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Mr Tomas Wilkinson, Director, NI Audit Office, 106 University Street,

From: The Permanent Secretary

Mr Will Haire

6 February 2015

Dear Tomas

Belfast, BT7 1EU

RE: WHISTLEBLOWER – TRINITY HOUSING ASSOCIATION'S PURCHASE OF CROSSGAR SITE

We have been in communication for some time now regarding the allegations relating to the Trinity Chief Executive and the purchase of the Crossgar site. Indeed, as I set out below this has been a difficult case, the complexities of which we have kept you advised.

In your letter to me dated 13th October 2013 you had raised a number of issues on which you wanted us to seek clarification from the Chief Executive.

You are aware that when my officials spoke to him in November 2013 he had his legal advisor in attendance and his position was that given the serious nature of what he described as unfounded allegations being made about him over a number of years, he was not prepared to answer any further questions until he was fully aware of what information was already in circulation about him. He advised my staff that he would be seeking all information/correspondence about him in order that he might determine what further courses of action might be appropriate. Following the release of the relevant documentation under FOI, we received further FOI requests from other parties which also necessitated seeking the views of the Departmental Solicitors Office.. Unfortunately this process took considerable time and it was only on the 8th October 2014 that we felt in a position to write again to the Chief Executive to put the queries you raised, I understand you had sight of this correspondence. We received the reply from the Chief Executive's solicitor on

28th October 2014, which I have attached separately. It was the contents of that reply which we discussed on 25th November 2014.

The attached document contains the following information:

Appendix A – Copy of the letter to the Chief Executive of the 8th October.

Appendix B – Copy of the response from Trinity's solicitor plus attachments

Appendix C – Timeline for the Crossgar scheme provided by trinity's solicitor.

Appendix D – Copy of the letter from the Trinity Chair.

We would summarise the outcome of the Chief Executive's response, and our understanding of them, as follows:-

Question 1

Regarding the reason for Trinity purchasing the site when it was a Design and Build scheme, there is clear evidence in the documentation provided by the Association that an e-mail from the Department to Trinity dated 16 March 2007 (see Appendix C, Item 6) asked Trinity if they could submit the Crossgar scheme as an ALP. We believe this to be significant as it undermines any argument that might be made that there might have been a plan to purchase the Crossgar site as a means of funding the developer's purchase of the brother's house in Newtownards. It was the NIHE that had set out the issue of need in Crossgar while it was the Department which initiated the ALP process that led ultimately to funds being transferred to Trinity by NIHE.

Question 2

In relation to the sale of the Chief Executive's brother's house, the response from the Solicitor indicates that she believes that Trinity Housing Association has *"Provided a full and frank disclosure of all matters within its knowledge relating to this site"* and that they *"are not therefore in a position to add anything further to what has been previously disclosed"*.

Question 3

In relation to the issue of failing to correctly declare a potential conflict of interest, the Association has provided evidence to support the statement from the Chief Executive that as soon as he became aware that his brother's house had been bought by a Developer with whom the Association was entering into a contract with on a scheme at Beverley Heights, Newtownards, he notified his Chair. A copy of a letter from the Chair of Trinity HA at that time is attached at **Appendix D**.

Like the C&AG I have been frustrated by the time that has been taken to have answers provided to these specific questions. However I believe our investigations to date have clarified:

- (a) that the assessment and processing of the Crossgar ALP was fully in accordance with the procedures in place at that time, both as regards valuation and development potential, further the genesis was identified social housing need by NIHE and an request to consider ALP by the Department; and
- (b) there is no evidence to refute the Chief Executive claim that he was unaware of the purchase of his brothers house and that when that was brought to his attention he alerted the Chair and Board, which has again been confirmed in writing.

I believe that these investigations have now been taken as far as they can. I would welcome the NIAO's views on this matter.

I am happy to discuss further.

Yours sincerely

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APPENDICES

| Appendix A – | Copy of the letter to the Chief Executive of the 8 th October. |
|--------------|--|
| Appendix B – | Copy of the response from Trinity's solicitor plus attachments |
| Appendix C – | Timeline for the Crossgar scheme provided by Trinity's solicitor plus attachments. |
| Appendix D – | Copy of the letter from the Trinity Chair. |

APPENDIX A



Mr Arthur Canning,

Governance & Inspection Unit Housing Division Governance & Inspection Unit, 2nd Floor, Lighthouse, Gasworks Business Park 1 Cromac Ave, Ormeau Road, Belfast BT7 2JB Tel: 028 9082353 donald.heaney@dsdni.gov.uk Date: 8th October 2014

Dear Arthur,

I had advised you previously that there were a number of questions which had been referred to us by the Northern Ireland Audit Office which required further information from yourself. I have itemised these questions below. I understand that you may feel that you have already answered some of these questions; however, I would ask that you deal with each of the issues in as full a manner as possible, in order that I will not need to return to the topics for further clarification. Your help in this matter is greatly appreciated.

The questions are as follows:-

1 The Developer bought the Crossgar site in February 2007 and in March 2007 Trinity sought support from NIHE for the development of 12 social housing units on the site. At that time it appears that the intention was that the development would be a 'Design and Build' arrangement, i.e. that the developer would build the social housing on the site and then these completed units would be purchased by Trinity. However this appears to have changed when Trinity purchased the site in August 2007 with the intention of developing the 12 units itself. This change from Design and build to a purchase arrangement which transferred the risk of ownership (i.e. that land values would fall) from the developer to Trinity. Bearing in mind that Design and Build procurement rules did not change until 2009, can you explain why Trinity chose to purchase the site in August 2007?

- 2. The purchase of the land in Crossgar by Trinity from the developer in the same month as the same developer was also purchasing your brother's house in Beverley appears to give rise to a conflict of interest which should have been communicated to Trinity's board at that time. This was not done and you had previously explained this by stating that you did not know that your brother had sold his property until circa April 2009 when this was communicated by the Beverley Residents Group. Can you explain why you would not have been aware that your brother would have sold his house at Beverley for some 18 months after it was sold?
- 3. You advised the Trinity Board in 2009 of the potential conflict of interest. Can you please confirm the following:
 - When did the Board consider this issue (i.e. the Board meeting date)?
 - If this Board meeting date was not shortly after you became aware of the situation in April 2009, why there was a delay?
 - What were the Board's discussions and conclusions on the issue and
 - In the Boards discussions, was it aware of the time, between your brother selling his house in 2007 to the Developer and it being reported as a potential conflict of interest in 2009?

I would be grateful if you could let me have your reply by the 24th October 2014 Yours sincerely,

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DONALD HEANEY Head of Governance & Inspection Unit

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ECONOMIC APPRAISAL 19 DOWNPATRICK ROAD CROSSGAR

Amendments: -

Jamary 2007 - SIC 19 Downpatrick Road Crossgar

ECONOMIC APPRAISAL 19 DOWNPATRICK ROAD CROSSGAR

Prepared by S John Cochrane - January 2007

1.0 STRATEGIC CONTEXT

Crossgar is a village located in Co Down approximately 15 miles south of Belfast on the main A7 road between Saintfield and Downpatrick. Crossgar is situated in the Down District Council area and they have the responsibility for the administration of 649 square kilometres. Sanctuary Housing (N.I.) has the opportunity to purchase a site at 19 Downpatrick Road Crossgar, which is located in a residential area and close to essential amenities. The site has all utilities available. The development site has an area of approximately 0.21 hectares or 0.50 acres.

Planning

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The development site is currently being used for residential use. The Association have had discussions and received a report from a Planning Consultant (John Casey URPA) regarding the development and his conclusion is that the scheme as proposed will be acceptable to the Planning Authority regarding layout and design. Given the severe lack of suitable social housing sites of this size coupled with the increasing demand for general needs accommodation in this area, it would make the development a strategic priority for Sanctuary Housing and the various statutory agencies. The development is fully supported by the NIHE.

Development Specifics

The aim of the proposed development is to provide 8 No 3-person 2-bedroom general needs apartments and 4 No 5-person 3-bedroom houses to Lifetime Homes Standards, and fulfil a rural H/A marker.

2.0 ASSESSMENT OF NEED

The development site is located within the NIHE Management District 5

In examining the district Area plan for 2006 - 2007 published by the NIHE a number of issues are brought to the fore.

The social housing waiting list for Crossgar village has increased over the past 4 years. The numbers in housing stress have increased by 22% in December 2001 to 28% in December 2005. Allocations are currently inadequate to meet the needs across all household types, and particularly amongst single applicants.

