

Outcome: All people in Newry, Mourne and Down benefit from a clean, quality and sustainable environment

Indicator: Level of Quality Housing

Having adequate accommodation is at the top of the hierarchy of human material needs. Housing is the largest component of many households' expenditure and is central to people's ability to meet basic needs. In addition, poor housing conditions can affect people's health status (both mental and physical), family functioning's (e.g. relations between household members and the development of children) and the conduct of basic social activities such as inviting people home.

Measures: Quality of Social Housing

Housing Need

Level of Mixed Tenure Developments

Level of Affordable Housing

Quality of Social Housing – House Condition Survey 2011

LGD Name	Number of Dwellings	Percent of Non Decent Homes	Percent of Unfitness failures	Number of Households	Percent of Fuel Poor Households
Down	28,353	14%	4%	25,745	43 - 46%
Newry and Mourne	36,926	12-13%	5%	34,406	43 - 46%

We can see from the table that Down had a marginally higher percentage of non decent homes than Newry and Mourne but Newry and Mourne had a slightly higher percentage of unfitness failures. This data is however 5 years old but NIHE are conducting a new report this year which commenced at the end of May.

Quality of Social Housing - NIHE – Improving the Quality of Housing Stock

During 2015/16 38 mandatory repair grants to a value of £77k were approved during 2015/16. 38 repair grants completed during the year.

13 renovations were approved during the year with an approval value of £167k. 10 renovation grants completed.

5 home repair assistance grants were approved during the year with an approval value of £11k. 7 HRA grants completed

In NMDDC, 618 measures were carried out to private properties under the affordable warmth scheme in 2015/16.

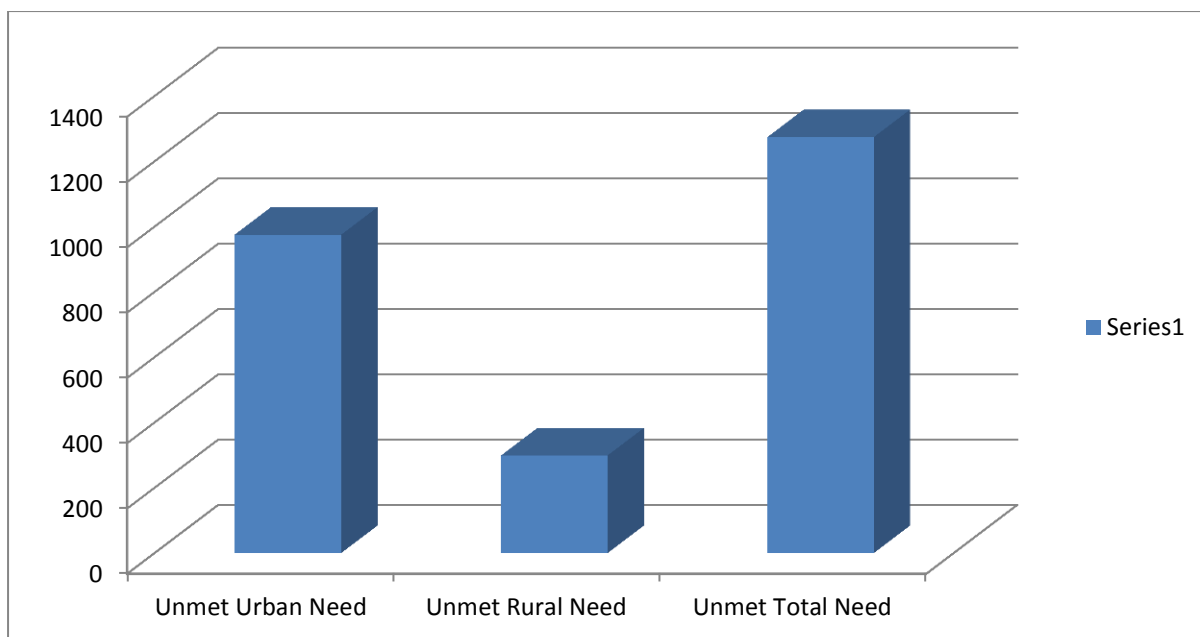
517 properties had boiler replaced across the district.

