

Addendum to Housing & Settlement Paper - April 2016

This addendum replaces some of the figures stated in the original Housing & Settlement Paper due to the publication of new statistics by NISRA (Settlement details and Household projections) and NIHE (Mid & East Antrim Housing Investment Plan 2015-2019 and Mid & East Antrim Housing Needs Assessment Jan 2016). It should be noted that the figures in this addendum refer to the existing settlements within the existing area plans rather than the proposed new settlement hierarchy.

5.0 A PROFILE OF THE HOUSING STOCK IN MID & EAST ANTRIM DISTRICT

5.4 In 2001, just over 50% of households in Ballymena District were located in Ballymena town, by 2011 this had dropped slightly. This slight reduction in the percentage of households was also evident in Larne & Carrickfergus since 2001. Within Mid & East the percentage of households in villages increased slightly and those outside defined settlements in the open countryside increased very slightly.

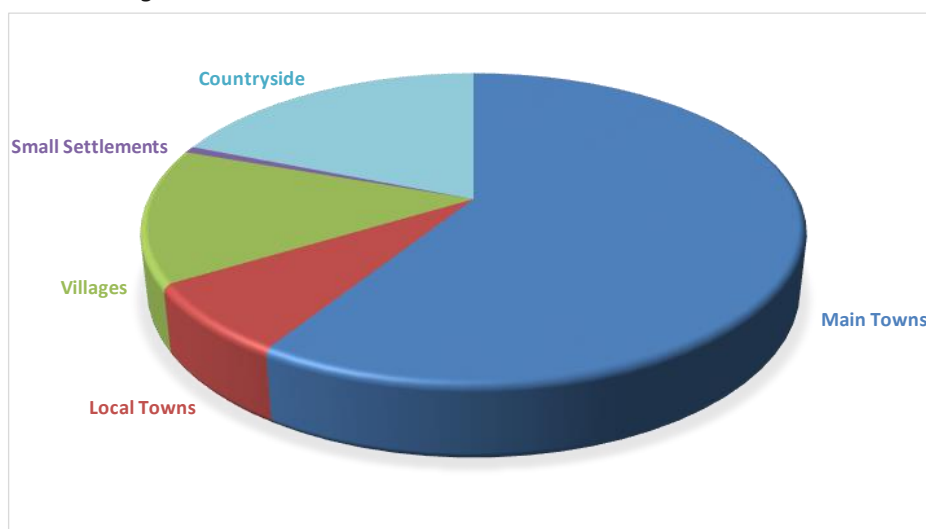
(Amended Table 5.2 & Amended Appendix D: Table D4). These figures illustrate the strength Larne town and particular Carrickfergus town exerts within their districts compared to Ballymena. The proportion of households in 'other settlements' i.e. villages & small settlements is around 20% in both Ballymena and Larne Districts but is much smaller in Carrickfergus District (0.4%).

Amended Table 5.2: Population & Household Distribution in Mid & East Antrim- 2011

	Ballymena District		Larne District		Carrickfergus District		Mid & East Antrim	
	Population	Households	Population	Households	Population	Households	Population	Households
Main Towns	46.0%	48.8%	58.1%	61.3%	71.3%	71.2%	56.2%	58.5%
Local Towns	n/a	n/a	n/a	n/a	23.7%	24.4%	6.8%	7.3%
Villages	20.1%	21.2%	18.3%	17.5%	n/a	n/a	13.9%	14.0%
Small Settlements	1.3%	1.2%	3.4%*	3.2%*	0.3%	0.4%	1.5%	1.4%
Total Urban	67.4%	71.2%	79.8%*	82.0%*	95.4%	96.0%	78.4%	81.2%
Rural Remainder	32.6%	28.8%	20.2%	18.0%	4.6%	4.0%	21.6%	18.8%
District Total	64,044	24,817	32,180	13,297	39,114	16,200	135,338	54,314

