



Clabby Road, Clabby

PUBLIC CONSULTATION

Welcome

Rural Housing Association was established in 1992 to provide “A supply of readily available and affordable accommodation for people in rural areas with a view to helping maintain and regenerate rural communities.

It is a core belief of the Association that the housing requirements of small rural communities are best identified, understood and solved through close co-operation with the local community.

Rural Housing Association (RHA) identified Clabby as a rural area which has not seen any new social housing in several years. After enquiring with NIHE it was confirmed that a need of up to 8 units could be supported to address those on the waiting list in housing stress.

A study was undertaken of potential land available for developing for social housing and a subsequent advert was placed in local papers and via procurement websites to invite interested developers or landowners to come forward with proposals which may be suitable for social housing in the area. The competition ran for 6 weeks from 3rd November to 15th December 2023.

Design & Build Competition Result

RHA has a positive response with one tender being returned that met the requirements and Design Standards of the DfC Housing Association Guide.

The proposed site is located at Clabby Road, Clabby.

The site will deliver:

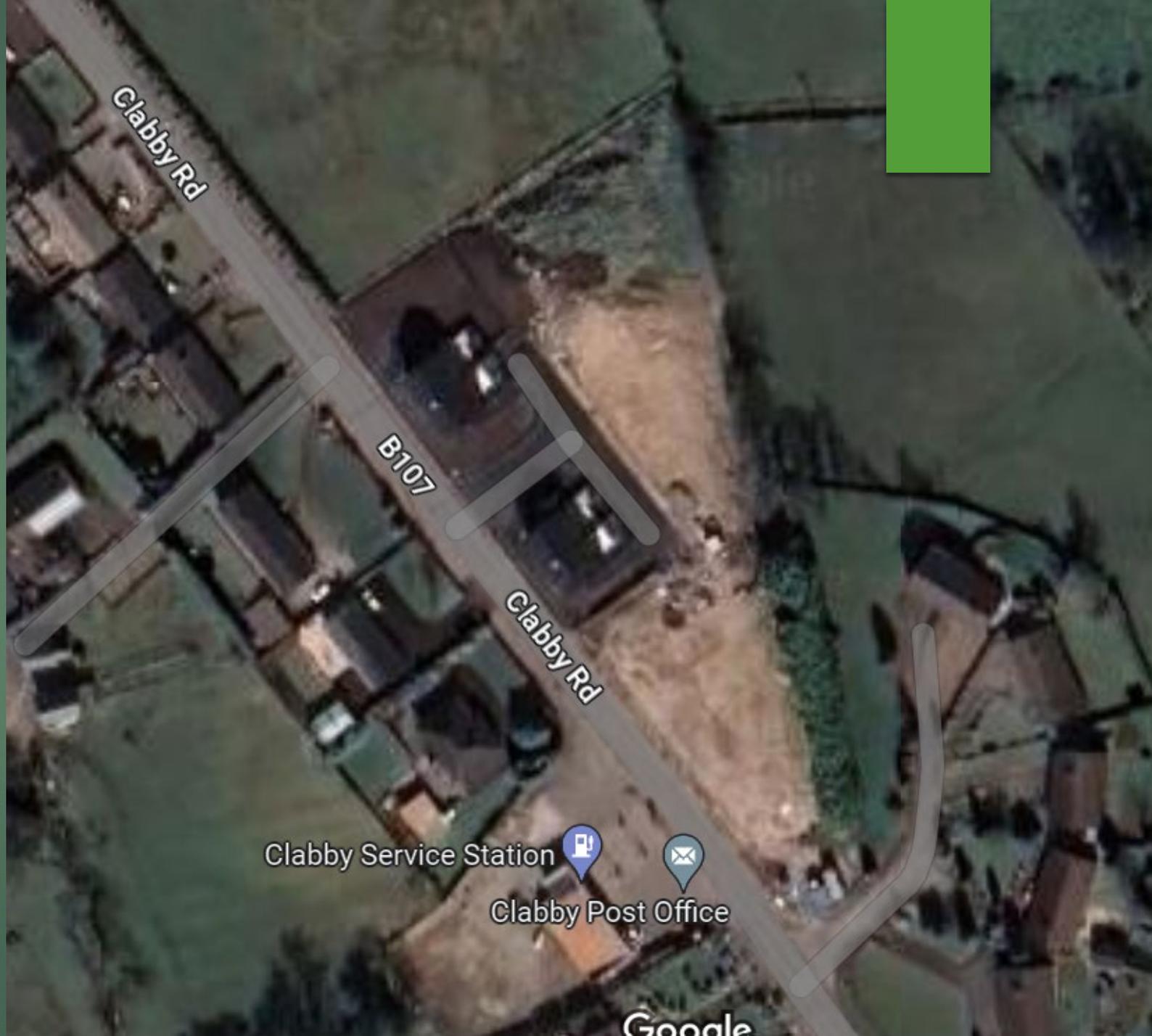
4 x 3 Person / 2 Bedroom Houses

4 x 5 Person / 3 Bedroom Houses



The Site

The site has commenced development under a previous planning approval with 4 dwelling completed. Roads and associated drainage works at an advanced stage.



