



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

Annual Housing Monitor 2019-2020

December 2020

1.0 The Housing Monitor

- 1.1 The following report provides the details from the 2020 Housing Monitor which is an annual monitor of the progress of housing development within settlements within FODC. The figures contained within this report have been obtained from the Northern Ireland Land Use Database (NILUD). The annual housing monitor is an historic long-running regional study which was originally commenced in 1997 by the former Department of Environment. Each planning authority area was responsible for formulating their own report, which fed into the regional Housing Land Availability Study, and this was published annually by central government.
- 1.2 The original objectives of the monitor were to guide Development Plan formation in Northern Ireland, and later, to correspond with the Regional Development Strategy (September 2001) objectives of managing housing growth and distribution.

2.0 Housing Monitor Methodology

- 2.1 Initially the study took place each August across NI and included all settlements as defined in prevailing development plans and only excluded the open countryside from urban analysis. In more recent years the practice has changed to a study running from 1st April in line with the financial year.
- 2.2 The housing monitor looks at new sites zoned for housing, and/or any sites approved for residential development by the grant of planning approval, or through the appeal process. These sites were all assigned reference numbers as monitor sites. Removal of a site from the monitor is generally only considered where any non-residential development commences or where a revised Development Plan removes its potential for residential development. In the latter case, this has not been relevant since the Omagh Area Plan 2002 (adopted September 1992) and the Fermanagh Area Plan 2007 (adopted March 1997), have been in place throughout the lifetime of the local housing monitor study.
- 2.3 The monitor therefore includes all areas identified as potentially suitable for residential development. In the initial years of the study, all sites were visited and the number of dwellings or flats which had reached a 'habitable stage', were counted and included, as was the amount of land developed within each monitor site. This normally meant that doors and windows had been installed, along with the roof in place.
- 2.4 In later years the study progressed to a desktop study, utilising building control completion records, (to inform NILUD), to ascertain development levels for each year. A completion certificate issued on a site became the indicator for an additional unit and these would be verified against other records available to the council. The tables and maps associated with the monitor are then updated accordingly each year.

3.0 2020 Housing Monitor Figures

- 3.1 The following are the results of a desktop study to ascertain the level of development in each settlement at 31st March 2020.

Enniskillen

Enniskillen had 2087 units completed as of the 1st April 2020 with a remaining potential of 3592 units. This totalled 111.7 ha of land developed with a further 185.5 ha remaining.

Omagh

Omagh had 3414 units completed as of the 1st April 2020 with a remaining potential of 3930 units. This totalled 199.6 ha of land developed with a further 196.2 ha remaining.

Carrickmore

Carrickmore had 70 units completed as of the 1st April 2020 with a remaining potential of 345 units. This totalled 7.4 ha of land developed with a further 25 ha remaining.

Dromore

Dromore had 200 units completed as of the 1st April 2020 with a remaining potential of 263 units. This totalled 12.3 ha of land developed with a further 14.8 ha remaining.

Fintona

Fintona had 137 units completed as of the 1st April 2020 with a remaining potential of 343 units. This totalled 8.5 ha of land developed with a further 22.9 ha remaining.

Irvinestown

Irvinestown had 374 units completed as of the 1st April 2020 with a remaining potential of 1120 units. This totalled 21.3ha of land developed with a further 55.4 ha remaining.

Lisnaskea

Lisnaskea had 419 units completed as of the 1st April 2020 with a remaining potential of 933 units. This totalled 27.7 ha of land developed with a further 49.1 ha remaining.

Settlement	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Main Towns				
Enniskillen	2087	3592	111.7	185.5
Omagh	3414	3930	199.6	196.2
Total	5501	7522	311.3	381.7
Local Towns				
Carrickmore	70	345	7.4	25
Dromore	200	263	12.3	14.8
Fintona	137	343	8.5	22.9
Irvinestown	374	1120	21.3	55.4
Lisnaskea	419	933	27.7	49.1
Total	1200	3004	77.2	167.2

