	0	1	6
	<b>App (HS)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>
	Alloc App	1	0	1	0	0	0	2
Drumintee	Applicant	5	0	2	0	0	0	7
	<b>App (HS)</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Alloc App	0	0	1	0	0	0	1



Common Landlord Area	Type	Single person	Small adult	Small family	Large adult	Large family	Older person	Total
<b>Small Settlements ctd</b>								
Granite View	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
Greencastle /Ballyardle/ Dunnaman	Applicant	7	0	0	0	1	1	9
	<b>App (HS)</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>
	Alloc App	8	0	2	0	2	1	13
Killeen	Applicant	1	1	1	0	0	0	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
Lurganare/ Barnmeen	Applicant	0	1	3	0	0	2	6
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
	Alloc App	0	0	1	0	0	0	1
Mullagh-glass	Applicant	0	0	1	0	0	3	4
	<b>App (HS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
	Alloc App	3	0	1	0	0	0	4
Newtown-cloghogue	Applicant	11	0	20	0	5	2	38
	<b>App (HS)</b>	<b>8</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>23</b>
	Alloc App	0	0	0	0	0	0	0
Silverbridge	Applicant	6	0	2	0	0	1	9
	<b>App (HS)</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>6</b>
	Alloc App	0	0	0	0	0	0	0
Whitecross	Applicant	2	0	2	0	2	0	6
	<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
Small Settlements Total	Applicant	44	3	35	1	9	10	102
	<b>App (HS)</b>	<b>27</b>	<b>1</b>	<b>15</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>53</b>
	Alloc App	14	0	6	0	3	1	24
DISTRICT TOTAL	Applicant	818	84	516	17	147	196	1,778
	<b>App (HS)</b>	<b>479</b>	<b>38</b>	<b>258</b>	<b>8</b>	<b>67</b>	<b>99</b>	<b>949</b>
	Alloc App	110	10	98	2	28	39	287

Applicant – Housing Applicant

App (HS) – Housing Stress Applicant

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*
Main Urban Centre							
N.B. Sold stock in bold							
Newry City	224	256	743	88	2	1,313	13
	<b>182</b>	<b>109</b>	<b>2,627</b>	<b>113</b>	<b>4</b>	<b>3,035</b>	
Local Towns							
Crossmaglen	57	0	48	0	0	105	0
	<b>30</b>	<b>0</b>	<b>245</b>	<b>0</b>	<b>2</b>	<b>277</b>	
Kilkeel	62	26	101	0	0	189	1
	<b>12</b>	<b>19</b>	<b>282</b>	<b>0</b>	<b>2</b>	<b>315</b>	
Newtown-hamilton	55	0	45	0	0	100	1
	<b>28</b>	<b>0</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>120</b>	
Warrenpoint	60	70	133	18	0	281	2
	<b>30</b>	<b>34</b>	<b>459</b>	<b>31</b>	<b>0</b>	<b>554</b>	
LOCAL TOWNS TOTAL	234	96	327	18	0	675	4
	<b>100</b>	<b>53</b>	<b>1078</b>	<b>31</b>	<b>4</b>	<b>1,266</b>	
Villages							
Annalong/ Longstone/ Glassdrumman	27	0	63	0	0	90	1
	<b>81</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>30</b>	<b>201</b>	
Attical	4	0	2	0	0	6	0
	<b>20</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>26</b>	
Ballymartin	14	0	9	0	2	25	0
	<b>40</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>14</b>	<b>74</b>	
Bessbrook/ Derramore	121	2	181	0	0	304	0
	<b>158</b>	<b>3</b>	<b>528</b>	<b>0</b>	<b>2</b>	<b>691</b>	
Burren	12	0	2	0	0	14	0
	<b>21</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>2</b>	<b>68</b>	
Camlough	37	0	25	0	0	62	0
	<b>32</b>	<b>0</b>	<b>144</b>	<b>0</b>	<b>1</b>	<b>177</b>	
Cullyhanna	6	0	9	0	0	15	0
	<b>10</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>66</b>	
Forkhill	13	0	7	0	0	20	0
	<b>14</b>	<b>0</b>	<b>53</b>	<b>0</b>	<b>2</b>	<b>69</b>	
Hilltown	29	0	18	0	0	47	1
	<b>115</b>	<b>0</b>	<b>93</b>	<b>0</b>	<b>4</b>	<b>212</b>	
Jonesborough	8	0	6	0	0	14	0
	<b>53</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>73</b>	
Mayobridge	9	0	9	0	0	18	0
	<b>14</b>	<b>0</b>	<b>93</b>	<b>0</b>	<b>3</b>	<b>110</b>	

