

Radius
HOUSING

Virtual Community Consultation

New Social Housing
Development
Ballyhenry Lane / Dermott Gardens



Presentation by: Development Department

Date: November 2021

New Social Housing Development Ballyhenry Lane / Dermott Gardens, Comber



Agenda

- Welcome
- Background
- Consultation Overview
- Planning Overview
- Presentation of development proposals
- Allocation Process
- Q&A Session
- Close

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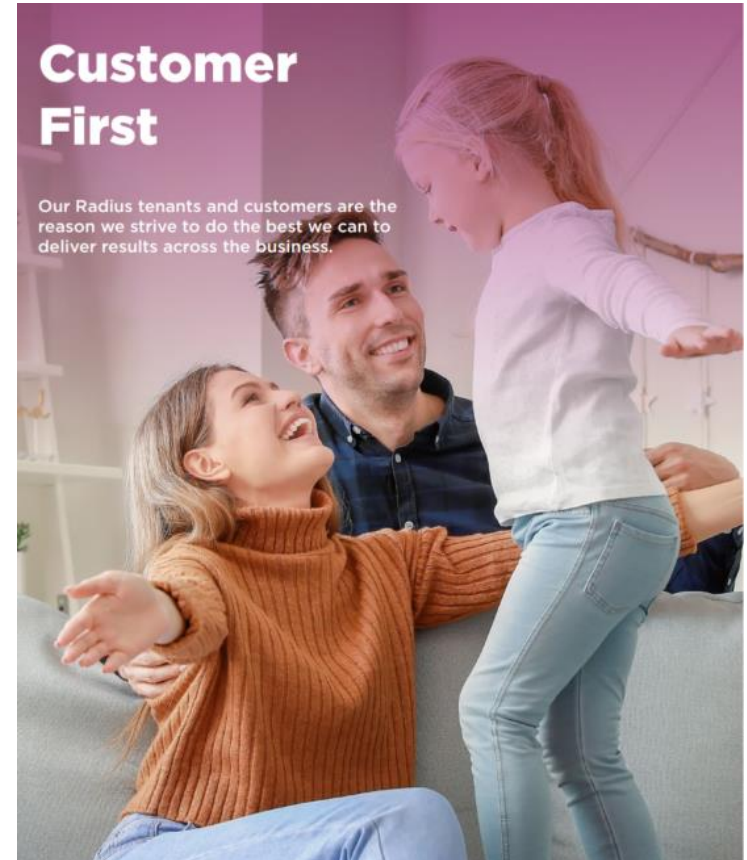


- Attending & taking part in the presentation today are:

The logo for Radius Housing, featuring the word "Radius" in a blue script font and "HOUSING" in a smaller, blue, sans-serif font below it.	Rachel Pedigrew, Senior Head of Development Charlotte Sythes, Development Manager Aaron O'Prey, Area Housing Manager Kelly Kitchen, Senior Development Officer Karen McFall, Senior Housing Officer
	Carrickmacstay Developments (Developer)
	Ian Coulter (Employers Agent)

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- Who are we?
 - Radius provides housing, care and support to over 33,000 homes. We are a social enterprise managing 12,500 properties in 80 towns across Northern Ireland.
 - We work closely with the NI Housing Executive to deliver new homes in areas of need.
 - We currently manage a number of homes in the Ards and North Down Area