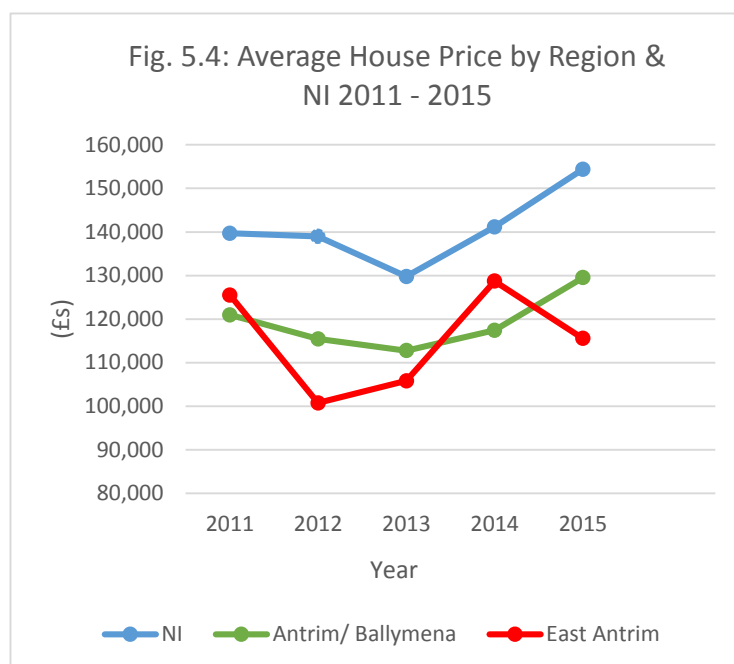
Source: 2011 Census Headcount and Household Estimates for Settlements Published 26/03/2015. Based on Settlement hierarchy in existing Area Plans. *Excludes 11 small settlements in Larne where the population and household totals were below the following thresholds: 20 or more households and 50 or more usual residents. The figures for these 11 have been included in Rural Remainder totals

Amended Fig. 5.1 Household distribution in Mid & East Antrim- 2011



SOCIAL HOUSING & AFFORDABILITY

5.14 Average house prices in NI steadily declined between 2011 and 2013, a decrease of 7.1%. By 2015, the picture had changed, with average house prices increasing by 19%. Within Antrim/Ballymena, average house prices followed a similar trend overall, although consistently lower than for NI. Between 2011 and 2013, average house prices declined by 6.8% and then increased by 10.7% in the two years to September 2015, reaching a 5 year high. East Antrim has followed a similar trend to NI until 2015 when prices reduced by 10.2%. This is largely down to the reduced price structure of terraced/townhouses and detached houses (See Fig. 5.4)



Amended Table 5.11: Housing Applicants on Waiting List- March 2015

	NIHE Tenants	HA New Build Starts	Waiting List Applicants	Number in Housing Stress	Total Allocations
Mid & East Antrim	5,800	60	2,852	1,509	572

Source: NIHE- Mid & East Antrim Housing Investment Plan 2015-2019

5.15 When examining affordability, it is important to note that planning cannot control house prices which are primarily influenced by factors such as interest rates and the availability of lending. Therefore, affordability in both urban and rural areas and meeting the needs of migrant workers, single parents, young people and the elderly is addressed through the provision of social housing. Neither of the existing area plans for Ballymena or Larne zoned sites specifically for social housing and therefore its provision is dealt with through the development management process. BMAP did however zone a number of sites for social housing.

5.16 The NIHE waiting list can be utilised to determine the pressure for social housing in an area. In Mid & East Antrim 38% of those categorised as being in "housing stress" were accommodated in 2015 (Amended Table 5.11).

5.17 In Mid & East Antrim singles, the elderly and small adult households account for 72% of those waiting list applicants in housing stress. These figures indicate a need for smaller housing units.

5.18 There is a requirement for more social and affordable rural housing in Mid & East Antrim. At March 2015 there were 365 applicants for rural parts of the Borough in housing stress (24% of the total waiting list), 258 of whom were deemed as homeless. Ahoghill, Ballycarry, Carnlough, Glenravel, Kells and Whitehead have all featured on the NIHE unmet needs prospectus this year, but to date new build schemes have only be programmed for the larger rural settlements of Cullybackey and Broughshane.

