



**From: The Permanent Secretary**  
Mr Will Haire

**Lighthouse Building**  
1 Cromac Place  
**Gasworks Business Park**  
**Ormeau Road**  
**BELFAST**  
**BT7 2JB**

**Telephone: 028 90 829002**  
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Mr Tomas Wilkinson,  
Director,  
NI Audit Office,  
106 University Street,  
Belfast,  
BT7 1EU

6 February 2015

*Dear Tomas*

**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 13<sup>th</sup> 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 8<sup>th</sup> 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

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

The attached document contains the following information:

**Appendix A** – Copy of the letter to the Chief Executive of the 8<sup>th</sup> 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*

A handwritten signature in black ink, appearing to read 'Will Haire', written in a cursive style.

**WILL HAIRE**

## **APPENDICES**

Appendix A – Copy of the letter to the Chief Executive of the 8<sup>th</sup> 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.



Mr Arthur Canning,  
[REDACTED]

**Governance & Inspection Unit  
Housing Division**

Governance & Inspection Unit,  
2<sup>nd</sup> Floor, Lighthouse,  
Gasworks Business Park  
1 Cromac Ave,  
Ormeau Road,  
Belfast  
BT7 2JB

Tel: 028 9082353

[donald.heaney@dsdni.gov.uk](mailto:donald.heaney@dsdni.gov.uk)

Date: 8<sup>th</sup> 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:-

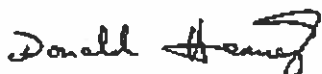
- 1 The Developer bought the Crossgar site in February 2007 and in March 2007 Trinity sought support from NIHE for the development of 12 social housing units on the site. At that time it appears that the intention was that the development would be a 'Design and Build' arrangement, i.e. that the developer 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 24<sup>th</sup> October 2014

Yours sincerely,



**DONALD HEANEY**

**Head of Governance & Inspection Unit**



Item 1

Item 6  
Peter's site  
and area

**ECONOMIC APPRAISAL  
19 DOWNPATRICK ROAD  
CROSSGAR**

Amendments: -



# 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

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.

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 appraisal 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 site would represent a positive step by Sanctuary Housing to address the housing needs of the local population in providing good quality affordable housing for a needs group that would otherwise remain on the N.I.H.E waiting list for accommodation.

### **3.0 OBJECTIVES AND CONSTRAINTS**

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.

The following constraints have been identified:

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

#### 4.0 IDENTIFICATION OF OPTIONS

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

Accommodation	£ 2006	£ 2007	Change %
3 Bed House	£ 196,652	£ 259,950	24.35%
2 Bed Apartment	£ 131,250	£ 175,000	25.00%

Source: University of Ulster NI Quarterly House price Index

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 £ 281,000. Given the age of the properties within this location, it is felt by the Association that the cost of bringing 12 No ESP's up to current DSD 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

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

The net benefit values are summarised in the table below.

OPTION	NET PRESENT VALUE
Option 1 – Do nothing	£ 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

## **6.0 RISK AND UNCERTAINTY**

1. 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.

- Meeting the Projected Housing need – Score 20

#### Option 1

The do nothing option scored zero as it did not 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".  
Score 16

- 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

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**

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	OPTION 1		OPTION 2		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
<b>Total</b>		0		1640		1430	

## 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



Date January 2007

Approved ( Association Management Committee)

Date



APPENDIX 1 – NET BENEFIT CALCULATIONS

DESCRIPTION OF OPTIONS	OPTION 1	OPTION 2	OPTION 3
	DO NOTHING	NEW BUILD EXISTING SITE	NEW BUILD ALTERNATIVE SITE
<b>BENEFITS</b>			
Market value of completed option Sale of land/property	£NIL	£ 1,975,500	£ 2,154,500
<b>COSTS</b>			
<b>LAND AND BUILDINGS</b>			
Market value of owned land/property	£NIL	£ 885,000	£ 1,100,000
Purchase price of additional land			
<b>WORKS</b>			
Main works contract costs		£ 770,000	£ 850,000
Other works e.g. connection charges			
<b>OTHER</b>			
Legal, fees, disbursements & exp		£ 5,000	£ 5,000
Build. Soc., other val. & fees			
Building control & Plan. Perm.		£ 5,540	£ 5,540
Consultant fees		£ 110,000	£ 118,000
Borrowing administration charges			
Association's development admin cost		£ 61,620	£ 88,070
Furniture		£	£
VAT		£ 1,000	£ 1,000
<b>TOTAL COSTS</b>	£NIL	£ 1,838,160	£ 2,165,610
<b>NET BENEFIT</b>	£NIL	+ £ 137,340	- £ 11,110
<b>RANKING OF OPTIONS</b>	3	1	2

