



# Annual Housing Monitor 2021-2023

November 2023

## **1.0 The Housing Monitor**

- 1.1 The following report provides the details from the 2020/2021-2022/2023 Housing Monitor (HM) which is a monitor of the progress of housing development within settlements within FODC. This is typically carried out and reported on an annual basis, however the presentation of the data since 2020 was delayed as a result of the Independent Examination and preparation for the adoption of the Plan Strategy.
- 1.2 The annual housing monitor is a 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.
- 1.3 The figures contained within HM reports have historically been obtained from the Northern Ireland Land Use Database (NILUD). As the Council has now adopted its Plan Strategy and is progressing the Local Policies Plan, it is an appropriate time to focus monitoring and reporting, specifically on the plan period (2015- 2030). This is also important within the context of the Council's monitoring and review requirements as set out under Part 6 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. This will require the Council to submit an annual monitoring report in respect of housing land supply and the number of net additional housing units built in the District. This will be for the period of twelve months commencing on 1st April in each year and ending on 31st March in the following year.
- 1.4 The Council will no longer report on total units complete from 1997 as was previously the case. The HM report is now focused on the Plan Strategy period. NILUD is now also being supported by excel which allows for greater analysis, filtering and reporting on data and it is anticipated that the Council will completely move away from the NILUD system in the coming years. Comparison of data from 2015-2030 (plan period) and data from before this period can still be made, given the content of earlier HM reports.
- 1.5 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 which were managing housing growth and distribution. Moving forward the objectives of the monitor will be to inform the Local Policies Plan, the annual monitoring report and any future review of the Local Development Plan.

## **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 1<sup>st</sup> 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. Historically 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. Revised or new zonings have 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.
- 2.3 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 a unit with doors and windows installed, along with the roof in place was counted as complete.
- 2.4 In later years (and currently) the report is based on a desktop study, utilising Building Control completion records to ascertain development levels for each year. A completion certificate issued on a site is the indicator for an additional unit and these would be verified against NILUD. The tables and maps associated with the monitor are then updated accordingly each year, on the basis of net units completed.
- 2.5 Following adoption of the Plan Strategy and as the Council progresses with the Local Policies Plan, and in the context of the Council's new legislative monitoring requirements, it was considered necessary to carry out a further desktop review of all Housing Monitor sites.

The current methodology of completing net units or sites based on Building Control certificates remained and as a follow on from this and in the evidential approach to the formulation of policy SP03 the following methodology formed part of the review:

- The data generated from NILUD for each of the settlement limits was filtered to exclude the completed sites as of the 2019-2020 HM report.
- Officers carried out a further review of the remaining HM sites so as to reflect their current status, e.g. sites with extant permissions, (commenced and or ongoing, not started and lapsed etc). Officers also identified which sites were zoned as part of the extant Local Development Plan.
- Any sites which Officers identified as long established and likely completed some time ago (before the 2015 –start of plan period), were reviewed and had their status updated as complete if that was the case. LPS first rating report period was used as a guide. This allowed for a more accurate position in relation to completions moving into the Local Policies Plan. However, this did not impact on Housing Growth Indicator (HGI) (Housing Need) figures as these sites were completed prior to 2015.

- As part of the wider review Officers identified that some of the completion figures in the previous HM report were incorrect and adjustments have been made so that the Council's HGI (Housing Need) position is accurate going into the Local Policies Plan. This results in an increased HGI (Housing Need) for some settlements up to 2030.
- Officers also subdivided certain sites to allow for greater analysis and more accurate reporting in relation to remaining housing land and units. This included sites where part of the development was complete, sites where a portion of the site has permission or it had been developed for an alternative use and where the remaining portion has no permission.
- Prior to changing the status of a site to lapsed, Officers carried out a desktop review and also liaised with Building Control to check if the site had commenced. Where a permission is considered to have lapsed, within the context of available information, the status of the HM site was amended to 'lapsed' and these sites were removed from NILUD.

Members are asked to note that this is a judgement by Officers for the purposes of this exercise and is not a definitive legal position on whether a site has legally commenced or lapsed. The proper legal process for a definitive decision on this is through a Certificate of Lawful Development under Sections 169 and 170 of the Planning Act (Northern Ireland) 2011.

Nothing in this report should be read as generating an expectation as to how the Council will determine any individual application for planning permission, enforcement case or certificate for lawful development in the future.