5.19 Social Housing is also met by Housing Associations. The Census 2011 indicates that social housing stock (NIHE & Housing Associations) accounts for 6,416 households in Mid & East Antrim District representing 11.8% of total households which is some 3% less than the Northern Ireland figure (Appendix E: Table E6).

5.20 Social housing needs are influenced by affordability of housing, accessibility to finance, job/income status and family circumstances.

5.21 NIHE based the most recent annual Housing Needs Assessment (HNA) on the March 2015 waiting list. It is projected that Mid & East Antrim District will require 935 units between 2015-2020, spread across 13 settlements within the existing districts. Ballymena District, in particular Ballymena town has the largest need (Amended Tables 5.12, 5.13 & 5.14).

Amended Table 5.12: Social HNA 2015-2020 Ballymena

Settlement	5 Year Projected Social Housing Need 2015-2020
District Town	
Ballymena Town	450
Villages	
Ahoghill	35
Broughshane	53
Glenravel	6
Cullybackey	40
Kells	23
Portglenone	10
Total	617

Source: Mid & East Antrim Housing Needs Assessment Jan 2016

SPECIALISED HOUSING NEED

5.22 People present themselves as homeless for many reasons, the casual factors of which may include marriage/house sharing breakdown, family/relationship disputes and unsuitability of accommodation. NIHE, Housing Associations and other agencies are responsible for providing temporary accommodation for homeless people, Travellers as well as the provision and allocation of “supported housing”, which also provides rehabilitation for those who are elderly or disabled.

Table 5.15: Levels of Homelessness in Mid & East Antrim 2010-2015

Year	No. Presented	No. of Homeless Acceptances	Households placed in temporary accom.
2010/11	1,695	886	183
2011/12	1,565	672	170
2012/13	1,465	779	170
2013/14	1,417	724	155
2014/15	1,489	814	133

Amended Table 5.13: Social HNA 2015-2020 Carrickfergus

Settlement	5 Year Projected Social Housing Need 2015-2020
District Town	
Carrickfergus Town	270
Other Towns	
Whitehead	10
Greenisland	12
Total	292

Source: Mid & East Antrim Housing Needs Assessment Jan 2016

Amended Table 5.14: Social HNA 2015-2020 Larne

Settlement	5 Year Projected Social Housing Need 2015-2020
District Town	
Larne Town	9
Villages	
Ballycarry	2
Carnlough	15
Total	26

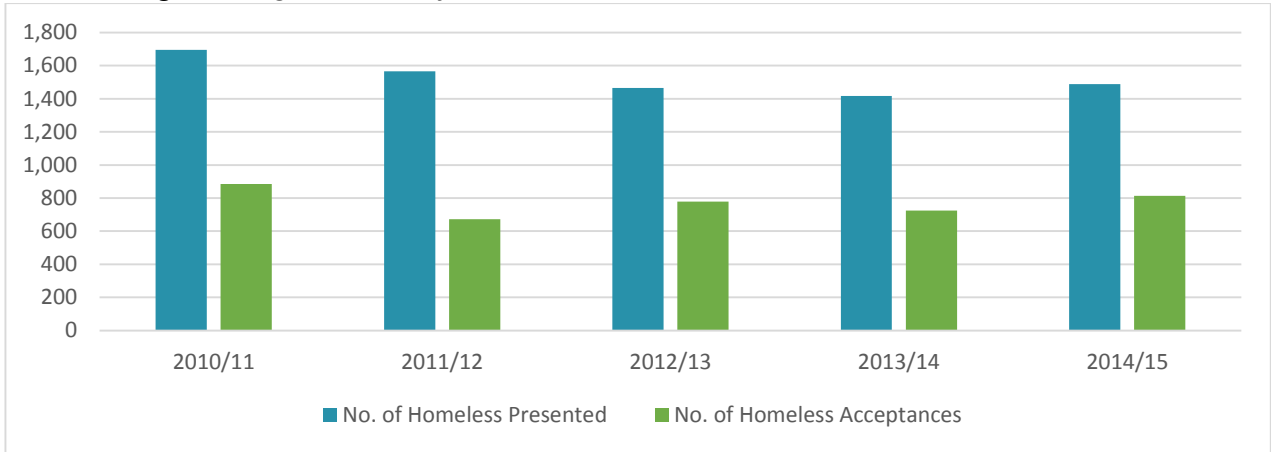
Source: Mid & East Antrim Housing Needs Assessment Jan 2016

5.23 Between 2013/14 and 2014/15 there has been an increase of 5% in the number of persons presenting themselves as homeless following a steady fall in numbers since 2010 (Amended Table 5.15 & Amended Fig. 5.6).

