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**MID ULSTER**

**Position Paper – Housing Allocation**

Addendum – Revised HGI figures

**June 2016**

**Housing Growth Indicators (HGIs)**

The Mid Ulster Housing Allocation Paper published July 2015, used Housing Growth Indicators (HGIs) to provide an estimate of future housing need in Mid Ulster. The figures use household projections produced by NISRA as their basis. The figures are therefore based on current population/household formation trends making the assumption that these trends will continue into the future. They should therefore be used for guidance rather than seen as a cap on housing development in the area or a target to be achieved.

The HGIs that were used to inform the Mid Ulster Housing Allocation paper were contained within the Regional Development Strategy 2035 published in March 2012 and were based on 2008 data. The HGI figures in the RDS 2035 are based over the period 2008-2025 and state that the housing need for each former LGD within the Mid Ulster District area were as follows;

| **FORMER LGD** | **HGI 2008-2025** |
| --- | --- |
| COOKSTOWN | 3,700 |
| DUNGANNON | 5,000 |
| MAGHERAFELT | 4,600 |
| **TOTAL** | **13,300** |

The above total was then extrapolated out over the plan period to give a figure for the total housing requirement for Mid Ulster from 2008-2030. This revealed a total housing allocation over this period of **17,020 (2008-2030).** This method is laid out below:

| **FORMER LGD** | **HGI 2008-2025** | **PER YEAR / PRO RATA** | **2008-2030 FIGURE** |
| --- | --- | --- | --- |
|  | **18 years** |  | **23 Years** |
| COOKSTOWN | 3,700 | 206 | 4,738 |
| DUNGANNON | 5,000 | 278 | 6,394 |
| MAGHERAFELT | 4,600 | 256 | 5,888 |
| **TOTAL** | **13,300** | **740** | **17,020** |

The Housing Allocation paper for Mid-Ulster July 2015 took the period 2008 – 2025 as 18 years. Upon further examination of this data the total allocation should have been dived by 17 years, in line with the RDS 2035. The revised calculation provides an allocation of approximately **780** units per year. Resulting in a total allocation over the period 2008-2030 of **17160**, over 22 years.

Based on the 2008 HGI figures this would result the total number of units over the plan period (2015-2030) as 780 x 15 years results in **11700.**

Throughout the body of the text in the housing allocation paper the reader was informed that the figures were provisional and were likely to be revised downwards in response to the Department of Regional Development (DRD) when revised HGI figures were published.

The latest HGIs figures have been published in April 2016 by the DRD, and use 2012 based household projections and have been calculated for the time period 2012-2025. The HGIs have been calculated for Northern Ireland and also for each of the 11 Local Government Districts (LGDs). Based on published data for Mid Ulster the projected new dwelling requirement for the period 2012-2025 is **9500.**

To draw comparison between the 2008 based HGI figures and the most recent 2012 HGI figures, we must firstly apply the same methodology to arrive at the total allocation over the Plan Period (2015-2030). The updated figures are for the period 2012-2025 (13years) to obtain the yearly allocation the total of 9500 divided by the number of years we arrive at approximately 730 units per year. This results in the total allocation of 730 x 15 years (2015-2030) **10950.**

This results in a downward revision in the housing allocation across Mid-Ulster over the plan period from 2015 – 2030 of a reduction of **750** units in total.

The DRD publication on the revised HGI figures offers clarification and possible contributions to the housing allocation being revised downwards.

* The change in household formation trends
* Estimates of average household size are higher
* Estimates of future population size are lower

At a recent Local Development Plan working group meeting a representative of DRD indicated verbally that the HGI’s would be again reviewed in 3 years’ time (2018). This timeframe will coincide with the production of the LDP and may conflict with this process, as the forward planning will have been based on the revised HGI’s. It is therefore suggested that the HGI’s are reviewed every 5 years, in line with time period placed upon councils The Local Development Plan Regulations (Northern Ireland) 2015 for the review of their LDP’s.