Villages				
Settlement	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Ballinamallard	282	499	22.8	30.5
Belcoo	83	23	5.8	3.3
Bellanaleck	192	150	10.4	11.2
Belleek	267	200	17.8	10.4
Beragh	186	142	9.5	8.3
Brookeborough	34	76	3.6	4.0
Clabby	29	101	1.8	8.0
Derrygonnelly	59	290	4.3	16.3
Derrylin	183	296	11.2	14.6
Donagh	8	31	0.7	2.3
Drumquin	93	99	5.0	6.3
Ederney	93	371	6.7	18.9
Garrison	102	281	9.4	14.2
Gortin	61	20	4.6	1.1
Greencastle	32	30	2.1	1.4
Kesh	295	175	19.0	10.1
Kinawley	39	18	2.5	0.5
Lisbellaw	173	198	12.9	10.8
Lisnarick	33	22	2.6	2.2
Loughmacrory	160	49	11.4	3.5
Maguiresbridge	240	122	11.0	6.9
Mountfield	84	74	7.0	5.0
Newtownbutler	140	161	8.9	6.6
Tullyhummon (part of Pettigo)	9	17	0.7	2.3
Roslea	54	170	4.8	9.3
Seskinore	72	233	3.7	11.1

Sixmilecross	31	153	2.1	6.6
Tempo	67	61	3.9	3.6
Trillick	11	152	0.7	7.1
Total	3112	4135	206.9	232.3

Small Settlements				
Settlement	Units Complete	Remaining Potential	Area Developed (ha)	Area Remaining (ha)
Altamuskin	1	1	0.4	0.4
Ardess	6	2	0.5	0.2
Arney/Skea	13	28	1.7	4.1
Ballycassidy/Laragh/Trory	42	3	2.2	0.9
Carranbeg/Rosscor	2	21	0.7	1.4
Carrontremall	1	0	0.4	0.0
Carrybridge	4	15	0.7	3.1
Church Hill	5	9	0.4	0.4
Clanabogan	41	46	5.9	7.0
Creggan	16	36	3.1	3.4
Dooish	7	24	0.4	1.8
Drumduff	1	10	0.2	2.0
Drumnakilly	5	11	1.7	1.9
Dunmoyle	1	12	0.2	2.9
Dunmullan	1	3	0.1	1.1
Edenderry	4	26	0.5	1.8
Eskragh	10	108	0.7	4.5
Florencecourt/Drumlaghy	7	13	0.4	2.6
Garvaghey	19	4	2.5	0.4
Gillygooley	5	21	1.0	1.8
Glenhull	3	8	1.7	3.2
Gortaclare/moylagh	4	20	1.4	4.7
Gortnagarn	2	9	0.3	1.6
Killadeas	2	5	0.5	1.1
Killesher/Derrylester	19	0	1.7	0.0
Kilskeery	1	120	0.0	9.1
Knockmoyle	11	26	0.9	1.5
Lack	9	8	0.8	0.8
Letterbreen	13	70	1.1	2.9
Magheraveely	9	26	0.4	1.7
Mullanaska	0	0	0	0
Monea	59	26	3.1	1.5
Mountjoy	1	52	0.2	4.5
Newtownsaville	2	71	0.7	9.4
Roscavey	4	2	0.9	0.5
Rousky	1	18	0.2	1.3
Springfield	6	1	1.3	0.1

Tamlaght	75	66	3.2	2.6
Tattyreagh	14	33	2.4	5.0
Teemore	57	38	5.9	3.5
Tircur	13	23	1.8	1.5
Tummery	7	22	2.2	2.8
Whitehill	0	23	0.0	4.4
Total	503	1139	54.4	109.5
Total – All Settlements	10316	15800	649.8	890.7