5.24 No social housing need has currently been identified for Travellers in Mid & East Antrim Borough (NIHE Housing Needs Assessment, Jan 2016). A new 3-year Traveller Accommodation Assessment (2015-2018) will be formulated to reflect the finding of the assessment.

5.25 NIHE assists vulnerable people through its ‘Supporting People’ programme offering long term support (sheltered accommodation & homes for life) and short term support (temporary accommodation).

Amended Fig. 5.6: Fig. 5.6 Levels of Homelessness in Mid & East Antrim 2010-2015



Source: Mid & East Antrim Housing Investment Plan 2015-2019

6.0 THE NEED FOR ADDITIONAL HOUSING STOCK

6.1 In the RDS 2035, the Housing Growth Indicators (HGIs) for 2008-2025 (17 year period) have been set at **6,400** dwellings for Ballymena District and **3,900** in Larne District. Carrickfergus District had not been disentangled from the Belfast Metropolitan Urban Area total but a working estimate of 3,700 was being used. Across the district this equated to approximately **823.52** dwellings per year. When projected further to 2030, the figures are **8,282** for Ballymena District, **5,047** for Larne District & **4,788** for Carrickfergus (Table 6.1).

On 22nd January 2016 DRD published revised Housing Growth Indicators. These figures were confirmed in April 2016. The latest HGIs use 2012 based household projections and therefore are calculated for the time period 2012-2025 (13 years). The HGIs have been calculated for Northern Ireland and also for each of the 11 Local Government Districts. The projected new dwelling requirement 2012-2025 for Mid & East Antrim is **5,400**. This now equates to approximately **415.38** dwellings per year, almost a 50% reduction (49.5%) on the previous HGI per year. When projected further to 2030, the figure is **7,477**.

Table 6.1b: New HGI in Mid & East Antrim District- Confirmed April 2016

	HGI 2012-2025	HGI 2008-2030
Mid & East Antrim	5,400	7,477

The NISRA 2008-based household projections used in the initial Housing & Settlement Paper estimated that the number of households in Mid & East Antrim District could increase by an additional **8,467** households between 2015 & 2030.

The 2012-based household projections release by NISRA on 26th March 2015 replace the 2008-based projections. The projections of numbers of households by LGD is based on 2012 population projections, and using trends in household formation between the 2001 and 2011 Census. As highlighted in the table above (Amended Table 6.2) it is now estimated that the number of households in Mid & East Antrim District will only increase by **3,161** between 2015 and 2030. This is a significant reduction from the earlier estimates (5,306 less) but is consistent with the 2012-based population projections which estimate population growth at a lower rate than the 2008-based population projections.

Amended Table 6.2: Household Projections 2015-2030

	2015	2020	2025	2030	2015-2030
Northern Ireland	721,860	743,460	768,279	789,858	67,998
Mid & East Antrim	55,396	56,513	57,757	58,557	3,161
Ballymena	25,488	26,234	27,052		
Carrickfergus	16,353	16,498	16,671		
Larne	13,555	13,781	14,034		

Source: NISRA Household Projections (2012 based)

Amended APPENDICES

Amended APPENDIX D **Population and Household Distribution**

Amended Table D1: Ballymena District Settlements Households and Populations 1991, 2001 & 2011

