



SOCIAL HOUSING DEVELOPMENT PROGRAMME

UNMET SOCIAL HOUSING NEED PROSPECTUS

1st January 2016

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Introduction

This prospectus has been prepared by Strategic Planning & Research and forms an integral part of the Social Housing Development Programme (SHDP).

The prospectus provides information for housing associations and developers in respect of locations where there is unmet social housing need or shortages of development sites contained in the published SHDP. These are locations where the Housing Executive would consider suitable proposals/schemes.

If a potential site/development proposal is identified in any of the included locations, housing associations must follow the appropriate procedures and regulations in relation to social housing provision. Regional Planners can discuss unmet need further in terms of mix and key priorities against projected need. There is no guarantee however that the associations proposals will be included onto the SHDP as this will be subject to available funding.

Guide to the prospectus

Unmet (general needs) Social Housing Need (see table 1)

This identifies those locations where there is general unmet housing need (both urban and rural) beyond the schemes currently included in the Social Housing Development Programme and where it has not been possible to secure new build sites. Unmet need is based on the projected housing need for the next 5 years less SHDP programmed scheme units, ranked according to the level of unmet housing need. Housing associations may use this list to help locate and investigate potential sites with a view to seeking Regional Planner advice, support and subsequently submitting proposals as part of next year's bidding round. Any locations omitted from the table have all housing need met by existing / proposed schemes with the SHDP.

Supported Housing Need

Supported housing need is based on priorities currently agreed by the Supporting People Commissioning Body. The Supporting People Commissioning Body is made up of representatives from the Health & Social Services Board, the Probation Board, and the Housing Executive. Further, Area Supporting People Partnerships (ASPP's) have been established to support the commissioning body. The Supporting People Commissioning Body is responsible for making definitive regional commissioning decisions. **Currently all supported housing need is met by programmed schemes.**

Travellers Housing Need

The Travellers Programme is based on the current assessment of housing need for Travellers by the NIHE Travellers Unit. **Travellers need is currently being met.**

Briefing on Housing Market & Need Requirements

Further information and client briefs for unmet general social housing need can be obtained from the relevant NIHE Regional Planner (see contact details). Housing associations are encouraged to discuss specific locations of interest with the appropriate NIHE Regional Planner at an early stage, in order to gain a fuller awareness of local housing issues and priorities.

When any potential development site is identified, housing associations should follow current procedure and register the site with DPG (i.e. submit S1 form and associated documentation). Upon receipt of all the relevant documentation the Regional Planner will formally respond confirming whether or not the proposed scheme meets the identified need and agree programme details and housing mix. Subsequent "bids" for inclusion on the SHDP will be considered for programming as part of the annual bidding round for social housing.

Conclusion

It is the intention that housing associations will proactively seek out appropriate development sites in those areas throughout Northern Ireland where social housing need has been identified. ***In particular associations are encouraged to consider and include suitable housing mixes within any resulting proposals to address the priorities identified in conversation with the NIHE Regional Planners. Regional Planners will advise on known local issues and wider strategic priorities including planning sustainability, wheelchair or complex need requirements and any other priorities for the SHDP.*** The Housing Executive will strive to ensure that such schemes, with Regional Planner support, are included in the three year Social Housing Development Programme, subject to available budget.

Tables

Table 1: Unmet Social Housing Need (@ Nov 2015)

N.B. Please note that there is no unmet need for any locations not included on this list.

NIHE region	Local Government District	HNA location	Unmet urban need	Unmet rural need	Total unmet need
Belfast	Belfast	Greater West/Shankill Belfast	2064	0	2064
Belfast	Belfast	South/East Belfast	1360	0	1360
Belfast	Belfast	North Belfast	1010	0	1010
South	Newry Mourne and Down	Newry City	467	0	467
South	Ards and North Down	Bangor Urban	391	0	391
North	Derry and Strabane	Westbank	358	0	358
North	Mid and East Antrim	Ballymena	317	0	317
Belfast	Lisburn and Castlereagh	Lisburn Urban	297	0	297
South	Newry Mourne and Down	Newcastle	240	0	240
South	Ards and North Down	Newtownards	181	0	181
South	Ards and North Down	Hollywood	175	0	175
North	Mid and East Antrim	Carrickfergus	166	0	166
South	Newry Mourne and Down	Warrenpoint	155	0	155
South	Mid Ulster	Dungannon 1	152	0	152
South	Newry Mourne and Down	Downpatrick	105	0	105
South	Fermanagh and Omagh	Enniskillen	100	0	100
North	Derry and Strabane	Waterside 2	82	0	82
South	Mid Ulster	Coalisland	72	0	72
South	Mid Ulster	Magherafelt	65	0	65
North	Causeway Coast and Glens	Coleraine	64	0	64
North	Antrim and Newtownabbey	Central Glengormley	61	0	61
North	Antrim and Newtownabbey	Antrim	60	0	60