TABLE - INDICATIVE HGI ALLOCATION 2015-2030 AND HOUSING REQUIREMENT (FOR ALL SETTLEMENTS) 2020 -2030

	HGI 2015-2030	HGI 2015-2020 ¹	Completed Houses 2015-2020	Difference between HGI and completions A	HGI allocation 2020-2030 B	ADJUST. HGI 2020-2030 "HOUSING REQUIREMENT" A +/- B
MAIN TOWNS (47%)						
Enniskillen	846	282	235	47	564	611
Omagh	1,175	392	332	60	783	843
LOCAL TOWNS (10%)						
Carrickmore	22	7	13	-6	15	9
Dromore	63	21	2	19	42	61
Fintona	69	23	22	1	46	47
Irvinestown	125	42	75	-33	83	50
Lisnaskea	150	50	56	-6	100	94
VILLAGES (15%)						
Ballinamallard	63	21	18	3	42	45
Belcoo (incl Holywell) ²	24	8	0	6	18	24
Bellanaleck	22	7	6	1	15	16
Belleek	43	14	41	-27	29	2
Beragh	26	9	44	-35	17	0
Brookeborough	20	7	4	3	13	16
Clabby	11	4	0	4	7	11
Derrygonnelly	30	10	0	10	20	30
Derrylin	28	9	15	-6	19	13
Donagh	7	2	1	1	5	6
Drumquin	27	9	1	8	18	26
Ederney	28	9	5	4	19	23
Garrison	17	6	6	0	11	11
Gortin	19	6	0	6	13	19
Greencastle	9	3	3	0	6	6
Kesh	50	17	11	6	33	39
Kinawley	6	2	1	1	4	5
Lisbellaw	46	15	12	3	31	34
Lisnarick	11	4	3	1	7	8
Loughmacrory	16	5	17	-12	11	0
Maguiresbridge	45	15	15	0	30	30
Mountfield	14	5	2	3	9	12
Newtownbutler	47	16	3	13	31	44
Tullyhommon (part of Pettigo)	4	1	2	-1	3	2
Rosslea	25	8	2	6	17	23
Seskinore	7	2	15	-13	5	0
Sixmilecross	13	4	11	-7	9	2
Trillick	15	5	1	4	10	14
Tempo	24	8	1	7	16	23

¹ Figures are rounded.

² The strategic allocation of housing between Belcoo (identified as a Village) and Holywell (identified as a Small Settlement) will be determined at LPP stage. Currently they are assessed as one settlement within the 2011 Census.

	HGI 2015-2030	HGI 2015-2020 ¹	Completed Houses 2015- 2020	Difference between HGI and completions A	HGI allocation 2020-2030 B	ADJUST. HGI 2020-2030 "HOUSING REQUIREMENT" A +/- B
SMALL SETTLEMENTS (5%)						
Ardess	2	1	1	0	1	1
Arney/Skea	5	2	0	2	3	5
Altamuskin	3	1	0	1	2	3
Ballycassidy/Laragh/ Trory	16	5	0	5	11	16
Carranbeg/Rosscor	2	1	0	1	1	2
Carrontremall	2	1	0	1	1	2
Carrybridge	1	0	3	-3	1	0
Church Hill	2	1	1	0	1	1
Clanabogan	14	5	5	0	9	9
Creggan	2	1	5	-4	1	0
Dooish	4	1	0	1	3	4
Drumduff	1	0	0	0	1	1
Drumnakilly	5	2	1	1	3	4
Dunmoyle	1	0	0	0	1	1
Dunmullan	2	1	0	1	1	2
Edenderry	3	1	1	0	2	2
Eskragh	2	1	10	-9	1	0
Florencecourt/ Drumlaghy	5	2	0	2	3	5
Garvaghey	3	1	1	0	2	2
Gillygooley	2	1	3	-2	1	0
Glenhull	2	1	0	1	1	2
Gortaclare/Moylagh	3	1	2	-1	2	1
Gortnagarn	2	1	0	1	1	2
Killadeas	3	1	0	1	2	3
Killesher/Derrylester	2	1	0	1	1	2
Kilskeery	3	1	0	1	2	3
Knockmoyle	2	1	10	-9	1	0
Lack	6	2	1	1	4	5
Letterbreen	3	1	0	1	2	3
Magheraveely	3	1	0	1	2	3
Monea	9	3	1	2	6	8
Mountjoy	5	2	0	2	3	5
Mullanaskea	2	1	0	1	1	2
Newtownsaville	2	1	2	-1	1	0
Roscavey	1	0	0	0	1	1
Rousky	3	1	0	1	2	3
Springfield	3	1	0	1	2	3
Tamlaght	17	6	1	5	11	16
Tattyreagh	4	1	0	1	3	4
Teemore	7	2	0	2	5	7
Tircur	2	1	2	-1	1	0
Tummery	2	1	2	-1	1	0
Whitehill	1	0	0	0	1	1