Ballymena Settlements	1991 Borough Totals				2001 Borough Totals				2011 Borough Totals			
	Households	%	Population	%	Households	%	Population	%	Households	%	Population	%
Towns												
Ballymena	10,010	52.3%	28,717	50.7%	11,323	51.3%	28,717	49.0%	12,105	48.8%	29,467	46.0%
Town total	10,010	52.3%	28,717	50.7%	11,323	51.3%	28,717	49.0%	12,105	48.8%	29,467	46.0%
Villages												
Ahoghill	775	4.0%	2,260	4.0%	1,163	5.3%	3,055	5.2%	1,320	5.3%	3,403	5.3%
Broughshane	695	3.6%	1,873	3.3%	953	4.3%	2,364	4.0%	1,235	5.0%	2,851	4.5%
Cargan	Not available				144	0.7%	411	0.7%	223	0.9%	588	0.9%
Clough	71	0.4%	205	0.4%	42	0.2%	105	0.2%	90	0.4%	220	0.3%
Cullybackey	859	4.5%	2,434	4.3%	1,020	4.6%	2,405	4.1%	1,088	4.4%	2,569	4.0%
Kells/Connor	505	2.6%	1,415	2.5%	684	3.1%	1,745	3.0%	808	3.3%	2,053	3.2%
Portglenone	405	2.1%	1,243	2.2%	481	2.2%	1,219	2.1%	498	2.0%	1,174	1.8%
Villages total	3310	17.3%	9430	16.6%	4,487	20.3%	11,304	19.3%	5,262	21.2%	12,858	20.1%
Small Settlements												
Cromkill	48	0.3%	139	0.2%	N/A				N/A			
Dunminning	31	0.2%	88	0.2%								
Glarryford	39	0.2%	99	0.2%								
Gracehill	244	1.3%	681	1.2%								
Grange Corner	Not available				102	0.5%	282	0.5%	191	0.8%	468	0.7%
Martinstown	Not available				102	0.5%	285	0.5%	108	0.4%	345	0.5%
Villages & small settlements total	3,672	19.2%	10,437	18.4%	4,691	21.3%	11,871	20.3%	5,561	22.4%	13,671	21.3%
Urban total	13,682	71.5%	39,154	69.1%	16,014	72.6%	40,588	69.3%	17,666	71.2%	43,138	67.4%
Rural remainder total	5,455	28.5%	17,487	30.9%	6,046	27.4%	18,022	30.7%	7,151	28.8%	20,906	32.6%
Ballymena Borough Total	19,137		56,641		22,060		58,610		24,817		64,044	

Source: 1991 NI Census Town and Villages Booklets & 1991 Census Summary Report Table 3, NISRA 2001 Census Table KS01 published in 2005 & KS20, 2011 Census Headcount and Household Estimates for Settlements Published 26/03/2015

Amended Table D2: Carrickfergus District Settlements Households and Populations 1991, 2001 & 2011

Carrickfergus Settlements	1991 Borough Totals				2001 Borough Totals				2011 Borough Totals			
	Households	%	Population	%	Households	%	Population	%	Households	%	Population	%
Towns												
Carrickfergus	8,206	69.1%	22,885	69.9%	10,592	71.6%	27,201	69.5%	11,536	71.2%	27,903	71.3%
Greenisland Urban Area	1,862	15.7%	4,967	15.2%	2,043	13.8%	5,050	12.9%	2,324	14.3%	5,484	14.0%
Whitehead	1,429	12.0%	3,761	11.5%	1,534	10.4%	3,702	9.5%	1,633	10.1%	3,786	9.7%
Towns total	11,497	96.9%	31,613	96.5%	14,169	95.8%	35,953	91.9%	15,493	95.6%	37,173	95.0%
Villages												
None	0	0.0%	0	0.0%	0	0.0%	0	0.0%	-		-	
Small Settlements												
Knocknagulliagh	Not available				Forms part of aggregate figure below				22	0.1%	52	0.1%
Trooperslane	Not available				Forms part of aggregate figure below				37	0.2%	84	0.2%
Aggregate Figure for Small Settlements	Not available				66	0.4%	141	0.4%				
Small settlements total	Not available				66	0.4%	141	0.4%	59	0.4%	136	0.3%
Urban total	11,497	96.9%	31,613	96.5%	14,235	96.3%	36,094	92.3%	15,552	96.0%	37,309	95.4%
Rural remainder total	373	3.1%	1,137	3.5%	550	3.7%	3,020	7.7%	648	4.0%	1,805	4.6%
Carrickfergus Borough Total	11,870		32,750		14,785		39,114		16,200		39,114	