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

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Officer or member of Association authorised by the Management Committee

N.I.H.E DPG Group Use: \_\_\_\_\_

Date PPE completed: \_\_\_\_\_ Entered on Database: Y / N

Date PPE received by N.I.H.E: \_\_\_\_\_  
Signed \_\_\_\_\_

Date PPR completed: \_\_\_\_\_ Entered on Database: Y / N

Date PPR received by N.I.H.E. : \_\_\_\_\_  
Signed \_\_\_\_\_

Item 7(1)

# Housing Executive

Northern Ireland Housing Executive  
South East Area Office  
28 Court Street  
Newtownards BT23 7NX  
Telephone: 028 9182 5088 : Fax 028 9182 2494  
Textphone: 0845 6504381  
[www.nihe.gov.uk](http://www.nihe.gov.uk)



INVESTOR IN PEOPLE

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

Our Ref: GIS 1559

Date 24<sup>th</sup> January 2007

Dear Mr Cochrane

Re: 19 Downpatrick Street, Crossgar

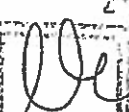
I refer to your letter dated 18<sup>th</sup> January 2007, and your request by telephone for support for 4 x 2 bedroom houses, 2 x 4 bedroom houses, for general needs, and 6 x 2 bedroom apartments to cater for elderly applicants. I have examined housing need and discussed with the local management. There 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.

Yours sincerely,

  
Norman Hagan  
Area Planner

CHOICE HOUSING ASSOCIATION
25 JAN 2007
 KB
COPY TO

**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 Downpatrick 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);
9. 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 apprised 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: [info@cfrlaw.co.uk](mailto:info@cfrlaw.co.uk), <http://www.cfrlaw.co.uk>

Item 7(1)

# Housing Executive

Northern Ireland Housing Executive  
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28 Court Street  
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Telephone: 028 9182 5088 : Fax 028 9182 2494  
Textphone: 0845 6504381  
[www.nihe.gov.uk](http://www.nihe.gov.uk)



INVESTOR IN PEOPLE

*Handwritten notes:*  
K  
C  
M  
K

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

---

Our Ref: GIS 1559

Date 24<sup>th</sup> January 2007

Dear Mr Cochrane

Re: 19 Downpatrick Street, Crossgar

I refer to your letter dated 18<sup>th</sup> 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.

Yours sincerely,

  
Norman Hagan  
Area Planner

CHOICE HOUSING ASSOCIATION
23 JAN 2007
<i>Handwritten initials</i> RB
COPY TO

Item 8

**FOR THE ATTENTION OF SIOBHAN SMYTH**

Assistant Area Planner  
Northern Ireland Housing Executive  
South East Area Office  
28 Court Street  
Newtownards  
BT23 7NX

Our Ref: SJC/ Crossgar

26 March 2007

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 24<sup>th</sup> 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.

item 7  
18/04/07

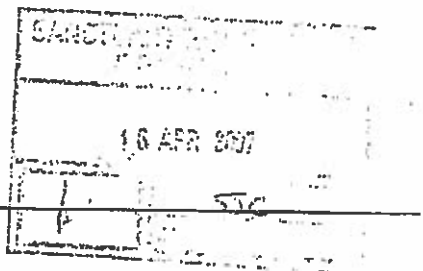
**Housing Executive**

Northern Ireland Housing Executive  
South East Area Office  
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Telephone: 028 9182 5088 ; Fax 028 9182 2494  
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INVESTOR IN PEOPLE

Mr John Cochrane  
Sanctuary Housing Association  
95a Finaghy Road South  
Finaghy  
Belfast  
BT10 0BY



Our Ref: GIS 1559

5<sup>th</sup> April 2007

Dear John,

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?