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The aim of the proposed development is to provide 8 No 3-person 2-bedroom general needs apartments and 4 No 5-person 3-bedroom general needs houses all to lifetime homes standards. The scheme also has the support of the Northern Ireland Housing Executive. The number of sites available for this type of development in this particular strategically placed rural location, is restricted due to rising land costs, pressure on the property market from commercial private and retail sectors. At the preparation of this economic appralsal Crossgar land values are on a par with Lisburn at the higher end of the market. Taking into account these factors the proposed development of the Downpatrick Road sile would represent a positive step by Sanctuary Housing to address the housing for a needs group that would otherwise remain on the N.I.H.E waiting list for accommodation.

3.0 OBJECTIVES AND CONSTRAINTS

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The following objectives have been identified:

- To contribute to meeting the high social housing need in the Crossgar area of Down.
- To provide 12 social housing units in an area of high demand and low land availability.
- To develop a project, through the provision of high quality social housing built to meet secured by design and EcoHomes 'Very Good' standard.
- Work with the local community to ensure the project is integrated into the local community.
- Ensure the NIHE is fully supportive of the project and location and that DSD funding is available to resource the project. The scheme is to be included in year 2008-2009 development programme.
- To be on site in 2008 and building works are completed by 2009/10.

These objectives form part of the overall non-monetary benefits of this project and are used as a template to formulate the weighting and scoring.

January 2007 - SJC 19 Downpatrick Road Crosspar

The following constraints have been identified:

No constraints have been identified at the preparation of this economic appraisal.

4.0 IDENTIFICATION OF OPTIONS

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A list of options has been identified for the appraisal. A brief description of each option is given below followed by a brief analysis to aid discussion.

OPTION 1 - do nothing. This option would involve maintaining the current level of service provision.

This option has been included as a benchmark against which the other options can be assessed.

OPTION 2 - New build scheme.

This option would involve building 8 No 3-person 2-bedroom apartments and 4 No 5-person 3-bedroom houses and would meet all criteria outlined above.

OPTION 3 - New build scheme at an alternative site.

This option is similar to option 2 except that an alternative site would have to be procured. At the time of the preparation of the economic appraisal other development opportunities were explored and no other site could be located in the area of suitable size and cost.

OPTION 4 - purchase existing properties within the area to meet the demand.

According to the University of Ulster, Quarterly House price index the average price for property in Crossgar (second quarter 2005) rose by 24% - 25%. The strongest price growth can be found in the apartment market, with Down and Lisburn vying for the highest priced housing market areas in Northern Ireland.

| Table 1 | |
|---------|--|
|---------|--|

| Annandation | | | | | |
|--|-----------|-----------|----------|--|--|
| Accommodation | £ 2006 | £ 2007 | Change % | | |
| 3 Bed House | £ 196.652 | | | | |
| | £ 180,002 | £ 259,950 | 24.35% | | |
| 2 Bed Apartment | £ 131.250 | £ 175,000 | | | |
| Source University of Lister NI Quarterly House price Index | | | | | |
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January 2007 - SJC 19 Downpatrick Road Crossgar

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It is therefore felt that given the high house prices for properties in the area it would not be cost effective to purchase properties off the private housing market. Properties that are available do not meet lifetime homes criteria, secure by design or the DSD design guide requirements and would require considerable improvements.

At the time of writing, a potential 3 person 2-bedroom apartment was examined within the locality. The two-bedroom property was attracting a lot of attention from both first time buyers and investors. As such the property was sold for approximately £ 175,000 and a three bedroom house at £ 261,000 Given the age of the properties within this location, it is felt by the Association that the cost of bringing 12 Na ESP's up to current DSO guide requirements including lifetime homes, secure by design and Eco standards would prove prohibitive and would not constitute a good use of public funds. This option is therefore discounted.

5.0 MONETARY COSTS AND BENEFITS

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Appendix 1 contains the spreadsheet, which shows the detailed costs and Net Present Values.

The net benefit values are summarised in the table below.

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| OPTION | NET PRESENT VALUE |
|---------------------------------------|-------------------|
| Option 1 – Do nothing | E Nil |
| Option 2 - New build Category 1 | £ 885,000 |
| Option 3 - New build alternative site | £ 1,100,000 |
| Option 4 – Buy ESP / New Build | Discounted |
| APPENDIX 1 | |

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6.0 RISK AND UNCERTAINITY

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 The Association have engaged the services of a Planning Consultant in the preparation of a preliminary report in relation to planning matters i.e. site lines, possible overlook and highlight other areas of possible concern. The conclusion of the Planning Consultant was the scheme design in its present form should be acceptable to the Planning Authority. The Association will also put in place contractual mechanisms, as the scheme is a Design & Build Contract thus eliminating other areas of possible uncertainty.

7.0 NON-MONETARY FACTORS AND BENEFITS

There are also factors for options 1, 2 and 3, which cannot be quantified in monetary terms. These factors will be analysed further in this section using a method of attribute analysis. Each non-monetary factor will be given a numeric score based on the relevance of that factor to the project and the core objectives of Sanctuary Housing (N.I.). As the scoring can be deemed as subjective, the Senior Management Team undertook the exercise of scoring each factor to ensure that a neutral score was provided and the scheme would be reflective of Sanctuary Housings core values and corporate plan.

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Meeting the Projected Housing need – Score 20

Option 1

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The do nothing option scored zero as it did meet housing need. Score 0

Option 2

This option was considered to meet the general needs housing need within the Crossgar area. The site is well located to local shops, and transport facilities and local amenities. A health centre doctors and dentist surgeries are in the surrounding area. Score 20

Option 3

This option was considered to suit the general needs housing needs within Crossgar area, but no other sites were available to cater for 12 units on the market place at this time that were of a similar size and "value".

To provide accommodation reflective to current standards.
 Score 30

Option 1

This option cannot be assessed against this factor, as there is no potential building to assess. Score 0

Option 2

The planned development will exceed the standard set in the Housing Association Guide. The scheme will be designed with the new Part F Building Regulations in mind and will therefore meet the Eco-Homes 'very good' rating. The scheme will also be built to secure by design standards ensuring the safety of the tenants. As the proposed scheme will accommodate a specific client group i.e. "general needs" the scheme has a ratio of car parking spaces over the DOE Roads requirements. Score 28

Option 3

As with option two, any development that Sanctuary Housing undertakes will be expected to exceed the standards set out in the Housing Association Guide and would also achieve a 'very good' Eco-Homes rating. The

January 2007 - SJC 19 Downpatricl: Road Crossgar

Association would also expect all schemes of this nature to achieve secured by design certification. However as no other site was available at the time in the market place for housing to cater for 12 units this option could not be pursued this option therefore scored less than option 2. Score 25

 Meeting Sanctuary Housing core objectives and corporate strategy – Score 20

Option 1

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Option 1 does not meet with Sanctuary Housings core objectives or corporate strategy. Score 0

Option 2

This option was considered to fully address Sanctuary Housings core objectives, these being to provide high quality, value for money social housing that meet the needs of a specified need group. This site fulfils all of these criteria in that the site has been identified as a suitable location for the provision of 12 No units of general needs accommodation. The cost of the land is also cheaper than the proposal in option 3 and as such Sanctuary Housing is to provide better value for money. Score 20

Option 3

This option could also address some of Sanctuary Housing core objectives as discussed above. However, given the cost of the site and other factors discussed above this option does not score as high as the previous option. Score 18

Each of the scores are considered below and summarised in the table at the end of this section.

| CRITERIA | WEIGHT 20/30/20 | | | 12 | OPTION 3 | | |
|-------------------------|--------------------|-----|---|----|----------|----|-----|
| Housing Need | 20 | 0 | 0 | 20 | 400 | 16 | 320 |
| Accommodation | 30 | 0 | 0 | 28 | 840 | 25 | 750 |
| Objectives by Sanctuary | 20 | 0 | 0 | 20 | 400 | 18 | 360 |
| Total | | 1 (| 0 | | 640 | | 30 |

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8.0 CALCULATE NPV'S AND UNCERTAINTIES

Please see points 5.0 and 6.0

9.0 RECOMMENDATION AND SUMMARY

The preferred choice is option 2. The do nothing option has the cheapest costs but was eliminated because it does not meet any of the needs and objectives set out at the start, i.e., there is a demand for this type of accommodation close to the town centre. Option 1 also does not address the problem of a need in the area. Option 3 has the highest negative net benefit and also the lowest weighting score of non-monetary benefits. This is due to the fact that to acquire an alternative site in this area will be more costly because land availability is scarce and will also attract strong competition from the private sector.