Housing Need – Unmet Social Housing Need

Unmet Social Housing Need (November 2015)

HNA	Unmet Urban Need	Unmet Rural Need	Unmet Total Need
Newry City	467	0	467
Newcastle	240	0	240
Warrenpoint	155	0	155
Downpatrick	105	0	105
Castlewellan	0	53	53
Saintfield	0	35	35
Ardglass	0	25	25
Bessbrook	0	21	21
Rostrevor	0	21	21
Camlough	0	20	20
Killyleagh	0	20	20
Clough	0	17	17
Crossgar	0	17	17
Drumaness	0	15	15
Mayobridge	0	11	11
Newtowncloghoge	0	10	10
Kilkeel	8	0	8
Hilltown	0	8	8
Mullaghbawn	0	8	8
Ballyholland	0	6	6
Meigh	0	6	6
Culloville	0	5	5
Strangford	0	1	1
Totals	975	299	1274

The table shows that there is a total unmet social housing need of 1274 in the Newry, Mourne and Down area. Of this 975 is unmet urban need with the remaining 299 as unmet rural need.



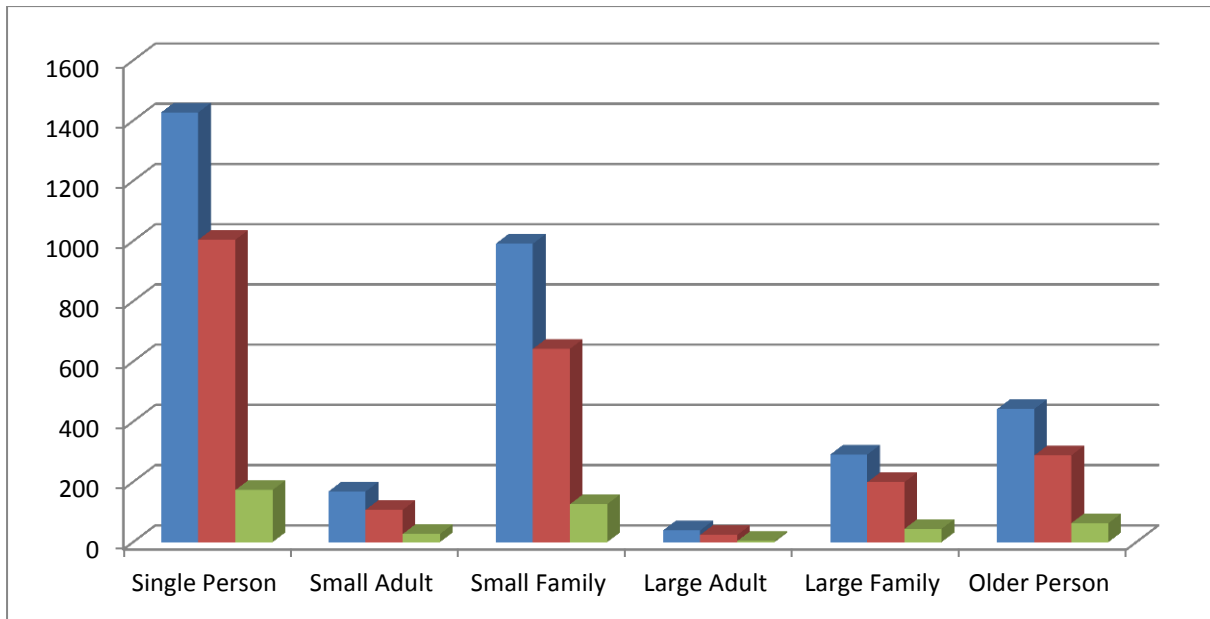
Housing Need by Applicant Type – March 2016

	Single Person	Small Adult	Small Family	Large Adult	Large Family	Older Person	Total
Housing Applicants	1427	168	991	39	291	442	3358
Applicants in Housing Stress	1004	107	642	24	199	288	2264
Allocation	173	27	126	4	44	63	437

At March 2016 there were a total of 3358 housing applicants on the waiting list. The majority of these were single persons accounting for 42.5% of the total. Older People were the third largest applicant type on the list accounting for 13.2% of the total.

The graph below displays the information below, with blue showing the number of applicants, red showing those that are in housing stress and green highlighting the allocation.

Household Composition of Housing Applicants at March 2016.