Yours sincerely

  
Norman Hagan  
South East Area Planner



Item 1

**Housing Executive**

Northern Ireland Housing Executive  
 Development Programme Group  
 4<sup>th</sup> Floor, The Housing Centre  
 2 Adelaide Street  
 Belfast BT2 8PB  
 Telephone: 028 9031 8400; Fax 028 9031 8863  
 Text phone: 0845 6504381  
[www.nihe.gov.uk](http://www.nihe.gov.uk)



INVESTOR IN PEOPLE

Mr J Cochrane  
 Development Manager  
 Sanctuary Housing  
 95a Finaghy Road South  
 BELFAST  
 BT10 0BY

SANCTUARY HOUSING (NI) RECEIVED	
15 MAY 2007	
TO <i>SJC</i>	COPY TO <i>AC</i>

14<sup>th</sup> 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 5<sup>th</sup> 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 Purchase).

Yours sincerely

R Baillie  
 Programme & Enabling Manager  
 Development Programme Group

Item 4.



Estate Agent • Chartered Surveyor

S J Cochrane  
Sanctuary Housing (N.I.)  
95A Finaghy Road South  
BELFAST  
BT10 0BY

Our Ref: IMcC/VMcM  
Date: 28 May 2007

Dear John

Re: 19 Downpatrick Road, Crossgar

In accordance with your instructions I have inspected the above properties and can now advise on Market Value of the property. I report as follows.

**DATE OF VALUATION:** The property was inspected visually from the roadside on 23 May 2007 and that is the effective date of my Valuation.

**BASIS OF VALUATION:** 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.

**SITUATION/DESCRIPTION:** 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.

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 the attached Ordnance Survey Map.

Ian D McCullagh MRICS

69 Saintfield Road Belfast BT8 7HN

Telephone: 028 9040 3740 • Facsimile: 028 9040 3681 • E-mail: post@ianmccullagh.com • Website: www.ianmccullagh.com



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

---

**SITE AREA:**

I have scaled the dimensions of the site from the Ordnance Map and calculate the area to be approximately 0.54 acre.

**PROPOSED DEVELOPMENT:**

I understand that it is your intention to demolish the existing house and redevelop the site with six townhouses and six apartments.

**TOWN PLANNING/  
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 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:**

I 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 Northern Ireland is very strong at present. If placed on the open market the site would attract considerable interest.



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

*Ian D. McCullagh*

Ian D McCullagh MRICS



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

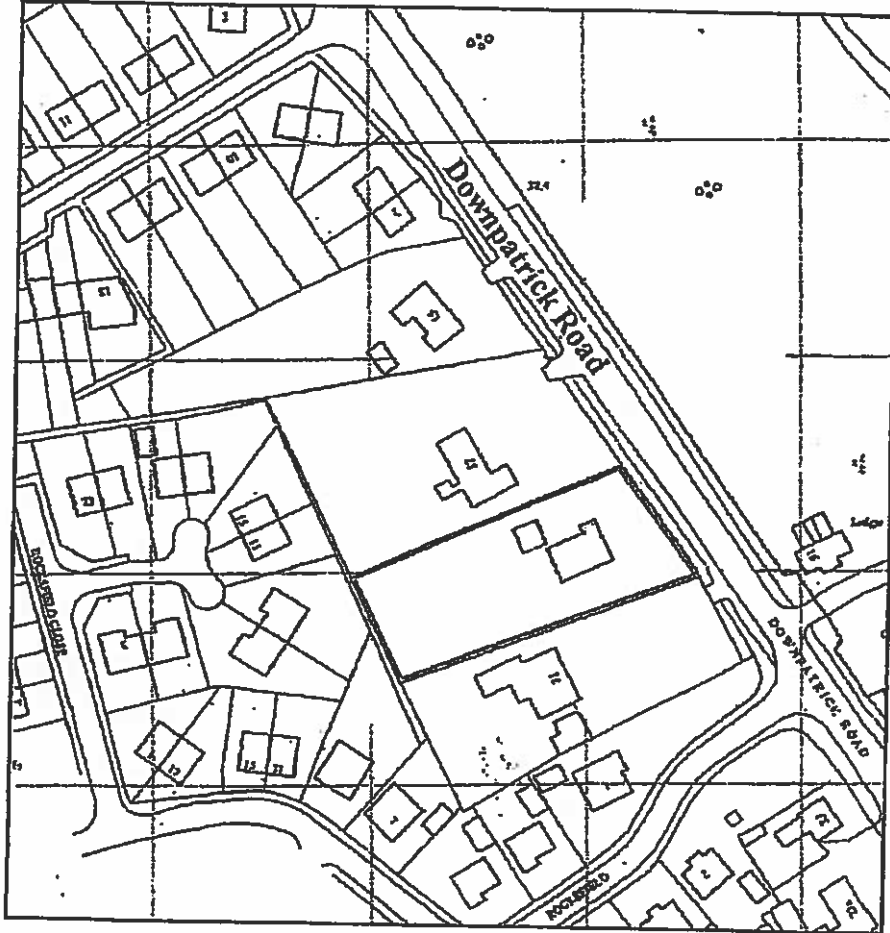
NOTES:

- 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 in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.
- 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 to be free of defect in this respect.  
  
I have not inspected or tested services but assume these to be free of defect.
- III I have not carried out soil, geological or other tests or 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 may be environmentally harmful.
- IV 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 context in which it is to appear.



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

**SITE PLAN**



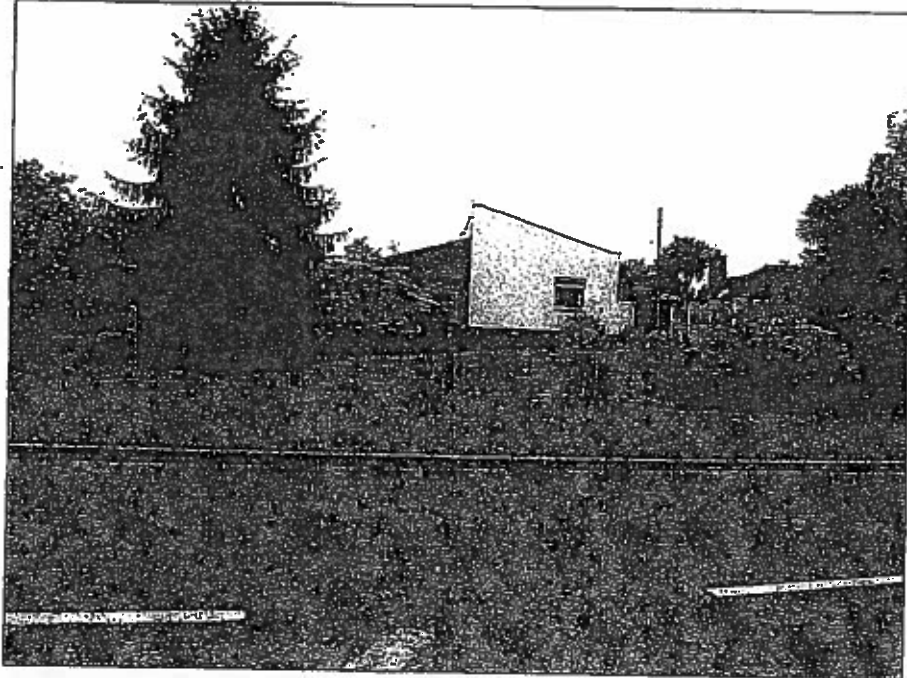
Map reproduced from the Ordnance Map with the sanction of the Controller of H M Stationery Office. Crown copyright reserved. Not to scale. For identification purposes only. © 2006 Licence No: 2170

Signed *Ian McCullagh* Date *28 May 2007*



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

**PHOTO**



## Housing Executive

Northern Ireland Housing Executive  
Development Programme Group  
4<sup>th</sup> Floor, The Housing Centre  
2 Adelaide Street  
Belfast BT2 8PB