Option 2 meets all the needs and objectives. It is a general needs scheme that will accommodate the need group, as identified above, and will provide suitable accommodation in the area.

10.0 EVALUATION AND REVIEW

The proposed arrangements for monitoring include site visits to check on costs and benefits associated with this project. Such monitoring will be undertaken on a regular basis and include a review of the original basis for the investment decision.

The PPE (post-project evaluation) will take place 6 months after the project completion date and the PPR (post-project review) 12 months after completion of the project to allow time for the benefits to accrue.

| | S.John Cochrane | Development Manager |
|---|-----------------|---|
| Ś | the man | Date January 2007 . |
| | V | Approved (Association Management Committee) |
| | | Date |

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APPENDIX 1 - NET BENEFIT CALCULATIONS

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| Legal, fees, disbursements & exp£ 5,000£ 5,000Build. Soc., other val. & fees£ 5,540£ 5,540Building control & Plan. Perm.£ 5,540£ 110,000Consultant fees£ 110,000£ 118,000Borrowing administration charges£ 61,620£ 86,070Furniture££ | OTHER | | | |
| Build. Soc., other val. & fees £ 5,540 £ 5,540 Building control & Plan. Perm. £ 5,540 £ 110,000 Consultant fees £ 110,000 £ 118,000 Borrowing administration charges Association's development admin £ 61,620 £ 86,070 Furniture £ £ £ £ | | [| | |
| Building control & Plan. Perm. £ 5,540 £ 5,540 Consultant fees £ 110,000 £ 118,000 Borrowing administration charges Association's development admin £ 61,620 £ 86,070 Furniture £ £ £ £ | Ruld See allo and a final second | í | £ 5,000 | £ 5,000 { |
| Consultant fees £ 110,000 £ 118,000 Borrowing administration charges Association's development admin £ 61,620 £ 86,070 Furniture £ £ £ | Build, Soc., other val. & fees | | | |
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| Association's development admin cost £ 61,620 £ 86,070 Furniture £ £ | Borrowing administration charges | | | |
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| Furniture £ £ | cost | 20 | £ 61 620 | 0.00.070 |
| | Furniture | | 101,020 | z 00,070 |
| £ 1,000 £ 1,000 | | | 2 | E |
| | ····) | [| £ 1,000 | £ 1,000 |
| | | | |] |
| TOTAL COSTS | TOTAL COSTS | | | |
| | | <u> </u> | £ 1,838,160 | £ 2,165,610 |
| NET BENEFIT | | ENIL | +£ 137,340 | -£11.110 |
| RANKING OF OPTIONS 3 1 2 | CANKING OF OPTIONS | 3 | 1 | |

proprieto en el consequención de la calendaria presentaria, en energianen da constructiva de la construcción de

January 2007 - SJC 19 Downpatrick Road Crossgar

ECONOMIC APPRAISAL TEMPLATE

1. Name of Housing Association: Sanctuary Housing (N.I.)

2. Project Title & SRN: 19 Downpatrick Road Crossgar

3. Contact name & Number: S John Cochrane 02890-308140

4. Total Scheme Costs: £1,838,160.00

C

5. Estimated Project Start Date: September 2008

6. Estimated Project End Date (EPE): November 2009

7. Post-Project Evaluation (PPE) Due: May 2010 (EPE + 6 months)

8. Post-Project Review (PPR) Due: November 2010 (EPE + 12 months)

9. Name of person responsible for completion of PPE: S John Gochrane

10. Name of person responsible for completion of PPR: 8 John Cochrane

Signed_____Date Officer or member of Association authorised by the Management Committee

| M 111 C DOO | 0 14 |
|-------------|-----------|
| N.LH.E DPG | Graim Use |

Date PPE completed:_____Entered on Database: Y/N

Date PPE received by N.I.H.E:-----

Date PPR completed:----Entered on Database: Y / N

.....

Date PPR received by N.I.H.E. :------

January 2007 – SJC Downpatrick Road Crossgar

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Frem 7(1)

Housing Executive

Northern Ircland Housing Executive South East Area Office 28 Court Street Newtownands 8723 7NX Telephona: 028 0182 5088 : Fax 028 9182 2494

Texiphone: 0845 6504381



INVESTOR IN PEOPLE

Mr S J Cochrane Choice Housing Association 95a Finaghy Road South Finaghy Belfast BT10 0BY

Our Ref: GIS 1559

Date 24th January 2007

Dear Mr Cochrane

Re: 19 Downpatrick Street, Crossgar

I refer to your letter dated 18^{th} January 2007, and your request by telephone for support for 4 x 2 bedroom houses, 2 x 4 bedroom houses, for general needs, and 6 x 2 bedroom apartments to cater for elderly applicants. I have examined housing need and discussed with the local management. There is currently very low elderly need in Crossgar, with only one elderly applicant in housing stress on the waiting list.

Housing need is primarily for families and single applicants. I could therefore support the mix for 6 houses and 6 aparlments for general needs. I would note that given the rural location, it would be better for housing management purposes, if the apartments could each be independently accessed.

Please confirm if you intend to progress a proposal on this basis. Please keep me updated on progress in relation to this proposal.

Yours sincerely,

Norman Hagan Area Planner

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NOT PROVIDED BY SOLICITOR

Geraldine

I refer to our recent emails. The time line is as follows:

- 1. In January 2007 Trinity produced an economic appraisal in respect of the Downptrick Road site;
- 2. On 18 January 2007 Trinity sought support for 4x2 bedroom houses, 2x 4 bedroom houses for general needs and 6x 2 bedroom apartments for the elderly;
- 3. On 24 January the Housing executive indicating its support for 6 houses and 6 apartments for general needs; (item 1);
- 4. On 26 February a letter of instruction was sent to Mr Ian McCullagh to carry out a valuation of the site;
- 5. On 15 March Tina Diamond wrote to John Cochrane requesting that the application for ALP be submitted before the end of the financial year ie 31 March 2007; (item 7)
- 6. On 26 March 2007 Trinity wrote to the Housing Executive seeking support for 8x apartments and 4 x houses (item 2);
- 7. On 5 April 2007 Norman Hagan of the Housing Executive grated support for the scheme and urged Trinity to submit details of the scheme to the Development Programme Group for approval and inclusion in the Capital Development Programme (item3);
- 8. On 14 May 2007 Housing Executive confirmed that the scheme was approved and added to the Social Housing Development Programme with a target acquisition date during the 2007/08 year (item 4);
- On 28 May 2007 Mr Ian McCullough provided a valuation report for the property giving a market value of £900,000 (item 5);
- 10. Negotiations on the purchase contract concluded in July 2007 with the purchase being completed on 2 August 2007 as a design and build package deal;
- 11. The ALP application was submitted in December 2007 (item 6); and
- 12. The ALP application was considered in great detail and approved by NIHE(item 6) .

As you can see throughout this process, NIHE were kept appraised of the development of the project and moreover, encouraged and supported the submission of the ALP application.

Kind regards

Maria O'Loan

This email is from a lawyer. It is confidential and may be privileged. If you are not the intended recipient please notify us immediately and delete it. If the email does not relate to our business or to our clients then it is neither from us nor authorised by us.

Cleaver Fulton Rankin Limited is a company registered in Northern Ireland with Company Number NI031078 with its registered office at 50 Bedford Street, Belfast, BT2 7FW, Tel: +44 028 9024 3141, Fax: +44 028 9024 9096, Email: <u>info@cfrlaw.co.uk</u>, http://www.cfrlaw.co.uk



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Northern Ireland Housing Executive South East Area Offica 28 Court Street Newtownards BT23 7NX Telephono: 028 9182 5088 : Fax 028 9182 2494

Texiphone: 0845 6504381 www.nihe.oov.uk



Item 7(1)

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Mr S J Cochrane Choice Housing Association 95a Finaghy Road South Finaghy Belfast BT10 0BY

Our Ref: GIS 1559

Date 24th January 2007

Dear Mr Cochrane

Re: 19 Downpatrick Street, Crossgar

I refer to your letter dated 18^{th} January 2007, and your request by telephone for support for 4 x 2 bedroom houses, 2 x 4 bedroom houses, for general needs, and 6 x 2 bedroom apartments to cater for elderly applicants. I have examined housing need and discussed with the local management. There is currently very low elderly need in Crossgar, with only one elderly applicant in housing stress on the waiting list.