Source: NISRA The NI Census 1991 Towns and Villages Booklet, 2001 Census Key Statistics for Settlements Tables & Tables: KS01,STU500&KS21, 2011 Census Headcount and Household Estimates for Settlements Published 26/03/2015

Amended Table D3: Larne District Settlements Households and Populations 1991, 2001 & 2011

Larne Settlements	1991 Borough Totals				2001 Borough Totals				2011 Borough Totals											
	Households	%	Population	%	Households	%	Population	%	Households	%	Population	%								
Towns																				
Larne (inc Millbrook)	6,620	63.6%	18,067	61.4%	7,644	62.4%	18,228	59.1%	8,152	61.3%	18,705	58.1%								
Town total	6,620	63.6%	18,067	61.4%	7,644	62.4%	18,228	59.1%	8,152	61.3%	18,705	58.1%								
Villages																				
Ballycarry	346	3.3%	1,010	3.4%	370	3.0%	981	3.2%	536	4.0%	1,371	4.3%								
Ballygalley	182	1.7%	496	1.7%	293	2.4%	714	2.3%	333	2.5%	818	2.5%								
Ballystrudder	185	1.8%	489	1.7%	306	2.5%	781	2.5%	389	2.9%	992	3.1%								
Carnlough	454	4.4%	1,493	5.1%	497	4.1%	1,444	4.7%	563	4.2%	1,512	4.7%								
Glenarm	211	2.0%	603	2.0%	243	2.0%	582	1.9%	242	1.8%	564	1.8%								
Glynn	147	1.4%	384	1.3%	259	2.1%	641	2.1%	267	2.0%	632	2.0%								
Villages total	1,525	14.7%	4,475	15.2%	1,968	16.1%	5,143	16.7%	2,330	17.5%	5,889	18.3%								
Small Settlements																				
Browns Bay	Not available				Forms part of aggregate figure below				Not available											
Carnageer																				
Carnalbanagh																				
Carncastle	22	0.2%	63	0.2%	27	0.2%	66	0.2%	36	0.3%	101	0.3%								
Crosshill	Not available				Forms part of aggregate figure below				24	0.2%	80	0.2%								
Deerpark									Not available											
Drumcrow																				
Ferris Bay																				
Feystown																				
Garron Point																				
Glenoe	30	0.3%	91	0.3%	42	0.3%	87	0.3%	41	0.3%	105	0.3%								
Kilwaughter	Not available				Forms part of aggregate figure below				Not available											
Magheramorne													30	0.2%	75	0.2%	86	0.6%	215	0.7%
Mill Bay													42	0.3%	93	0.3%	40	0.3%	103	0.3%
Mounthill													27	0.2%	69	0.2%	46	0.3%	114	0.4%
Mullaghboy													123	1.0%	294	1.0%	148	1.1%	364	1.1%
Raloo	25	0.2%	74	0.3%	Forms part of aggregate figure below				Not available											
Straidkilly	Not available																			
Aggregate Figure for small settlements	Not available				399	3.3%	930	3.0%	Not available											
Villages & small settlements total	3,127	30.0%	9,178	31.2%	2,367	19.3%	6,073	19.7%	2,751*	20.7%	6,971*	21.7%								
Urban total	8,222	79.0%	27,245	92.6%	10,011	81.7%	24,301	78.8%	10,903*	82.0%	25,676*	79.8%								
Rural remainder total	2,187	21.0%	2,174	7.4%	2,239	18.3%	6,531	21.2%	2,394	18.0%	6,504	20.2%								
Larne Borough Total	10,409		29,419		12,250		30,832		13,297		32,180									