North	Antrim and Newtownabbey	Ballyclare	56	0	56
South	Newry Mourne and Down	Castlewellan	0	53	53
South	Armagh, Banbridge and Craigavon	Armagh 1	53	0	53
South	Armagh, Banbridge and Craigavon	Banbridge	50	0	50
North	Causeway Coast and Glens	Ballycastle	50	0	50
Belfast	Lisburn and Castlereagh	Lambeg	0	50	50
North	Causeway Coast and Glens	Portrush	48	0	48
South	Armagh, Banbridge and Craigavon	Lurgan North	47	0	47
Belfast	Lisburn and Castlereagh	Castlereagh Urban	45	0	45
South	Ards and North Down	Comber	43	0	43
North	Mid and East Antrim	Cullybackey	0	40	40
North	Antrim and Newtownabbey	Ballyduff	39	0	39
North	Antrim and Newtownabbey	Rathcoole	38	0	38
North	Antrim and Newtownabbey	Whiteabbey	38	0	38
South	Ards and North Down	Groomspoint	0	35	35
South	Newry Mourne and Down	Saintfield	0	35	35
South	Mid Ulster	Moy	0	35	35
North	Causeway Coast and Glens	Dungiven	0	34	34
North	Antrim and Newtownabbey	Randalstown	34	0	34
South	Ards and North Down	Donaghadee	31	0	31
North	Antrim and Newtownabbey	Longlands/Bawnmore	30	0	30
North	Derry and Strabane	Eglinton	0	30	30
South	Ards and North Down	Portaferry	0	28	28
South	Newry Mourne and Down	Ardglass	0	25	25
Belfast	Lisburn and Castlereagh	Glenavy	0	25	25

Belfast	Lisburn and Castlereagh	Hillsborough	0	24	24
South	Newry Mourne and Down	Bessbrook	0	21	21
South	Newry Mourne and Down	Rostrevor	0	21	21
South	Newry Mourne and Down	Camlough	0	20	20
South	Newry Mourne and Down	Forkhill	0	20	20
South	Newry Mourne and Down	Killyleagh	0	20	20
North	Derry and Strabane	Strathfoyle	0	20	20
North	Mid and East Antrim	Kells	0	18	18
South	Newry Mourne and Down	Clough	0	17	17
South	Newry Mourne and Down	Crossgar	0	17	17
South	Armagh, Banbridge and Craigavon	Derrymacash/Derrytrasna/Kinnego	0	17	17
South	Newry Mourne and Down	Drumaness	0	15	15
South	Newry Mourne and Down	Killough	0	15	15
North	Mid and East Antrim	Camlough	0	15	15
North	Causeway Coast and Glens	Limavady	14	0	14
North	Antrim and Newtownabbey	Monkstown	14	0	14
North	Antrim and Newtownabbey	Parkgate/Templepatrick	0	13	13
North	Mid and East Antrim	Greenisland	12	0	12
South	Ards and North Down	Ballygowan	0	11	11
South	Newry Mourne and Down	Mayobridge	0	11	11
North	Causeway Coast and Glens	Ballykelly	0	11	11
South	Ards and North Down	Helens Bay	0	10	10
South	Ards and North Down	Greyabbey	0	10	10
South	Newry Mourne and Down	Newtowncloghoge	0	10	10
South	Fermanagh and Omagh	Omagh	10	0	10
South	Armagh, Banbridge and Craigavon	Portadown 1	10	0	10