Housing need is primarily for families and single applicants. I could therefore support the mix for 6 houses and 6 apartments for general needs. I would note that given the rural location, it would be better for housing management purposes, if the apartments could each be independently accessed.

Please confirm if you intend to progress a proposal on this basis. Please keep me updated on progress in relation to this proposal.

Yourd sincerely,

Norman Hagan Area Planner

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Item 8

FOR THE ATTENTION OF SIOBHAN SMYTH Assistant Area Planner Northern Ireland Housing Executive South East Area Office 28 Court Street Newtownards

Our Ref: SJC/ Crossgar

26 March 2007

BT23 7NX

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Dear Siobhan

RE: 19 DOWNPATRICK ROAD CROSSGAR

I refer to my telephone conversation with Norman Hagan on the above date and your letter of the 24th January 2007 confirming your support for 6 houses and 6 apartments for General Needs.

In order to maximise the densities of the site against the purchase cost the mix has had to be changed to the following:-

- 8 No 3-person 2 bedroom Apartments
- 4 No 5 person 3-bedroom Houses

Please could you confirm your support for this revised mix. I would confirm the Apartments will be independently accessed.

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them

| 1 | | | 18,14/2+4 |
|--|--|-------------------------------|---|
| Housing Executive | Northern Iroland Housing Executive South East Area Office 28 Court Streel Newtownards BT23 7NX Telephone: 028 9182 5088 ; Fax 02 | an and and an an | in the second |
| 25 | Textphone: 0845 6504381 www.nihe.gov.uk | | INVESTOR IN PEOPLE |
| Mr John Cochrane Sanctuary Housing A 95a Finaghy Road So Finaghy Belfast BT10 0BY | ssociation buth | I & AFR 201 | |
| Our Ref: GIS 155 | 9 | Printer of the spectra period | |
| 5 th April 2007 | | | |

Dear John

C

Re: 19 Downpatrick Road, Crossgar

I refer to previous correspondence concerning the above and wish to confirm the Housing Executive's support for your proposed scheme for 12 units. The housing mix supported is as follows:

8 No. 2 bedroom, 3 person apartments, with independent access, 4 No. 3 bedroom, 5 person houses to lifetime homes standard

You should submit details of this scheme to the Development Programme Group for approval and inclusion to the Capital Development Programme as outlined above.

Can you please keep me advised of any changes to this scheme, in particular if it becomes no longer viable to proceed with it?

a or deal a subject to the second second

Yours sincerely

55 fp Norman Hagan South East Area Planner

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Item

Housing Executive

 $\langle \cdot \rangle$

Northern Ireland Housing Executive Development Programme Group 4th Floor, The Housing Centre 2 Adelate Street Beifast BT2 BP8 Telephone: 028 9031 8400: Fax 028 9031 8863 Test phone: 0845 6504381 wnw.nihe.cov.uk

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INVESTOR IN PEOPLE

| Mr J Cochrane | SANCTUARY HOUSING (NI) RECEIVED |
|---|------------------------------------|
| Development Manager Sanctuary Housing 95a Finaghy Road South BELFAST | 1 5 MAY 2007 |
| BT10 OBY | A TO SUC |

14th May 2007

Scheme Reference Number: 6156

Dear John,

Re: 19 Downpatrick Road, Crossgar

I am pleased to be able to confirm that your proposal for the above-named site has been added to the Social Housing Development Programme, with a target of acquisition during the 2007/08 year and on-site during the 2008/09 year.

The scheme will deliver 12 units of general needs accommodation, in the mix shown below:

8 no. 2 bedroom, 3 person apartments and 4 no. 3 bedroom, 5 person houses.

This mix was supported by the Area Planner (South East) in correspondence dated 5th April 2007. As you may be aware, Crossgar is one of the areas identified by the Housing Executive as having potential for "Shared Future" housing. For this reason, Elma Newberry (NIHE Community Cohesion Unit Manager) may wish to contact you to discuss the possibility of this site being taken forward as a shared future development. I would be grateful if you could add this scheme to your next Project Update Form return, indicating a realistic target submission date for acquisition tranche (Advance Land Purchese).

Yours sincerely

R Baille Programme & Enabling Manager Development Programme Group

| 22-22 | | | | Item 4. |
|--|--------|---|--|---|
| State States | | | M Estate Age | IAN CULLAGH M · Chartered Surveyor |
| 88) (R. 24) | | S J Cochrane Sanctuary Housing (N.I.) 95A Finaghy Road South BELFAST BT10 0BY | | |
| E. COST | | Our Ref: IMcC/VMcl Date: 28 May 200 | | |
| No. 100 | | Dear John Re: 19 Downpatrick R | _ | |
| 4 | | In accordance with your ins Market Value of the proper | structions I have ty. I report as f | e inspected the above properties and can now advise on ollows. |
| 100000 | | DATE OF VALUATION: | : | The property was inspected visually from the roadside on 23 May 2007 and that is the effective date of my Valuation. |
| 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1 | | BASIS OF VALUATION | 1 | The property has been valued on the basis of Market Value, according to the RICS Appraisal and Valuation Manual. A full definition of this basis is contained at the end of this Report. |
| CARLEY COLORS | | SITUATION/DESCRIPT | ON: | The property is situated to the western side of Downpatrick Road Crossgar on the edge of the village. It is on the main route between Belfast and Downpatrick. |
| 1 | | | | The property comprises a 2 storey detached house with gardens to the front and rear. I have not carried out an internal inspection of the property. The extent of the property is shown outlined in red on |
| 5] | | | | the attached Ordnance Survey Map. |
|] | | | |) McCuttagli Annos |
| 1 | Teleph | one: 028 9040 3740 • Facsimile: | | Road Belfast BT8 7HN E-mail: post@ianmecullagh.com + Website: www.ianmecullagh.com |

| 17 a.a. | | | |
|-------------|--------------|---|--|
| | C_{α} | | M-CULLAGH |
| Distan | | Property 19 Downpatrick Road, Crossgar Date: 28 May 2007 | |
| 11226.1 | | SITE AREA: | I have scaled the dimensions of the site from the Ordnance Map and calculate the area to be approximately 0.54 acre. |
| 1978 A 1978 | | PROPOSED DÉVELOPMENT: | I understand that it is your intention to demolish the existing house and redevelop the site with six townhouses and six apartments. |
| 17417 | | TOWN PLANNING/ | |
| New York | | REDEVELOPMENT: | So far as I am aware no application for Planning Permission has been made yet. I would not expect any undue difficulties with planning as the site is within the development limit of Crossgar. I am not |
| 725.24 | | i. | aware of any redevelopment or road proposals which would affect the property. |
| | | SERVICES: | It is assumed that water, electricity and drainage are all connected. No inspection has been carried out to ascertain the adequacy of any of the services for the proposed development. |
| | | TITLE: | J have no details regarding title but assume it is satisfactory and marketable and not subject to any restrictive clauses or conditions which would affect the development of the site and therefore affect value. |
| | | MARKETABILITY: | The market for small development sites across Northem Ireland is very strong at present. If placed on the open market the site would attract considerable interest. |
| 1000 | | | |
| Attest | | | |
| - 10 | | | |
| 2 (p - 4) 7 | | | |
| | 1 | | a naganang sa mang pananan na mang kana dan kana kana kana kana kana kana |
| 1 | | | |

Property 19 Downpatrick Road, Crossgar Date: 28 May 2007



MARKET VALUE:

In my opinion the Market Value of the above property is represented in the sum of £900,000 (nine hundred thousand pounds sterling).

I trust this report will be sufficient for your requirements. If you need any further information please contact me.