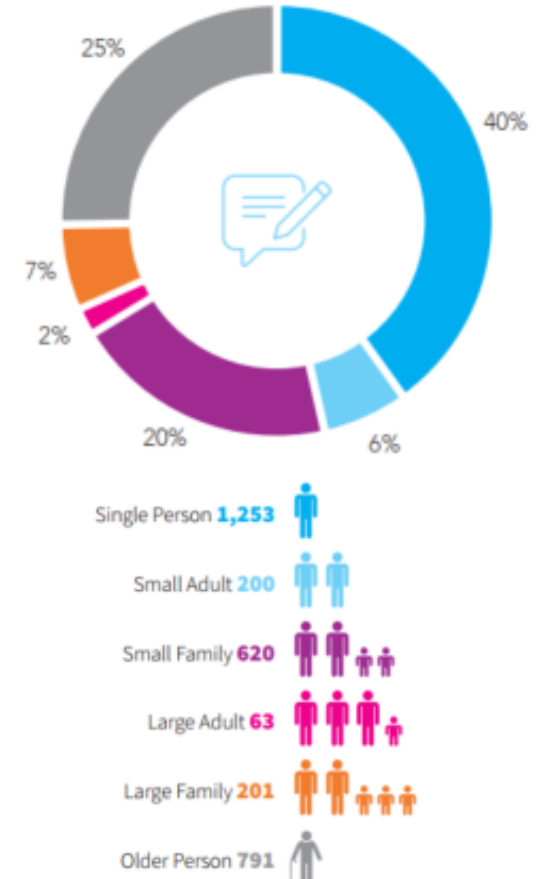


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Waiting List Applicants

- Background

- The NI Housing Executive have identified there are over 3,000 applicants on the waiting list in the Ards and North Down Council area. Over 800 of these applicants are families.
- In response to this social housing need, Radius Housing carried out a Competitive Land, Design and Build Framework Competition to invite a Developer to deliver a housing development, for Radius to purchase and manage the completed properties.
- These homes will be built in accordance with the Department for Communities Housing Association Guide; Radius' Requirements and statutory body requirements.



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- Background
 - A tender was submitted by Carrickmacstay Developments Ltd to deliver 6 social houses for families.
 - Radius have been proactively seeking opportunities in the Comber area to address the increased level of social housing stress in the Comber area
 - Carrickmacstay Developments Ltd has extensive knowledge of the site constraints, this development already benefits from full planning permission (Ref LA06/2017/0837/F)
 - Northern Ireland Housing Executive have confirmed support for the development

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- Development Proposals – Housing Mix of Accommodation
 - 4 x 5 Person 3 Bedroom General Needs Family Houses (Semi's)
 - 2 x 7 Person 4 Bedroom General Needs Family Houses (Detached)
 - **Total: 6no. general needs family homes for social rent**



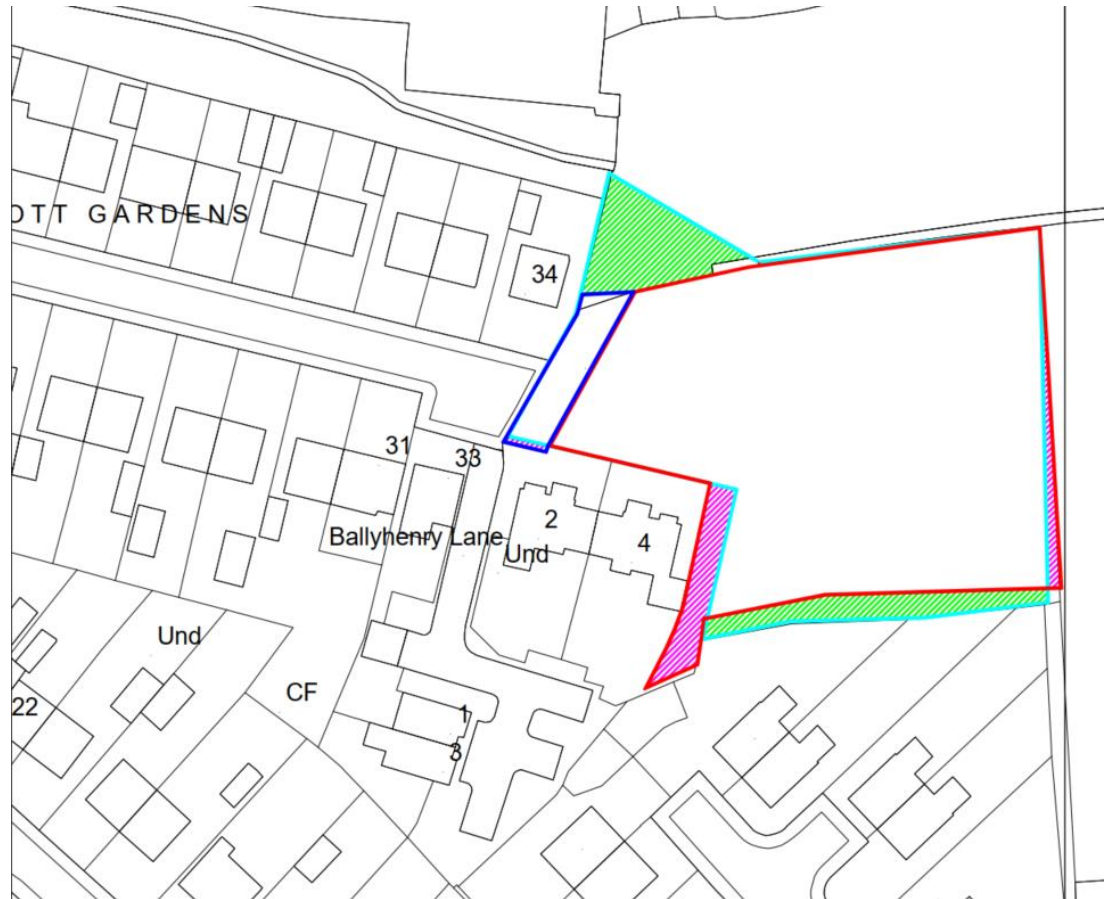
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- Consultation Overview
 - Consultation undertaken by Planning Service with statutory bodies and neighbours in July 2017 and April 18.
 - Leaflet drop outlining Radius proposals to purchase the homes was distributed on 3 November 2021 to:
 - Approx. 90 homes located 90m from the red line site boundary
 - Elected representatives (MP, MLA's and local Councillor's)
 - Development proposals available to view on Radius Housing's website www.radiushousing.org/developments/coming-soon