Social Housing Need NMDDC – 2015/20

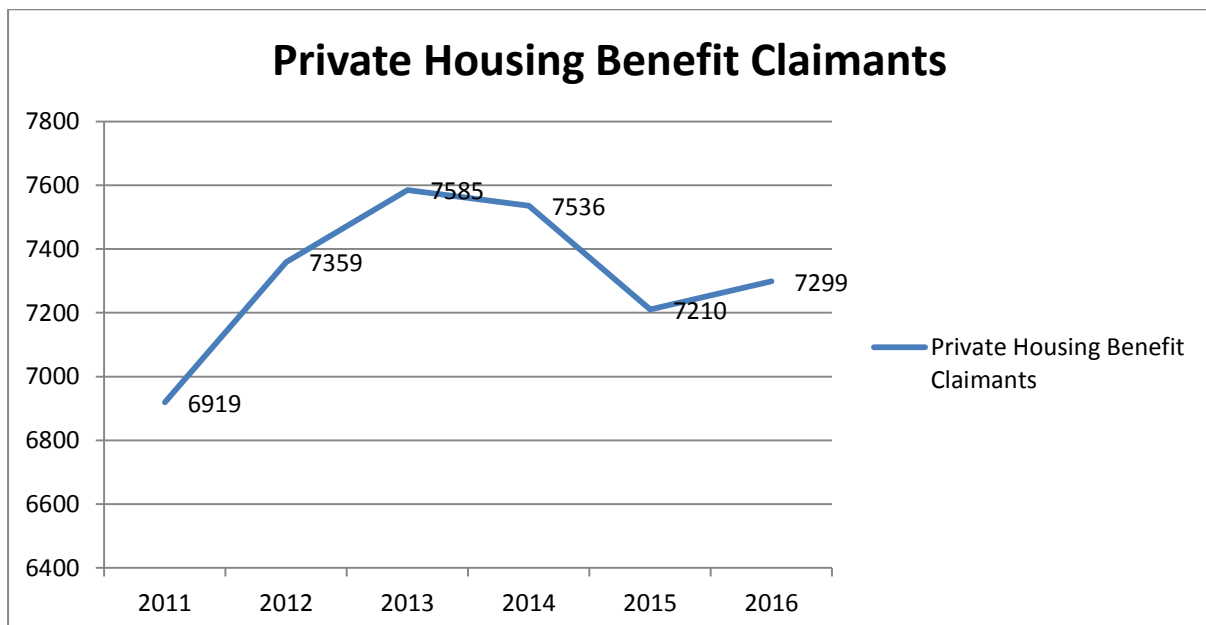
SETTLEMENT	SOCIAL HOUSING NEED 2015/20
Main Urban Centre	
Newry City	660
Towns	
Downpatrick	125
Ballynahinch	0
Newcastle	250
Crossmaglen	10
Kilkeel	8
Newtownhamilton	0
Warrenpoint	155
Villages	
Annsborough	0
Ardglass	30
Annalong/Long/Glassdrumman	0
Attical	0
Ballykinler	0
Ballymartin	0
Bessbrook/Derramore	65
Burren	3
Camlough	20
Castlewellan	85
Clough	25
Crossgar	45
Cullyhanna	0
Drumaness	15
Forkhill	20
Hilltown	8
Jonesborough	0
Killough	15
Killyleagh	20
Mayobridge	15
Meigh	15
Mullaghbawn	8
Rostrevor	30
Saintfield	35
Shrigley	0
Strangford	10
Spa	0
Small Settlements	
Belleek	0
Burrenbridge	0
Creggan	0

Culloville	5
Drumintee	0
Granite View	0
Kilcoo	0
Killeen	0
Kilmore	0
Lurganare/Barnmeen	0
Mullaghglass	0
Newtowncloghogue	10
Sliverbridge	0
The Commons/Ballyholland	6
Whitecross	0
NMDDC Total	1,693

The above table shows that the projected housing need across the whole district over the next 5 years is 1,693. The greatest social housing need is identified as Newry with 660 followed by Newcastle at 250.