Yours sincerely

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In D. mccullay:

Ian D McCullagh MRICS

| 1912 201 | C | | | M*CUL | N J LACH |
|---------------------|--|---------------------------------|--|-------|--|
| Tapatit | | Property Date: | 19 Downpatrick Road, Crossgar 28 May 2007 | | |
| A.66 4.00 | | NOTES: | | I | 'Market Value' is defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller |
| · 10: 11 | | | | i. | in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prodently and without computsion. |
| 1000 | | | * | II | I have not undertaken a structural survey nor have I ascertained whether any deleterious materials have been used in the construction of the property. For the purposes of my valuation I have assumed the property |
| 2.144.2 | | | | | to be tree of delect in this respect. |
| Sec. 8 | | | | Ш | these to be free of defect. |
| -Atomic | | | | | surveys in order to ascertain the site condition or the environmental conditions of the properties. Unless stated to the contrary within the report, my valuation assumes that there are no unusual ground conditions, contamination, pollutants or any other substances that |
| 272.16 | | | | IV | may be environmentally harmful. |
| | | | | 1 | In accordance with normal practice, I would state that this report is confidential and for your own purposes only. No liability to third parties can be accepted and this report should not be disclosed, in whole or part, without prior written consent as to the form and |
| P. | | | | | context in which it is to appear. |
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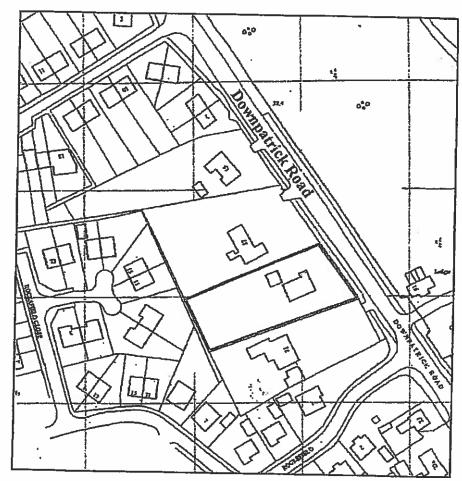
1.10



Property Date:

y 19 Downpatrick Road, Crossgar 28 May 2007

SITE PLAN



Map reproduced from the Ordnance Map with the sanction of the Controller of H M Stationery Office. Crown copyright reserved. Not to scale. For identification purposes only. © 2006 Licence No; 2170

Signed Ten > in Cullyr

Date 25 4200 200 7

Property 19 Downpatrick Road, Crossgar Date: 28 May 2007

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Housing Executive

Northern Ireland Housing Executive Development Programme Group 4th Floor, The Housing Centre 2 Adelaide Street Belfast BT2 8PB Telephone 028 9031 8400 Fax 028 9031 8863 Text phone 0845 6504381 www.nibe.gov.uk



Rachel Farmer Trinity Housing Assoc 95A Finaghy Road South Belfast BT10 0BY

29th January 2008

Our Ref: SRN 6156

Dear Rachel

Re: ALP Approval - 19 Downpatrick Road, Crossgar

Please find attached the scheme approval ALP2 in relation to the above scheme.

I look forward to receiving your GA1 form for an ALP Tranche along with all other relevant documentation at your earliest convenience.

Yours sincerely

p.A. Brian

Marie Curran Programme & Enabling Team



| Executive | Development Programm Mixed & Public Funding Approval for the Advan | | (issued 01/04 |
|--|--|--|--|
| Part A Details of | Applicant | | |
| Association Name | Trinity Housing | Scheme Ref No 6156 | |
| Address 95A Finag | hy Road South | | R53 |
| Belfast | | Contact Name Rache | ef Farmer |
| | Postcode BT10 0BY | Contact Tel No 90 30 | 8140 |
| Agent Association Nam | e | DSD Peopletration Ma | |
| | | | |
| | | | |
| | Postcode | | |
| | | | |
| Part B Scheme Ty | /pe | | |
| X Non Tariff | New Scheme X Mi | xed funding X N | ew build |
| Tariff | | | |
| | | pported Housing | ehabilitation |
| | | | |
| 19 Downpatrick Ro | oad, Crossgar | | |
| | oad, Crossgar | Postcode | |
| Vhere there is more than | n one address, a copy of the property sched | Postcode | |
| Where there is more than Part D Approved | n one address, a copy of the property sched | Postcode | £ |
| Where there is more than Part D Approved | n one address, a copy of the property sched | Postcode | £ 1,772,340 |
| Where there is more than Part D Approved Total qualifying sc | n one address, a copy of the property sched | Postcode Jule is attached | |
| Where there is more than Part D Approved Total qualifying sc Total qualifying Gr | n one address, a copy of the property sched COSTS theme costs (from APL1) | Postcode Jule is attached Project Approval Stage | 1,772,340 |
| Where there is more than Part D Approved Total qualifying sc Total qualifying Gr Qualifying scheme | n one address, a copy of the property sched COSTS theme costs (from APL1) rant (from APL1) subject to assessment at F | Postcode Jule is attached Project Approval Stage | 1,772,340 |
| Vhere there is more than lart D Approved Total qualifying sc Total qualifying Gr Qualifying scheme Grant at Advanced | n one address, a copy of the property sched COSTS theme costs (from APL1) rant (from APL1) subject to assessment at P r costs to be met by the Association (Line 1 Acquisition stage: | Postcode Jule is attached Project Approval Stage | 1,772,340 1,284,947 487,393 |
| Vhere there is more than Part D Approved Total qualifying sc Total qualifying Gr Qualifying scheme Grant at Advanced Less value of Publi | n one address, a copy of the property sched COSTS theme costs (from APL1) rant (from APL1) subject to assessment at P r costs to be met by the Association (Line 1 Acquisition stage: | Postcode Jule is attached Project Approval Stage | 1,772,340 1,284,947 487,393 835,215 |

| • | his project is approved subject to the Association: Conforming to the DSD's published procedures and complying with any other requirements relating to the scheme that the NIHE (DPG) may specify Notifying the NIHE (DPG) of any material changes from the details submitted on form APL1 including the development timetable Conforming to any variations and/or additions to the Conditions of Approval as stated below. |
|----------|--|
| Part F | Variations/Additions to the conditions of approval |
| Ann | lex |
| Des | sign proposals |
| The | The proposals would appear to broadly meet the design standards for APL stage, nevertheless a number of issues should be reviewed prior to full scheme submission, such as: Providing dedicated external bin storage/drying areas to r flats 9 – 12. Ensuring the siting of bin storage areas in close proximity to external drying areas is an acceptable arrangement. Ensuring that the dimensions of the ground floor WC in the 5P/3B house type meet the accessibility criteria for lifetime homes (does not appear to be the case at present). Ensuring that the lifetime home accessibility criteria is being met for all dwellings. As lifetime home supplementary multiplier is being claimed for the first floor flats, that the stairs are capable of accommodating a future stair lift. This list does not necessarily include all issues which might be ascertained when the scheme design is submitted for full assessment. overall scheme costs, including any separately funded costs to finance non lifying items and any residual excess over TCI, should represent value for money. |
| | Continued on a separate sheet |
| Signed _ | Aisting McDecendet Date 25th Junior 2003 Development Programme Group () () () |

| Housing Executive | Development Programme Gr Housing for Rent Application for Advanced Pu | | APL (Issued 01/04/200 NIHE (DPG) Date Stam |
|--|--|------------------------------|--|
| Part A Detail | s of Applicant | | 110000000000000000000000000000000000000 |
| Association Name | | DSD Registration | 1 No 53 |
| Address | 95A FINAGHY ROAD SOUTH | Contact Name | RACHEL FARMER |
| | BELFAST | Contact Tel No | 02890 - 308140 |
| | PostcodeBT10 0BY | . 30 | |
| Agent Association Na | âme | _ DSD Registration | No |
| Andress | | Contract Name | |
| | | | |
| | Postcode | • | |
| | ted at the following need groups [e.g. General Needs | | - |
| This proposal is targe 8 NO GENERAL NI | | s, Supported Housi HOUSES | ng, etc.} |
| This proposal is targe 8 NO GENERAL NI | bited at the following need groups [e.g. General Needs EEDS APARTMENTS – 4 NO GENERAL NEEDS Of land being acquired e (Ha) 0.21 Ha District Co 19 DOWNPATRICK ROAD CROSSGAR CO | s, Supported Housi HOUSES | ng, etc.} |
| This proposal is targe 8 NO GENERAL NI Part C Details c Total Area of Land/Site | bited at the following need groups [e.g. General Needs EEDS APARTMENTS – 4 NO GENERAL NEEDS Of land being acquired e (Ha) 0.21 Ha District Co 19 DOWNPATRICK ROAD CROSSGAR CO | s, Supported Housi HOUSES | ng, etc.] |
| This proposal is targe 8 NO GENERAL NI Part C Details of Total Area of Land/Situ Property/Site address | e (Ha) 0.21 Ha District Co | s, Supported Housi HOUSES | ng, etc.] |
| This proposal is targe 8 NO GENERAL NI Part C Details of Total Area of Land/Sit Property/Site address | ted at the following need groups [e.g. General Neede EEDS APARTMENTS – 4 NO GENERAL NEEDS of land being acquired e (Ha) 0.21 Ha District Co 19 DOWNPATRICK ROAD CROSSGAR CO X Association ownership Other public owner (specify) | s, Supported Housi HOUSES | ng, etc.] |
| This proposal is targe 8 NO GENERAL NI Part C Details of Total Area of Land/Site Property/Site address /endor NIHE Private Owner | inted at the following need groups [e.g. General Needs EEDS APARTMENTS - 4 NO GENERAL NEEDS of land being acquired e (Ha) 0.21 Ha DOWNPATRICK ROAD CROSSGAR CO Image: Second constraints Image: Second constraints | s, Supported Housi HOUSES | ng, etc.] |