Telephone 028 9031 8400 Fax 028 9031 8863  
Text phone 0845 6504381  
[www.nihe.gov.uk](http://www.nihe.gov.uk)



INVESTOR IN PEOPLE

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

---

29<sup>th</sup> 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

Marie Curran  
Programme & Enabling Team

TRINITY HOUSING ASSOCIATION RECEIVED	
31 JAN 2008	
8	TO SJC COPY TO



**Part A Details of Applicant**

Association Name	<u>Trinity Housing</u>	Scheme Ref No	<u>6156</u>
Address	<u>95A Finaghy Road South</u>	DSD Registration No	<u>R53</u>
	<u>Belfast</u>	Contact Name	<u>Rachel Farmer</u>
	Postcode <u>BT10 0BY</u>	Contact Tel No	<u>90 308140</u>
Agent Association Name	_____	DSD Registration No	_____
Address	_____	Contact Name	_____
	Postcode _____	Contact Tel No	_____

**Part B Scheme Type**

<input checked="" type="checkbox"/> Non Tariff	<input type="checkbox"/> New Scheme	<input checked="" type="checkbox"/> Mixed funding	<input checked="" type="checkbox"/> New build
<input type="checkbox"/> Tariff	<input type="checkbox"/> Revised scheme	<input type="checkbox"/> Supported Housing	<input type="checkbox"/> Rehabilitation

**Part C Address**

<u>19 Downpatrick Road, Crossgar</u>
_____
_____
Postcode _____
<i>Where there is more than one address, a copy of the property schedule is attached</i>

**Part D Approved costs**

			£
1	Total qualifying scheme costs (from APL1)		1,772,340
2	Total qualifying Grant (from APL1) subject to assessment at Project Approval Stage		1,284,947
3	Qualifying scheme costs to be met by the Association (Line 1 minus Line 2))		487,393
4	Grant at Advanced Acquisition stage:		835,215
5	Less value of Public Subsidy		n/a
6	Grant approved at Advanced Acquisition Stage	Feb 08 Mth/Yr.	835,215
<p>* Where the NIHE (DPG) has altered the Association's assessment of qualifying costs, amended copies of APL1 and SFN1 are attached</p>			

## Part E Conditions

1. This 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

Annex

### Design proposals

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 for 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.

The overall scheme costs, including any separately funded costs to finance non qualifying items and any residual excess over TCI, should represent value for money.

Continued on a separate sheet

Signed

*Aisling McDevitt*

Development Programme Group

(see CXGC 25/08)

Date

*25<sup>th</sup> January 2008*

# Housing Executive

Development Programme Group

Housing for Rent  
Application for Advanced Purchase of Land

Annex B

APL1

(Issued 01/04/2007)

NIHE (DPG) Date Stamp

## Part A Details of Applicant

Association Name	TRINITY HOUSING	DSD Registration No	53
Address	95A FINAGHY ROAD SOUTH BELFAST	Contact Name	RACHEL FARMER
	Postcode	Contact Tel No	02890 - 308140
	BT10 0BY		
Agent Association Name		DSD Registration No	
Address		Contact Name	
	Postcode	Contact Tel No	

## Part B Scheme type

<input checked="" type="checkbox"/> Non Tariff	<input checked="" type="checkbox"/> Mixed Funding	<input checked="" type="checkbox"/> Self contained
<input type="checkbox"/> Tariff	<input type="checkbox"/> Supported Housing	<input type="checkbox"/> Shared housing
This proposal is targeted at the following need groups [e.g. General Needs, Supported Housing, etc.]		
8 NO GENERAL NEEDS APARTMENTS - 4 NO GENERAL NEEDS HOUSES		

## Part C Details of land being acquired

Total Area of Land/Site (Ha)	0.21 Ha	District Council	DOWN DISTRICT COUNCIL
Property/Site address	19 DOWNPATRICK ROAD CROSSGAR CO - DOWN		
Vendor			
<input type="checkbox"/> NIHE	<input checked="" type="checkbox"/> Association ownership		
<input type="checkbox"/> Private Owner	<input type="checkbox"/> Other public owner (specify)		