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- Site Location Map
- The land was zoned for housing in 2015 Local Plan.
- The land benefits from full planning permission (Ref LA06/2017/0837/F) which was granted in July 2018



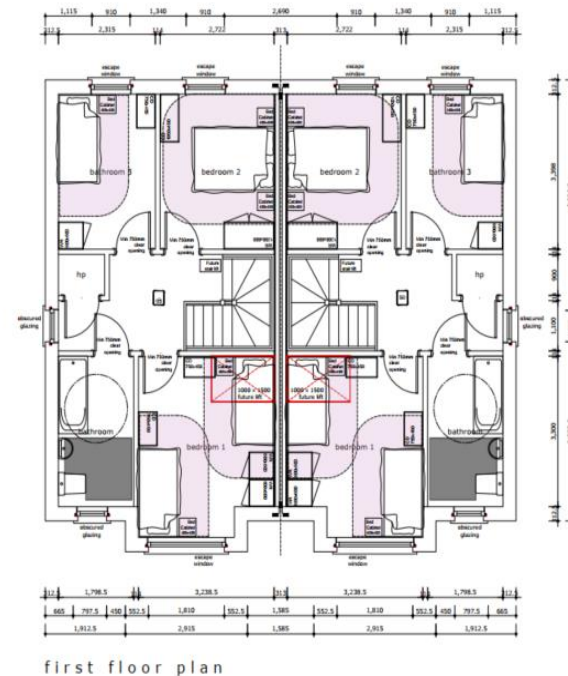
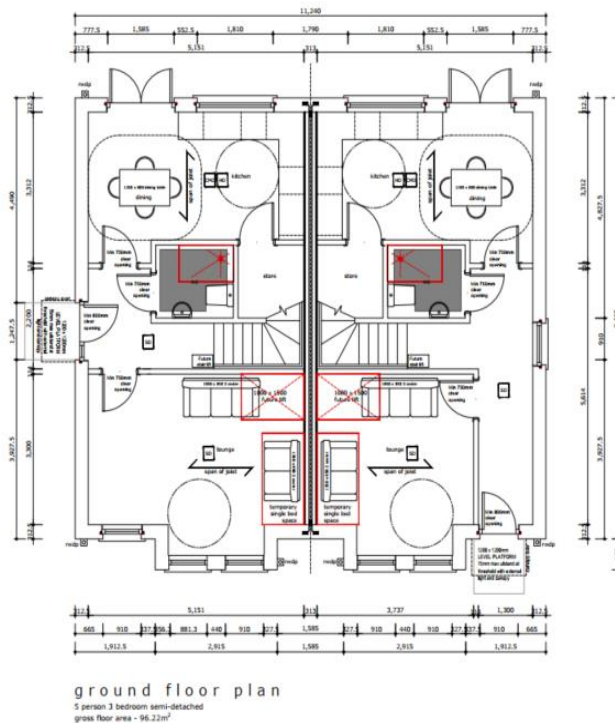
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- Site Layout
- The proposals are for 6 three and four bedroom family homes for social rent.
- The proposals also include new planting and landscaping, resident and visitor parking and a turning head.