Housing Need – Private Housing Benefit Claimants

At March 2016, 7299 private tenants in NMDDC were in receipt of housing benefit

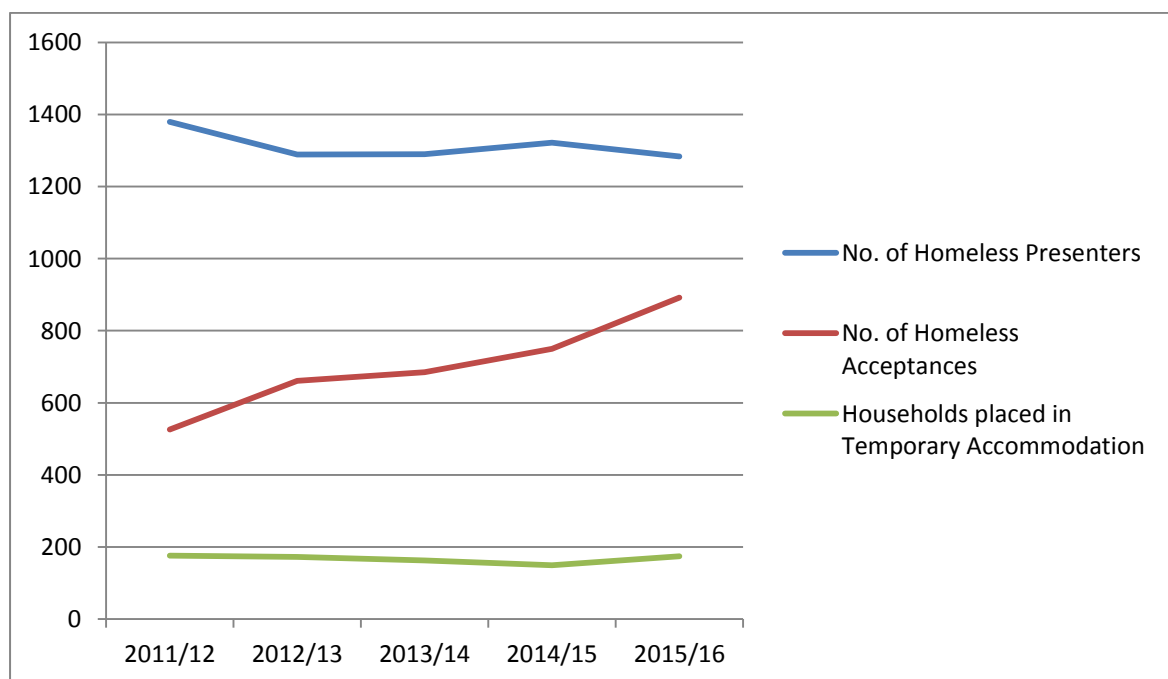


We can see from the graph that private housing benefit claimants had been increasing steadily from 2011 to 2014 and while there was a decrease between 2014 and 2015, it has again begun to climb in the past year.

Housing Need - Homelessness

The level of homelessness in NMDDC is also representative of the housing need across the district. The table and graph below shows the number of people presenting as homeless, those that were accepted and those placed in temporary accommodation for the period 2011/12 to 2015/16