## Part D Development timetable

Date of Acquisition	JULY 2007	and grant claim	NOVEMBER 2007
Date of Start on Site	JANUARY 2009	and grant claim	FEBRUARY 2009

## Part E

## Estimated Scheme costs

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

All Schemes					
ITEM 2. Capital 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 £
1. Purchase price [include value of any public sector subsidy]	885,000	-	885,000		
2. Works Cost - main contract:					
Substructure <u>51,800</u>					
Superstructure <u>614,200</u>	740,000		740,000		
Site Works <u>74,000</u>					
3. Major site development works/pre-works	-	-	-		
4. VAT	1,000	-	1,000		
5. <i>Sub total</i>	1,626,000	-	1,626,000		
6. Standard on-cost: 9 % of line 4	146,340		146,340		
7. Contribution from Association's reserves or non-public sector subsidy					
8.					
9. <i>Total qualifying scheme costs</i>	1,772,340	-	1,772,340		

(Non-Tariff Schemes only)		
ITEM 3A. TCI & Grant claim	A	NIHE (DPG) USE B
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	✓ %
5. Total qualifying Grant (Line 2 x Line 4):	1,284,947	✓
6. Less value of any other public subsidy – Source:	-	
7. Total Grant Claimed (line 5 minus line 6)	1,284,947	✓

(Tariff Schemes Only)		
ITEM 3B. Grant claim	A	NIHE (DPG) USE B
1. Total qualifying Grant (From Grant Total B (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

#### Part F Documents enclosed

All Schemes

Needs Support     SFN1     Economic Appraisal     Valuation Report     Location Map (1:1250 or 1:2500)     Site Layout Plan (1:200)

Schemes Over TCI (Non Tariff Schemes only)

Case for Exceeding TCI     Ground/Structural Report (if applicable)     Letter from Consultant/Employer's Agent on VFM

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

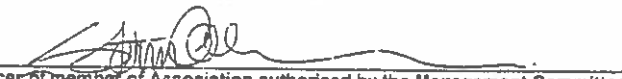
We certify that:




- The Association has the vendor's agreement of terms;
- 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 Planning Application being made\*;
- 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;

9. No member, employee, agent or consultant of the Association has any interest in the proposed vendor, contractor, or the land to be acquired. This declaration extends to any firm, partnership or organisation in which they or their families are involved as partner, director or shareholder. (If such a declaration cannot be made without reservation, a statement should be attached giving a full disclosure of the interests of the people concerned);

10. To the best of our knowledge or belief, the contents of this application are complete and accurate.

\* Prequalifications applicable to newbuild

Signature  Date 14/12/2007  
 Officer or member of Association authorised by the Management Committee

NIHE (DPG) USE	Approve	Reject	Signature	Date
Recommended	✓			21/1/08
Recommended	✓			21/1/08
Approved	✓		 (see CXBC 25/1/08)	25/1/08

Association Name	TRINITY HOUSING	FORM
Scheme Address	19 DOWNPATRICK ROAD CROSSGAR CO-DOWN	Of

**Summary (Complete on last form only)**

TOTAL FROM:	A. TOTAL TCI	B TOTAL NORM GRANT	TOTAL UNITS
FORM 1	1,725,568	1,251,636	12
FORM 2			
FORM 3			
FORM 4			
FORM 5			
FORM 6			
<b>GRAND TOTALS</b>	<b>A 1,725,568 ✓</b>	<b>B 1,251,039 ✓</b>	<b>12 ✓</b>

CALCULATION OF SCHEME GRANT RATE		TOTAL PERSONS	
18	$\frac{\text{Total B}}{\text{Total A}} \times 100 =$	New build	44
	72.50 % (To two decimal places)	Rehabilitation	
		<b>GRAND TOTAL</b>	<b>44 ✓</b>