Proposed Development

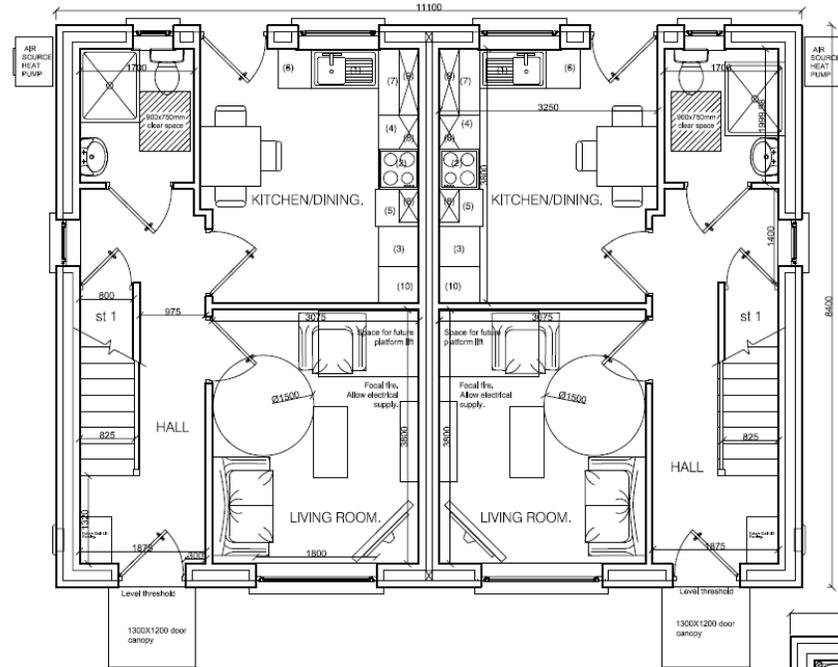
- ▶ The design, house layout and specifications of the houses are designed to meet social housing design requirements and are acceptable to Planning.
- ▶ The proposal will complement the existing residential area and improve the quality of the streetscape along Clabby Road.
- ▶ The dwellings are designed to nestle within the site, with an appropriate density of housing proposed which reflects the character of the area.



Proposed Dwelling Layout

The units will consist of 4 blocks of semi-detached houses providing a mix of 3 person / 2-bedroom and 5 person / 3-bedroom accommodation.

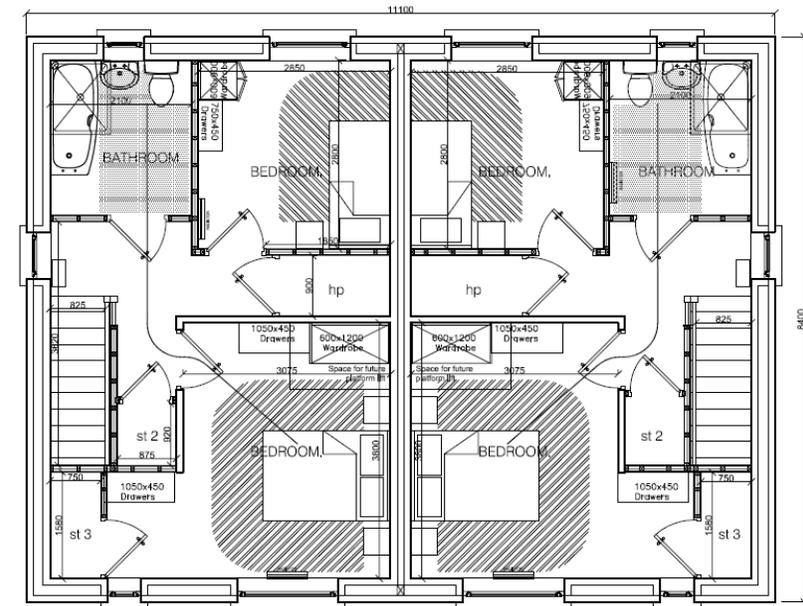
Example layout of 3P/2B Unit



House Type A1
Ground Floor Area: 38.88m²
First Floor Area: 36.5m²

House Type A
Ground Floor Area: 38.88m²
First Floor Area: 36.5m²

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Proposed Elevations

Are you interested?



The development of this proposal is expected to take up to 15 months to complete once all approvals are in place.



If you are interested in a social home in Clabby we would encourage you to apply to NIHE to be added to the Common Waiting List.



All social housing properties are allocated from the NIHE Common Waiting List. To be eligible for a home in this area you must be on their waiting list and have Moneymore selected as a preference.



Have you further questions about the waiting list? Our housing team will be able to assist with your query and direct you to NIHE if necessary. Please contact 02882246118 and someone will assist you.

Rural Housing Association Management Arrangements

Rural Housing Association has good quality management in place for the allocation, maintenance and day to day running of our social housing stock.

The Housing team undertake pre-tenancy work with prospective tenants and all new tenants are required to sign up to a Good Neighbourhood Agreement.

The Housing team actively deal with any anti-social behaviour problems that may arise to ensure that good relations between all parties are maintained within the community.



Rural Housing Association Management Arrangements Continued...



Maintenance

The technical team are on hand to deal with all maintenance issues reported to the Association. The Association have a contractor in place to undertake all required works to keep our properties in good repair.

An out of hours service is available to deal with emergency calls outside of office hours.

We also run a Planned Maintenance Programme. The programme schedules work that needs carried out during set timeframes. Such items are dealt with annually, bi-annually and a 5 year rolling programme for all our properties. Examples of work include statutory compliance items such as boiler servicing and electrical inspections, to external maintenance (painting and cleaning) and component replacements (windows, doors, kitchens etc).

Next Steps

Thank you for taking the time to view the information on the proposal.

If you have any questions or would like to provide feedback on the proposal, please get in touch with us using one of the following methods below:

Online Form: Available at the end of this presentation.

Post: Rural Housing Association, 2 Killyclogher Road, Omagh, BT79 0AX

Email: development@ruralhousing.co.uk

The Scheme is programmed to Start Spring 2024 by the Developer.

Thank You