South	Armagh, Banbridge and Craigavon	Lurgan South	10	0	10
North	Causeway Coast and Glens	Dunloy	0	10	10
North	Antrim and Newtownabbey	Hightown	10	0	10
North	Mid and East Antrim	Whitehead	0	10	10
North	Derry and Strabane	Claudy	0	10	10
South	Ards and North Down	Crawfordsburn	0	9	9
South	Newry Mourne and Down	Kilkeel	8	0	8
South	Newry Mourne and Down	Hilltown	0	8	8
South	Newry Mourne and Down	Mullaghbawn	0	8	8
North	Causeway Coast and Glens	Portballintrae	0	8	8
North	Causeway Coast and Glens	Greysteel	0	8	8
North	Causeway Coast and Glens	Cushendall	0	8	8
North	Antrim and Newtownabbey	Hyde Pk/Parkmount	8	0	8
North	Mid and East Antrim	Ahoghill	0	8	8
North	Mid and East Antrim	Broughshane	0	8	8
South	Ards and North Down	Kircubbin	0	7	7
North	Causeway Coast and Glens	Balnamore	0	7	7
North	Causeway Coast and Glens	Castlerock	0	7	7
North	Antrim and Newtownabbey	Rathfern	7	0	7
North	Antrim and Newtownabbey	Bleach Green	7	0	7
North	Antrim and Newtownabbey	Doagh	0	7	7
Belfast	Lisburn and Castlereagh	Culcavy	0	7	7
South	Ards and North Down	Carrowdore	0	6	6
South	Newry Mourne and Down	Ballyholland	0	6	6
South	Newry Mourne and Down	Meigh	0	6	6
South	Mid Ulster	Bellaghey	0	6	6

South	Mid Ulster	Castledawson	0	6	6
North	Causeway Coast and Glens	Waterfoot	0	6	6
North	Derry and Strabane	Newbuildings	0	6	6
North	Derry and Strabane	Nixons Corner	0	6	6
South	Newry Mourne and Down	Culloville	0	5	5
South	Mid Ulster	Maghera	0	5	5
South	Armagh, Banbridge and Craigavon	Middletown	0	5	5
North	Causeway Coast and Glens	Cloughmills	0	5	5
North	Causeway Coast and Glens	Bellarena/Magilligan/ Drumavalley	0	5	5
North	Derry and Strabane	Currynerin	0	5	5
North	Derry and Strabane	Drumahoe	0	5	5
Belfast	Lisburn and Castlereagh	Carryduff	5	0	5
South	Ards and North Down	Loughries	0	4	4
South	Fermanagh and Omagh	Arney/Ballanaleck	0	4	4
South	Armagh, Banbridge and Craigavon	Dromore	4	0	4
North	Causeway Coast and Glens	Stranocum	0	4	4
North	Causeway Coast and Glens	Foreglen	0	4	4
North	Causeway Coast and Glens	Rathlin	0	4	4
South	Ards and North Down	Ballyhalbert	0	3	3
South	Ards and North Down	Cloughey	0	3	3
South	Ards and North Down	Millisle	0	3	3
South	Mid Ulster	Moygashel	0	3	3
South	Fermanagh and Omagh	Ballinamallard	0	3	3
North	Causeway Coast and Glens	Ballymoney	3	0	3
North	Antrim and Newtownabbey	Ballynure	3	0	3
North	Derry and	Magheramason	0	3	3

	Strabane				
Belfast	Lisburn and Castlereagh	Maghaberry	0	3	3
Belfast	Lisburn and Castlereagh	Boardmills	0	3	3
North	Causeway Coast and Glens	Bendooragh	0	2	2
North	Causeway Coast and Glens	Ballintoy	0	2	2
North	Causeway Coast and Glens	Ballyvoy	0	2	2
North	Mid and East Antrim	Ballycarry	0	2	2
North	Derry and Strabane	Ballymagorry	0	2	2
Belfast	Lisburn and Castlereagh	Lower/Upper Ballinderry	0	2	2
South	Newry Mourne and Down	Strangford	0	1	1
South	Mid Ulster	Castlecaufield	0	1	1
South	Mid Ulster	Donaghmore	0	1	1
North	Antrim and Newtownabbey	Oakview/Roughfort	1	0	1
North	Mid and East Antrim	Larne	1	0	1
Belfast	Lisburn and Castlereagh	Moira	0	1	1

Contact Details

Contact with the Strategic Planning Section should be made in the first instance to:

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Contact with **Supporting People** should be made in the first instance to:

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