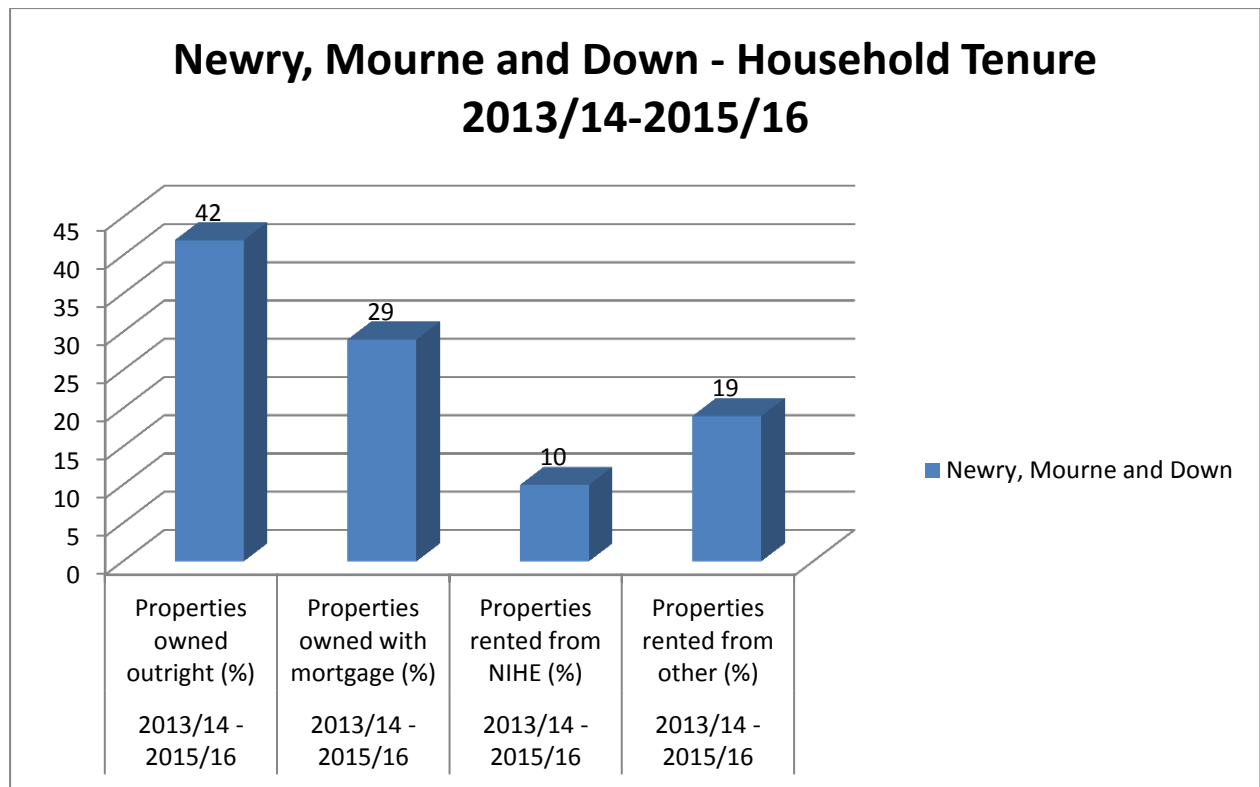
	No. of Homeless Presenters	No. of Homeless Acceptances	Households placed in Temporary Accommodation
2011/12	1379	526	176
2012/13	1289	661	172
2013/14	1290	685	163
2014/15	1322	750	149
2015/16	1283	892	174



The graph shows that the number presenting as homeless has fluctuated through the period with small increase and decreases.