Common Landlord Area	Bung (i)	Flat	House	Mais (ii)	Cottage	Total	Void*
<b>Villages</b>							
Meigh	16	0	9	0	0	25	0
	<b>20</b>	<b>0</b>	<b>99</b>	<b>0</b>	<b>0</b>	<b>119</b>	
Mullaghbawn	28	0	16	0	0	44	0
	<b>15</b>	<b>0</b>	<b>105</b>	<b>0</b>	<b>1</b>	<b>121</b>	
Rostrevor/ Killowen	32	1	28	0	2	63	0
	<b>92</b>	<b>3</b>	<b>124</b>	<b>0</b>	<b>27</b>	<b>246</b>	
The Commons/ Ballyholland	6	0	8	0	0	14	0
	<b>17</b>	<b>0</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>108</b>	
VILLAGES TOTAL	362	3	392	0	4	761	2
	<b>702</b>	<b>6</b>	<b>1,567</b>	<b>0</b>	<b>86</b>	<b>2,361</b>	
<b>Small Settlements</b>							
Belleek	7	0	8	0	0	15	0
	<b>4</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>39</b>	
Creggan	11	0	6	0	0	17	0
	<b>36</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>81</b>	
Culloville	8	0	4	0	0	12	0
	<b>6</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>1</b>	<b>69</b>	
Drumintee	5	0	10	0	0	15	0
	<b>18</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>75</b>	
Granite View	8	0	8	0	1	17	0
	<b>16</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>17</b>	<b>77</b>	
Greencastle/ Ballyardle/ Dunnaman	85	0	41	0	0	126	1
	<b>199</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>19</b>	<b>280</b>	
Killeen	4	0	6	0	0	10	0
	<b>2</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>1</b>	<b>22</b>	
Lurganare/ Barnmeen	16	0	12	0	0	28	1
	<b>44</b>	<b>0</b>	<b>97</b>	<b>0</b>	<b>17</b>	<b>158</b>	
Mullaghglass	29	0	18	0	0	47	0
	<b>30</b>	<b>0</b>	<b>106</b>	<b>0</b>	<b>8</b>	<b>144</b>	
Newtown- cloghogue	3	0	4	0	0	7	0
	<b>9</b>	<b>0</b>	<b>108</b>	<b>0</b>	<b>0</b>	<b>117</b>	
Silverbridge	12	0	8	0	0	20	0
	<b>12</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>3</b>	<b>75</b>	
Whitecross	11	0	7	0	0	18	0
	<b>14</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>65</b>	
VILLAGE TOTAL	199	0	132	0	1	332	2
	<b>390</b>	<b>0</b>	<b>746</b>	<b>0</b>	<b>66</b>	<b>1,202</b>	
DISTRICT TOTAL	1,019	355	1,594	106	7	3,081	21
	<b>1,374</b>	<b>168</b>	<b>6,018</b>	<b>144</b>	<b>160</b>	<b>7,864</b>	

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

## Appendix 7: Housing association stock at March 2011

Settlement	General needs	Supported Housing*	Totals
<b>Main Urban Centre</b>			
Newry City	222	194	416
<b>Local Towns</b>			
Crossmaglen	18	83	101
Kilkeel	0	166	166
Newtownhamilton	0	13	13
Warrenpoint	83	41	124
<b>LOCAL TOWNS TOTAL</b>	<b>101</b>	<b>303</b>	<b>404</b>
<b>Villages</b>			
Annalong/Longstone/Glassdrumman	8	0	8
Attical	0	0	0
Ballymartin	0	0	0
Bessbrook/Derramore	40	12	52
Burren	0	0	0
Camlough	12	0	12
Cullyhanna	15	0	15
Forkhill	22	0	22
Hilltown	16	0	16
Jonesborough	0	0	0
Mayobridge	8	0	8
Meigh	14	0	14
Mullaghbawn	10	11	21
Rostrevor/Killowen	28	41	69
The Commons/Ballyholland	0	0	0
<b>VILLAGES TOTAL</b>	<b>173</b>	<b>64</b>	<b>237</b>
<b>Small Settlements</b>			
Belleek	3	0	3
Creggan	12	0	12
Culloville	1	0	1
Drumintee	0	0	0
Granite View	0	0	0
Greencastle/Ballyardle/Dunnaman	0	0	0
Killeen	0	0	0
Lurganare/Barnmeen	0	0	0
Mullaghglass	0	0	0
Newtowncloghogue	15	0	15
Silverbridge	1	0	1
Whitecross	0	0	0
<b>SMALL SETTLEMENTS TOTAL</b>	<b>32</b>	<b>0</b>	<b>32</b>
<b>DISTRICT TOTAL</b>	<b>528</b>	<b>561</b>	<b>1,089</b>

\*inclusive of sheltered housing. -- Housing association stock figures are reported locally by associations.