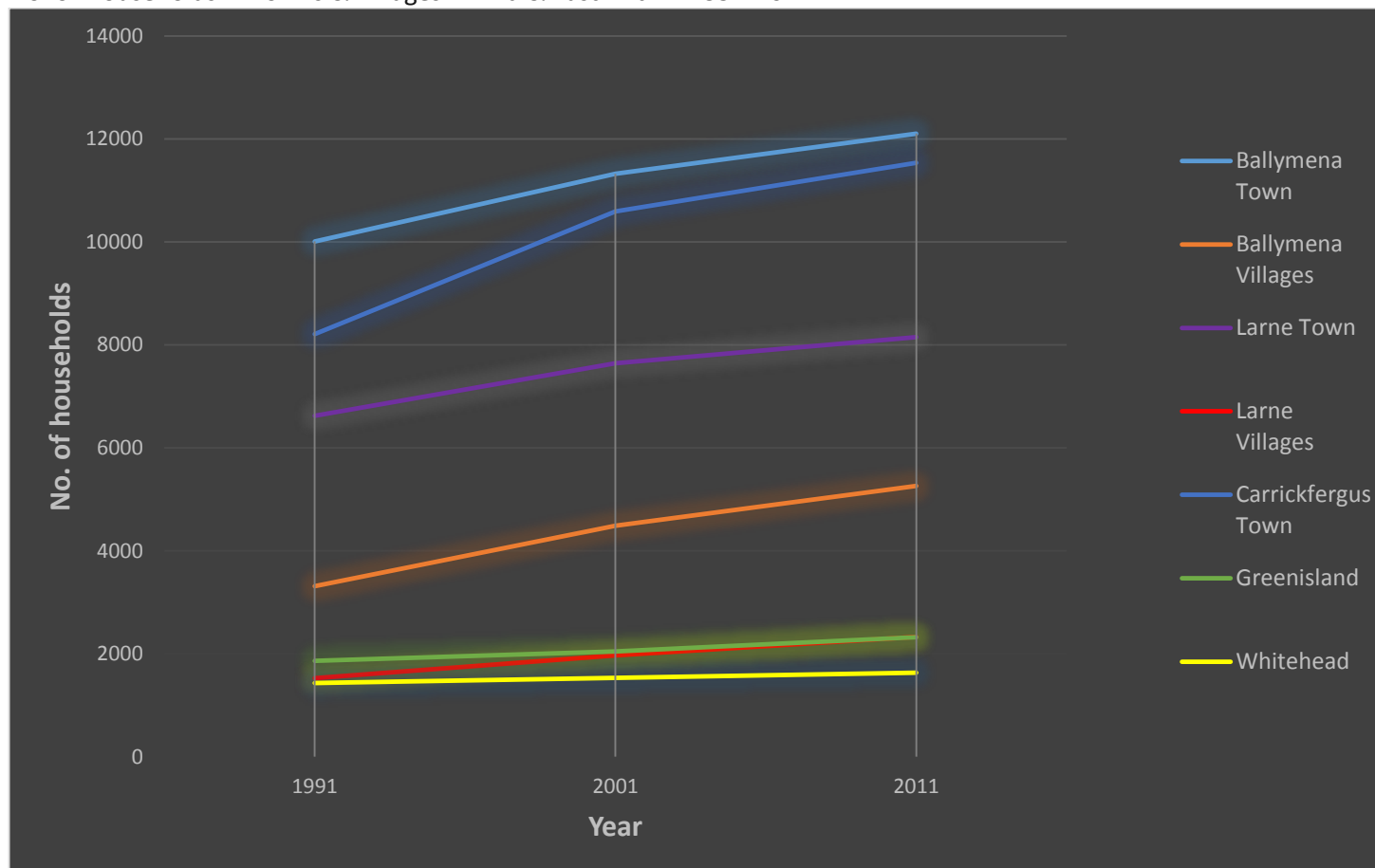
Source: 1991 NI Census Town and Villages Booklets & 1991 Census Summary Report Table 3, NISRA 2001 Census Key Statistics for Settlements Tables & Tables: KS01, STU500&KS21, 2011 Census Headcount and Household Estimates for Settlements Published 26/03/2015. * Excludes 11 small settlements where the population and household totals were below the following thresholds: 20 or more households and 50 or more usual residents.