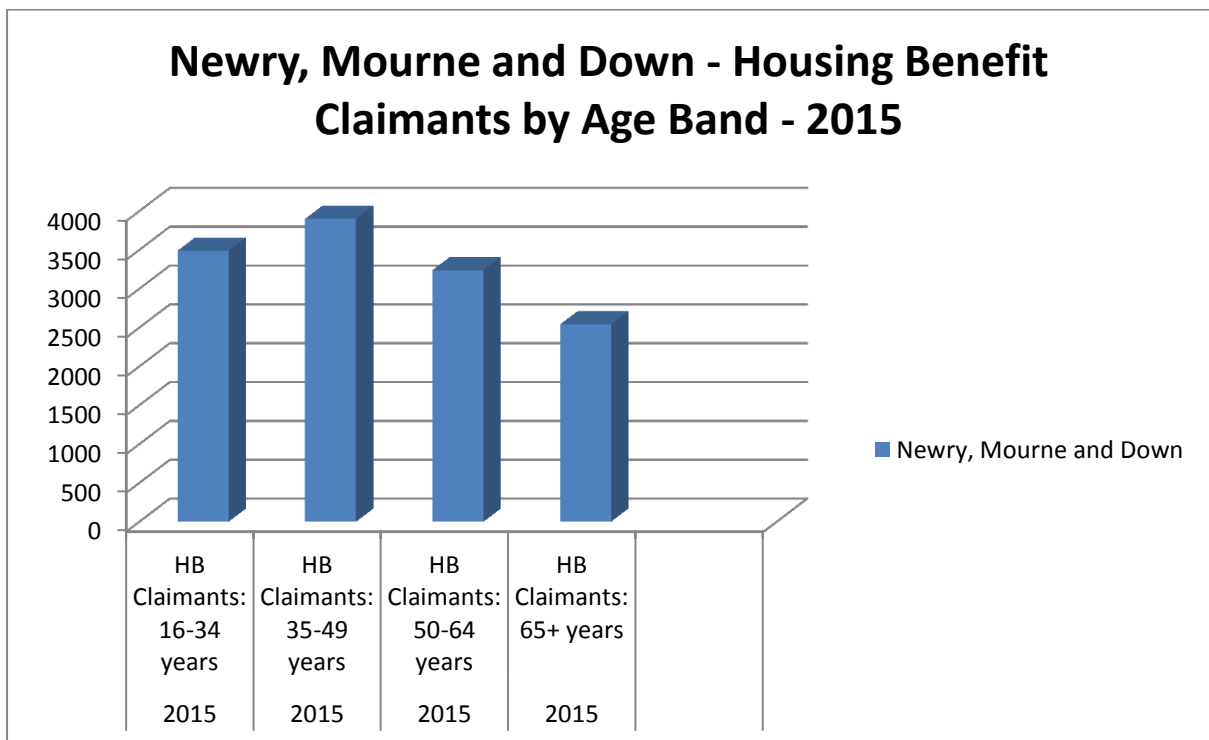
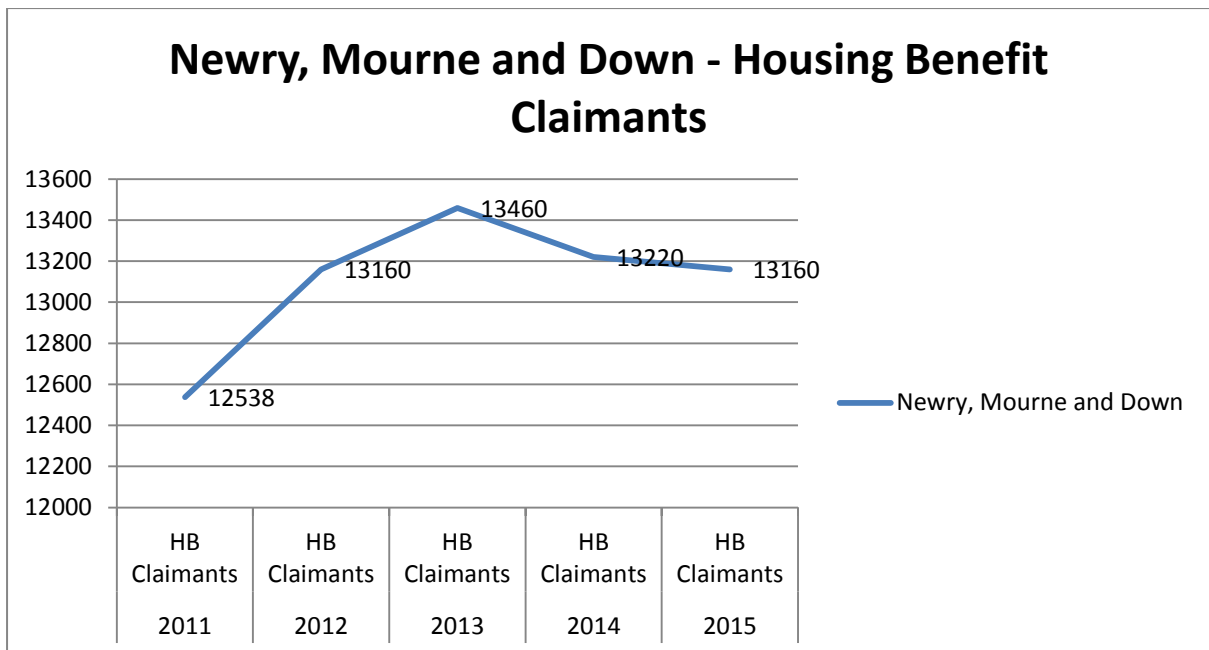
There has however been a marked increase in the number of homeless acceptances during this period.