| (Non-Tariff & Tariff Schemes) | | |
|---|-----|------|
| ITEM 1A/B. Standard On Cost [see Housing Association Guide Appendix: 7 to Part 1] | | 10 9 |
| Key on cost percentage (from Gulde Appendix: 7 to Part 1) | | |
| Supplementary on cost percentage adjustments [enter description and adjustment from Guide Appendix: 7 to Part 1] | +1- | |
| 2. DESIGN & BUILD | - | 2 |
| 3. ECO HOMES | + | 1 |
| 4. | | |
| 5. Total (line 1 to line 4) | | 9% |

| | Schemes | | | | | |
|----|--|--|---|------------|---|---|
| | EM 2. pital Costs | A QUALIFYING COSTS (Include value of any public sector subsidy) £ | B NON- QUALIFYING COSTS (include contributions from the Association's reserves and non public sector subsidy) £ | C TOTAL | D NIHE (DPG) USE QUALIFYING COSTS | E NIHE (DPG) USE NON- QUALIFYING COSTS |
| - | Purchase price (include value of any | | 1 | | | ~ ~ |
| 1. | public sector subsidy] | 885,000 | | 885,000 | | |
| 2 | Works Cost - main contract: Substructure 51,800 Superstructure 614,200 Site Works 74,000 | 740,000 | | 740,000 | | |
| i. | Major site development works/pre-works | • | - | - | | |
| L. | VAT | 1,000 | • | 1,000 | | |
| 5. | Sub rotal | 1,626,000 / | - | 1,626,000 | | |
| | Standard on-cost: 9 % of line 4 | 146,340 🖉 | | 146,340 | | |
| | Contribution from Association's reserves or non-public sector subsidy | | | | | |
| | | | | | | |
| | Total qualifying scheme costs | 1,772,340 | / - | 1,772,340 | | |

| (Non-Tariff Schemes only) ITEM 3A. | NIHE (DPG) US |
|--|---------------|
| ICI & Grant claim | |
| 1. Scheme TCI Cost (from SFN1 summary Grand Total A) | 1,725,568 |
| 2. Qualifying scheme costs (Part E Item 2A line A9) | 1,772,340 |
| 3. Scheme cost index (line 2 + line 1 x 100) | 102.71 / % |
| 4. Grant rate (from SFN1): | 72.50 1% |
| 5. Total qualifying Grant (Line 2 x Line 4): | 1 284,947 |
| Less value of any other public subsidy – Source: | • |
| 7. Total Grant Claimed (line 5 minus line 6 | 1,284,947 |

| | riff Schemes Only) | | NIHE (DPG) USE |
|----|--|---|----------------|
| | ant claim | A | 8 |
| 1. | Total qualifying Grant (From Grant Total E (Total Norm Grant) on Form SFN1) | | |
| 2. | Less value of any other public subsidy - Source: | | |
| 3. | Total Grant Claimed (line 1 minus line 2) | | Grant approved |

| Par | t F Docu | ments encl | osed | | 10,2383 | NUT STORE TO THE | |
|-----|---------------------------------|---------------|---------------------------------|---|--|------------------------------------|-----------------------------|
| X | All Schemes Needs Support | SFN1 | Economic Appraisal | X | Valuation Report | Location Map (1:1250 or 1:2500) | Site Layout Plan (1:200) |
| | Schemes Over | TCI (Non Tari | ff Schemes only) | | | | |
| X | Case for Erceeding TCI | | l/Structural (If applicable) | X | Letter from Consultan Agent on N | t/Employer's | |

Part G Certifications (Tick if applicable, or enter N/A if not applicable)

We certify that:

- 1. The Association has the vender's agreement of terms;
- 2. The Association has obtained written support from the NIHE of the need for the scheme*;
- The purchase price does not exceed the value of the property as assessed by an independent qualified valuer *;
- The Association's Solicitor has carried out all pre-purchase legal and site checks and that the land to be acquired offers good title";
- The Association, after consultation, has satisfied itself that the proposals would be broadly acceptable to Planning Service, subject to a detailed Panning Application being made*;

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- 6. The Association has assessed the suitability of the site for the intended purposes*
- The Association has prepared proposals and costs for the intended need to at least feasibility stage or equivalent;
- The Association has carried out an economic appraisal of the proposed site, taking into account alternative sites and proposed solutions for the intended need;

| in which they or the cannot be made w | land to be acquired teir families are invo | This declaration e lived as partner, dis statement should | ation has any interest in t xtends to any firm, partne ector or shareholder. (If s be attached giving a full o | rship or or uch a declu | ganisation |
|---------------------------------------|---|---|---|----------------------------|-------------|
| 10. To the best of our | knowledge or belief | , the contents of th | is application are complet | e and accu | irate. |
| | * Prequ | alifications applica | ble to newbuild | | |
| Signature Officer of | Member of Associat | lion authorised by t | he Management Committe | Date | 14/12/2007. |
| NIHE (DPG) USE | Approve | Reject | Signature | | Date |
| Flecommended | N/ | | Ni louran | · | 21/1/08 |
| Recommended | - / | | anown (e. | in | 21/108 |
| Approved | \checkmark | | Teling Millemit | | 25103 |
| | | | (Get CXBC 25)100 |) | 4 1 |