### **3.0 2020/21-2022/23 – Updated record of Completions and HGI/Housing Need**

- 3.1 The Department for Infrastructure set the Housing Growth Indicator (HGI) (2015-2030) for the Fermanagh and Omagh District Council area at 4,300 dwellings. Table 4 of the Plan Strategy (page 41) sets out the remainder of the HGI (Housing Need) for the period 2019-30, in line with the spatial growth strategy of the Plan Strategy, against the Main Towns and Local Towns, alongside the Villages and Small Settlements.
- 3.2 The detailed findings of this report in terms of total completions and remaining HGI (Housing Need) across each individual settlement is set out in Table 3, including any adjustments made. This also includes detail on the HGI (Housing Need) across all settlements at 2015 (start of plan period) and 2019 (Plan Strategy) to enable comparisons with the balance of HGI (Housing Need) as of 31 March 2023.
- 3.3 Tables 1 and 2 set out a summary position for both total completions and remaining HGI (Housing Need) for each settlement hierarchy. As outlined previously the findings are a result of a desktop study using Building Control completions to ascertain the level of development (i.e. completions) in each settlement at 31 March 2023 for the years 2020/21-2022/23.

- 3.3 The detail in relation to the remaining HGI (Housing Need) as of the 31 March 2023 across each settlement is a follow on from the Councils indicative allocation of HGI (Housing Need) as set out in the Plan Strategy. The Plan Strategy has already determined the allocation of HGI (Housing Need) to each of the 5 tiers of the FODC settlement hierarchy. There are no new or changed allocations to a settlement as part of this report.
- 3.4 The Plan Strategy acknowledges (para 6.26) that the allocation of HGI (Housing Need) to individual settlements is currently an indicative strategic allocation and that at the Local Policies Plan stage more detailed consideration of current growth rates and any short-term infrastructure capacity limitations will be accounted for and adjustments may be made to the allocation. Adjustments will only be made if there is evidence to support an adjustment.
- 3.5 It is also important to note that indicative HGI (Housing Need) allocations are not a target or a cap on development. As the end of the Plan period approaches more settlements will reach a zero HGI (Housing Need) status, however proposals which are compliant with policy, will continue to be approved in accordance with the objectives of the Plan Strategy.
- 3.6 Table 1 below reflects the total housing completions across the settlement hierarchy over the HM reporting period 2020/21-2022/23.

**Table 1 – Summary of total completions across Settlement Hierarchy 2020/21 - 2022/23**

<b>Settlement Hierarchy</b>	<b>Total Building Control completions in 2020/21 - 2022/23</b>
<b>Main Towns</b>	<b>375</b>
<b>Local Towns</b>	<b>95</b>
<b>Villages</b>	<b>190</b>
<b>Small Settlements</b>	<b>60</b>

- 3.7 Table 2 below reflects the balance remaining HGI (Housing Need) across the Settlement Hierarchy as of 31 March 2023, following consideration of the Building Control completions in Table 1.

**Table 2 - Summary of remaining HGI (Housing Need) across Settlement Hierarchy as of 31 March 2023**

<b>Settlement Hierarchy</b>	<b>HGI (Housing Need) across Settlement Hierarchy as of 31 March 2023</b>
<b>Main Towns</b>	<b>1147</b>
<b>Local Towns</b>	<b>187</b>
<b>Villages</b>	<b>353</b>
<b>Small Settlements</b>	<b>111</b>

Table 3 – Total completions across all settlements 2020/21 - 2022/23 and remaining HGI (Housing Need) to 2030

Settlement	HGI 2015 - 2030 (FODC 309)	HGI 2019 - 2030 (FODC 309)	HGI 2020/2030 (FODC 310)	Total BC completions (2020-2023)	Adjustments (+) 2015 - 2019	Balance HGI (Housing Need) to 2030
<b>Main Towns</b>						
Enniskillen	846	693	611	142	53	522
Omagh	1175	939	843	233	15	625
<b>Local Towns</b>						
Carrickmore	22	15	9	7	1	3
Dromore	63	61	61	1	0	60
Fintona	69	58	47	35	0	12
Irvinestown	125	70	50	31	4	23
Lisnaskea	150	117	94	21	16	89
<b>Villages</b>						
Belcoo (inc Holywell)	24	24	24	0	0	24
Belleek	43	2	2	9	2	0
Ballinamallard	63	52	45	25	0	20
Bellanaleck	22	19	16	0	3	19
Brookeborough	20	18	16	0	1	17
Beragh	26	0	0	11	0	0
Clabby	11	11	11	4	0	7
Derrylin	28	28	13	13	0	0
Donagh	7	7	6	0	0	6
Derrygonnelly	30	30	30	1	0	29
Drumquin	27	26	26	0	0	26