Level of Mixed Tenure Developments – Household Tenure

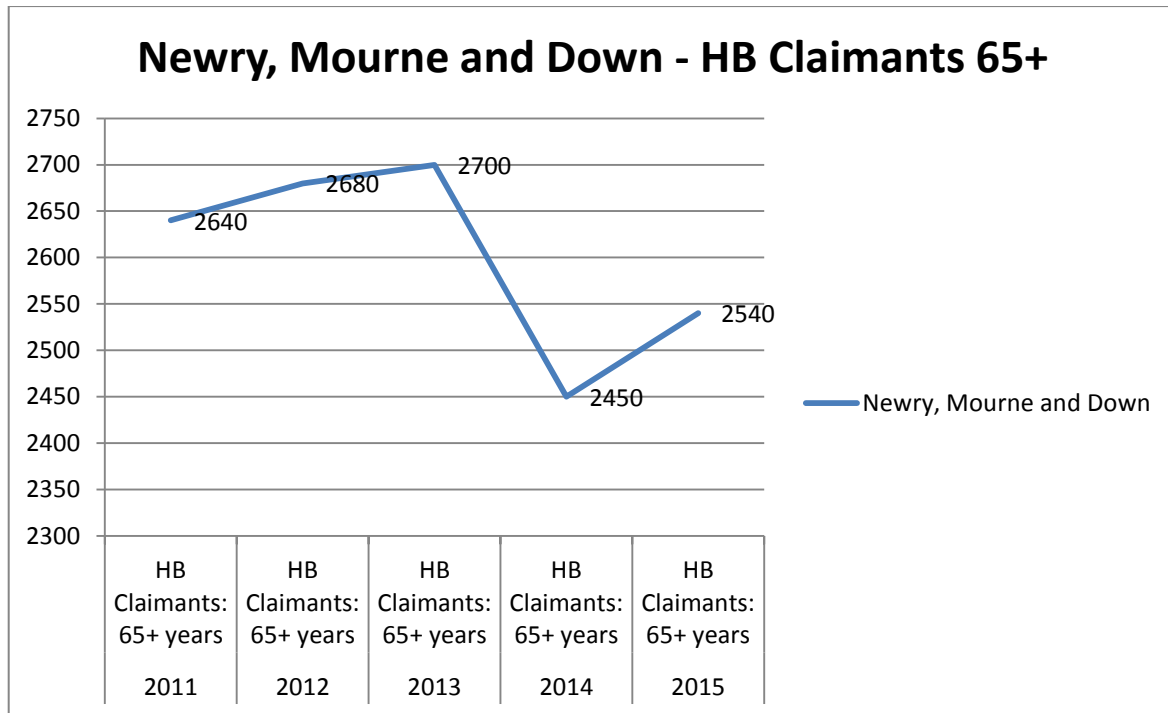


The data above is from the continuous Household Survey which is based on a systematic random of 4500 addresses. It shows that the majority of houses within NMD are owned outright (42%) with 10% rented from the NIHE.

Level of Affordable Housing – Housing Benefit Claimants



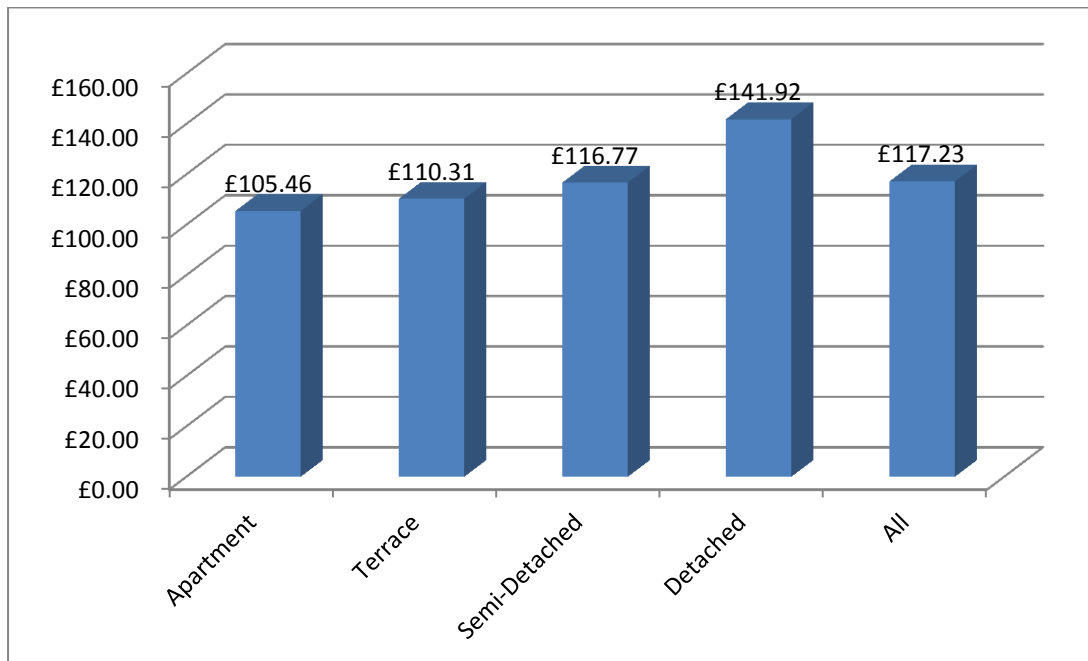
We can see from the first graph that housing benefit claimants peaked during 2013, when the recession was at its height and since then it has fallen significantly. The overall number of claimants in Newry, Mourne and Down has fallen slightly again between 2014 and 2015 with the highest number of claimants aged 35-49.