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| Exec | sing sutive | | ment Programme Group | | Annex SFN ssued 01/04/2007 PG) Date Stamp |
|--|---|--|--|--|---|
| Association | Name TRINIT | Y HOUSING | | FORM | |
| Scheme Ade | dress 19 DOV | VNPATRICK ROAD CROS | SGAR CO-DOWN | Of | |
| Summary | [Complete on las | t form only] | | | |
| TOTAL FRO | Mt: | A. TOTAL TCI | B TOTAL NORM GRA | NT F | TOTAL UNITS |
| FORM 1 | | 1,725,568 | 1,251,036 | | 12 |
| FOEM 2 | | | 1,000 | | |
| FORM 3 | - | | | | |
| FORM 3 | | | | | |
| | | ļ | | | |
| FORM 5 | | | | ! ! | |
| FORM 6 | | 2 / | - | <u>/ </u> | 14 - 12 A |
| GRAND TOT | ALS A | 1,725,568 ✓ | B 1,251,0397 | J | 12 / |
| CALCU | LATION OF SCHEM | E GRANT RATE | | TOTAL | PERSONS |
| 4 a 🗀 | otal B | · | | New build | 44 |
| 1º To | otal A X 100 = | 72.50 | (To two decimal) | Rehabilitatio | n Į |
| | | L | places) | | |
| | | | | GRAND | 44 |
| GENER/ | AL | NOTES ON COMPI | LETING FORM SFN1 | | |
| One calc has COM multiplie If more c separate Staple th Definitio | culation should be m MMON characteristics ars. columns are required a form. he form(s) to the main ens of the key termino | ade for each unit type which s, including common , continue and total on a 1 application form. plogy (net/appropriate floor | A matrix showing the vasupplementary multiplie 1 of the Housing Associ Multiply the factors toge MULTIPLIER, working to Entries in lines 9 to 16 s corrected at each calcul | ers is given at App ation Guide, other to produce th > 2 decimal places, hould be in round ation step. | endix: 7 to Part e GROSS pounds, |
| One calc has COM muttiplie If more c separate Staple th Definitio area, uni 2 of the l | culation should be m. MMON characteristics ars. columns are required a form. he form(s) to the main ons of the key termino it, and multipliers) and Housing Association ompleting the form. | ade for each unit type which s, including common , continue and total on a n application form. | A matrix showing the vasupplementary multiplie 1 of the Housing Associ Multiply the factors toge MULTIPLIER, working to Entries in lines 9 to 16 s corrected at each calcul The basic TCI for the univelevant cost group in the the correct basic rate. The at Appendix: 8 to Part 1 | ers is given at App ation Guide. Ther to produce the 2 decimal places hould be in round ation step. It/person (line 9) is re TCI tables, using the current TCI table of the Housing Ast | endix: 7 to Part e GROSS pounds, : taken from the g m ² to identify es can be found sociation Guide. |
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| E. | | 1000 | A REAL PROPERTY. | | | | | | | | | | | | | | | |
|------------|---|-------|------------------|----------|--------|----------|---------|--------|------|--------|-----|--------|-------|--------|----------|-----|--------|-----------------------|
| INE NO | UNIT TYPE | Sec. | A | 80 | | U | 114 | • | | Ш | 1.0 | E | U | | H | 1.0 | 100 | Gross floor area |
| 100 | NB/RH (delete the inapplicable) | A KAR | NB | N | NB | NB/RH | 1E | NB/RH | 12 | NB/RH | NBN | NB/RH | NB/RH | HP | NBURH | - | NR/RH | of scheme |
| N | Grant rate type | G.N | G.NEEDS | G. NEEDS | EDS | | - | | - | | | | | 1 | | 1 | | _ |
| . 5 | Floor area bands not exceeding m ² (self- contained) | 60 | 60/65 | 901 | 90/95 | | | | - | | | | | 1 | | 1 | | |
| - | Appropriate floor area band (m per person shared) | | | | | | | | - | | | I | | | | t | | Total I buter |
| 5 | Number of storeys | | 2 | 2 | | | 1 | | - | | | | 1 | t | | t | | Total off to had from |
| 9 | Number of persons per unit. | | 5 | 5 | | - | - | | - | | | | | T | | 1 | | |
| 4 | Number of units | | æ | 4 | | | | | 1 | | | | 1 | Î | | 1 | | |
| DSD REF | KEY MULTIPLIERS | S2 | Factor | E N | Factor | < Factor | or < | Factor | 1 | Factor | N | Factor | Fa | Factor | < Factor | - I | Factor | = Only one of |
| 010 | New build, acquisition and works - vacant | × | 1.00 | X | 1.00 | 1 | 4 | | 100 | | 17 | | | - | | | | these multipliers |
| 011 | New build acquisition and works - tenanted/decanting | 100 | | 320 | | 1450 | 1.638 | | 1255 | | 120 | | 1.3 | | | 3 | | apply |
| 020 | Off the shelf (new build) | 3 | | | | | 100 | | 1 | | | | 14 | T | | t | | |
| 060 | New build works only | 13 | | 1 | | 1 | 1 | | 13 | | 1.0 | | 1 | T | 1.5 | 12 | | |
| 100 | Rehab, acquisition and works - vacant | 1 | | | | 1 | 1 | | 1 | | 3 | | 10 | t | | T | | |
| 105 | Rehab, acquisition and works - tenanted/decanting | 100 | | 1 | | 1 | | | 13 | | 12. | | als | T | 1 | | | |
| 121 | Existing Satisfactory Purchases (ESPs) | - | T | 1.7 | 1 | 0 | 1 | | - | | | Ţ | 1 | T | 1 | t | | |
| 125 | Rehab works only - vacant | 1000 | | 1 | | | 1.2 | | 1 | | | | | T | | T | | Key |
| 130 | Rehab works only - tenanted/decanting | 15 | | 12 | | -03 | 193 | | 14 | | | | 1.5 | T | | 1 | | |
| 135 | Re-improvements - vacant | 14 | | 12 | | 125 | 100 | | 12 | | | | 1 | | 1 | | | |
| 136 | Re-improvements - tenanted/decanting | 3 | | 1 | | | | | 12 | | | | | | | | | |
| REF | SUPPLEMENTARY MULTIPLIERS | 2 | Factor | E S | Factor | < Factor | > 30 | Factor | 5 | Factor | 5 | Factor | Fa | Factor | < Factor | tor | Factor | |
| 140 | Elderly - Category 1 | ier. | | 121 | | 1 | 101 | | 12 | | | | | | | t | | |
| 170 | Elderly - Category 2 (Incl. new lifts/single storey) | 11 | | 10 | | 1 | 123 | | 14 | | | | 10 | 1 | | T | | |
| 175 | Elderty - Abbeyffeld (shared) | - | | 1 | | 1.1 | | | | | 10 | | | 1 | - | f | | |
| 180 | Frail eiderly shared (use with shared, listed building and Design and Build Multiplier only) | 1.14 | | 10. | | -1-1 | 8,425 | | 19.0 | | 1.6 | | 15 | | | 120 | | |
| 185 | Supported Housing - Self-contained | 32 | | 1 | | | 199 | | 1 | | | | 13 | I | - | t | | |
| 187 | Supported Housing - Shared | 1 | | 1 | | | 1 | | 121 | | - | | | 1 | - | t | | |
| 195 | Listed Building/Conservation Area | | | 1 | | 93 | 192 | | 1 | | 10 | | | | | t | | |
| 200 | Shared 2-3 bedspaces per unit | 199 | | 15 | | 1 | 1.22 | | 16 | | 1 | | 1 | | | | | Supplementary |
| 210 | Shared 4-6 bedspaces per unit | - | | 12 | | | 55 | 1.00 | 8 | | 12 | | 18 | - | - | 1 | | |
| 220 | Shared 7-10 bedspaces per unit | | | 12 | | | AF. | | 1 | | 1 | | 1 | 1 | | 1 | | |
| 236 | Shared 11+ bedspaces per unit | | | .02 | | 187 | 655 | | | | 14 | | 1.55 | 1 | 1 | 1 | | |
| 245 | Served by new lifts [DO NOT USE with Frail Elderty or Cat 2] | 198 | | 12.315 | | 100 | REA | 1 | 25 | | 2 | | 20 | | P.C. | 1 | | |
| 560 | Single Storey (new build) [DO NOT USE with Frail Elderly, Cat 2 or Wheelchair with carport) | 22 | | 1.25 | | 1 | | 1 | 26 | | 13 | | 120 | | | | | |
| 250 | Common room ontv = | | | 3 | | | | | | | t | | | İ | 1 | t | | |

