



Causeway Coast & Glens Borough Council

Revised Housing Growth Indicators (HGIs)	22 nd June 2016
PLANNING COMMITTEE	
Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leader & Champion	<ul style="list-style-type: none">We will establish key relationships with Government agencies and potential strategic partners in Northern Ireland and external to it which helps us to deliver our vision for this Council Area.
Resilient, Healthy & Engaged Communities	<ul style="list-style-type: none">Council will work to develop and promote stable and cohesive communities across the Borough
Lead Officer	Sharon Mulhern
Cost: (If applicable)	N/A

For Decision

1.0 Background

1.1 The Department for Infrastructure (DFI) (former DRD – the Government body originally responsible for the production of the Regional Development Strategy) has undertaken a review of the existing Housing Growth Indicators (HGIs) published in the Regional Development Strategy (RDS) 2035 for the period 2008-2025. These revised figures provide an estimate of the new dwelling requirement for the region from 2012-2025.

2.0 Detail

2.1 The purpose of this report is to advise Members of the update on the revised HGIs released by DFI on 6th May 2016.

2.2 HGIs provide an estimate of future housing need in Northern Ireland, broken down by Council area. The indicators are mainly used to designate housing land as part of the Local Development Plan (LDP) process and underpin the RDS's key objective of achieving balanced regional growth.

2.3 HGIs were first produced in January 2005 to cover the period 1998-2015. The Department has undertaken this review (2012 based figures) to take account of the new local Council boundaries implemented during 2015 and the availability of updated household projection data (NISRA) to cover the period 2008-2025 as part of revised RDS 2035.

2.4 A Steering Group composed of statisticians, researchers and policy staff from relevant areas was set up to oversee the project. The Steering Group reviewed and agreed the methodology for the 2012 based Housing Growth Indicators in November 2015.

2.5 The figures have been calculated using the following data sources:

- NISRA Household projections (based on the population projections);
- Data from Land & Property Services (LPS) Publications:
 - Building Control new dwelling completions data,
 - Housing Stock data – NI Domestic Valuations list;
- NISRA Central Survey Unit Combined Survey Sample.

2.6 Other information used to inform the updated HGIs includes:

- Levels of Second homes;
- Levels of Vacant stock;
- Net conversions/closures/demolitions (net stock loss); and
- Total housing stock.

2.7 The projected new dwelling requirement across Northern Ireland has decreased by nearly one third, compared to the 2008 HGI figures, on which the Adopted Northern Area Plan is based. The majority of this change is due to the change in the household projections, based on the following:

- Estimated future population size has been revised downward from the 2008 based population projections to the 2012 based population projections; and
- Estimates of the average household size are higher for the 2012 based household projections compared to the 2008 based projections.

2.8 DRD wrote to each Council in January 2016 advising them of the publication of the draft revised HGIs and the agreed statistical methodology, and seeking comments, to which a small number of councils replied.

2.9 Having concluded the review process, the Department has formally adopted the revised figures, and the revised HGI figures for each Council area take effect from 29th April 2016.

2.10 The HGI for Causeway Coast and Glens Borough from 2012-2025 is given as 6,700 units, and the table below provides some detail on this.

HGI Revised Figure 2012-2025	Revised HGI for Plan Period to 2030 (Pro Rata Increase)	Assumed Annual Build Rate	Approx. Recent Completions ¹	Increase incorporated in Revised HGI pa
6,700	9,270	515	439	76

¹ Using Land and Property Services (LPS) approximate recent completion rates from 2010 to 2015, Appendix 4 of HGI paper.

- 2.11 As Members will appreciate, housing provision comprises a number of aspects, including completions, planning permissions not started, potential windfall sites not previously identified for housing, all of which contribute towards the HGI. Therefore, the LDP will not have to zone land for all of the 9,270 dwellings over the Plan period. Rather, it will have to zone land to accommodate the residual when all of the above aspects have been factored in. A Housing Position Paper will be presented to Members in the Autumn explaining the housing allocation process in more detail, following completion of the annual housing monitor.
- 2.12 One key difference in the Department's presentation of the HGIs historically and in the publication in May is that the HGIs were formerly attributed to each council, so there was an indicator for the legacy council, whereas the HGIs are now presented for the new Council area only, with no subdivision. Again, the implications of this, and the regional planning context in which the allocation of land has to be set within, will be discussed in the forthcoming paper later in the year.

3.0 Financial Implications

- 3.1 None

4.0 Other Implications

- 4.1 None

5.0 Recommendation

- 5.1 **IT IS RECOMMENDED** that Members:

- Note the contents of the report and HGI paper; and
- Endorse the use of this information in the preparation of the Local Development Plan.

Appendix: Department For Infrastructure: 2012 Based Housing Growth Indicators