**NOTES ON COMPLETING FORM SFN1**

GENERAL	
1. One calculation should be made for each unit type which has COMMON characteristics, including common multipliers.	10. A matrix showing the valid combinations of supplementary multipliers is given at Appendix: 7 to Part 1 of the Housing Association Guide.
2. If more columns are required, continue and total on a separate form.	11. Multiply the factors together to produce the GROSS MULTIPLIER, working to 2 decimal places.
3. Staple the form(s) to the main application form.	12. Entries in lines 9 to 16 should be in round pounds, corrected at each calculation step.
4. Definitions of the key terminology (net/appropriate floor area, unit, and multipliers) are given in Appendix: 8 to Part 2 of the Housing Association Guide which should be read before completing the form.	13. The basic TCI for the unit/person (line 9) is taken from the relevant cost group in the TCI tables, using m <sup>2</sup> to identify the correct basic rate. The current TCI tables can be found at Appendix: 8 to Part 1 of the Housing Association Guide.
UNIT TYPE	
5. Make an entry in each of lines 1 to 7.	14. The ADJUSTED TCI (line 10) is calculated by applying the Gross Multiplier (which is the product of all adjustments to the basic unit type) and the Total Basic TCI (line 9).
6. Lines 1, 2: in the case of mixed schemes use separate columns for new build and rehabilitation and for units attracting different grant rates (see Appendix: 8 to Part 2 of the Housing Association Guide).	15. The total number of persons in the scheme should be separately worked for new build and for rehabilitation units in a mixed scheme.
7. Lines 3, 4: enter the relevant floor area BAND from the TCI tables, for example '30-35'.	16. Unit Grant rate (line 11) is taken from the Grant rate tables, using Grant rate type (line 2) and Gross multiplier (line 8) to identify the correct basic rate.
MULTIPLIERS	
8. Work down the multipliers, ticking only those that are common to ALL the dwellings in the Unit Type. Select only ONE of the KEY multipliers.	17. NORM GRANT (line 13) is calculated by multiplying the ADJUSTED TCI (line 10) by the Grant rate (line 11).
9. Enter the relevant FACTOR for each multiplier so identified, using the TCI tables.	

WORK THROUGH THE PROCESS DESCRIBED ABOVE FOR EACH COLUMN USED

**NOTES ON THE COMPLETION OF THIS FORM ARE ON PAGE 1**

LINE NO	UNIT TYPE	A	B	C	D	E	F	G	H	I	Gross floor area of scheme m <sup>2</sup>
1	NB/IRH (delete the inapplicable)	NB	NB	NB/IRH	NB/IRH	NB/IRH	NB/IRH	NB/IRH	NB/IRH	NB/IRH	
2	Grant rate type	G. NEEDS	G. NEEDS								
3	Floor area bands not exceeding m <sup>2</sup> (self-contained)	60/65	90/95								
4	Appropriate floor area band (m <sup>2</sup> per person shared)										
5	Number of storeys	2	2								
6	Number of persons per unit	3	5								
7	Number of units	8	4								

DSD REF	KEY MULTIPLIERS	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor
010	New build, acquisition and works - vacant	X	1.00	X							
011	New build acquisition and works - tenanted/decanting										
020	Off the shelf (new build)										
090	New build works only										
100	Rehab. acquisition and works - vacant										
105	Rehab. acquisition and works - tenanted/decanting										
121	Existing Satisfactory Purchases (ESPs)										
125	Rehab works only - vacant										
130	Rehab works only - tenanted/decanting										
135	Re-improvements - vacant										
136	Re-improvements - tenanted/decanting										

Only one of these multipliers apply

Key

DSD REF	SUPPLEMENTARY MULTIPLIERS	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor
140	Elderly - Category 1										
170	Elderly - Category 2 (incl. new lifts/single storey)										
175	Elderly - Abbeyfield (shared)										
180	Frail elderly shared (use with shared, listed building and Design and Build Multiplier only)										
185	Supported Housing - Self-contained										
187	Supported Housing - Shared										
195	Listed Building/Conservation Area										
200	Shared 2-3 bedspaces per unit										
210	Shared 4-6 bedspaces per unit										
220	Shared 7-10 bedspaces per unit										
235	Shared 11+ bedspaces per unit										
245	Served by new lifts [DO NOT USE with Frail Elderly or Cat 2]										
095	Single Storey (new build) [DO NOT USE with Frail Elderly, Cat 2 or Wheelchair with carport]										
250	Common room only =										