| Arectarded communal common communal communal communal communal communation common communation common communation common communation common communation common communation common communation communation common common communation common common common communation common communation common common communation common common communation common common communation common communation common common communation common com | RF F | SUPPLEMENTARY MULTIPLIERS | 2 | Factor | 4 | Factor | 5 | Factor | ÷. | Factor / | Factor | 1 | actor | 5 | Factor | < Factor | lor < | Factor | |
|--|------|--|----|---------|------|--------|------|--------|-----|----------|-----------|----------|-------|-----------|--------|--------------|------------|---------|-------------------------|
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| March and Second VAT modulation Another second point Another second point Wasterland with individual sergert [D0 NOT Use waterland with individual sergert [D0 NOT Use waterland with point Yes all second second with point Yes all second second second point Wasterland with point Yes all second second second point Yes all second second second point Yes all second second second point Wasterland with point Yes all second second second second point X all all x all all second second point X all all x all all all second second point Wasterland with point Yes all second second point X all all x all all all all yes all all all all yes all all all all yes all all all all all all all yes all all all all yes all all all all yes all all all all all all all yes all all all all all all all all all al | 0/1 | Common room and associated communat facilities | | | 138 | | 260 | | 105 | 1 | | 100 | | 122 | T | 1 | 8 89). | | |
| Wheter with the field field with investment ground expert (pO NOT USE Wheter with the initial servicer with with the initial servicer with with the initial servicer with the initial servicer initia | 50 | Zero-rated VAT rehabilitation | 2 | | | | | İ | | 13 | | 12 | - | 1001 | T | | 249 | | |
| Merichtik mit Fault Eldenging reaktive with fragment (DD Nor) USE with Fault Eldenging and Bildicard carpet (DD Nor) Senal contrant for the Stabiling self electron) Secal advice requirements Special arviver requirements Special arviver requirements Special arviver requirements Special arviver requirements Special arviver requirements Special arviver requirements Special arviver requirements Special arviver requirements Lifetime homes: 2 atory house Lifetime fits a stari Lifetime f | 80 | Wheelchair with Individual carport [DO NOT USE with Frail Eiderty or single storey] | -3 | | 197 | | 198 | | 10 | 104 | 10.00 | 18 | | 190 | T | 120 | 1 | | |
| Serial common Configeration room Design of common Configeration of Existing galitication) X 0.90 X 0.90 Special planness (DO NOT USE with Special planness (DO NOT USE with Special planness) X 0.90 X 0.90 Special planness (DO NOT USE with Special planness) X 1.02 X 1.02 Special planness (DO NOT USE with Special planness) X 1.02 X 1.02 Special planness (Do Not rest) X 1.02 X 1.02 Vertice requirements X 1.03 X 1.04 Utilitient homers: Cone & shall Story X 1.04 X 1.04 Constrained by Dealgin Future Rodspace Development X 1.04 X 1.04 Part L (Building Regulations) X 7.104 A A Part L (Building Regulations) X 7.256 7.256 7.256 Ordan For UnitPresson Dine it x line x13 S6,758 X 2.0 0.01 Set RET Part UnitPresson Dine it x line x13 S6,758 X 2.0 0.01 Orda. NORM Grant Per UnitPresson Dine it x line x13 S6,758 X 2.0 0.01 Orda. NORM Grant Per UnitPresson Dine it x line x13 S6,758 X 2.0 0.01 Orda. NORM | 59 | ort (DO | | | 235 | | 185 | | 100 | 100 | 1 | 12.54 | - | | | | 123 | | |
| Of Heysen and Balline Accurates (BO) MOT USE with x 0.91 X 0.98 X 0.98 X 0.98 Special planning requirements: Special planning requirements: X 1.02 X 0.98 Special planning requirements: Leftine home: X 1.02 X 0.98 Leftine home: X 1.02 X 1.02 X X Leftine home: X 1.04 X 1.04 X 1.04 Leftine home: X 1.04 X 1.04 X 1.04 Leftine home: X 1.04 X 1.04 X 1.04 Part Lipulations X 1.04 X 1.04 X 1.04 Fart Lipulations X 1.04 X 1.04 X 1.04 Fart Lipulations X 1.04 X 1.04 X 1.04 Fart Lipulations X X 1.04 X 1.04 Fart Lipulations X 1.04 X 1.04 Fart Lipulations X 1.04 X 1.04 Fart Lipulations X X 1.04 X Fart Lipulations X X X< | 8 | Small common room | 10 | | 14 | | 18 | | 1 | | | 1 | | | T | | 1 | | |
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| Special service requirements Special service requirements X 1.02 X 1.02 Lifetime homes: 2 story bours X 1.02 X 1.02 X 1.02 Lifetime homes: One & a stall Story X 1.04 X 1.02 X 1.04 Lifetime homes: One & a stall Story X 1.04 X 1.04 X 1.02 Lifetime homes: One & a stall Story X 1.04 X 1.04 X 1.04 Ecolomes Award X 1.04 X 1.04 X 1.04 Part Lightling Regulationsi X 1.04 A A A Part Lightling Regulationsi X 1.04 A A A Part Lightling Regulationsi X 1.03 A A A Part Lightling Regulationsi X 1.03 A A Part Lightling Regulationsi X 1.04 A A Part Lightling Regulationsi X 1.03 1.23 A Part Lightling Regulationsi X 1.27 1.23 1.23 Adjuald TC Per UnitPreson Unite a X story 1.23 1.23 1.23 Onthi Grant Ret & Nin GR 1.21 | 50 | Special planning requirements | 1 | | 12 | | N.S. | | 12 | 1 | - | 1 | | | T | 1 | | I | |
| Lifetime homes: 2 story house X 102 X 102 Lifetime homes: 2 story house X 101 X 101 Lifetime homes: bungalowfilat X 101 X 101 Lifetime homes: bungalowfilat X 101 X 101 Excitiones Awaid Secured by Design X 1,01 X 1,01 Secured by Design X 1,01 X 1,01 X 1,01 Secured by Design X 1,01 X 1,01 X 1,01 Secured by Design X 1,01 X 1,01 X 1,01 Secured by Design X 1,01 X 1,01 X 1,01 Secured by Design X 1,01 X 1,01 X 1,01 Part Lighting Regulationsis X 1,01 X 1,01 X 1,01 Adjuated CI Per UnitPerson X X X X X X Adjuated CI Per UnitPerson X X X X X X Adjuated CI Per UnitPerson X X X X X X Mom Grant Per UnitPerson X Y Y X | 21 | Special service requirements | 1 | - | 3 | | | | 1 | - | 1 | 98 | - | + | 1 | 1 | | 1 | |
| Lifeline homes: bungdowflat X 1.02 Lifeline homes: One & a-half Storey X 1.01 Ecolomes: One & a-half Storey X 1.01 Secured by Dengin X 1.01 Part L (Building Regulations) X 1.04 Part L (Building Regulations) X 1.04 Grees Multiplier X100 107.200 Second By Dengin 1.02 107.200 Second By Dengin 1.02 1.02 Second By Dengin 1.03 1.02 Grees Multiplier X101 1.22.00 Second By Dengin 1.22.00 1.72.32 Multiplier Applicable) 1.72.30 1.72.32 Ord Land Real With Peacon Dine 14 x line 12 56.768 1.72.32 Mont Grant Rate W 1.02AL TCI 1.02AL TCI Second Baned Rine 2 x 1/10 2.96 56.764 Mont Grant Rate W 2.96 1.72.32 Ord Land Rate With Dine 14 x line 12 2.96 Ord Land Rate W 2.96 1.72.32 Ord Land Rater UnitPeacon Dine | 88 | Lifetime homes: 2 storey house | 7 | | × | 1.02 | 1 | | | | - | 224 | - | 1 | T | | 1 | | |
| Lifetime homes: One & a-haif Storey X 1.04 X 1.04 Ecolomes Award Ecolomes Award X 1.04 X 1.01 Ecolomes Award X 1.04 X 1.01 X 1.01 Part L (Building Regulations) X 1.04 1.04 1.04 1.04 Part L (Building Regulations) X 1.04 1.04 1.04 Part L (Building Regulations) X 27,000 60,800 Free Multiplier Applied (if spplicable) 22,000 60,800 SPA Multiplier Applied (if spplicable) 22,300 157,232 Multiplier Applied (if spplicable) | 39 | Lifetime homes: bungalow/flat | × | 1.02 | 1 | 1 | 13 | - | 2.5 | | - | | | + | 1 | | | | |
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APPENDIX C (Cont'd) Item 7

Page 1 of 1

Email

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| From: | John Cochrana" <johncochrane@choiceha.org></johncochrane@choiceha.org> | |
| To: | John@cochrane9737.freeserve.co.uk | |
| Date: | Mar 15 2007, 08:19 AM | |
| Subject: | FW: Crossgar | Show full header |
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| From: Diamond, Tina (r Sent: 15 March 2007 16 To: John Cochrane Subject: Crossgar | mailto:Tina.Diamond@dsdni.gov.uk] 5:37 | |
| John | | ς |
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HOUSING DIVISION

www.trinityha.org

providing beyond expectations

Private & Confidential Mr Donald Heaney Housing Division, DSD Lèvel 2, Lighthouse Building 1 Cromac Place Gasworks Business Park Belfast BT7 2JB

19th October 2011

Dear Mr Heaney,

RE: Potential Development Site at Beverley Avenue, Newtownards

I refer to your meeting on 12th October 2011 with our Chief Executive, Arthur Canning, during which you inferred that he either had a conflict of interest or a potential conflict of interest following your suggestion that property belonging to his brother had been bought by a Developer to secure planning approval for the site at Beverley Road.

Your inference that Mr Canning had a conflict of interest has no foundation, the matter came to his attention following advice that a transaction had taken place and was reported by him to Trinity Housing Board as a matter of record.

Further, your inference that a potential conflict of interest had arisen was, I would suggest, a slip as I understand that a situation either has or has not a conflict and the potential of conflict cannot be considered in anything other than the hypothetical.

Trinity Housing and its Board are proud of their record on governance and has strong focus on keeping governance issues up to date and fit for purpose. It is therefore of great concern to me that you found it necessary to put your suggestions during your meeting.

I would like to think that matters are now settled however if you consider that my understanding of your discussion or my correspondence is in any way flawed I would be grateful for your reasoned response.

Yours faithfully, Ian Kirkpatrick Chairman INVESTORS IN PEOPLE Segregated under the topologic land important like terms of 1884 (who is left gai Charry Mander STarry

Trinity Housing Ltd Maple House 96 Beechill Business Park 96 Beechill Road Belfast BTS 7QN 1: 028 9069 0250 F: 028 9069 0251 E: info@triniyha.org Textphone: 028 9069 0252