Table 3 – Total completions across all settlements 2020/21 - 2022/23 and remaining HGI (Housing Need) to 2030

<b>Ederney</b>	28	23	23	8	0	15
<b>Greencastle</b>	9	8	6	1	0	5
<b>Garrison</b>	17	13	11	0	0	11
<b>Gortin</b>	19	19	19	5	0	14
<b>Kesh</b>	50	46	39	6	0	33
<b>Kinawley</b>	6	5	5	0	1	6
<b>Lisbellaw</b>	46	44	34	31	0	3
<b>Lisnarick</b>	11	8	8	9	0	0
<b>Loughmacory</b>	16	1	0	10	0	0
<b>Maguiresbridge</b>	45	35	30	6	0	24
<b>Mountfield</b>	14	12	12	3	0	9
<b>Newtownbutler</b>	47	45	44	0	0	44
<b>Rosslea</b>	25	24	23	0	0	23
<b>Seskinore</b>	7	0	0	23	1	0
<b>Sixmilecross</b>	13	2	2	1	0	1
<b>Tempo</b>	24	23	23	17	0	6
<b>Trillick</b>	15	15	14	6	0	8
<b>Tullyhummon</b>	4	2	2	1	2	3
<b>Small Settlements</b>						
<b>Altamuskin</b>	3	3	3	0	0	3
<b>Ardess</b>	2	2	1	2	0	0
<b>Arney / Skea</b>	5	5	5	0	0	5
<b>Ballycassidy</b>	16	16	16	2	-1	13
<b>Carranbeg</b>	2	2	2	0	0	2
<b>Carrontremall</b>	2	2	2	1	0	1
<b>Carrybridge</b>	1	0	0	7	1	0

Table 3 – Total completions across all settlements 2020/21 - 2022/23 and remaining HGI (Housing Need) to 2030

<b>Church Hill</b>	2	1	1	1	0	0
<b>Clanabogan</b>	14	11	9	1	0	8
<b>Creggan</b>	2	0	0	6	0	0
<b>Dooish</b>	4	4	4	2	0	2
<b>Drumduff</b>	1	1	1	0	0	1
<b>Drumnakilly</b>	5	4	4	0	0	4
<b>Dunmoyle</b>	1	1	1	1	0	0
<b>Dunmullan</b>	2	2	2	2	0	0
<b>Edenderry</b>	3	3	2	7	-1	0
<b>Eskragh</b>	2	0	0	0	0	0
<b>Florencecourt</b>	5	5	5	0	0	5
<b>Garvaghy</b>	3	2	2	4	0	0
<b>Gillygooley</b>	2	0	0	1	0	0
<b>Glenhull</b>	2	2	2	0	0	2
<b>Gortaclare</b>	3	3	1	4	0	0
<b>Gortnagarn</b>	2	2	2	0	0	2
<b>Killadeas</b>	3	3	3	0	0	3
<b>Killesher/Derrylester</b>	2	2	2	0	0	2
<b>Kilskeery</b>	3	3	3	0	0	3
<b>Knockmoyle</b>	2	0	0	0	0	0
<b>Lack</b>	6	5	5	0	0	5
<b>Letterbreen</b>	3	3	3	4	0	0
<b>Magheraveely</b>	3	3	3	0	0	3
<b>Monea</b>	9	8	8	0	1	9
<b>Mountjoy</b>	5	5	5	0	0	5

Table 3 – Total completions across all settlements 2020/21 - 2022/23 and remaining HGI (Housing Need) to 2030

<b>Mullanaskea</b>	2	2	2	0	0	2
<b>Newtownsaville</b>	2	1	0	7	0	0
<b>Roscavey</b>	1	1	1	0	0	1
<b>Rousky</b>	3	3	3	0	0	3
<b>Springfield</b>	3	3	3	0	0	3
<b>Tamlaght</b>	17	16	16	0	0	16
<b>Tattyreagh</b>	4	4	4	7	0	0
<b>Teemore</b>	7	7	7	0	0	7
<b>Tircur</b>	2	0	0	0	0	0
<b>Tummery</b>	2	1	0	1	0	0
<b>Whitehill</b>	1	1	1	0	0	1