Supplementary



DSD REF	SUPPLEMENTARY MULTIPLIERS	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor	Factor
260	Associated communal facilities only =													
270	Common room and associated communal facilities =													
320	Zero-rated VAT rehabilitation													
380	Wheelchair with individual carpet [DO NOT USE with Frail Elderly or single storey]													
385	Wheelchair without individual carpet [DO NOT USE with Frail Elderly]													
390	Small common room													
410	Design and Build Contracts [DO NOT USE with Off-the-Shelf or Existing satisfactory]	X	0.98	X	0.98									
420	Special planning requirements													
421	Special service requirements													
138	Lifetime homes: 2 storey house			X	1.02									
139	Lifetime homes: bungalow/flat													
137	Lifetime homes: One & a-half Storey	X	1.02											
197/8/9	EcoHomes Award	X	1.04	X	1.04									
280	Secured By Design	X	1.01	X	1.01									
285	Future Rooftop Development													
286	Part L (Building Regulations)													

LINE NO		1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
8	Gross Multiplier	127,000	160,800											
9	Basic TCI Per Unit/Person	132,080	167,232											
10	SPA Multiplier Applied (if applicable)	72.50	72.50											
11	Adjusted TCI Per Unit/Person [lines 8 x 9 x 10]	95,758	121,243											
12	Unit Grant Rate %	1,056,640	668,928											
13	Norm Grant Per Unit/Person [line 11 x line 12]	66,064	484,972											
14	TOTAL TCI self-contained line 7 x line 10 OR Shared [lines 6 x 7 x 11]	24	20											
15	TOTAL NORM GRANT [line 12 x line 14]													
16	TOTAL NUMBER OF PERSONS [line 6 x line 7]													

Transfer totals A and B to summary on Last form	
A - TOTAL TCI	1,725,568
B - TOTAL NORM GRANT	1,251,030

(i) Checked and correct up to and including line 8.

(ii) Lines 9-16 and Boxes A and B confirmed as correct

Signed [Signature] Date 18.1.08 Signed [Signature] Date 18.1.08  
 Development Programme Group Development Programme Group

## Email

 Print

From:	"John Cochrane" <johncochrane@choiceha.org>	
To:	john@cochrane9737.freemove.co.uk	
Date:	Mar 16 2007, 08:19 AM	
Subject:	FW: Crossgar	<a href="#">Show full header</a>

**From:** Diamond, Tina [mailto:Tina.Diamond@dndni.gov.uk]  
**Sent:** 15 March 2007 16:37  
**To:** John Cochrane  
**Subject:** Crossgar

John

We have received the independent valuers report on the land at the above site. The valuation has come in at £900K

Is it possible for you to ALP this scheme and get a submission to us within the next week? It would be beneficial for you to secure the land this year and for us to get the spend on it also.

An early response on whether this is possible would be very much appreciated

Tina Diamond  
Housing Associations Branch  
Level 2 James House  
Gasworks Business Park  
2-4 Cromac Avenue  
Ormeau Road  
Belfast  
BT7 2JA

028 90819 550  
ext 37550

**Trinity Housing**  
 providing beyond expectations

www.trinityha.org

**Private & Confidential**

Mr Donald Heaney  
 Housing Division, DSD  
 Level 2, Lighthouse Building  
 1 Cromac Place  
 Gasworks Business Park  
 Belfast BT7 2JB

RECEIVED  
 24 OCT 2011  
 HOUSING DIVISION

19<sup>th</sup> October 2011

Dear Mr Heaney,

**RE: Potential Development Site at Beverley Avenue, Newtownards**

I refer to your meeting on 12<sup>th</sup> 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



Language Line

Registered under the Charities Act 1963 and Charities Act 2006. Charity Number: 516407

Trinity Housing Ltd  
 Maple House  
 Beechill Business Park  
 96 Beechill Road  
 Belfast BT8 7QN  
 T: 028 9069 0250  
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 E: info@trinityha.org  
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