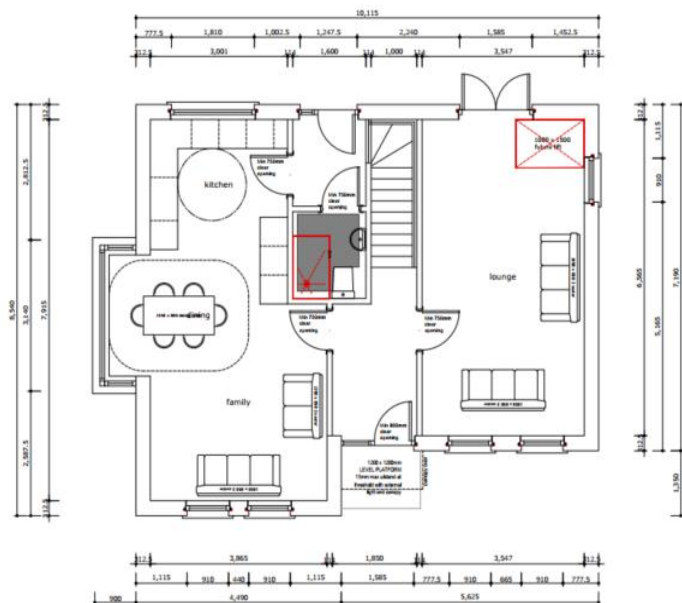
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5 person 3 bedroom house layout



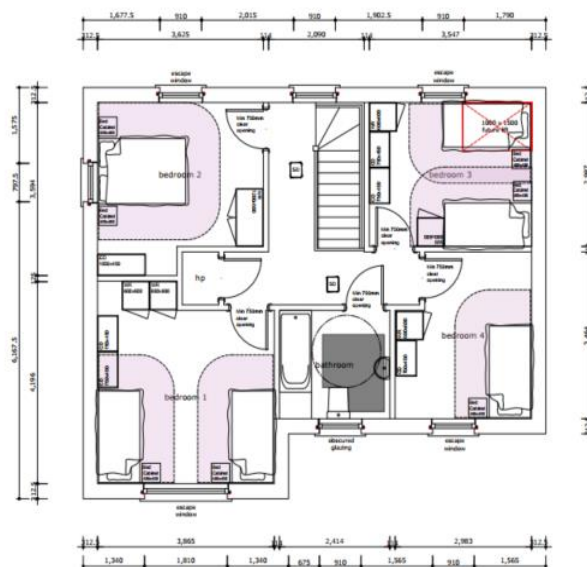
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7 person 4 bedroom house layout



ground floor plan

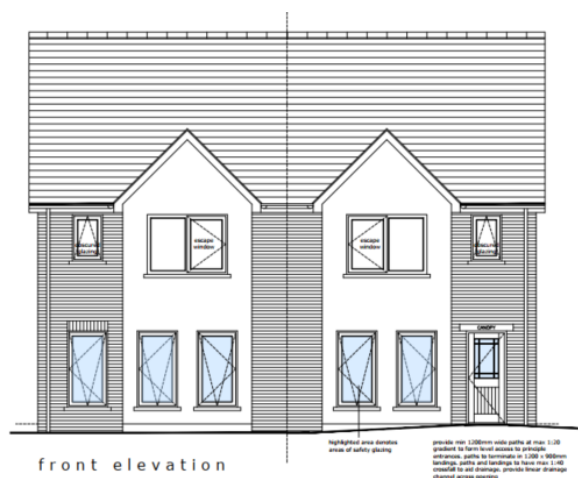
7 person 4 bedroom detached
gross floor area - 137.30m²



first floor plan

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Typical Elevations



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- **Mixed Tenure**

- Radius has delivered successful mixed tenure developments at the following locations:-
 - Fort Green, Bangor
 - Earls Court, Dungannon
 - Cappagh Green, Portstewart
 - Blacks Gate, Belfast.
- Deirdre Hargey MLA, Minister for Communities is supportive of tackling the growing housing waiting list and delivering mixed tenure communities:



"I have committed to leading on the development of a Housing Supply Strategy that will examine the significant and deep rooted barriers to increasing supply. The Strategy will have mixed tenure at its heart, ensuring stable, secure and sustainable communities for everyone."

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- Allocation Process
 - Properties will be allocated using the NIHE Common Selection Scheme on a points basis
 - Prospective tenants can apply completing a housing application form and submitting to their local NIHE or existing social landlord
 - Housing area of choice: Comber
 - Allocations suitable for the tenants needs will be made in the weeks prior to the confirmed hand over dates from the Developer

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- A Radius Housing Tenancy
 - All tenants sign a Tenancy Agreement and are expected to adhere to the tenancy conditions
 - Additionally, all tenants will sign a Good Neighbour Agreement they are also informed of the consequences of breaching this agreement
 - Radius Housing have a zero tolerance approach to ASB

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- Question & Answer Session

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Thank you for taking the time to attend the virtual
community consultation for this development