Amended Table D4: Population & Household Distribution in Mid & East Antrim- 2011

	Ballymena District		Larne District		Carrickfergus District		Mid & East Antrim	
	Population	Households	Population	Households	Population	Households	Population	Households
Main Towns	29,467 46.0%	12,105 48.8%	18,705 58.1%	8,152 61.3%	27,903 71.3%	11,536 71.2%	76,075 56.2%	31,793 58.5%
Local Towns	n/a	n/a	n/a	n/a	9,270 23.7%	3,957 24.4%	9,270 6.8%	3,957 7.3%
Villages	12,858 20.1%	5,262 21.2%	5,889 18.3%	2,330 17.5%	n/a	n/a	18,747 13.9%	7,592 14.0%
Small Settlements	813 1.3%	299 1.2%	1,082 3.4%*	421 3.2%*	136 0.3%	59 0.4%	2,031 1.5%	779 1.4%
Total Urban	43,138 67.4%	17,666 71.2%	25,676* 79.8%*	10,903* 82.0%*	37,309 95.4%	15,552 96.0%	106,123 78.4%	44,121 81.2%
Rural Remainder	20,906 32.6%	7,151 28.8%	6,504 20.2%	2,394 18.0%	1,805 4.6%	648 4.0%	29,215 21.6%	10,193 18.8%
District Total	64,044 100%	24,817 100%	32,180 100%	13,297 100%	39,114 100%	16,200 100%	135,338 100%	54,314 100%

Source: 2011 Census Headcount and Household Estimates for Settlements Published 26/03/2015. Based on Settlement hierarchy in existing Area Plans. *Excludes 11 small settlements in Larne where the population and household totals were below the following thresholds: 20 or more households and 50 or more usual residents. The figures for these 11 have been included in Rural Remainder totals

No. of Households in Towns & Villages in Mid & East Antrim 1991-2011



Amended APPENDIX J Population & Household Projections

Amended Table J2: Household Projections 2008-2030 detailing % increase year on year

	Northern Ireland	Mid & East Antrim	Ballymena	Carrickfergus	Larne
2012	708,603	54,680	25,044	16,254	13,382
	+0.58%	+0.40%	+0.54%	+0.19%	+0.37%
2013	712,712	54,897	25,180	16,285	13,432
	+0.64%	+0.45%	+0.63%	+0.21%	+0.41%
2014	717,287	55,145	25,338	16,320	13,487
	+0.64%	+0.46%	+0.59%	+0.20%	+0.50%
2015	721,860	55,396	25,488	16,353	13,555
	+0.60%	+0.39%	+0.56%	+0.14%	+0.37%
2016	726,169	55,613	25,632	16,376	13,605
	+0.57%	+0.38%	+0.56%	+0.17%	+0.29%
2017	730,299	55,825	25,776	16,404	13,645
	+0.59%	+0.41%	+0.61%	+0.13%	+0.39%
2018	734,608	56,055	25,932	16,425	13,698
	+0.59%	+0.41%	+0.57%	+0.21%	+0.34%
2019	738,964	56,285	26,081	16,460	13,744
	+0.61%	+0.41%	+0.59%	+0.23%	+0.27%
2020	743,460	56,513	26,234	16,498	13,781
	+0.61%	+0.44%	+0.61%	+0.18%	+0.42%
2021	748,002	56,760	26,394	16,527	13,839
	+0.65%	+0.48%	+0.63%	+0.27%	+0.43%
2022	752,856	57,031	26,560	16,572	13,899
	+0.68%	+0.46%	+0.63%	+0.29%	+0.35%
2023	757,946	57,294	26,727	16,620	13,947
	+0.70%	+0.45%	+0.67%	+0.16%	+0.37%
2024	763,271	57,551	26,906	16,646	13,999
	+0.66%	+0.36%	+0.54%	+0.15%	+0.25%
2025	768,279	57,757	27,052	16,671	14,034
	+0.61%	+0.33%	+0.56%	+0.04%	+0.24%
2026	772,931	57,948	27,203	16,678	14,067
	+0.60%	+0.35%	+0.61%	+0.04%	+0.22%
2027	777,590	58,153	27,370	16,685	14,098
	+0.58%	+0.29%			
2028	782,099	58,324			
	+0.51%	+0.21%			
2029	786,125	58,448			
	+0.47%	+0.19%			
2030	789,858	58,557			

Source: NISRA Household Projections (2012-based) published on 26 March 2015 based from HHP12_NI & HHP12_LGD2014 & HHP12_LGD1992