## Appendix 8: 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>Newry District Office                      35-45 Boat Street                      Newry                      BT34 2DB</p>	<p>Mr Jim Bagnall                      District Manager</p>	<p>Fax No. 028 38310 852  <a href="mailto:newrydistrict@nihe.gov.uk">newrydistrict@nihe.gov.uk</a></p>
<p>South Area Office                      Marlborough House                      Central Way                      Craigavon                      BT64 1AJ</p>	<p>Mrs Lorraine Campbell                      Area Manager</p>	<p>Fax No. 028 38341 264  <a href="mailto:southarea@nihe.gov.uk">southarea@nihe.gov.uk</a></p>
	<p>Mr Chris Cunningham                      Area Planner</p>	<p>Fax No. 028 38343 977  <a href="mailto:chris.cunningham@nihe.gov.uk">chris.cunningham@nihe.gov.uk</a></p>
	<p>Mrs Joanne Boyd                      Information Officer</p>	<p>Fax No. 028 38341 264  <a href="mailto:joanne.boyd@nihe.gov.uk">joanne.boyd@nihe.gov.uk</a></p>
	<p>Mr Comghal McQuillan                      Programme Manager</p>	<p>Fax No. 028 38341 264  <a href="mailto:comghal.mcquillan@nihe.gov.uk">comghal.mcquillan@nihe.gov.uk</a></p>
	<p>Mrs Margaret Donnelly                      Customer Service Unit                      Manager</p>	<p>Fax No. 028 38341 264  <a href="mailto:margaret.donnelly@nihe.gov.uk">margaret.donnelly@nihe.gov.uk</a></p>
	<p>Mr Gervase McGuigan                      Land and Property Manager</p>	<p>Fax No. 028 38341 264  <a href="mailto:gervase.mcguigan@nihe.gov.uk">gervase.mcguigan@nihe.gov.uk</a></p>
	<p>Mr Paul Hughes                      Service Unit Manager –                      Housing Benefit</p>	<p>Fax No. 028 38341 264  <a href="mailto:paul.hughes@nihe.gov.uk">paul.hughes@nihe.gov.uk</a></p>
<p>Mr Paul Ahern (Acting)                      HMO Manager</p>	<p>Fax No, 028 38315736  <a href="mailto:hmo.craigavon@nihe.gov.uk">hmo.craigavon@nihe.gov.uk</a></p>	
<p>Grants Office                      35-45 Boat Street                      Newry                      BT34 2DB</p>	<p>Mr Malcolm McKeown                      Grants Manager</p>	<p>Fax No. 028 3025 3591  <a href="mailto:newrygrants@nihe.gov.uk">newrygrants@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	Mr Eamon Mullan South 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 9: Useful Documents

Housing News

[http://www.nihe.gov.uk/newry\\_housing\\_news\\_2010.pdf](http://www.nihe.gov.uk/newry_housing_news_2010.pdf)

House Condition Survey 2006

[www.nihe.gov.uk/housing\\_conditions\\_survey\\_2006.pdf](http://www.nihe.gov.uk/housing_conditions_survey_2006.pdf)

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 2010/13

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

Black and Minority Ethnic and Migrant Worker Mapping Update February 2011

<http://www.nihe.gov.uk/displayFile?id=17874>

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)

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

[www.nihe.gov.uk/index/sp\\_home/strategies/energy.htm](http://www.nihe.gov.uk/index/sp_home/strategies/energy.htm)

Rural Action Plan 2010

[http://www.nihe.gov.uk/rural\\_action\\_plan\\_2010.pdf](http://www.nihe.gov.uk/rural_action_plan_2010.pdf)

Travellers

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

Draft Banbridge, Newry and Mourne Area Plan 2015

[www.planningni.gov.uk/index/policy/dev\\_plans/devplans\\_az/bnm2015-issues-paper.pdf](http://www.planningni.gov.uk/index/policy/dev_plans/devplans_az/bnm2015-issues-paper.pdf)

Newry City Master Plan Draft Visions and Aims

<http://www.dsdni.gov.uk/newry-masterplan-draft-vision-aims-3.pdf>

Newry City Centre Draft Masterplan Introduction

[www.dsdni.gov.uk/newry-masterplan-introduction-1.pdf](http://www.dsdni.gov.uk/newry-masterplan-introduction-1.pdf)

Newry (Urban Centre) Air Quality Management Area Action Plan March 2010

[http://www.newryandmourne.gov.uk/documents/air\\_quality\\_plan.pdf](http://www.newryandmourne.gov.uk/documents/air_quality_plan.pdf)

**Press Release**

'The Social Security Agency Financial Social Development Minister Alex Atwood today announced a £1.8 million public realm scheme for Newry town centre'

<http://www.northernireland.gov.uk/index/media-centre/news-departments/news-dsd/news-dsd-march-archive-2011/news-dsd-210311-public-realm-newry.htm>



This document is available  
in alternative formats.

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