Looking specifically then at housing benefit claimants aged 65+ we see that there was a peak in numbers in 2013 which fell significantly in 2014. This number has been increasing steadily however in the past year which may be indicative of our ageing population and perhaps the number of older people in houses they cannot afford to run.

Level of Affordable Housing – Average Weekly Private Rent

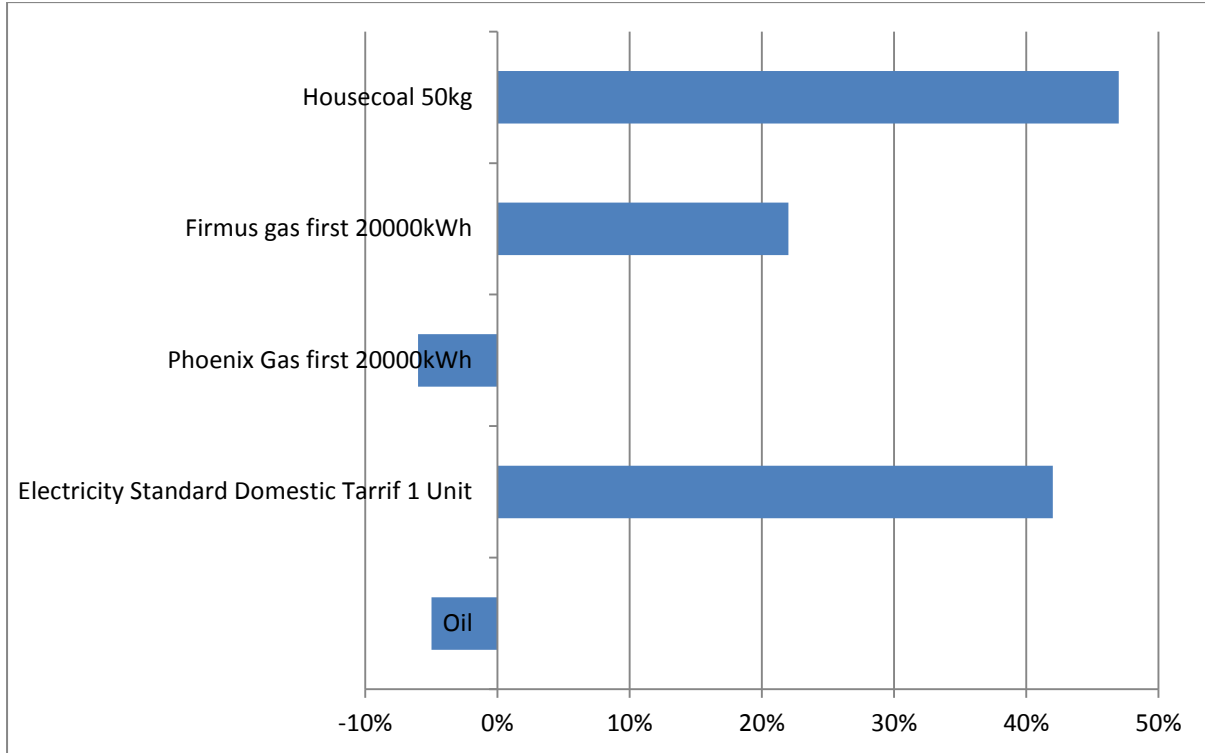
The chart below shows the average weekly private rent by house type in the NMDDC area, a study carried out by the University of Ulster.



We can see that the average price is £117.23, while a detached property averages at £141.92 per week.

Level of Affordable Housing – Household Heating Costs

% Change in Household Heating Costs April 2007- January 2016 (NI)



The chart shows that oil and phoenix gas prices have decreased by 5% and 6% respectively in the 9 year period analysed yet electricity, coal and firmus gas prices have all increased significantly. In fact coal is now 47% more expensive.